



# Understanding Density and Development Intensity





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**Meet Your Speakers**

**Density:** *The amount of development per acre permitted on a parcel under the applicable zoning, commonly measured as dwelling units per acre (du/ac).*



Site Area: 12 acres

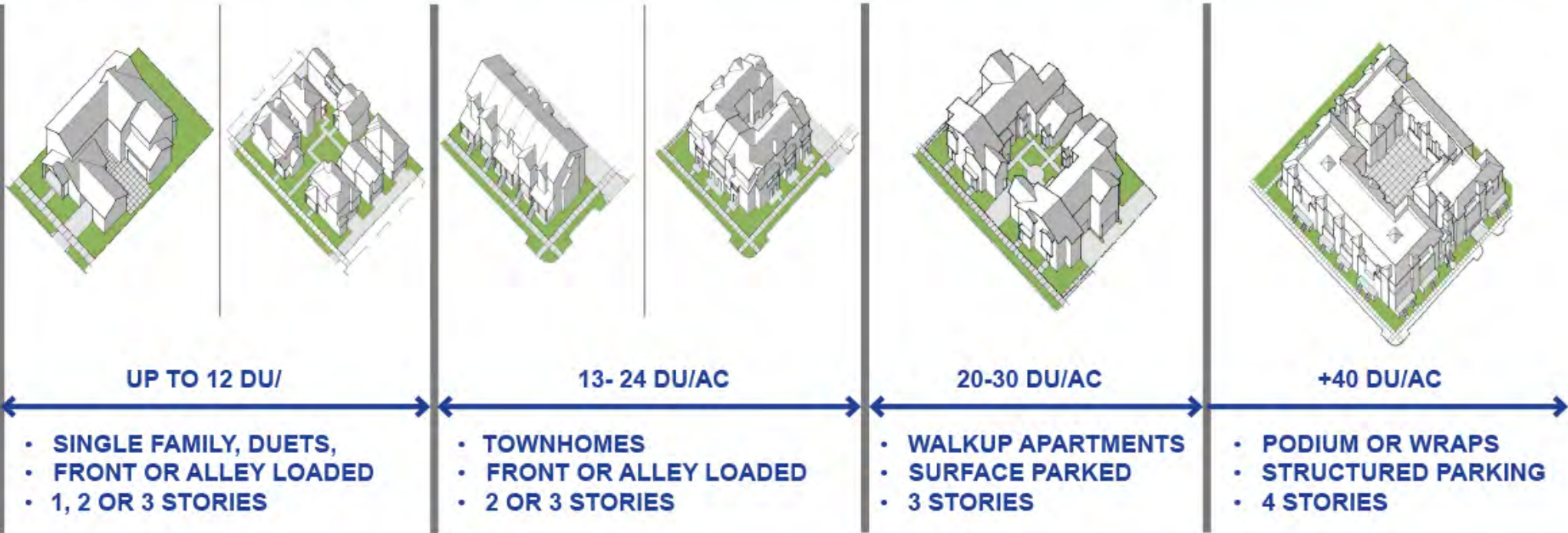
Units: 240 units

Density: 240 units/12 acres =

**20 du/ac**

LOW

HIGH



# Densities & Building Typologies

# Understanding How Densities Differ

- What impacts densities
- All densities are not created equal

***Density:** is expressed in units per net acre (which excludes rights-of-way) for residential uses.*



	Site Area:	12 acres
	Net Area:	8 acres (less roads)
	Units:	240 units
	Density:	240 units/8 acres =
		<b>30 du/ac</b>

## Definition of Density



- 1.3 acres
- 4 story building
- A mix of 1, 2 and 3 bedrooms
- 48 units @ 12 unit/floor



