

**TWO WEST 3RD AVE
SAN MATEO, CA**

**PLANNING COMMISSION
STUDY SESSION**

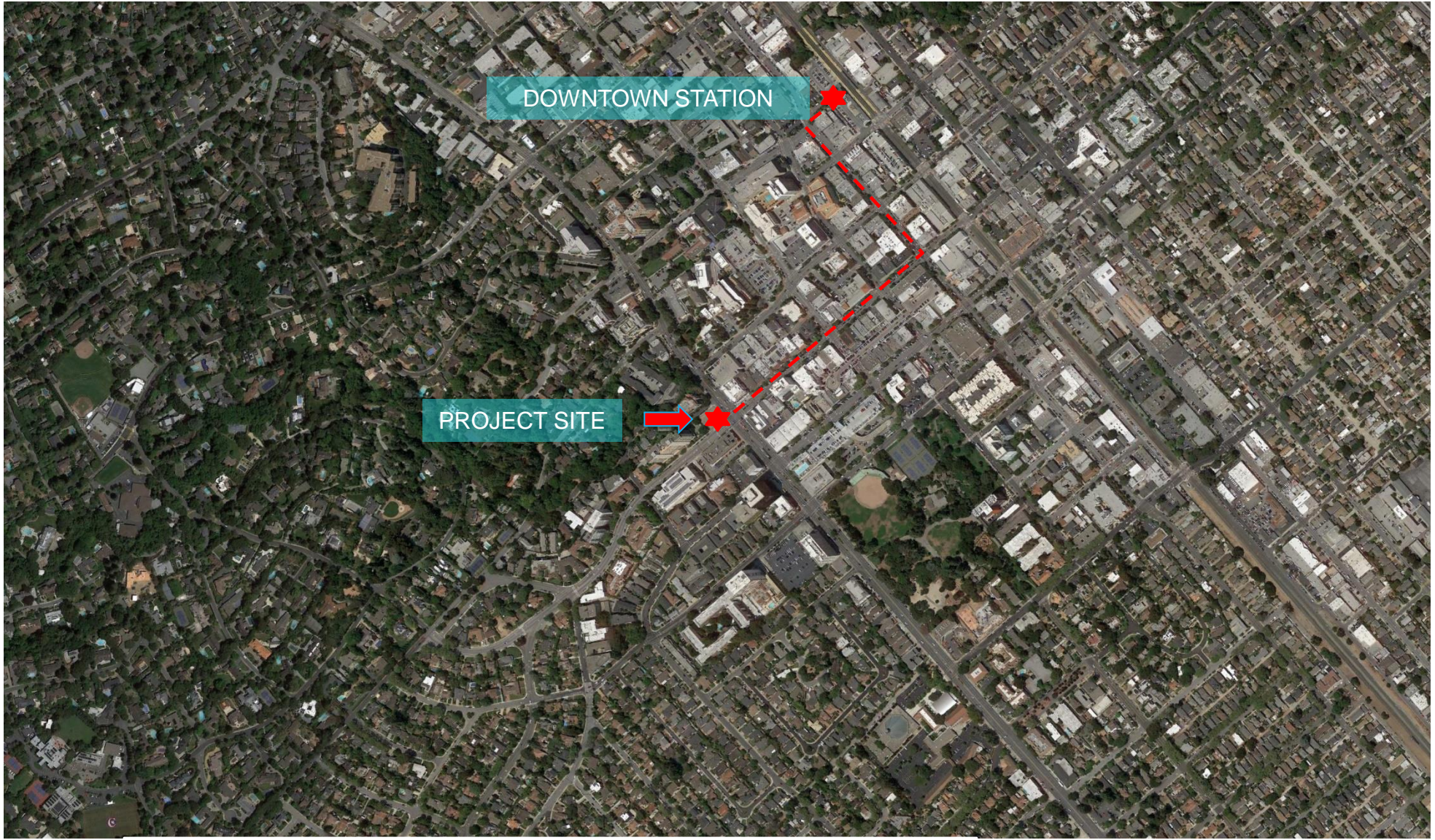
JANUARY 23, 2024

PROJECT GOALS

- PROVIDE **CONTEXTURAL** AND **APPROPRIATELY SCALED** BUILDING
- COMPLETE THE FOUR-CORNER **GATEWAY** TO DOWNTOWN
- PROVIDE A **PEDESTRIAN FRIENDLY** ENVIRONMENT THROUGH WIDENED SIDEWALKS, ARCHITECTURAL DETAIL AND LANDSCAPING
- DEVELOP A **TRANSITIONAL ARCHITECTURAL DESIGN** SPEAKING TO THE PAST AND PRESENT

