

Block 21 Office-Residential Mixed Use Project City Council Meeting June 20, 2022



About Us

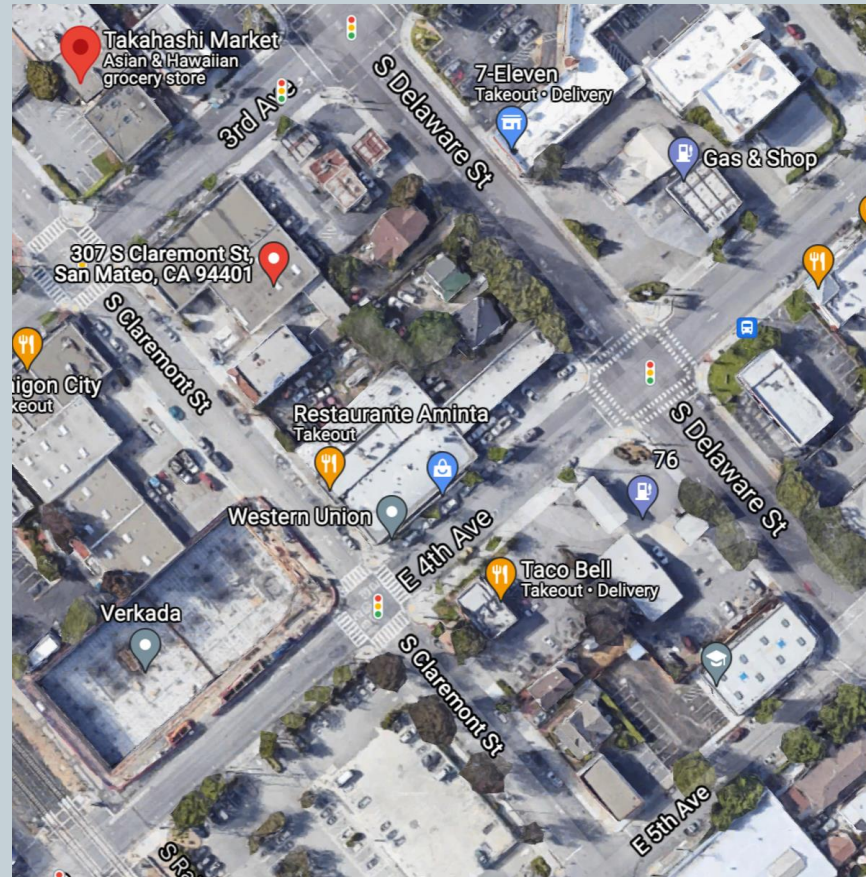


- Downtown San Mateo Property Owner – including recent projects 2 E. 3rd Ave, 405 E. 4th Ave. and 406 E. 3rd Ave.
- Mixed-Use, Commercial & Multi-Family Projects
- Bay Area Experience-Locally Focused
- Developments in Belmont, Palo Alto, Redwood City, and San Carlos

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



- 179,560 sq. ft. of office/89,378 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



