

INFILL IN PRACTICE

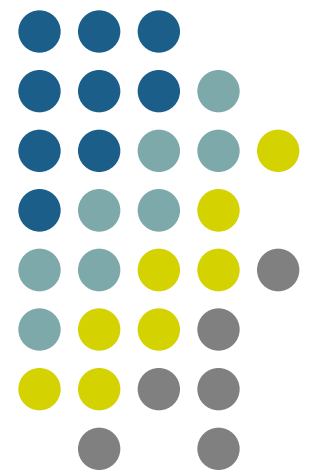
Strategies to Make it Happen

New Partners for Smart Growth Conference
San Diego, California

February 3, 2012



DOMUS
DEVELOPMENT



LINCOLN COURT, OAKLAND



- 82 units of housing for extremely-low & very-low income seniors.
- 30% set aside for seniors with disabilities.
- Provision of onsite services makes it a model for supportive senior housing.
- Infill development along transit rich corridor, near established neighborhood offering grocery, shopping, library, park etc).



...sparks debate

Dimond residents want local motel shut down

The Montclair

A murder at a MacArthur Boulevard motel has convinced the Dimond Improvement Association to step up its demands that the motel be shut down.

Sgt. Mike Sitterud of the Oakland Police Department said

that the Hillcrest drug re who n friends was no Sitterment is Jim neighbo the and a serie from t "Pro beet a years, ed to t

ty attorney is the next step."

Barber is hoping that the city will close the motel under one of two state abatement acts, one which involves prostitution and the other involving drugs. So far, there has been little success.

"We have not found anything that would substantiate closure under (the abatement acts)," said

the motel frequently shoplift from his store, but that the problem was one affecting the entire neighborhood. "It's terrible for business," he said.

Dr. Deborah Moreno of the Dimond Pet Clinic, located across the street from the motel, said that she sees a lot of activity in the parking lot. "Of course you can't



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doing so are available from the Dimond - Dimond Library.



Neighbors claim Hillcrest Motel on MacArthur Boulevard is frequented by drug dealers and prostitutes

...s who walk or drive by," he

a resident of the motel who refused to give her name, saying as living in the motel only briefly, said the motel should not be shut down.

"I can see a lot of 'things,' but when as the owner is made aware of them, he hollers at them to get them to leave," the resident said.

She also said the problem stemmed from the people who dealt in drugs getting other people to rent

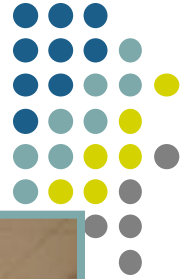
the rooms for them, thus fooling the owner.

She added that while prostitutes frequented the motel parking lot, they did not work out of the rooms.

The owner of the Hillcrest Motel, Mr. Chou, had no comment regarding the association's charges of criminal activity. He did, however, deny the existence of a serious problem.

Chou also declined to comment on rumors that the motel is up for sale.

LINCOLN COURT, OAKLAND



- CEQA Class 32: Infill Exemption.
- Received all entitlements and completed design review in 6 months.
- City was not demanding and costly/time consuming mitigation measures were not required.
- Infrastructure was already in place.
- Bold & assertive leadership offered clearer path for entitlements.



LINCOLN COURT, OAKLAND



LINCOLN COURT, OAKLAND



- Innovative green building techniques & rooftop solar panels.
- Blight replaced with high- quality, desirable housing.
- The development has had positive economic, social, and environmental impacts in neighborhood.
 - ✓ Neighborhood crime dropped by 40%.
 - ✓ Spurred revitalization of entire Dimond District.

