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# Middlefield Park EPC Briefing

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January 2021

## Agenda

- 01** Introductions
- 02** Project Overview
- 03** Affordable Housing
- 04** Open Space & Ecology
- 05** Next Steps

# Middlefield Park Master Plan

## Creating places for people

Across the Bay Area region, one issue stands out as particularly urgent and complex: housing. That's why we're proposing the Middlefield Park Master Plan to help the City and the community realize the East Whisman Precise Plan's vision of transforming an existing suburban office park into a sustainable and thriving neighborhood with new homes, parks, restaurants, services and jobs.



*All renderings in this presentation are artist renderings, subject to change.*

# A vision for housing and community in East Whisman



Middlefield Park envisions a sustainable, connected neighborhood focused on health and well-being

# Middlefield Park: Context



## Middlefield Park Master Plan: Ellis Plaza



*Artist rendering, subject to change*

# A new community destination



Darling Quarter, Sydney, Australia

# Middlefield Park Master Plan: Maude Park



*Artist rendering, subject to change*



# A Green Heart for East Whisman



Elephant Park, London, United Kingdom

# Middlefield Park Master Plan



1,675 - 1,900  
RESIDENTIAL UNITS  
20% AFFORDABLE  
(335-380 units)

1.24M - 1.32M SF  
NEW OFFICE  
UP TO 633K NET NEW

30,000 SF  
ACTIVE USES & RETAIL

20,000 SF  
CIVIC / EVENT /  
AMENITIES

12+ AC  
OPEN SPACE

# Project Phasing



# Project Update

- Middlefield Park Master Plan submitted September 1st
- Positive press coverage and community engagement underway with encouraging feedback
  - Met with 20+ neighborhood associations and community orgs
  - Hosted 3 public community meetings (50 attendees; summary in EPC staff report)
  - Survey received 75+ responses
- [Website](#) launched November 2020

# Affordable Housing

# Affordable Housing



View of R6 and Gateway Park

# Affordable Housing Key Terms

- **Project Goals**
  - **Maximize the number of affordable units**
  - **Provide deeper affordability**
  - **Provide opportunities for more types of homes**
  - **Increase certainty of the timely delivery of affordable units**
  
- **Land Dedication Strategy**
  - 20% of total units affordable
  - R6 dedicated in Phase 1; R4a dedicated in Phase 3\*
  - Flexibility for City to serve a range of individuals through multiple projects

