



Middlefield Junction

Family Residential
Childcare and Community Space

Update

May 23, 2024

Development Team

- **Developer:** Mercy Housing California
- **Architect:** BAR Architects
- **Contractor:** Roberts-Obayashi
- **Sponsor/Funder:** San Mateo County
- **Local Partner:** El Concilio of San Mateo County
- **Property Manager:** MHMG
- **Service Provider:** MHC
 - *case management for homeless units to be provided by County of San Mateo*



Middlefield Junction Overview

♥ 179 units of Family Housing

- 1- Bedrooms 48 (27%) 2- Bedrooms 81 (45%) 3 - Bedrooms 50 (28%)
- Units will be targeted for families making from 15% to 80% of AMI
- 20 units will be reserved for formerly homeless persons
- Consists of 2 buildings. One with 5 stories of housing over a podium parking structure, and one with 4 stories of housing over commercial and community space.

♥ Childcare

- 11,200 SF early education center along with an 8,000 SF adjacent enclosed outdoor play area
- Operated by Peninsula Family Service
- Serving approx. 30 infants and toddlers

♥ Community space

- 3,000 S.F. public community space open for rental
- Will function as flexible programmatic space that the community can use for a variety of events and activities. Anticipated uses including health & wellness, education, health center meetings, community gathering and other flexible community uses

♥ Open space

- Central community plaza area, pedestrian mews with landscape amenity space, play areas on top of podium, community garden beds, dedicated outdoor space for childcare

♥ Parking

- 0.75 spaces per unit, plus pickup/drop-off for childcare and parking for community space



Target Population & Unit Mix

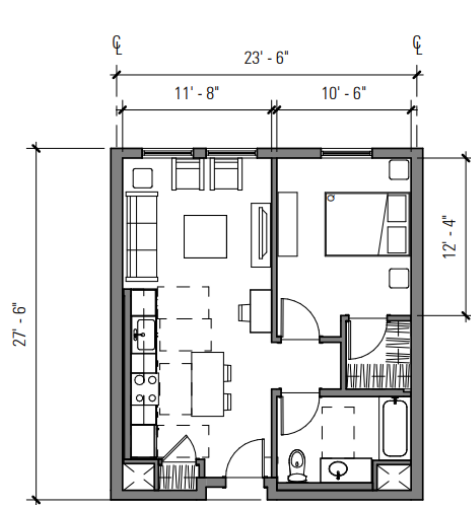
	# of Units	15% AMI	20% AMI	30% AMI	50% AMI	60% AMI	80% AMI
1 Bedroom	48	8	12	0	11	11	6
2 Bedroom	79	0	0	22	28	19	10
3 Bedroom	50	0	0	14	14	16	6
Manager Unit (2B/1b)	2						
TOTAL	179	8	12	36	53	46	22
<i>% of units</i>		4%	7%	20%	30%	26%	12%



