



# Middlefield Junction

Family Residential  
Childcare and Community Space

Update

November 21, 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

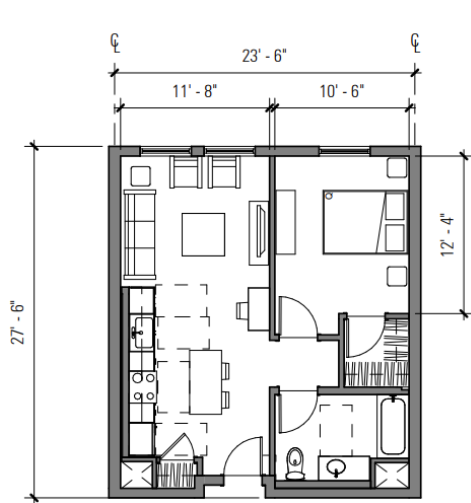
	# of Units	15% AMI	20% AMI	30% AMI	50% AMI	60% AMI	80% AMI
1 Bedroom	48	8	12	0	11	11	6
2 Bedroom	79	0	0	22	28	19	10
3 Bedroom	50	0	0	14	14	16	6
Manager Unit (2B/1b)	2						
<b>TOTAL</b>	<b>179</b>	<b>8</b>	<b>12</b>	<b>36</b>	<b>53</b>	<b>46</b>	<b>22</b>
<i>% of units</i>		4%	7%	20%	30%	26%	12%



