

Grounds for Change: Digging Into Community-Led Redevelopment at Midway Village

Presented to



Speakers



Hayley Farr, PE
Senior Project Engineer,
Langan



Abby Goldware Potluri
Senior Vice President + Co-Head of
Housing Development,
MidPen Housing



Daniel Simons, FAIA, LEED AP
Principal,
David Baker Architects



John Promani
Director of Communications,
Craig Communications

Agenda



Site History



Development Overview



Early Visioning



Community Engagement

Site History





KT LIGHT RAIL
STATION

COW PALACE

GENEVA AVE

BAYSHORE BLVD

BAYSHORE
SCHOOL

BAYSHORE
SHUTTLE STOPS

PG&E

1/2 MILE RADIUS

PARTRIDGE STREET

MIDWAY DRIVE

MARTIN STREET

SCHWERIN STREET

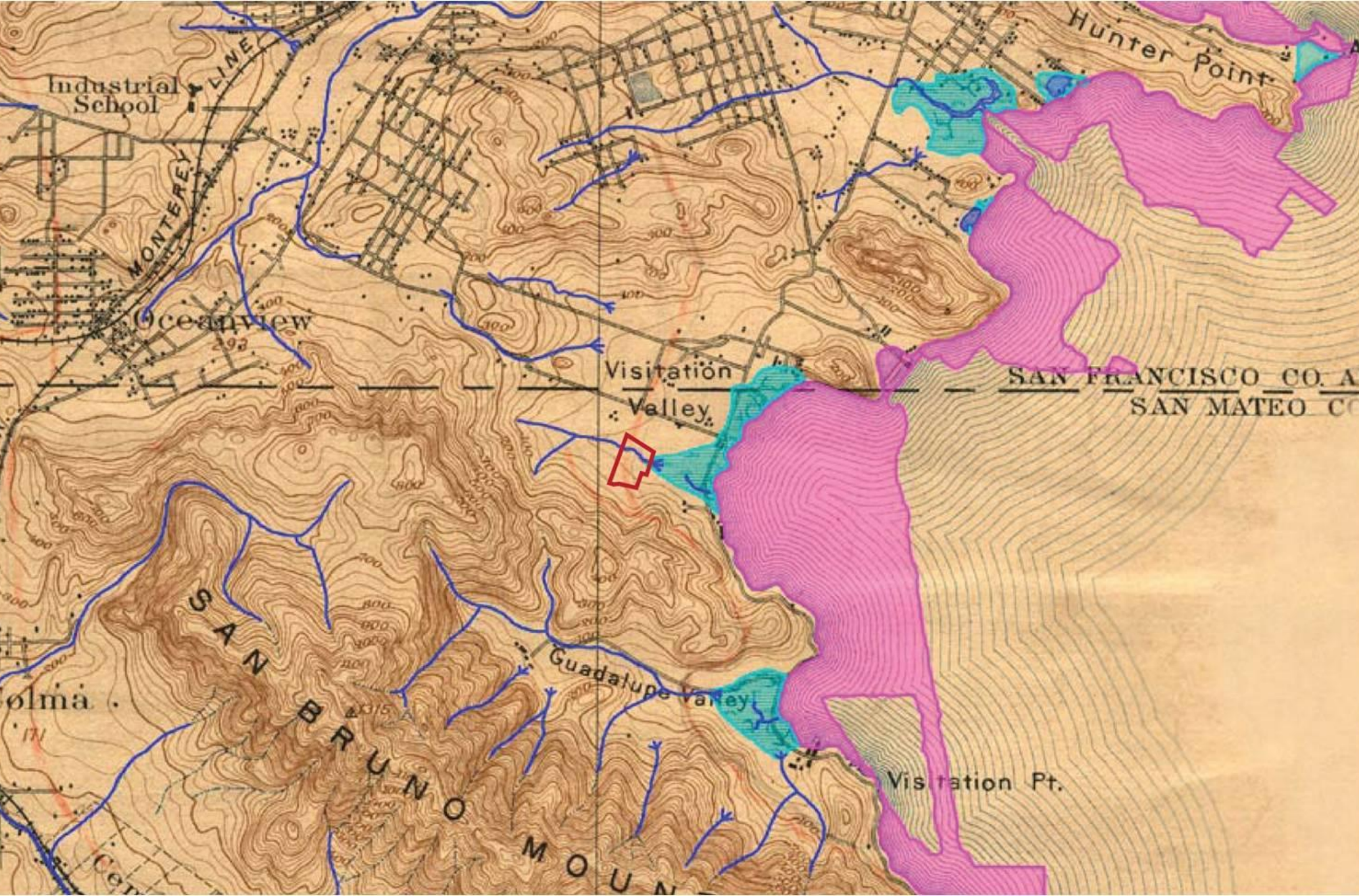


Bayshore Creek



1896

Pre-Development:
Visitation Creek



1896
Pre-Development:
Visitation Creek



1915

Manufactured
gas plant at
northern
adjoining
property from
1905-1915



1946

Starting in 1944 U.S.
Navy uses land to
build military housing



1976

County demolishes Navy housing, builds 35 multi-family townhomes for public housing

