

To: Danielle Straude, Senior Planner, City of Mill Valley
From: Janet Smith-Heimer, The Housing Workshop
Re: Analysis of Tax-Exempt Sites for Affordable Housing Development
Date: 2-10-21

Introduction and Summary of Findings

This memo summarizes an initial analysis of a list of approximately 75 parcels of land owned by the City of Mill Valley, for the purposes of identifying a short list of parcels suitable for potential affordable housing development. In addition, the analysis for this memo included a review of all other identifiable property tax-exempt parcels located within City limits (e.g., owned by Marin Open Space, Marin Municipal Water District, several religious organizations, etc.). The source for identifying tax-exempt parcels, the County Assessor's database, lists all land parcels in Mill Valley by identifying number, size, owner, and tax-exempt or taxable status.

The analysis of publicly-owned/tax-exempt land parcels was commissioned by the City of Mill Valley, and prepared under the guidance of City staff and the Housing Advisory Committee. Following discussion of this initial analysis, The Housing Workshop will conduct an in-depth financial analysis of potential housing projects on two of the best-suited sites to demonstrate feasibility and facilitate potential next steps by the City.

Purpose of the Analysis

This initial study phase was conducted with two objectives: to identify City-owned or other tax-exempt parcels that could be developed into affordable housing, and to identify any parcels that could potentially be monetized (e.g., sold or leased) by the City to private parties to raise local funds that could help subsidize affordable housing projects. The review of City-owned properties aligns well with policy initiatives promoted by housing policy experts as well as the State of California, to leverage publicly-owned land assets to address the current housing crisis. This memorandum does not outline or analyze housing affordability issues in Mill Valley; several key resources to further explore those issues are referenced in Appendix A of this memorandum.

Leveraging publicly-owned land assets by making them available, typically at reduced or no cost to a non-profit affordable housing developer, is a direct method of subsidizing and creating this type of development, which otherwise faces major challenges in acquiring developable land and

raising sufficient funding to build new units. In other words, eliminating the time and cost of acquiring land (because it is contributed by a city or public agency to a project), immediately reduces the need for funding by 20 to 40% of total project cost, depending on the cost of that land. This concept, sometimes called “land write-down,” was used very successfully throughout California for decades through local redevelopment agencies tasked with funding new affordable housing projects. Nearby examples of this concept can be found in San Rafael and other Marin locations.

Summary of Findings

As detailed in the following memorandum, the initial analysis concluded the following:

- Among the numerous City-owned parcels, just 4 sites were identified for further analysis, including:
 1. Public Safety Building/Hauke Field Parking Lot
 2. Boyle Park Tennis Courts
 3. Portion of Edgewood (aka Mill Valley Reservoir)
 4. Portion of Mill Valley Golf Course along Linda Vista Drive
- The factors affecting this conclusion – parcel size, degree of slope, recreation/open space designations, and environmental constraints – render many of the subject parcels infeasible for multifamily affordable housing development.
- A review of other non-City owned, tax-exempt parcels indicates that there are likely no short-term opportunities to partner with property owners.
- There are limited opportunities to monetize City-owned parcels, due to likely infeasibility of creating retail single family lots matching zoning requirements for parcel size. Three parcels that may yield up to 10 lots in total were identified as potentially saleable, but require further analysis to determine their marketability and value. It should also be noted that raising funds for potential use as subsidy in future projects does not directly resolve the lack of available project development sites.

Next steps in the study process will include preparing a financial analysis for 2 of the 4 sites identified as having near-term development potential for affordable housing. If these sites “pencil,” The Housing Workshop will recommend a series of future actions to undertake City-sponsored affordable housing development on those sites.

Affordable Housing Development Challenges in Mill Valley

There are several key development constraints facing Mill Valley's publicly-owned parcels, all of which were converted into criteria to apply to the list of parcels for the analysis. These are summarized below.

Current Zoning Designations

Mill Valley owns numerous tracts of land used for active recreation (e.g., ballfields, tennis courts) along with extensive networks of trails, gardens, public parks, and designated open space areas with heritage trees. These recreation/open space lands are treasured by residents, and are considered important parts of Mill Valley's quality of life.

The community valuing of recreation/open space, and the balancing of potential development versus conservation for recreation/open space, have long been codified in the City's General Plan land use and zoning designations. The balancing of competing goals, such as development versus recreation/open space, is a tension that occurs in every city in the Bay Area. This current analysis does not seek to alter these land use designations; the work conducted every 8 years to prepare the City's Housing Element Update is meant to address those larger policy questions.

Criteria Used in Analysis. With a few exceptions as described later in this memorandum, the City-owned sites analysis considered a current zoning designation of Open Space as a given, thereby not permitting any new multifamily housing development. The few exceptions described later in this memorandum represent potential building sites located within larger open space areas, sited to be on frontage roads so as to not disturb recreation/open space enjoyment.

Parcel Size and Development Density

In Mill Valley, even though the City owns parcels of various sizes throughout the city, these assets are not easily identifiable on the ground. Mill Valley, with its desirable location, climate, and lifestyle, has long been “built-out,” meaning no obvious tracts of undeveloped land await development. The downtown layout, primarily in a historic village pattern, further limits development opportunities on publicly-owned parcels.¹

A review of Mill Valley’s zoning designations indicates that the City’s most dense category of residential development caps out at 29 dwelling units per acre, with these opportunities generally located in the downtown center. This density typically translates into a 3-story multifamily building with surface parking.