# Target Population & Unit Mix



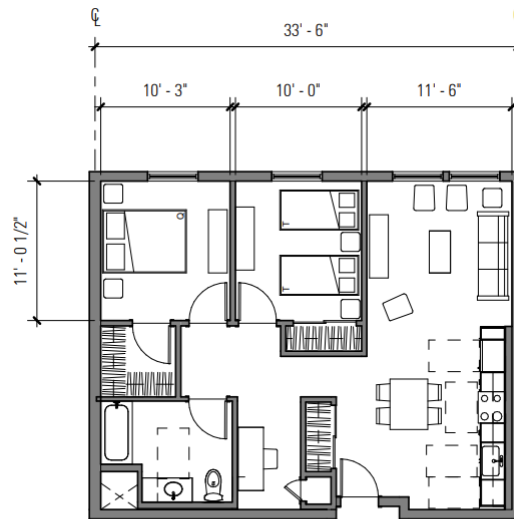
## Typical Unit Plan



**642 GSF\***  
**555 NSF\*\***

\* GROSS SQUARE FOOTAGE INCLUDES EXTERIOR, CORRIDOR AND PARTY WALLS  
\*\* NET SQUARE FOOTAGE INCLUDES FINISH TO FINISH

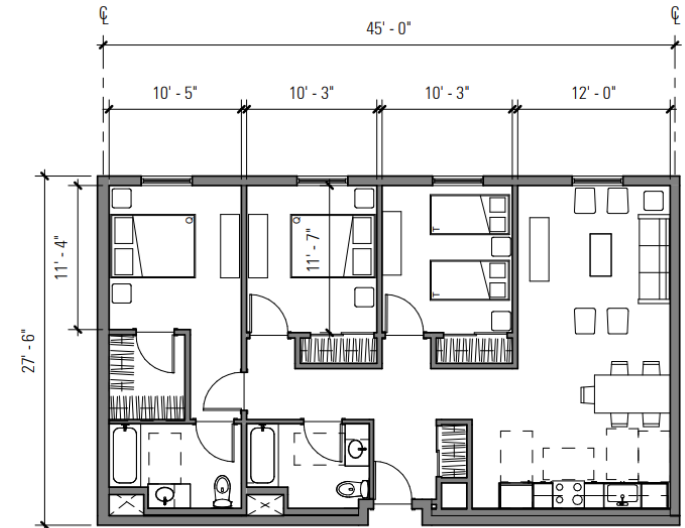
**1 BED**



**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**

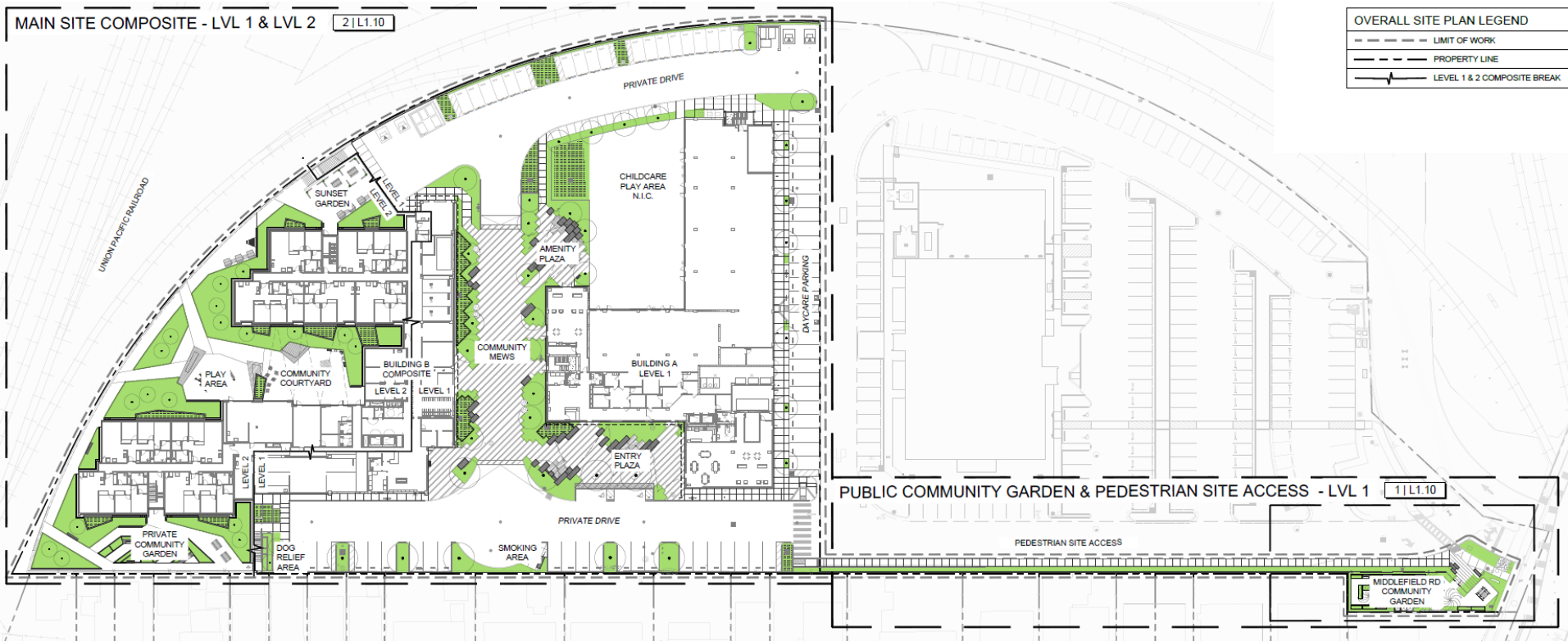
**Rent Ranges:** 1B/1b: \$1,045 – \$2,788 | 2B/1b: \$1,254 – \$3,346 | 3B/2B: \$ 1,449 – \$3,865



Milestone	Date
Construction Start	June 2023
Construction Completion	(A) April 2025 + (B) Feb 2026
Lease Up - Marketing	January 2025
Lease Up Process	December 2024 - March 2026
Anticipated Move In	(A) April 2025