Target Population & Unit Mix

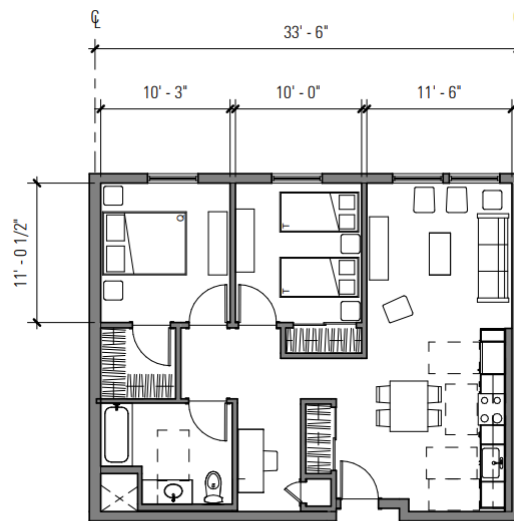


Typical Unit Plan



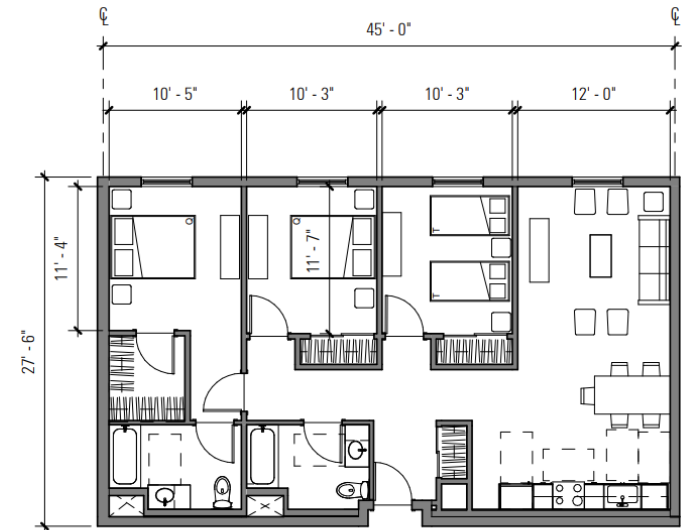
642 GSF*
555 NSF**
** GROSS SQUARE FOOTAGE INCLUDES EXTERIOR, CORRIDOR AND PARTY WALLS*
*** NET SQUARE FOOTAGE INCLUDES FINISH TO FINISH*

1 BED



920 GSF*
820 NSF**
** GROSS SQUARE FOOTAGE INCLUDES EXTERIOR, CORRIDOR AND PARTY WALLS*
*** NET SQUARE FOOTAGE INCLUDES FINISH TO FINISH*

2 BED



1235 GSF*
1110 NSF**
** GROSS SQUARE FOOTAGE INCLUDES EXTERIOR, CORRIDOR AND PARTY WALLS*
*** NET SQUARE FOOTAGE INCLUDES FINISH TO FINISH*

3 BED

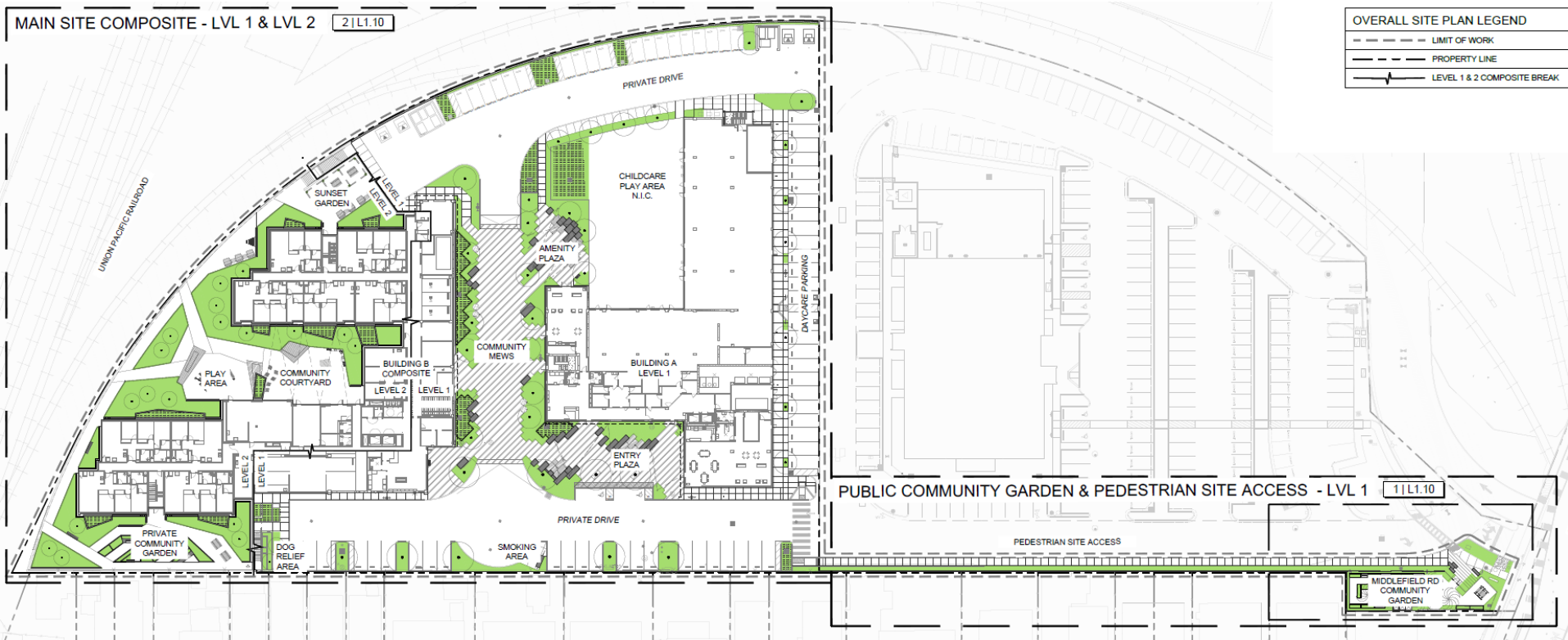
Rent Ranges: 1B/1b: \$1,045 – \$2,788 | 2B/1b: \$1,254 – \$3,346 | 3B/2B: \$ 1,449 – \$3,865