1990

Initial discovery of PAH-impacted soil at site

1990-2003

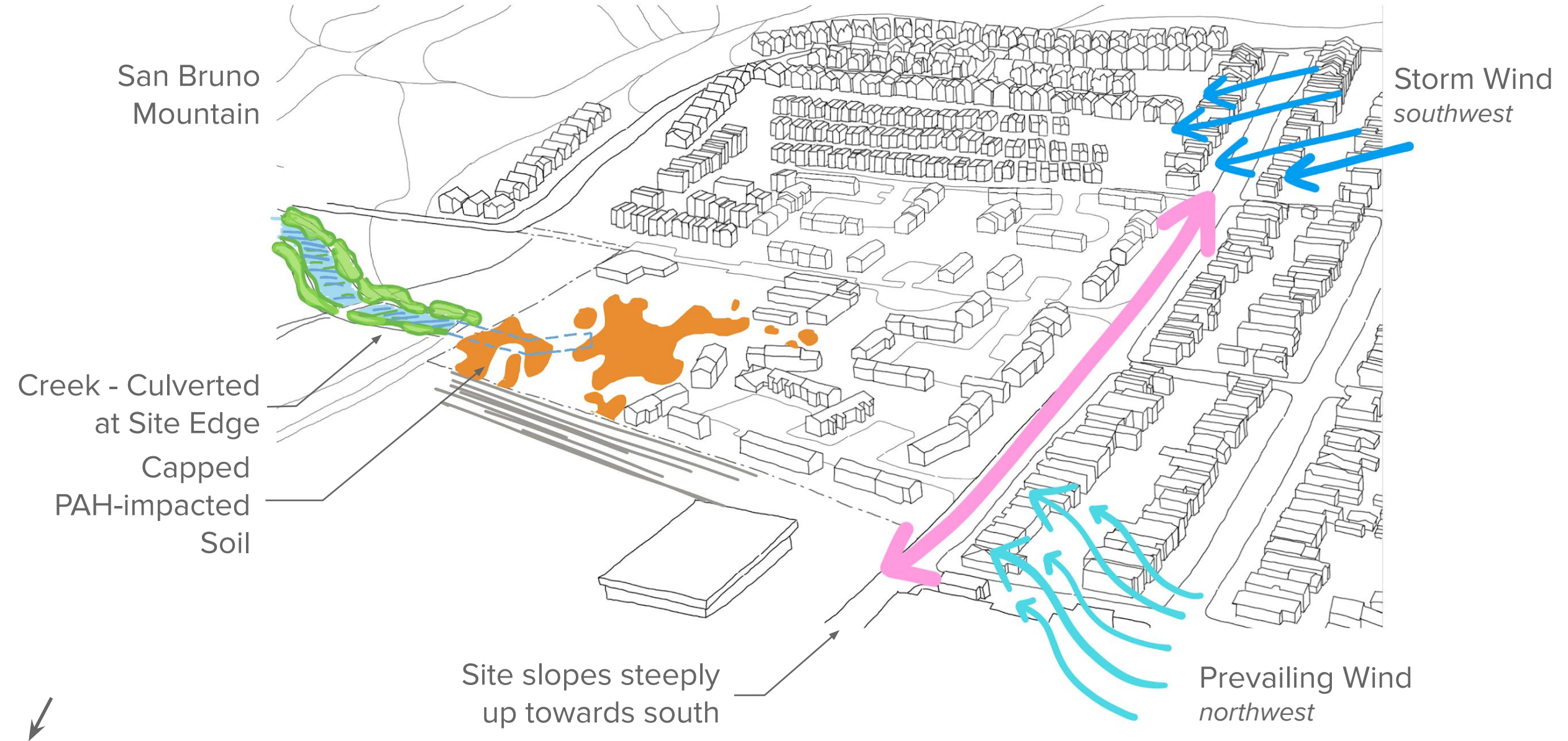
Environmental investigations and remedial actions