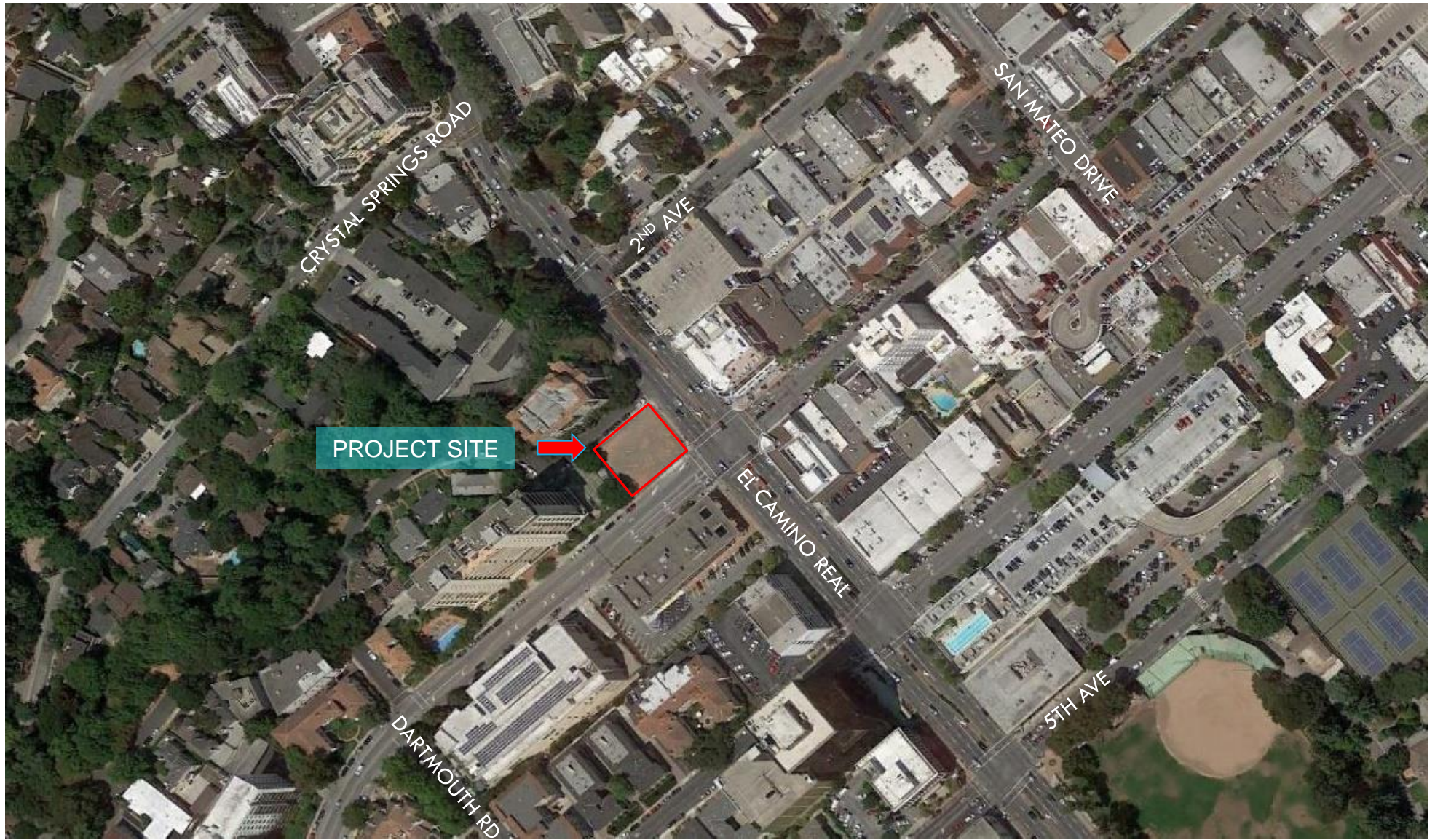
TWO WEST 3RD AVE, SAN MATEO

NEIGHBORHOOD CONTEXT



TWO WEST 3RD AVE, SAN MATEO

PROJECT SITE AERIAL



TWO WEST 3RD AVE, SAN MATEO

EXISTING CONDITIONS – VIEW FROM ECR LOOKING NW – GATEWAY SITE

- SITE AT CORNER OF EL CAMINO REAL AND 3RD AVE
- SITE AREA 11,464 S.F. / 0.26 ACRES
- CURRENT USE – EMPTY LOT

