

**CITY-OWNED DOWNTOWN AFFORDABLE
HOUSING
AND PARKING GARAGE SITES
480 E. 4TH AVENUE & 400 E. 5TH AVENUE
PROJECT APPROVALS**

**CITY COUNCIL PUBLIC HEARING
AUGUST 17, 2020**



AGENDA OVERVIEW

Project Introduction (Staff)

- Project Overview
- Key Terms
- Discussion Items

Project Design and Key Elements (MidPen Housing)

- Project Design
- Key Features
- Questions

City Council Action Requested

PROJECT SITE

- 2.41 acres (combined)
- Located in the Downtown Plan Area
- Central Business District/Support Zoning District (CBD/S)
- Currently in use as 235 surface parking spaces



PROJECT DESCRIPTION

Multi-Family Residential Building

- 7-story Apartment Building
- 225 Affordable Rental Units (93.4 DU/AC)
- Public Plaza at 4th and Railroad

Parking Garage

- 5-Level Private/Public Parking Garage
- 696 Total Spaces – 532 public/164 residential

On-/Off-Site Improvements

- Class II bike lanes along 5th Ave. (both directions)
- Two eastbound through-lanes along 5th Ave. (between S. Railroad and Delaware Street)
- High visibility cross-walks at 5th and Claremont



RESIDENTIAL BUILDING



PRIVATE/PUBLIC PARKING GARAGE

DENSITY BONUS CONCESSIONS/WAIVERS

Concessions:

- Increase in Floor Area Ratio
- Residential parking on separate site
- Exceed compact parking standard for garage
- Reduction in open space requirement

Waivers:

- Building Bulk
- Street Wall Area

INITIAL STUDY/MITIGATED NEG. DECLARATION

- Public review/comment period May 26th to June 24th
- Both residential component and parking garage expected to generate *less-than-significant* VMT
- No significant or unavoidable environmental impacts with implementation of mitigation measures
- General Plan Conformance Traffic Analysis recommends on/off-site improvements to be implemented to reduce cumulative LOS impacts

DDLA FINANCIAL DEAL TERMS

- \$5.0 M from Parking In Lieu fees for parking garage
- \$7.5 M in affordable housing funds for residential component
- Ground Lease of residential property at \$1 per year
- Waiver of internal planning and building application fees

OTHER KEY TERMS

- Garage and residential units to be constructed concurrently
- Shared parking agreement allows residents to use public parking spaces on evenings and weekends
- 25% of residential units to have public employee preference
- City required to enter into a compensation agreement with former RDA taxing entities prior to Ground Lease

CITY COUNCIL ACTION REQUIRED

Adopt a Resolution approving:

- 1) The Initial Study/Mitigated Negative Declaration as adequate to assess the environmental impacts of the project
- 2) The Site Plan and Architectural Review entitlements for the demolition and construction of a new residential building and parking garage, including use of State density bonus and a waiver of building bulk and street wall area development standards and for an on-street loading zone
- 3) A Site Development Planning Application for the removal of major vegetation including heritage trees
- 4) A Special Use Permit to allow the parking garage use in the Central Business District Support Zoning District
- 5) Authorizing the City Manager to enter into the Disposition, Development, and Loan Agreement and related documents including the Ground Lease, license agreement, easement, and City loans of up to \$12.5 million

An architectural rendering of a modern, multi-story building with a mix of light-colored panels and dark window frames. The building has a corner entrance with large glass doors and windows. A black street lamp stands on the sidewalk to the left. In the foreground, a woman is pushing a stroller with a man walking beside her. Another person is visible in the background on the left. The scene is set on a paved sidewalk with some greenery and trees.