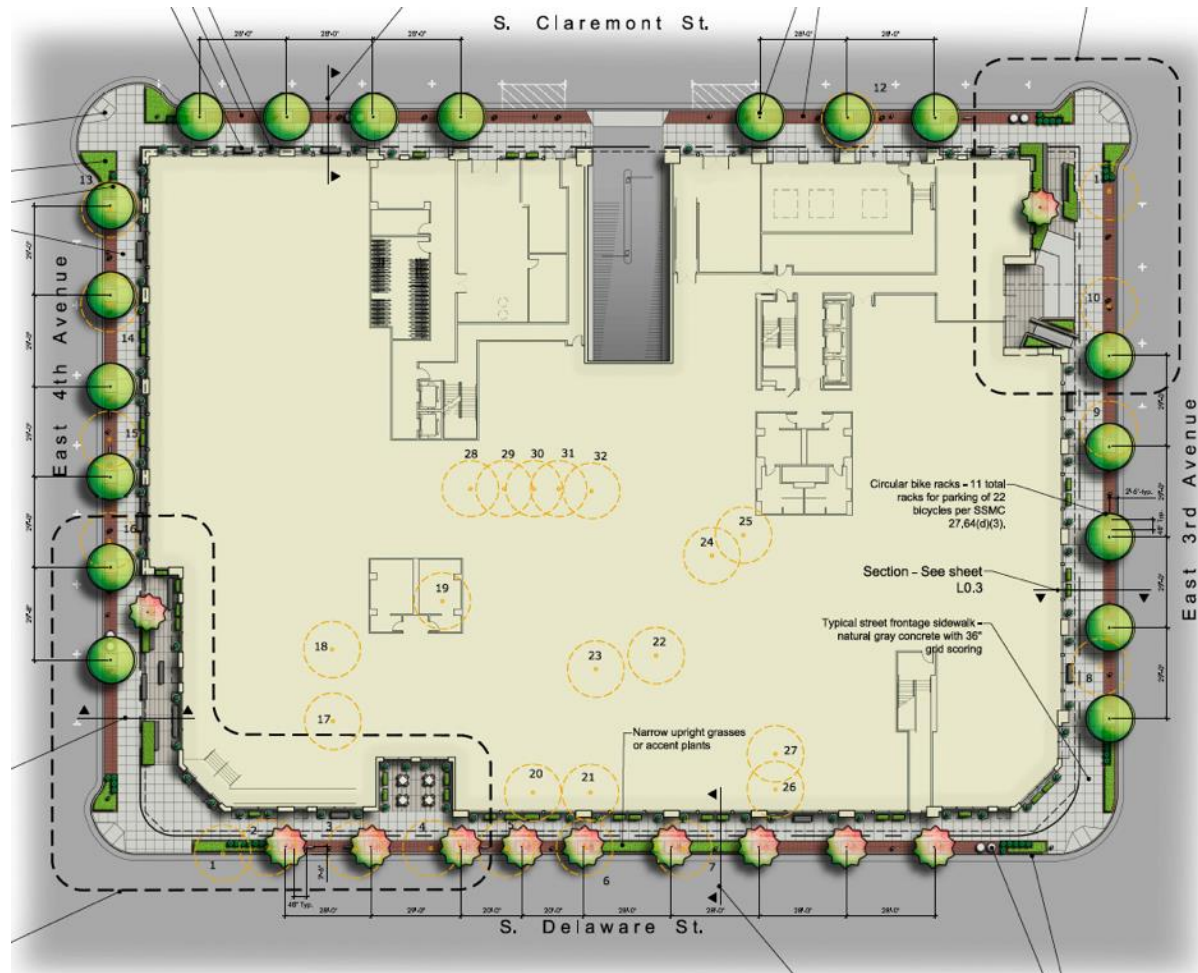
View along S. Claremont Street



Project Entries



Site Plan



Project Parking (Office Uses)



- The project is parked at a ratio of 1.87 parking spaces per 1,000 sq. ft of office uses (all on-site).
- The Fehr and Peers/Hexagon Parking Memos indicate that a Parking Ratio of 1.87 parking spaces is appropriate for project without TDM measures.
- Due to the project mixed-use nature & location near transit and amenities, the project has no Vehicle Miles Traveled (VMT) impacts.
- The project includes voluntary robust TDM measures, including the following which result in a **32-52% trip reduction**:
 - Caltrain/SamTrans Passes
 - TDM Coordinator
 - New Hires/Resident Packets
 - TDM Communications
 - Transit Subsidy for Residential Uses
 - Unbundled Parking,
 - Bicycle Support Facilities
- The project as designed with appropriate parking for office & residential components will encourage mass transit ridership given proximity to Caltrain etc.
- The Planning Commission supported the 1.87 Parking Ratio.
- Respectfully ask the Council to direct staff to allow for the 1.87 spaces ratio, as deemed appropriate by the parking memos.

