



Multi-Family Development Standards

Introduction

July 6, 2020

Presentation Overview

- The Project
 - Objectives
 - Process
 - Public Outreach & Participation
 - Team
- Relevant State Law
 - Housing Crisis Act (SB330)
- Objective Design Standards
- Current Housing Design & Development Context

1

THE PROJECT

What is the project?

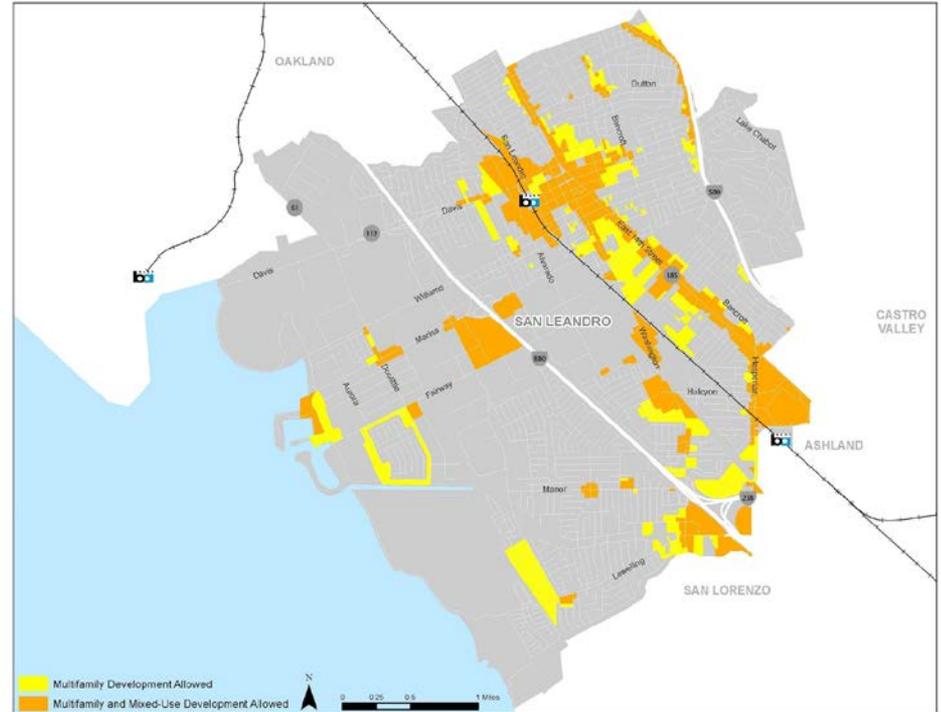
- Create *objective design and development standards* for multifamily and mixed-use development:
 - Quality designed projects
 - Predictability for developers and community
 - Increased housing production
 - Consistency with State law



Where will they apply?

Objective design standards will apply to “housing developments”

- Multi-family residential
- Mixed-use with 2/3 or more of square footage for residential



What is the process?



How can I participate?

- Visit www.SLDevelopmentStandards.com for project information, informational videos, participation opportunities, sign-up for project updates, and provide input
- Ongoing opportunities to learn about project and provide input
 - Project documents will be posted to the website as they are prepared
 - Participation events will be available through the website at each project milestone



Live Online
Open House



Survey integrated with Maps



Curated Forum Content

Project Team

- City staff is assisted by a team of consultants designed to help the City achieve its goals.
 - *Miller Planning Associates*, Zoning
 - *Urban Field Studio*, Architecture and Design
 - *Lexington Planning*, Planning and Housing



2

RELEVANT STATE LAW

What are the relevant State laws?

