

Housing Element Update Task Force

Real World Example: Encinitas 3-Story Project Pacific Station

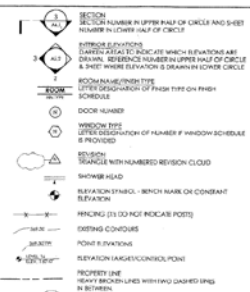
May 02, 2018

Bruce Ehlers

ABBREVIATIONS

[illegible]

LEGEND

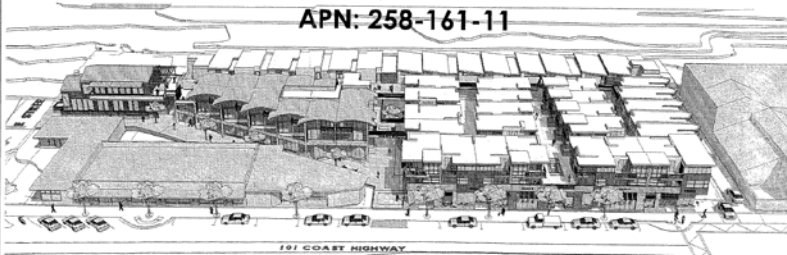


A MIXED USE PROJECT FOR DOWNTOWN ENCINITAS

687 SOUTH COAST HIGHWAY 101

ENCINITAS, CALIFORNIA

APN: 258-161-11



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PARCEL DATA

PROJECT TOTALS		PROJECT TOTALS: by use		RESIDENTIAL TO GROSS AREA CALCULATION	
COMMERCIAL	46,902.0	TOTAL GROSS BUILDING AREAS BY USE		ALL BUILDING AREAS	10,254.24
RESIDENTIAL	32,464.0	R-1 USE	32,362.0	GROSS BUILDING AREA	10,254.24
ANCILLARY	4,069.0	OFFICE ANCHILARY	9,142.0	MINIMUM REQUIRED LANDSCAPE (USE OF LOT AREA)	12,244.0
		OFFICE ANCHILARY	6,030.0	TOTAL ALLOWABLE GROSS MARKET AREA RESIDENTIAL	10,254.24
		RESIDENTIAL (MARKET RATE)	1,415.0	MINIMUM REQUIRED LANDSCAPE (USE OF LOT AREA)	12,244.0
		RESIDENTIAL (MARKET RATE)	2,605.0	RESIDENTIAL ANCHILARY	1,035.0
		RESIDENTIAL ANCHILARY	4,620.0	RESIDENTIAL ANCHILARY	1,035.0
		TOTAL GROSS BUILDING TOTAL AREA	10,354.19	TOTAL PROPOSED GROSS MARKET RATE RESIDENTIAL	10,354.19
				PROPOSED RESIDENTIAL LANDSCAPE (USE OF LOT AREA) (USE OF LOT AREA)	12,244.0
PROJECT AREAS: by floor					
FIRST FLOOR		RESIDENTIAL UNIT COUNT		LOT COVERAGE CALCULATION	
REST. ANCHILARY (MDCH, VEST, CIRC, ETC.)	25,317.0	2,222 TOTAL UNITS		ALLOWING LOT COVERAGE	48,725.4
REST. FLOOR SLAB, BUILDING AREA	37,517.0	TOTAL ROOMS	13,245	MINIMUM REQUIRED LANDSCAPE (USE OF LOT AREA)	48,725.4
PUBLIC OPEN SPACE (PARKING PLAZA, WALKWAY)	8,009.0	1,000 ROOMS IN 3 BEDROOM UNITS	37,240	TOTAL LOT COVERAGE (USE OF LOT AREA)	48,725.4
		TOTAL ROOMS IN 4 UNITS	37,240		
REST. ADJUT. TOTAL AREA	46,902.0	TOTAL SECONDARY SUITE (3-BEDROOM FLATS) 3-BEDROOMS	4,740		
SECOND FLOOR		TOTAL RESIDENTIAL UNITS	87,200		
RESIDENTIAL (MARKET RATE)	17,023.0	GENERAL OFFICE SPACE			
RESIDENTIAL (ANCHILARY)	1,510.0	PRIVATE - RESIDENTIAL, BALCONIES	4,534.0		
OFFICES	8,702.0	PRIVATE - RESIDENTIAL, BALCONIES (PLAZA & DECK)	13,381.0		
OFFICE ANCHILARY (MDCH, VEST, CIRC, ETC.)	1,612.0	PRIVATE - PLAZAS / PARKWAYS	29,714.0		
OFFICE FLOOR TOTAL BUILDING AREA	30,849.0	TOTAL OPEN SPACE	29,714.0		
PRIVATE OPEN SPACE - HSA (PROM, BALCONIES)	2,092.0				
PRIVATE OPEN SPACE - INCLUDE (PROM, BALCONIES)	79.0				
PRIVATE OPEN SPACE (RESIDENTIAL PLAZAS)	8,415.0				
PRIVATE OPEN SPACE (RESIDENTIAL PLAZAS)	8,415.0				
SECOND FLOOR TOTAL OPEN SPACE	14,020.0				
SECOND FLOOR TOTAL AREA	46,902.0				
THIRD FLOOR					
RESIDENTIAL (MARKET RATE)	20,511.0				
RESIDENTIAL (ANCHILARY MDCH, VEST, CIRC, ETC.)	2,469.0				
THIRD FLOOR TOTAL BUILDING AREA	22,980.0				
THIRD FLOOR TOTAL OPEN SPACE	52,048.0				
THIRD FLOOR OPEN SPACE - HSA (PROM, BALCONIES)	2,240.0				
THIRD FLOOR OPEN SPACE - INCLUDE (PROM, BALCONIES)	1,210.0				
THIRD FLOOR OPEN SPACE (RESIDENTIAL PLAZAS)	8,009.0				
THIRD FLOOR OPEN SPACE (PROM DECK)	80.0				
THIRD FLOOR TOTAL OPEN SPACE	16,159.0				
THIRD FLOOR TOTAL AREA	39,139.0				
ESTABLMNT					
REST. PARKING (INCLUDING 80% PAVING)	2,800.0				
REST. PARKING (INCLUDING 80% PAVING)	2,800.0				
REST. RESTAURANT AREA (INCLUDING 1,000 SF PAVING)	4,200.0				

