

**PROJECT SUMMARY**

**PROJECT DESCRIPTION:**

The proposed project is a multifamily housing project in a (P) Planned Community Zoning Designation District. The site is 14.52 Acres adjacent to the West Valley Freeway, Middlefield Rd, Moffit Blvd, and Cypress Point Dr. The project consists of four above-ground buildings, three residential with 323 Units total and one amenity building. The residential buildings are four stories and the amenity building is 1 storey. The residential buildings are Type V-A over Type I below-grade garages and the amenity building is Type I over Type I below-grade garages. Surface parking is provided as well at Blocks A and B. Extensive landscaping is provided around the project including an added park at the Park Parcel to emphasize the pedestrian experience at grade.

**ADDRESS:**

555 West Middlefield Road

**GENERAL PLAN DESIGNATION:**

APN: 158-49-001

**LOT AREA:**

Combined: 632,491 SF (14.52 Acres) with park  
 574,121 SF (13.18 acres) without park  
 Block A: 67,954 SF (1.56 Acres)  
 Block B: 97,574 SF (2.24 Acres)  
 Block C: 153,767 SF (3.53 Acres)  
 Existing: 254,826 SF (5.85 Acres)  
 Park Parcel: 58,370 SF (1.34 Acres)

**EXISTING UNIT MIX:**

Studios: 120  
 1 Bedroom: 201  
 2 Bedroom: 81  
 3 Bedroom: 0  
 Total: 402 units

**PROPOSED UNIT MIX:**

Studios: 9  
 1 Bedroom: 150  
 2 Bedroom: 130  
 3 Bedroom: 34  
 Total: 323 units

**FLOOR AREA RATIO:**

Blocks A, B, C, Park, & Pre-Existing Res.  
 Site Unit Density: **49.93 Units/AC**  
 (725 Units/14.52 Acres)

Allowable F.A.R.: **1.95 Maximum**

Total Above-Grade Gross Floor Area:  
 (Garage Levels Not Included) **713,161 SF**

Blocks A, B, C, Park, & Pre-Existing Res.  
 Site Area: **632,491 SF**

Blocks A, B, C, Park, & Pre-Existing Res.  
 F.A.R.: **1.13**  
 (Above Grade Floor Area/Site Area)

Total Above-Grade Gross Floor Area at A, C, & Pre-Existing Res.: (Garage Levels Not Included) **559,356 SF**

Blocks A, C, & Pre-Existing Res.  
 Site Area: **476,547 SF**

Blocks A, C, & Pre-Existing Res.  
 F.A.R.: **1.17**  
 (Above Grade Floor Area/Site Area)

Total Above-Grade Gross Floor Area at Block B  
 (Garage Levels Not Included) **153,805 SF**

Block B Site Area: **97,574 SF**

Block B F.A.R.: **1.58**  
 (Above Grade Floor Area/Site Area)

**PARKING SUMMARY (SEE SHEETS G0.04-G0.07 FOR DETAILS):**

	Required	Proposed
Total Number of Parking Spaces:	970	926
Total Number of Accessible Ext. Parkings Spaces:	28	28
Total Number of Secure Bike Parking Spaces:	323	482
Total Number of Guest Bike Parking Spaces:	33	35

**STORAGE:**

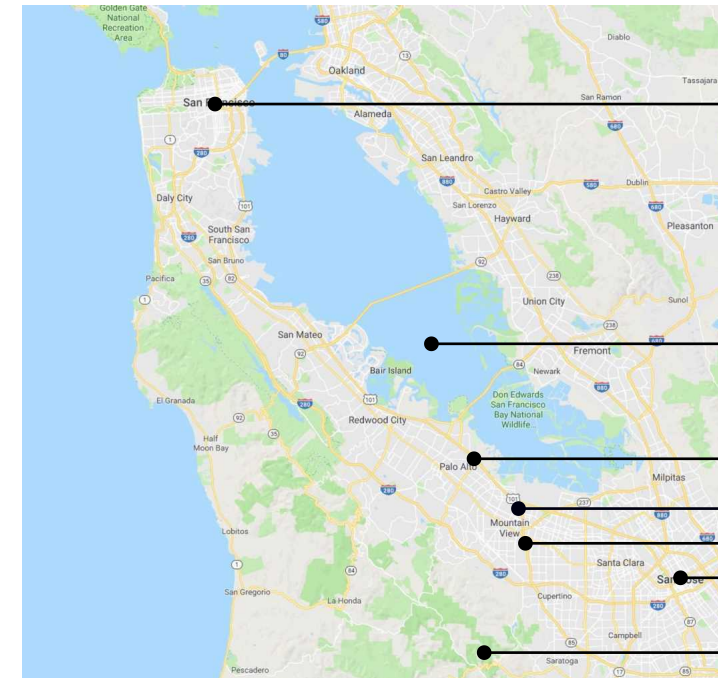
Personal storage (180 CF/DU): 58,140 Total CF