- 1.3 acres
- 4 story building
- Only 1 bedrooms
- 64 units @ 16 unit/floor

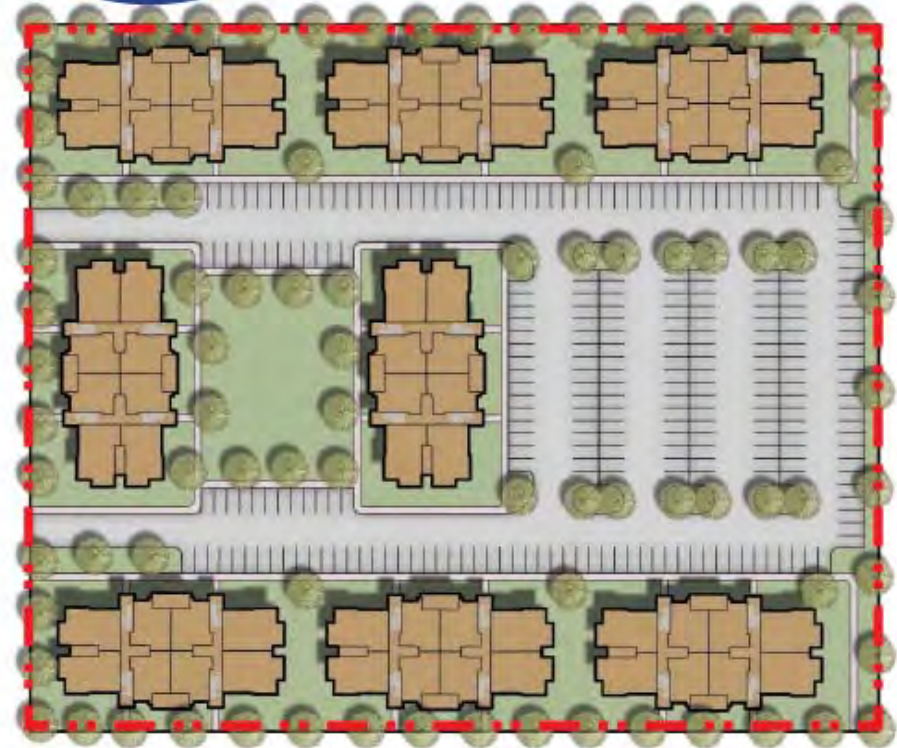
## Unit Size and Mix

24 du/ac



- 168 units (105 1-BD, 63 2-BD)
- 315 spaces required
- Parking: 1.5/1-BD, 2.5/2-BD

28 du/ac



- 192 units (120 1-BD, 72 2-BD)
- 264 spaces required
- Parking: 1/1-BD, 2/2-BD

## Parking Ratios



# Planning & Accommodating Densities

- Invisible Densities
- Visible Densities

# Invisible Densities

- Blends with the neighborhood character
- Best for integration within existing neighborhoods



• Attached ADU



• Detached ADU

# Invisible Densities: Accessory Dwelling Units



Big Home (New Construction)



Single Family to Condo Conversion



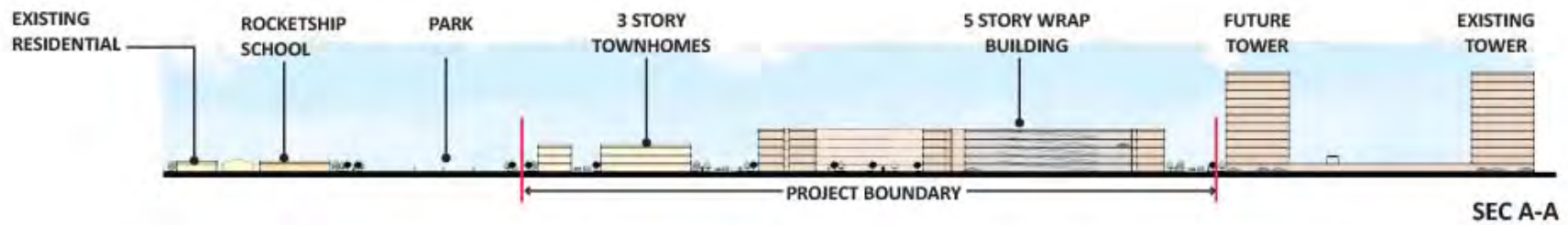
# Invisible Densities: “Big Home” Concept

# Visible Densities

- Highly visible intervention
- Should be located adjacent to services and transit
- Careful attention to edges and transitions to surrounding context