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VICINITY MAP

ARROW
CC REC. HALL
April 18/2001

(NORTH)

607 S. Coast Hwy 101






ARCHITECT'S STAMP

PACIFIC STATION
A MIXED USE PROJECT
FOR DOWNTOWN
ENCINITAS

PROJECT TITLE
0508
PROJECT NUMBER

TITLE SHEET

NOV 9 1971

SECRET TITLE

12/24/2003 WORKSHOP #2

12/24/2003 WORKSHOP #3

12/24/2003 CITY OF INDIANAPOLIS

12/24/2003

12/24/2003

SANTA CITY OF ENCLAVE
RE-SUBMITAL #1
SANTA CITY OF ENCLAVE
RE-SUBMITAL #2
SANTA CITY OF ENCLAVE
RE-SUBMITAL #3

ISSUED

DRAWN

CHECKED

SCALE

A1

SHEET NUMBER
100-1 OF 20

05-237 TM | MVP | DR | CAP | EA

Elevator Accesses the 3rd Floor

- Elevators
 - 4 passenger + 1 Freight
 - Shown on drawings
 - Photos prove as built
 - **All elevators fit within 33' (or less) height limit**



3rd Floor Button on
Pacific Station Elevator

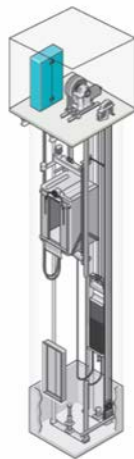


3rd Floor listed on
elevator directory



Low Profile Elevators are available

- Otis
 - Largest elevator manufacturer
 - “Gen2” elevators do not need machine room above shaft
 - Taller designs are antiquated



1.

CONVENTIONAL GEARED ELEVATOR

Conventional geared elevator systems require a rooftop machine room to house the machine, governor and controller.



2.

CONVENTIONAL MACHINE-ROOMLESS ELEVATOR

New advances in hoisting technology eliminate the need for a machine room. But these systems still require a separate room for the elevator control system.

