



**RISE CITY**  
REDWOOD CITY, CA

### Faith-Based Affordable Infill Housing

**Client:** Sand Hill Property Company  
**Site Area:** 30,415 sq. ft. / 0.69 acre  
**Density:** 94 Units  
**Completion:** TBD  
**Construction est.:** TBD  
**Contact:** Candice Gonzalez  
 Chief Housing Officer and  
 Managing Director  
 cgonzalez@shpco.com  
 650.344.1500x135

1304 Middlefield - an SB 35 ministerial approved project - is located just outside of downtown Redwood City on property formerly owned by Rise Church. This 100% affordable development will be a gateway to the high-density buildings in downtown from the medium density Staumbaugh Heller neighborhood. In response to that, the building is composed of two articulated masses that are broken down to create a balance with the neighboring residential blocks, connected by an open bridge structure that frames the entry and connects the street frontage to a large communal open space. Public art, sustainable features, and landscaped open space are some of the design elements that complement a larger whole.

It will consist of 94 units, with a mix of studios, 1-bed, and 2-bed units, along with indoor and outdoor amenities. The project is approx. 97,000 sq. ft. and 7 stories tall – 5 floors of Type-IIIA construction for the two residential masses on top of 2 levels of a Type-IA concrete podium that houses the parking and most of the common and support spaces. Residential programs include: on-site property management offices, computer labs, community rooms with kitchens, maintenance shop and indoor bicycle storage.

#### Design Features

- Pedestrian bridge clad with public art
- Multi-level common spaces
- Outdoor viewing areas and terraces
- Community room with kitchen, play area, workspaces and patios

#### Green Features

- Multi-level outdoor spaces
- Photovoltaic panels
- Stormwater treatment onsite