## Location & Adjacency



# Location & Adjacency



# Regulating Large Residential Buildings

Scott Lee, Principal Planner  
City of Livermore







City of Livermore Location Map

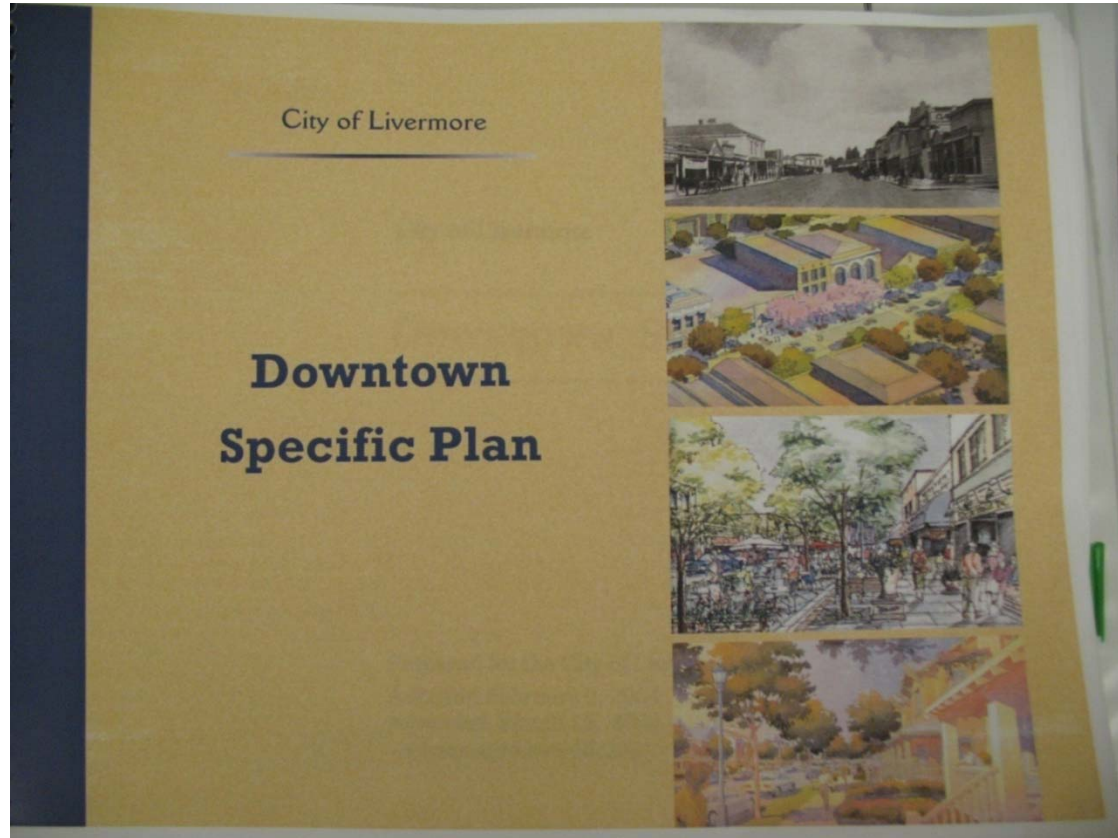


**Suburban City with a Historic Downtown**



# Recent Multi-Family Residential Buildings

# How to Regulate the Design of Large Residential Buildings to Fit the Community



- Establish design standards based on community input

# Residential Development Standards: Level 1 (Basic Standards Found in a Zoning Code)

- Density
- Floor Area Ratio (FAR) or Lot Coverage
- Maximum Building Height
- Minimum Setbacks





**Getting Buildings that Fit the Community**

# Residential Development/Design Standards: Level 2 (Shaping the Box)

- Wall Plane Changes
- Roofline Changes
- Increased Upper Story Setbacks
- Height Exceptions for Architectural Features (Tower)
- Setback Exceptions for Architectural Features (Bay Window, Trellis)
- Segmenting Building Mass
- Open Space Requirement (Balconies, Rooftop Terrace)

# Residential Design Standards: Level 3 (Minding the Details)

- Horizontal Articulation of Base, Middle, and Top
- Vertical Orientation of Windows
- Insetting Windows (No Flush Windows)
- Roof Overhangs (No Flush or Clipped Eaves)
- Consistency in Architectural Style
- Emphasize Main Pedestrian Entrance
- De-Emphasize Vehicle Entrance



# Case Study: Legacy Livermore Mixed-Use Development



- 4 Acre Site Downtown
- 222 Apartment Units
- 14,000 Square Feet Commercial Space
- 55 Dwelling Units per Acre
- 3 to 4 Stories in Height



View of Apartment Building  
Northeast Corner



View of Mixed-Use Building  
Southeast Corner

# Case Study: Legacy Livermore Mixed-Use Development



View of Apartment Building  
East Side



View of Mixed-Use Building  
Southwest Corner

# Case Study: Legacy Livermore Mixed-Use Development

# Takeaways

- Know the community's expectations for design
- Fine tune the development standards to achieve community expectations: Go beyond the basic standards
- Augment with design standards and guidelines
- Keep the standards as objective as possible



