

3705 Haven Ave Project Description Letter
 31 October 2023

PROPERTY INFORMATION

ADDRESS 3705 Haven Avenue, Menlo Park, CA 94025
 PARCEL NUMBER 55170240
 LOT SIZE ±28,808 sq. ft., 0.66 ± acres
 ZONING DISTRICT Residential Mixed Use (R-MU-B)

DEVELOPMENT AND DESIGN STANDARDS PER MENLO PARK MUNICIPAL CODE SECTION 16.45.120		
	REQUIRED	PROPOSED
DENSITY	>30 DU / ACRE TO 100 DU / ACRE 20 UNITS - 66 UNITS	150 DU / ACRE* 99 UNITS
SETBACKS	STREET SETBACKS: 0' SIDE SETBACKS: 10'-0" REAR SETBACKS: 10'-0"	SEE ARCHITECTURAL PLANS (ALL MEET MIN. REQUIREMENTS)
HEIGHT LIMIT	PROPERTIES W/IN FLOOD ZONE ARE ALLOWED 10' INCREASE IN HEIGHT. MAXIMUM HEIGHT 70'-0" + 10'-0" = 80'-0" (SCREEN FOR MECH. EQUIP. +14', ELEVATOR TOWERS & EQUIP. +20').	74'-9" HIGHEST OCCUPIABLE FLOOR LEVEL 84'-9" TOP OF ROOF SHEATHING
MAXIMUM RESIDENTIAL FLOOR AREA RATIO (FAR)	>90%-225% (BONUS LEVEL)	413%*
OPEN SPACE	25% OF SITE: 7,202 SF 25% OPEN SPACE PUBLICLY ACCESSIBLE: 1,801 SF 100 SF / UNIT COMMON OPEN SPACE - OR - 80 SF / UNIT PRIVATE OPEN SPACE PRIVATE OPEN SPACE: MIN. DIMENSION 6' X 6' MIX OF OPEN SPACE: RATIO OF 1.25 SF COMMON OPEN SPACE FOR 1.0 PRIVATE OPEN SPACE COMMON OPEN SPACE: MIN. ONE 30' MIN. DIMENSION, 900 SF (51-100 UNITS)	4,670 SF AT GRADE PUBLICLY ACCESSIBLE OCCURS ALONG NORTH AND WEST SIDES OF BUILDING ENHANCED WITH LIGHTING AND SCULPTURAL SEATING. GATHERING SPACE WITH SEAT WALL AND FREE LITTLE LIBRARY AT CORNER OF HAVEN. COMMON OPEN SPACE INCLUDES 3,200 SF AT COURTYARD, 895 AT 5TH FLOOR ROOF DECK, AND 2,964 AT ROOF DECK. ADDITIONAL PRIVATE DECKS PROVIDED, SEE G0.05A.