For 100% affordable housing projects (including housing for very low, low, and moderate income households), the California Density Bonus Law (found in California Government Code Sections 65915 – 65918) provides developers with a substantial “density bonus” of an 80% increase in density. For Mill Valley’s current most dense residential zone category, this would yield projects with a density of 52 units per acre (1.8 X 29).

Almost all affordable rental housing developers seek yield and scale in their projects (in terms of number of units), due to the complexities and cost involved in creating these projects. In Mill Valley, this combination of relatively low maximum allowable density and typical parcel size mean that even with a density bonus, almost all professional organizations will not be able to expend the time and resources necessary to develop on very small parcels.² In addition, even post-development, most affordable housing projects require an on-site property manager living in one of the units, which is generally not sustainable in terms of operating costs in projects with less than 40 units, although exceptions to this rule of thumb can be found for slightly smaller projects if management is shared by the same owner with another small project nearby. The result of these scale and yield considerations means that parcels likely to attract a qualified affordable rental housing developer would need to be at least 0.75 acres (which would yield 39

¹ It should be noted that downtown Mill Valley has numerous examples of privately-owned parcels that are currently underutilized (e.g., aging one-story commercial structures and/or underutilized parking lots). While these parcels were not analyzed directly in this memorandum, they should be reconsidered as potential housing or mixed-use sites during the City’s upcoming Housing Element update process, because downtown infill locations typically create very desirable locations with services for multifamily projects. These kinds of projects also serve to activate streets, bring new shoppers, and contribute to a vibrant village center.

² Some for-profit developers of market-rate housing are able to develop on small parcels, due to the typical high profit margins available in a higher-value area such as Mill Valley. Yield and scale affect these two housing segments differently.

units per acre if zoned for 29 units and the maximum density bonus were applied).

Criteria Used in Analysis: Due to the resulting infeasibility of affordable housing development on small parcels, City-owned parcels less than 0.75 acres are considered not developable for this purpose. However, separately, some of these smaller sites may have monetary value to raise funds for a project located elsewhere, and are assessed in this memorandum for that purpose.

Degree of Slope

Due to topography, location near sensitive wetlands, areas which experience flooding, and other environmental factors, Mill Valley sites require a fine-grained assessment to determine physical development feasibility. This analysis focuses on two key physical factors: slope and floodplain/floodway status.

Steep slopes adversely affect affordable multifamily development in several ways, all of which combine to increase project costs without an ability to obtain compensation through commonly-used funding sources. Costs rise in steep slope situations because of extra site grading, design challenges, accessibility challenges for people with disabilities, and seismic safety structural mitigations. In addition, often steep slopes face erosion and other constraining soil conditions, all of which also add to project costs. Most affordable housing developers will seek other opportunities elsewhere that do not pose these increased cost risks.³

Criteria Used in Analysis: Sites with an average slope greater than 10% were considered infeasible for affordable housing project development. However, there are a few exceptions noted later in this memorandum, where site visits indicated that flatter building pads may exist among large parcels with otherwise average steeper slopes.

³ It should be noted that these slope-related factors do not necessarily constrain high value new construction townhouse or single-family homes in the same way; these types of buildings can often maximize views and/or incorporate other creative design features on steeply-sloped lots, adding value to offset increased costs.

Floodplain/Floodway Status

Some portions of Mill Valley’s flatter, more developed sections are affected by several waterways which can reach impactful flood stages currently defined by the Federal Emergency Management Agency (FEMA) as having a 1% chance of flooding each year (formerly called “100 year floodplain”). In simple terms, these areas require annual flood insurance premiums, which add to the operating costs in affordable projects. In some subzones of these areas, FEMA recommends architectural and engineering methods to reduce flood damage; while these may add to construction costs, they can sometimes be incorporated without creating project infeasibility (such as raising the dwelling areas above flood levels with parking on the ground floor).

In other floodplain areas, based on waterway hydrology and topography analyses, FEMA designates certain portions as Floodways, which means any building placed on the site needs to be designed so that its structure does not demonstrably impede receding water flow in the event of a flood. In simple terms, this requirement is in place to ensure that floodwaters can flow, unimpeded by structure, causing more damage elsewhere. Building housing structures in floodways is therefore quite difficult to infeasible, and sites in FEMA-designated floodways are not recommended for further consideration by the City of Mill Valley.

Criteria Used in Analysis: Parcels with a FEMA floodplain designation of “AE” or “AO” are considered as possible for development (albeit not ideal), while parcels designated as Floodway are considered not feasible for affordable housing development.

The results of applying the above criteria to the City-owned and other tax-exempt parcels are described in the following section with supporting tables included as Appendices B through D.

Potential City-Owned Affordable Housing Development Sites

The approximately 75 City-owned parcels were evaluated based on criteria outlined above, including a minimum size of at least 0.75 acres and an average slope of 10% or less.

A summary of the resulting “short list” of potentially developable affordable housing sites is shown below. Each of these sites was also visited in-person by The Housing Workshop and evaluated further per other potential site or regulatory constraints, as described below.

