

**The Corner House on Addison**  
*980 Middlefield Road*

**Introduction to the facility:**

The Corner House on Addison would be home to various classes, workshops, special events and collaborative spaces. The mission of the facility would be to provide a vibrant, welcoming space for traditional and non-traditional professionals to collaborate, work, learn, find support, build community, and spend time with their families, friends, and neighbors.

Most specifically, the establishment would focus on providing a supportive place for working women, especially mothers, as they seek to balance their work and family lives. While not excluding any groups or individuals, the majority of programming will be of interest to mothers, children and families.

The Corner House will concentrate on the welfare and success of our (female/mother) workforce, while supporting women's (and men's) desire to be an active, present, and productive parent. The organization would provide space, time, and energy to support professionals on their path to self-defined success while raising thriving families.

The facility would meet the goals of the Palo Alto community by repurposing land and/existing buildings to address these important needs of our community.

The facility design itself will include various multipurpose rooms (that can function as classrooms or meeting spaces), a kitchen, administrative spaces, a fitness room, playground, atrium, patio and garden. We anticipate that the facility would offer light food and beverage service (a coffee bar in the morning, a lunch buffet around lunchtime, etc.) and some specialty retail (for example, logo wear or materials needed for classes).

**Programming:**

*To achieve its goals, the facility would offer to house or host these types of programming and uses:*

- Flexible collaboration spaces, such as coworking tables and desks, conference rooms, and presentation spaces
- Workshops, classes, and lectures for all ages, including cultural, art, musical education, literary, visual and/or performing arts, culinary arts, professional development, and health/wellness
- Special events such as speaker series, small performances, networking events, and family bonding experiences
- Specific family-oriented programming such as tutoring, lifelong learning programs, support groups, and more
- Light food and beverage service to support community building: coffee bar, lunch buffet, snacks, tea time, catering for events.
- Venue rental for private and special events such as non-profits, alumni associations and more
- An accepting and accommodating setting for nursing mothers
- A concentration on well-rounded health, wellness, and fitness
- Collaborative groups and programming aimed at furthering the professional development of working women
- Networking and relationship building among the community
- Safe and thoughtfully designed workspace accommodations for non-traditional working parents (such as freelancers, writers/artists, entrepreneurs, consultants, or those in remote roles) to thrive professionally

**Public Benefits:**

- Providing professional women and their families with access to previously unavailable resources that are of inherent value to the community at large

- Making available free or affordable rental space for non-profit and/or charity events at least 12 times per year\*
- Hosting various free or undermarket rate classes, workshops or other events for the public community at least six times per year\*
- Offering to host, free of charge, at least 10 meetings and/or small gathering per calendar year for the purpose of community outreach, volunteering, charity or other like use cases

### **Daily & Monthly Use:**

#### *Classes and workshops:*

On a daily basis the facility would hold classes and workshops for youth and adults that may include music, visual and/or performing art programs, cooking, professional development, dance, fitness, health/wellness, language and academic/tutoring programs. These programs will be scheduled to control the influx and egress from the building and the property.

The facility anticipates producing an estimated:

- 10-20 classes per day
- An average of 5-25 students each
- We anticipate that for each student in the class, there will be an adult that likely stays on the premises -- either participating in a parent-participation class or taking advantage of the facility's amenities.
- *Variable: depending on schedule, time of year, interest, etc.*

#### *Collaboration spaces:*

Normal use of the facility will also include parents or individuals utilizing collaboration spaces (such as coworking tables and conference rooms) to work, read, write, reflect, seek support from mentors or peers, network with others in the community, and share ideas. We anticipate that many of those utilizing the collaboration spaces are guardians or partners of participants in classes and workshops. Others may be mothers/parents that require a welcoming space to tend to a young child (such as a nursing infant) while also conducting calls or tending to other personal or professional needs.

The facility anticipates:

- Approximately 100 patrons with access to collaboration spaces on a monthly basis utilizing this space at different windows of time and for different lengths of times.
- We anticipate no more than 50 patrons with accessing these collaboration spaces at one time.
- We do not expect these patrons to arrive, gather or depart en mass.

#### *Special Events:*

The facility anticipates other special events or programs to occur irregularly.

The facility hopes to produce or host:

- Approximately 250 small events, with less than 75 attendees and no more than 10 per week.
- Approximately 150 large events with more than 75 attendees, no more than 4 per week.
- Special Events will not ever exceed Code Standards for the building, or 400 attendees, whichever is less.

*An example of a small event might be a special guest hosting a group discussion on child rearing practices or diversity in the workplace. An example of a large event might be a family bonding experience such as an indoor picnic or a charity fundraiser.*

*Other Patrons of the Facility:*

Guests and members may also enjoy utilizing the following spaces on a daily basis:

- *Coffee bar and light buffet lunch*
- *Health and wellness room*
- *Garden and outdoor play space*
- *Patio*
- *Atrium*

We anticipate that these spaces will be used for varying intervals of time throughout the day.

**Food & Beverage:**

- The facility will offer light food and beverage options to members and guests on a normal day.
- Special events may require catering services.

**Fitness Space:**

- The facility would like to incorporate a room within its design specifically focused on health and wellness to support and encourage an active lifestyle.
- The room will be used for things like: meditation, pilates, yoga, stretching, wellness seminars.
- This room would include up to 10 pieces of exercise equipment, including treadmills, stationary bikes or like machines.

