



1 Hamilton Drive Project Update

10/13/2022



Project Website: www.cityofmillvalley.org/hamilton

Overview:

The City of Mill Valley has partnered with EAH Housing to determine the feasibility of building affordable rental housing on the northern portion of the City-owned property at 1 Hamilton Drive. The purpose of the open house workshops is to provide the opportunity for public input on site planning and design elements that can be incorporated into a conceptual design that can be financed and built by an affordable housing developer on the site.

The City will not consider the approval of any housing proposal until the project team has submitted a planning application, allowing for full review and consideration by the City of Mill Valley through Planning Commission and City Council hearings, including environmental review.

The project team anticipates submitting a planning application later this year and will incorporate site planning and preliminary design elements based on City Council direction, community input and feedback from EAH Housing based on their expertise in financing and building affordable housing in the Bay Area. The planning application must include a “project description” identifying the components of the project for Planning Commission and City Council to review and consider, including building footprints, heights, number of units, driveways, residential parking, etc. There are various project approvals and entitlements required to build on the site, including: a tentative parcel map, rezoning the site to Multi-Family Residential-Bayfront (RM-B), a Ground Lease, site and project design (i.e. Design Review), and environmental review under the California Environmental Quality Act (CEQA). Once a planning application is submitted, the community will be invited to provide further input on the scope of the environmental review for the proposed project application.

Open House Materials:

Please note that all plans presented at the October 13th Open House are preliminary and conceptual in nature. The following is a summary of key site planning and design elements incorporated into the conceptual design since the last Community Meeting on May 3rd based on input received.

Replacement of Existing Facilities (38 public parking spaces, public restroom, and EV charger)

Currently there are 38 public parking spaces, restrooms, and electric vehicle (EV) charger located on the northern portion of 1 Hamilton that must be relocated to make room for housing and residential parking on the site. The Project Team identified and discussed possible relocation opportunities with the community and City officials as part of its outreach work. On September 19th the City Council supported staff recommendations and directed staff to further consider and evaluate relocating existing facilities to the adjacent Public Safety Building (PSB) parking lot.

Supporting Details:

- Relocation of existing facilities to the PSB Parking lot provides a similar location to existing facilities and does not impact any portion of the bayland, Hauke Park or playing fields.
- Council direction helps to further define the approximate footprint and locations of parking, restrooms and EV charging station to include as part of a “project description,” required by CEQA and the environmental review process as well as further evaluating cost, construction and design feasibility.
- See project website (www.cityofmillvalley.org/hamilton) for details on outreach activities and September 19, 2022 City Council staff report.

Preliminary Conceptual Design Options

The project team has incorporated the following design elements into the conceptual designs that will be presented at the October 13th Open House. These design elements are based on input received at the first Open House, meetings with Public Works, Fire and Police Departments, and the Planning Commission/City Council subcommittee.

- 1. *Private Residential Outdoor Space (courtyard area).*** Create a residential outdoor space oriented in front of the proposed building, toward Hamilton Drive to:
 - Provide a building footprint that is stepped back from Hamilton Drive.
 - Minimize noise for residents on Roque Moraes.
 - Provide private open space that generates optimum livability for residents with full sunlight and common open space facing Hauke Park.
- 2. *Entry to Residential Parking Garage.*** The entry to the residential parking garage will connect with Public Parking Lot B to:
 - Reduce curb cuts along Hamilton Drive, which also addresses circulation and pedestrian safety.
 - Consider feedback and support from Police and Fire Departments.
- 3. *Building Footprint/Location.*** The proposed apartment building will not “step up” or be built into the hillside. At previous meetings, there has been some community interest and discussion about breaking up the shape of the potential housing on the site by stepping the building up into the hillside. EAH Housing has explored this option and determined that building into the hillside farther up the hill increases the height of the overall building and requires a large amount of grading and retaining, which impacts the natural conditions of the hillside and is cost prohibitive. As a result, the proposed building footprints presented at the October 13th Open House are in flat and level areas of the site. This will also minimize the visual impacts on the neighborhood. This approach will:
 - Minimize grading and excavation of the hillside.
 - Orientate the building to follow the site’s natural contours.
 - Decrease construction costs.
 - Reduce overall building height.