# Open Space & Ecology

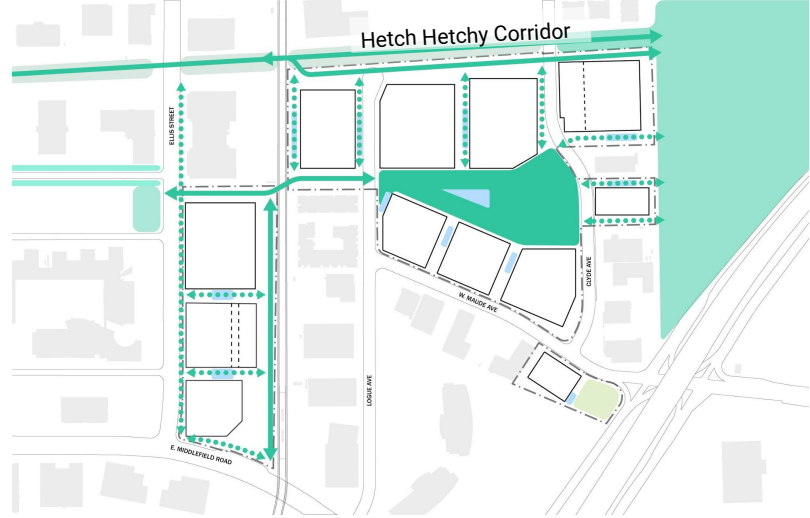


# Ecology: Framework

## Existing Conditions



## Master Plan



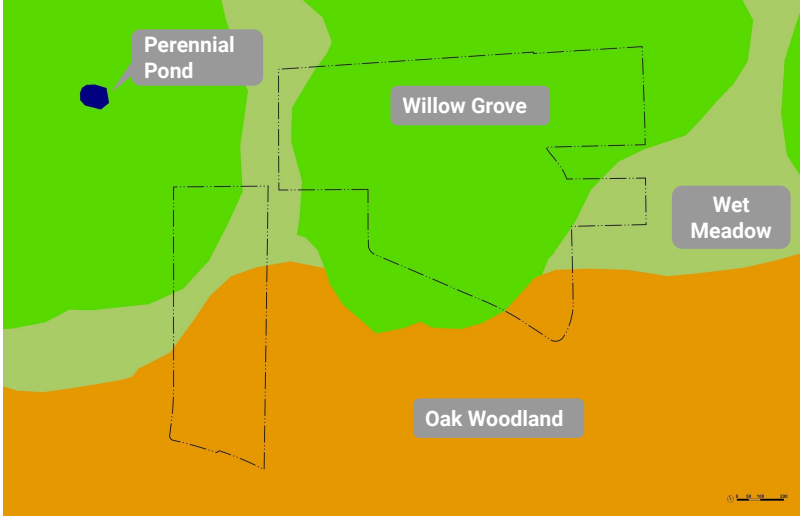
-  Habitat Patch
-  Ecological Corridor
-  Canopy Connection
-  Pocket greens
-  Biotreatment areas

## Strategy:

1. **Create** a high-value habitat patch.
2. **Increase** effective size of existing corridor.
3. **Build** a network of urban canopy to stitch open spaces together and promote active mobility.
4. **Mimic** native habitat types in composition and scale.

# Ecology: Habitat Zones

## Historical Ecology



## Habitat Zones



## Plant Palettes

- Alder Mix
- Canyon Mix
- High Canopy Mix
- Oak + Sycamore Mix
- Street Trees
- Pollinator Meadow

# Ecology: Planting Palettes

## Pollinator Meadow Mix



*California Poppy*



*Tidy Tips*



*Sky Lupine*



*Nodding Needlegrass*

## White Alder Mix



*White Alder*



*Big Leaf Maple*



*California Bay*



*California Polypody*

## Oak Mix



*Coast Live Oak*



*Valley Oak*



*California Buckeye*



*Pink-flowering Currant*

# Tree ecology

23%  
Site Tree  
Canopy  
Coverage

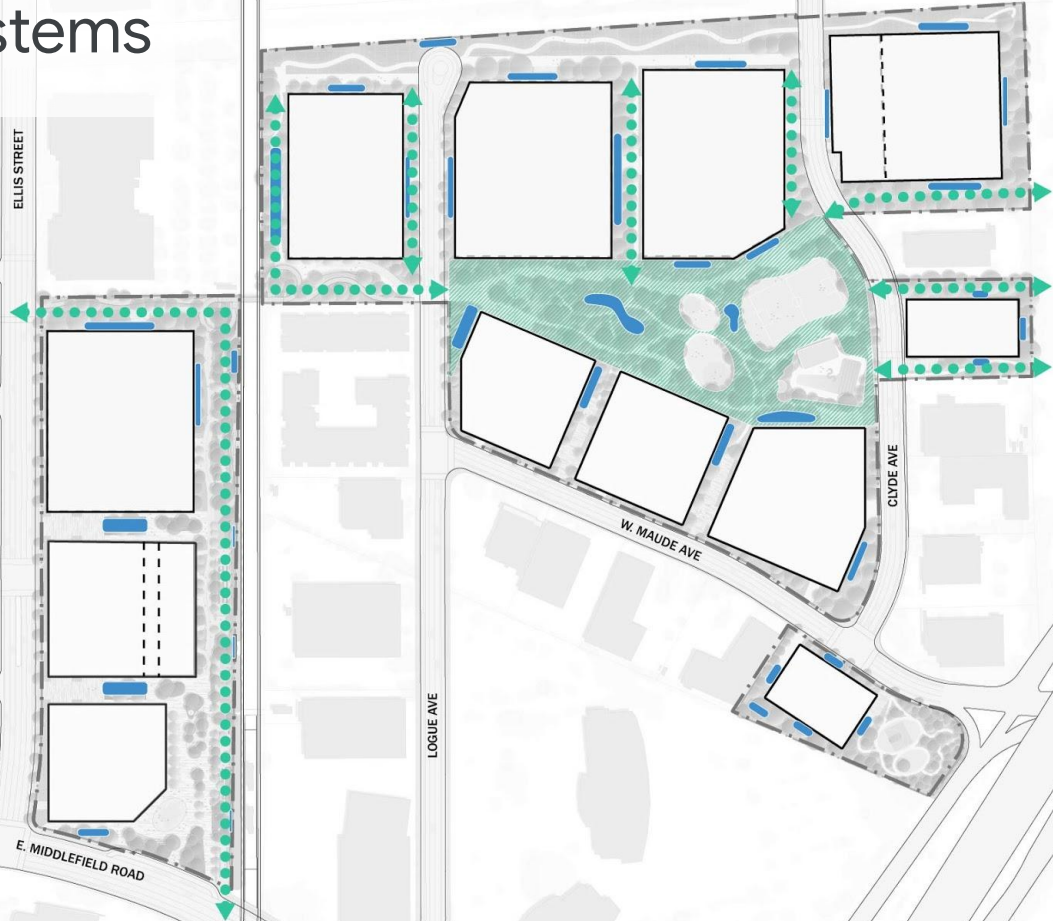


- Alder Mix
- Canyon Mix
- High Canopy Mix
- Oak Mix
- Sycamore Mix
- Street Trees

