

1237 San Antonio Road – Project Homekey Update and Consideration of 3-Story Design

JUNE 21, 2022

www.cityofpaloalto.org

OVERVIEW AND UPDATE

Council voted to pursue Homekey grant in 2021; design was 2 stories

Staff applied in December 2021

State had more applications than available funds in Homekey 2.0; HCD has deferred some awards to new fiscal year

Staff completed the Phase I, Phase II and soils reports on the site



OVERVIEW AND UPDATE

We
are
here

Staff continues to discuss lease with LifeMoves regarding the site

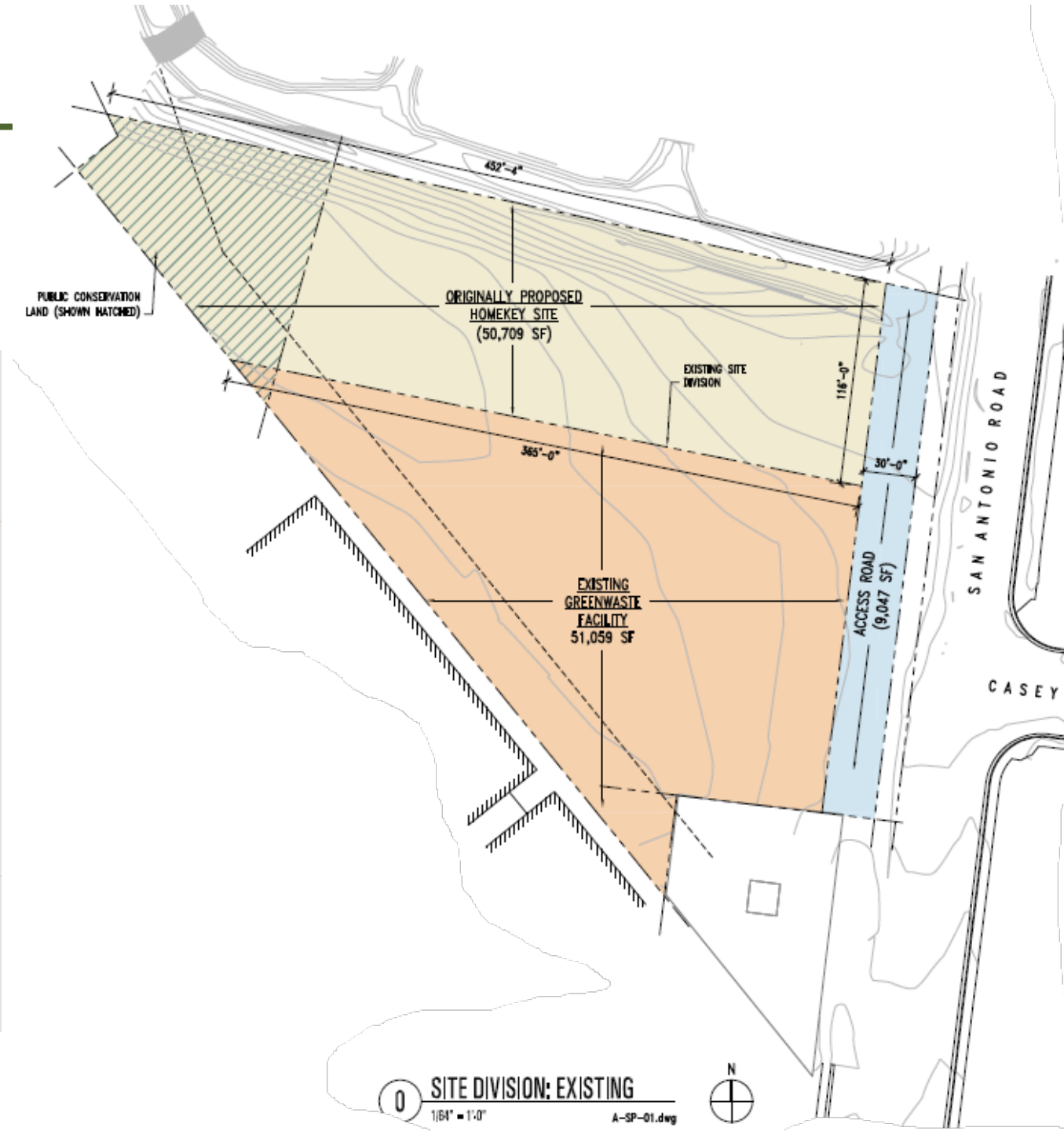
LifeMoves continues to work with staff on specific design and details; submitted Planning Applications in April