- **Housing Accountability Act**
Limits cities' ability to deny or reduce density for housing projects that meet objective standards
- **SB 35 Streamlining**
Streamlines review and approval of eligible affordable housing projects through ministerial approval process
- **Housing Crisis Act (SB 330)**
 - Limits cities' ability to regulate "housing developments"
 - Residential
 - Mixed-use with 2/3 or more of square footage for residential
 - Multi-layered changes aimed at early disclosure of objective requirements and a streamlined process

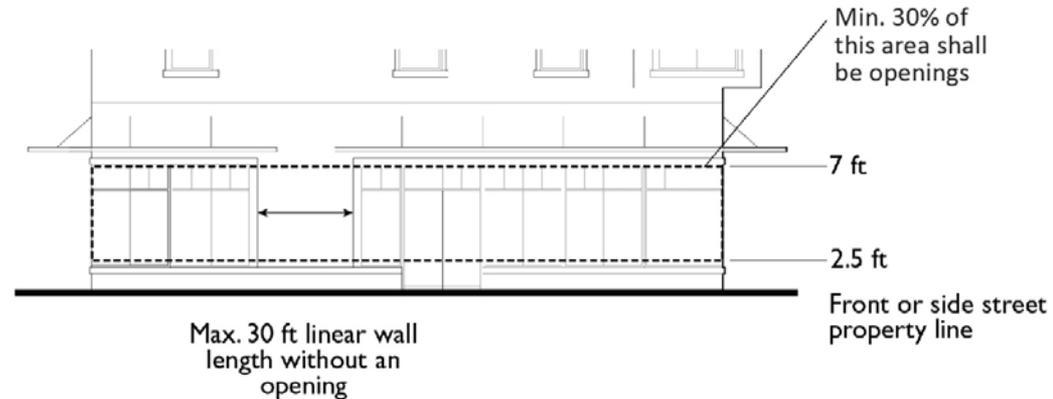
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OBJECTIVE STANDARDS

“ *no personal or subjective judgment by a public official and **uniformly verifiable** by reference to an external and uniform benchmark or criterion **available and knowable** by both the development applicant and the public official **prior to submittal.**”*

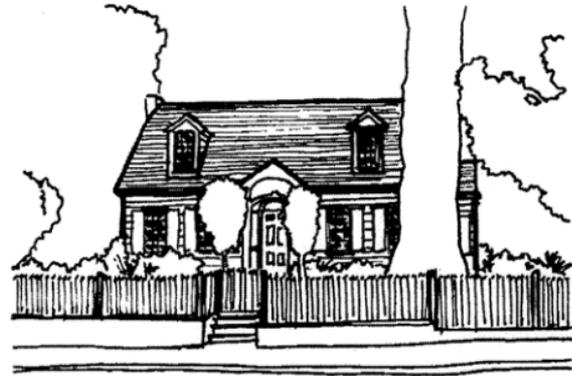
Objective Standards

- “Building height shall not exceed 45 feet.”
- “Buildings shall not exceed a length of 200 feet on any side.”
- “Trim at least one-half inch in depth shall be provided around all windows.”
- “Exterior walls within 20 feet of a front or side property line shall include windows, doors, or other openings for at least 30 percent of the building wall area located between 2.5 and 7 feet above the level of the sidewalk.”



Subjective Standards

- “Front yard setbacks shall be consistent with the character of the neighborhood”
- “Space key landscaping components, such as trees and shrubs, consistent with the overall landscape design approach.”
- “Locate parking to reduce visual impacts.”
- “Architectural design and massing shall demonstrate a cohesive design concept.”



Human Scale

Objective Standards

Bulk & Size

- Height
- Massing
- Setback
- Minimum Parcel Size
- Min/ Max Density
- FAR

Quality & Appearance

- Articulation
- Blank Walls
- Building Materials
- Facade
- Color
- Roof Lines
- Fenestration

Functional Aspects

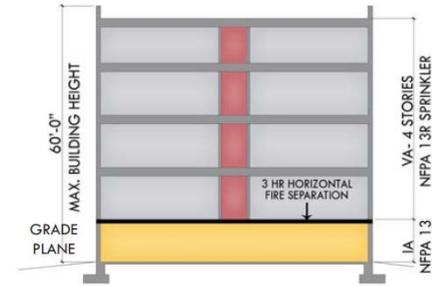
- Access & circulation
- Entrances
- Parking
- Landscaping
- Lighting
- Ventilation
- Relationship to adjacent buildings