0 50 100 200

# Ecological Systems

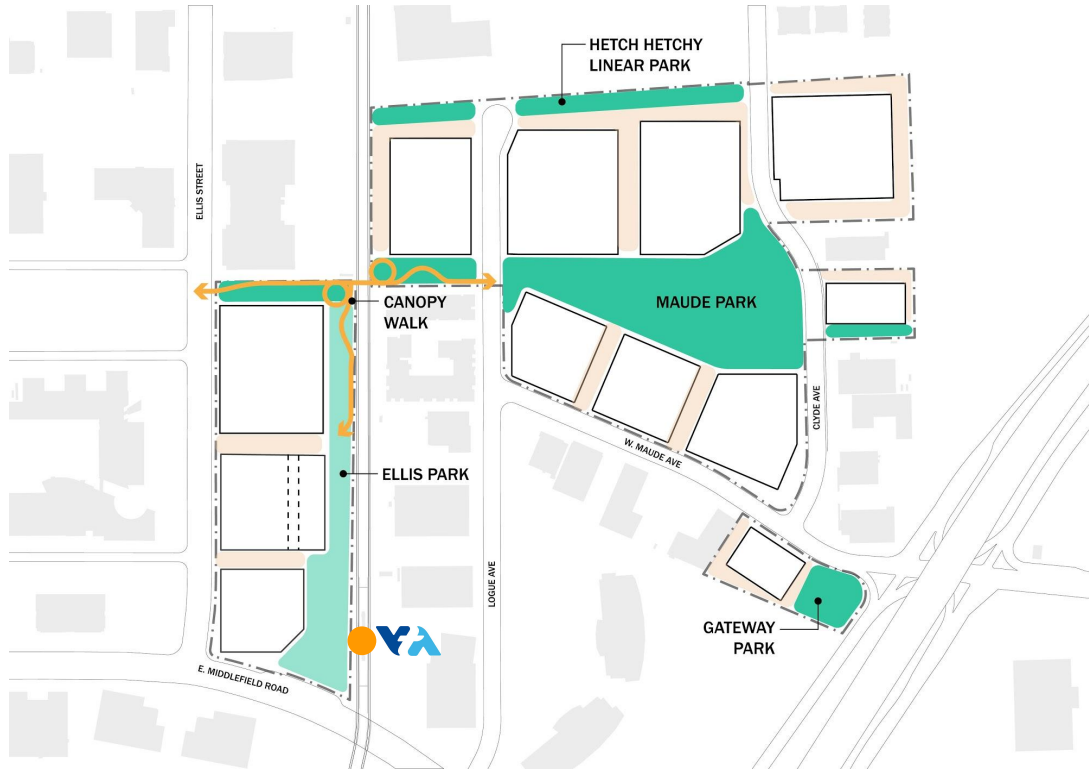
5 ac  
Ecological  
Habitat  
Patch



- Core Oak Woodland Patch:  
5 Acre, 50% Canopy + Understory
- Stormwater Planters
- Canopy Corridors

0 50 100 200

# Middlefield Park Master Plan Park Network Proposal



- ① **Ellis Plaza**  
A town square for East Whisman
- ② **Ellis Walk**  
Something for everyone
- ③ **Maude Park**  
The heart of a new neighborhood
- ④ **Canopy Walk**  
Connecting to the district; bridging the VTA tracks
- ⑤ **Hetch Hetchy Linear Park**  
Enhancing a regional connection
- ⑥ **Gateway Park**  
Community and ecology

-  Dedicated Public Space
-  Privately Owned Public Space
-  Private Open Space
-  Middlefield Park Boundary

Middlefield Park Master Plan  
Ellis Plaza



# Middlefield Park Master Plan: Ellis Walk





Middlefield Park Master Plan  
Maude Park



# Next Steps

# Next Steps

- EPC Study Session
- Council Study Session
- CEQA Analysis
- DRC Meeting
- 2nd Community Meeting
- Target Master Plan Approval 01/2022