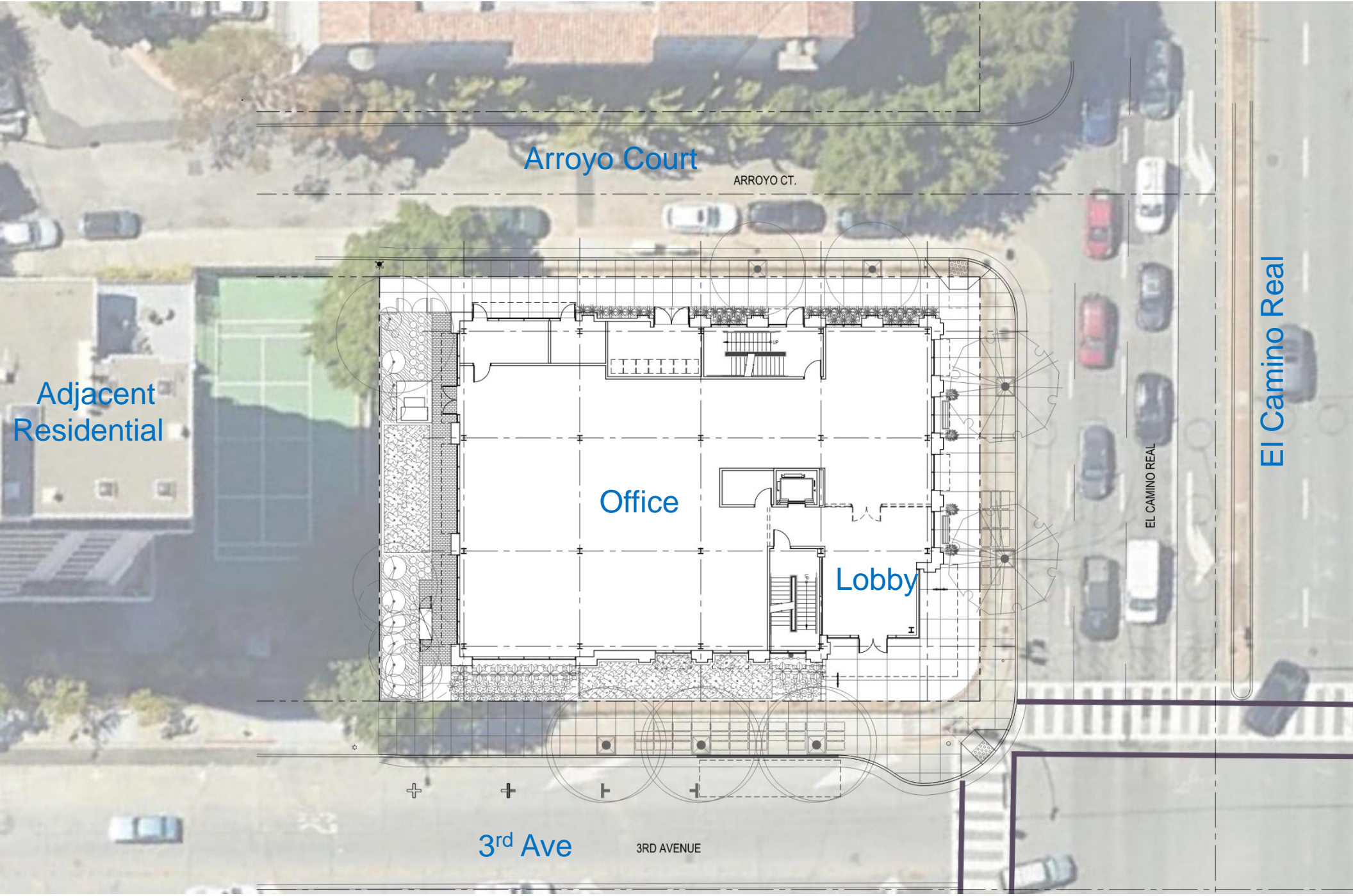


TWO WEST– PROPOSED PROJECT

- TRANSIT ORIENTED PROJECT -
 - ½ MILE TO DOWNTOWN CALTRAIN STATION
 - WITHIN THREE BLOCKS OF SIX BUS LINES
 - 3RD AVE IS A CLASS III SIGNED BIKE ROUTE
- OFFICE BUILDING - 3 STORIES
- GROUND FLOOR 7,222 SF OFFICE AND BUILDING LOBBY
- SECOND FLOOR 6,685 SF OFFICE
- THIRD FLOOR 4,837 SF OFFICE, LARGE DECK 1,800 SF

