

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

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



# AGENDA OVERVIEW

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## 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

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- 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

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## **Multi-Family Residential Building**

- 7-story Apartment Building
- 225 Affordable Rental Units (93.4 DU/AC)
- Public Plaza at 4<sup>th</sup> 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 5<sup>th</sup> and Claremont



*RESIDENTIAL BUILDING*



*PRIVATE/PUBLIC PARKING GARAGE*

# DENSITY BONUS CONCESSIONS/WAIVERS

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## **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

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- Public review/comment period May 26<sup>th</sup> to June 24<sup>th</sup>
- 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

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- \$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

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- 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

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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 brick and light-colored panels. The building has large windows and a prominent corner entrance with the number '480'. The foreground shows a paved sidewalk with a black street lamp, trees, and people walking, including a woman pushing a stroller and a man sitting on a bench. A large white circle is overlaid on the right side of the image, containing the title text.

# Downtown San Mateo Opportunity Sites

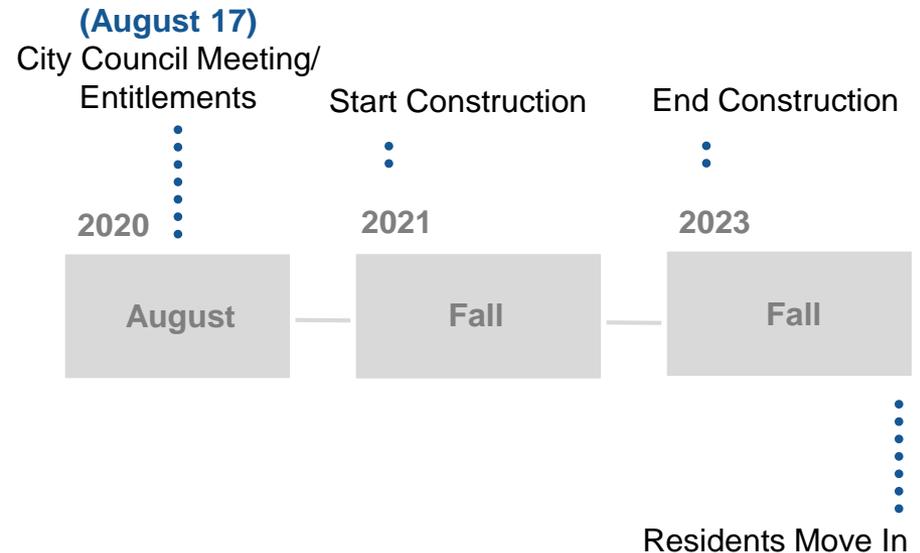
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## City Council Entitlement Hearing August 17, 2020

# Where We've Been

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

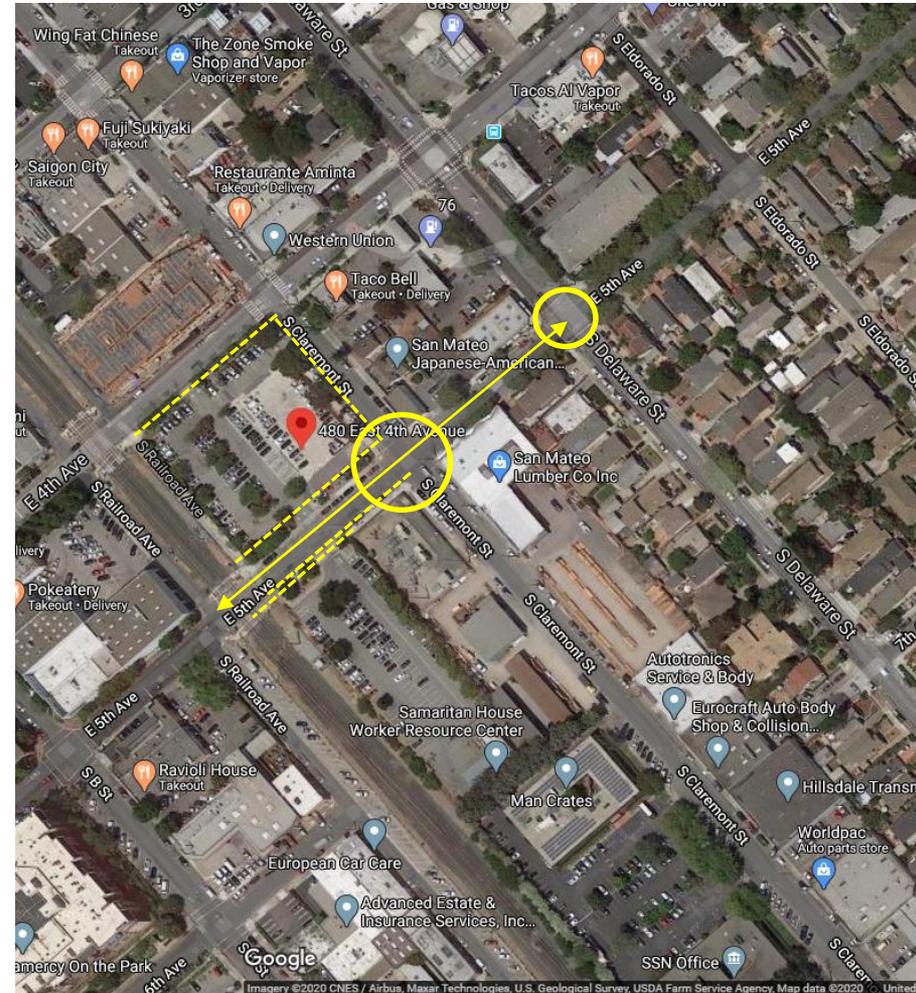
## Restriping

*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 4<sup>th</sup> Ave.