*Comparison to prior use of the property :*

	Our Proposed Use			Previous Funeral Home Use		
	Minimum Concurrent	Maximum Concurrent	Expected Average	Minimum Concurrent	Maximum Concurrent	Expected Average
Daily						
During Work/School Hours	50	300	150	30	500	200
During Evening or Weekend Hours	25	400	125	30	500	200

**Prior use of the facility:**

- Mortuary

**Weekly use:**

- Multiple services per week, often multiple per day, with tens to hundreds of mourners

**Supporting Data:**

The National Funeral Directors Association [published](#) in January 2018 that the NFDA-member Firm Caseload (i.e., number of decedents cared for) ranged normally from 1-1000/per year [a median of 500.2].

- 58.4% reporting near 150 per year *or less* (assumed average of 12.5 per month or 2.88 per week)
- 46.1% reporting 151-1000 *or more* (median/average of 575.5 per year or assumed average of 47.9 per month or 11.06 per week).

With no formula to assess the average number of mourners at a funeral, conversations with Funeral Homes concluded that attendance numbers normally reflect age of the deceased and involvement in the community and can range from 10-600 people. The prior owners of this property noted at sale that they could hold multiple funerals a day and expected tens to hundreds of attendees on a normal day.

In comparison, 2.8-11 funerals per week with tens to hundreds of mourners gathering en masse is presumed to have been a greater strain on noise and traffic due to a private event than the facilities newly suggested model and use.

### **Employees:**

In order to run smooth and successful operations of the facility and the programming, the facility plans to employ:

- 4-8 full-time employees.
  - Full time positions *may be*: Director, Programs Manager, Facilities Manager, Teacher/Children's Coordinator, IT Manager, HR Manager, and Kitchen Manager.
- 10-20 part-time, internship or contract employees in an effort to offer flexibility and optionality for working parents, students, and others.
  - Part-time, internship or contract positions positions or departments may be: receptionist, teachers, children's programming, security, accounting, janitorial, marketing, landscaping and grounds, food service, and special programs/events.
  - For special events, food service and other staffing as required based on size.

### **Hours of Operation:**

- The hours of operation will be 7:00 a.m. to 7:00 p.m. seven days a week.
- Those with access to the collaboration spaces may arrive or depart earlier or later than normal business operation hours.
- Some special events and classes may occur outside of regular operation hours.
- All outdoor events with amplified sound shall cease operations no later than 9:00 p.m. Sunday-Thursday and 10:00 p.m Friday and Saturday.
- All indoor events shall cease operations no later than 12:00 a.m., with clean-up no later than 1:00 a.m.

### **Public Access & Membership:**

- As with children's classes, adult classes, workshops and speaker events throughout both many public and private facilities in the area, The Corner House would require participants to register and submit appropriate registration fees.
  - Registration will help to ensure safety and security for young children and mothers, to control the influx of guests and traffic flow, as well as meet the financial requirements to operate and meet the cost of overhead.
- The majority of classes, workshops and many special events will be available for registration to all members of the community.
- Some programs and workspaces will be available to members only as the organization aims to create an established, supportive community of regular attendees encouraging mentor-mentee relationships and peer-to-peer dynamics.

*As with Lucie Stern Community Center and other Palo Alto Community Centers, as well as like facilities such as the JCC, Women's Center, and Hanahaus reservation for picnic spaces and facility rentals are subject to availability, application approval, and to specific cost and conditions.*

### **Parking/Traffic Considerations:**

- The property will be able to accommodate 36 cars in the lot for self-park.
- We will have 25 bike parking spaces.
- A designated curbed in drop-off and pick-up area to reduce disruptions of traffic flow on Addison.
- Special events may require valet parking in the facility's lot in order to accommodate additional vehicles.
- Large events may require the facility or the host (if external) to accommodate driving guests at offsite lots, offer shuttles or rideshare credits to attendees in order to best manage parking.

The facility will encourage walking, biking, rideshare, carpooling or public transportation for all patrons. The neighborhood is a walkable and the organization expects that this will be a preferred option for many residents utilizing the facility. Rideshares and public transportation are readily available and close in proximity.

**Construction activities (Noise & traffic):**

We are sensitive to the fact that having two construction projects next to one another with some level of concurrent schedule imposes some challenges. In order to mitigate those complexities, we will work closely with the city and Addison Elementary contractor as needed to review, agree upon and implement the following:

*Trade Parking and Arrival Time*

We will encourage all trades to carpool as much as possible to reduce total number of vehicles on site for daily forces. Additionally, our site allows for all trade parking to be within site limits, therefore not impacting street parking. As for arrival times, though work cannot begin until 8am, we would require tradespersons to arrive by 7:30 to work around child drop-off and school hours.

*Work Hours and Departure*

Work hours would be 8am-6pm daily with site departure after 3:30pm, allowing for school pick up.

*Deliveries and Staging*

We will work with the city on traffic control plans on when large material drop offs are needed, so we can have the trucks delivered in a timely matter, and will coordinate deliveries with Addison Elementary so we do not have multiple at one time. Optimally, we will be able to have trucks arrive early to the site before morning drop off occurs as to not interfere with children and their parents. If that is not possible, we would schedule material deliveries around critical school hours. All materials will be staged within site fence limits.

*Construction Noise*

A majority of our work is internal to the current structure and therefore, our work can be sequenced to maintain the exterior envelope as long as possible to minimize noise. We will also have screened fencing around site throughout project and can install absorptive materials to inside of fence as needed once we move to exterior work in order to lessen impact on surrounding areas.

**Parcel(s) Consideration/Design:**

Facility is pursuing a certificate of compliance to merge the three lots as part of any formal application.