



County Commits to Efficient Affordable Housing

"Monarch at Redwood" is a proposed six-story multi-family residential building with 86 units of affordable housing replacing a small single story industrial structure and under-utilized site. The main entry faces San Mateo Avenue and is accentuated by a two-story tile canopy that frames the entry, lobby and community room. There are four residential units with walkways and patios on San Mateo Ave and Douglas Avenue creating a residential scale at the ground floor. The garage is concealed by these units and utility spaces, and is accessed from MacArthur Avenue.

The building wraps around a south facing courtyard that creates two wings as seen from Middlefield Road. The building steps down one story on the south side reducing the scale of the building from the approach from Middlefield Road. There are further setbacks at the sixth floor creating shoulders at the corners on San Mateo Avenue helping to reduce the scale of the building. The circulation spaces are articulated with a butterfly roof form that provides visual interest and breaking up the mass further.

Design Features

- Butterfly roof to provide visual interest and break up mass
- Two-story brick canopy at lobby entrance
- Open lobby with connection to 2nd level South facing courtyard
- Two-story art screen by local artist [Adam Feibelman](#) accentuating the lobby and entry
- Unit entries at street level with patios providing a pedestrian connection at the ground level.
- Warm stucco materials, bright accent tile and brick base reflect the history of the site and neighborhood.
- Sunshades on south and west elevations

Sustainable Design

- All-Electric Building with heat pump heating/cooling and water heating
- Seeking GPR Platinum
- Rooftop PV Solar Array
- Natural material accents at ground floor, lobby and podium courtyard

Creating Equity

- 28 studio units allocated for unhoused families with significant health care needs
- 11 units allocated or people experiencing homelessness with behavioral health challenges

Client: [Affirmed Housing](#)

Site Area: 20,000 sq.ft. / 0.46 ac

Unit Count: 86 affordable units

Density: 187 du

Completion: Spring 2027

Construction est.: \$37M

Website: [VMWP](#)

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