

Sample Developments of 100 Dwelling Units Per Acre (du/ac) – December 2021

Firehouse Square | 1300 El Camino Real, Belmont CA | Under Construction



**Overview:** The result of several long-range planning and visioning efforts by the City of Belmont and MidPen Housing, Firehouse Square is a vibrant, mixed-use affordable housing community along amenity-rich El Camino Real. Firehouse Square will provide 66 affordable (income-restricted) apartments for families and individuals, including those with supportive housing needs. The project also includes 15 market-rate townhouses and 3,750 square feet of commercial space.

- <https://www.midpen-housing.org/property/firehouse-square/>
- <https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/26/333>

<b>Units:</b> 81 units (66 apartments and 15 townhouses)	<b>Affordability:</b> 66 affordable apartments and 15 market-rate townhouses
<b>Acres:</b> 1.24 total acres (0.72 acres for apartments and 0.52 acres for townhouses)	<b>Height:</b> 2-4 stories (63 feet)
<b>Density:</b> 91 du/ac for apartments; 28 du/ac for townhouses; 65 du/ac for entire development	<b>Parking:</b> 47 spaces for apartments (0.71 spaces per unit); 29 spaces for townhouses (1.93 spaces per unit); 76 total spaces for entire development (0.94 spaces per unit)

**The Village at Burlingame | Public Parking Lots F and N, Burlingame, CA | Under Construction**



**Overview:** The Village at Burlingame is approved for City of Burlingame Parking Lots F (150 Park Road) and N (160 Lorton Avenue), in downtown Burlingame just south of Howard Avenue. The project includes constructing a new, 5-story 132-unit affordable workforce and senior apartment development and public park on the site of Parking Lot F, and relocating the existing parking stalls to a proposed 5-level parking garage on Parking Lot N. The broad intent is for the units to be rented by people working in Burlingame, and Burlingame seniors.

- [https://www.burlingame.org/business\\_detail\\_T54\\_R140.php](https://www.burlingame.org/business_detail_T54_R140.php)

<b>Units:</b> 132 units (78 workforce units and 54 senior units)	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 0.84 acres	<b>Height:</b> 5 story apartments (60 feet); 5 story garage (48 feet, open top floor)
<b>Density:</b> 157 du/ac	<b>Parking:</b> 144 spaces for apartments (1.09 spaces per unit); 368 spaces for garage

**Alma Point at Foster Square | 790 Alma Lane, Foster City, CA | Completed Development**



**Overview:** Foster Square is a new, age-qualified, mixed-use community “Town Center” in the heart of Foster City. Highly social, walkable and full of design-forward planning, Foster Square will feature homes and apartments, creative retail, parks, a public plaza, and 32,000 square feet of retail along 15 acres. The town center includes 155 senior assisted-living units; 200 age-restricted for-sale residences, and Alma Point at Foster Square, 66 affordable apartments developed by MidPen Housing. The community offers a continuum of care to address the high costs of living and health care for seniors with fixed incomes.

- <https://www.midpen-housing.org/property/alma-point-at-foster-square>
- [https://housing.smcgov.org/sites/housing.smcgov.org/files/locations/Alma%20Point%20at%20Foster%20Square\\_Profile.pdf](https://housing.smcgov.org/sites/housing.smcgov.org/files/locations/Alma%20Point%20at%20Foster%20Square_Profile.pdf)
- [https://www.fostercity.org/sites/default/files/fileattachments/city\\_manager/page/2711/foster-square-faq-v2.pdf](https://www.fostercity.org/sites/default/files/fileattachments/city_manager/page/2711/foster-square-faq-v2.pdf)

<b>Units:</b> 66 units	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 0.84 acres	<b>Height:</b> 4 stories (60 feet)
<b>Density:</b> 78 du/ac	<b>Parking:</b> 39 spaces (0.59 spaces per unit)

**Eagle Park | 1701 West El Camino Real, Mountain View, CA | Completed Development**



**Overview:** Eagle Park is a 67-unit affordable housing community that includes studios and one-bedrooms, with 30 units reserved for veterans. The site is a transit-friendly, walkable neighborhood with a mix of commercial and residential uses. Included amenities are three common roof decks, a community room, lounge, subgrade parking and bicycle storage, and resident storage lockers for each unit. Property management and supportive services are provided on site.

- [https://www.vmwpc.com/projects/eagle\\_park-vmwp-veterans\\_affordable\\_housing/](https://www.vmwpc.com/projects/eagle_park-vmwp-veterans_affordable_housing/)

<b>Units:</b> 67 units	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 0.49 acres	<b>Height:</b> 5 stories (55 feet)
<b>Density:</b> 136 du/ac	<b>Parking:</b> 30 spaces (0.46 spaces per unit)

**Wilton Court | 3703 El Camino Real, Palo Alto, CA | Under Construction**



**Overview:** Wilton Court includes 56 studio and three one-bedroom apartments near to the California Avenue shopping district and public transit. Twenty-one apartments are set aside for adults with intellectual/developmental disabilities and supportive services will be provided.

