

# One Hayward Avenue San Mateo, CA



Planning Commission  
Meeting  
May 10, 2022

## MERIDIAN INVESTMENT MANAGEMENT - ABOUT US

- MERIDIAN INVESTMENT MANAGEMENT WAS FOUNDED IN 1997 AND SPECIALIZES IN REAL ESTATE AND PRIVATE INVESTMENTS
- LOCAL FAMILY COMPANY HEADQUARTERED IN REDWOOD CITY
- PLANS TO LONG TERM HOLD AND MANAGE THE PROJECT
- ONE HAYWARD IS OUR FIRST PROJECT IN SAN MATEO AND EXCITED ABOUT DEVELOPMENT OPPORTUNITY

## WHY THIS PROJECT

- Provides much needed **housing** in San Mateo, including 2 Below Market Rate units
- Provides housing **adjacent to existing downtown** amenities, including mass transit
- Provides for **Transportation Demand Measures** (TDM) to reduce vehicle trips and promote alternative transportation modes
- Housing focused with **small commercial** component which provides a ground floor interface along the El Camino
- Improved **pedestrian experience** along El Camino with widened sidewalks, streetscape amenities, and plaza at corner
- Enhances the **Hayward Avenue Gateway** to the existing neighborhood and downtown San Mateo
- Enhances both pedestrian and vehicular **safety** on El Camino with removal of curb cuts and wider sidewalks



## Neighborhood Context





# ONE HAYWARD

## PROJECT SITE





## EXISTING CONDITIONS

- SITE AT CORNER OF EL CAMINO REAL AND HAYWARD AVE
- SITE AREA – 12,820 S.F. / 0.29 ACRES
- CURRENT USE – THREE TWO-STORY BUILDINGS

### COMMERCIAL AND RESIDENTIAL USES



VIEW OF EXISTING SITE FROM EL CAMINO REAL



## PROJECT HISTORY

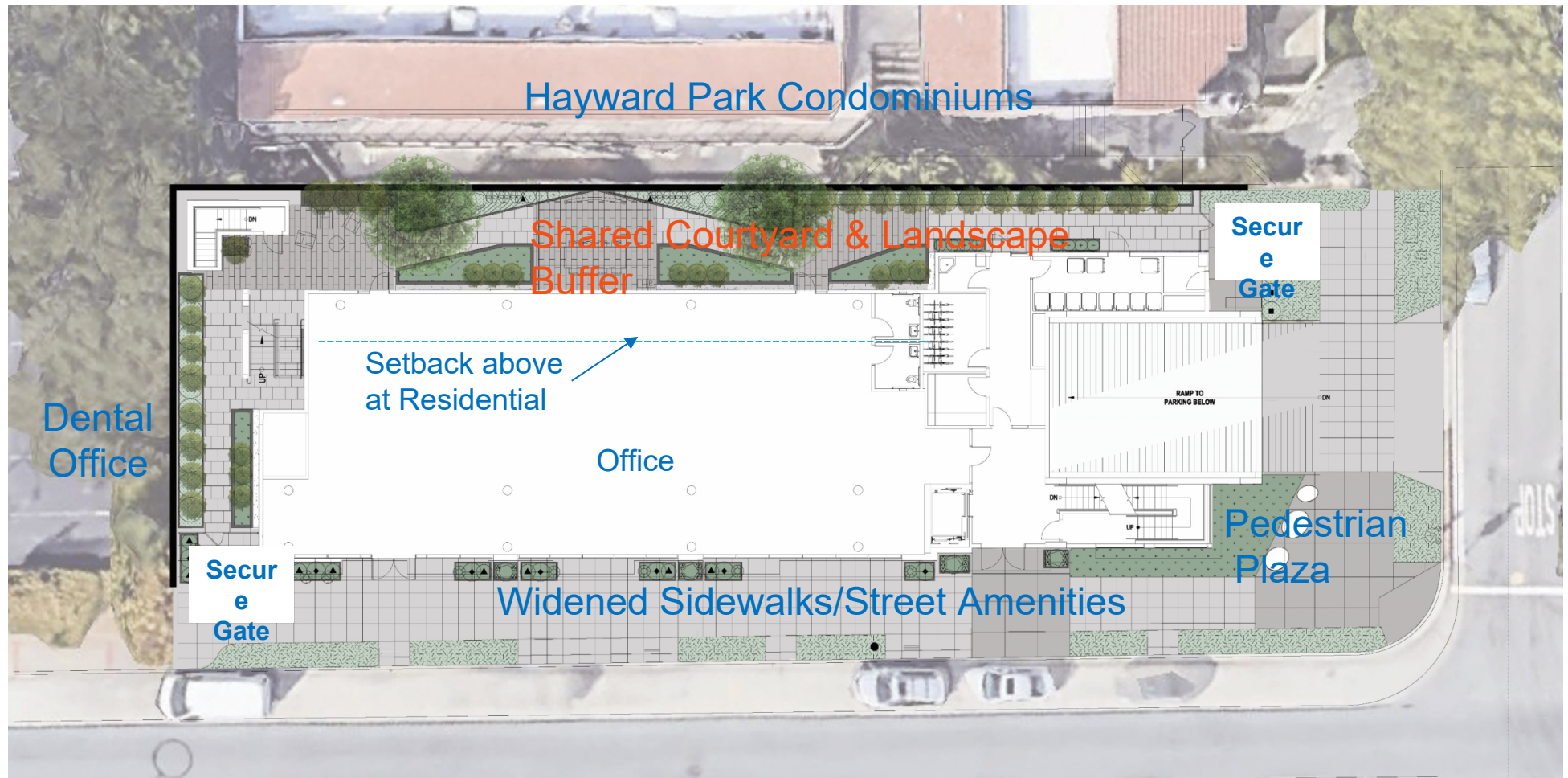
- **Community Meeting** held 9/25/19
- Worked closely with **staff** throughout process
- **Responded** to comments from staff and neighbors
- Design Changes and Project Enhancements Include:
  - Further **screening and landscape buffer** to adjacent residential
  - Enhancing **façade details** including balcony rails
  - Improved **pedestrian experience** along El Camino with widened sidewalks, streetscape amenities, and plaza at corner
  - Primary residential **views** toward El Camino and Hayward
  - **Refined** massing and balconies
  - Adjusted materials and **color palette**
  - **Removal** of existing curb cuts and signage on El Camino
  - Open space **buffer** at grade
  - Offset window locations for **privacy** with adjacent condos
  - Open air corridor to units with **screening** for condos

