

Block 21 Office-Residential Mixed Use Project Planning Commission May 24, 2022



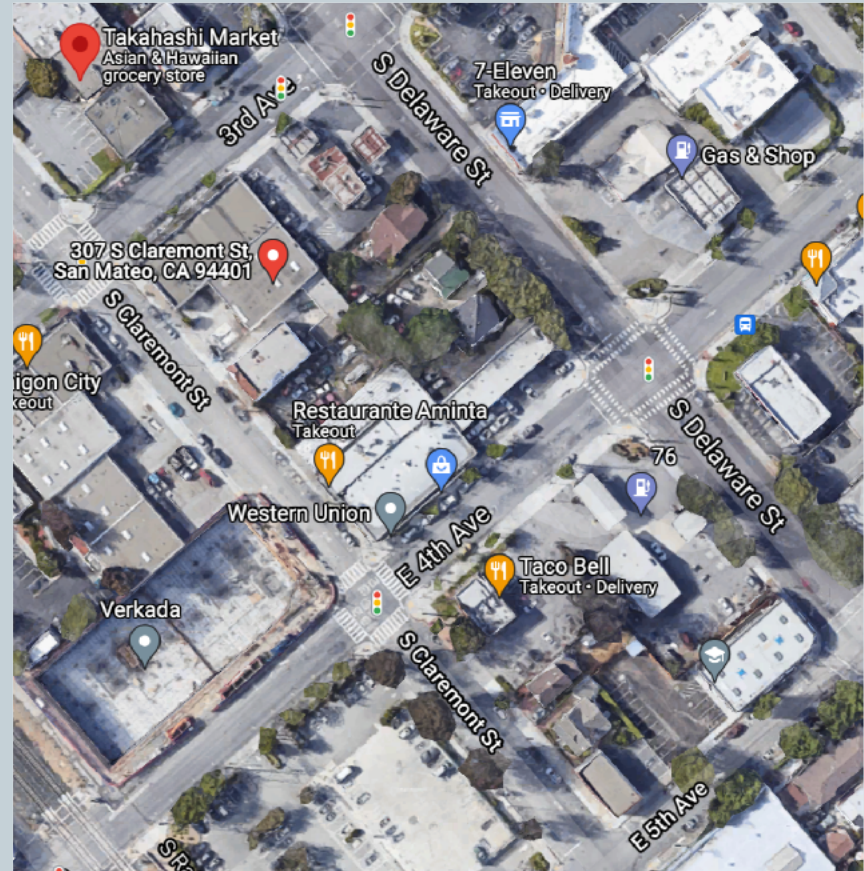
About Us



- Downtown San Mateo Property Owner – including recent projects 2 E. 3rd Ave, 405 E. 4th Ave. and 406 E. 3rd Ave.
- Mixed-Use, Commercial & Multi-Family Projects
- Bay Area Experience-Locally Focused
- Developments in Belmont, Palo Alto, Redwood City, and San Carlos

Project Site

- The block bounded by E. 3rd Ave., S. Delaware E. 4th Ave. and S. Claremont
- Variety of Existing Uses
- Approximately 1.51 acre site



Proposed Project



- 180,950 sq. ft. of office/89,323 sq. ft of residential
- 111 Residential Units (previously 68 units)
 - 15% Affordable (12 Units)– Very-Low Income (City Requires 15% Low Income)
 - Mix of Studio and 1-Bedroom Units
 - 6 Stories in Height
 - Built to LEED Silver best practice, includes: bicycle parking, locker & showers, etc.
 - 3 Project Entries
 - Contemporary Design-Variety of Traditional Materials
 - Pedestrian Focused with Street Trees and Pedestrian Amenities

Project Summary



- ❑ Increased units compared to what WHPV has been able to provide with prior San Mateo mixed use development projects
- ❑ Exceeds required affordability
 - 15% very-low BMR (50% AMI) vs 15% low BMR (80% AMI)
- ❑ Due to the project location & mixed-use nature, the project has no Vehicle Miles Traveled (VMT) impacts
- ❑ The project includes voluntary robust TDM measures
- ❑ Parking made available voluntarily to the Public on nights & weekends
- ❑ Reduced parking for office & residential components to encourage mass transit ridership given proximity to Caltrain etc.
- ❑ Substantial streetscape improvements including wider sidewalks, street trees, street furniture, & pedestrian scale lighting
- ❑ Improves walkability & connection from residential neighborhoods to Downtown San Mateo – removes driveways and curb cuts for a cohesive sidewalk

View from Delaware/E. 4th Avenue



View from E. 3rd Ave./S. Claremont St.