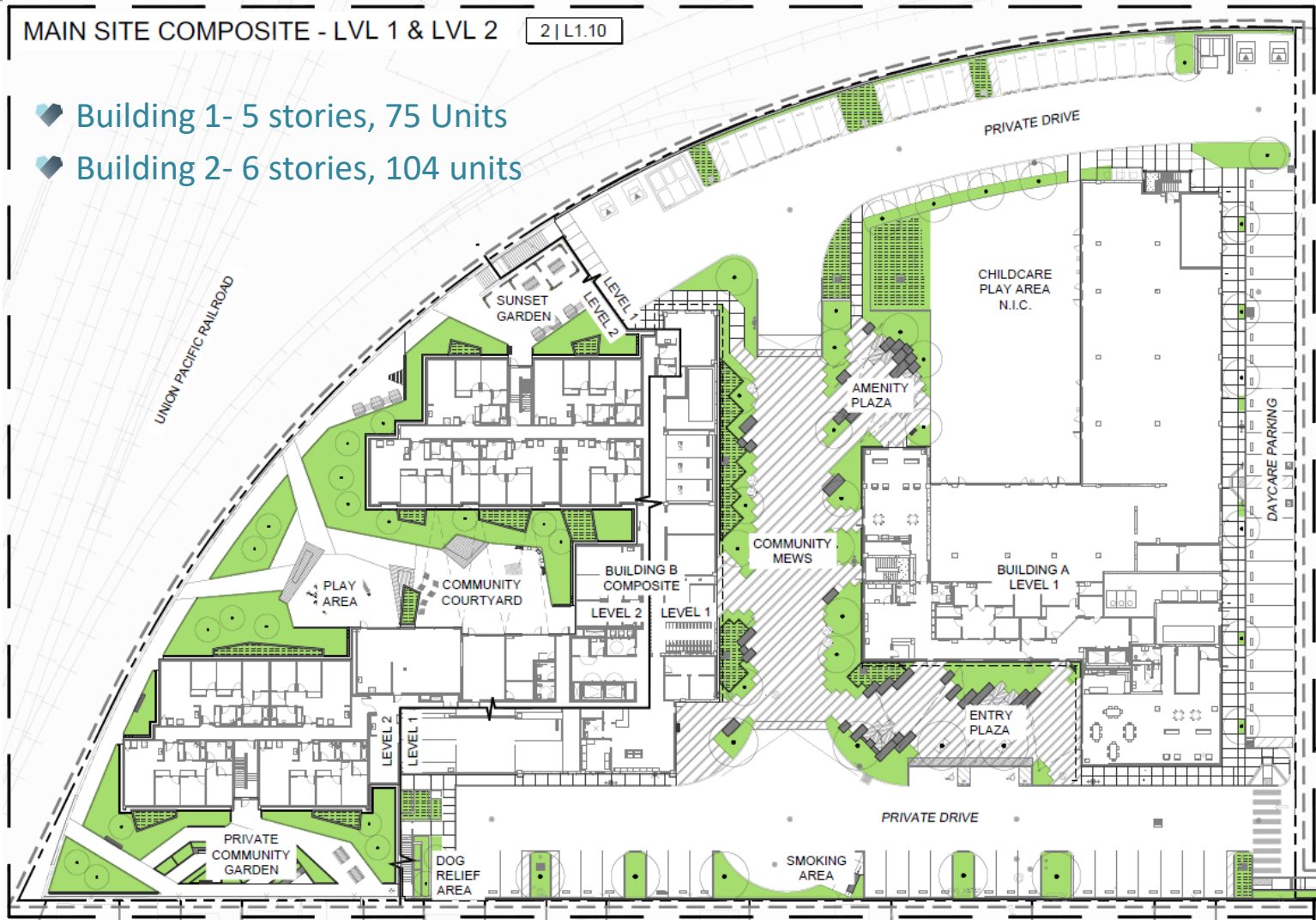
# Overall Site Plan



# Site Plan

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