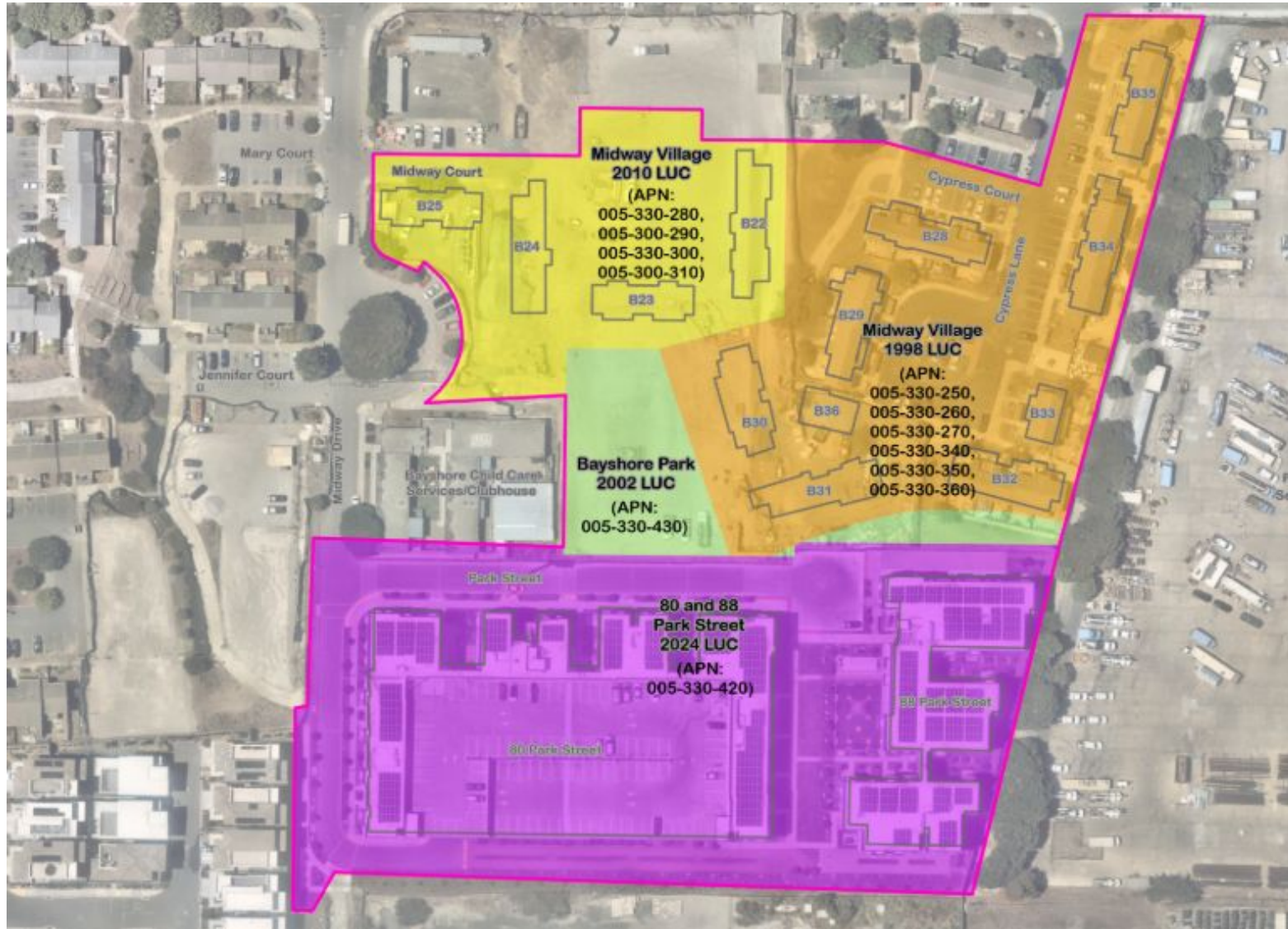
2018

County Housing Authority
issues RFP for
redevelopment and
density increase. MidPen
Housing selected, with
DBA as Architect & Urban
Designer