View along East 3rd Street



View along E. 4th Avenue



View along E. Delaware Avenue



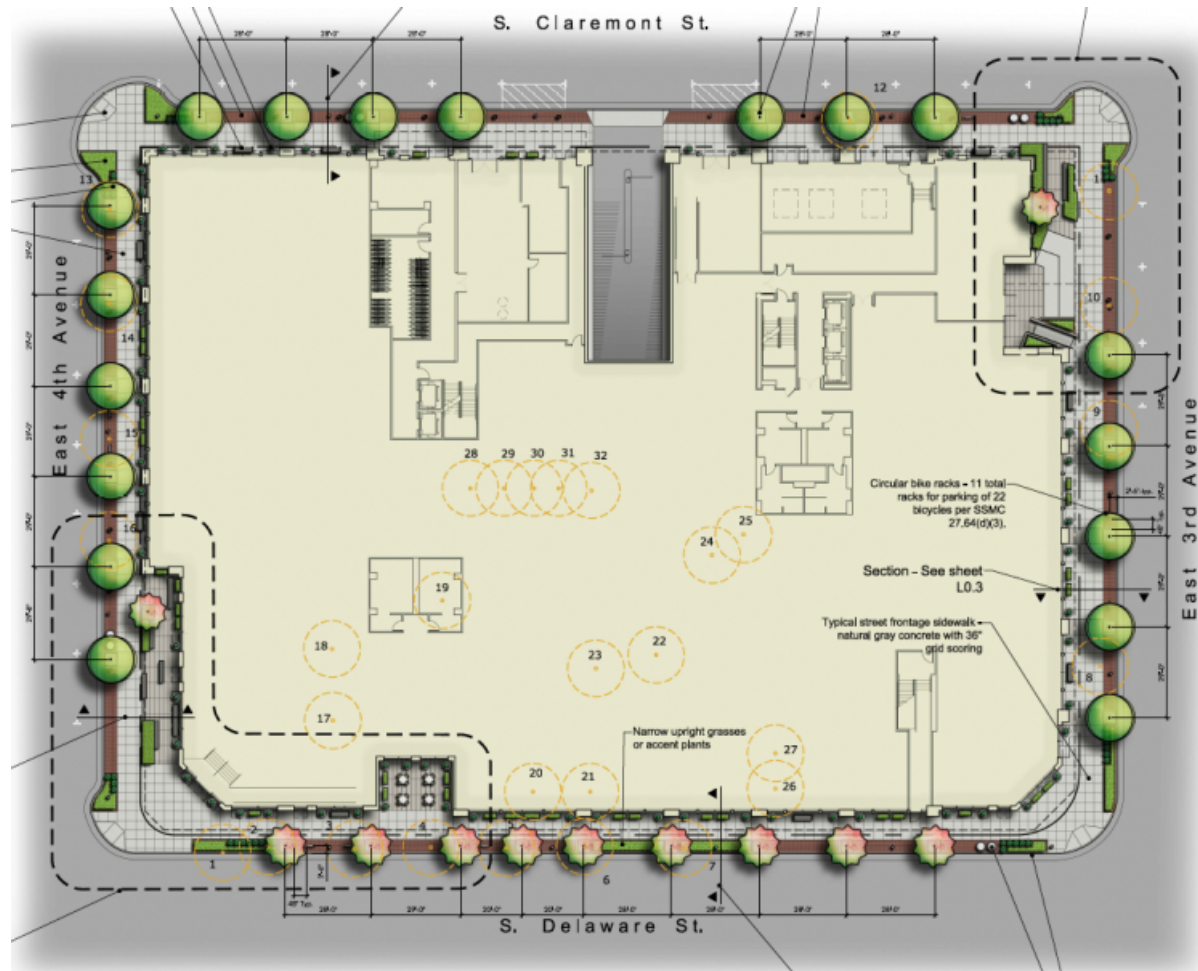
View along S. Claremont Street



Project Entries



Site Plan



Project Fees



Impact Fee	Purpose	Fee/Unit/Sq. Ft.	Units/Sq. Ft.	Fees
Park In-Lieu Fee	Fee for the purchase/provision of Public Open Space	\$ 20,476.00 /unit	111 units	\$ 2,272,836.00
Sewer Connection Charge (Residential)	Fee for individual connections - per type of unit and bedroom count	\$ 1,540.00 /unit	111 units	\$ 148,740.00
Sewer Connection Charge (Commercial)	Fee for individual connections-per fixtures	\$ 1.09 /fixture	TBD	\$ 45,000.00
Wastewater Treatment Plant Expansion Fee	Expansion of the City's Treatment Plant (Sewer)	\$ 2.54 per gallon	TBD	\$ 45,000.00
Transportation Fee (Residential)	Improvement of Transportation Existing Infrastructure/Construction of Improvements	\$ 5,071.42 /unit	111 units	\$ 540,527.62
Transportation Fee (Office)	Improvement of Transportation Existing Infrastructure/Construction of Improvements	\$ 4,852.98 /1K sq. ft.	182,242 sq. ft.	\$ 857,055.86
TOTAL Transportation Fees				\$ 1,177,961.48
