

PRIORITY SITES ANALYSIS – PROCESS

to identify ten Priority Sites for catalytic housing development, the City initiated a four-stage process, starting with “vacant and underutilized” sites (Stage 1). Staff then used various data, such as proximity to transit, CalEnviroScreen scoring, parcel size, and other physical and demographic characteristics to refine the list and identify a smaller number of “opportunity” sites (Stage 2). Staff then further narrowed down the opportunity sites list based on neighborhood context, existing City policies and strategic planning documents, and appropriateness for urban-style housing formats to identify a list of “Focus” sites (Stage 3). Finally, after a workshop with property owners, staff developed the list of final “Priority” sites (Stage 4) based on analysis of market conditions and feasibility, and alignment with City policy priorities.

Definition of Key Terms:

Min. Density – Minimum development density as defined by zoning code, expressed in dwelling units per acre (dua).

Max. Density – Maximum development density as defined by zoning code, expressed in dwelling units per acre (dua).

Realistic Yield – An estimate of what would likely be feasible on the site, given market and financial conditions, expressed as total dwelling units.

Max. Yield – An estimate of the total number of dwelling units that would be permitted onsite based on the zoning code.

Median Gross Rent – The median rent for renter-occupied units based on responses to the American Community Survey conducted by the U.S. Census Bureau. The value shown is for the Census Block Group of the immediate neighborhood containing the site. Gross rent includes contract rent plus utilities paid directly by the tenant.

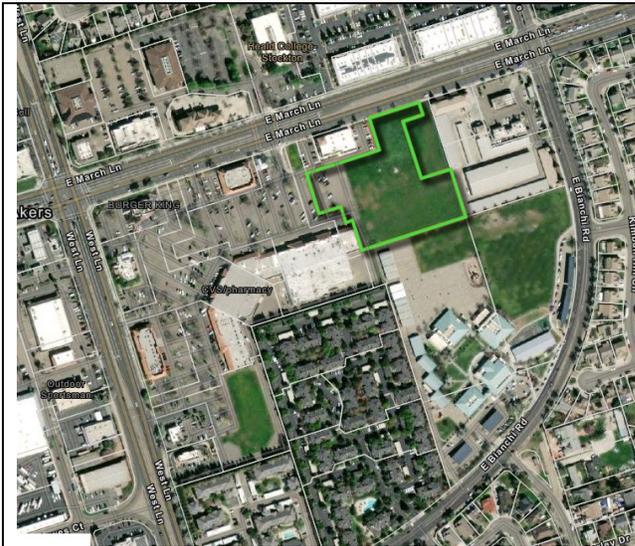
Median Home Value – The median home value for owner-occupied units based on responses to the American Community Survey conducted by the U.S. Census Bureau. The value shown is for the Census Block Group of the immediate neighborhood containing the site.

Percent Low/Mod – The proportion of persons of low or moderate income per HUD definitions, based on the American Community Survey, based on the Census Tract where the site is located.

Opportunity Score – A measure showing key place-based characteristics of a Census Tract, including educational attainment, earnings, and economic mobility, developed by the California Tax Credit Allocation Committed and Housing and Community Development department.

R/ECAP – Racially or Ethnically Concentrated Areas of Poverty, per a Census Tract-based definition from the U.S. Department of Housing and Urban Development (HUD).

March + West



1756 E. March Ln.
APN(s): 09614055

Vacancy Status:
 Vacant

Adjacent Uses:
South - Rio Calaveras Elementary School
Southeast - Torcello Apartments (~30 dua)
East - StorQuest Self Storage; 76 Gas Station; Jack in the Box
West - Supermarket-anchored shopping center
North - Weber Ranch Professional Park (office)

Acreage:

of Parcels - 1
Parcel - 3.51
Full Site - 3.51

Density/Yield:

Min. Density - 17.5
Max. Density - 30
Max. Yield - 105

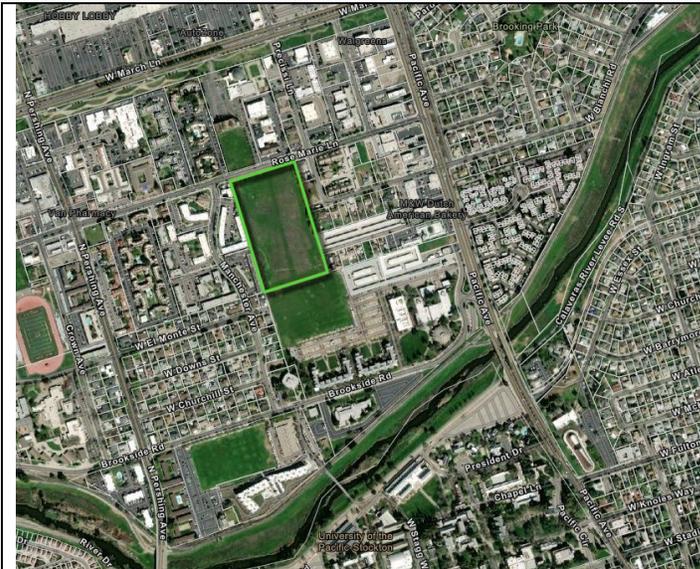
Census/HUD Variables:

Median Gross Rent - \$1,314/month
Median Home Value - \$311,300
Percent Low/Mod - 57.2%
Opportunity Score - Moderate Resource
R/ECAP - No

Market Orientation:

Best Fit Use - Multifamily Residential (Garden Apartments)
Likely Achievable Density - ~30 dua (max. allowable)
Site Constraints - Possible access issues
Market Considerations - Possibly better positioned as a commercial site (i.e., an extension of shopping center to the west; good proximity to employment and retail; elementary school nearby).

UOP North



940 Rose Marie Ln.
APN(s): 11022006

Vacancy Status:
 Vacant

Adjacent Uses:
South – Gardemeyer Field (UOP Soccer Field)
East & Southwest – Single-family residential neighborhoods; self storage
West – Multifamily apartments (2 story walkup; ~30 dua)
North – Church and charter school, multifamily apartments; Delta College (two blocks north)

Acreeage:

of Parcels - 1
Parcel - 8.93
Full Site - 8.93

Density/Yield:

Min. Density - 17.5
Max. Density - 30
Max. Yield - 267

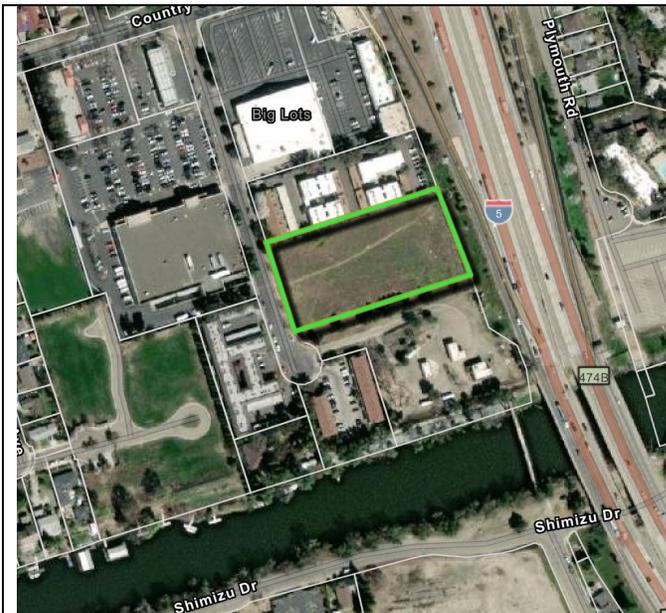
Census/HUD Variables:

Median Gross Rent - \$1,426/month
Median Home Value - N/A
Percent Low/Mod - 67.9%
Opportunity Score - Low Resource
R/ECAP - No

Market Orientation:

Best Fit Use - Multifamily Residential (Garden Apartments)
Likely Achievable Density - ~30 dua (max. allowable)
Site Constraints - None
Market Considerations - This is an ideal multifamily residential site; consistent with adjacent uses; large site facilitates high unit count; proximity to demand driver (college campus) and retail amenities.

Country Club



2142 Fontana Ave.
APN(s): 12118030

Vacancy Status:
 Vacant

Adjacent Uses:
South – Utility parcel; multifamily apartments
North & East – Multifamily apartments; Safeway & Big Lots shopping centers;
West – Interstate 5 Freeway

Acreeage:

of Parcels - 1
Parcel - 2.49
Full Site - 2.49

Density/Yield:

Min. Density - 17.5
Max. Density - 30
Max. Yield - 74

Census/HUD Variables:

Median Gross Rent - \$1,258/month
Median Home Value - \$258,900
Percent Low/Mod - 34.7%
Opportunity Score - Moderate Resource
R/ECAP - No

Market Orientation:

Best Fit Use - Multifamily Residential (Garden Apartments)
Likely Achievable Density - ~30 du/a (max. allowable)
Site Constraints - Major floodplain/SB5
Market Considerations - This is an ideal multifamily residential site; consistent with adjacent uses; large site facilitates high unit count; proximity to retail amenities; unlikely for higher density for-sale housing due to proximity to freeway and surrounding multifamily uses.