4

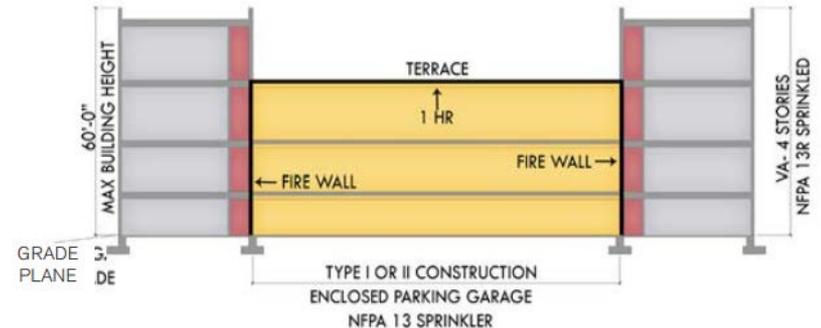
WHAT TO EXPECT: MULTI-FAMILY HOUSING

Construction Types

- Multifamily housing is typically wood construction where there are two common types:
 - Type V over I
 - Type III over I
- Sometimes these are known as “wrap” or “podium buildings”

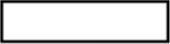
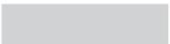


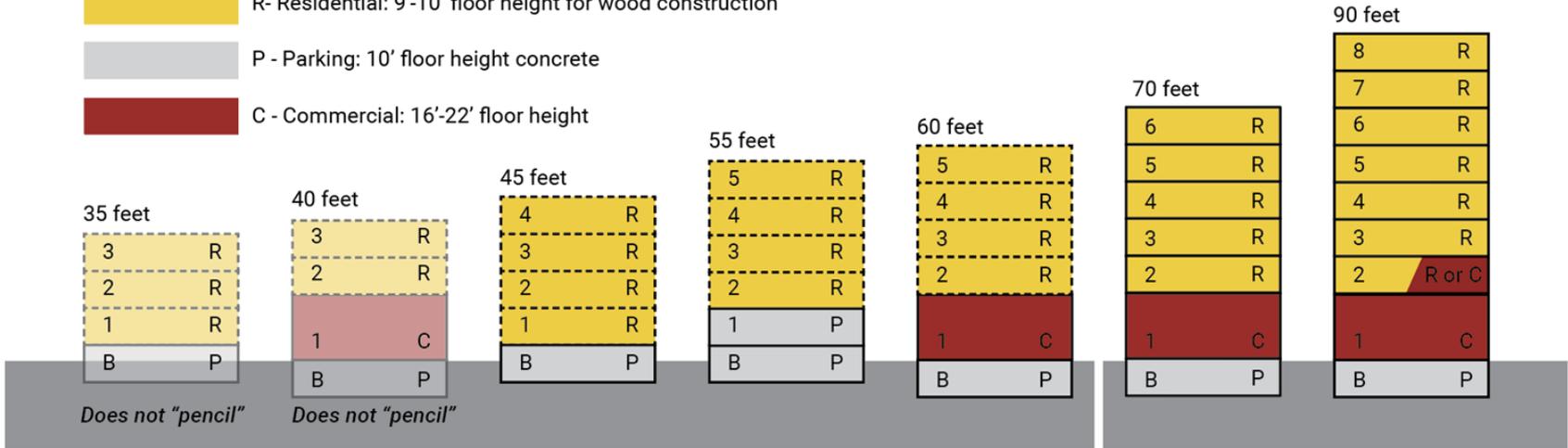
“Podium”



“Wrap”

Construction Types

-  Type V Wood Frame Construction
-  Type I, II, III Concrete/steel/wood frame Construction
-  R- Residential: 9'-10' floor height for wood construction
-  P - Parking: 10' floor height concrete
-  C - Commercial: 16'-22' floor height



Type V over Type I

Type I, II, III over Type I

Wood Construction



“Podium” Configuration



“Wrapped” Configuration



What types of issues can standards address?