Residential Density is over 30 du/acre

- Lot Area = 60,756 sf (1.39 acre)
- 1 acre = 43,560 sf
- Residential use is 50% of floor space
 - Limited by Downtown Encinitas Specific Plan to 50%
 - Conceivably, residential density could have been doubled within the existing building envelope (if zoning allowed it)
- 47 units / 1.39 acres = **33.8 du/acre**

LOT COVERAGE CALCULATION	
ALLOWABLE LOT COVERAGE	
TOTAL LOT AREA	60,756 SF
MAXIMUM ALLOWABLE (90% OF LOT AREA)	54,680 SF
PROPOSED LOT COVERAGE	
	49,210 SF
*PROPOSED COVERAGE INCLUDES 2nd AND 3rd FLOOR DECKS AND BRIDGING.	
PROPOSED LOT COVERAGE IS APPROXIMATELY 80.9%	

Copied and zoomed from project drawings on Page 3

RESIDENTIAL TO GROSS AREA CALCULATION	
ALLOWABLE MARKET RATE RESIDENTIAL	
GROSS BUILDING AREA	105,244 SF
MAXIMUM ALLOWABLE (50% OF GROSS)	53,060 SF
TOTAL ALLOWABLE GROSS MARKET RATE RESIDENTIAL	53,060 SF
PROPOSED GROSS MARKET RATE RESIDENTIAL	
RESIDENTIAL (MARKET RATE) BUILDING AREA	50,006 SF
RESIDENTIAL ANCILLARY	1,035 SF
TOTAL PROPOSED GROSS MARKET RATE RESIDENTIAL	49,826 SF
PROPOSED RESIDENTIAL IS APPROXIMATELY 47.5% OF GROSS BUILDING AREA	

Copied and zoomed from project drawings on Page 3

Residential Unit Sizes are Large

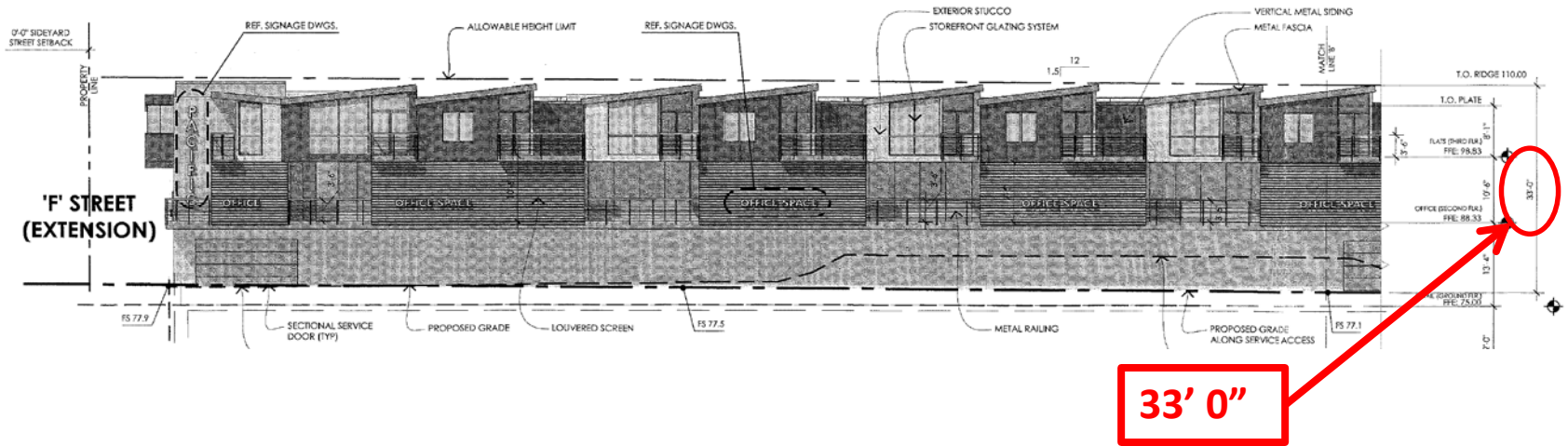
- Residential Use

- 4 lower income units in 2,480 sf = 620 sf average per unit
- 43 market rate units in 50,006 sf = 1,163 sf average per unit
- Market rate units are twice the size of affordable units
- Residential density
 - Occupies only 50% of project floor space
 - This density exceeds planned HEU using only 50% of the building floor space
 - Density in 3 stories could be double
... or ...
 - **Building envelope (bulk/mass/height) could be much smaller**
 - 3rd floor is only partially needed
 - HCD did not mandate full 3 stories
 - Paul MacDougal said “two and a half stories”
 - 3rd story should be limited to partial area