# Achieving Affordability in New Residential Development

Pete Noonan AICP CEP, Housing Manager  
City of West Hollywood





# City of West Hollywood

INCORPORATED IN  
**1984**

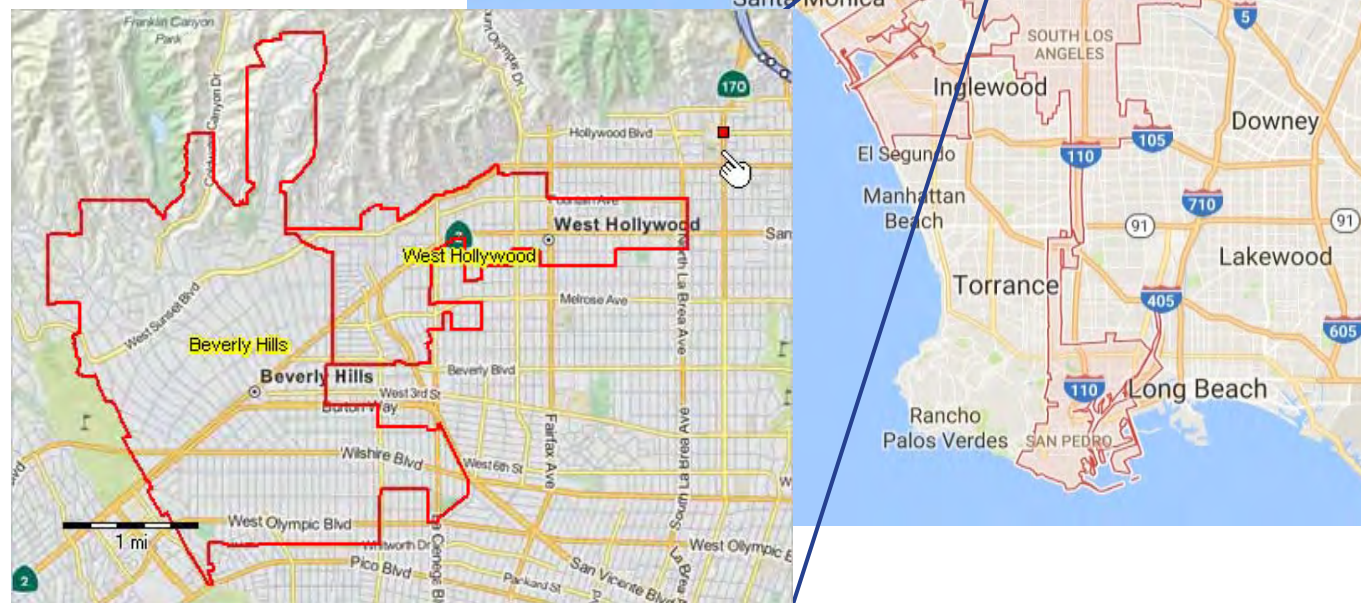
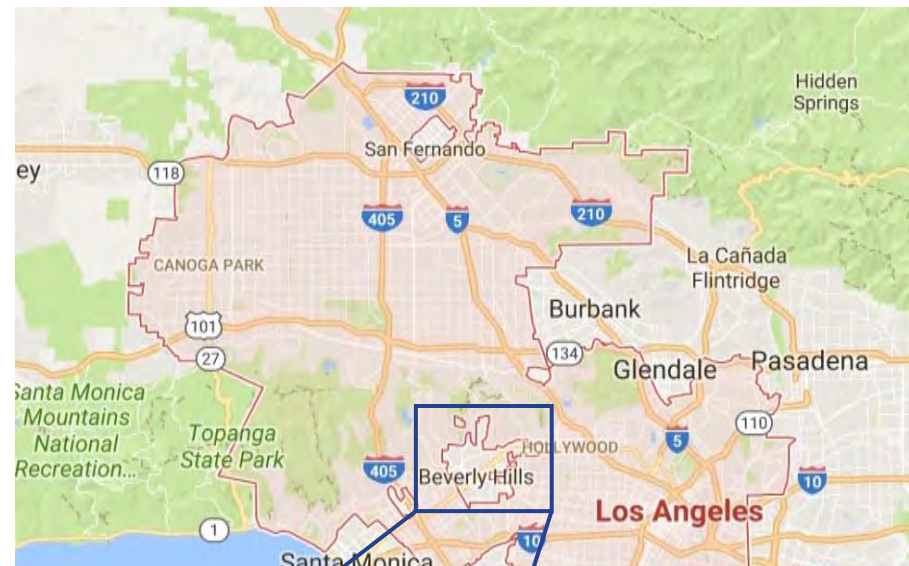
POPULATION  
**34,650**