**BUILDING HEIGHT:**

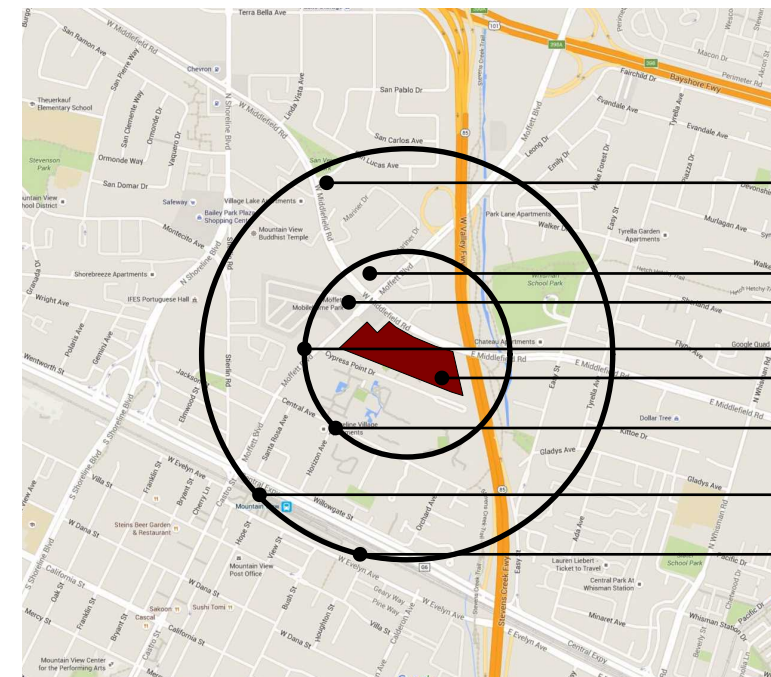
Existing: 40'-0"  
 Proposed to highest point: 54'-6"  
 (Does not exceed 5 stories/  
 62'-0" Maximum Height)

**OPEN AREA (Please see sheet G3.02)**

**REGIONAL MAP**



**VICINITY MAP**



**PROJECT TEAM**

**Owner**

AvalonBay Communities  
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 San Francisco, CA 94105  
 Tel. 628.267.2701  
 Contact: Joe Kirchofer

**Architect**

BDE Architecture  
 934 Howard Street  
 San Francisco, CA 94103  
 Tel. 415.677.0966  
 Contact: Jon Ennis

**Civil Engineer**

Langan  
 135 Main Street, Suite 1500  
 San Francisco, CA 94105  
 Tel. 408.283.3642  
 Contact: Dustin Shitanishi

**Landscape Architect**

BrightView  
 8 Hughes Street, Suite 150  
 Irvine, CA 92618  
 Tel. 949.238.4900  
 Contact: Hwa Wang

**Joint Trench Engineer**

Millennium Design and Consulting, Inc.  
 3200 Danville Boulevard  
 Alamo, CA 94507  
 Tel. 925.783.4300  
 Contact: Alfred Giusti

**PROJECT INFORMATION**

OFF STREET PARKING - RESIDENTIAL			
PARKING REQUIRED		PRE-EXISTING UNITS	TOTAL
NEW	RATIO	#UNITS	PKG REQ'D
STUDIO	1	120	120
1 BDRM	1	201	201
2 BDRM	2	81	162
3 BDRM	2	0	0
<b>TOTAL</b>		<b>402</b>	<b>483</b>
PARKING REQUIRED		PROPOSED UNITS	TOTAL
NEW	RATIO	#UNITS	PKG REQ'D
STUDIO	1	9	9
1 BDRM	1	150	150
2 BDRM	2	130	260
3 BDRM	2	34	68
<b>TOTAL</b>		<b>323</b>	<b>487</b>
<b>TOTAL PARKING REQUIRED</b>			<b>970</b>
<b>PARKING PROVIDED (BLOCK B)</b>			<b>167</b>
<b>PARKING PROVIDED (BLOCK A)</b>			<b>296</b>
<b>PARKING PROVIDED (BLOCK C)</b>			<b>435</b>
<b>PARKING PROVIDED (EXT. PARKING)</b>			<b>28</b>
<b>TOTAL PARKING PROVIDED</b>			<b>926</b>
<b>EXCESS PARKING PROVIDED</b>			<b>0</b>
<b>PARKING RATIO PROVIDED</b>			<b>1 UNIT/1.27 PARKING SPACE</b>

BLOCK B								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
B1	122	14	18	2	1	1	1	159
SURFACE	6	-	-	-	1	-	1	8
<b>TOTAL</b>	<b>128</b>	<b>14</b>	<b>18</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>167</b>
BLOCK A								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
B3	82	12	-	-	-	-	-	94
B2	82	12	-	-	-	-	-	94
B1	70	9	-	6	1	1	1	88
SURFACE	16	2	-	-	1	-	1	20
<b>TOTAL</b>	<b>250</b>	<b>35</b>	<b>-</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>296</b>
BLOCK C								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
B2	212	22	-	-	-	-	-	234
B1	171	20	-	7	1	1	1	201
SURFACE	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>383</b>	<b>42</b>	<b>-</b>	<b>7</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>435</b>
<b>EX. SURFACE</b>	<b>28</b>							<b>28</b>
BLOCKS A,B,C								
	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC	TOTAL
<b>TOTAL</b>	<b>789</b>	<b>91</b>	<b>18</b>	<b>15</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>926</b>

