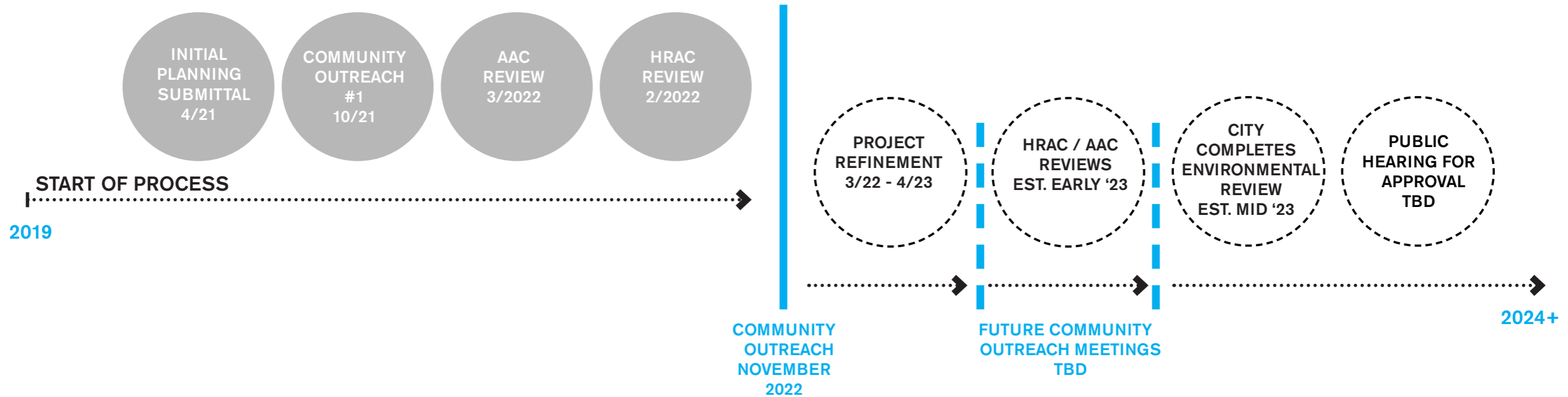


INFORM | WHERE WE ARE & WHAT WE KNOW

PROCESS



PLANNING



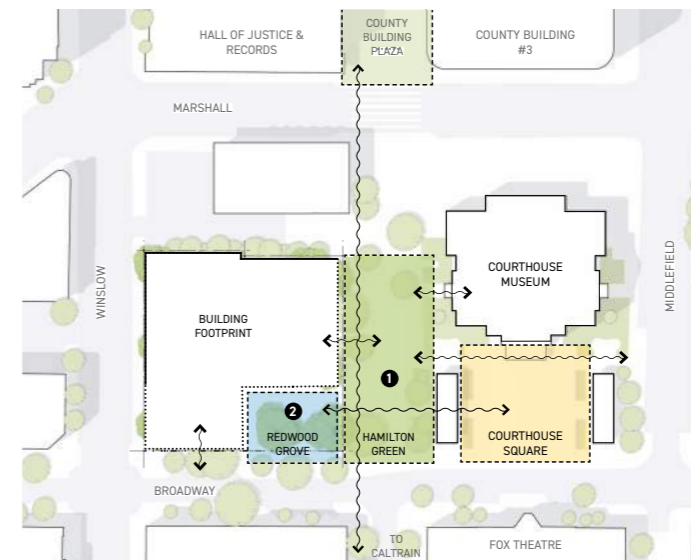
This context map illustrates the current distribution of active uses along Broadway and the Project's proximity to CalTrain. We can see from the current uses on site that this block is under-contributing to the rich life of Broadway.

This project intends to bring active uses, public outdoor space, family-friendly program, and a compelling streetscape to both Broadway and Hamilton Street. This will allow the block to contribute its fullest potential to the character of Broadway and downtown Redwood City.

- Food / Cafe
- Civic / Cultural
- Entertainment
- Retail
- Bank
- Professional
- County



The Project has multiple opportunities to build upon Redwood City's pedestrian-friendly and regionally-connected potential. Creating a pedestrian only Hamilton Green and linking it to the larger pedestrian pathway from Caltrain to County and office buildings creates a safe transit oriented arrival into downtown.