**1.9** Square Miles

LOCATED BETWEEN  
BEVERLY HILLS AND LOS ANGELES

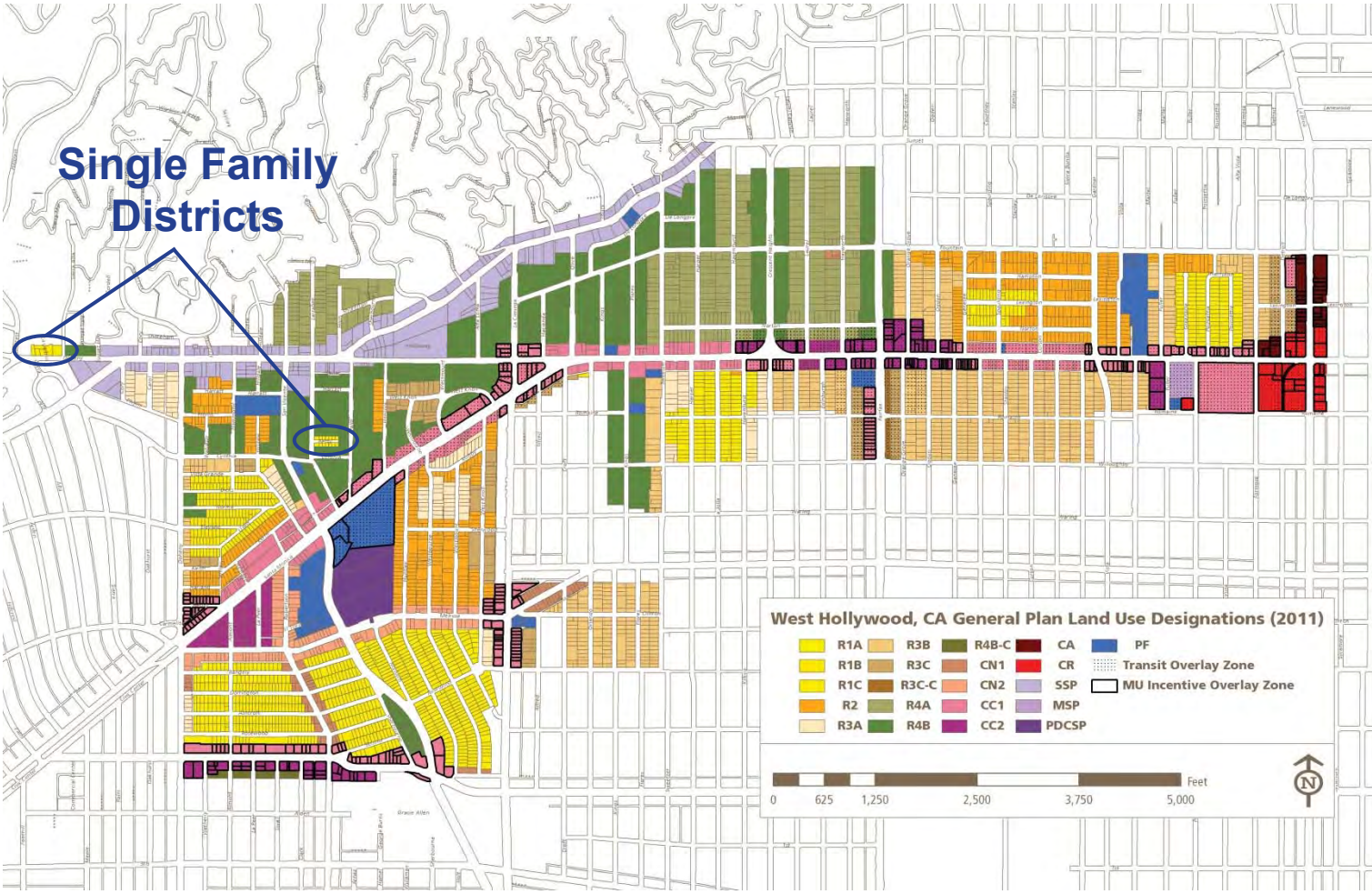
**DIVERSE POPULATION**

- LGBT COMMUNITY
- RUSSIAN SPEAKING COMMUNITY
- SENIORS



# A Little About West Hollywood

# Primarily Multi-Family Districts Commercial Corridors





## Housing Element Requirements:

- Identify adequate sites
- Encourage development for all income levels
- Support development for very-low, low, and moderate income households
- Remove government constraints

- **Set quantified objectives** for housing development and rehabilitation based on Community's unique needs.

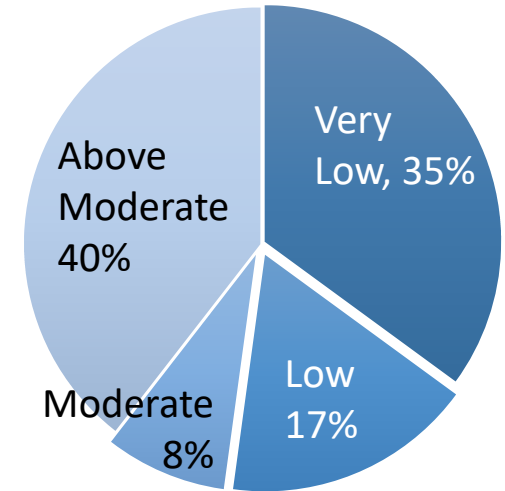
## Higher than LA Region:

Seniors  
Single person households

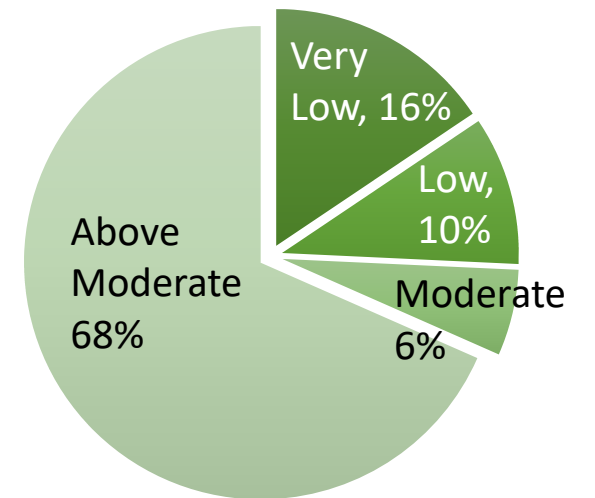
## Household Income

31% Very Low  
16% Low  
8% Moderate  
45% Above Moderate

## Renter Households



## Owner Households



# Income & Housing Affordability

## Affordable Income

	Very Low	Low	Moderate
1-Person	\$33,950	\$40,740	\$67,900
2-Person	\$38,800	\$46,560	\$77,600
3-Person	\$43,650	\$52,380	\$87,300
4-Person	\$48,450	\$58,140	\$96,900