- <https://altahousing.org/services/pipeline/wilton-court-2/wilton-court-overview/>

<b>Units:</b> 59 units	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 0.46 acres	<b>Height:</b> 4 stories
<b>Density:</b> 128 du/ac	<b>Parking:</b> 41 spaces (0.69 spaces per unit)

**Arroyo Green | 707 Bradford Street, Redwood City, CA | Completed Development**



**Overview:** Arroyo Green Apartments brings 117 affordable homes for seniors earning up to 50% of the Area Median Income to amenity-rich downtown Redwood City. Residents enjoy onsite amenities such as an open air rooftop courtyard with community gardening planters, barbecue, and tables and seating. Indoors, there is a computer lab, a game room and library, a fitness room, and two laundry rooms. Public benefit features of the development include a creekside trail that is open to the public and connect with a network of bay trails, as well as a ground-floor child care center that is operated by Foot Steps, a non-profit child care provider.

- <https://www.redwoodcity.org/city-hall/current-projects/development-projects?id=73>
- <https://www.midpen-housing.org/property/arroyo-green-apartments/>

<b>Units:</b> 117 units	<b>Affordability:</b> 100% affordable
<b>Acres:</b> 1.36 acres	<b>Height:</b> 7 stories (80 feet)
<b>Density:</b> 86 du/ac	<b>Parking:</b> 60 residential spaces (0.51 spaces per unit) and 16 non-residential spaces

**353 Main Street, Redwood City, CA | Under Construction**



**Overview:** 353 Main Street will offer studio, one, and two-bedroom apartments that will be affordable to families making 80 percent or less of the San Mateo County Area Median Income. This seven-story contemporary community will complement the surrounding neighborhood with an interpretation of traditional styling, consistent with the diverse context existing in the city. The development will include a wide range of indoor and outdoor amenities, such as a second-story resident deck, an amenity deck complete with a play structure, a large community room, a homework center with computers, a fitness room, and laundry rooms.

- <https://www.redwoodcity.org/city-hall/current-projects/development-projects?id=76>
- <https://www.353mainst.com/>

<b>Units:</b> 125 units	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 1.62 acres	<b>Height:</b> 7 stories (78 feet)
<b>Density:</b> 77 du/ac	<b>Parking:</b> 182 spaces (1.46 spaces per unit)

**Huxley Apartments | 1355 El Camino Real, Redwood City, CA | Completed Development**



**Overview:** Huxley Apartments is an 8-level, 137-unit multi-family residential development entailing one level of underground parking, one level of above ground parking, and six levels of for-rent apartments, located within the Downtown Precise Plan Area.

- <https://www.redwoodcity.org/city-hall/current-projects/development-projects?id=54>
- <https://www.equityapartments.com/san-francisco-bay/redwood-city/huxley-apartments#/>

<b>Units:</b> 137 units	<b>Affordability:</b> market-rate
<b>Acreeage:</b> 0.76 acres	<b>Height:</b> 7 stories (92 feet)
<b>Density:</b> 180 du/ac	<b>Parking:</b> 153 spaces (1.12 spaces per unit)

1409 El Camino Real, Redwood City, CA | Under Construction



**Overview:** Construction of an 8-story, 350-unit multi-family residential development (including 35 affordable units at the low income level), approximately 2,900 square feet of ground floor retail, and three levels of underground parking located within the Downtown Precise Plan Area.

- <https://www.redwoodcity.org/city-hall/current-projects/development-projects?id=62>
- <https://www.ndexi.com/property/greystar-iv/>

**Units:** 350 units

**Affordability:** 35 affordable units and 315 market-rate units

**Acreage:** 1.64 acres

**Height:** 8 stories (82 feet)

**Density:** 213 du/ac

**Parking:** 441 spaces (1.26 spaces per unit)



**Kiku Crossing | 480 East 4<sup>th</sup> Avenue, San Mateo, CA | Under Construction**



**Overview:** The current city-owned redevelopment sites consists of two parcels with a total of 235 surface parking stalls. The project proposes to utilize the provisions of Assembly Bill 1763, which allows for increased building height and density for housing developments located within a half-mile of a major transit stop and offering 100 percent of the total units to lower income households. The project consists of two buildings located on adjacent parcels:

- A seven-story residential building comprised of 225 affordable rental units at 480 E. 4th Avenue.
- A five-level, above-ground parking garage located at 400 E. 5th Avenue that will provide a minimum of 164 private residential parking stalls and 532 public parking stalls
- The City Council selected MidPen Housing Corporation through a competitive RFP process in April 2018, to develop these sites.