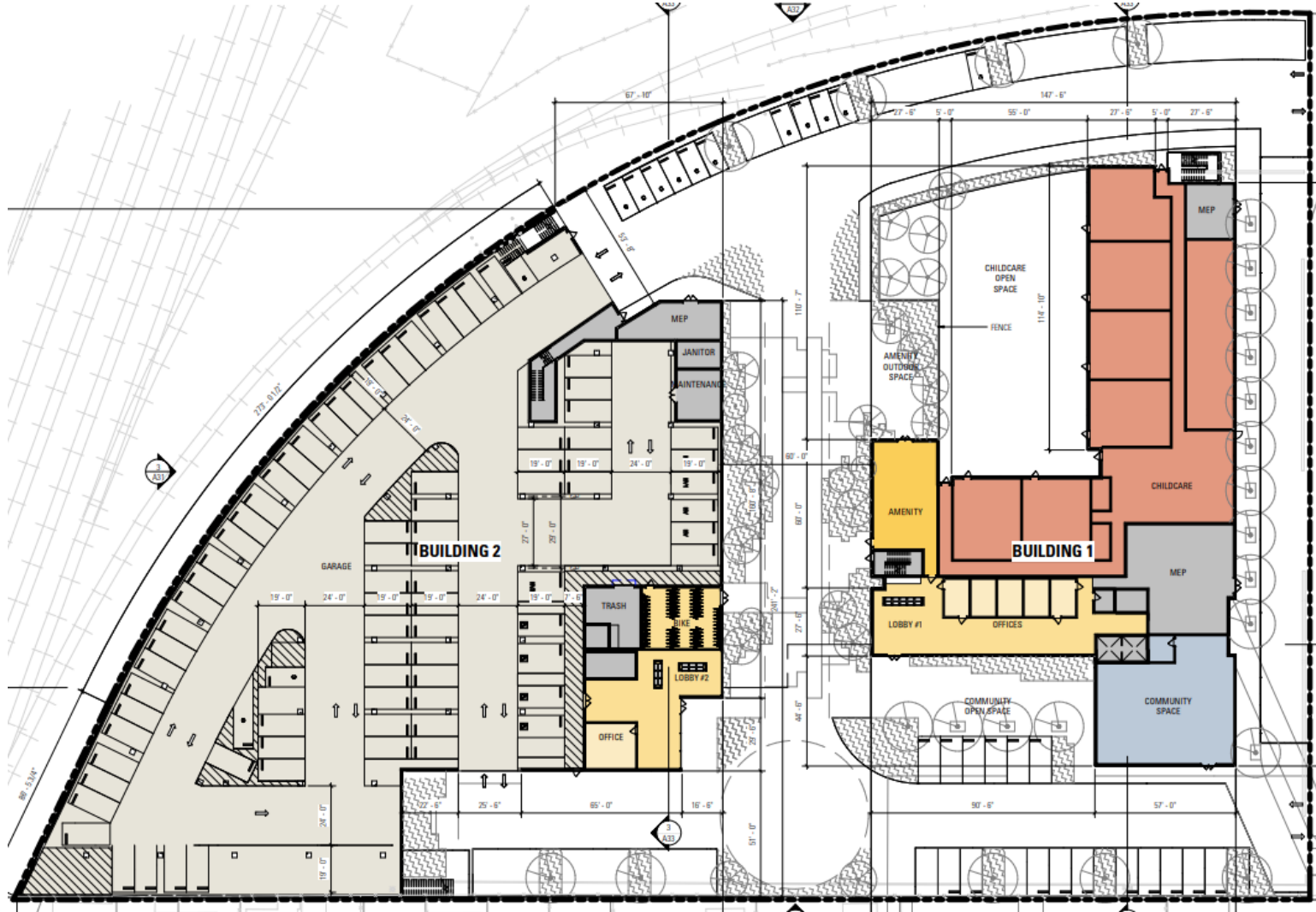
- ◆ Building 1- 5 stories, 75 Units
- ◆ Building 2- 6 stories, 104 units