## PROPOSED PROJECT

- MIXED USE BUILDING – 4 STORIES
- TRANSIT ORIENTED PROJECT ALONG EL CAMINO CORRIDOR
- GROUND FLOOR 4,495 SF OFFICE AND RESIDENTIAL LOBBY
- 3 LEVELS OF RESIDENTIAL APARTMENTS
  - 18 1BDRM UNITS TOTAL
  - 2 BMR UNITS
- ONE LEVEL BELOW GRADE PARKING
  - 22 TOTAL SPACES
  - 9 RESIDENTIAL STALLS- SECURE
  - 13 OFFICE STALLS
  - OFFICE STALLS SHARED AFTER BUSINESS HOURS



## PROJECT SITE PLAN

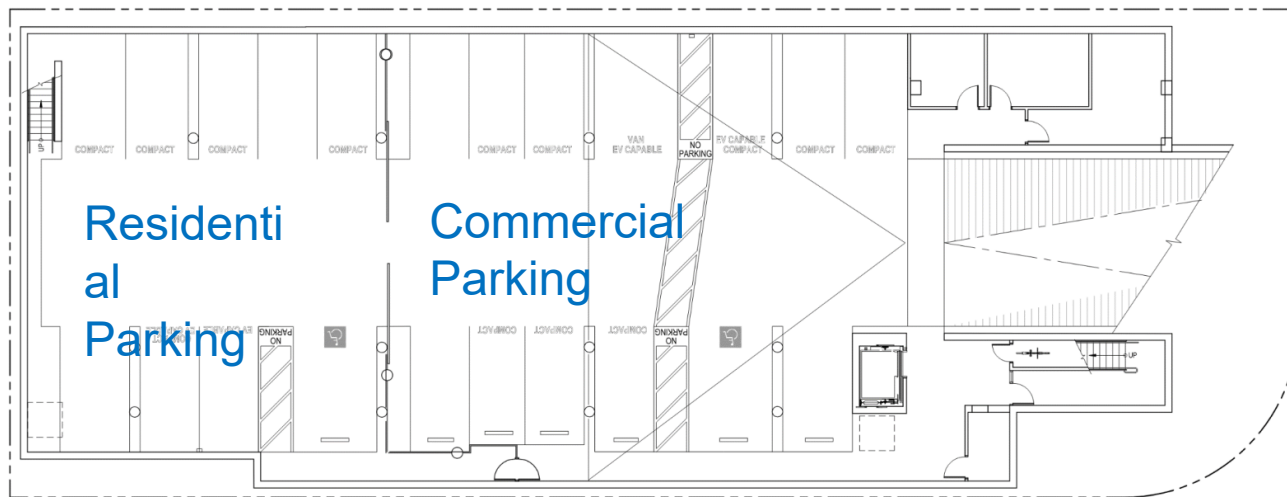


SITE PLAN

SCALE: 1" = 10'-0"



## BELOW GRADE PARKING



BELOW GRADE PARKING LEVEL PLAN

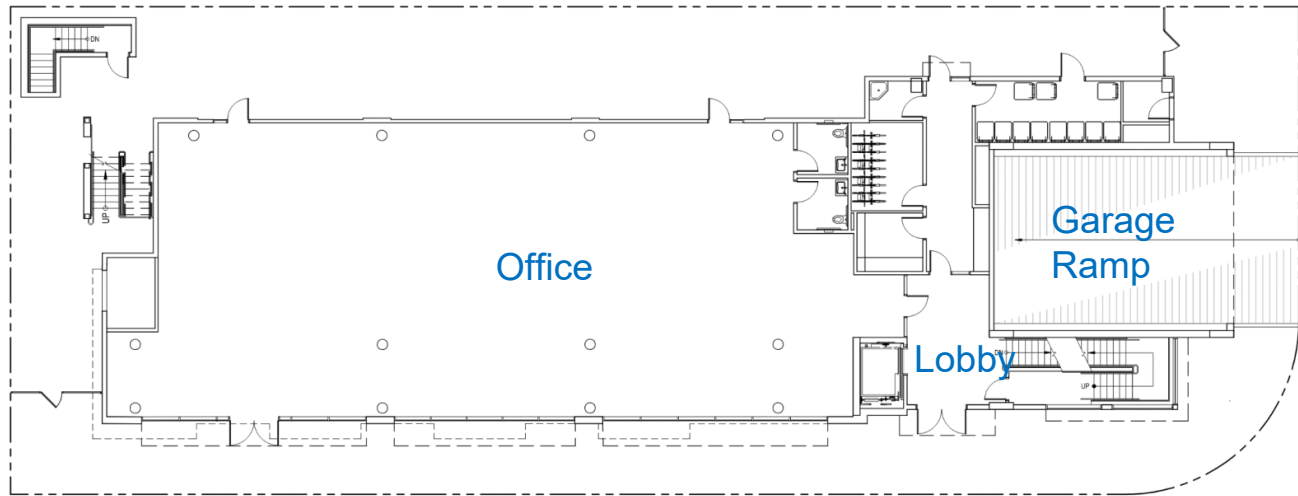
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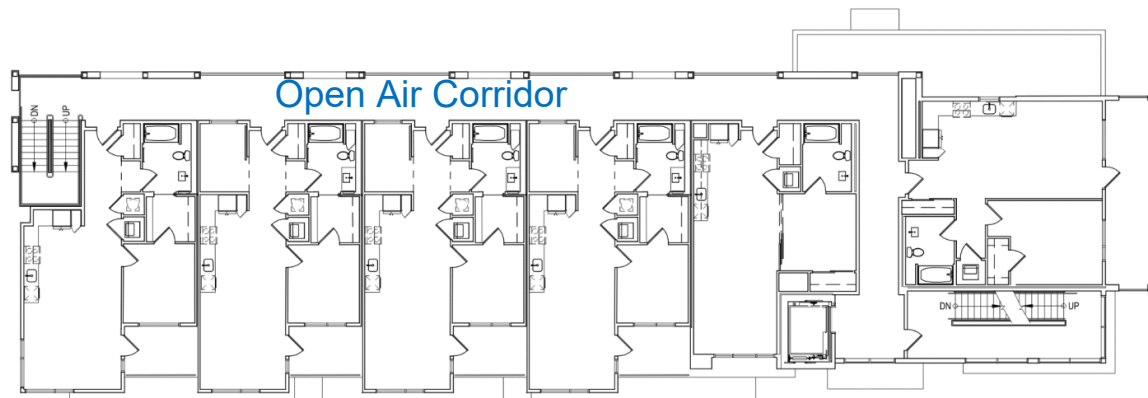
# ONE HAYWARD