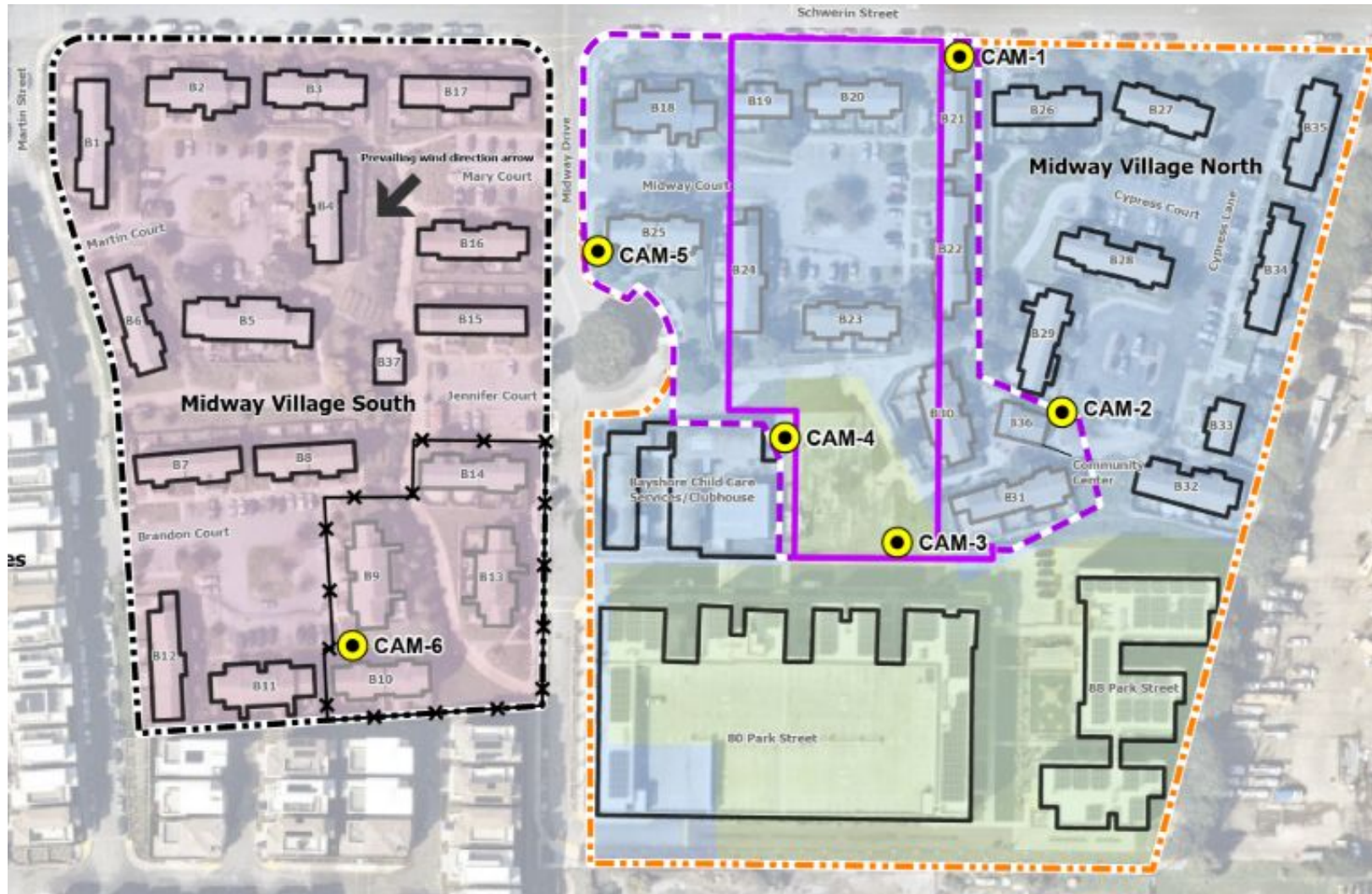
Site Constraints



Regulatory Interaction



Regulatory Interaction



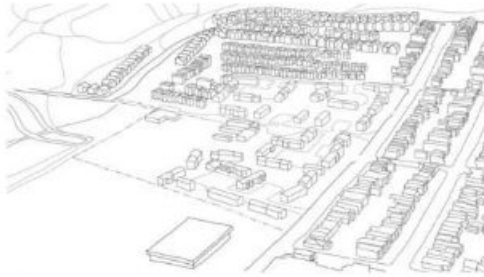
Development Overview



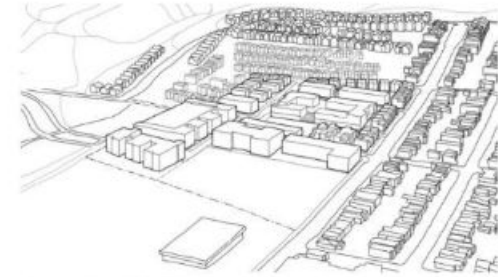
Development Overview



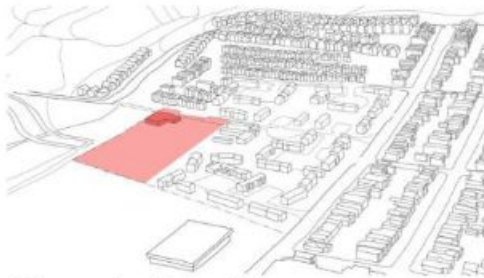
Phasing Plan



Existing Condition

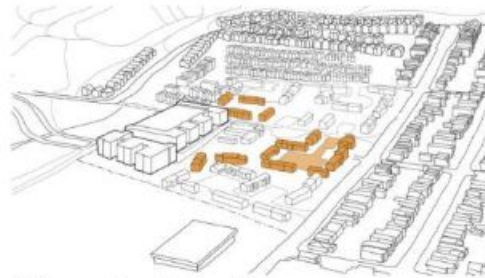


Full Build-Out



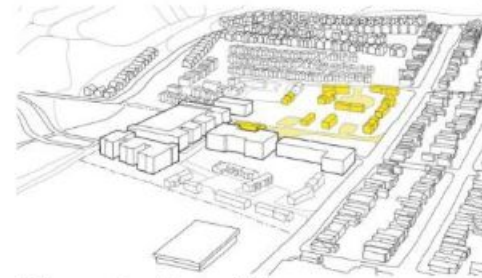
Phase 1 - Demolition

San Mateo County Housing
Authority offices only



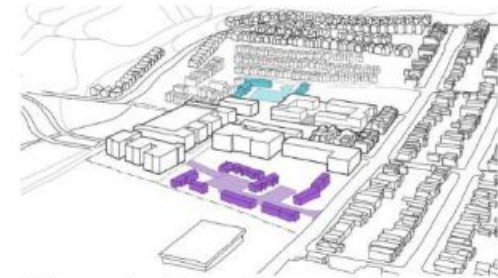
Phase 2 - Demolition

60 families relocated to Phase 1