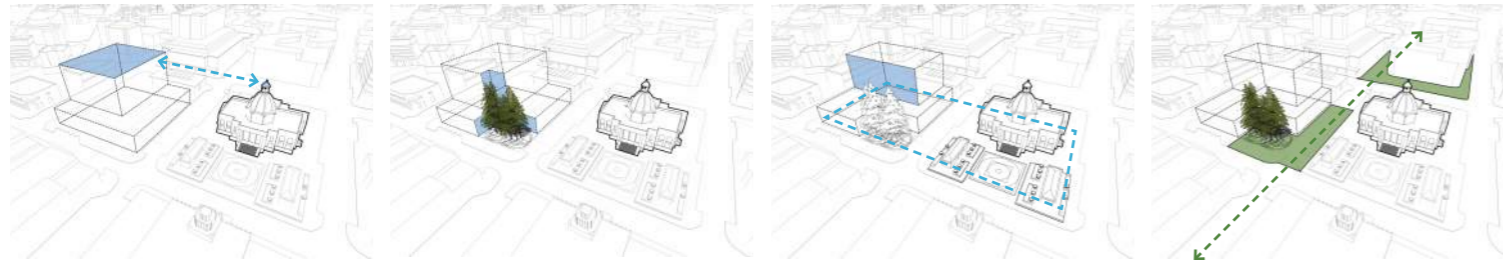


The Project will work with the City and community to create new publicly-accessible spaces that support the current offerings of Courthouse Square. These will stand alone as memorable places, Redwood Grove & Hamilton Green, and will stitch respectfully into their context to support a Downtown which is more than the sum of its parts. These two publicly-accessed spaces will be at ground level, accessible and barrier-free, and contribute much to the public realm.

- 1 Hamilton Green**
Envisioned as a pedestrian-only public space to support Courthouse Square, the Project will work with the city's Parks, Recreation and Community Services to develop a space that meets the city's needs for downtown green space and contributes meaningfully to public life.
- 2 Redwood Grove**
By saving and improving upon the current Redwood trees at the Southeast corner of the site, the Project will create roughly 5000 sf of naturally-landscaped public outdoor space that will allow the community better interaction with the trees, their shade, and their lovely undergrowth.

GOALS

RESPOND TO PLACE



Respect Courthouse Museum

Downtown Precise Plan allows 136' height, the Project proposes 112' to respect the height of Courthouse Museum, a precedent that has been set by the community in other nearby projects.

Save existing Coast Redwoods

Downtown Precise Plan does not allow setbacks at grade, however, the Project proposes saving the beloved Coast Redwoods.

Frame the Square

Upper stories of the Project should step back to frame Redwood Grove and Courthouse Square.

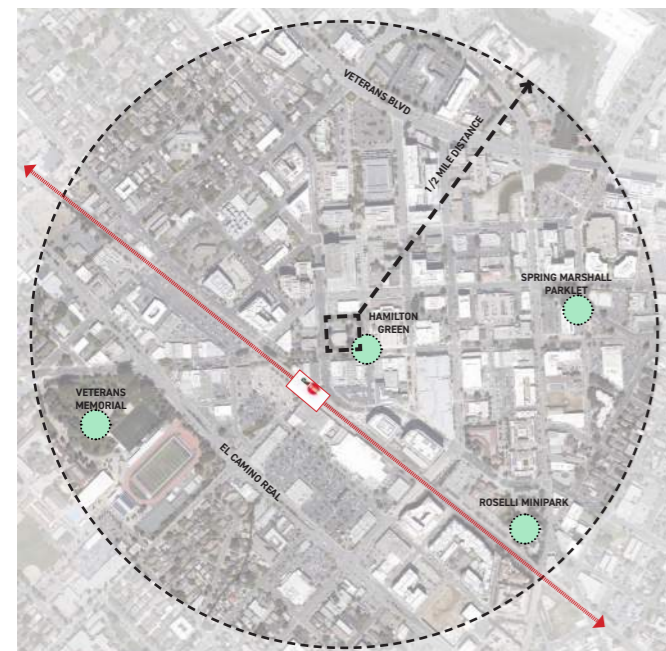
Create and Link Green Space

Strengthening walkability, the Project creates Hamilton Green as a pedestrian only connection to Caltrain.