Table 1: City-Owned Sites with Potential Feasibility for Multifamily Affordable Rental Housing

Site #	Site Location	APN	Acres	Avg Slope (%)	Zoning	Flood-plain (a)	Flood-way	# of Units (b)	Notes
1	1 Hamilton Public Safety Building parking lot serving Hauke Field	030-250-01	0.75	10.0%	Open Area (O-A)	No	No	22-39 units	Site size estimated (part of larger parcel). Needs design study to confirm suitable building pad with sufficient distance from Bayland Corridor boundary. Parcel would require subdivision and rezoning.
2	Portion of Boyle Park Tennis courts and part of field behind it	029-212-24, possibly part of another parcel	0.80	< 10%	Open Area (O-A)	No	No	23-41 units	Site size estimated (portion of Boyle park inc. 5 tennis courts and field/parking lot at end of East Drive)
3	Edgewood (MV Reservoir)	046-070-02, 046-061-52	4.37	24.6%	Open Area (O-A)/Single Family (RS)	No	No	29-52 units	Site size and location estimated (part of larger parcel). Review of 1967 grant deed shows covenant to keep as a park. This parcel is relatively large and has some slope areas, so a portion could be removed from covenant w MMWD agreement. Yield estimate assumes 1 buildable acre within larger sloped site.
4	Portion of Mill Valley Golf Course along Vista Linda Drive	029-131-07	45.68	16.5%	Open Area (O-A)	AO	No	22-39 units	Site would be portion along Vista Linda Drive/ edge of golf course. Yield assumes a .75 acre parcel could be identified. May require relocation/redesign of nearby golf hole. Yield may be reduced depending on parcel shape and golf course safety requirements.

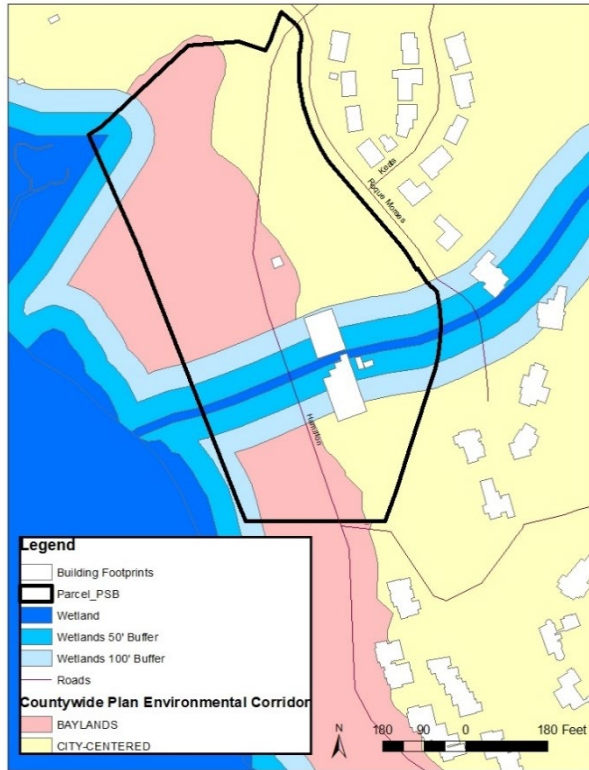
Notes:

a) AE and AO indicate location in FEMA floodplain. AE indicates FEMA has established baseline flood elevation, but project could be designed to accommodate.

AO indicates shallow sheet flooding without known baseline, but could be established and designed for. Both types would also require flood insurance.

b) Low end of range assumes zoning for 29 units/acre. High end assumes application of state density bonus law (80% bonus for 100% affordable projects), which would yield 52 units/ acre.

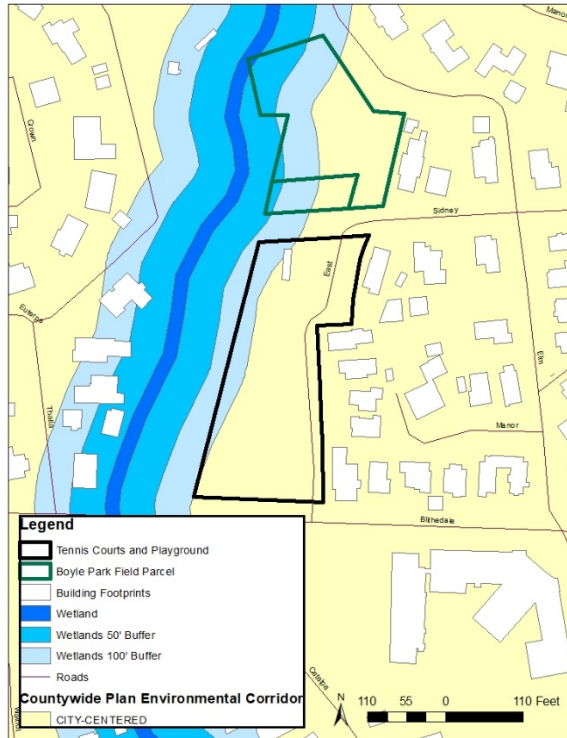
Site 1: Public Safety Building/Hauke Field Parking Lot



Potential 0.75 acre Housing Site

This potential housing site lies adjacent to the City’s Public Safety Building complex, on its northern side. This area currently provides parking and restrooms for recreation fields located nearby. The potential housing site is impacted by its location near the boundaries of the Marin County Baylands Corridor, as described in the County General Plan. This designation identifies uplands adjacent to sensitive wetlands, and requires special biological assessment studies to protect habitat for plants and animals. According to the Marin County General Plan, development sites of between 0.5 and 1 acre require a 30-foot setback from the Baylands boundary. Until further biological and survey studies can be conducted, it is assumed the identified housing site could provide 0.75 acres for development, creating sufficient scale to develop a physically feasible project. Current restrooms and parking area for Hauke Field may need to be relocated elsewhere on the PSB site.