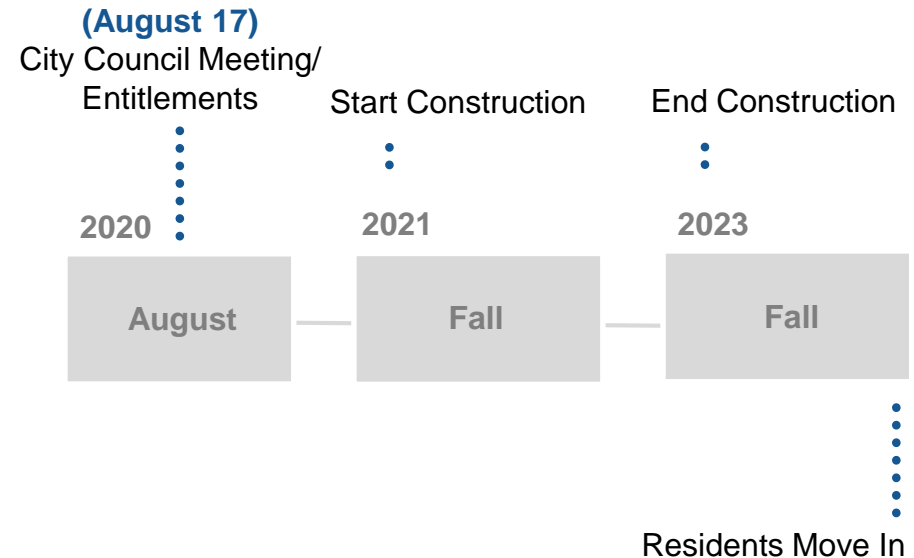
Downtown San Mateo Opportunity Sites

**City Council
Entitlement Hearing**
August 17, 2020

Where We've Been

April 2018	City Council Selection of MidPen through RFP Process
August/September 2018	Small Group Neighborhood Meetings
October 2018	Community Meeting – Open House
March 2019	Community Meeting – Initial Project Design
April 2019	Planning Commission Study Session
October 2019	Public Employee Rental Survey
November 2019	City Council Study Session
January/February 2020	Small Group Neighborhood Meetings
February 2020	City Council Study Session
February 2020	Community Meeting – Project Re-Design
April 2020	Planning Commission Study Session
June 2020	Community Meeting – Project Re-Design Update
July 2020	Planning Commission Hearing

What's Next



Housing



5 Story - Original Design
164 units, 164 parking stalls



**7 Story - Revised Design
with AB 1763**
225 units, 164 parking stalls

Parking

532 Public Parking Stalls

- 235 Replacement
- 297 New

164 Resident Parking Stalls

Mode Shifting

- <0.5 mile to CalTrain, Employment & Amenities
- 268 Protected Bike Stalls for Residents
- 20 Open Bike Stalls for Public
- City of San Mateo Live or Work Preference
- TOD Emphasis in Resident Marketing
- Free Transit Passes for Residents
- Shared Parking Agreement with City
- Professional On-Site Property Management



Pedestrian, Bicycle & Traffic Upgrades

Sidewalks

Replacement of adjacent public sidewalks.

Crosswalks

Install high visibility crosswalks at the intersection of Claremont Street and 5th Avenue on all approaches, completing the pedestrian network in immediate vicinity.

Bike Lanes

Implement Class II bike lanes per the 2020 Bike Master Plan along both sides of 5th Avenue for two blocks.