BIKE PARKING	<u>RESIDENTIAL:</u> 149 SPACES (1.5 LONG TERM/ UNIT) 15 SPACES (10% ADDITIONAL SHORT-TERM FOR GUESTS, MUST BE WITHIN 50' OF LOBBY) <u>RETAIL/COMMERCIAL:</u> (1 PER 5,000 GSF RETAIL, 20% LONG TERM, 80% SHORT TERM) 1 LONG TERM SPACE 1 SHORT TERM SPACE	149 SPACES LONG TERM SPACES LOCATED AT THE 2ND FLOOR 1 LONG TERM SPACE WITHIN GROUND FLOOR COMMERCIAL 16 SPACES SHORT-TERM FOR GUESTS LOCATED AT GROUND FLOOR WITHIN 50' OF THE LOBBY
DEVELOPMENT AND DESIGN STANDARDS PER MENLO PARK MUNICIPAL CODE SECTION 16.45.120		
VEHICLE PARKING - RESIDENTIAL UNITS	1 SPACE/UNIT - 1.5 SPACES / UNIT MAX. (99 - 148.5 MAX.)	99 UNASSIGNED PARKING SPACES (5% ADA REQUIRED) 5 ACCESSIBLE PARKING SPACES (INCLUDES 1 VAN PARKING SPACE) PARKING OCCURS AT FLOORS 1 & 2, ARE STANDARD SIZE SPACES UNLESS OTHERWISE NOTED.
VEHICLE PARKING - RETAIL	2.5 SPACES / UNIT OR 1,000 SF MIN - 3.3 SPACES / UNIT OR 1,000 SF MAX. (2.3-3.3 SPACES)	0 SPACES *
ELECTRIC VEHICLE PARKING	PER 12.18.110 Table 5.106.5.3.3, 15% OF TOTAL REQUIRED NUMBER OF PARKING STALLS TO BE EV, INSTALL EVSE IN 10% OF THE TOTAL REQUIRED PARKING STALLS, AND ONE IN EVERY 25 EV SPACES REQUIRES 8' WIDE LOADING AISLE. 15% OF 99 = 15 SPACES EV CHARGING SPACES (TOTAL) 10% OF 99 = 10 SPACES ELECTRIC VEHICLE SUPPLY EQUIPMENT (WHICH INCLUDES 1 EVSE SPACE WITH 8' AISLE)	10 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT, INCLUDES 1 EVSE SPACE WITH 8' WIDE LOADING AISLE) 5 EV READY SPACE (SUPPLY EQUIPMENT NOT INCLUDED)
FRONTAGE LANDSCAPING	25% MIN OF SETBACK AREA BETWEEN PROP. LINE & FACE OF BUILDING (50% SHOULD PROVIDE ON-SITE INFILTRATION OF STORMWATER RUNOFF).	SEE L-2 LANDSCAPE FRONTAGE CALCULATIONS FOR CLARITY

BUILDING MASS & SCALE: BASE HEIGHT	55' MAX. AT SETBACK OR BEFORE HORIZONTAL DISTANCE SETBACK REQUIRED. MIN. SETBACK: 10' FOR A MIN. OF 75% OF THE BUILDING FACE ALONG PUBLIC STREETS (ABOVE 45'). MAX. 25% OF BUILDING FACE ALONG PUBLIC STREETS MAY BE EXCEPTED. ASSUME PROJECTIONS (I.E. BALCONIES) DO NOT COUNT TOWARDS THIS. BUILDING PROJECTIONS: 6' MAX. DEPTH (I.E. BALCONIES/BAY WINDOWS ABOVE GROUND FLR.)	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
DEVELOPMENT AND DESIGN STANDARDS PER MENLO PARK MUNICIPAL CODE SECTION 16.45.120		
BUILDING MASS & SCALE: MAJOR & MINOR BUILDING MODULATIONS	MAJOR BUILDING MODULATIONS: MIN. ONE RECESS OF 15' WIDE X 10' DEEP PER 200' FACADE. MINOR BUILDING MODULATIONS: MIN. RECESS OF 5' WIDE X 5' DEEP PER 50' OF FACADE LENGTH. BUILDING PROJECTIONS SPACED NO MORE THAN 50' APART WITH MIN. 3' DEPTH & 5' WIDTH MAY SATISFY THIS IN LIEU OF A RECESS.	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
GROUND FLOOR EXTERIOR: BUILDING ENTRANCES	BUILDING ENTRANCES: ONE ENTRANCE EVERY 100' OF BUILDING LENGTH, MIN. ONE ALONG EACH LENGTH.	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
GROUND FLOOR EXTERIOR: TRANSPARENCY	GROUND FLOOR TRANSPARENCY: 30% FOR RESIDENTIAL, 50% FOR COMMERCIAL	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
GROUND FLOOR EXTERIOR: GROUND FLOOR HEIGHT ALONG ST. FRONTAGE.	10' RESIDENTIAL, 15' COMMERCIAL (GROUND FLOOR LEVEL TO SECOND-LEVEL FINISHED FLOOR ALONG STREET)	10' RESIDENTIAL PROVIDED, 10' COMMERCIAL PROVIDED*
GROUND FLOOR EXTERIOR: GARAGE ENTRANCES	MAXIMUM 24-FOOT OPENING FOR TWO-WAY ENTRANCE.	MAXIMUM 24-FOOT OPENING PROVIDED.