Site 2: Portion of Boyle Park

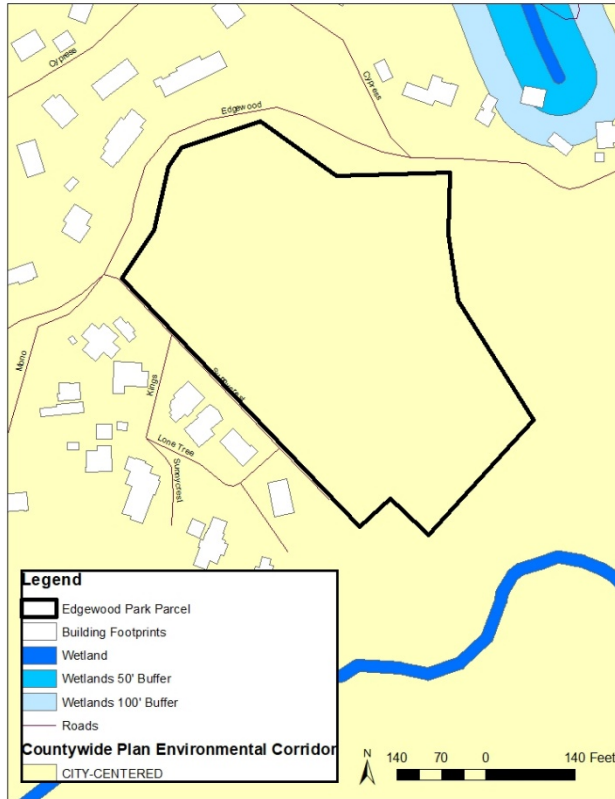


Potential 0.75 acre Housing Site

This site would be subdivided and developed in the portion of Boyle Park containing 5 tennis courts, along E. Blithedale Avenue. While reducing recreational facilities for Mill Valley's residents is less than ideal, this site is included in this memorandum because it would create a sufficiently-sized and shaped parcel in a pleasant residential neighborhood without prohibitive environmental constraints (e.g., floodplain, sensitive habitat, etc.). From an objective affordable housing development point of view, this is the best of the 4 identified sites. As described in this memorandum, identifying sites with sufficient size and yield, that also do not create extraordinary cost challenges, means that other tradeoffs would need to be made to leverage public lands.

As shown in the map on the left, although not in a floodplain or floodway, the tennis courts are located near sensitive wetlands, and would need to be designed carefully to allow for the medium blue 50 foot buffer. The lost tennis courts could potentially be relocated elsewhere in this part of Mill Valley or designed to be placed on the roof of the new housing project with separate public access provided.

Site 3: Edgewood (aka Mill Valley Reservoir)

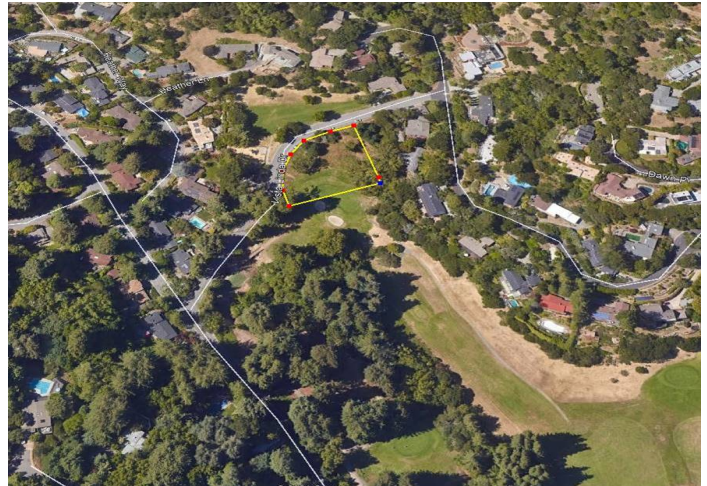
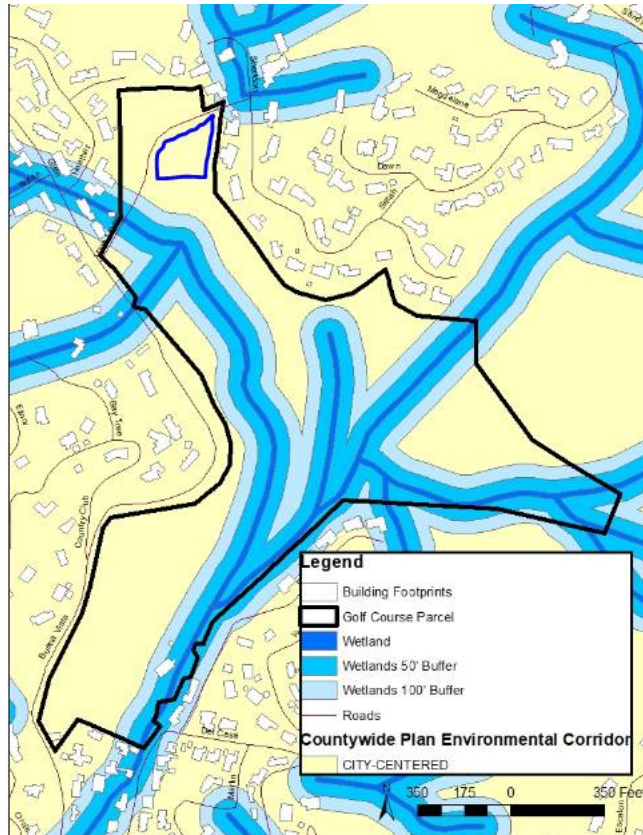


Potential 1 acre Housing Site

The Edgewood parcel contains over 4 acres, with portions containing steep slopes. The site is used as an informal open space area but has not been improved as a public park. Based on topographic map review, it is estimated that a 1-acre or more buildable portion with a feasible slope could be identified. Another development constraint is that this site was deeded by the Marin Municipal Water District to the City in 1967, with a covenant in the recorded deed that the site be maintained by the City and used as a park. However, since this site has not been improved as a park and given the age (50+ years) and nature of the grand deed, it may be possible to amend the deed to remove this covenant for a portion of the site through agreement with the MMWD.