## PARKING METRICS

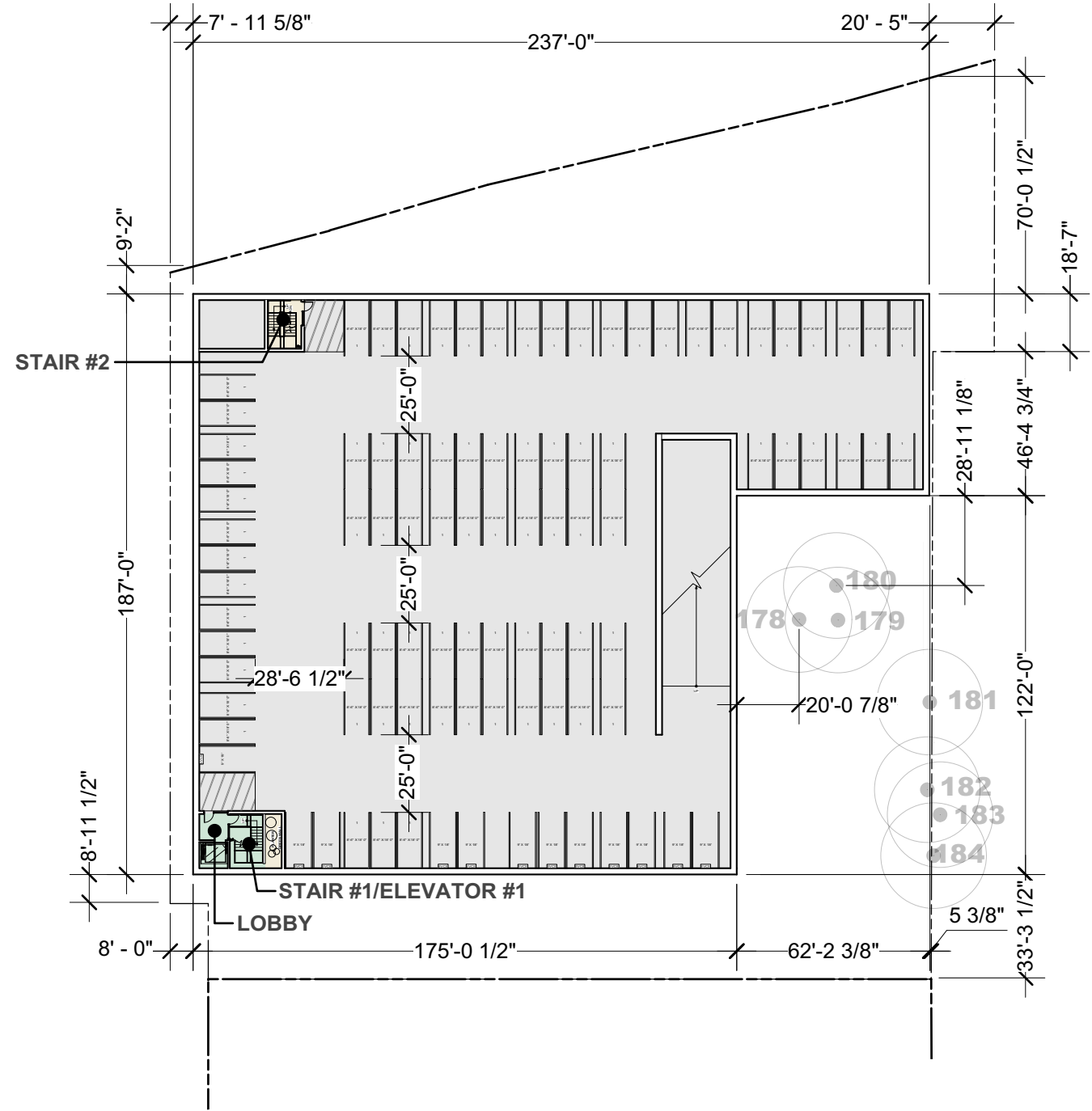
**LEGEND**

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

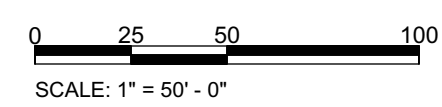
PROPOSED PROPERTY LINE  
 PROJECT BOUNDARY

**PARKING SUMMARY**

B3	94
B2	94
B1	88
FLOOR 01/SURFACE	20
<b>TOTAL</b>	<b>296</b>



**BLOCK A - LEVEL B3 PLAN**



AVALON @ MIDDLEFIELD

02.23.2022

A 2.06 - B 3.