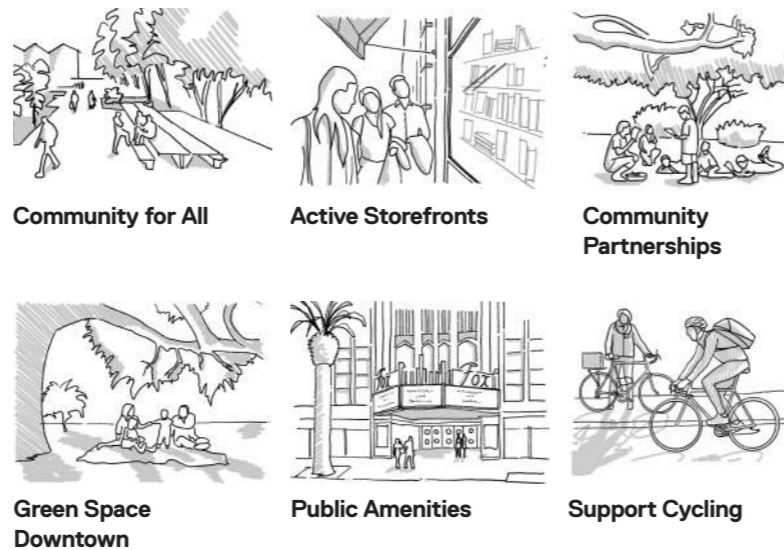
PRESERVE THE REDWOOD GROVE



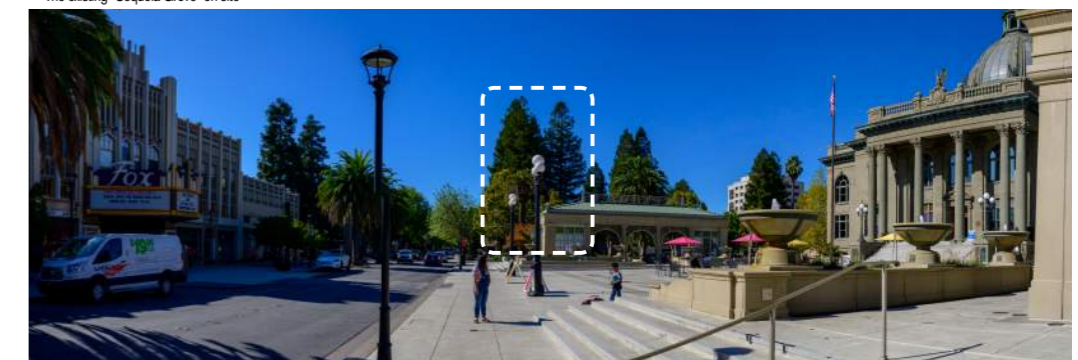
CREATE GREEN SPACE DOWNTOWN



CREATE COMMUNITY BENEFITS



The existing "Sequoia Grove" on site



The existing "Sequoia Grove" from across Courthouse Square

609 PRICE | OFF SITE AFFORDABLE HOUSING

ABOUT MIDPEN HOUSING

MidPen Housing was founded in 1970 by a small but influential coalition of Silicon Valley entrepreneurs, Stanford University faculty and other community leaders who were concerned over the lack of affordable housing on the San Francisco Bay Area peninsula. Since then, MidPen has greatly expanded its reach and is one of Northern California's leading non-profit developers and managers of affordable rental housing with a robust and diverse portfolio.

Mission

To provide safe, affordable housing of high quality to those in need; to establish stability and opportunity in the lives of residents; and to foster diverse communities that allow people from all ethnic, social and economic backgrounds to live in dignity, harmony and mutual respect.