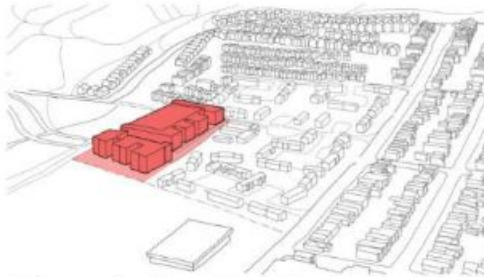
Phase 3 - Demolition

46 families relocated to Phase 1
& Phase 2



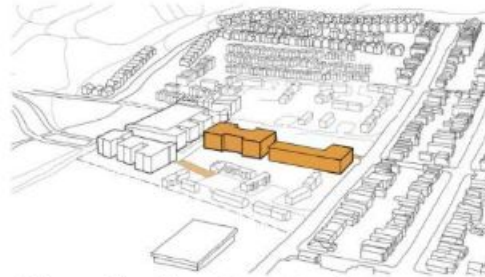
Phase 4 - Demolition

14 families relocated to Phases 1, 2, & 3;
30 families relocated to Phase 4



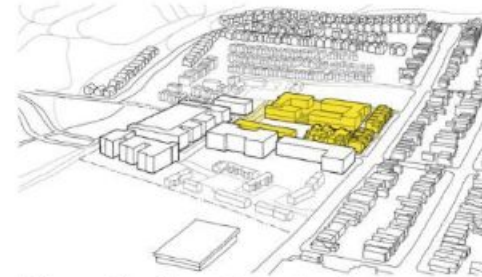
Phase 1 - New Construction

147 New Homes, Garage A



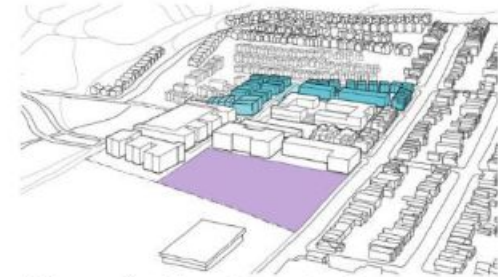
Phase 2 - New Construction

128 New Homes, Bayshore
Child Care Center



Phase 3 - New Construction

140 New Homes, Community
Center, Garage D



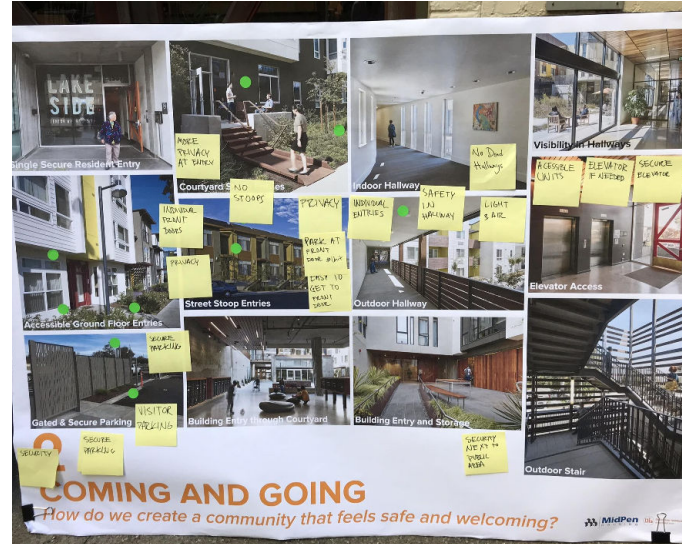
Phase 4 - New Construction

120 New Homes, Park returned to