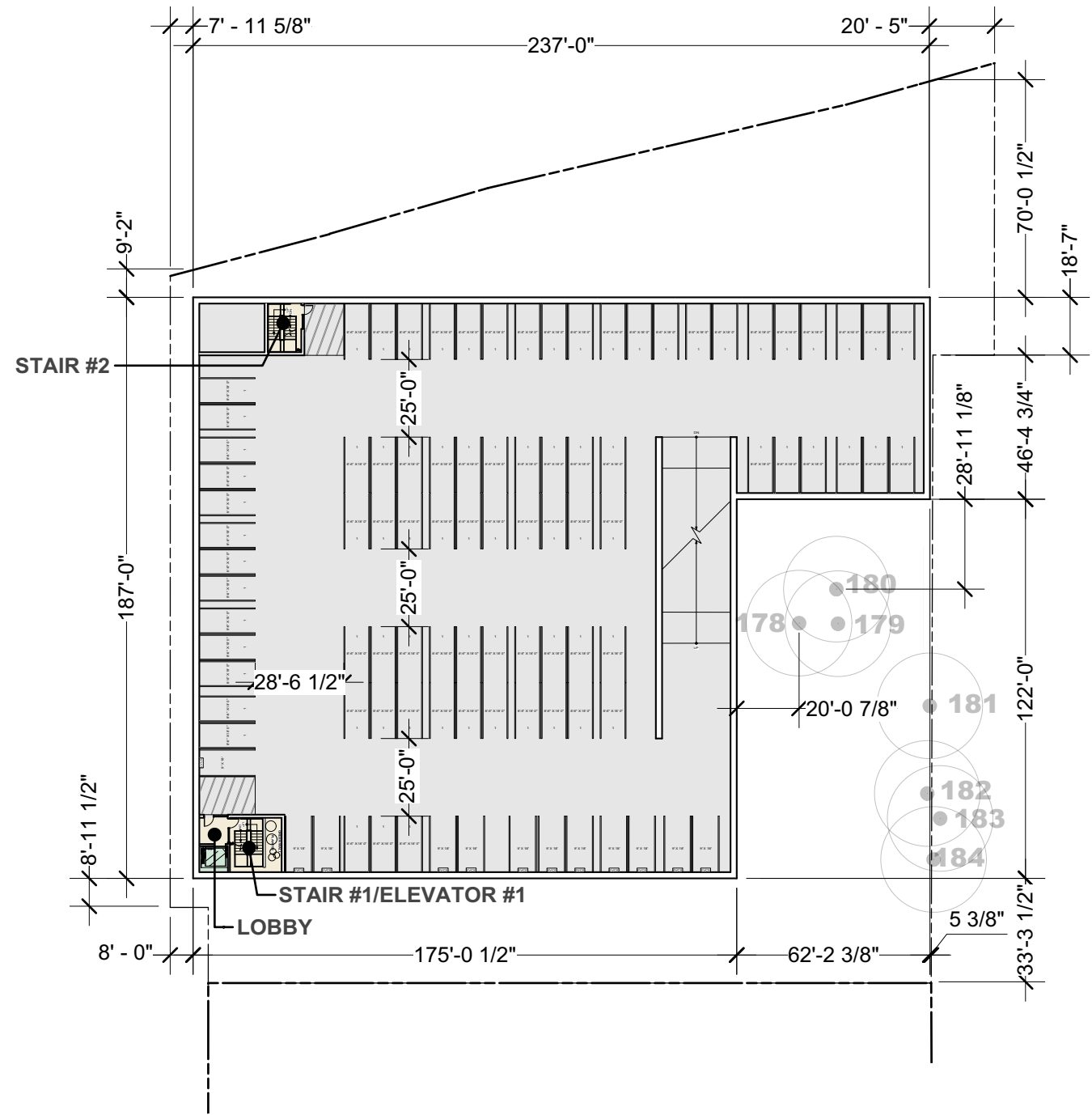
\*PROPOSED ALTERNATIVE

**LEGEND**

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

PROPOSED PROPERTY LINE  
 PROJECT BOUNDARY

PARKING SUMMARY	
B3	94
B2	94
B1	88
FLOOR 01/SURFACE	20
<b>TOTAL</b>	<b>296</b>