• <https://www.cityofsanmateo.org/4094/City-Owned-Downtown-Affordable-Housing-a>

<b>Units:</b> 225 units	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 2.41 acres	<b>Height:</b> 7 stories (74 feet)
<b>Density:</b> 93 du/ac	<b>Parking:</b> 164 spaces (0.73 spaces per unit)

**1178 Sonora Court, Sunnyvale, CA | Under Review**



**Overview:** The project proposes to demolish an existing 19,440 square-foot, one-story industrial building and construct a 176-unit multi-family housing development within a seven-story building (five levels of housing on top of two levels of podium parking). The property is located directly next to the Lawrence Caltrain Station. The 1178 Sonora Court community is being developed by MidPen Housing in partnership with the City of Sunnyvale.

- <https://1178sonoracourt-midpen.weebly.com/>

**Units:** 176 units

**Affordability:** 100% affordable

**Acreage:** 1.26 acres

**Height:** 7 stories (75 feet)

**Density:** 139 du/ac

**Parking:** 139 spaces (0.79 spaces per unit)

**Crane Place | 1331 Crane Street, Menlo Park, CA | Completed Development**



**Overview:** Crane Place is a 93-unit complex for extremely low to moderate income adults ages 62 or older and persons with mobility impairments. There are 69 studio apartments and 24 one bedroom apartments. Ten of the units are barrier free apartments for persons with mobility impairments needing additional accessibility features. Crane Place has a community/recreation room, library, gift shop, and dining room. There is a laundry room equipped with coin operated machines. In order to assist residents to “age in place,” Crane Place offers the services of a Social Service Coordinator who works on site on weekdays.

- <https://www.penvol.org/seniorhousing/crane-place/>

<b>Units:</b> 93 units	<b>Affordability:</b> 100% affordable
<b>Acreage:</b> 0.94 acres	<b>Height:</b> 4 stories
<b>Density:</b> 99 du/ac	<b>Parking:</b> Limited

**Menlo Uptown | 141 Jefferson Dr. & 180-186 Constitution Dr. | Approved**



**Overview:** The approved project will demolish three single-story industrial and office buildings with a total of 110,356 square feet, and construct 483 dwelling units comprised of 441 multi-family rental units and 42 for-sale townhomes, and approximately 2,940 square feet of commercial space.

- <https://beta.menlopark.org/Government/Departments/Community-Development/Projects/Approved-projects/Menlo-Uptown>

<b>Units:</b> 483 units	<b>Affordability:</b> 73 affordable units (67 rental units and 6 for-sale townhomes) and 410 market-rate units
<b>Acreage:</b> 4.83 acres	<b>Height:</b> 7 stories (85 feet)
<b>Density:</b> 100 du/ac	<b>Parking:</b> 555 total spaces

**Menlo Portal | 104 & 110 Constitution Dr. & 115 Independence Dr., Menlo Park, CA | Approved**



**Overview:** The approved project will demolish the existing buildings containing a mix of office and industrial uses totaling approximately 64,832 square feet, and construct 335 dwelling units and approximately 34,499 square feet of commercial space, which includes approximately 1,600 square feet of commercial space with an additional approximately 2,190 square feet of outdoor spaces for use as a childcare center community amenity.

- <https://beta.menlopark.org/Government/Departments/Community-Development/Projects/Approved-projects/Menlo-Portal>

<b>Units:</b> 335 units	<b>Affordability:</b> 48 affordable units and 287 market-rate units
<b>Acreage:</b> 3.20 acres	<b>Height:</b> 7 stories (85 feet)
<b>Density:</b> 104 du/ac	<b>Parking:</b> 320 residential spaces (0.95 spaces per unit) and 94 non-residential spaces

**Menlo Flats | 165 Jefferson Drive, Menlo Park, CA | Under Review**



**Overview:** The proposed project includes redevelopment of three parcels with approximately 158 multi-family dwelling units and approximately 15,000 square feet of commercial space comprised of approximately 13,400 square feet of office space and approximately 1,600 square feet of community amenities space. The project site currently contains an approximately 24,311-square-foot commercial office building that would be demolished.

- <https://beta.menlopark.org/Government/Departments/Community-Development/Projects/Under-review/Menlo-Flats>

<b>Units:</b> 158 units	<b>Affordability:</b> 21 affordable units and 137 market-rate units
<b>Acreage:</b> 1.38 acres	<b>Height:</b> 8 stories (85 feet)
<b>Density:</b> 114 du/ac	<b>Parking:</b> 138 residential spaces (0.87 spaces per unit) and 38 non-residential spaces

111 Independence Drive, Menlo Park, CA | Approved



**Overview:** The approved project includes demolition of an existing approximately 15,000 square-foot, single-story building and construction of 105 multi-family dwelling units and an approximately 746 square-foot café space in an eight story building.

- <https://beta.menlopark.org/Government/Departments/Community-Development/Projects/Approved-projects/111-Independence-Drive>

**Units:** 105 units

**Affordability:** 14 affordable units and 91 market-rate units

**Acreage:** 0.92 acres

**Height:** 8 stories (84 feet maximum)

**Density:** 114 du/ac

**Parking:** 104 residential spaces (0.99 spaces per unit) and 5 non-residential spaces