The strategy outlined above has the additional benefit of creating a buildable parcel of 1 acre or more, allowing for a higher unit yield than the other tightly-fitted 0.75 acre sites which limit unit yield with no room to spare. In addition, it may be possible to improve other portions of this site as a park, providing new benefits to the surrounding community in exchange for supporting the 1 acre portion for use as affordable housing.

Site 4: Portion of Mill Valley Municipal Golf Course



Potential 0.75 acre Housing Site

The Mill Valley Municipal Golf Course was purchased by the City from a private owner in the 1930s and has been operated by the City since that time. It has reportedly suffered operating losses in recent years. However, any change in use status of the golf course as a whole will require a more lengthy discussion than the scope of this memorandum, and cannot be addressed here. Thus, as the City considers the future of the 45 acre, 9-hole course, for this memorandum a portion of its greenway buffering along Linda Vista was identified that may be suitable for multifamily affordable housing development in the near term.

It should be noted that the potential housing development site shown above, is across the street along Linda Vista Drive from a recently-proposed public parcel currently used as a playing field, which engendered substantial community resistance to any development. In addition, further design of a potential building site as shown above may impact the adjacent golf hole; research indicated that 9-hole courses typically require 20 to 48 acres of land, so at 45 acres, the Mill Valley course may well be reconfigurable in this section to accommodate the housing site.

City-Owned Sites Considered as Infeasible For Development

Appendix B provides a summary of six additional City-owned sites which were of sufficient size to consider, but have other constraints making them infeasible for near-term multifamily rental housing at affordable levels. These constraints are outlined below.

City Hall/Fire House Parking Lots. The first set of 3 lots are the parking lots and open space surrounding City Hall, including the entry parking area between City Hall and the Mill Valley Market, the back parking lot behind City Hall, and the open space on the far side of the historic fire house adjacent to City Hall. As noted in Appendix B, these parcels are either too small and/or in the case of the back parking lot, designated a Floodway. The table notes that either of the “side” parcels could be developed as a small number (2 to 3) moderate income ownership townhouses, with the most practical site on the open space adjacent to the fire house. This product type does not require an on-site property manager and thus can be developed at a smaller unit yield. These are often more challenging to finance, since many of the commonly-used funding sources such as Low Income Housing Tax Credits do not apply; however, with City-contributed land, there are ways to arrange for this type of housing. In the even the fire house itself were no longer needed, that historic structure could also likely be rehabilitated and converted to possibly 2 more townhouses.

Historic Depot Plaza. This 0.77 acre site is the paved, improved Plaza along with a long, linear parking lot bordering the Plaza area adjacent to and behind the historic Depot in downtown Mill Valley. Although the site is large enough to yield a feasible affordable housing project, it functions as a vital public gathering place, along with much-needed parking for downtown merchants. As such, it would require extensive further study such as a downtown parking study, and likely an urban redesign plan, to replace any public gathering plaza lost to development.

Public Parking Lot Behind D’Angelos. The parking lot behind D’Angelos, accessed from Throckmorton in downtown Mill Valley, has an infeasible configuration due to its linear alley-style parking abutting other buildings. This shape renders the site infeasible for housing of any type.

Community Center Parking Lot. The parking lot adjacent to the Mill Valley Community Center, a portion of which currently contains solar panels, is located partially within or near the Baylands Corridor boundary, meaning that only approximately a 0.5 acre potential development site could be identified. This site size is infeasible for affordable rental housing, as described previously. In addition, the soils on this property are reportedly experiencing substantial subsidence; thus, further soil and biological assessments would need to be conducted to determine if any portion

could be suitable for development. It is likely that a best-case scenario would yield a small developable parcel, which could be used to construct moderate income ownership townhouses.

Public Parking Lot at 411 Miller Avenue. The City-owned parking lot at 411 Miller Avenue offers a good rectangular set of parcels, albeit at an insufficient size for affordable multifamily residential development (smaller than the 0.75 acre threshold). In addition, a substantial portion of the site is located in a FEMA-designated Floodway, rendering new development infeasible. However, due to recent flood improvements in the area, there may be the possibility of requesting a change to the FEMA designation (which may also benefit other parcels that are privately-owned along Miller and adjacent locations such as Sloat Nursery. This would require relatively expensive hydrology studies to demonstrate to FEMA that the current situation has been improved and the Floodway finding in the area no longer applies. This process, including the necessary studies, may be fundable by state or local grants. The City should consult with the Flood Control District to ascertain next steps. If the Floodway designation could be removed, the City-owned portion, with approximately 0.54 acres, would become suitable for moderate income ownership townhouses, which do not require an on-site property manager.

Other City-Owned Parcels

Appendix C shows a summary of dozens of other city-owned parcels deemed infeasible for near-term affordable housing development for one or more of the following reasons:

- Average slopes greater than 10%, with site visits confirming steep slopes throughout parcel
- Small site size below 0.75 acres, limiting yield
- Other prohibitive environmental conditions (see Appendix C)

Potential to Monetize City-Owned Parcels

Among these infeasible-for-development parcels, there were several that may have potential value if offered for sale as a single family lot, as noted in Appendix C. The criteria used to identify salable lots were size and zoning; the parcel must be at least 6,000 square feet (the minimum single family lot size for new construction in Mill Valley) and zoned as some form of residential use. The zoning factor was applied because it is unlikely for retail lot purchasers to undertake a zoning change, especially when most of these parcels are zoned as highly-treasured Open Space.

