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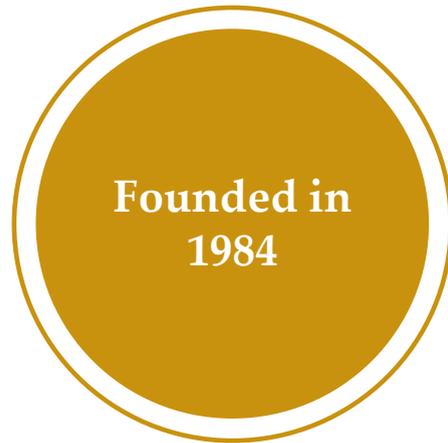
477 9th Ave
San Mateo, CA
Planning Commission

December 12th, 2023

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About The Martin Group.

Local Developer, Family Owned.



The Martin Group brings 39 years Bay Area development experience. Specializing in mixed-use housing and student housing projects.

Partnered with BDE Architects and The Guzzardo Partnership, who have experience in San Mateo.

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Neighborhood.

Walkable to downtown San Mateo. Transit-oriented.



Project Statistics.

Balanced growth of mixed-income housing and permanent jobs.

120

Total Residential Units

12

Very-Low Income Units

29,207

Square Feet Office Space

*~8,000 SF Net New Office SF

38

Office Parking Spaces

112

Residential Parking Spaces

144

Bicycle Parking Spaces

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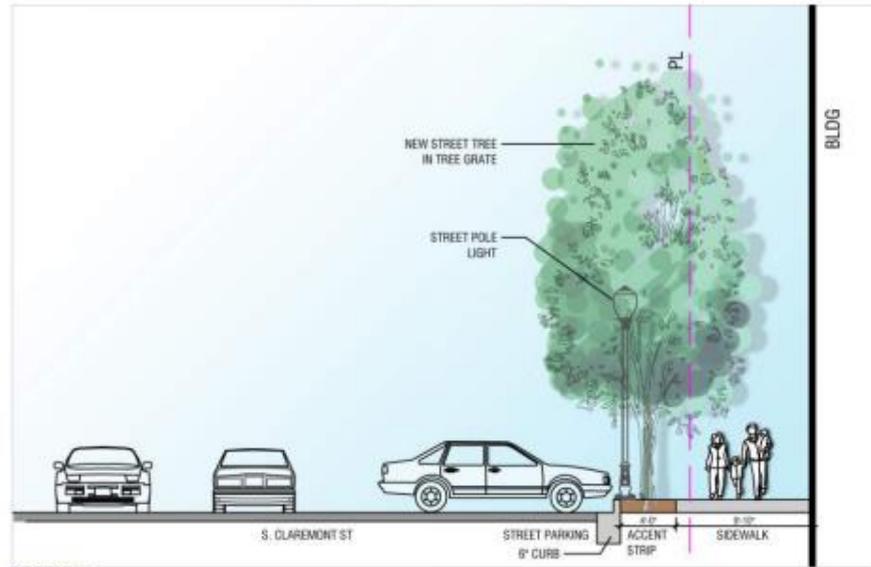
Existing Condition.

One story office building and surface parking lot.



Landscape Sections.

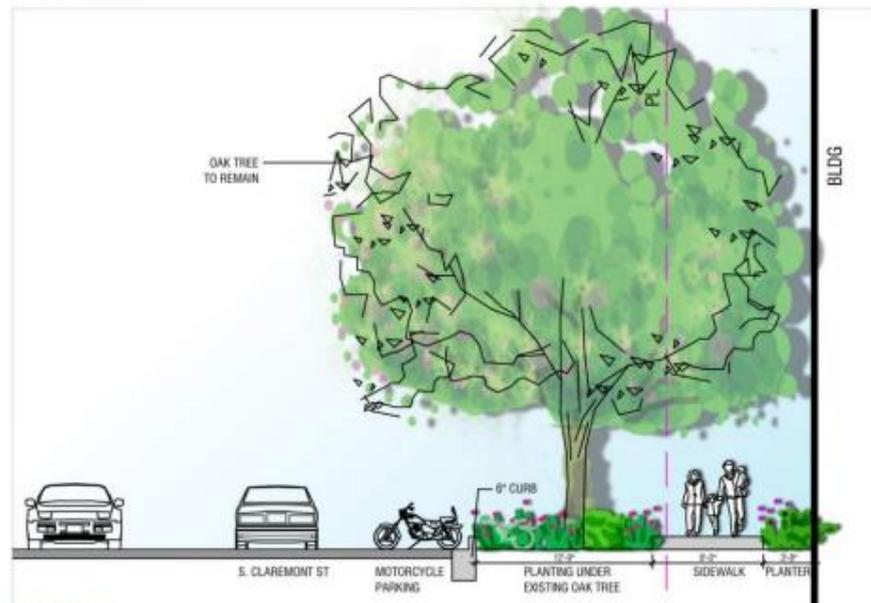
Public plaza, dog run, courtyard and rooftop deck.