**BLOCK A - LEVEL B2 PLAN**

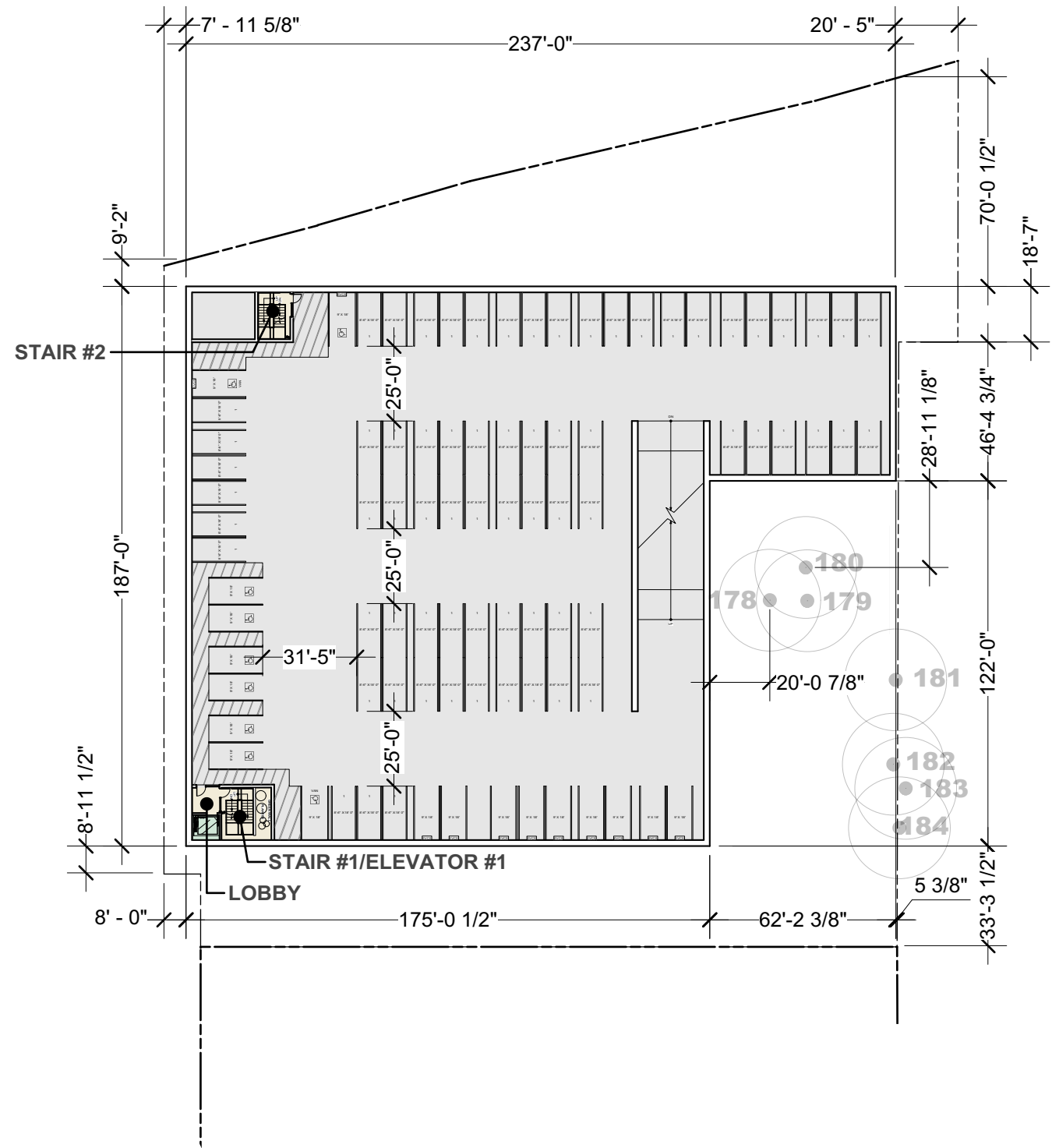
**LEGEND**

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIR
- OUTDOOR AMENITY

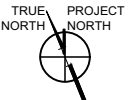
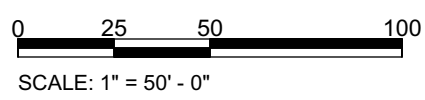
PROPOSED PROPERTY LINE  
 PROJECT BOUNDARY