Milestone	Date
Construction Start	June 2023
Construction Completion	May 2025
Lease Up - Marketing	September 2024
Lease Up Process	December 2024 - May 2025
Anticipated Move In	May 2025



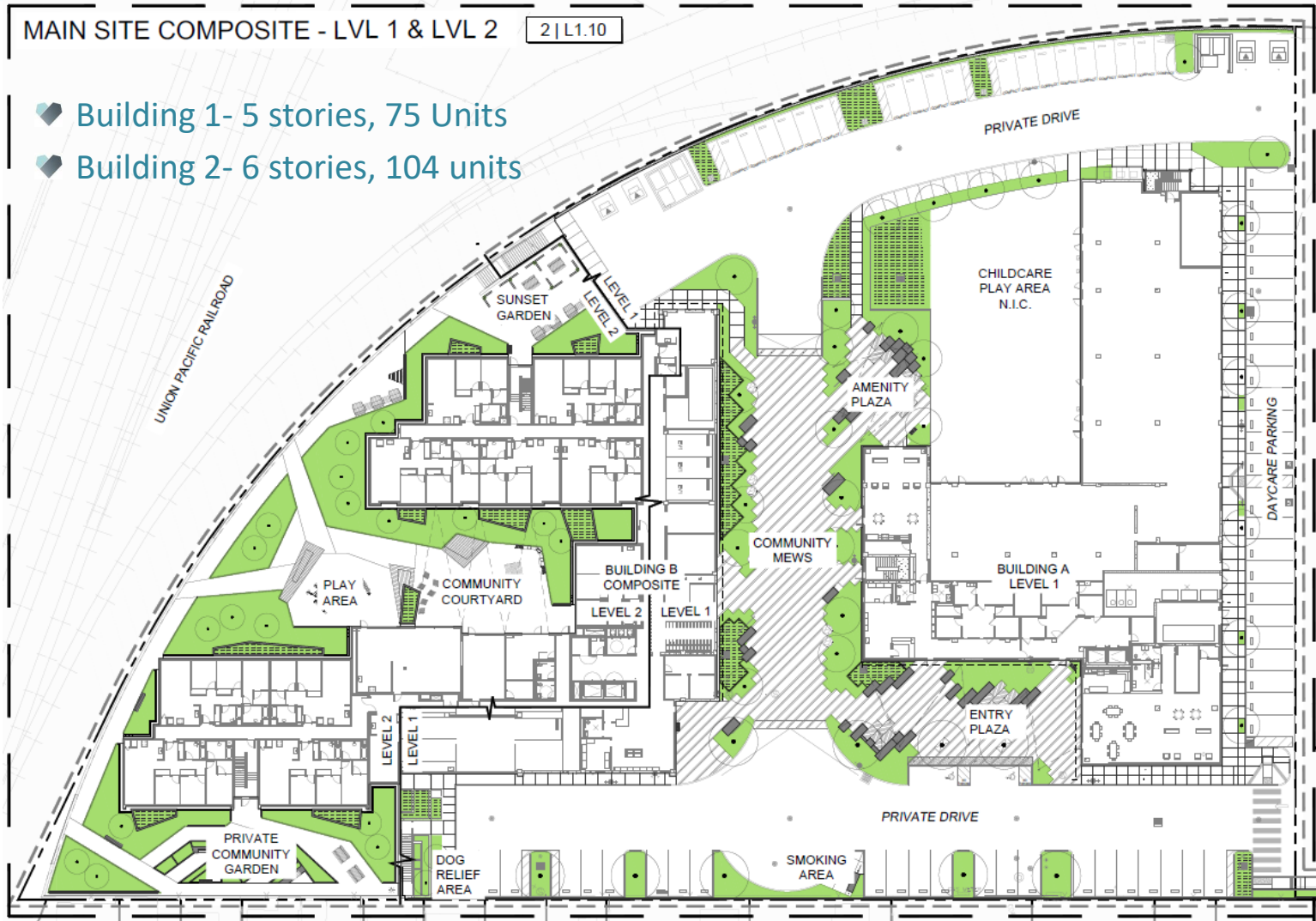
Overall Site Plan



Site Plan

MAIN SITE COMPOSITE - LVL 1 & LVL 2 2 | L1.10

- ◆ Building 1- 5 stories, 75 Units
- ◆ Building 2- 6 stories, 104 units