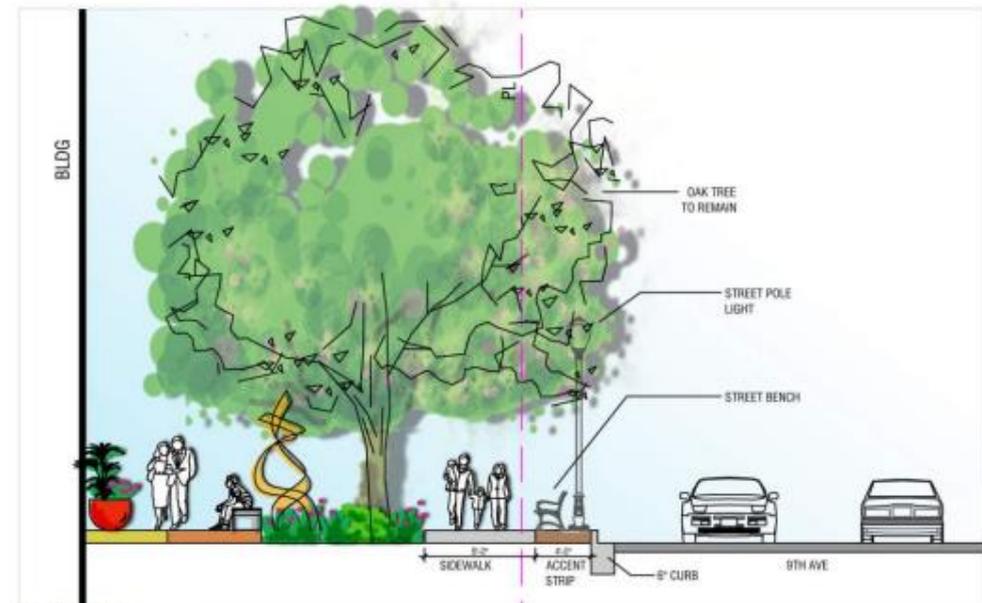
SECTION 1
scale 1" = 10'-0"



SECTION 3
scale 1" = 10'-0"



SECTION 2
scale 1" = 10'-0"



SECTION 4
scale 1" = 10'-0"



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Landscape Imagery.