**PARKING SUMMARY**

B3	94
B2	94
B1	88
FLOOR 01/SURFACE	20
<b>TOTAL</b>	<b>296</b>



**BLOCK A - LEVEL B1 PLAN**

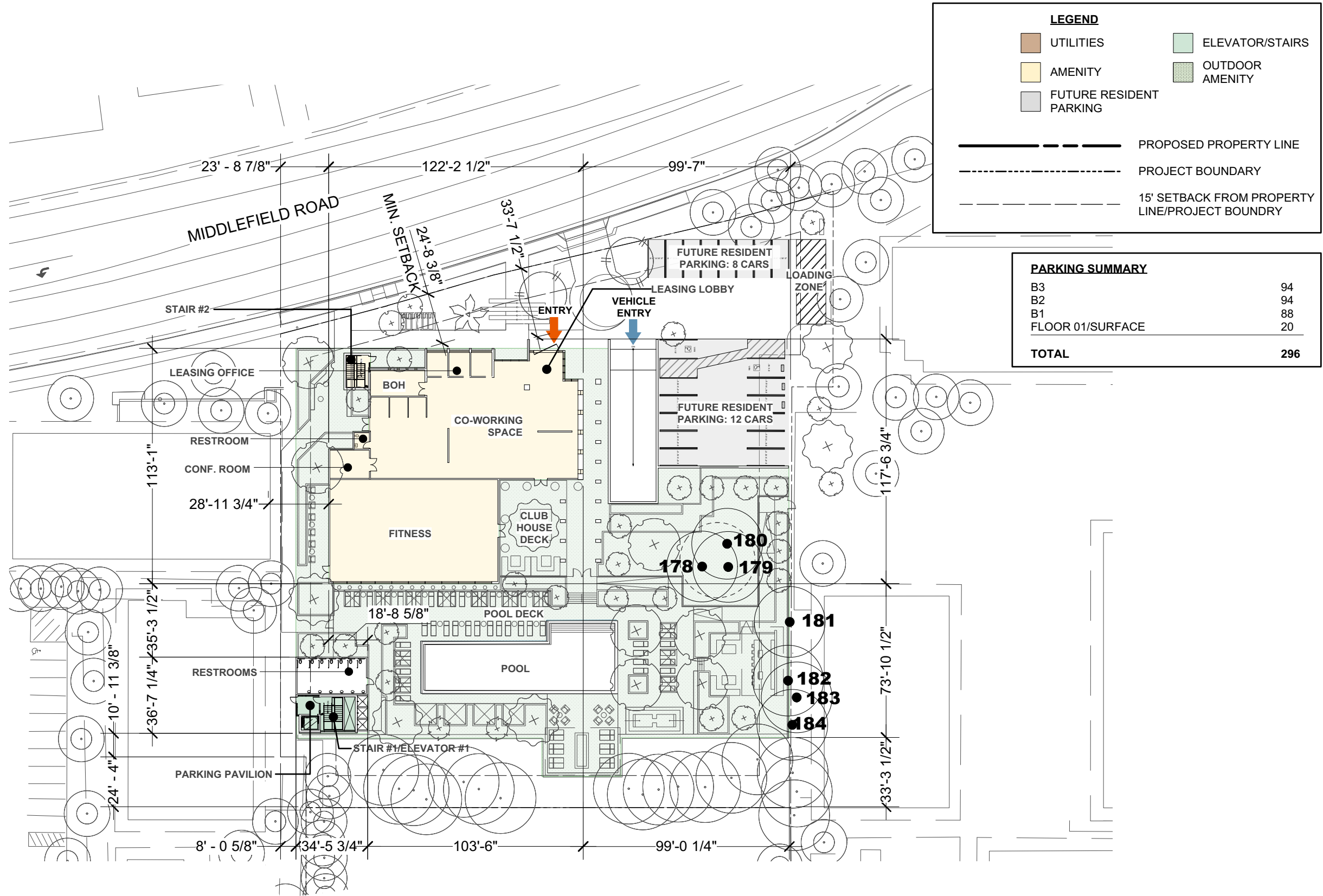


AVALON @ MIDDLEFIELD

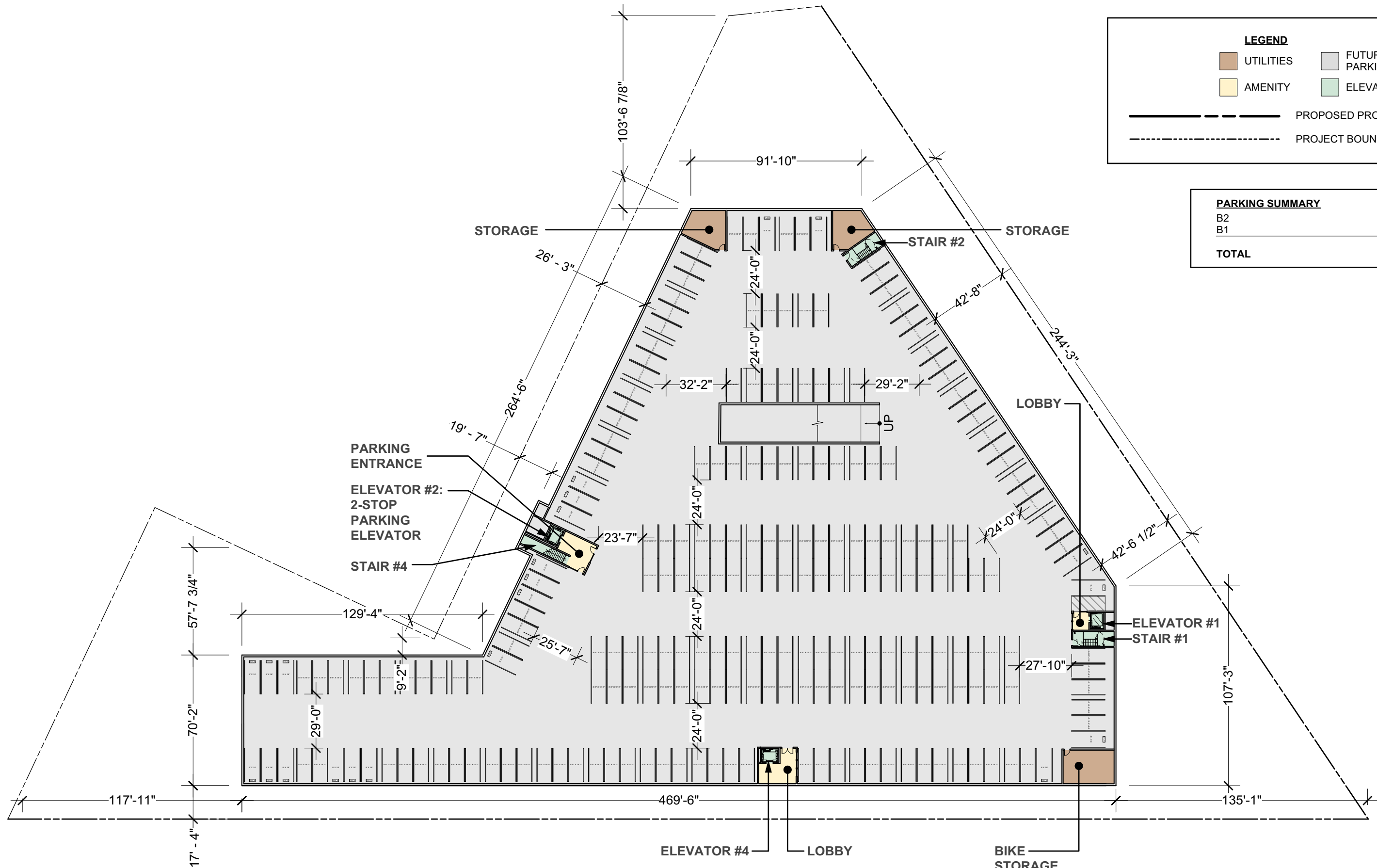
02.23.2022

A 2.06 - B 1.