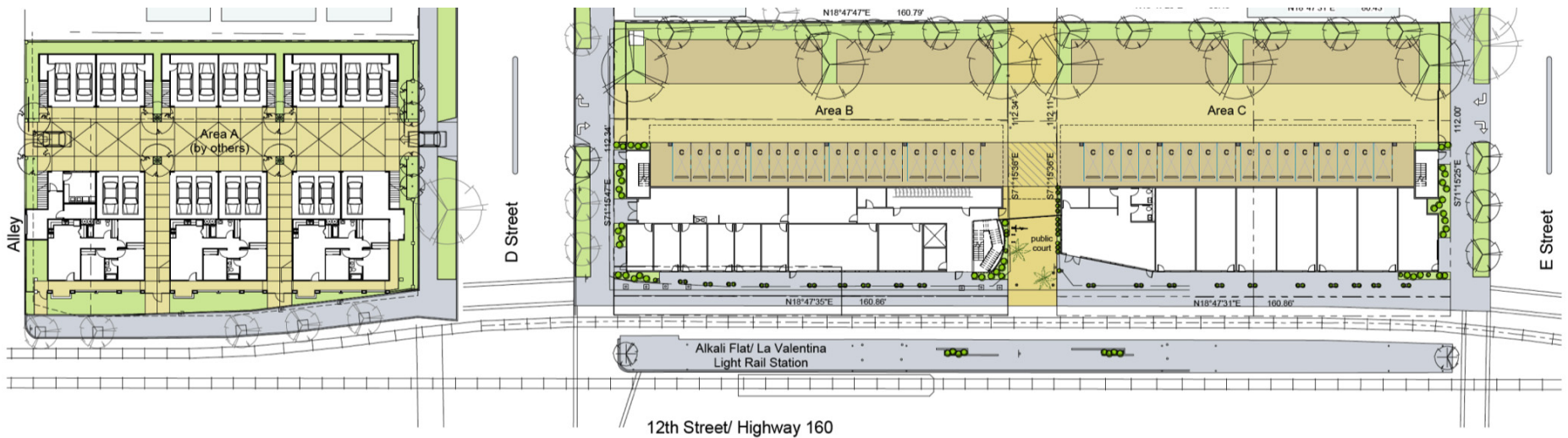


LA VALENTINA STATION & NORTH

Sacramento, CA



- Amenities such as ground floor retail and social services space
- Bike storage and a public plaza
- LEED Gold Rating Design
- Clean-up and development of polluted site
- The North site features solar panels on roof and net-zero energy consumption
- Affordable rents with apartments ranging from studios to three-bedroom



LA VALENTINA- ENTITLEMENT PROCESS



Rezoned from RMX to R-5

6 Special Permits Required

- Ground floor retail
- Mixed-use building
- Parking reduction (102 to 81)
- Gated parking lot
- Exceeding max height limit
- Alley abandonment

7 Variances Required

- Front setback reduction
- Side setback reduction
- Height for roof structure increase (solar panels)
- Compact parking stall increase
- Maneuvering width reduction
- Vehicle gate setback reduction
- Distance to trash receptacle increase.

LA VALENTINA STATION

Designed by David Baker + Partners, Opening Summer 2012





Northwest Perspective

La Valentina
Domus Development



South Elevation

La Valentina
Domus Development



East (rear) Elevation

La Valentina
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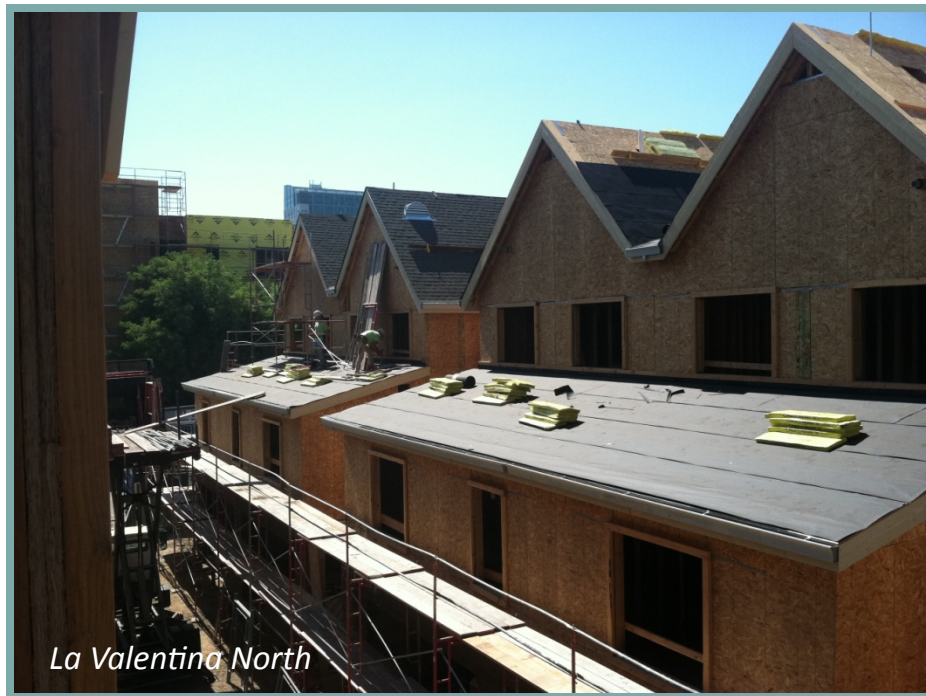
LA VALENTINA NORTH