**PODIUM
+ ROOF**

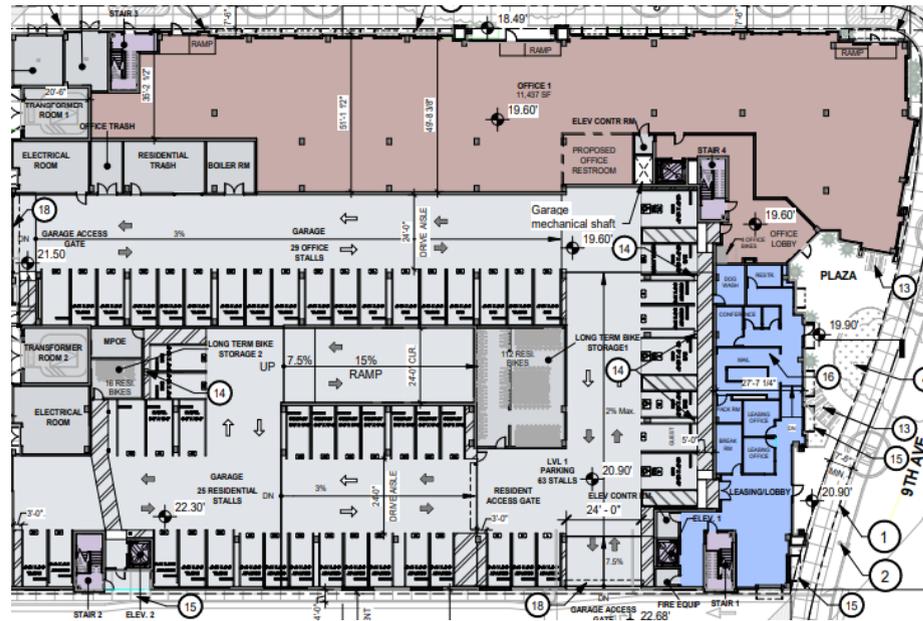


SITE



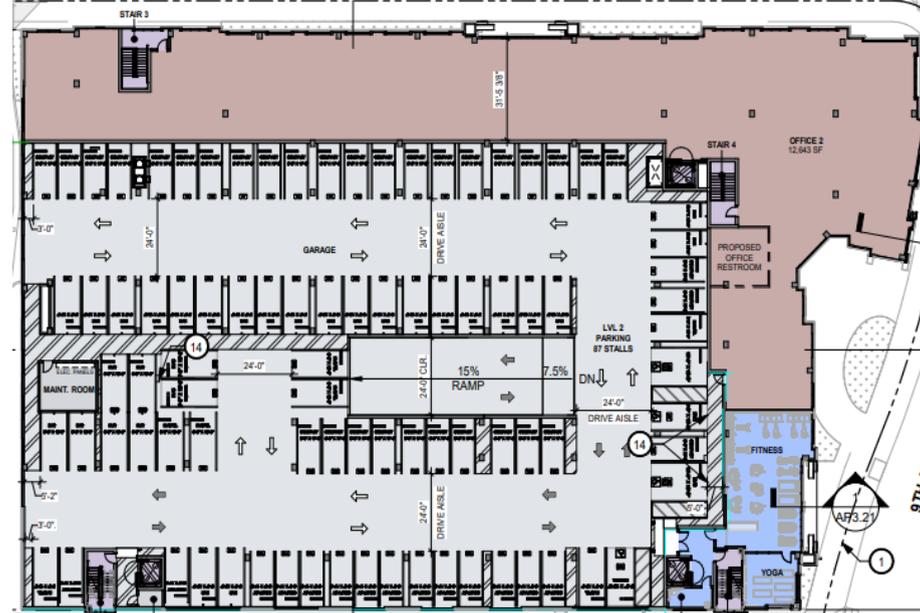
Site Plan.

5 stories of commercial and residential uses.



Ground Floor

- Commercial offices (red)
- Vehicle & Bicycle parking, utility rooms (grey)
- Lobbies, property manager's office, mailroom, resident conference room (blue)



Second Floor

- Commercial offices (red)
- Vehicle parking and utility rooms (grey)
- Fitness and residential amenities (blue)



Third through Fifth Floors (exemplary)

- All units are stacked with the exception above the clubhouse
- Studios, one bedroom and two-bedroom units (yellow)
- Outdoor courtyard (white)
- Residential clubhouse (blue)

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View East on 9th Street.

Timeless Spanish Architecture.



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View North on Claremont.



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View South on Claremont.



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View North from Railroad.



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Thank you!