The value of parcels potentially marketable for single family use involved analyzing sales of single family retail lots in Mill Valley that have occurred over the past 3 years (see Appendix D). As shown, the sales ranged widely, depending on slope (and cost of grading), location, size, and marketing assertions about “approved plans.”⁴ Because the 3 City-owned parcels identified as sufficient in size and zoning to create marketable lots shown in Appendix C are all zoned to require a minimum lot size of 1.5 acres per unit, a total of 10 potential retail lots could be identified on these 3 parcels, with a maximum retail lot value after broker commission and other selling costs was conservatively estimated at up to \$1,000,000 per lot.

This analysis yields a potential total value of up to \$10,000,000, but will very likely decline when more detailed site assessments are conducted to ascertain availability of utilities, identification of building sites amongst the very steep slopes, and other factors impacting marketability and value.

⁴ “Approved plans” described in listing descriptions were not confirmed with the City, and are assumed to contribute only minor additions to value.

Other Tax-Exempt Parcels with Affordable Housing Development Potential

In addition to the direct potential to develop affordable housing on City-Owned parcels, Mill Valley contains numerous parcels owned by other tax-exempt agencies, non-profits, and religious organizations. These parcels were reviewed for size and slope, along with known likelihood of interest in providing land for development.

The following criteria were used to exclude tax-exempt parcels from further consideration:

- Parcels owned by Marin Open Space
- Parcels owned by Marin Municipal Water District
- Parcels owned by public school districts (which may have potential development sites, but should be considered first by the school district)

Remaining non-City owned tax-exempt parcels, described below, are owned by utilities (AT&T) and religious organizations. These parcels may have some longer-term potential for collaboration with the City of Mill Valley for affordable housing development.

Mt. Tamalpais United Methodist Church (410 Sycamore Avenue)

The church provides worship services along with childcare and other community services in a



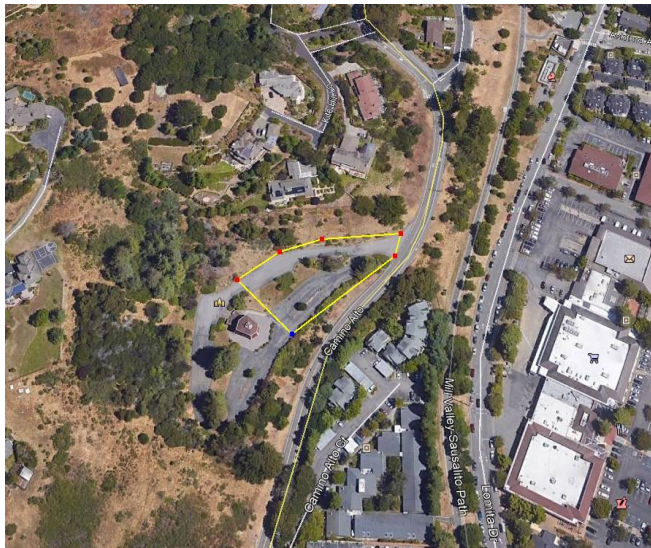
complex of buildings on a relatively large site. While the complex could possibly be envisioned in a reconfigured layout that could incorporate an affordable housing project (a possible 0.75 acre site is outlined in yellow), it is a challenging process, particularly given several environmental constraints including location near the sewage treatment plant making the site potentially unsuitable for

new housing development. In addition, other buildings currently on the site would likely need to be demolished but the functions in them could be incorporated into a housing project (e.g.,

ground floor childcare facility and/or meeting rooms). The leadership of this church may be interested in partnering with the City for housing but does not have near-term plans to undertake such an initiative.

First Church of Christ, Scientist, Mill Valley (279 Camino Alto)

This church sits atop a knoll with substantial land devoted to parking, open space, and



circulation. The building itself, pictured here, is relatively small but with sweeping vistas in keeping with a spiritual center. The site could be potentially reconfigured to place a 0.75 acre housing site on it that would be located beyond the requisite wetland buffer, as shown in yellow outline here. However, this would require new access driveways and reconfigured parking lots. It is not known if the leadership of this institution would be interested in collaborating with the City of Mill Valley.

AT&T Building (300 E. Blithedale)

This site contains an historic Tudor-style 3-story commercial building on a 0.48 acre parcel, which in the past has housed both telephone operations and small commercial tenants. Its current occupancy and use are not known, although it is still owned by AT&T. The building size and condition for potential rehabilitation into affordable housing are not known. Adjacent to the building is another parcel owned by AT&T configured as a parking lot to serve the building; however most of the parking lot lies in a floodway, constraining future development. If the City wished to collaborate on the building site, it or a development partner would need to most likely purchase the site from AT&T at market rates, thereby losing the benefit of leveraging publicly-owned property as a direct subsidy to a project.