Designed by YHLA Architects, Opening Summer 2012



LA VALENTINA- A TRANSIT VILLAGE

In Construction - Opening Fall 2012



La Valentina North



La Valentina Station

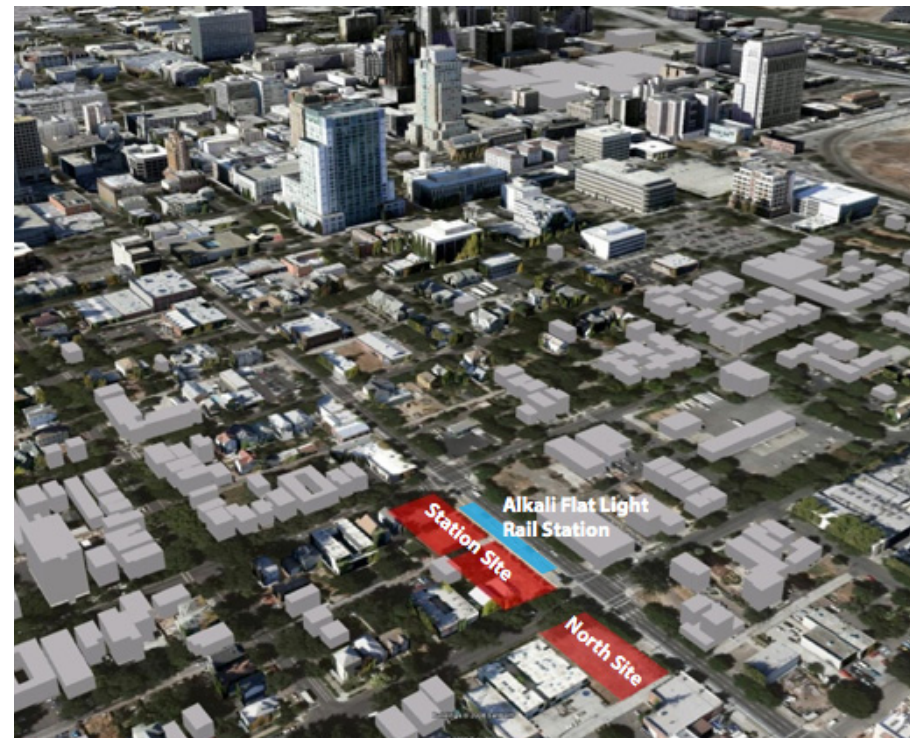
LA VALENTINA

Sacramento, CA



Developer faced regulatory burden and higher costs of development.

- Need density to make project financially feasible.
- Potential to act at catalyst for neighborhood revival and economic growth.
- Wait list of 535 households for 81 units.
- Developers who might capture excess demand are deterred by cost and uncertainty.

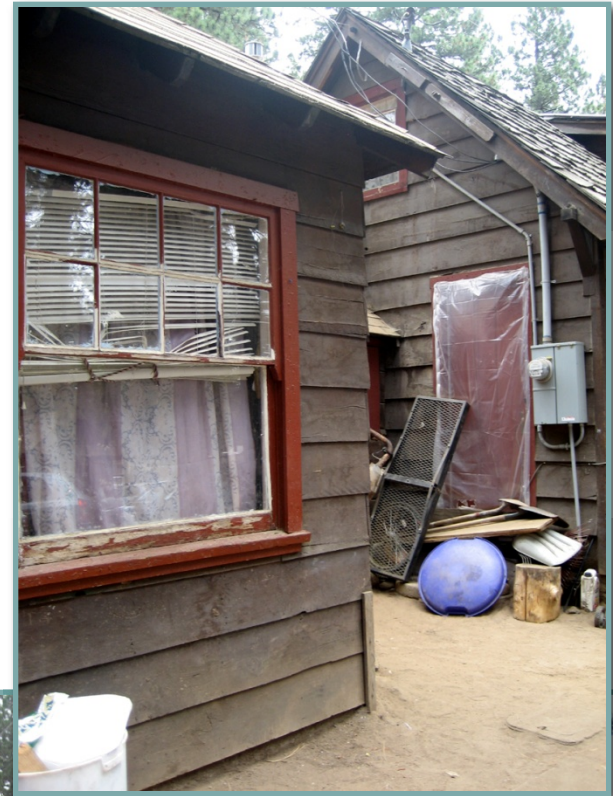


KINGS BEACH, CA

- Tahoe is renowned for water clarity & losing clarity at a rate of 1 foot per year.
- Sensitive environment, governed by two agencies; Placer County and Tahoe Regional Planning Agency.
- Oldest urbanized area, established 1926.
- Rural community of about 4,000 residents.
- Highly regulated land use.
- Poor infrastructure and lack of Best Management Practices (BMPs).



2009 CONDITIONS



KINGS BEACH HOUSING NOW

First Deed Restricted Affordable Housing



- First new development in decades.
- Redevelops 5 infill sites in existing town grid.
- Demolished 32 units of substandard unsustainable dwellings.
- Creates 77 eco- friendly apartments; near jobs, transit, schools, parks, grocery stores and restaurants.





COSTLY AND DIFFICULT TO ENTITLE

*Forced to reevaluate nearly all design decisions in order to comply with land use regulations or forced to change regulations to fit design-- **NO FLEXIBILITY***

- 100% density bonus' at three sites (Chipmunk, Deer & Fox).
- TRPA plan amendments required.
- Mitigated Negative Declarations required for four of the five sites.
- Excess coverage removal.
- Numerous special conditions from both Placer County and TRPA.
- Copious amounts of infrastructure improvements in addition to nearly \$2M in impact fees.