Daly City

Early Visioning



Community Meetings



Site Planning Exercise



Site Planning Exercise



Table 1



Table 2

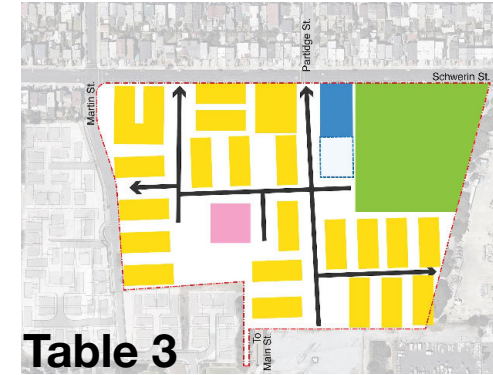


Table 3

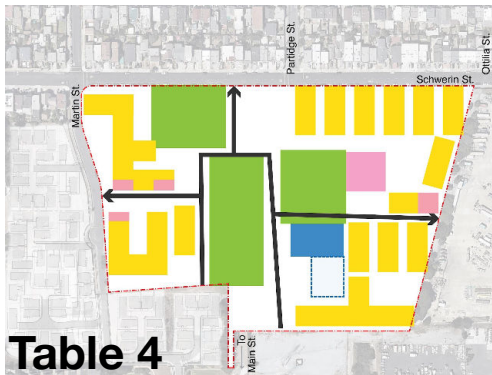


Table 4

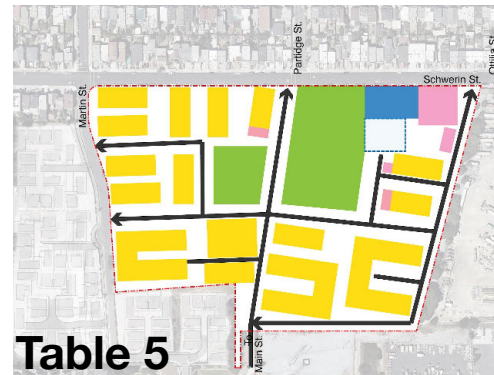


Table 5

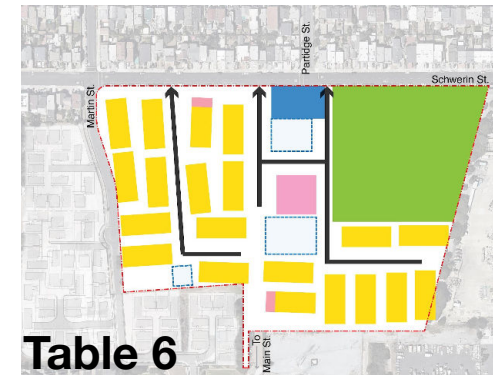


Table 6

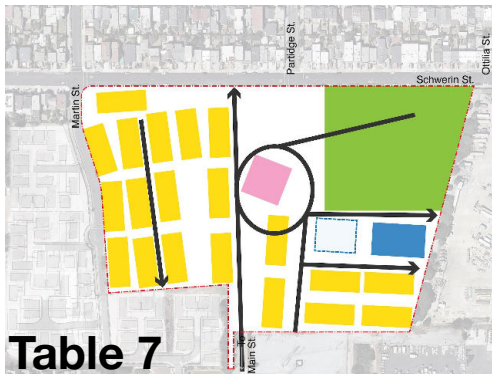


Table 7



Table 8

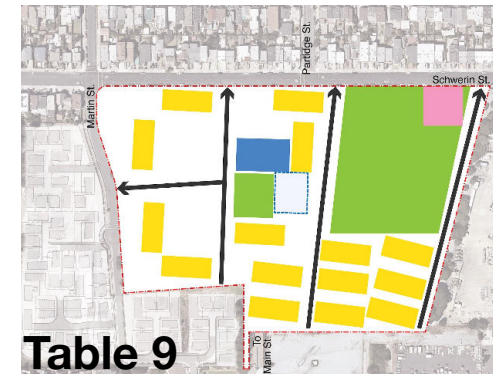
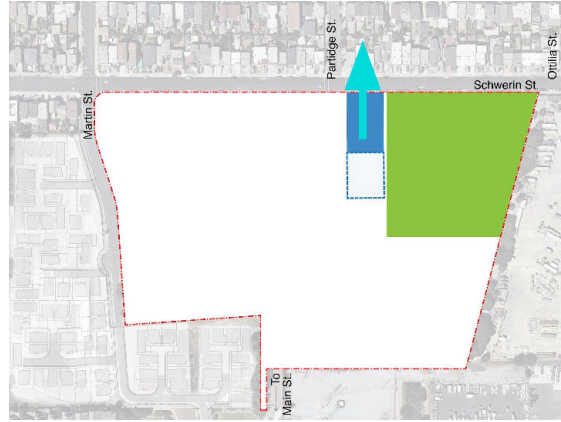


Table 9

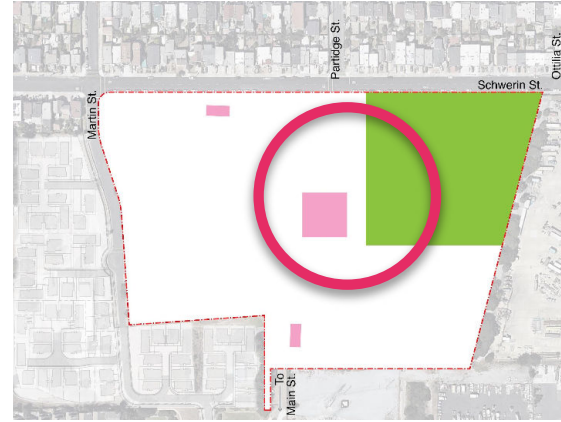
Common Themes



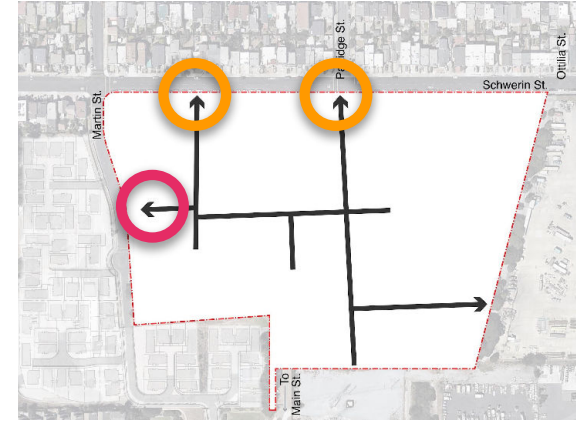
Park on
Schwerin St.