# Design



# Ground Level





# Design



# Design

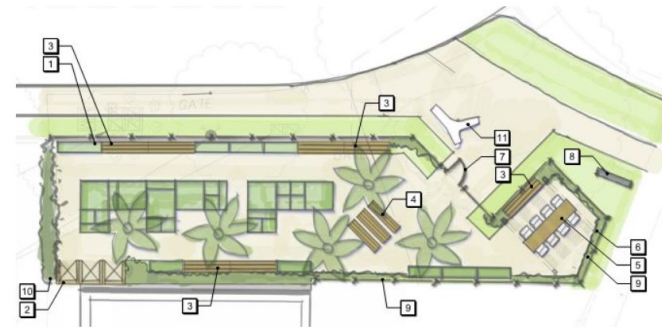


# Design



# Landscaping

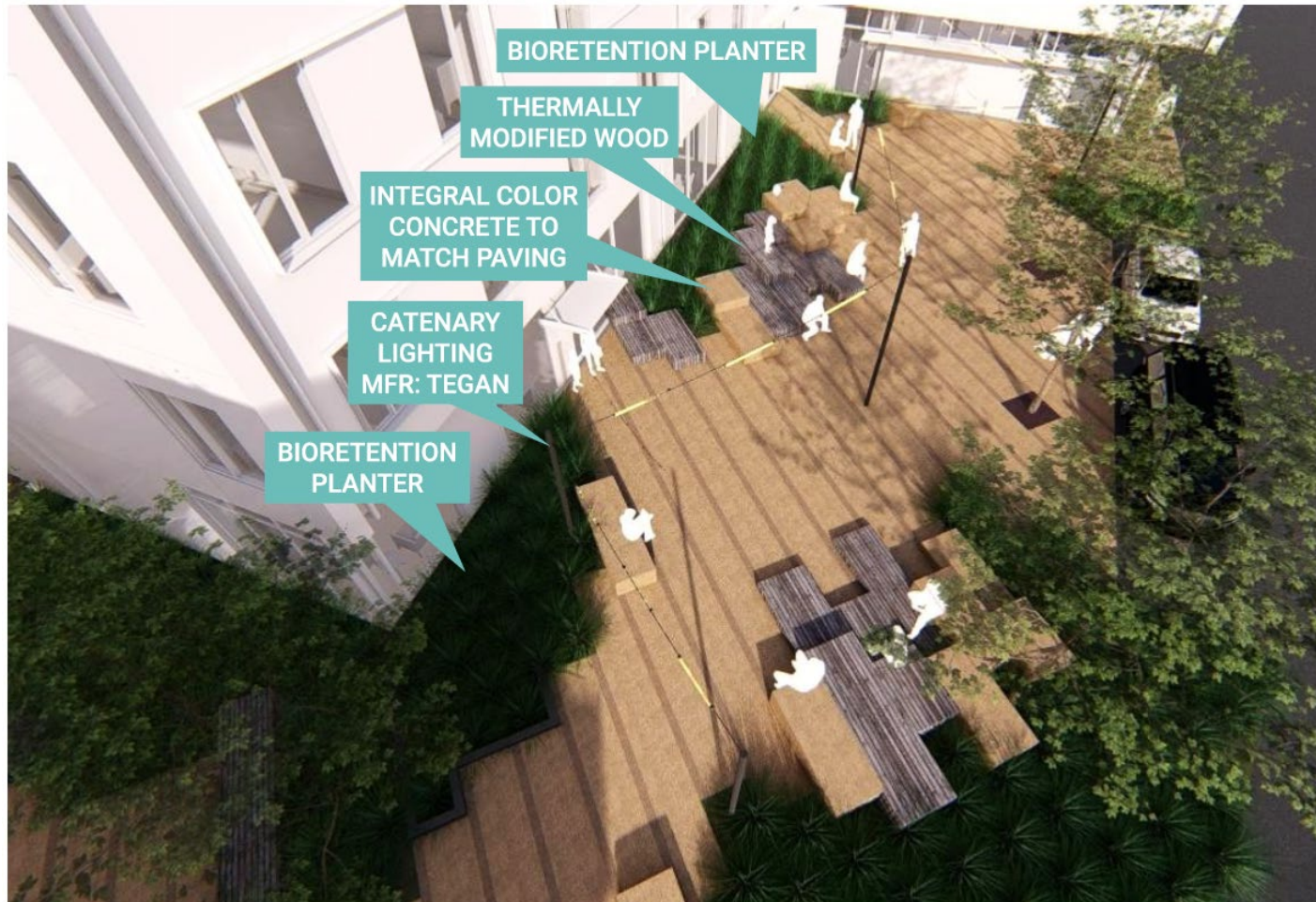
## COMMUNITY GARDEN @ MIDDLEFIELD RD



## ENTRY PLAZA



## ENTRY PLAZA



# Landscaping

## AMENITY PLAZA

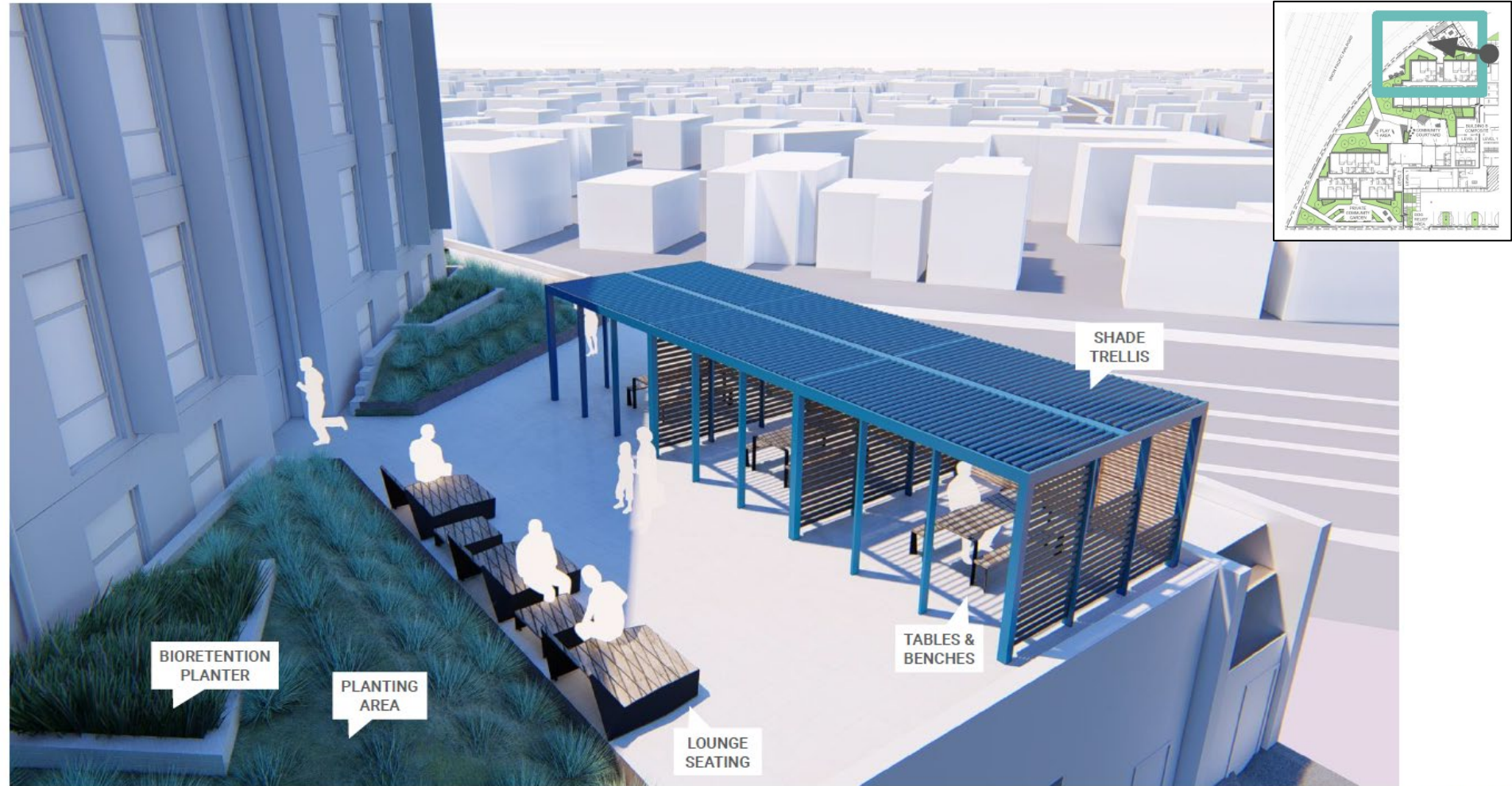


## AMENITY PLAZA



# Landscaping

## Sunset Terrace



# Construction – Current Progress



As a result of the fire...

