

MARTIN

477 9th Ave
Planning Commission
Study Session
PA-2022-044

May 24th, 2022

Project Team.



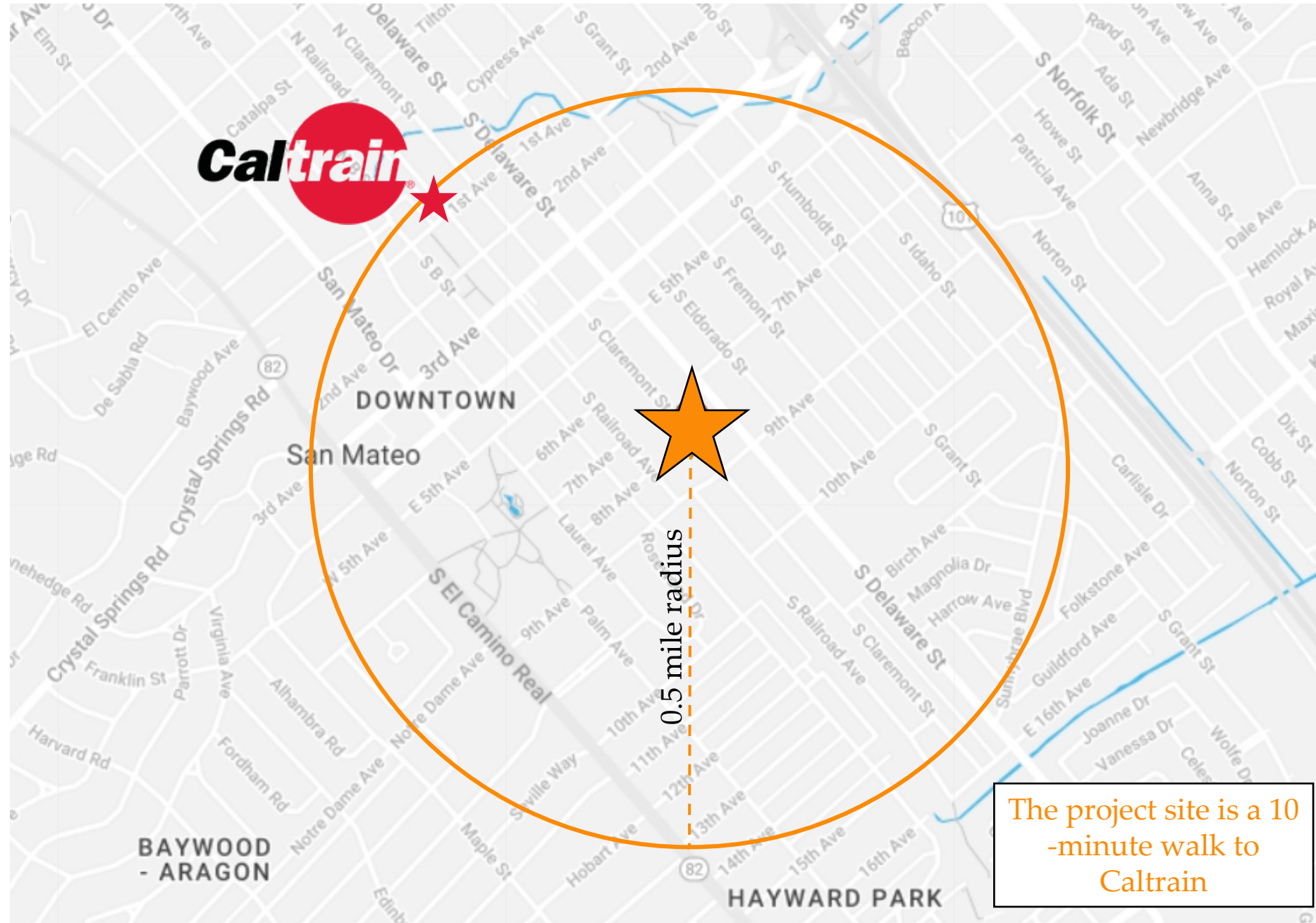
- **The Martin Group (“Martin”)** was founded in 1984
- Martin has developed over 24,000,000 square feet of office, retail and residential including 20,000 residential units
- The Martin Group and BDE have worked on 5 projects together in the Bay Area comprising 1,000+ residential units
- The Martin Group’s office is in Oakland, CA



- **BDE Architecture** has specialized in the design of projects involving complex programming, challenging site locations, difficult approval processes, budget constraints and demanding aesthetic goals for the past 25 years
- BDE has completed over 100 projects and 20,000 residential units, including 4 projects in San Mateo
- BDE’s office is in San Francisco, CA

Neighborhood Map.

1.6 acres located at the corner of 9th Street and South Claremont Street



MARTIN

Existing Condition.