AFFORDABLE COMMUNITIES IN REDWOOD CITY

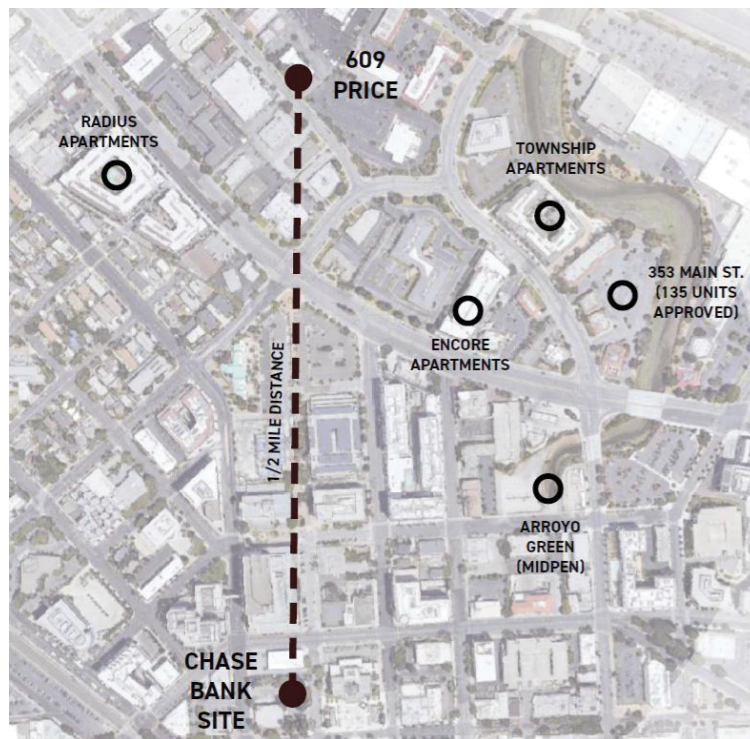


City Center Plaza – renovated in 2017



Arroyo Green – completed in 2021

LOCATION



- Site at 609 Price Avenue will be dedicated for 100% affordable housing.
- Tishman Speyer will provide the site and predevelopment funds to the project (more than double what would be due under the City's Affordable Housing Ordinance).
- MidPen will develop housing for families earning between 30-60% of area median income.
- Redwood City will welcome 98 units of permanently affordable housing for low-income individuals and families.

WHAT IS AFFORDABLE?

San Mateo County 2022 Income Levels*				
% of Area Median Income (AMI)	Household Size (# of persons)			
	1	2	3	4
30% AMI	\$39,150	\$44,760	\$50,340	\$55,920
40% AMI	\$52,200	\$59,680	\$67,120	\$74,560
50% AMI	\$65,250	\$74,600	\$83,900	\$93,200
60% AMI	\$78,300	\$89,520	\$100,680	\$111,840

San Mateo County 2022 Rent Levels*				
Income Level*	Studio	1-Bed	2-Bed	3-Bed
30% AMI	\$978	\$1,048	\$1,258	\$1,454
40% AMI	\$1,305	\$1,398	\$1,678	\$1,939
50% AMI	\$1,631	\$1,748	\$2,097	\$2,423
60% AMI	\$1,957	\$2,097	\$2,517	\$2,908

* Note: Income and Rent levels are adjusted each year by HUD, based on Area Median Income (AMI) by County.
Source: State of California Tax Credit Allocation Committee (<https://www.treasurer.ca.gov/ctcac/2022/supplemental.asp>)

Proposed** Unit Mix

Unit Type	# of Units
Studio	25
1-Bed	18
2-Bed	30
3-Bed	23
Manager's Units (2-Bed)	2
Total	98

** Unit mix and unit count are subject to change as project proceeds through the City of Redwood City's Planning approvals process.



