













PLACE TYPE MENU

The categories below present a “menu” of land use typologies that may be considered for development in San Mateo. These present a range of possible “Ideas” and not all typologies may be considered to be appropriate for San Mateo. The photographs are not intended to represent recommended architectural design styles, only their general scale and character.












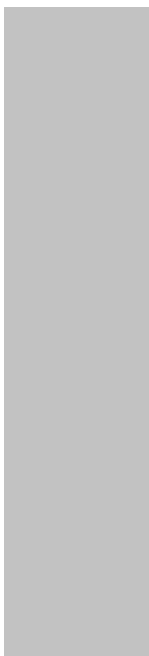

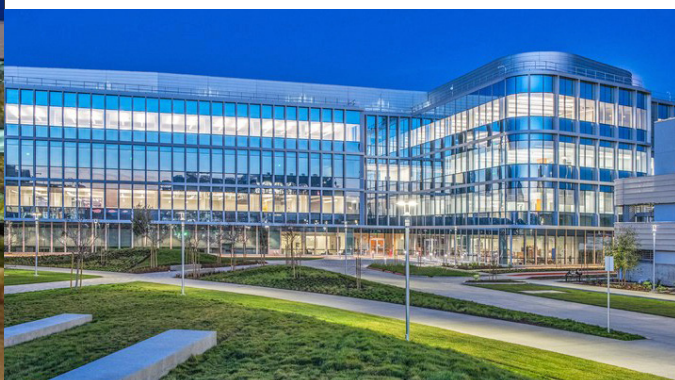
REF	CATEGORY	PHOTO/ILLUSTRATION	
RESIDENTIAL			
	Single Family – 1-2 story, detached homes including “in law” units (also known as ADU’s) – Up to 9 units per acre		
	Residential Low – 1-3 story, attached homes including townhomes, duplexes, triplexes, and fourplexes – 9 to 39 units per acre		
	Residential Medium – 4-7 story buildings including condominiums and apartments – 40 to 99 units per acre		
	Residential High – 8+ story buildings including multi-story condominiums and apartments. – 100 to 200 units per acre		

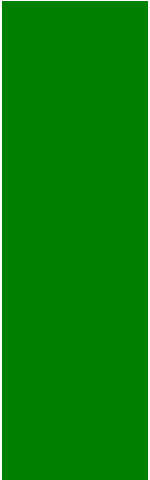

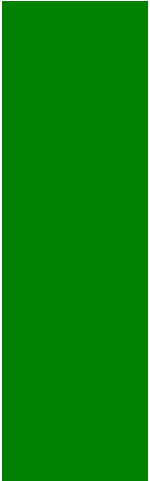


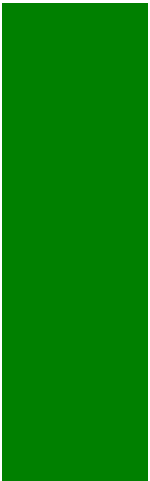

REF	CATEGORY	PHOTO/ILLUSTRATION	
MIXED USE			
	<p>Mixed-Use Low</p> <p>– 1-3 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.</p> <p>– 9 to 39 units per acre</p> <p>– 0.25 FAR retail</p> <p>– 1.0 FAR office</p>		
	<p>Mixed-Use Medium</p> <p>– 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.</p> <p>– 40 to 99 units per acre</p> <p>– 0.25 FAR retail</p> <p>– 3.0 FAR office</p>		
	<p>Mixed-Use High</p> <p>– 8+ story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.</p> <p>– 100 to 200 units per acre</p> <p>– 0.25 FAR retail</p> <p>– 5.0 FAR office</p>		



REF	CATEGORY	PHOTO/ILLUSTRATION	
COMMERCIAL			
	Commercial Neighborhood – 1-2 story buildings with small shops, restaurants, salons, gyms, or shopping centers that serve the immediate neighborhood. – 1.0 FAR		
	Commercial Service – 1-3 story buildings with businesses such as automotive repair, pet hospitals, or self-storage. – 1.0 FAR		
	Commercial Regional – 3+ story buildings with large shopping centers such as Hillsdale Mall and Bridgepointe Shopping Center. – 1.0 to 2.5 FAR		



REF	CATEGORY	PHOTO/ILLUSTRATION	
OFFICE			
	Office Low – 1-3 story buildings with medical or professional offices. – 1.0 FAR		
	Office Medium – 4-7 story buildings with medical or professional offices. – 3.0 FAR		
	Office High – 8+ story buildings with medical or professional offices. – 5.0 FAR		
INDUSTRIAL			
	Traditional Light Industrial – 1-2 story buildings with light manufacturing, warehousing, and distribution facilities. – 1.0 FAR		
	Research and Development – 3+ story buildings with professional office uses and manufacturing, laboratories, makers' spaces, and assembly processes to support the development of new products. – 1.0 to 2.0 FAR		

REF	CATEGORY	PHOTO/ILLUSTRATION
PARKS AND OPEN SPACE		
	Parklet – small park or gathering space.	
	Community Park – a larger park of 1 to several acres that includes recreational or community amenities	
	Privately-Owned Public Open Space - publicly accessible but privately maintained plazas and courtyards integrated within private development.	
	Civic Gathering Space – a plaza, amphitheater, or town square that can accommodate community events	



REF	CATEGORY	PHOTO/ILLUSTRATION	
MULTI-MODAL CIRCULATION IMPROVEMENTS			
	Pedestrian Supportive Improvements – such as sidewalks, pedestrian cut-throughs, pedestrian bridges, bulb-outs/curb extensions, street lighting, and street trees.		
	Bicycle Supportive Improvements – such as sharrows, bike lanes, separated bike paths, bike bridges, signage, bike racks, bike repair stations, etc. Community members have already provided input during the Bicycle Master Plan update process, refer to the Proposed Bicycle Network map.		
	Transit Supportive Improvements – the City can partner with transit providers such as Caltrain and SamTrans on transit stop improvements such as covered bus shelters, lighting, benches, signage, bicycle storage lockers, pedestrian underpass, dedicated areas for buses, dedicated areas for drop-off/pick-up, commuter parking, etc.		
	Circulation and Safety Improvements – improvements that address circulation on multiple levels such as grade separations, directional signage, dedicated areas for bike share facilities, etc.		
	Emerging Transportation Technologies – This includes scooter- and bike-share, autonomous vehicles, shared use vehicles, etc.		