

Two West 3rd Avenue Project Description

The project proposed at Two West 3rd Avenue will be a vibrant and handsome addition to a gateway of downtown San Mateo. The three-story office building is complementary in scale to the existing corner buildings and would develop the remaining empty lot at this important location.

Architecturally, a transitional architectural style is proposed. The project takes cues from the historical buildings of downtown in its use of brick and traditional proportions including a base, middle and top of the building. It combines a contemporary language for the glassy corner element, large overhanging eave, and a stepping massing with the historical elements to create a building that speaks to both the past and present.

The building is highly articulated both horizontally and vertically, and the entire façade is wrapped in high quality materials. Windows have been recessing from the exterior walls and expressed pilasters create depth to the building elevations. Window canopies provide solar screening at the first and second levels and help to break down the height of the building. Special attention has been provided at the ground floor level to provide a visual connection to the interior of the building and create details such as benches, landscape pots, and exterior lighting which relate to the scale and improve the experience of the pedestrian.

On all street frontages the sides walks have been widened significantly and street trees have been proposed. There is a large plaza in front of the project entry and a heavily landscaped area adjacent to the building on 3rd Ave. For pedestrian safety, A bulbed-out corner is provided on El Camino Real and 3rd Ave for convenience crossing the streets. The rear yard of the building is a gated landscaped amenity for the building users that creates a buffer to the adjacent residential project. Outdoor seating will be provided and existing large Oak trees along the property line will be left in place.