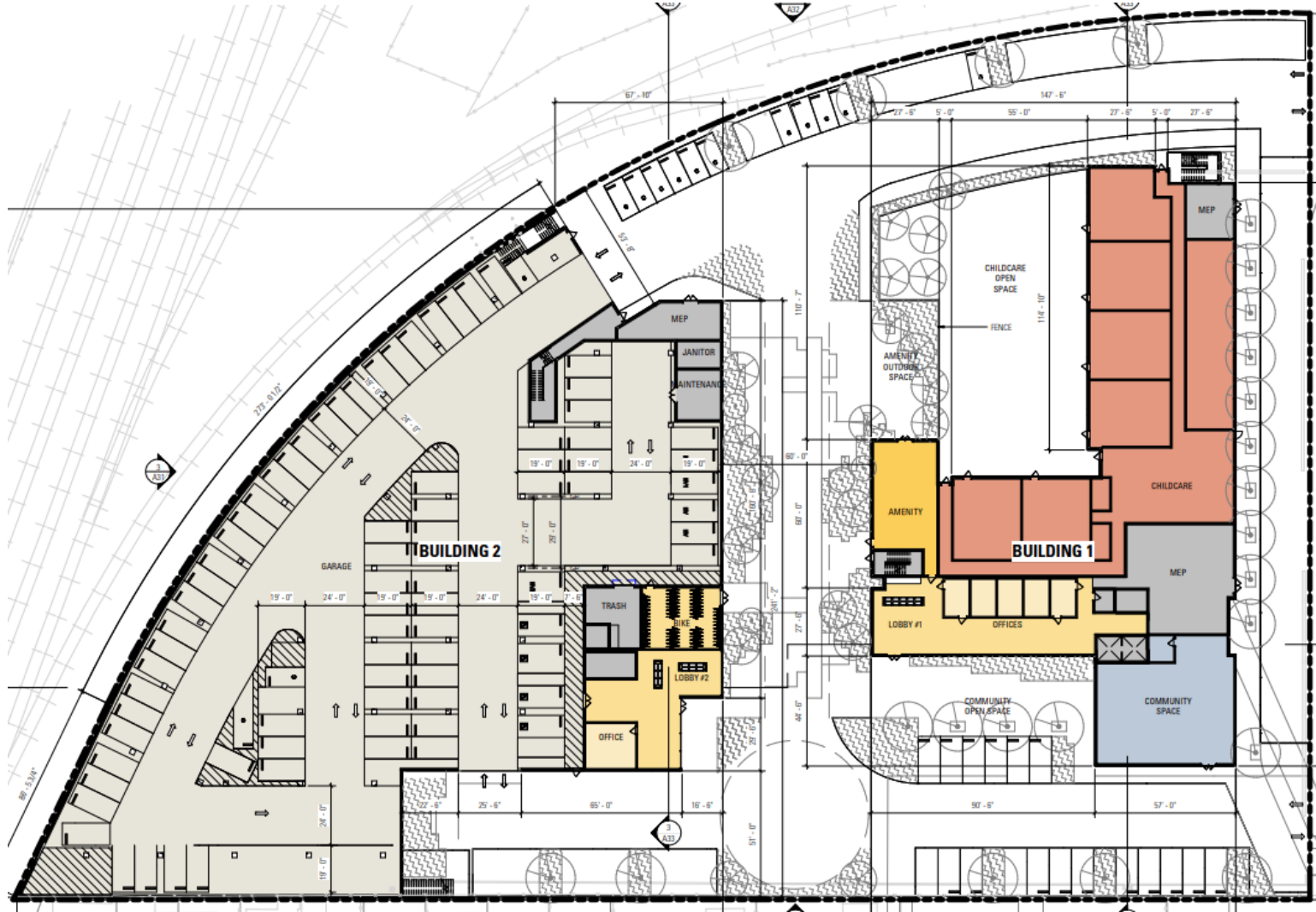


Design

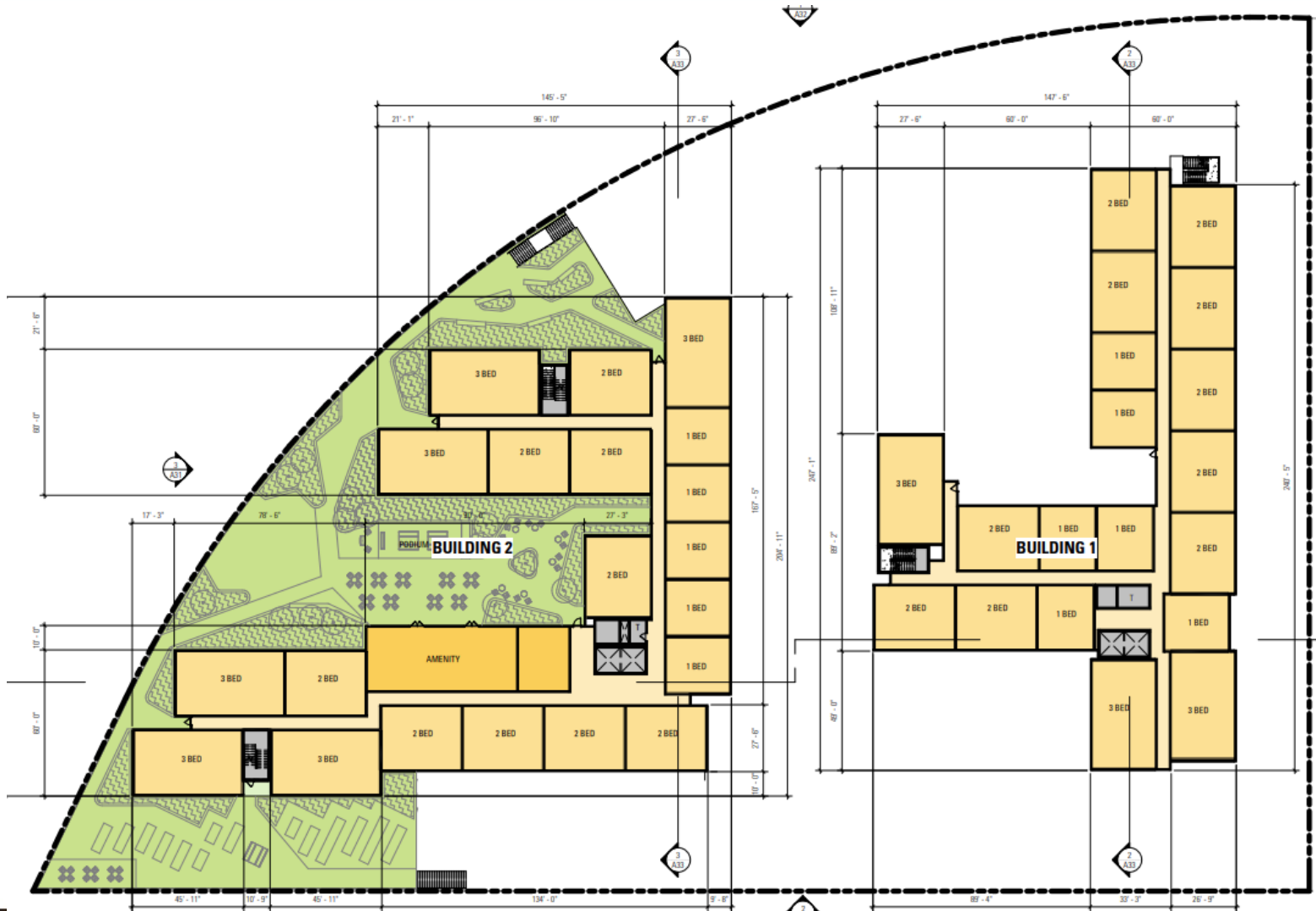
view



Ground Level



1st Level



Design



Design



Design

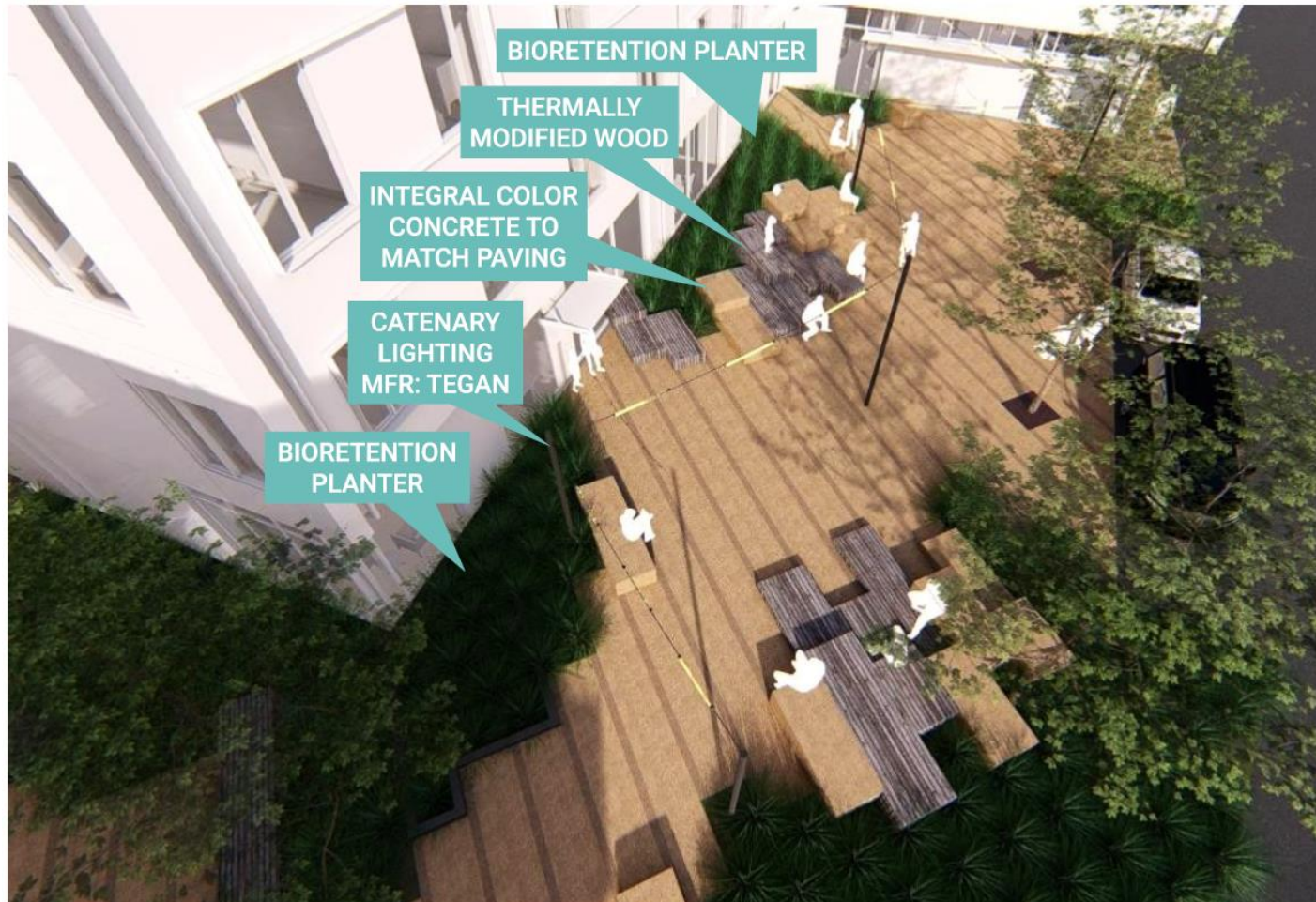


Landscaping