Commercial Linkage Fee (Office)	Commercial Development contribution to Affordable Housing	\$ 20.56 /sq. ft.	177,242 sq. ft.	\$ 5,026,585.12
Public Art Fee/Minimum Value of Public Art	Value of Public Art	\$ 0.01 % of Building Valuation	TBD	\$ 250,000.00
Childcare Development Fee (Office)	Commercial Development contribution to Affordable Child Care	\$ 1.09 /sq. ft.	172,242 sq. ft.	\$ 187,745.78
Transportation Management Association Fee	Fee to start an Association to monitor the Vehicle Trips in Downtown San Mateo	Flat Fee		\$ 15,000.00
School Impact Fees (Residential)	Fee for San Mateo/Foster City Elementary and San Mateo Unified High School Districts	\$ 4.08 /sq. ft.	89,525 sq. ft.	\$ 364,457.04
School Impact Fees (Office)	Fee for San Mateo/Foster City Elementary and San Mateo Unified High School Districts	\$ 0.66 /sq. ft.	182,242 sq. ft.	\$ 120,275.72
Tree In-Lieu Fee	Replacement Trees for Removed	\$ 324.33 /LU Value	LU Value	\$ 52,515.00
TOTAL IMPACT FEES				\$ 9,686,096.92

Assumptions:

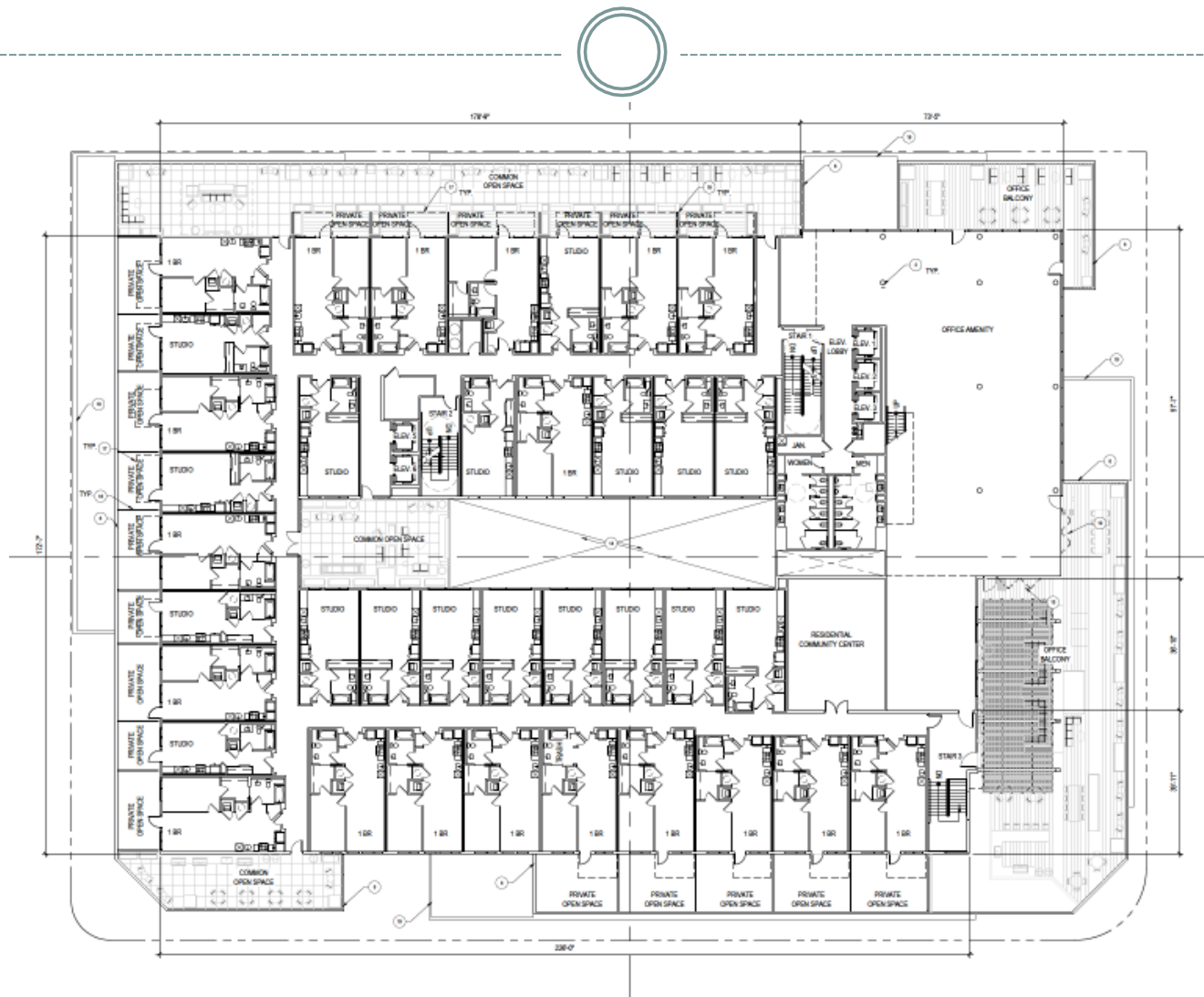
Fiscal Year 2021-2022 Fees-Change every July. Fees are Charged based on timing of Building Permit Issuance