CHIPMUNK ENVIRONMENTAL REVIEW



Chipmunk, the projects largest building, brings many positive environmental improvements, yet CEQA and entitlement process was lengthy and arduous.

- Stringent building and landscape design review, numerous revisions required.
- Costly requirements including LEED certified buildings, traffic mitigation fees, earthwork and Cal trans “winterization fees”, 100% on-site storm water retention basin.
- Off-site work required including under-grounding of utilities, which required additional mitigation.
- Formal Biological Evaluation regarding endangered species.
- Archaeologist on-call.

KINGS BEACH HOUSING NOW

CHIPMUNK SITE

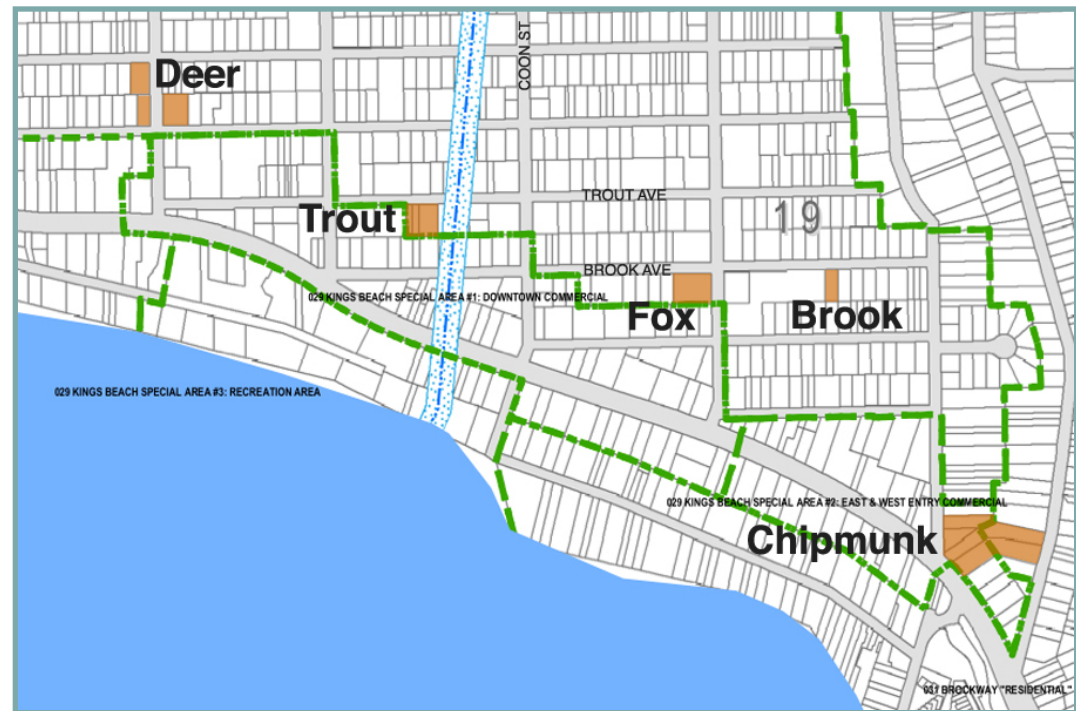
Opening Fall 2012



KINGS BEACH HOUSING NOW PROJECT OUTCOMES



- Contributes to the long-term economic and environmental vitality of the region; workforce can afford to live close to jobs; 325 on waitlist
- Promotes a healthier environment through:
 - ✓ LEED buildings
 - ✓ Storm water management
 - ✓ “Smart growth” practices
- Builds on transit nodes
- Redevelops existing disturbed, blighted and underutilized properties within exiting “grid” protecting surrounding land



CURRENT PLANNING METHODS ARE FLAWED FOR INFILL



- Goal is to encourage economic growth and healthy communities.
- Comprehensive plans and strict zoning lead to a suburban style, contrived environment.
- Plans not good for practical application- don't account for real building issues (drainage, ADA, building codes etc).
- Highly regulated land use constricts markets and free enterprise for developers, so many avoid it.
- Leads to blight and urban decay.

WHAT LOCAL GOVERNMENTS CAN DO



Developers must be given some flexibility to maximize efficiency or they will not take the risk.

- Allow more “by right” development.
- Streamline entitlement process and provide clear path for well located, beneficial projects.
- Ease flexibility of parking, height, and setback requirements etc.
- Respond to good designs and concepts rather than making these projects conform to regulations that don’t make financial sense.
- Focus on evaluating developments on a parcel level, and avoid getting bogged down by context of overarching land use plans.





DOMUS
DEVELOPMENT

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