Eastland North

	<p>740 N. Wilson Wy. APN(s): 14107022, 14104018, 14104017</p> <p>Vacancy Status: Vacant</p> <p>Adjacent Uses: <u>South</u> – Supermarket-anchored shopping center <u>East</u> – Industrial/warehouse <u>North</u> – Used car sales, auto repair, single-family residential <u>West</u> – Used car sales lots</p>
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Acreage:

of Parcels - 3
 Parcel – 6; 0.28; 0.12
 Full Site – 6.4

Density/Yield:

Min. Density – 17.5 (two of the three parcel)
Max. Density – 30
Max. Yield – 191

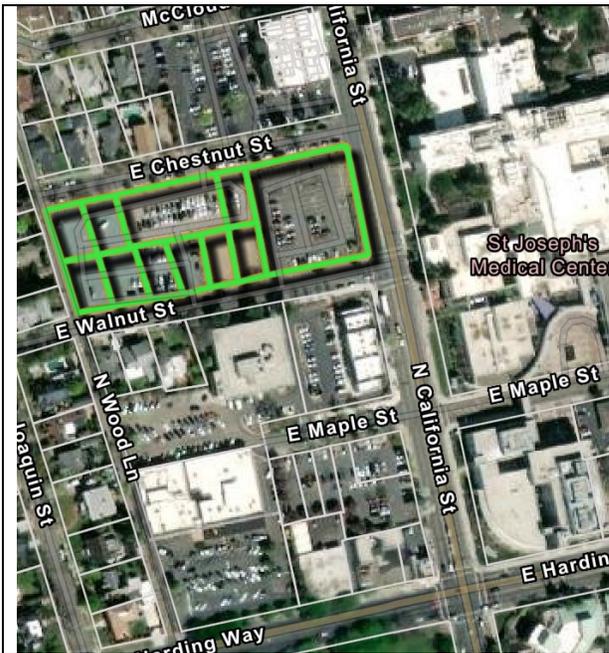
Census/HUD Variables:

Median Gross Rent – \$1,097/month
Median Home Value – \$153,500
Percent Low/Mod – 45.3%
Opportunity Score – Low Resource
R/ECAP – No (adjacent to the west)

Market Orientation:

Best Fit Use – Multifamily Residential (Garden Apartments); for-sale townhomes or small lot single-family
Likely Achievable Density - ~30 du/a (max. allowable)
Site Constraints – Possible environmental contamination due to recycling activity
Market Considerations – Large site facilitates high unit count; proximity to retail amenities; adjacent to older single-family neighborhoods; relatively low home values/rents.

Gill Property



APN(s): 12718049, 12718048, 12718034, 12718033, 12718032, 12718031, 12718030, 12718029, 12718022, 12718018, 12714018

Vacancy Status:
Surface parking

Adjacent Uses:
South – Older shopping center with mixed medical uses; new Starbucks/Subway
North – Multistory medical office building; single-family residential
East – St. Joseph’s Medical Center (Check Development Plans)
West – Single-family residential

Acreeage:

of Parcels - 11

Parcel – 0.88; 0.42; 0.14; 0.16; 0.14; 0.12; 0.11; 0.11 ; 0.11; 0.15; 0.14

Full Site – 2.48

Density/Yield:

Min. Density – 17.5

Max. Density – 30

Max. Yield – 74

Census/HUD Variables:

Median Gross Rent – \$1,095/month

Median Home Value – \$194,400

Percent Low/Mod – 58.7%

Opportunity Score – High Resource

R/ECAP – No (two blocks to the south)

Market Orientation:

Best Fit Use – Multifamily residential oriented towards hospital system employees; mid-market townhomes possible on the west/north sides, either at market or set aside for employees and/or patient families

Likely Achievable Density - ~30 du/a (max. allowable)

Site Constraints – Possible utility capacity issues

Market Considerations – Medium site facilitates higher unit count; proximity to employment; high resource area; single-family on two sides; question of hospital system plans.