Square footage per Arctec Plans dated 4/22. Total sq. ft. 257,085, Office Uses=179,560 and Residential square footage 89,525

Block 21
Office-Residential Mixed Use Project
Planning Commission
May 24, 2022

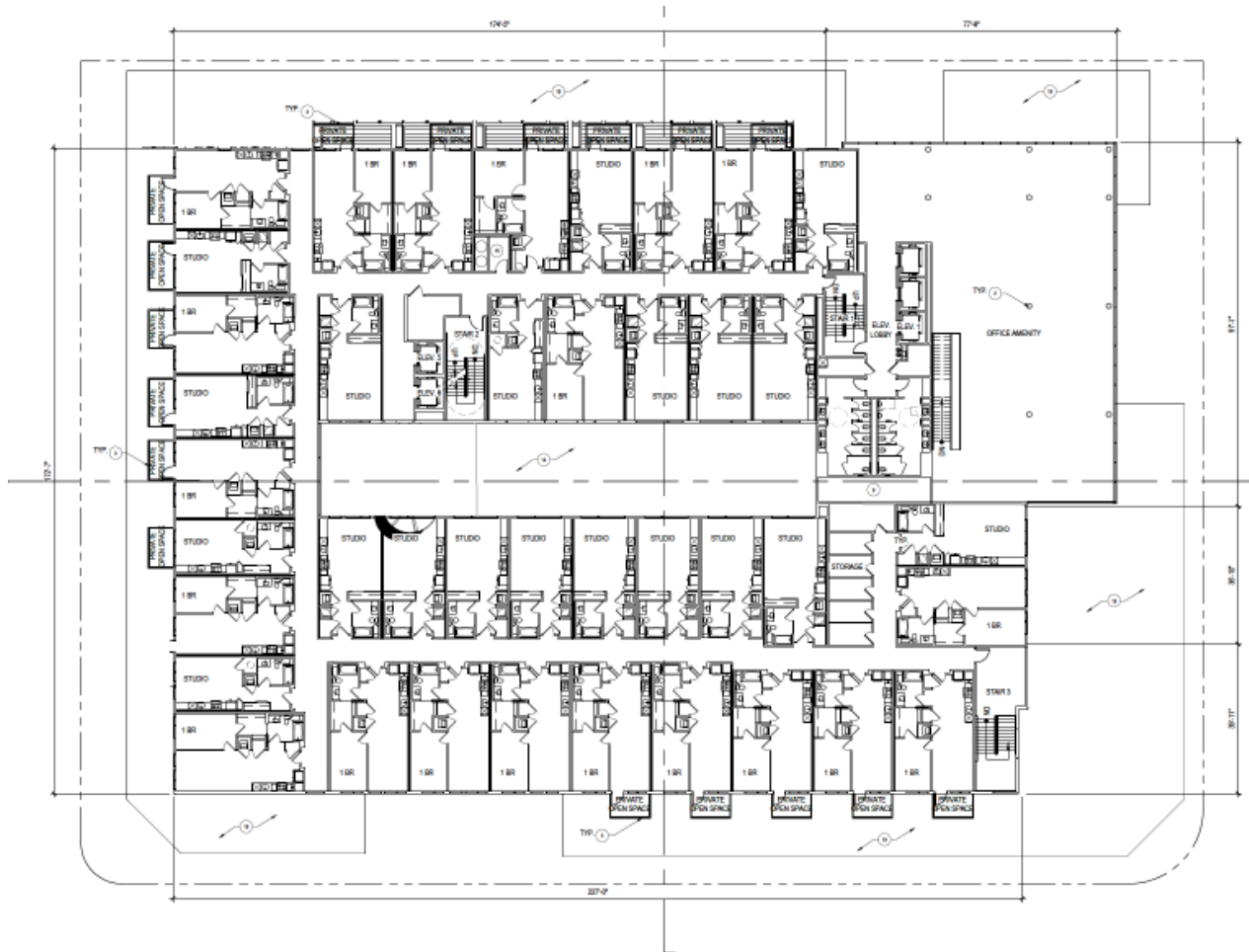


Residential - 4th Floor Level



Similar
5th and 6th
Levels

Residential - 5th Floor Level



Residential - 6th Floor Level