# View from 4<sup>th</sup> Ave. & South Claremont St.



# View from South Railroad Ave.



# View from South Railroad Ave.



# View from 5<sup>th</sup> Ave. & South Railroad Ave.



# View from 5<sup>th</sup> 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!**

# CITY COUNCIL ACTION REQUIRED

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# Back Up Slides

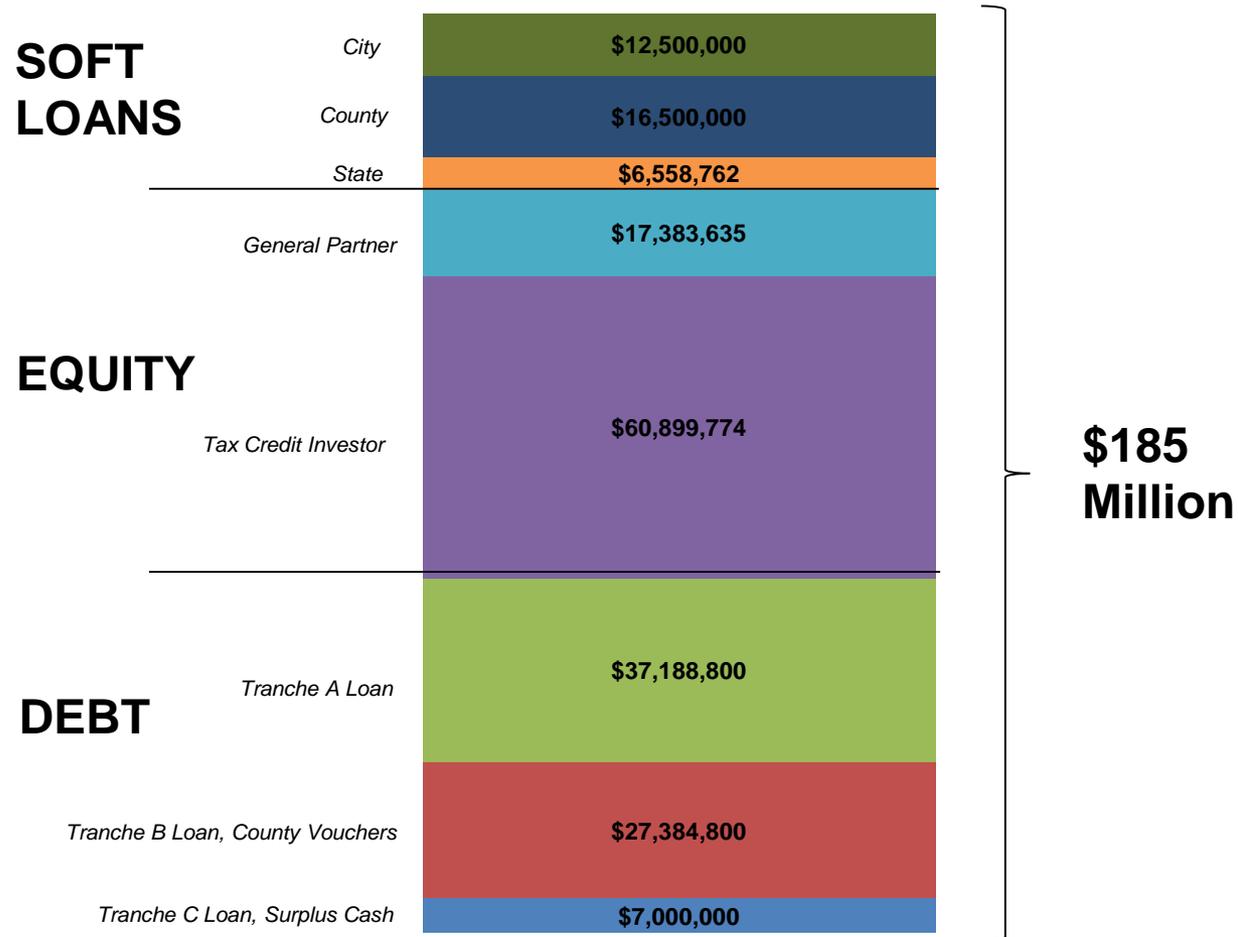
# Components



**Workforce Housing**  
*225* affordable rental  
homes for families

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

# Financing



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

# 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