ENTRY PLAZA

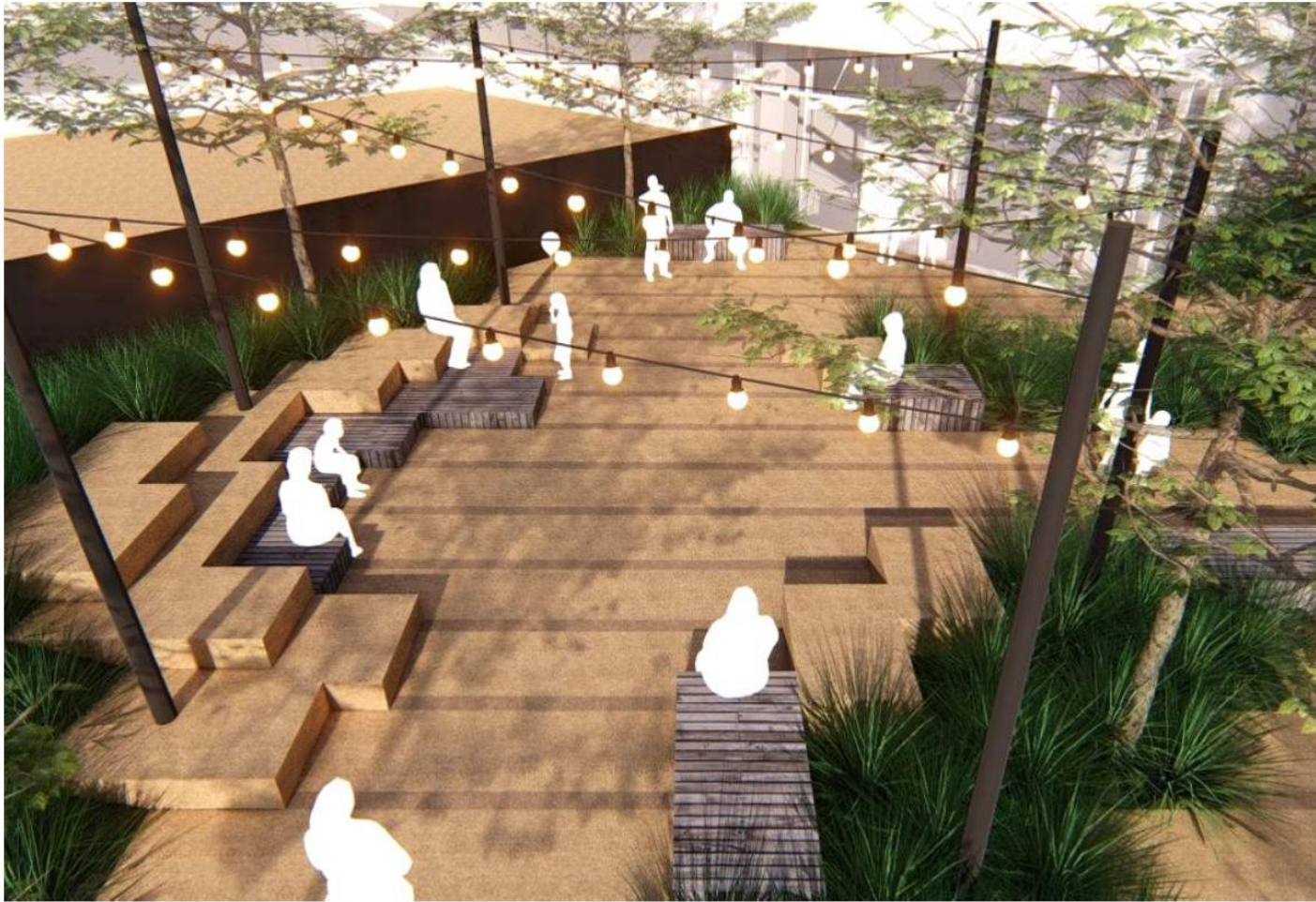


ENTRY PLAZA



Landscaping

AMENITY PLAZA

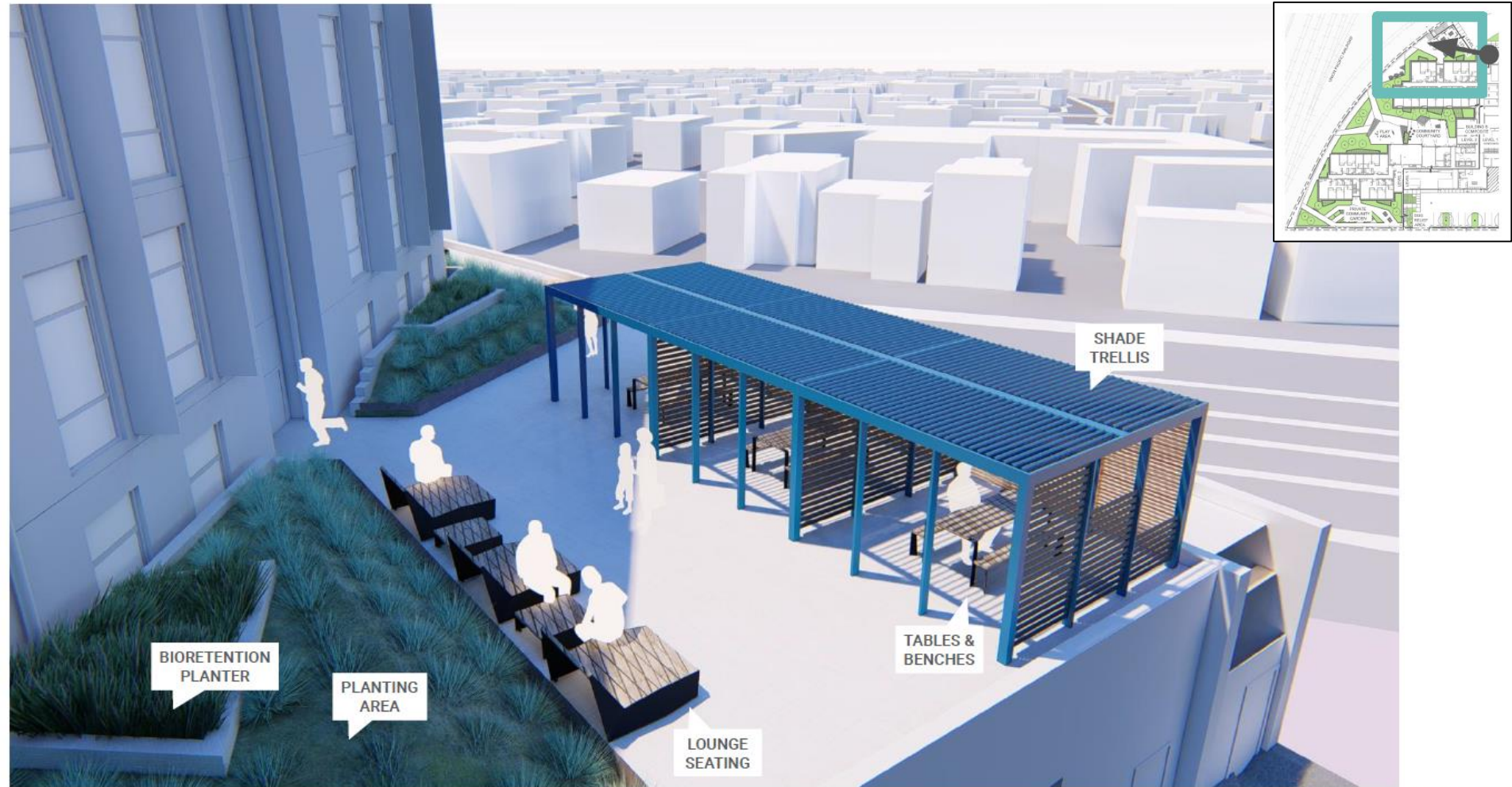


AMENITY PLAZA



Landscaping

Sunset Terrace