One story office building and
surface parking lot



Project Statistics.

120

**Total
Residential
Units**

12

**Very-Low Income
Units**

28,100

**Square Feet
Office Space***

* ~6,500 SF Net New Office SF

48

**Office Parking
Spaces**

120

**Residential
Parking Spaces**

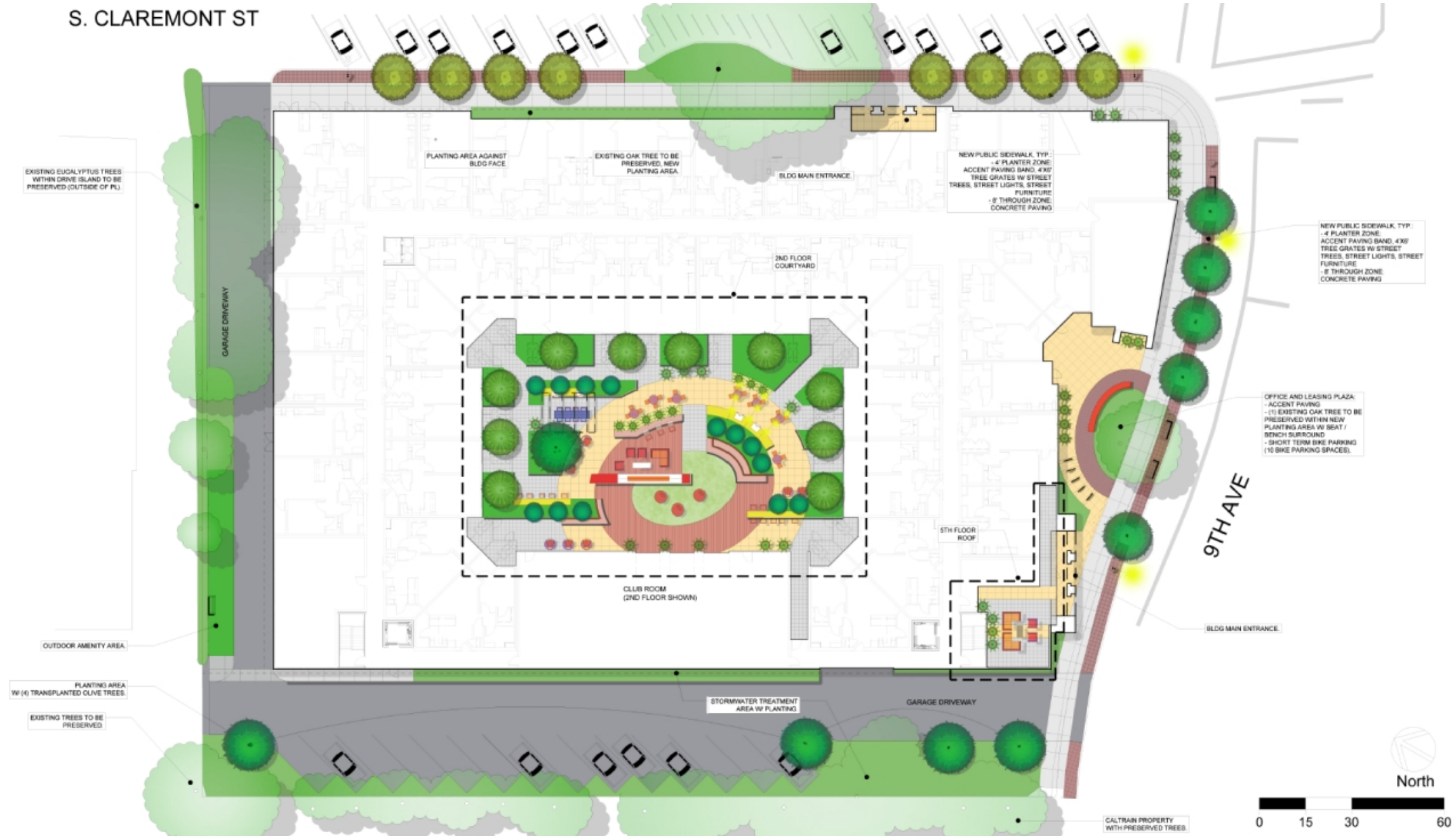
142

**Bicycle Parking
Spaces**

5 Story, mixed-use building
Maximum Height 53'6"
Measure Y – compliant

Site Plan.

Active streetscape, widened
sidewalks and public plaza



MARTIN

Landscape Imagery.

SITE



PODIUM + ROOF



MARTIN

Proposed Architecture.

View from 9th St



MARTIN

Proposed Architecture.

View from 9th and S Claremont
Intersection



MARTIN

Thank you!

For additional information after the meeting, please contact Stephen@themartingroup.com