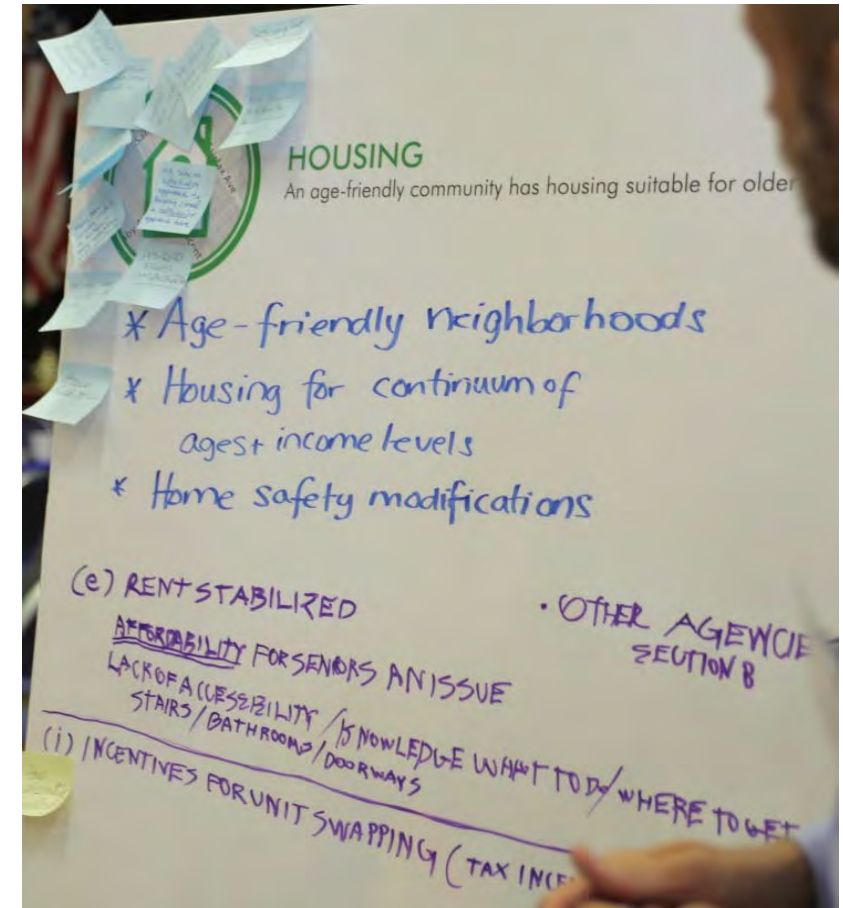
## Affordable Rent

	Very Low	Low	Moderate
Studio	\$848	\$1,358	\$1,696
1-bed	\$909	\$1,455	\$1,818
2-bed	\$1,091	\$1,746	\$2,182

California State Tax Credit Program

# Primary Strategic Goal: Affordable Housing

- Mixed Income Housing (Inclusionary Zoning)
  - Special Needs/Senior Housing
- 
- *In-lieu Fee Option (2-10 unit projects)*
  - *Commercial Impact Fee (10,000+ new floor area)*