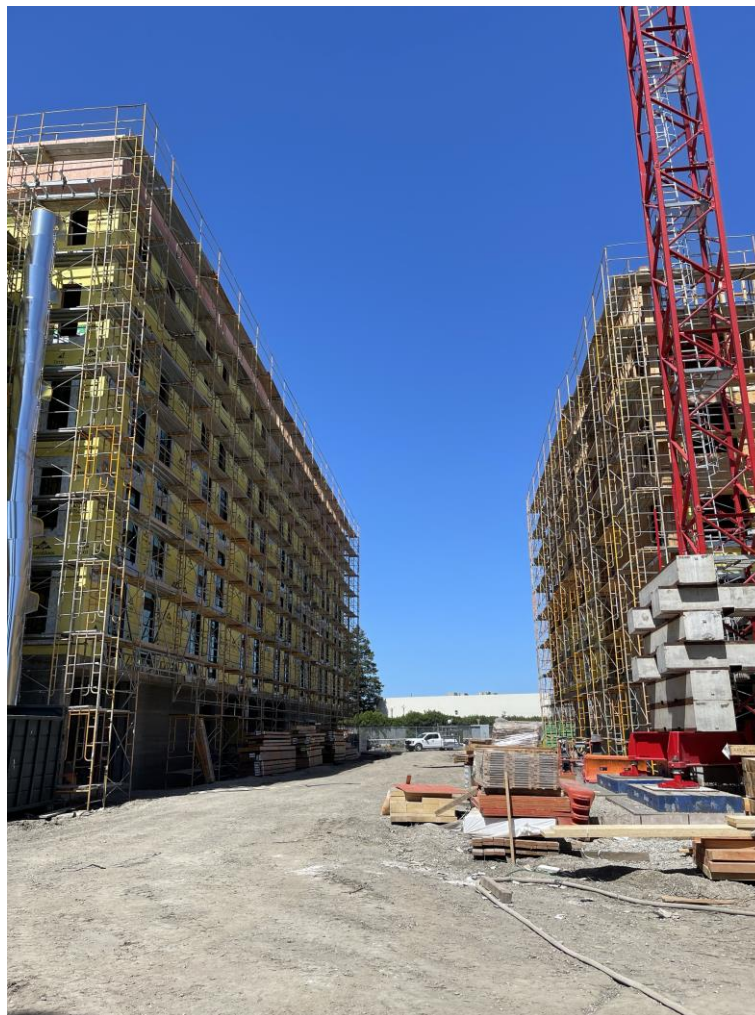
Construction – Current Progress



Building A



Construction – In Progress



Construction – In Progress



Building B



Construction – In Progress



For more information...

Middlefield Junction | Website www.middlefieldjunction.com

- Overview of Middlefield Junction with FAQ
 - Monthly newsletter provided
 - Fill out Contact form to join mailing list



THANK YOU!