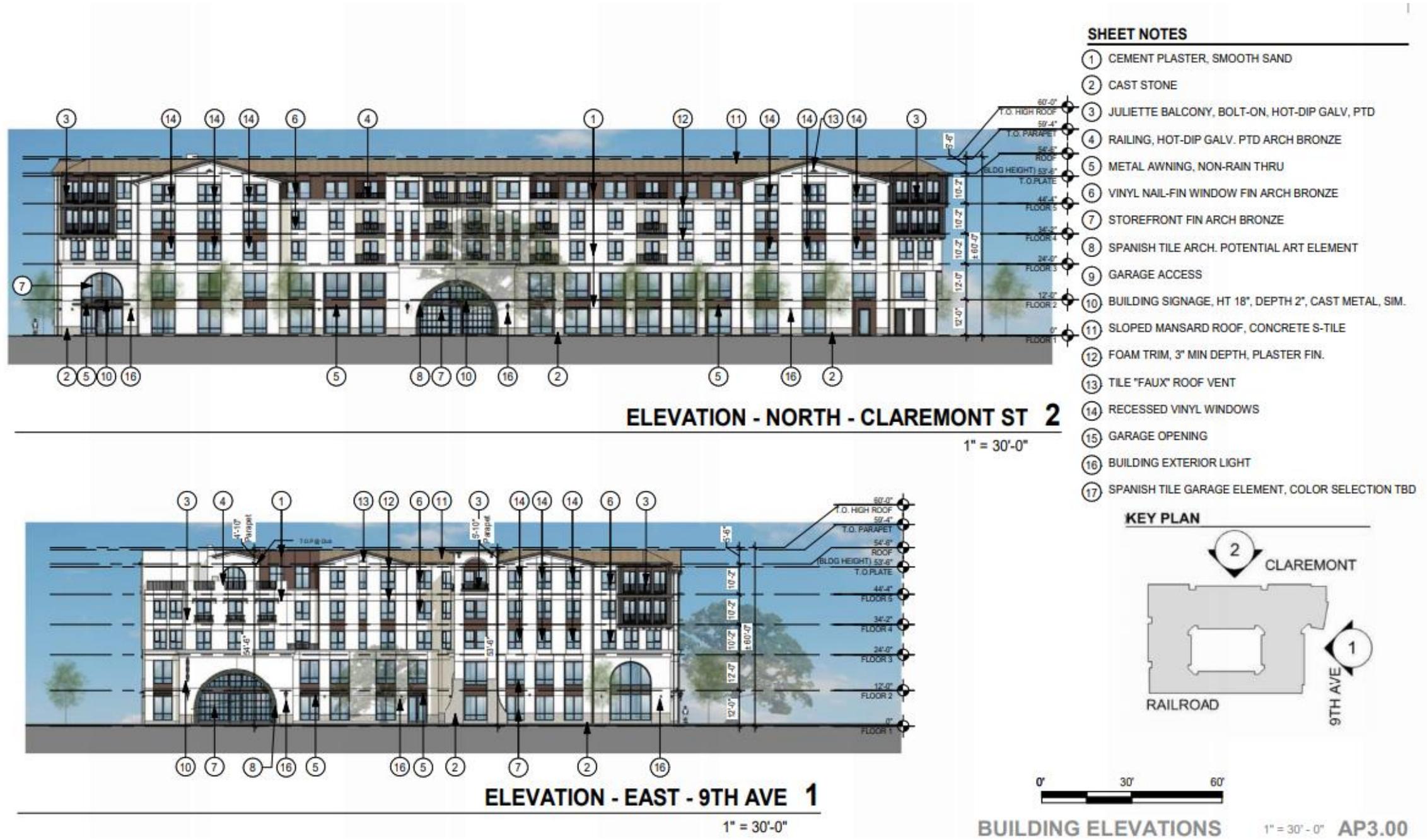
Questions?

For additional information after the meeting, please contact Stephen@themartingroup.com

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Appendix

Appendix – Elevations.



Appendix - Elevations.



ELEVATION - SOUTH 2

1" = 30'-0"



ELEVATION - WEST 1

1" = 30'-0"

SHEET NOTES

- ① CEMENT PLASTER, SMOOTH SAND
- ② CAST STONE
- ③ JULIETTE BALCONY, BOLT-ON, HOT-DIP GALV, PTD
- ④ RAILING, HOT-DIP GALV. PTD ARCH BRONZE
- ⑤ METAL AWNING, NON-RAIN THRU
- ⑥ VINYL NAIL-FIN WINDOW FIN ARCH BRONZE
- ⑦ STOREFRONT FIN ARCH BRONZE
- ⑧ SPANISH TILE ARCH. POTENTIAL ART ELEMENT
- ⑨ GARAGE ACCESS
- ⑩ BUILDING SIGNAGE, HT 18", DEPTH 2", CAST METAL, SIM.
- ⑪ SLOPED MANSARD ROOF, CONCRETE S-TILE
- ⑫ FOAM TRIM, 3" MIN DEPTH, PLASTER FIN.
- ⑬ TILE "FAUX" ROOF VENT
- ⑭ RECESSED VINYL WINDOWS
- ⑮ GARAGE OPENING
- ⑯ BUILDING EXTERIOR LIGHT
- ⑰ SPANISH TILE GARAGE ELEMENT, COLOR SELECTION TBD

KEY PLAN