View of Hamilton Green from Hamilton / Broadway



Broadway Sidewalk

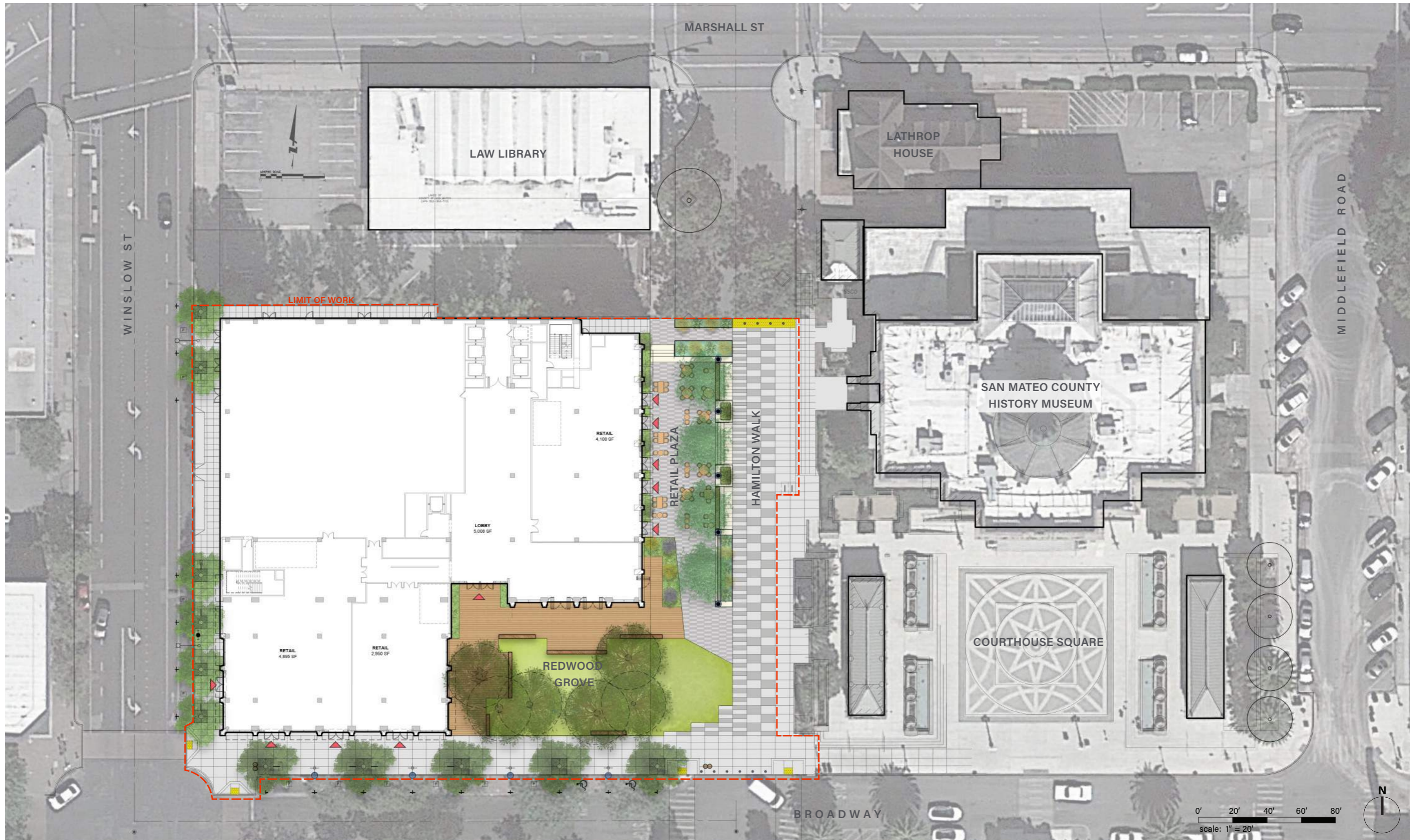


View along Broadway



View from Courthouse Plaza kiosk

Overall Site Plan



Hardscape & Planting

TREE PLANTING PALETTE



Winslow Street Tree
Platanus acerifolia 'Columbia'
(London plane tree)



Hamilton Walk Tree
Nyssa sylvatica
(Black tupelo)



Hamilton Walk Tree
Ceanothus 'Ray Hartman'
(Ray Hartman ceanothus)



Hamilton Walk Tree
Cercis canadensis
(Eastern redbud)