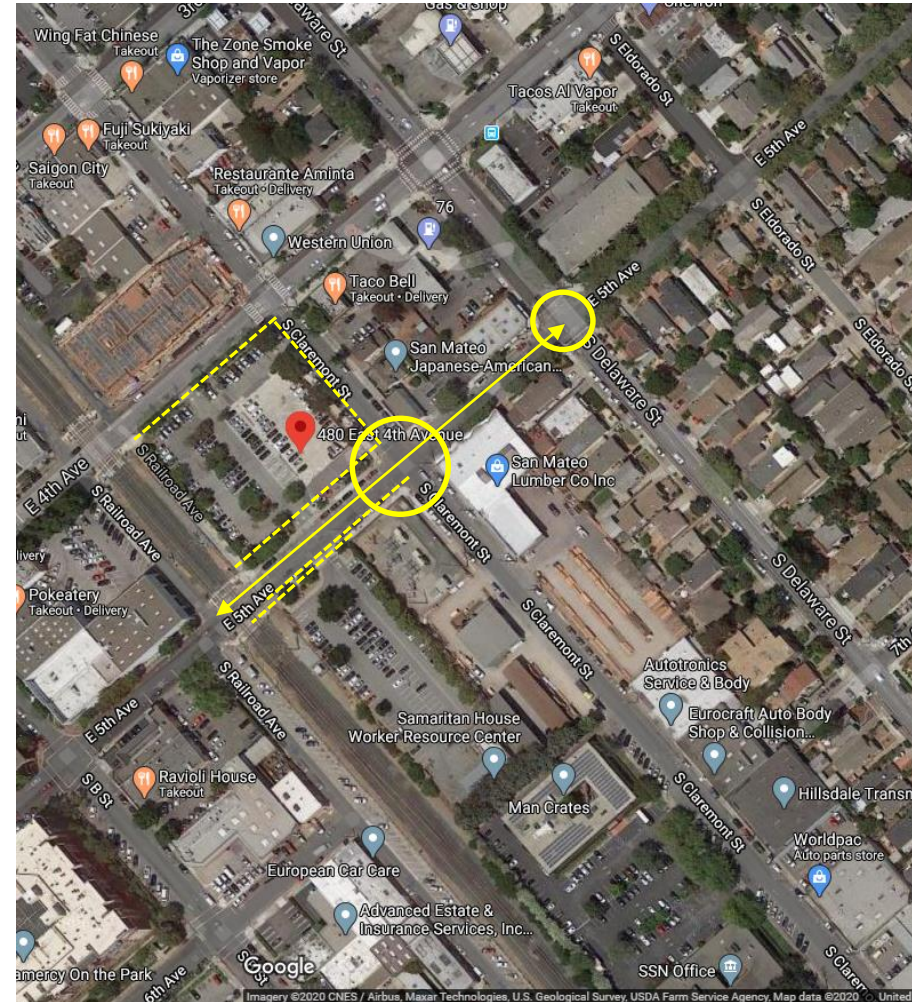
Restriping

Restripe eastbound 5th Avenue with two through lanes.

Signal Retiming

Retime signal at Delaware St. and 5th Ave.

Also: *lighting, streetscape, public plaza, Bicycle Boulevard, sidewalk bulb outs on South Claremont St.*



Sustainability

1. All electric design
2. Rooftop solar
3. 106 EV parking stalls
 - 10% EV ready
 - 5% EV installed
4. Build It Green™
GreenPoint Gold
5. Building systems that ensure healthful living
 - High performance mechanical filtration
 - Natural ventilation in all habitable spaces



View from 4th Ave.



View from 4th Ave. & South Claremont St.



View from South Railroad Ave.



View from South Railroad Ave.



View from 5th Ave. & South Railroad Ave.



View from 5th Ave. & South Claremont St.



View from South Claremont St.



Public Private Partnership

1. City retains ownership of land
2. MidPen owns residential structure
 - City provides 99-year ground lease
3. City owns parking structure
 - City provides access agreement for construction period
 - City provides easement for 164 residential spaces
 - Operating & Maintenance Agreement guides shared use
4. City contributes \$12,500,000 in funding
 - \$7,500,000 for housing
 - \$5,000,000 for parking
5. City allows cost saving measures
 - Impact fee deferral until permanent conversion
 - Permit and plan check fee waivers
 - Concurrent parking and residential construction



**Thank
you!**

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Back Up Slides

Components



Workforce Housing
*225 affordable rental
homes for families*

Public Parking
*532 public parking stalls
164 resident parking stalls*

Financing

SOFT LOANS

City

\$12,500,000

County

\$16,500,000

State

\$6,558,762

EQUITY

General Partner

\$17,383,635

Tax Credit Investor

\$60,899,774

DEBT

Tranche A Loan

\$37,188,800

Tranche B Loan, County Vouchers

\$27,384,800

Tranche C Loan, Surplus Cash

\$7,000,000

**\$185
Million**

Materials



100% Affordable Housing



MidPen Housing works in collaboration with our public partners to provide affordable rental housing to a wide range of community members

	3 Bedroom	2 Bedroom	1 Bedroom	Studio
Total Homes:	59	53	48	65
Rent Range:	\$950-\$2900	\$840-\$2500	\$710-\$2100	\$660-\$1900
Income Range:	\$43K-\$116K	\$38K-\$103K	\$33K-\$90K	\$33K-90K
Possible Resident #1:	Special Education Teacher , married adult with 2 children. Salary: 87K Rent: \$2096	Police Dispatcher , Married adult with 1 child. Salary: 77K Rent: \$1830	Maintenance Worker , married to a para-educator. Combined Salary: 90K Rent: \$2085	Accounting Assistant , single adult. Salary: 67K Rent: \$1435
Possible Resident #2	Landscape Laborer , married adult with 3 children. Salary: 43K Rent: \$953	Library Assistant , single parent with one child Salary: 47K Rent: \$1170	Custodian , single adult Salary: 45K Rent: \$985	Homeless Individual , With County support services

Housing Community

The Downtown San Mateo Opportunity Sites development will include **225** affordable homes:

73 homes will have a City of San Mateo live/work preference

57 homes will have a public employee preference (layered with the City of San Mateo live/work preference)

80 homes will have project-based vouchers (PBVs), of which **9** will be for individuals experiencing homelessness

13 homes will be for individuals experiencing homelessness referred by the County Coordinated Entry System (non-PBV units)

2 homes will be for on-site managers and their families