- Build on existing standards and guidelines
- Best practices
- Economic conditions
- Evolution of multi-family living and future flexibility
- Align with goals for walkable connected neighborhoods
- Address public realm needs

5

SL MULTI-FAMILY CONTEXT

San Leandro Development

RESIDENTIAL

1	Marea Alta & La Vereda	400 San Leandro Blvd.	200 Affordable Units	Complete
2	SLIC Housing	1600 Alvarado St.	197 Housing Units	Approved
3	Eden Housing	1604 San Leandro Blvd.	62 Affordable Units	Approved
4	Alvarado Antonio Apartments	899 Alvarado St.	687 Housing Units	Approved
5	Broadmoor Village	311 MacArthur Blvd.	20 Townhome Units	Proposed
6	Bancroft Housing	1388 Bancroft Ave.	Multi-Family Units	Proposed

MIXED-USE

7	The Davis @ 1188	1188 E 14th St.	197 Housing Units	Proposed
8	Town Hall Square	1199 E 14th St.	150 Housing Units	Proposed
9	268 Parrott St.	268 Parrott St.	26 Condo Units	Approved

MANUFACTURING/INDUSTRIAL

10	Comstock Industrial	2388 Williams St.	160,000 sq ft	Complete
11	San Leandro Business Center	100 Halcyon Drive	550,000 sq ft	Construction
12	Marina Gateway	2000 Marina Blvd.	327,000 sq ft	Construction
13	DCT Industrial	2001 Williams St.	72,000 sq ft	Complete
14	Alvarado Commerce	2756 Alvarado St.	159,450 sq ft	Construction

OFFICE & RETAIL

15	SL Tech Campus	1600 Alvarado St.	264,000 sq ft office	Complete
16	Creekside Plaza	500 Davis St.	77,000 sq ft office	Approved

HIGH-GROWTH AREAS

17	Monarch Bay	Shoreline	Housing, Hotel	Proposed
18	Bay Fair Transit-Oriented Development	Bay Fair BART Station	Mixed-Use Development	Specific plan



Marea Alta
1400 San Leandro Blvd.
• 115 affordable housing units



La Vereda
528 W Juana Ave.
• 85 affordable senior housing units



Alvarado-Antonio Apartments
899 Alvarado St.
• 5.73 acre Transit Oriented Development
• 687 residential units mix of studios, 1, 2, and 3 bedrooms



The Davis @ 1188
1188 East 14th St.
• 197 housing units
• Specialty grocer and retail



Parrott St.
268 Parrott St.
• 26 residential units



Bay Fair Transit Oriented Development
Bay Fair BART Station
• Guide for future development of a sustainable, vibrant, walkable, and safe transit oriented village with a diversity of land uses serving local and regional populations.



Monarch Bay
Expand public park with recreational amenities
• 200 room hotel
• 2 restaurants & banquet hall
• 500 housing units
• New Mulford-Marina library



San Leandro Business Center
100 Halcyon Dr.
• 550,000 sq ft of Class A Industrial in 3 buildings
• Public improvements and 4 large murals



Marina Gateway Industrial Center
2000 Marina Blvd.
• 327,000 sq ft Class A Industrial Building
• Torani syrups bringing 150+ jobs

Oakland International Airport Terminal 2

Oyster Bay

San Francisco Bay

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Mulford Gardens

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Marea Alta



The Davis @ 1188



Alvarado - Antonio Apartments



Considerations

- What are the most important aspects that design standards should address?
- Which aspects most influence overall impression of quality?
- What aspects of design should be continued in the future?
- Any concerns with recent development trends?

6

NEXT STEPS

Next Steps

- Development Constraints Analysis
- Community Outreach, including:
 - Online Survey
 - Virtual workshop
 - Information videos

www.SLDevelopmentStandards.com