Redwood Grove
existing redwood trees to remain

LANDSCAPE CHARACTER



Layered Textures



Contrast in Form and Seasonality



Evergreen and Deciduous



Relationship to Architecture

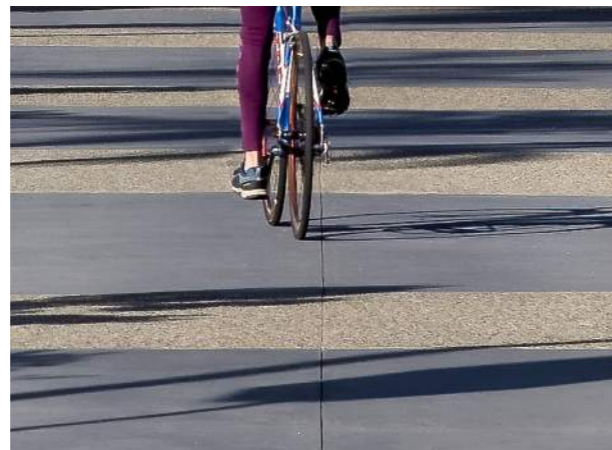


Stormwater Planters

HARDSCAPE PALETTE



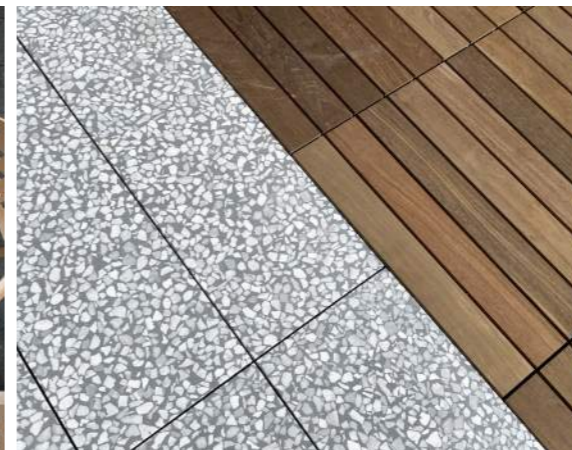
Precast Concrete Seat Wall



Textured Concrete



Stone with Stainless Steel Letter Inlay

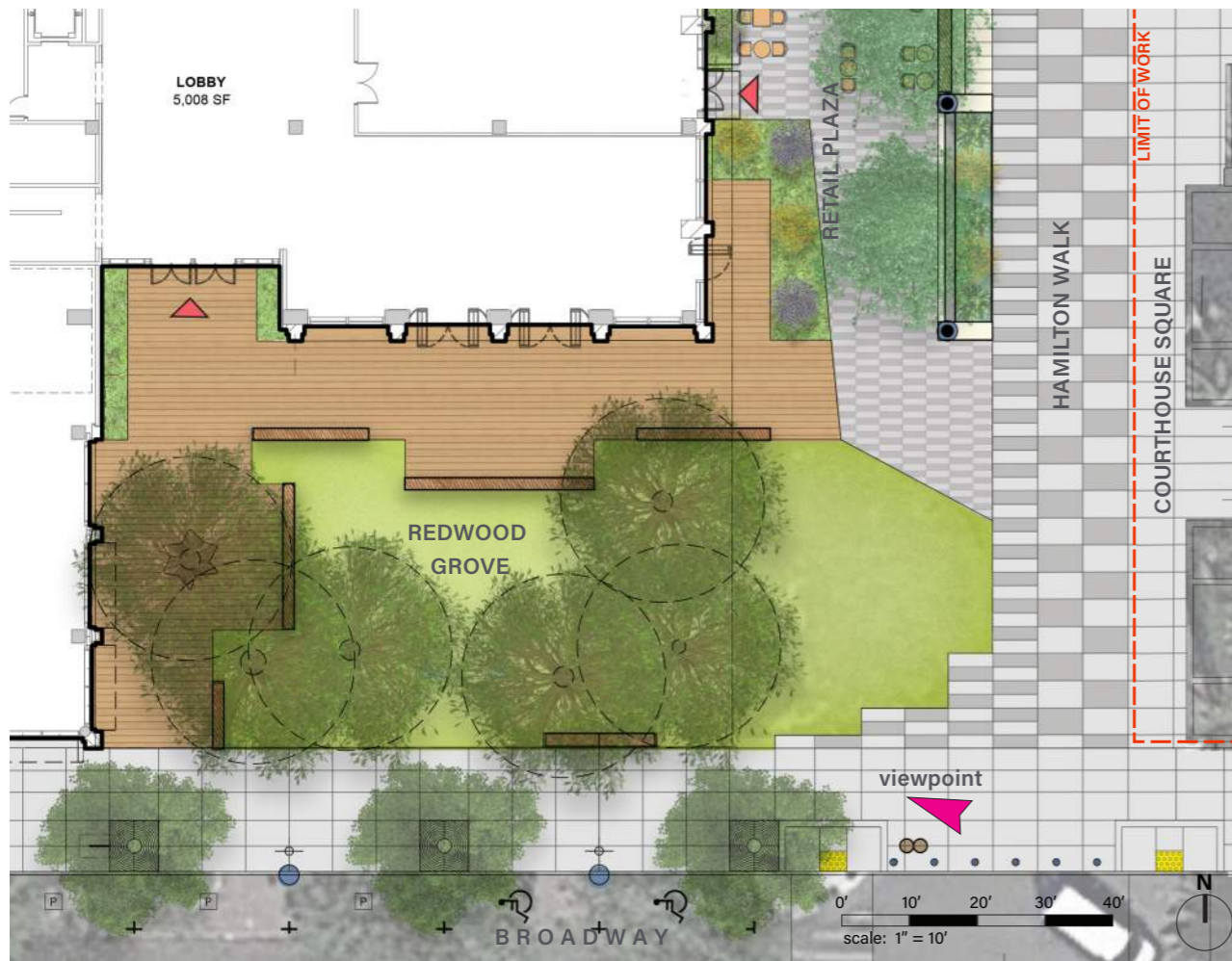