## 2 – 10 Unit Projects

- 1 Affordable Unit
- *Optional* Fee In-Lieu



## 11+ Unit Projects

- 20% Affordable Requirement
  - Half Lower Income
  - Half Moderate Income

**Mixed Income Housing (Inclusionary Zoning)**

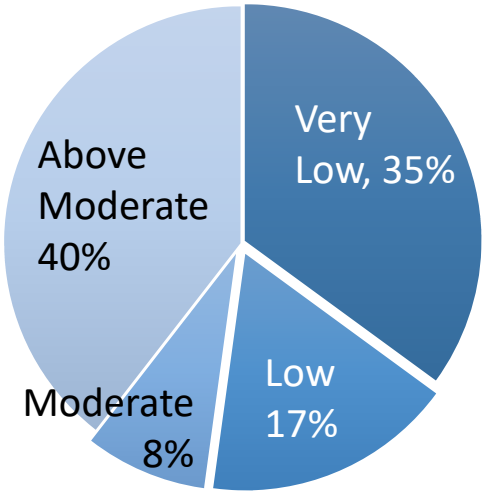
58 Units Delivered

154 Units in Pipeline

2017

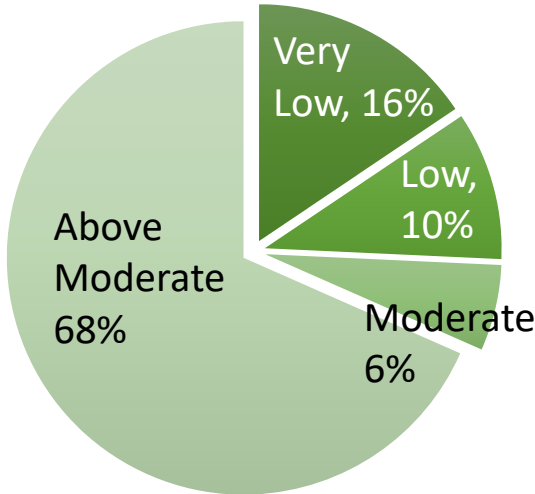
<b>Renters</b>	<b>80%</b>
Owners	20%

### Renter Households



Production	Units	Cumulative Total
1986-2013	106	106
2014-2016	158	264
2017	58	322
Pipeline	154	476

### Owner Households



Very Low	Low	Moderate	Market Rate
117	130	75	1311

# Inclusionary Zoning Production

# Case Study: Commercial Corridor Mixed-Use

## Local Inclusionary Zoning Requirement

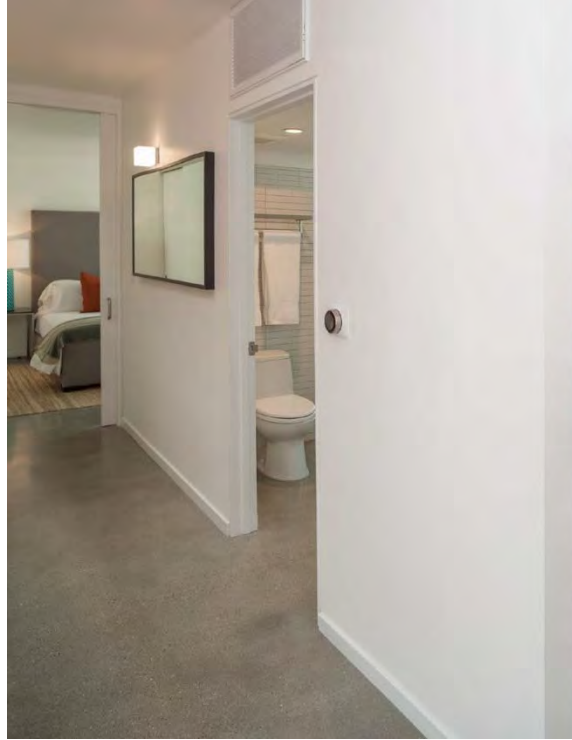
36 d/u	Percent Affordable	Units Calc'd	Units (round up)
Local Affordable Requirement	20%	7.2	8

## State Density Bonus Allowed

	Units	Percent Afford.	State Density Bonus
Low	4	11.1%	35% max.
Very Low	4	11.1%	
Total Affordable	8		
Bonus	13		36 units x 35% 10' add'l height
Project	48		



# A Peek Inside Affordable Housing...





# Can you tell which buildings are affordable?



# Case Study: Mid-Density Multi-Family District (100% Affordable)

## Local Affordable Housing Bonus

11 d/u	Percent Affordable	Bonus Units	Total
Local Affordable Bonus	100%	11	22
	1 add'l story		

- Income level served = 30% - 50% AMI
- Special needs, Transitional Age Youth

	As Built	Not built (same volume)
Units	22	45
Stories	5	5
Parking	1 level On-grade	2 levels Subterranean
Cost/Unit	\$770,000	\$600,000



# Case Study: Mid-Density Multi-Family District (100% Affordable)

## Local Affordable Housing Bonus

11 d/u	Percent Affordable	Bonus Units	Total
Local Affordable Bonus	100%	11	22
	Reduced Parking		

- Income level served = 30% - 50% AMI
- Special needs, Transitional Age Youth

	By-Right Project	Ideal Project (Not Built)
Units	22	45
Stories	4	5
Parking	1 level On-grade	2 levels Subterranean
Cost/Unit	\$770,000	\$600,000



# Higher Densities Support Affordable Housing

Development Type	Affordable Bonus	Additional 1/2 Floor	Additional Full Floor
Allowable Units	22	34	45
Height/Stories	45' / 4	55' / 4.5	55' / 5
Residential Floor Area	24,368	28,429	40,613
Circulation	(4,874)	(5,686)	(8,123)
Livable Area	19,494	22,743	32,491
Private Open Space (60sqft/U)	(1,320)	(2,040)	(2,700)
Common Area	(1,817)	(2,070)	(2,979)
Unit FA Possible	18,174	20,703	29,791
Average Unit Size	743	548	596
Parking	1 level	1 level	2 levels
Parking Location	Ground Floor	Ground Floor	Subterranean