Childcare on Site
Perimeter &
Adjacent to Park



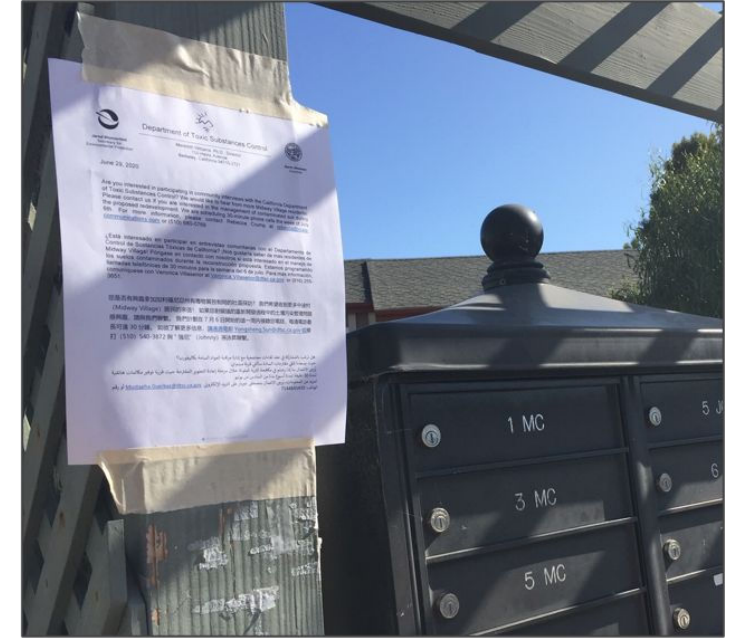
Community
Center Adjacent
to Park



Improved Site
Access &
Internal Courts

Benefits of Community Involvement

- Empowers community in the decision-making process
- Allows community to be heard
- Identifies concerns early on
- Reduces concerns and complaints
- Provides continuity for multi-year construction project with single point-of-contact



DTSC Public Participation Process

- Worked with DTSC to secure needed funding on tight timeline
- Made information understandable and actionable
- Translated communications in multiple languages
- Outreach in the neighborhood
- Virtual engagement during COVID-19 pandemic

JULY 2021

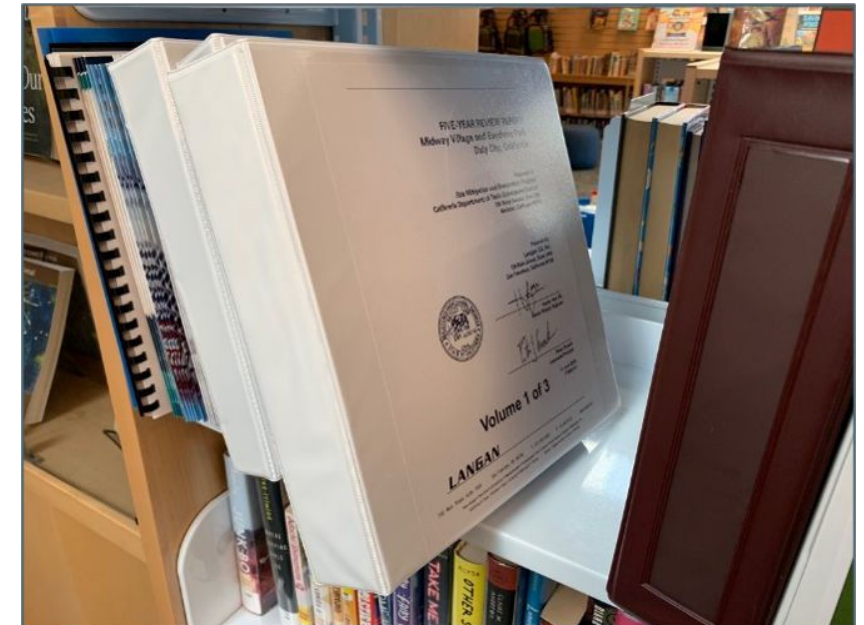
DTSC PUBLIC NOTICE

Department of Toxic Substances Control – Our mission is to protect the people, communities, and environment of California from harmful chemicals by cleaning up contaminated sites, enforcing hazardous waste laws, and compelling the development of safer products.

Approval of Final Remedial Action Plan Amendment for Midway Village – Bayshore Park

The California Department of Toxic Substances Control (DTSC) has approved the final Remedial Action Plan (RAP) Amendment for Soil Gas for the Midway Village and Bayshore Park (Site) redevelopment project located at 45 and 47 Midway Drive in Daly City, CA 94014. The Housing Authority of the County of San Mateo and MidPen Housing plan to reconfigure the complex and replace the existing 150 units with 555 new units over five phases of development. A new childcare facility will be constructed, and the park will be relocated to an area bordering Schwerin Street.

The final RAP Amendment includes additional protections for future residents by requiring a vapor mitigation system underneath the newly constructed buildings that would protect the indoor air from volatile organic compounds (VOCs) found in soil vapor (spaces between soil particles). During construction, approximately 2,315 cubic yards (194 truckloads) of soil contaminated with chemical compounds associated with manufactured gas plant waste, including polycyclic aromatic hydrocarbons (PAHs), would be excavated, and transported to a permitted facility for disposal. DTSC has also approved a land use covenant variance that will allow for the implementation of the approved remedy and the construction of the new development. Work is expected to begin in Summer of 2021 for the first phase of work. There would be five phases of work with each phase lasting about two years.



Engagement through Construction

- DTSC work notices, five-year review notices
- Biweekly construction updates
- Quick responses when questions arise
- Posting and hand-delivery in community

Work has continued without interruption, saving time and money because residents understand and support the project.