Unit Pavers with Wood Deck



Reclaimed Timber Seat

Enlarged Plan | Redwood Grove



View of Redwood Grove from Broadway Looking West



Mingling on Deck Amongst the Grove



Office Building Entry

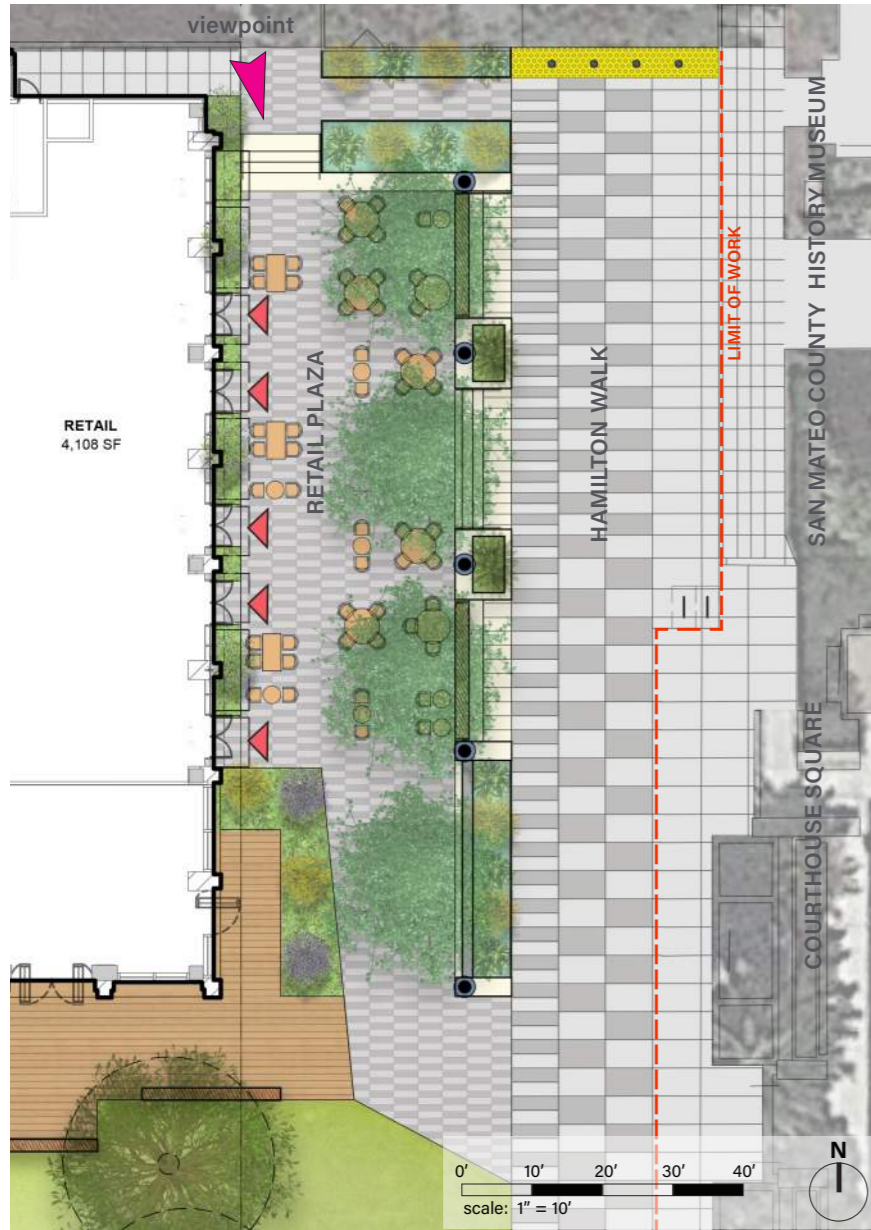


Picnicking Under Trees



Shaded Seating

Enlarged Plan | Retail Plaza



View of Retail Plaza Looking South



Outdoor Dining



Cafe/Restaurant