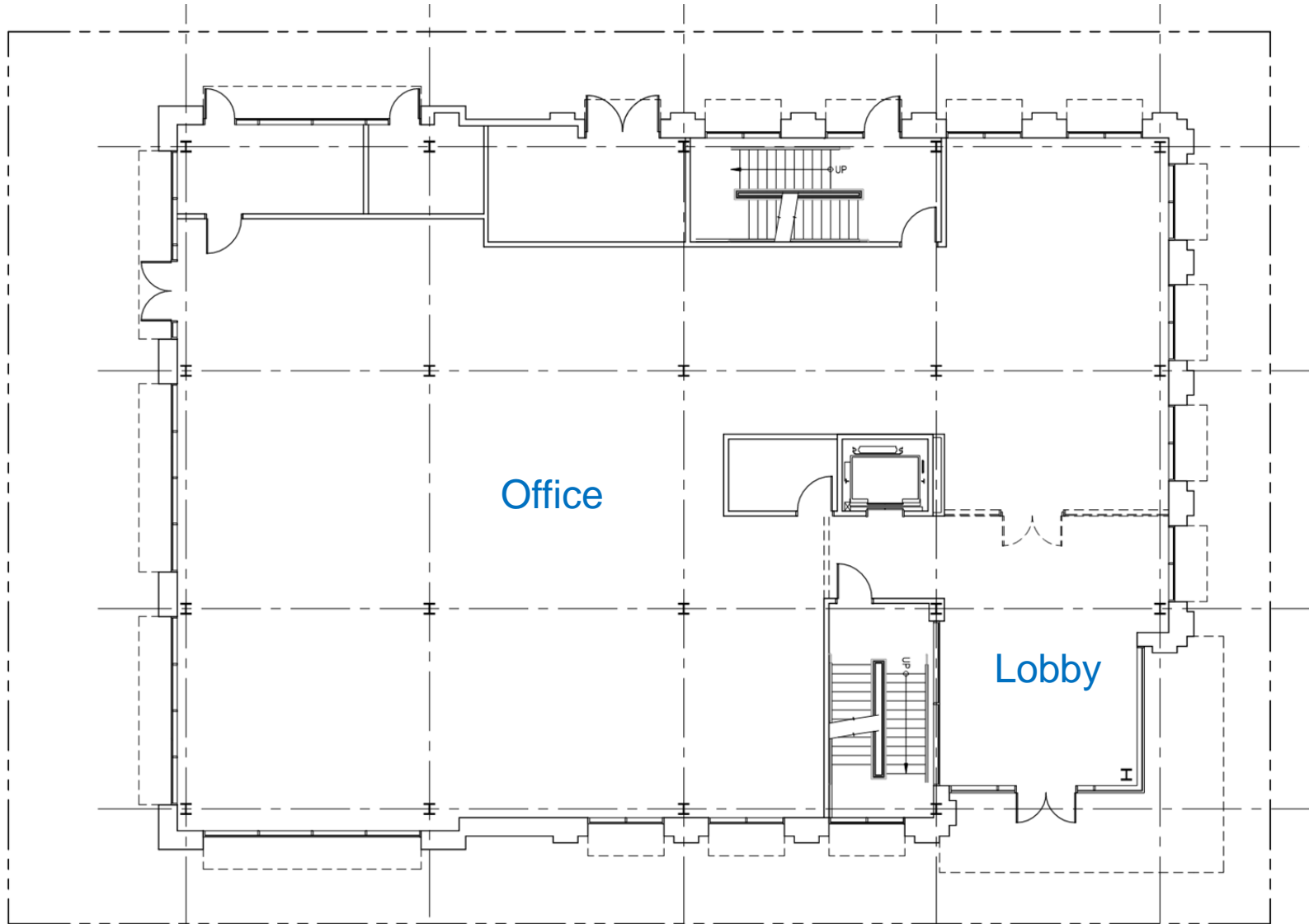
TWO WEST 3RD AVE, SAN MATEO

PROJECT SITE PLAN



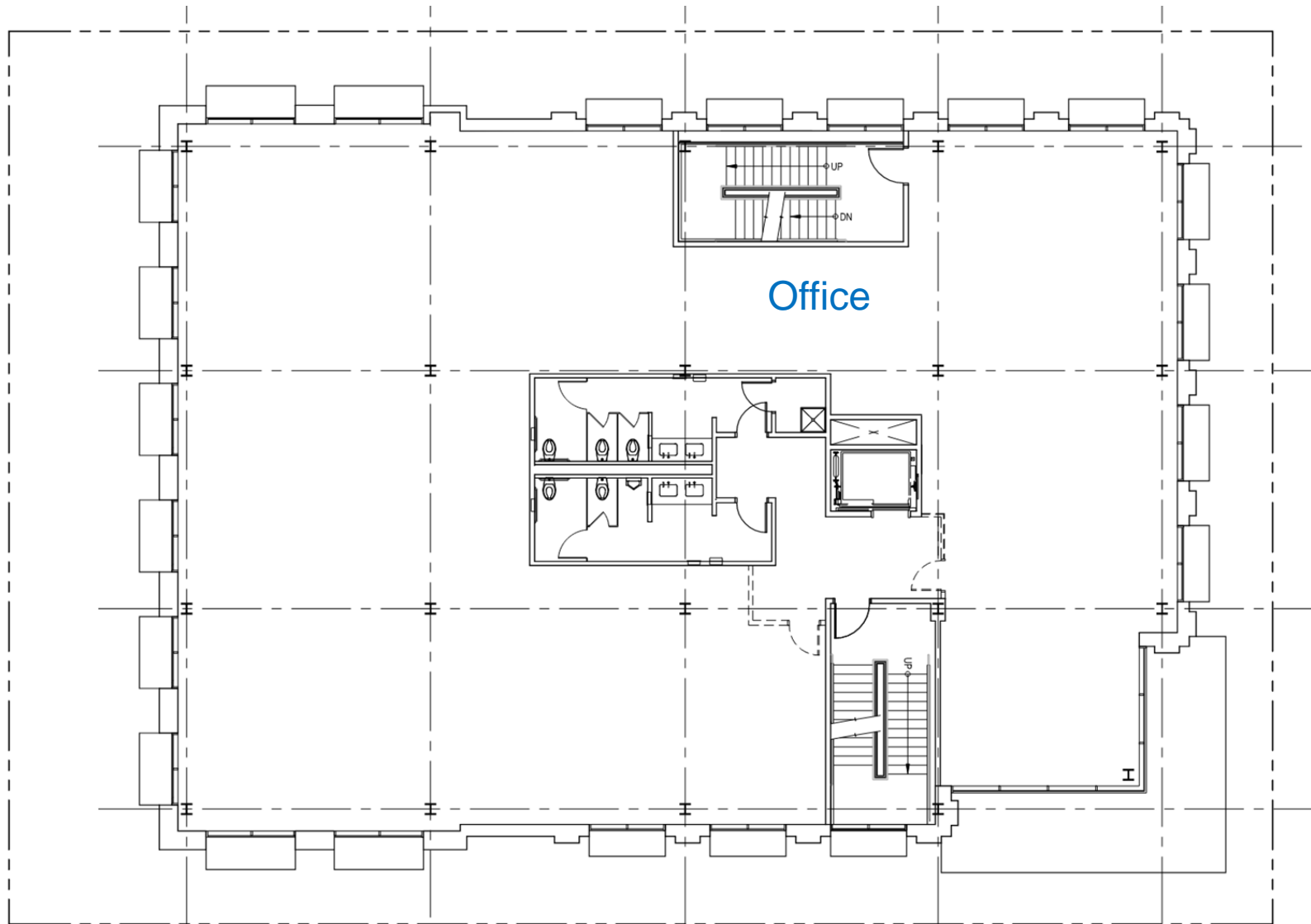
TWO WEST 3RD AVE, SAN MATEO

FIRST LEVEL PLAN



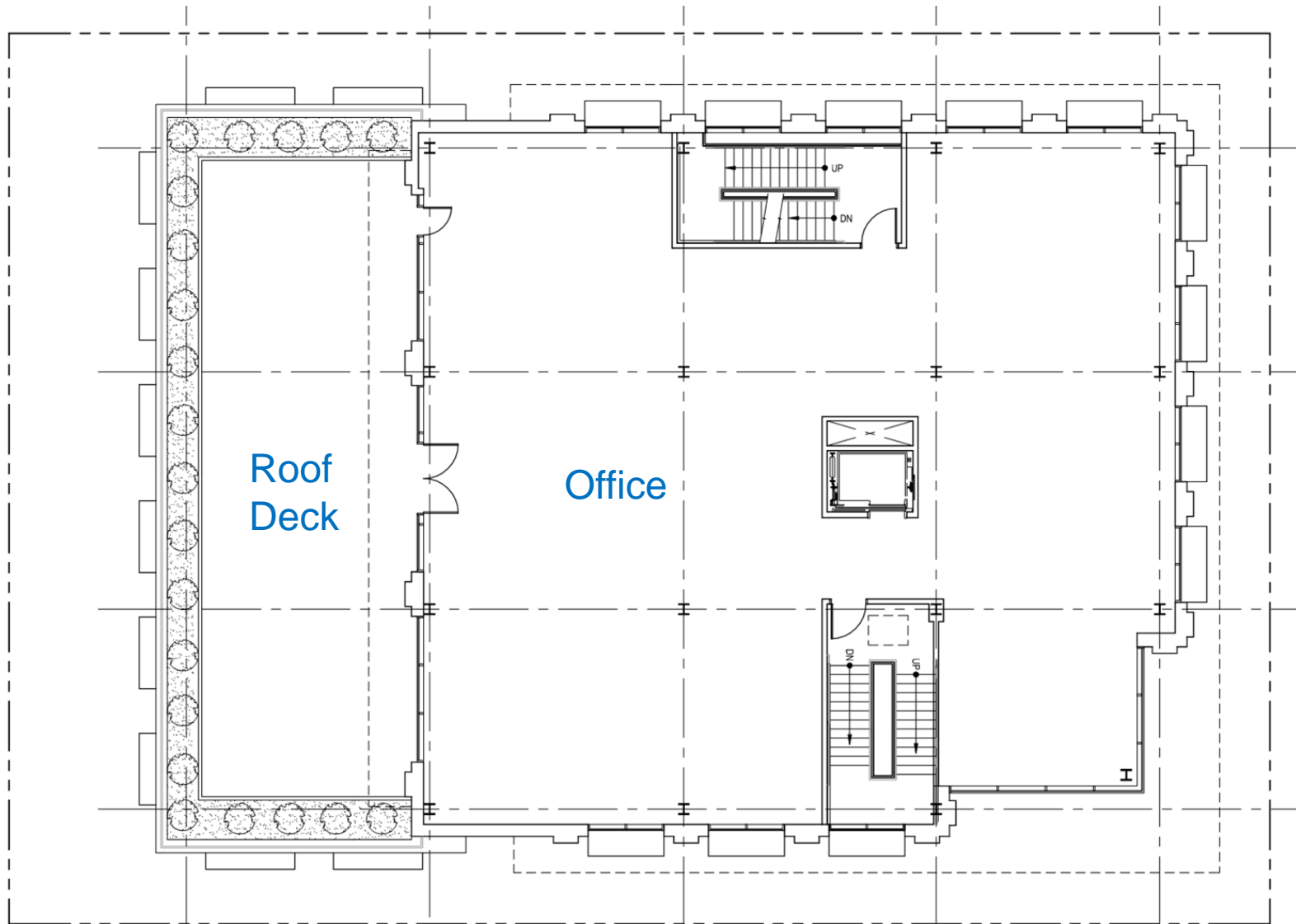
TWO WEST 3RD AVE, SAN MATEO