GROUND FLOOR EXTERIOR: AWNINGS, SIGNS & CANOPIES	7' MAX. DEPTH. 8' MIN. VERTICAL CLR. TO GRADE; SHALL NOT EXTEND INTO PUBLIC RIGHT OF WAY.	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
BUILDING DESIGN	ROOF LINES: 4' MIN. HEIGHT MODULATION TO BREAK VISUAL MONOTONY AND CREATE VISUALLY INTERESTING SKYLINE AT PUBLIC STREETS	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
*See requested density bonus and waivers pursuant to State Density Bonus Law (Gov. Code § 65915)		

EXISTING USES & EXISTING CONDITIONS

3705 Haven (“Property”) is a corner lot that fronts Haven Avenue on both sides. The Property is currently developed with a one-story cement plaster, approximately 10,361-square-foot commercial building, parking, and landscaping (“Existing Improvements”).

The Property has a 9’-0” non-buildable easement along the north property line. The Property is accessed by two driveways.

The neighboring property to the West is Elan Menlo Park Apartments with 146 units, to the North is a two-story office building. Across the street to the South is a one-story office building and to the East is a large one-story shipping warehouse building.

PROJECT

The Project would demolish the Existing Improvements and create a new, eight-story, 99-unit apartment complex with associated parking and landscaping (“Project”). Of the 99 units, ten would be affordable to very low-income households. The Project, like the Existing Improvements, would be served by two driveways in approximately the same locations as the existing driveways. The Project also includes sidewalk improvements, including lighting and landscaping, along the Property frontages.

The Project would provide six floors of housing over ground floor and second floor parking. A third-floor courtyard space would contain resident amenities, including a swimming pool, clubhouse, gym as well as ample outdoor seating areas. There will be additional roof decks on the fifth and eighth floors. The proposed unit sizes and mix are as follows:

Jr. 1-Bedroom	1 Bedroom	1 Bed + Den	2 Bed / 1 Ba	2 Bed / 2 Ba	3 Bed / 2 Ba
16	28	29	2	22	2

Below market rate units, dispersed throughout building				
Unit	Unit Type	Unit #	Net Sq Ft	Floor
Jr. 1-Bedroom	A.1	202	475	2
Jr. 1-Bedroom	A.3	407	540	4
1 Bedroom	B.1	3.3	760	3
1 Bedroom	B.3	510	780	5
1 Bedroom	B.3	610	780	6
1 Bedroom + Den	C	308	840	3
1 Bedroom + Den	D	313	700	3
1 Bedroom + Den	C	411	840	4
2 Bedroom / 2 Bath	F.1	311	920	3
2 Bedroom / 2 Bath	F.2	415	950	4
Total:		10	4,901	

STATE DENSITY BONUS LAW REQUESTS

The Project provides 15 percent onsite affordable housing, all of which would be affordable to very-low-income households. With a base density of 66 units, 15 percent results in providing 10 (0.15 x 66) affordable units. These 10 units would be dispersed throughout the Project, as described above.

The Project's percent and level of affordability entitle it to the following State Density Bonus Law ("SDBL") benefits: 50 percent density bonus (Gov. Code, § 65915, subd. (f)(2)), three concessions (*id.*, subd. (d)(2)(C)), unlimited waivers (*id.*, subd. (e)), and use of SDBL parking ratios (*id.*, subd. (p)). The Project requests a 50 percent density bonus to allow 99 units (66 base + 33 bonus). The Project currently requests one concession and four waivers. The Project applicant reserves the right to request additional concessions or waivers at a later time.

The Project applicant requests the following concession:

- Not including the cost of parking in the overall housing costs for tenants residing in the affordable units. Parking would be available on an unbundled basis to every tenant equally, but should a tenant of an affordable unit want parking, that tenant's rent would not be decreased to account for the cost of parking.