PROJECT TOTALS: by use	
TOTAL GROSS BUILDING AREAS BY USE	
RETAIL	33,180 SF
RETAIL ANCILLARY	3,931 SF
OFFICE	8,310 SF
OFFICE ANCILLARY	1,615 SF
RESIDENTIAL (MARKET RATE)	50,006 SF
RESIDENTIAL (INCLUSIONARY)	2,480 SF
RESIDENTIAL ANCILLARY	1,035 SF
RESTAURANT	4,600 SF
TOTAL GROSS BUILDING AREA	105,244 SF
RESIDENTIAL UNIT COUNT	
MARKET RATE UNITS	
1-BEDROOM UNITS	16 UNITS
2-BEDROOM OR 3-BEDROOM UNITS	27 UNITS
TOTAL MARKET RATE UNITS	43 UNITS
TOTAL INCLUSIONARY UNITS - (1) STORY FLATS (1-BEDROOM)	
	4 UNITS
TOTAL RESIDENTIAL UNITS	47 UNITS

Copied and zoomed from project drawings on Page 3

Pacific Station Max. Height = 33'



- Pacific Station is 33' from finished floor height to roof peak/ridge
 - Including elevators to the third floor
 - Residential density exceeds 30 du/acre

1st Floor is 11' Tall



- Former Whole Foods Floor commercial space on ground floor
 - Finished Floor Elevation is at grade with front sidewalk (at 77' elevation)

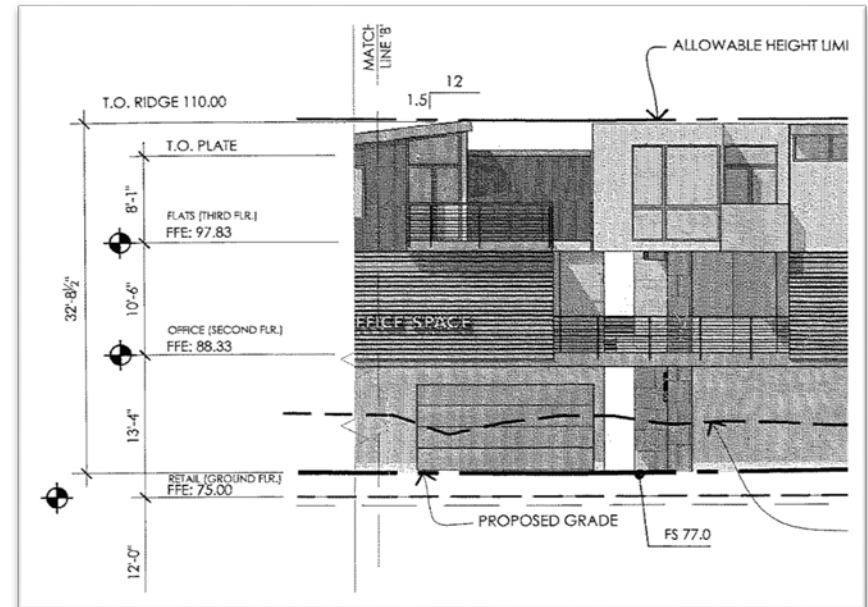
Floor Heights

- Pacific Station Floor Elevations
(Above Whole Foods)

- 1st Floor Elev. = 77'
- 2nd Floor Elev. = 88' 4"
- 3rd Floor Elev. = 98' 10"
- Top of Roof Elev. = 110'

- Building height (110' – 77') = 33'

- 1st floor height = 11' 4"
- 2nd floor height = 10' 6"
- 3rd floor height =
 - 8' 1" to top of plate
 - 11' 2" to top of roof



Conclusions

- Maximum height of 33' is feasible
 - Each floor can have 9' ceiling in this height
 - Elevators are not a problem
- Full parking can be achieved on market rate projects using structured parking
- 25 to 30 du/acre is feasible in 2 story with partial 3rd story