

68 Willow

Purpose of the proposal

The purpose of the proposal is to replace an outdated Office Building with much needed mid-level housing for Menlo Park. The Office Building is approximately 27,000 SF with 96 parking spaces. It is believed to have been built around 1955 and renovated in 2006. The proposed project is a 50 Unit Townhome development consisting of (8) 3-story buildings which include Zipper Townhomes and Traditional Townhomes ranging from 1650 SF-2200 SF.

Scope of work

The scope of work includes the demolition of the Office Building and the Construction of the (8) Townhome Buildings along with the required infrastructure including access roads and utilities. There will also be the construction of the various site features and amenities.

Architectural style, materials, colors, and construction methods

We are proposing a Modern Farmhouse aesthetic which includes a mix of Stone, Stucco, and Board and Batt siding. We have selected (4) color schemes in clean and modern style with a mix of lighter colored stucco body one and darker more colorful wood body two colors. The schemes were designed to work harmoniously over the whole site. The project will be Type VB light wood framed construction.

Basis for site layout

The site was designed with several different factors driving the layout. The access for the site was best situated off Willow Place instead of Willow Road, because it could be placed further from the intersection and avoid the existing turn lane in Willow Road. In addition, it was important that we design the buildings with the front porches and entries facing outward toward the public streets, the neighboring properties, and the San Francisquito Creek. This promotes a sense of community with the neighboring properties and places eyes on the street, adjacent lots, and the creek. These factors drove the loop road which provides access to the individual garages as well as creating a central space at the heart of the site. This space, along with the site area along the creek, provides the usable common open space and amenities for the residents.

Existing and proposed uses

Existing: 27,000 SF, one-story, Office Building, with 96 parking spaces.

Proposed: (50) 3-story Townhomes arranged in (8) Buildings with units ranging from 1650 SF-2200 SF.

Outreach to neighboring properties

Community Outreach will be scheduled after we receive feedback on our first submittal from the city regarding project layout.