The Project applicant is still considering whether additional concessions would be needed to partially offset the costs associated with providing affordable housing and reserves its right to ask for additional concessions in the future.

The Project applicant requests the following waivers, which are needed to allow the Project to fit on the Property at the density proposed:

- Additional height. The Project requires additional height to fit the density bonus units.
- Additional floor area ratio ("FAR"). The Project requires additional floor space, resulting in a higher FAR, to fit the density bonus units.

- No Commercial Parking. The Project requests a waiver to provide no parking for the leasing office or small, ground-floor retail area. Providing the required six spaces would reduce the parking available for tenants to below what the code permits or result in reducing the density.
- Reducing the Commercial Ceiling Height. The Code requires that ground-floor commercial space have 15-foot ceilings. The Project as designed proposes 10 feet, which allows the Project to limit its height waiver while still providing the density proposed.

Like the concessions, the Project applicant may request additional waivers in the future if needed to accommodate the proposed density.

PROJECT OBJECTIVES

The Project is a response to the region’s need for housing, providing the maximum number of units allowed on the Property for a mixed-income project under State Density Bonus Law and the Property’s zoning. The primary Project objectives are:

- Provide a Project that is within the density permitted by the Property’s zoning and State Density Bonus Law.
- Help the City and region achieve a better jobs/housing ratio by replacing a commercial building with housing.
- Improve the pedestrian experience adjacent to and through the Project site.
- Alleviate traffic from commuters living outside the City by providing housing close to a jobs center and public transit such as buses and shuttles.
- Develop the site at a sufficient density and intensity to provide the City with community benefits.
- Provide enough market-rate residential units to have an economically viable and feasible project, while also helping satisfy the region’s need for very-low-income rental housing.
- Support the State’s carbon reduction goals by complying with the Building Energy Efficiency Standards in the California Building Code (Title 24, Parts 6 and 11), providing an all-electric building, and contributing to reduced mobile emissions by siting residential uses in a job-rich area.
- Construct an aesthetically pleasing building that is in harmony with the recent developments in the surrounding neighborhood.

REQUIRED APPROVALS

The following City discretionary approvals would be required prior to development of the Project:

- EIR Certification, including Adoption of Findings and Mitigation Monitoring and Reporting Program
- Use Permit for Bonus Level Development, including approval of the Community Amenity
- Architectural Control
- Below Market Rate Housing Agreement

In addition, the Project may require permits or approvals from the following non-City agencies:

- San Francisco Regional Water Quality Control Board

- Bay Area Air Quality Management District
- West Bay Sanitary District

ARCHITECTURAL AND LANDSCAPE DESIGN

Site Layout

The site layout is designed to maximize daylight into the courtyard while promoting unit views and privacy. The ground floor residential entry and lobby are located along the southern side of the building in response to residential neighbors to the west. Two additional pedestrian doors have been provided along Haven East for additional access point to the second-floor bike room and ingress/egress from the parking garage. Two vehicular access points for the two floors of parking are located as far as possible from the southeast corner where Haven Avenue turns the corner.

Architectural Style & Materials

The Project is a contemporary take on a courtyard building. The architectural scale and rhythm of the building contains several elements that enhance the pedestrian experience while minimizing perceived scale and mass. At the ground floor, the Project would provide recessed areas with planting and storefront entrances at the lobby and corner resident space for visual interest, creating an active presence. The lobby space sequence begins with a seating node at the entry and a mailbox area central to the space with an offset package room, and flows to the resident amenity space, elevators, stairs and garage area towards the rear of the lobby. The building has a distinct break for the courtyard at the center of the building along the east facing Haven façade with the frontage designed to respond aesthetically to the program above.