Appendix A: List of Plans and Other Resources

Marin Countywide Plan 2007 (County General Plan)

<https://www.marincounty.org/depts/cd/divisions/planning/2007-marin-countywide-plan>

Marin County Housing Element Information (for unincorporated areas of Marin County only)

<https://www.marincounty.org/depts/cd/divisions/housing/housing-element>

Mill Valley 2040 (City of Mill Valley General Plan)

<https://www.cityofmillvalley.org/gov/departments/building/planning/longrangeplannig/default.htm>

City of Mill Valley Housing Element Update 2013-2023 (note: the City will soon be updating the Housing Element for the next 8-year cycle)

<https://www.cityofmillvalley.org/civicax/filebank/blobdload.aspx?BlobID=24590>

About FEMA Flood Zones (portal to many web pages)

<https://www.fema.gov/glossary/flood-zones>

FEMA Information on Changing Flood Zone Maps (relevant for 411 Miller Ave Floodway)

<https://www.fema.gov/flood-maps/change-your-flood-zone>

Additional Explanation of FEMA Flood Zones AE AO, and Floodways Related to Insurance

<https://www.amica.com/en/products/flood-insurance/what-is-an-ae-flood-zone.html>

Appendix B: Infeasible City-Owned Lots Due to Size, Environmental, or Configuration Factors



Site Location	APN	Acres	Avg Slope (%)	Zoning	Flood-plain (a)	Flood-way	# of Units (b)	Notes
30 Corte Madera City Hall Portion of Parking Lot (by Fire Dept)	028-014-06	0.14	5.3%	O-A	AE	No	2-3 townhouses	Small site but could potentially be a few aff townhouse units
26 Corte Madera City Hall Portion of Parking Lot (by MMarket)	028-014-21	0.19	6.4%	C-D	AE	No	2-3 townhouses	Small site but could potentially be a few aff townhouse units
26 Corte Madera City Hall and Back Portion of Parking Lot	028-014-16	0.49	6.5%	O-A	AE	Yes	N/A	Floodway makes infeasible
Plaza & Parking Lot	028-013-15	0.77	1.3%	Downtown Commercial (C-D)	AE	No	N/A	Site is public plaza plus has long, narrow parking lot, which makes it challenging to design a housing project without eliminating vital downtown space. Reconfiguring developable area by adding portion of private parking lot next door on sunnyside was considered, but that parcel is in Floodway.
Parking Lot behind D'Angelos	028-061-35	0.71	8.1%	Downtown Commercial (C-D)	AE	Yes	N/A	Small street frontage, narrow lot, units would abut other buildings. Very hard to design as infill.
Portion of Com Center parking lot	030-111-09	0.50	2.0%	Community Facilities (C-F)	mixed No/AE	No	7-10 moderate income townhouses	Buildable site is smaller than parking lot due to location of Bayland Corridor boundary and required 50' setback. Site also likely has soil subsidence issues. Replacement parking may also need to be arranged. Needs further analysis.
411 Miller Miller Parking Lot	030-271-70, 030-071-28	0.54	<2.5%	Open Area (O-A) & Commercial (C-N)	AE	Yes	7-10 moderate income townhouses	Site is impacted by existing Floodway designation, but recent improvements have enable a change by FEMA. Would require hydrology studies to demonstrate and obtain change.
Notes:								
a) AE and AO indicate location in FEMA floodplain. AE indicates FEMA has established baseline flood elevation, but project could be designed to accommodate.								
AO indicates shallow sheet flooding without known baseline, but could be established and designed for. Both types would also require flood insurance.								
b) Assumes townhouse development at approximately 15-18 units per acre..								

Appendix D: Other City-Owned Parcels for Potential Sale

(Includes all City-Owned Parcels > minimum single family lot size of 6,000 square feet)