- Building A will be completed before Building B, so there will be staggered lease up process
- As Building A is leased and occupied, the site will be site managed so the construction is contained to Building B
- Note, the crane will no longer be on site as Building A is occupied
- Site groundwork will start within the next few weeks
- Improvements on Pacific Ave have been stalled because of CalWater and easement work, but both are underway

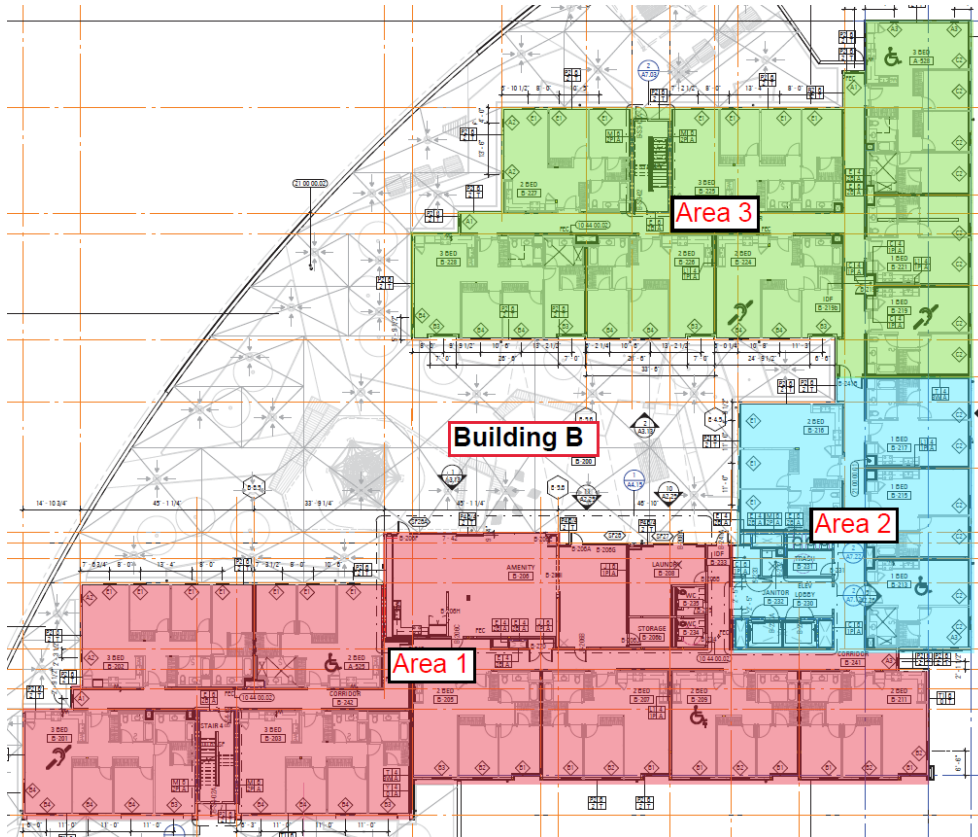
Building A:

- Building has started exterior and unit paint
- Unit finishes are starting to arrive on site and being installed
- Elevator components are on site and being installed

**Building A is expected to be complete and ready for move in April 2025**



# Construction – In Progress



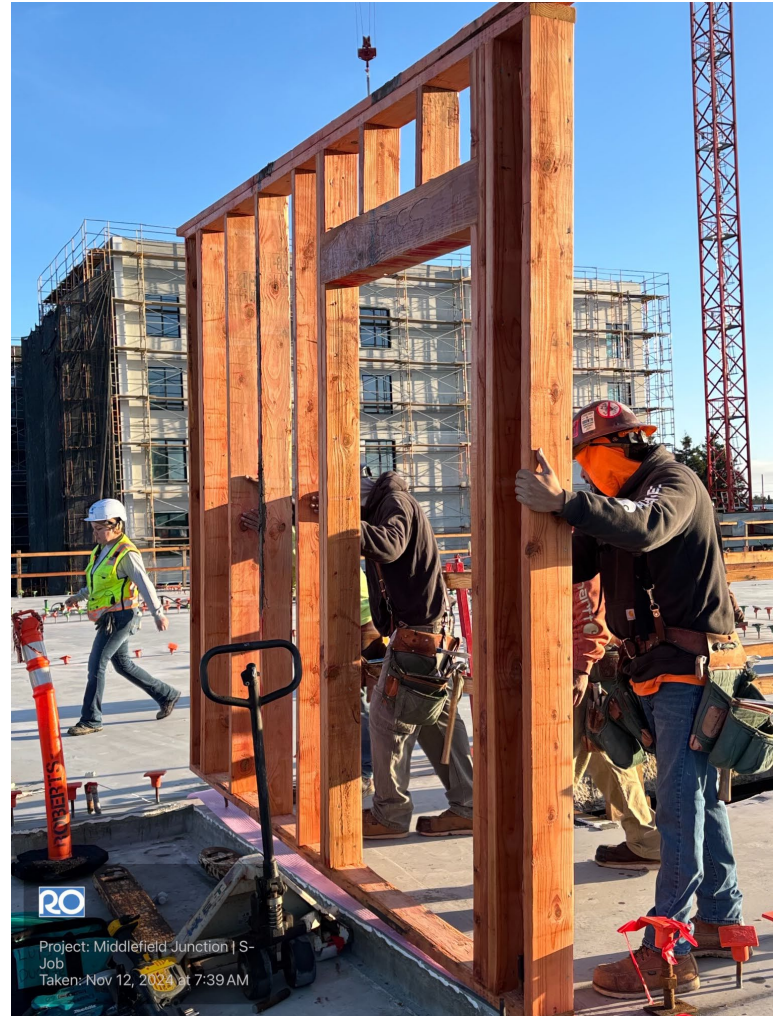
## Building B:

- After structural engineer review, inspection, and testing, it was concluded that Area 2 was the mainly affected area
- Repairs of the podium started 11/4 and are in progress and ongoing
- Areas 1 and 3 were minimally impacted and walls have started to go up last week
- Area 3 walls are in and plumbing and mechanical started their scope Monday

**Building B is expected to be complete and ready for move in February 2026**



# Construction – In Progress



# Construction – In Progress



# THANK YOU!

Middlefield Junction | Website  
[www.middlefieldjunction.com](http://www.middlefieldjunction.com)

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