\*PROPOSED ALTERNATIVE



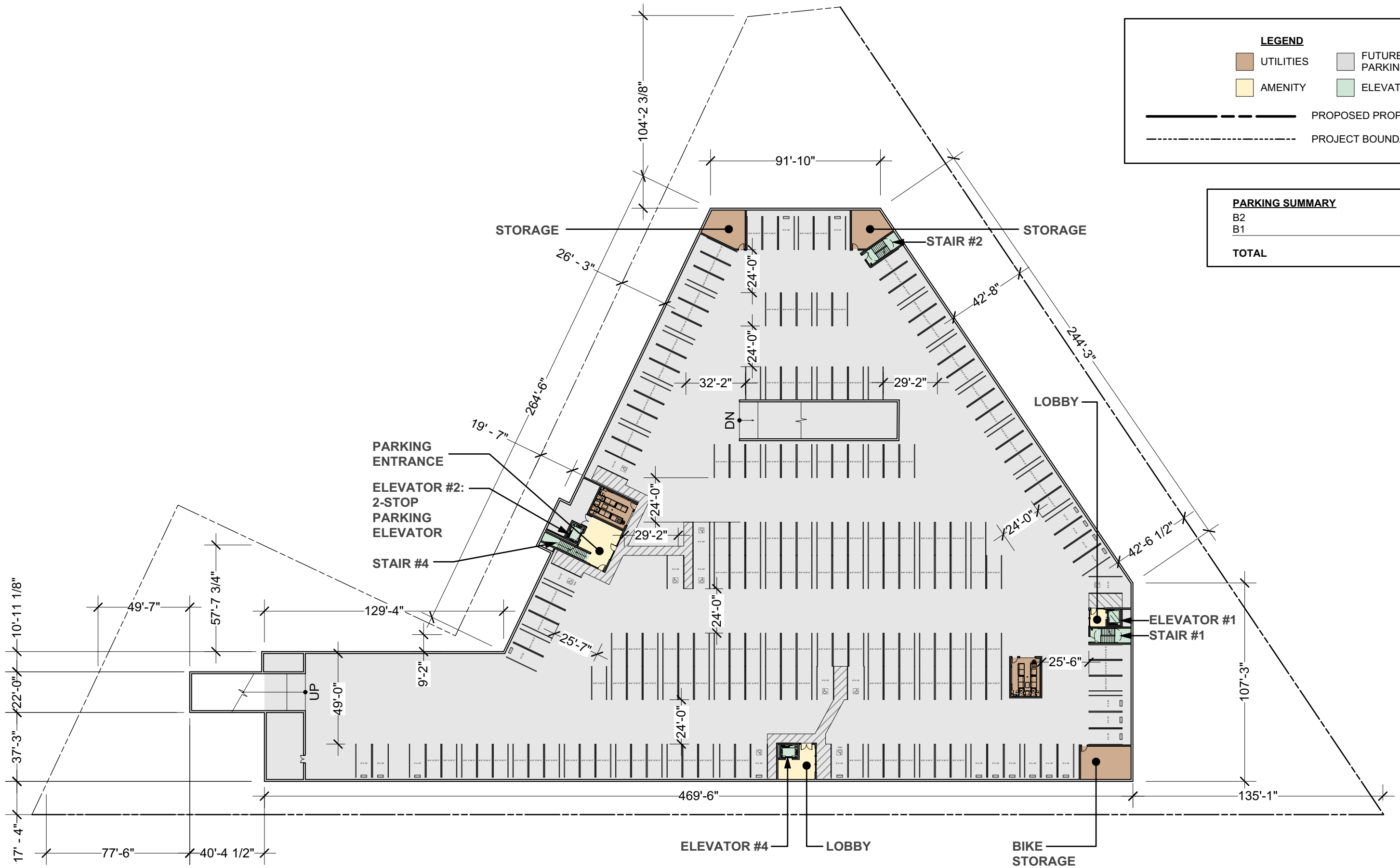
**BLOCK A - LEVEL 1 PLAN**



LEGEND	
	UTILITIES
	AMENITY
	FUTURE RESIDENT PARKING
	ELEVATOR/STAIRS
	PROPOSED PROPERTY LINE
	PROJECT BOUNDARY

PARKING SUMMARY	
B2	234
B1	201
<b>TOTAL</b>	<b>435</b>

**BLOCK C - LEVEL B2 PLAN**

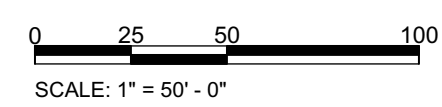


**LEGEND**

- UTILITIES
- AMENITY
- FUTURE RESIDENT PARKING
- ELEVATOR/STAIRS
- PROPOSED PROPERTY LINE
- PROJECT BOUNDARY

PARKING SUMMARY	
B2	234
B1	201
<b>TOTAL</b>	<b>435</b>

**BLOCK C - LEVEL B1 PLAN**



AVALON @ MIDDLEFIELD

02.23.2022

A 2.09 - B 1.

\*PROPOSED ALTERNATIVE







# BLOCK A

## Legend

- New proposed trees
- Canopy at 15 years
- Canopy at 10 years
- Canopy at 5 years
- Canopy at install
- Existing tree - preserved in place
- Transplanted tree
- Gold Text** Ecologically Beneficial Trees (Oaks and Redwood Trees)

## Summary Table

	Preserved	Transplanted	Newly Planted	Total
Heritage Trees	151	39	N/A	190
Non - Heritage Trees	84	1	N/A	85
<b>Total</b>	235	40	190	465

## Tree Canopy Table

	Existing	Removed	Preserved	Transplant
Site Canopy	3.72 Acres	1.44 Acres	2.05 Acres	0.23 Acres
Total Tree Quantities	397	122	235	40
Heritage Tress	241	51	151	39
Non - Heritage Trees	156	71	84	1

Detailed landscape design of alternative study area to be developed for city review and approval prior to issuance of Building Permit

# PROPOSED TREE PLANTING AND PRESERVATION DIAGRAM - BLOCK A



**BLOCK A**  
**Tree Legend**

	Preserved	Removed	Transplanted
Heritage Trees			
Non-heritage Trees			
Ecologically Beneficial Trees	<b>Gold Text</b>		

**Tree Canopy Table**

Site Area: 14.52 Acres	Existing	Removed	Preserved	Transplanted
Site Canopy	3.72 Acres	1.44 Acres	2.05 Acres	0.23 Acres
Total Tree Quantities	397 Trees	122 Trees	235 Trees	40 Trees
Heritage Trees	241	51 Trees	151 Trees	39 Trees
Non-Heritage Trees	156	71 Trees	84 Trees	1 Trees

**Tree Replacement Calculation**

HERITAGE TREES - 2 X 51	=	102	NEW TREE YR 15 CANOPY COVERAGE	=	27.86%
NON-HERITAGE TREES - 1 X 71	=	71	EXISTING + REMOVED TREE CANOPY COVERAGE	=	25.66%
TOTAL TREES	=	173	TOTAL PROJECTED DIFFERENCE	=	+2.2%

NOTE: 5, 10 AND 15 YEAR TOTALS DO NOT INCLUDE GROWTH OF THE EXISTING TREES. NEW TREE QUANTITIES ARE ESTIMATED AND MAY VARY.

NOTE: CANOPY PERCENTAGE BASED WITHIN PROJECT SITE ONLY. TOTAL SITE ACREAGE = 14.52 ACRES

Detailed landscape design of alternative study area to be developed  
 for city review and approval prior to issuance of Building Permit

**EXISTING TREE PRESERVATION, TRANSPLANT AND REMOVAL DIAGRAM**



### Tree Legend

Tree Species	Symbol
Bronze loquat	
Coast Redwood	
Olive	
Southern Magnolia	
Windmill palm	
Ecologically Beneficial Trees	<b>Gold Text</b>