The massing of the building contains visual hierarchies of subset volumes that break down the overall mass of the building with decks and setbacks at the upper levels. Planning requirements are met with the base height stepping back above 45 feet as well as major and minor building modulations. The building is arranged in a U-shape around a central courtyard featuring a pool and amenity spaces. Units have been removed at the Southern edge of the courtyard at the fifth floor and above to increase the sun exposure, with this space designed as a quiet outdoor space. The uppermost level steps back from the street frontages to allow for another outdoor gathering space. Sloped parapets create interest with modulation at the roof plane which are reflected in angled plans. The building sides facing the property lines feature undulating facades that embrace recessed balconies and pick up on the angles of the street frontages.

Exterior finishes include cement plaster, fiber cement panels in varying colors, large format fiber cement panels, corrugated metal panels, glass guardrails and aluminum wood-looking siding. These materials are durable and of a high quality to wear well over time. The material vocabulary is carried throughout the project to emphasize different volumes of the building to break down the scale.

Site Landscaping

Site landscaping features at-grade planters and raised stormwater flow through planters, new trees, shrubs, grasses, and perennials will be provided per the landscape drawings. The planting design shall utilize a variety of Mediterranean-style, native, and drought-tolerant plant species to create layers of color and texture to complement the architecture and setting. 80% of plant material to be native or low water use and follow MWELo guidelines. Of the 17 trees existing on site, 13 will be removed and 4 saved. New trees include 4 at the street, 11 at the ground level, and 24 on podium and roof terrace.

Publicly Accessible Open Space & Site Lighting

At the southeastern corner, an outdoor area has been carved out of the building with a built-in seat wall and a Little Free Library. Large and small building recesses with planting have been created throughout the frontages to provide a pedestrian scale and promote wandering around the Property. Luxuriously planted walkways have been provided on the north and west sides of the Property with sculptural pre-cast concrete seating and bollard lighting to create an inviting space. Building-mounted dark-sky compliant light fixtures will be used to light this publicly accessible open space as well as the building entrances.

Residential Outdoor Spaces

The Project provides three common outdoor spaces for Project residents: the third-floor courtyard, fifth-floor deck, and rooftop deck. These common open spaces are accessible with key fobs, and the hours, scheduled events and music volume would be managed by the Property Management team to comply with City requirements.

Each open space has its own identity. The third-floor courtyard has a swimming pool and ample outdoor seating areas. The fifth-floor deck is a serene spot with lounge seating, tables for quiet chats, and greenery in planters. The rooftop deck is a social hub with shade structure, an outdoor kitchen, a communal dining table, and comfortable seating. Subtle integrated lighting would help create a lively atmosphere, making it perfect for gatherings.

Windows & Bird-friendly Glazing

Tied to the materials, the windows relate to the building volumes as well. Tall windows are utilized at the street frontages with taller forms; the lower base elements and property line facades feature smaller punched openings. To provide bird-friendly glazing, windows throughout the building will have external screens on operable panels. On non-operable panels, UV Patterned Glass or fritted glass will be utilized.

Sustainability Features

The building design will comply with the Reach Codes & Menlo Park Municipal Code Chapter 12.16 California Energy Code amendments and Chapter 16.45.130 R-MU Residential Mixed Use District Green and sustainable building requirements. The building will be designed to meet LEED Gold BD+C. Some sustainable features include an increased first floor elevation above the base flood elevation for sea level rise, bird friendly glazing, solar ready zone, Electric Vehicle charging stations and EV ready parking spaces.

Trash Collection

Trash collection will occur along Haven South adjacent to the first-floor garage entrance. Trash receptacles will be staged by Property management outside the flow of traffic. The Property size does not allow for a garbage truck to pull onto the Property, so a portion of the curb will be carved out to provide a place for service. Factors that contributed to this design included the lack of parking along the Property frontage, the need to minimize disturbance to a bike lane, and the need to address sight lines at the corner of Haven. The proposed design allows for trash collection trucks to pull off the street for safe servicing outside of the existing bike lane.

Community Amenity Proposal

Project applicant will coordinate with the Planning Department regarding the required Community Amenity. The Project applicant does not propose an offsite Community Amenity but is still considering its onsite and fee options.

