

CP22-0018 Downtown Library & Affordable Housing Project

Density Bonus Narrative

As is often common with 100% affordable rental housing projects to be financially feasible, the proposed development requires the following concession:

1. Increased Building Height

Due to the 100% affordable rental housing component of the project, the project is entitled to three concessions/incentives under California Density Bonus Law provided the applicant can demonstrate these are needed for project feasibility. The project does require this increased height due to the extreme expense of putting more of the project components in a subterranean level(s). This concession results in an identifiable cost reduction which is needed for the project feasibility. Should the height concession not be granted, at least a single level of subterranean parking would be required. Enclosed is the approximate added costs from our General Contractor for a single level of subterranean parking. This cost increase is approximately \$7,733,000. Should the height increase not be granted, it could potentially require more than one level of subterranean which would increase the costs substantially above \$7,733,000...

There have been multiple state and national studies done by public research institutes including analyzing the cost comparison between parking above and below grade and the cost to do subterranean is consistently recognized as being substantially more expensive than surface or structured parking due to the associated soil excavation and offhaul, shoring, added utility costs, etc.

The enclosures represent estimated applicable cost increases to the project should the concession not be granted. There is a direct substantial project cost savings in granting this height concession.

Additionally, please find a comparison of the base density and the requested density bonus height concession.

Sincerely,



Jim Rendler

Jim Rendler
Vice President
For the Future Housing, Inc.
(408)891-8303



PROJECT REPORT

Date: 1/13/2023
Owner/Applicant: For the Future Housing/ Eden Housing
Address: 945 W Julian Street
City, State Zip: San Jose, CA95126
Phone: 408 8918303

PROJECT DATA

Project Address: 119 Lincoln Street, 600-698 Cedar Street
Description: 124-unit 100% affordable apartment units, 38,000 sq ft of public library, 10,000 sq ft of commercial
Architect: Ten Over Studio
Construction Type: Type III, Type I

PROJECT DESCRIPTION

This project proposes a new 273,194 SF, 8-story building in the Cedar Street Village. The primary uses are an approx. 38,000 SF Public Library, approximately 10,000 SF of commercial use and a public City Parking facility. Above the parking structure there are 5 levels of residential units totaling 124 100% affordable units. Throughout the site, there are more than 250 bike parking locations proposed. These locations are spread throughout the site. In addition, there are separate, secured bike parking locations inside the parking garage for residential tenants and staff as well as library, daycare, and commercial employees.

PROJECT DOCUMENTS

1. Schematic Architectural Drawings dated 09/08/2022 completed by Ten Over Studio Architects

COST ANALYSIS

We are estimating the potential decrease in height for the project will cause significant costs impacts to the project. A reduction in height will push the developer to design and construct the parking garage level underground. Estimated rough costs associated to construct 1 level of an underground concrete structure are as follow:

1. Additional soils analysis, testing and surveys	\$183,000
2. Dewatering and discharge fees (allowance)	\$1,750,000
3. Excavation and soils Off-haul	\$2,500,000
4. Temporary shoring	\$1,950,000
5. Waterproofing	\$1,200,000
6. Added General Conditions and fees to time extension	\$150,000

Total Added Cost per level of underground construction **\$7,733,000**



Other Considerations: Owner shall consider that other associated softs such soft and design works are not included in the above schematic estimate can significantly increase the total cost. These other costs can include but are not limited to the following: Added Design work, Added Permit fees, added insurance, extended financing due to extended construction time, etc.

Echelcon Inc

Gustavo Auqui

Gustavo Auqui
Principal