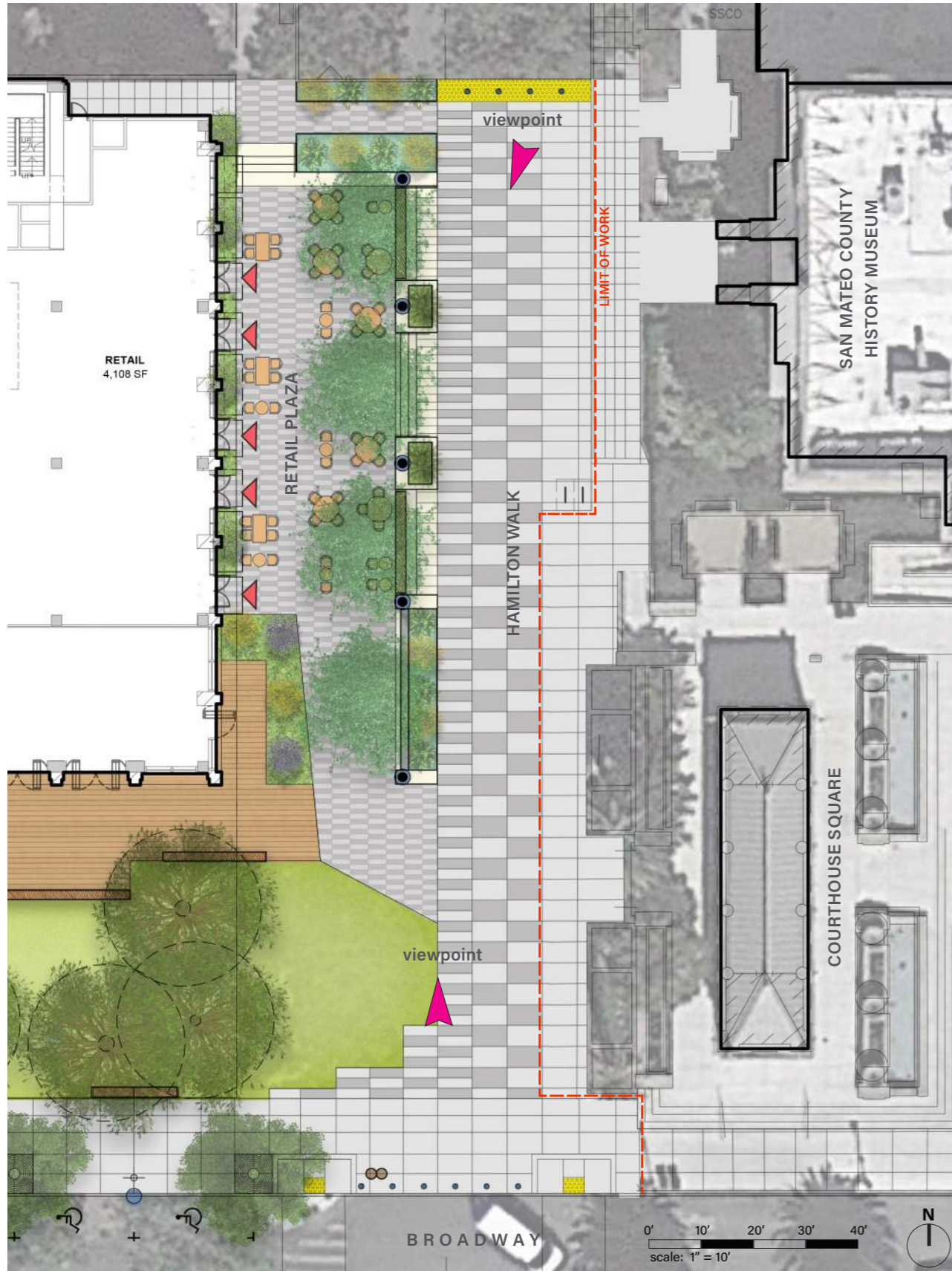


People Watching



Inspiring Words

Enlarged Plan | Hamilton Walk



View of Hamilton Walk Looking South



View of Hamilton Walk Looking North

Potential Hamilton Walk Programs

ACTIVE USE



Movable Play



Food Trucks



Fair



Pedestrian and Bike Priority



Mobile Sandbox



Movable Beanbags



Carnival



Mobile Library and Games



Dog Friendly



Swivel Chair



Mini Golf



Bike Repair Station