CONSTRUCTION TIMING AND METHODS

The building is three stories of Type I construction under 5 stories of Type III construction. Construction would occur in a single phase and is expected to take approximately 22 months. The projected excavation depth is approximately 3 feet. The total estimated net export is expected to be 2,000 cubic yards. During construction, the contractor shall coordinate to provide dust control without the use of potable water.

OUTREACH TO NEIGHBORING PROPERTIES

A Project informational package was shared with adjoining neighbors by the Project applicant via virtual meetings that occurred on November 23, 2022, and December 22, 2022. Neighbors were presented with a summary of the Project and given opportunities to voice questions and concerns. Discussions included clarifying the setbacks, easement along the north Property line, construction timing, management of the property, considerations for shadows, and removing existing driving access across the site.

December 22, 2022

Meeting Minutes

Neighbor Outreach for proposed development at 3705 Haven Ave, Menlo Park

Attendees.

Pedro Botero, March Capital Management

Michelle Loeb, LDP Architecture

Lily Vo, Greystar, Elan Property Manager

ElanMenloParkmgr@greystar.com

Holly Longoria, Greystar, Regional Manager

Holly.longoria@greystar.com

Summary of Meeting

Michelle Loeb shared screen starting with the google maps street view of the lot of the project. She described the composition of the project with 99 units and 99 parking spaces.

She shared few slides with the 3D view of the property, showed the different common areas of the building. Then she shared elevations of the property explaining the different areas on each one of the sides. Finally, she went through the amenities of the building, parking access, lobby, resident amenities.

Holly asked when is construction starting? Pedro responded that we're still in an early phase of entitlements and that construction would potentially start in 1.5 to 2 years from now.

Holly asked who will manage the property? Pedro responded that we're still far from that point and that MCM has worked with several property management companies. Pedro clarified that we have a good relationship with Greystar and that we've had conversations with them for other properties. Molly responded that Greystar would be interested on pitching for the management of this property.

Finally, the slides have been shared with the Greystar team.

Minutes prepared by:

Pedro Botero

November 23rd, 2022

Meeting Minutes

Neighbor Outreach for proposed development at 3705 Haven Avenue, Menlo Park.

Attendees.

Eduardo Sagues, March Capital Management

Emerald Xu, March Capital Management

Pedro Botero, March Capital Management

Michelle Loeb, LDP Architecture

JT Bianchi, Owner of 3715 Haven Ave

Tj@deerfieldrealty.net

650-298-0080

Summary of Meeting

March Capital Management did the initial team introductions and JT Bianchi introduced himself as 3715 Haven Ave property owner.

Michelle Loeb shared the screen with a presentation including the isometric views of the building and elevations. She described the number of units, heights on each side of the building, common areas, and façade materials. JT Bianchi asked for the number of floors on the North side of 3705 Haven and Michelle responded that there will be 7 floors on the North West side and 8 floors on the North East site of the proposed building.

Additionally, Eduardo Sagues explained that we're using local and state density bonuses. He mentioned that the purpose of the building is for rent and asked Michelle to clarify the unit type mix.

Michelle clarified that the building would have sixteen Jr. 1 Bedroom, twenty-eight 1 Bedroom, twenty-nine 1 Bedroom + Den, twenty-four 2 Bedroom and two 3 Bedroom units. She also mentioned that there will be ten BMR's.

TJ Bianchi asked March Capital Management for the acquisition date of the property and if the property was purchased with entitlements. Eduardo responded that the purchase date was December 2021 and that it wasn't purchased with entitlements.

TJ Bianchi asked for the setback of our building against his property and Michelle responded that we have a 10ft setback, as required by planning, which includes the existing 9-foot easement. She also clarified that there will be an all-weather walkable path around the building for fire access with a standpipe on the Northeast corner of the lot.

TJ Bianchi noted considerations for shadows from the proposed building at 3705 Haven as well as changes to site access. 3715 Haven currently has a connection for driving access at the North-West corner of the site, TJ will review if removing this access will impact his building.

TJ Bianchi requested the documents presented to review with his team, March Capital Management emailed after the meeting.

Minutes prepared by:
Pedro Botero