## FLOOR PLANS



FIRST LEVEL FLOOR PLAN

SCALE: 1"=8'-0"



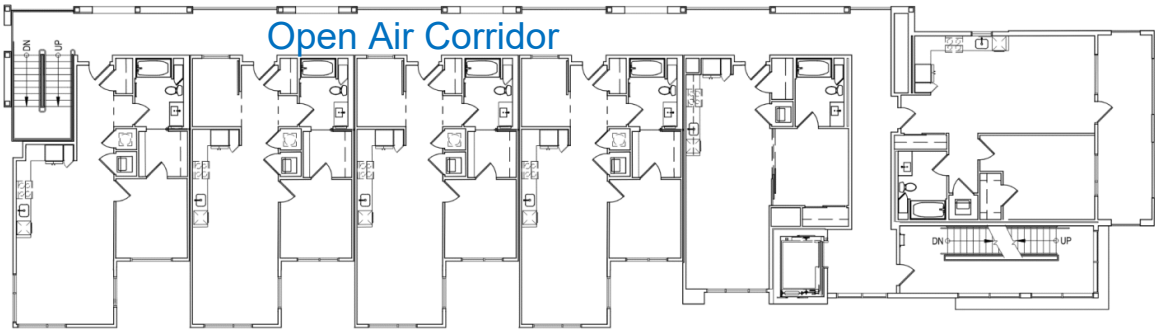
RESIDENTIAL  
SECOND LEVEL FLOOR PLAN

SCALE: 1"=8'-0"



# ONE HAYWARD

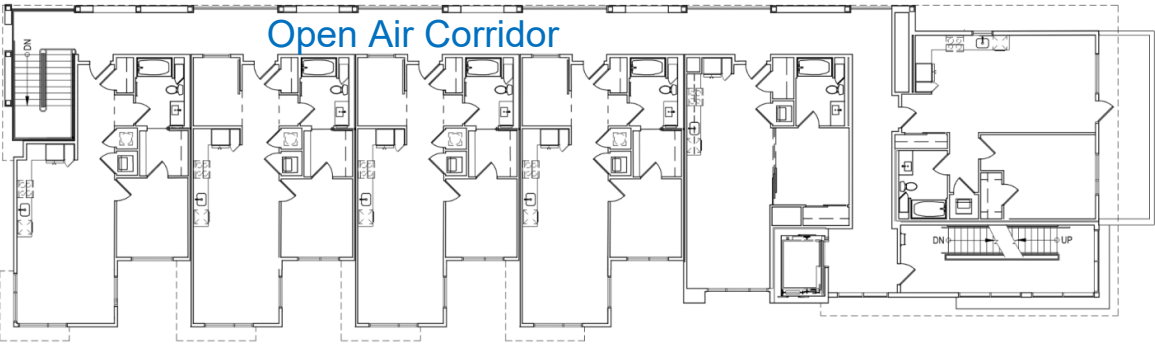
## THIRD LEVEL AND FOURTH LEVEL PLANS



RESIDENTIAL

THIRD LEVEL FLOOR PLAN

SCALE: 1"=8'-0"



RESIDENTIAL

FOURTH LEVEL FLOOR PLAN

SCALE: 1"=8'-0"





# ONE HAYWARD

## SIDEWALK VIEW – EL CAMINO REAL





# ONE HAYWARD

## ENLARGED SIDEWALK VIEW – EL CAMINO REAL





# ONE HAYWARD





# ONE HAYWARD





# ONE HAYWARD

THANK YOU – ANY QUESTIONS?







## Screening Planting Types





# ONE HAYWARD





## SOUTH EAST AND SOUTH WEST ELEVATIONS





## ROOF PLANS