SECOND LEVEL PLAN



TWO WEST 3RD AVE, SAN MATEO

THIRD LEVEL PLAN



TWO WEST 3RD AVE, SAN MATEO

SOUTH EAST AND NORTH EAST ELEVATIONS



SOUTH EAST ELEVATION - 3RD AVE

1



SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION - EL CAMINO REAL

2



SCALE: 1/8" = 1'-0"

TWO WEST 3RD AVE, SAN MATEO

SOUTH WEST AND NORTH WEST ELEVATIONS



NORTH WEST ELEVATION - ARROYO CT.

1

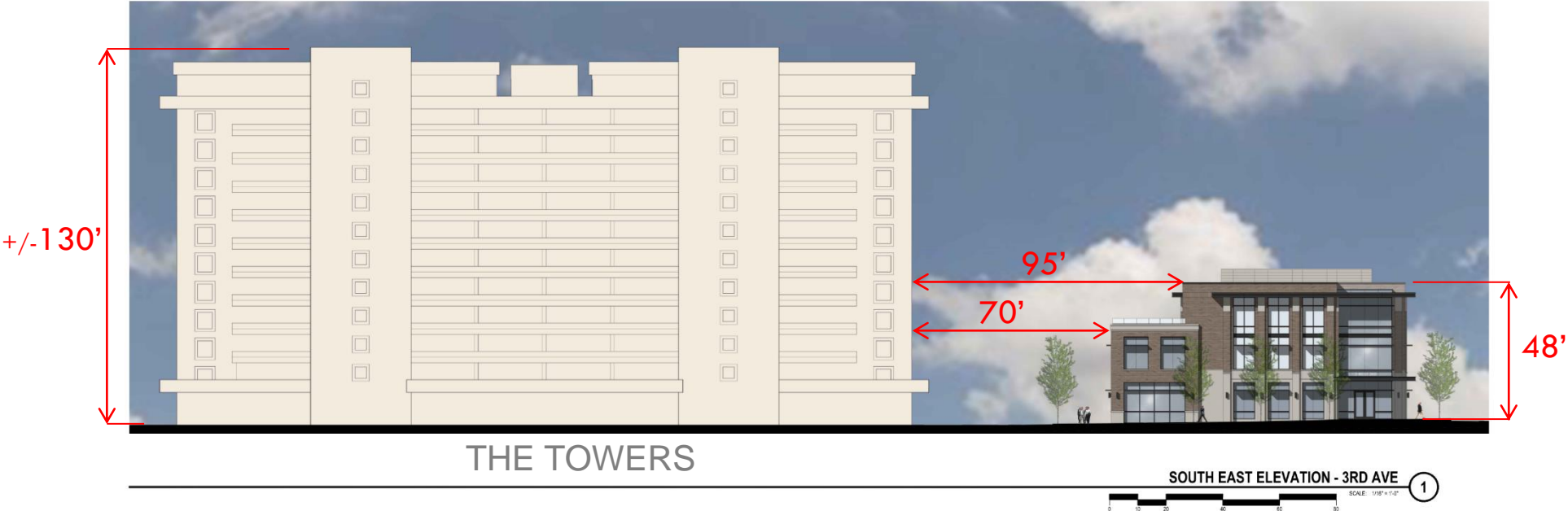


SOUTH WEST ELEVATION

2

TWO WEST 3RD AVE, SAN MATEO

CONTEXTUAL ELEVATIONS



TWO WEST 3RD AVE, SAN MATEO

PERSPECTIVE FROM EL CAMINO REAL LOOKING NORTHWEST



TWO WEST 3RD AVE, SAN MATEO

ENLARGED PEDESTRIAN PERSPECTIVE OF LOBBY



TWO WEST 3RD AVE, SAN MATEO

VIEW FROM TOWERS



TWO WEST 3RD AVE, SAN MATEO



THANK YOU – ANY QUESTIONS?