LifeMoves shared the 3-story design concept to staff for consideration which is the focus today

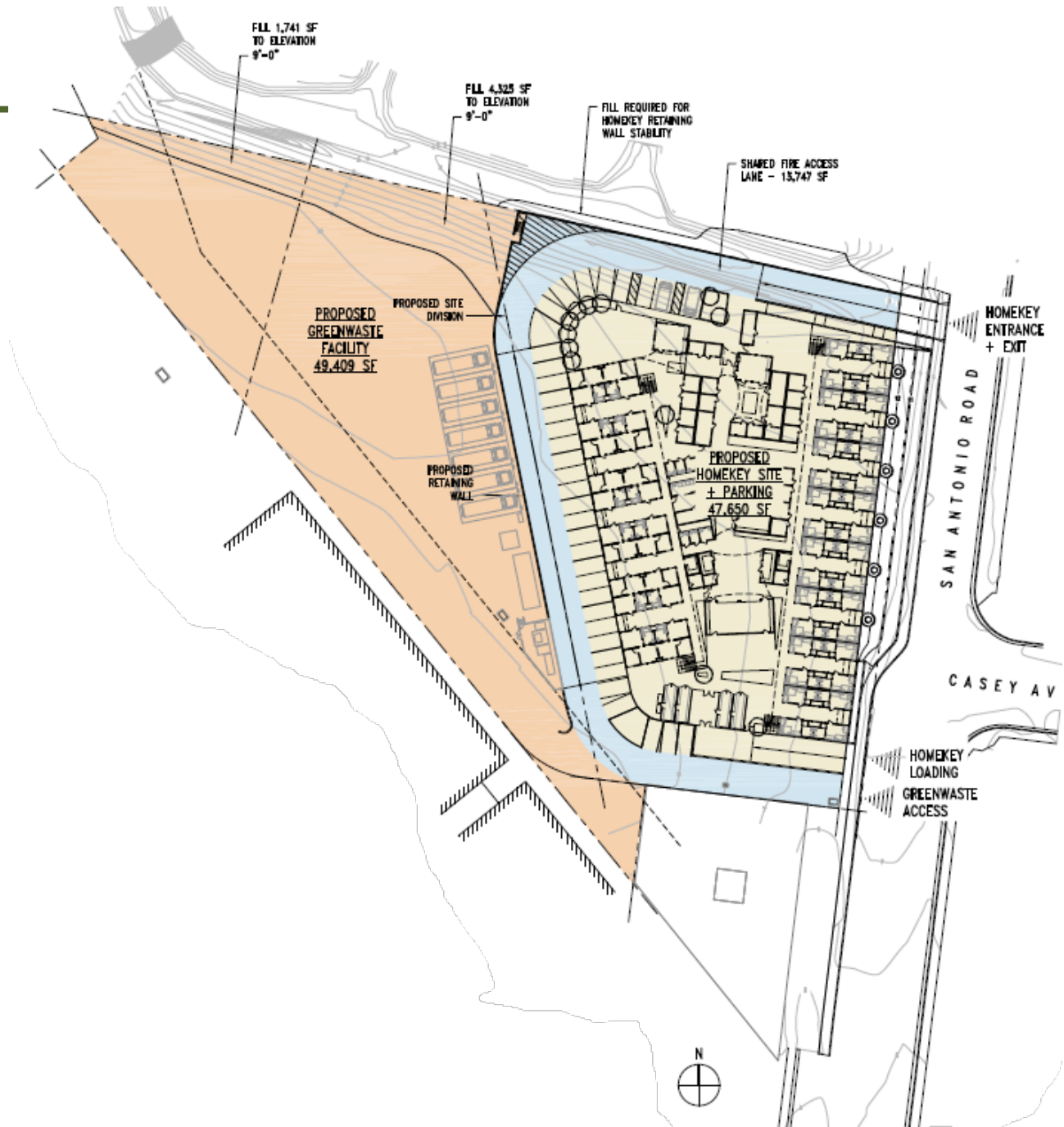
If awarded, HCD will inform the City in July which begins the clock to deliver the project