# Residential Density Impacts Development Costs!

- Six projects currently under construction in the Los Angeles area
- Number of units greatly impacts project costs
- TCAC per unit cost estimate \$440,000

Units	Target Population	Total Costs	Per Unit
22	Special Needs, TAY	\$16,884,610	\$770,000
23	Special Needs	\$15,290,623	\$650,000
<b>93</b>	<b>Senior</b>	<b>\$32,739,739</b>	<b>\$355,000</b>
<b>93</b>	<b>Family</b>	<b>\$45,440,000</b>	<b>\$488,000</b>
42	Special Needs	\$24,815,000	\$600,000
41	Special Needs	\$25,138,061	\$600,000



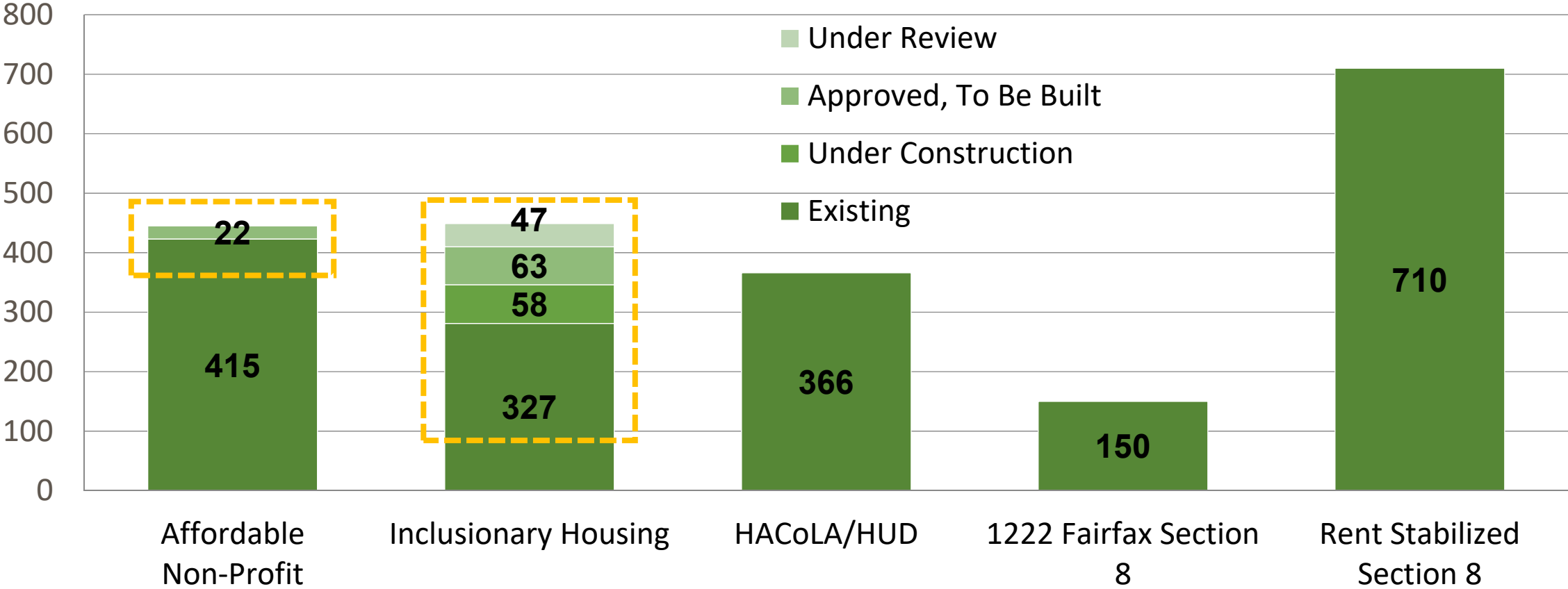
# Case Study:

## Low Density In-fill (Affordable ADU Program)

Cost	\$25K/unit available for predevelopment
Benefit	200 units
Pros	Promotes infill housing, expands affordable housing supply  Serves 30%-50% AMI  Relatively little public subsidy required, financing through partners and Section 8 vouchers

- Professionals guide owners through design, permitting, construction, and financing.
- Financing through credit union, refinance existing mortgage and fund ADU.
- Homeowner rents to Section 8 tenant for minimum five years.
- Social service organizations pair owners with tenants and support services.

# 2019 West Hollywood Affordable Housing Dashboard



**Meeting Affordable Housing Needs**

# Takeaways

- Important to understand and actively work to meet community housing needs
- More units does not always mean larger buildings
- Density is a useful tool for lowering costs
- Promote an affirmative housing message, actively engage in community dialogue
- The State is likely to continue increasing oversight of local housing policy going forward





# Q&A