Fremont Site

	<p>N/A APN(s): 13719033, 13719030</p> <p>Vacancy Status: Surface parking on the north side of West Fremont Street, across from the Waterfront Hotel, along with the EDD building w surface parking</p> <p>Adjacent Uses: <u>South</u> – Stockton Arena <u>North</u> – Single-family residential <u>East</u> – Stockton Memorial Civic Auditorium <u>West</u> – Single-family residential; underutilized commercial</p>
<p>Acreage: <u># of Parcels</u> - 16 <u>Parcel</u> – 0.09 to 1.42 <u>Full Site</u> – 3.84</p> <p>Density/Yield: <u>Density/Yield:</u> <u>Min. Density</u> – 20 <u>Max. Density</u> – 136 <u>Max. Yield</u> – 522</p> <p>Census/HUD Variables: <u>Median Gross Rent</u> – \$813/month <u>Median Home Value</u> – \$240,400 <u>Percent Low/Mod</u> – 65.4% <u>Opportunity Score</u> – High Segregation & Poverty <u>R/ECAP</u> – Yes</p> <p>Market Orientation: <u>Best Fit Use</u> – Depending on the long-term strategy for the waterfront district, this site would likely be most appropriate for mixed retail and entertainment uses and/or high density multifamily <u>Likely Achievable Density</u> – Unclear; financial feasibility within the district is uncertain. <u>Site Constraints</u> – Unknown <u>Market Considerations</u> – Adjacent to major entertainment uses; sites best positioned for retail/entertainment uses; relatively low-rent/income neighborhood; could offer potential in coordination with broader district-wide redevelopment efforts.</p>	

East Main Street



3002 East Main Street
APN(s): 15710318, 15709035,
 15709034, 15709033, 15709032,
 15709031, 15709030

Vacancy Status:
 Vacant

Adjacent Uses:
South - Single-family residential
West/South - Vacant & underutilized commercial
 West - Retail/commercial, single-family residential
 North/East - Single-family residential; retail/commercial

Acreeage:

of Parcels - 7
Parcel - 0.22; 0.16; 0.19; 0.15; 0.13; 0.14; 0.64
Full Site - 1.63

Density/Yield:

Min. Density - 17.5
Max. Density - 30
Max. Yield - 48

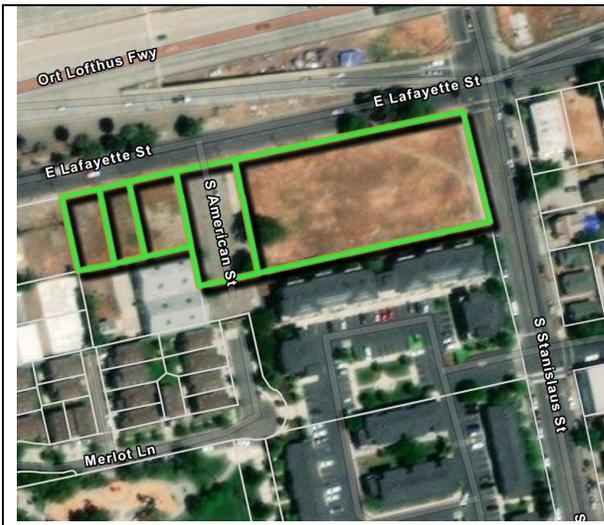
Census/HUD Variables:

Median Gross Rent - \$1,118/month
Median Home Value - \$187,500
Percent Low/Mod - 71.3%
Opportunity Score - High Segregation & Poverty
R/ECAP - Yes

Market Orientation:

Best Fit Use - Garden style multifamily; duplexes or cottage court
Likely Achievable Density - Unclear; likely below the maximum allowable
Site Constraints - Utility capacity?
Market Considerations - Identified as a “commercial corridor revitalization opportunity”; site is divided between two sites of ~1 acre (6 parcels) and 0.63 acres (1 parcel); site aggregation is required on the northern portion of the site.