CURRENT SITE LAYOUT



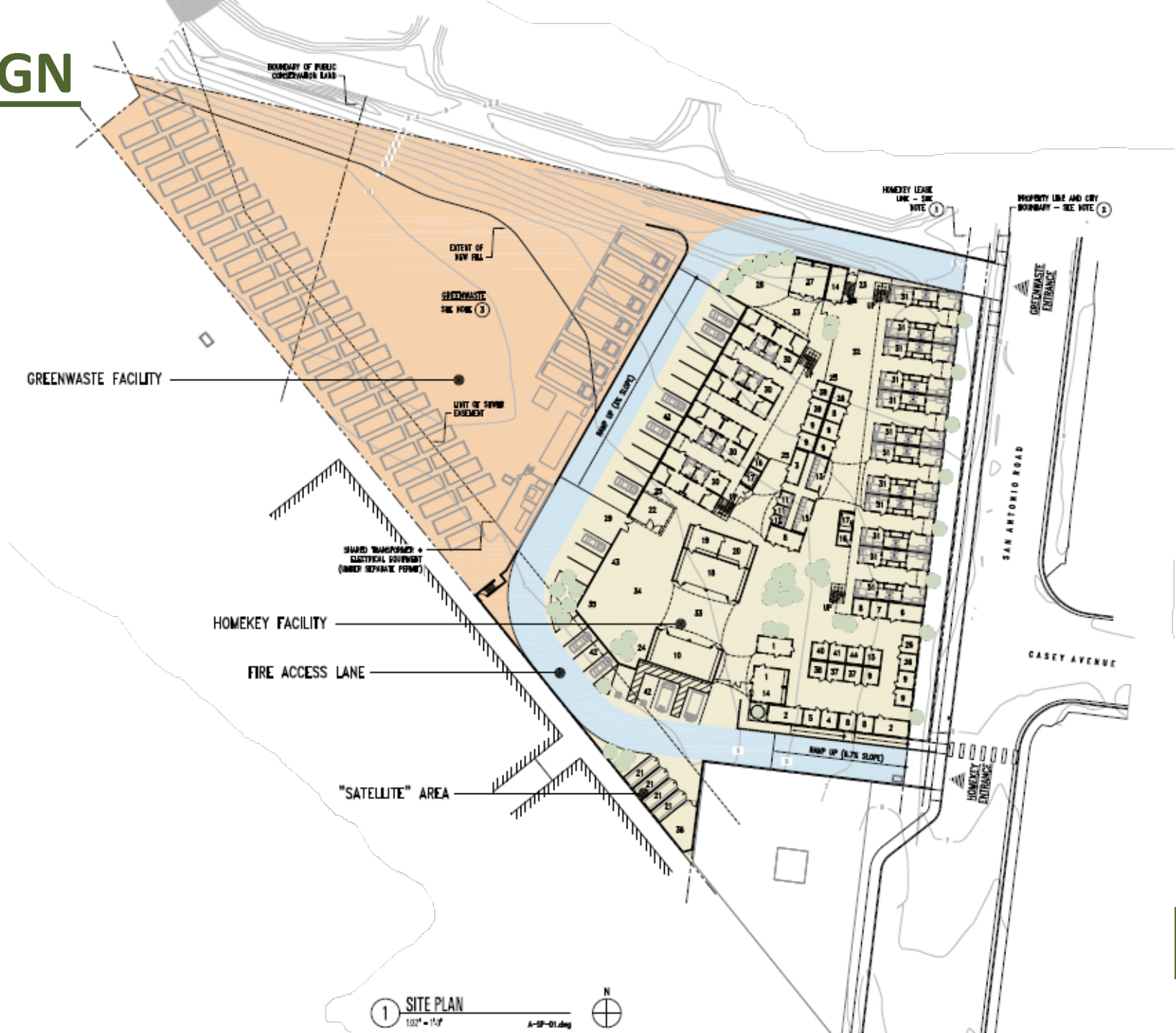
2-STORY SITE DESIGN





2-Story Site Plan

3-STORY SITE DESIGN



3-STORY DESIGN – BY THE NUMBERS

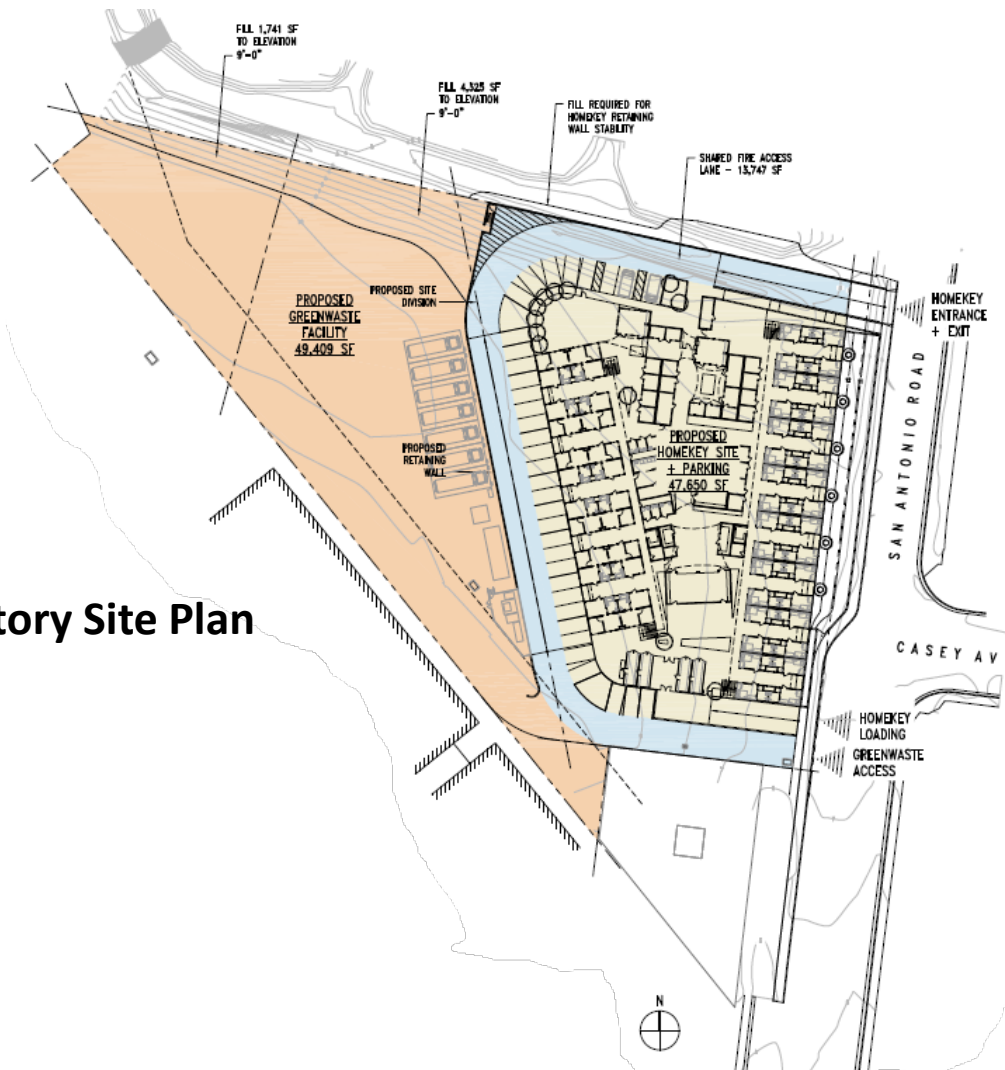
2-Story Design

- 1 Shared Driveway between GreenWaste and Homekey
- Height: 27 feet 4.6 inches; the structure is 22 feet 3.6 inches and the site would be raised 5 feet 1 inch for floodplain purposes
- Parking: 35 parking spaces
- Total units: 88 units (24 Families + 64 Singles)
- Homekey Site: constrained space

3-Story Design

- No Shared Driveway between GreenWaste and Homekey
- Height: 38 feet 1.5 inches; the structure is 33 feet 0.5 inches and the site would be raised 5 feet 1 inch for floodplain purposes
- Parking: 27 parking spaces
- Total Units: 88 units (24 Families + 64 Singles)
- Homekey Site: increased livability space

2-Story Site Plan



3-Story Site Plan



Rendering View from San
Antonio of Palo Alto
Homekey 3-Story Option
(with trees shown)



3-STORY DESIGN RENDERINGS

Aerial View Rendering of
Palo Alto Homekey 3-Story
Option



3-STORY DESIGN RENDERINGS

Rendering View of Palo
Alto Homekey 3-Story
Option from Baylands
Trail



LATP SITE NEARBY BUILDINGS



NEXT STEPS & RECOMMENDATION

- Next step is to share the design at the Architectural Review Board on July 21
- Staff will continue to negotiate the lease with LifeMoves and also will prepare the Comprehensive Plan Amendment related to the GreenWaste site
- Staff will return to City Council with the LifeMoves lease and the Standard Agreement with the State if provided an award letter from the State

Recommendation

Staff requests the City Council authorize staff to finalize the design based on 3 stories.