Department of
Toxic Substances
Control

Work Notice - March 2025

Midway Village Redevelopment

Phase 2 cleanup begins March 17th

The Department of Toxic Substances Control (DTSC) is overseeing cleanup work for the redevelopment of Midway Village and Bayshore Park. The site is at 45 and 47 Midway Drive in Daly City, CA 94014. Gas was manufactured near the site from 1908 to 1913, causing contamination. There are petroleum hydrocarbons in the soil and soil vapor. There are also metals in the soil. The first phase of cleanup was completed in 2024. We are beginning the second phase of cleanup.

What will happen

- Remove about 3,500 cubic yards of soil (290 truckloads) of contaminated soil around utility areas and building foundations (see attached map).
- Install vapor mitigation systems under the footprint of future buildings. This will prevent contaminated vapors from entering indoor air.
- Bring clean soil to landscape areas.

When work is scheduled

Work will begin March 17, 2025 and continue for 24 months. Work will take place weekdays from 8:00 a.m. to 5:00 p.m.

Safety measures

Work will follow measures to control dust, noise, and odors. There will be air monitoring along the fence line. Workers will keep soil moist and cover stockpiles with tarps. Truckloads will be covered and tires cleaned before leaving the site. To reach US 101-South, trucks will exit the Site onto Schwerin Street and turn left onto Main Street, and right onto Bayshore Blvd. To reach US 101-North, trucks will turn right onto Schwerin Street, right onto Geneva Avenue, and left onto Bayshore Blvd.

Find out more

Find the workplan and other project documents online: envirostor.dtsc.ca.gov
Type site code "41650007" or "Midway Village" and select from the drop-down menu.

Access hard copies at:
DTSC Berkeley Regional Office
700...
Be...
(510)...

MidPen
HOUSING

Midway Village Redevelopment
Construction Update – 9/11/26

MidPen Housing is revitalizing Midway Village to provide more affordable housing, a new childcare center, and space for a new city park. Phase 2, which is under construction through early 2027, will consist of 2 four-story affordable apartment buildings with 113 units and the childcare center. The following is an update on this phase of work.

Work Completed 8/31/26 to 9/11/26

- Continued erecting metal stud framing for building walls.
- Continued painting building exteriors and interiors.
- Continued installing:
 - New utilities for future development;
 - A weather resistant barrier on the exterior of the building; and
 - Windows, building insulation, siding, drywall, cabinets, countertops, interior trim in the units, doors, hardware, flooring, and lighting.
- Began installing storefronts.

Work Planned for Upcoming Weeks

- Continue erecting metal stud framing for building walls.
- Continue painting building exteriors and interiors.
- Continue installing:
 - New utilities for future development;
 - A weather resistant barrier on the exterior of the building;
 - Storefronts; and
 - Windows, building insulation, siding, drywall, cabinets, countertops and interior trim in the units, doors, hardware, flooring, and lighting.

Anticipated Impacts

- There will be some noise, vibrations and truck traffic associated with construction activities.
- MidPen Housing conducts 24-hour/day noise monitoring. Field crews are alerted when noise levels exceed certain thresholds and efforts are taken to reduce noise levels. For noise-related questions, please contact amp@midpen-housing.org.
- Safety flaggers and traffic signage will be present to direct pedestrian and vehicle traffic around work areas.

Air Monitoring

- Air monitoring was conducted during the weeks of 8/31/26 and 9/7/26 during soil disturbing activities in accordance with the Community Air Monitoring Plan (CAMP) approved by the California Department of Toxic Substances Control (DTSC). While low levels of dust from construction activities and poor regional air quality were observed, the results of the air monitoring confirmed that dust migration from the site was effectively controlled and protective of the health of the surrounding community.

Work Hours

- 8:00 a.m. and 5:00 p.m., Monday through Friday.

Site Security

- Access gates to work areas are closed during non-working hours. The site is monitored 24/7.

For more information, please contact Tracy Craig at (510) 334-4866 or tracy@craig-communications.com.

State of California | The Department of Toxic Substances Control (DTSC)

Phase 1 Grand Opening/Phase 2 Groundbreaking - May 2025



Resident Stories



Community-Focused Public Art



Project Status



Key Takeaways

- While affordable housing developments at sites with environmental impacts require additional coordination, planning, and investment, the long-term community benefits often outweigh the challenges
- Even for sites that don't have environmental constraints, centering community voices builds trust throughout the land recycling and redevelopment process
- Integrating equitable development principles, including displacement prevention and community-driven benefits, into project planning are key for supporting economic mobility and well-being
- Important to communicate technical information in accessible ways to support informed, inclusive decision-making
- This case study is a model that can be used for other similar projects regarding early community engagement and ongoing transparency

An architectural rendering of a modern urban plaza. The scene is viewed from a low angle, looking down a wide, paved pedestrian walkway. On the left, a man is riding a bicycle away from the viewer. In the center, a woman stands looking at her phone, and a child is pushing a stroller. To the right, a man is walking towards the viewer, and a woman is walking away. The plaza is landscaped with large, light-colored rocks, tall grasses, and a large, leafy tree in the foreground. In the background, a modern building with large glass windows and a flat roof is visible. The sky is overcast. The word "Questions?" is overlaid in the center of the image.

Questions?