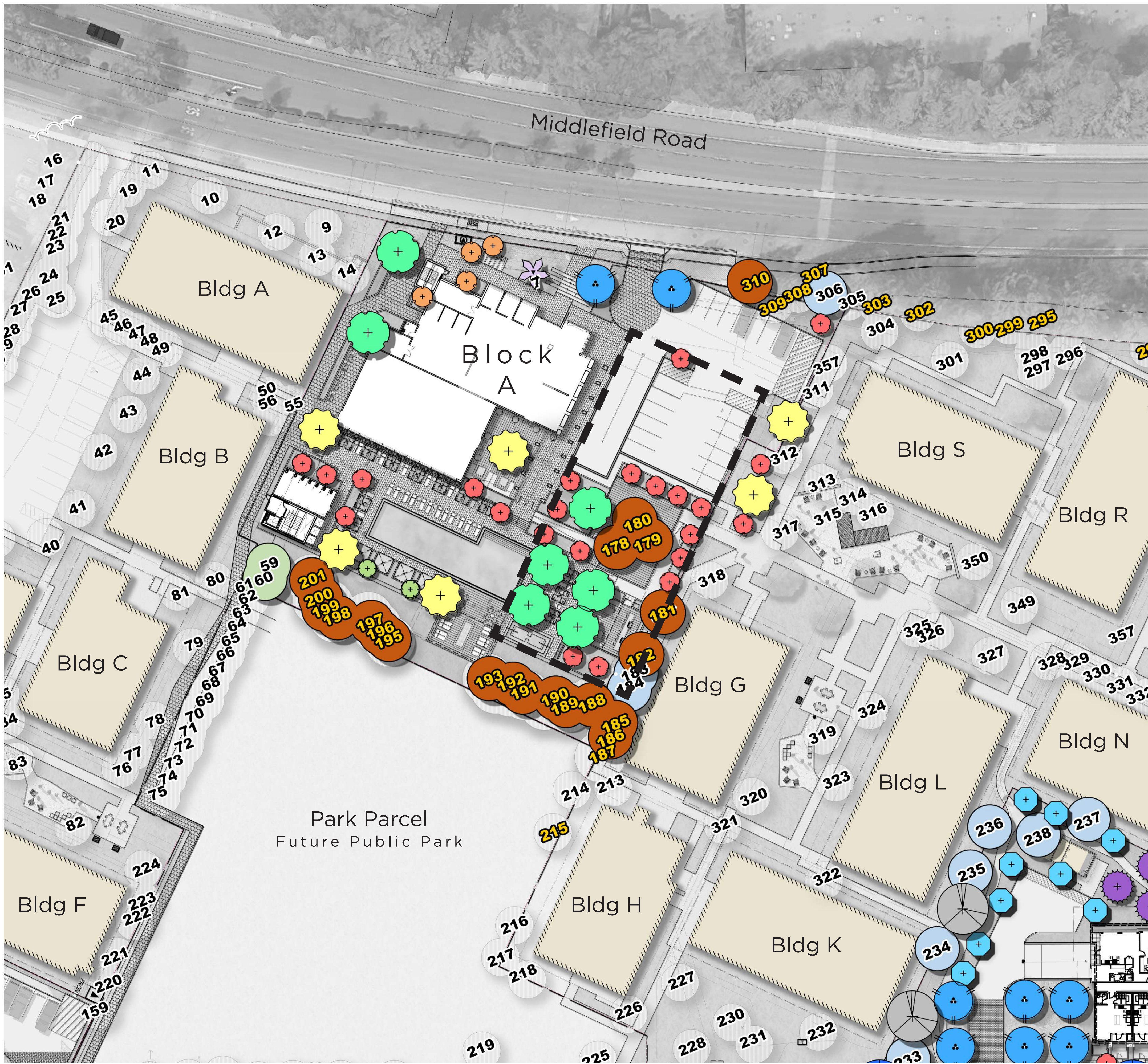
Tree Disp	Symbol Outline
Preserve	
Transplant	
Remove	

### Legend

Property Line

Detailed landscape design of alternative study area to be developed for city review and approval prior to issuance of Building Permit

## BLOCK A - EXISTING TREE ANALYSIS



### New Tree Legend

Botanical Name	Common Name	Tree Species
Arbutus X 'marina'	Marina Strawberry Tree	
Cercis occidentalis	Western Redbud	
Cinnamomum camphora	Camphor Tree	
Melaleuca styphelioides	Prickly-Leaved Paperbark	
Olea europaea (Transplanted)	European Olive (Transplanted)	
Prunus ilicifolia lyonii	Catalina Cherry	
Trachycarpus fortunei	Windmill Palm	

### Existing Tree Legend

Tree Species	Symbol
Bronze loquat	
Coast Redwood	
Olive	
Ecologically Beneficial Trees	<b>Gold Text</b>


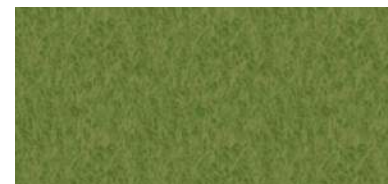


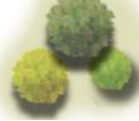
Detailed landscape design of alternative study area to be developed for city review and approval prior to issuance of Building Permit

# BLOCK A - PROPOSED AND PRESERVED TREE PLAN



# SCHEMATIC LANDSCAPE PLAN

## Tree and Landscape Legend

-  Existing Landscape to be Protected in Place
-  New Proposed Landscape
-  Existing Trees to be Protected in Place
-  Relocated Trees
-  New Proposed Trees

## Planting Summary Charts

	Native Trees	Non-Native Trees	Native Shrubs	Non-Native Shrubs	Total
Count	99	91	9,896	1,665	11,751
Percentage	.83%	.77%	84.2%	14.2%	100%

	Evergreen Trees	Deciduous Trees
Count	135	55
Percentage	71%	29%

 = Detailed landscape design of alternative study area to be developed for city review and approval prior to issuance of Building Permit