Location	APN	Acres	Gross Square Feet	Avg Slope (%)	Zoning	Flood- plain (a)	Flood- way	Allowed # of Units	Notes	# of Lots	Per Lot	Total
Camino Alto and Stanton Way . Not maintained by DPW	033-102-18	5.25	228,690	42.0	RSP-5A	No		1 DU/1.5 acres	steep slope	3	\$1,000,000	\$3,000,000
Vasco Court / Corner of Edna Maguire	033-240-15	0.86	37,462	16.3	RSP-2A	No		1 DU/1.5 acres	Does not meet zoning			
Vasco Court / Corner across from Edna Maguire / Creek runs through property/ Bike Path	033-240-01	0.49	21,344	20.0	RSP-2A			1 DU/1.5 acres	Does not meet zoning			
Tenderfoot Trail/Zig Zag Trail. Not maintained by DPW	046-010-25	18.59	809,780	46.2	RSP-10A	No		1 DU/1.5 acres	Trail site			
Corner of Tenderfoot trail. Land Locked/ No Access. Not maintained DPW	046-010-34	0.41	17,644	40.2	RSP-10A			1 DU/1.5 acres	Does not meet zoning			
Marsh/Margurite ROW Creek runs through site two ways.	027-272-01	0.23	9,924	19.4	RS-43	AO		7 DU/acre	Difficult to develop			
Tenderfoot trail. Not maintained by DPW	046-030-29	9.70	422,532	42.2	RS-10A	No		1 DU/1.5 acres	Nested in trails	6	\$1,000,000	\$6,000,000
Fern Canyon. Not maintained by DPW	027-066-40	2.07	90,155	61.1	RS-10A			1 DU/1.5 acres	May be 1 lot. Steep slope.	1	\$1,000,000	\$1,000,000
Next to 226 Rose. Not maintained by DPW	027-252-43	0.49	21,300	72.8	RS-10			7 DU/acre	very steep slope; likely not marketable			
Miller Grove/AE Floodway	029-101-01	11.70	509,865	20.0	O-A	AE	Yes	N/A	Floodway. Not marketable.			
Fern canyon (near old railroad grade). Not maintained by DPW	027-066-50	7.89	343,688	63.9	O-A			N/A	Not marketable due to zoning.			
cascade park (lovell and cascade)	027-106-09	7.40	322,344	24.2	O-A	AE		N/A	Not marketable due to zoning.			
Marsh/Ralston Drive/Blithedale Canyon. Not maintined by DPW	027-033-29	6.80	296,208	36.6	O-A	No		N/A	Not marketable due to zoning.			
Edgewood/Cypress/Rose. Not maintained by DPW	046-320-01	5.47	238,273	62.4	O-A			N/A	Not marketable due to zoning.			
Park/Warner Canyon (Buena Vista/Camelita)	029-192-16	4.99	217,165	11.0	O-A	AE		N/A	Not marketable due to zoning.			
Fern canyon (near old railroad grade). Not maintained by DPW	027-280-03	4.01	174,676	53.7	O-A			N/A	Not marketable due to zoning.			
MonteVista / Tenderfoot trail. Not maintained by DPW	027-162-01	3.84	167,160	49.1	O-A	No		N/A	Not marketable due to zoning.			
tenderfoot trail. Not maintained by DPW	046-030-20	3.22	140,263	39.9	O-A	No		N/A	Not marketable due to zoning.			
Evelyn/Cascade Damn. Not maintained by DPW	046-010-14	3.02	131,551	49.2	O-A	No		N/A	Not marketable due to zoning.			
Golf Club House	029-084-01	2.26	98,446	33.1	O-A	No		N/A	Not marketable due to zoning.			
Old Mill Park (lower)	028-102-12	2.08	90,605	16.4	O-A	AE	Yes	N/A	Not marketable due to zoning.			
MonteVista / Tenderfoot trail. Not maintained by DPW	027-161-26	2.00	87,120	57.5	O-A			N/A	Not marketable due to zoning.			
Old Mill Park (upper near structure/bathrooms)	028-091-09	1.73	75,359	13.6	O-A	AE		N/A	Not marketable due to zoning.			
Cascade/Throckmorton. Not maintained by DPW	027-161-15	1.39	60,600	48.7	O-A	AE		N/A	Not marketable due to zoning.			
Sycamore/Corner of MVMS/MMWD Easement	030-161-12	1.33	58,000	14.8	O-A	No		N/A	Not marketable due to zoning.			
Molino /Cascade (Other side of Old Mill Park). Not maintained by DPW	028-132-09	1.04	45,344	59.4	O-A			N/A	Not marketable due to zoning.			
Cascade/Throckmorton. Not maintained by DPW	027-161-05	1.00	43,512	47.0	O-A	AE		N/A	Not marketable due to zoning.			
MonteVista/Earnscliff Park	027-235-28	0.90	39,282	30.9	O-A	No		N/A	Not marketable due to zoning.			
Norris Memorial Park (Molino/Helens). Not Maintained by DPW	028-161-02	0.65	28,509	30.9	O-A	No		N/A	Not marketable due to zoning.			
Fairway Drive (near Golf Course). Not maintained by DPW. Between RS-10 SFR. Could be split into two lots and sold?	029-161-47	0.59	25,760	34.5	O-A	No		N/A	Not marketable due to zoning.			
Narrow ROW near Azalea/Camino Alto and Pathway. Not maintained by DPW	033-112-01	0.53	23,000	29.4	O-A	No		N/A	Not marketable due to zoning.			
Library and back off/AE Floodplain. Maintained by DPW	028-091-11	0.48	20,757	23.8	O-A			N/A	Not marketable due to zoning.			
Norris Memorial Park (Molino/Helens). Not Maintained by DPW	028-161-01	0.41	17,650	34.2	O-A			N/A	Not marketable due to zoning.			
MonteVista / Tenderfoot trail. Not maintained by DPW	046-030-23	0.39	16,944	46.5	O-A	No		N/A	Not marketable due to zoning.			
Sycamore/ROW/AE Floodplain. 18' wide.	030-101-22	0.27	11,765	10.2	O-A	AE		N/A	Not marketable due to zoning.			
Norris Memorial Park (Molino/Helens). Not Maintained by DPW	028-161-03	0.16	6,825	46.1	O-A			N/A	Not marketable due to zoning.			
Behind 700 East Blithedale/ Roque Mar /AE Floodplain. 47' wide	030-124-11	0.16	7,171	34.9	C-G	AE		29 DU/acre	Too small for cost of building in flood plain unless combined with 700 Blithedale			

Appendix D: Recent Single Family Lot Sales

	Address	Acreage	quare Feet	Sale Date	Sale Price	Price/Sq. Ft. of Land	Notes
	50 Sandy Lane	1.154	50,268	10/20/2020	\$ 1,250,000	\$ 24.87	1.15 acre parcel above the Mill Valley golf course. Lot features views of the San Francisco Bay and the ridges to the West. Located at the end of a quiet cul de sac with utilities to the lot line. Near trails.
	201 Marion	0.240	10,454	3/24/2019	\$ 450,000	\$ 43.05	Appears to have slope. Site formerly had 1962 house on it (now demolished, foundation visible). Sold previously in 2016 for \$300,000.
	390 N. Ferndale	0.130	5,662	2/24/2019	\$ 559,000	\$ 98.73	Description says site has "approved plans" for 1,800 sf new home. Had former (demolished) 1918 home on it. Note: site size below min lot of 6,000 sf.
	316 W. Blithedale	0.200	8,712	7/25/2018	\$ 1,050,000	\$ 120.52	Sold 4 months earlier for \$800,000 (\$91.83 per sq. ft.). Also sold for 1.05M in 2004.
	321 Loring Avenue	0.132	5,760	6/25/2018	\$ 450,000	\$ 78.13	Description says "approved plans, shovel ready." Note: below min lot size.