Lafayette



411 South Stanislaus Street
APN(s): 14926120, 14909518, 14909504, 14909503, 14909502

Vacancy Status:
 Vacant

Adjacent Uses:
South – Gleason Park Apartments (Affordable); Eden Gleason Park
North – Crosstown Freeway
East – Two story garden apartments; single-family residential
West – Automotive service-related; Chapel of the Palms; Filipino Community Building

Acresage:

of Parcels - 5
Parcel – 1.66; 0.28; 0.14; 0.09; 0.11
Full Site – 2.28

Density/Yield:

Min. Density – 20
Max. Density – 90
Max. Yield – 205

Census/HUD Variables:

Median Gross Rent – \$810/month
Median Home Value – N/A
Percent Low/Mod – 94.04%
Opportunity Score – High Segregation & Poverty
R/ECAP – Yes

Market Orientation:

Best Fit Use – Medium or garden style multifamily
Likely Achievable Density – Approximately 23 units per acre, similar to Gleason Park
Site Constraints – Unknown
Market Considerations – Difficult market area for market rate multifamily; close proximity to the freeway; visibility from the freeway as signal of revitalization; could be an affordable site, though the Downtown is already overconcentrated.

8th + Airport



2226 South Airport Way
APN(s): 16916301, 16915101

Vacancy Status:
 Vacant

Adjacent Uses:
South – Family dollar store; single-family residential
North – Southside Market; single-family residential
East – Single-family residential
West – Used tire store; auto repair shop, vacant lot; bus stop

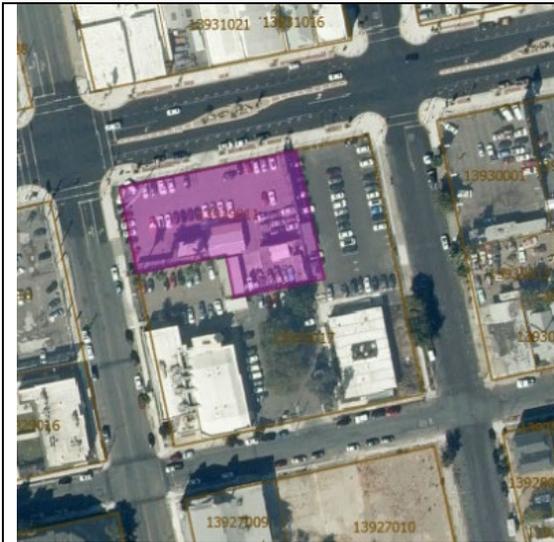
Acreage:
of Parcels – 2
Parcel – 0.71; 0.90
Full Site – 1.61

Density/Yield:
Min. Density – 17.5
Max. Density – 30
Max. Yield – 48

Census/HUD Variables:
Median Gross Rent – \$996/month
Median Home Value – \$189,700
Percent Low/Mod – 71.86%
Opportunity Score – High Segregation & Poverty
R/ECAP – Yes

Market Orientation:
Best Fit Use – Strip commercial; garden style multifamily
Likely Achievable Density – 15-30 du/a
Site Constraints – Unknown
Market Considerations – Site is likely best positioned for a stand-alone retail use; may be too small to achieve unit totals to facilitate financial feasibility for residential; could potentially be part of a scattered sites approach to low-income housing; difficult market area for market rate housing, but on border of higher price area; reasonable proximity to residential amenities.

Miner + Stanislaus



744 East Miner Avenue
APN(s): 13929011

Vacancy Status:
 Beas Auto Sales

Adjacent Uses:
South – Channel & Community Medical Centers; Silvercrest Apartments (Low-Income)
North – Vacant commercial; DGS affordable housing site
East – Auto sales lot; Omax Auto Sales; vacant auto repair
West – Community Medical Center; auto sales lot

Acresage:

of Parcels – 0.57
Parcel – 0.57
Full Site – 0.57 (possible opportunities to combine with adjacent sites)

Density/Yield:

Min. Density – 20
Max. Density – 136
Max. Yield – 77

Census/HUD Variables:

Median Gross Rent – \$526/month
Median Home Value – N/A
Percent Low/Mod – 94.04%
Opportunity Score – High Segregation & Poverty
R/ECAP – Yes

Market Orientation:

Best Fit Use – Deed restricted low-income or special needs housing
Likely Achievable Density – Unknown
Site Constraints – Unknown
Market Considerations – Site is unlikely to be developable with market-rate housing in the near to medium term as units would be largely unmarketable under current market conditions; best positioned for deed-restricted low-income or special needs housing, though such development would contribute to further concentrated poverty within the Downtown core; site lacks amenities and quality of life factors needed to facilitate market-rate development.