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Project Fees



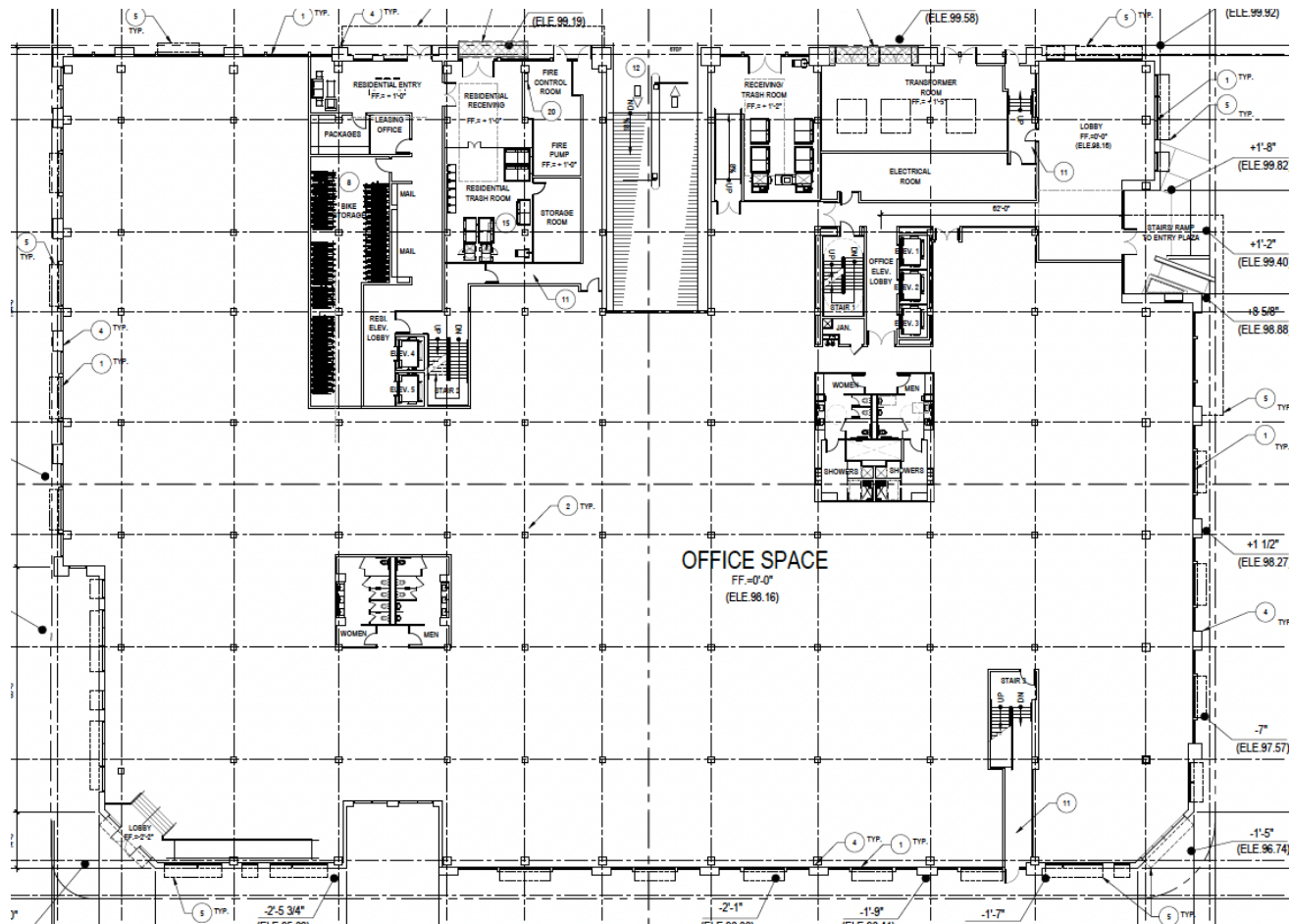
Impact Fee	Purpose	Fee/Unit/Sq. Ft.	Units/Sq. Ft.	Fees
Park In-Lieu Fee	Fee for the purchase/provision of Public Open Space	\$ 20,476.00 /unit	111 units	\$ 2,272,836.00
Sewer Connection Charge (Residential)	Fee for individual connections - per type of unit and bedroom count	\$ 1,340.00 /unit	111 units	\$ 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)	\$ 2.34 per gallon	TBD	\$ 45,000.00
Transportation Fee (Residential)	Improvement of Transportation Existing Infrastructure/Construction of Improvements	\$ 3,071.42 /unit	111 units	\$ 340,927.62
Transportation Fee (Office)	Improvement of Transportation Existing Infrastructure/Construction of Improvements	\$ 4,592.98 /1K sq. ft.	182,242 sq. ft.	\$ 837,033.86
	TOTAL Transportation Fees			\$ 1,177,961.48
Commercial Linkage Fee (Office)	Commercial Development contribution to Affordable Housing	\$ 28.36 /sq. ft	177,242 sq. ft.	\$ 5,026,583.12
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.	\$ 187,743.78
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	89,323 sq. ft.	\$ 364,437.84
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.	\$ 120,279.72
Tree In-Lieu Fee	Replacement Trees for Removed	\$ 324.53 /LU Value	LU Value	\$ 32,515.00
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

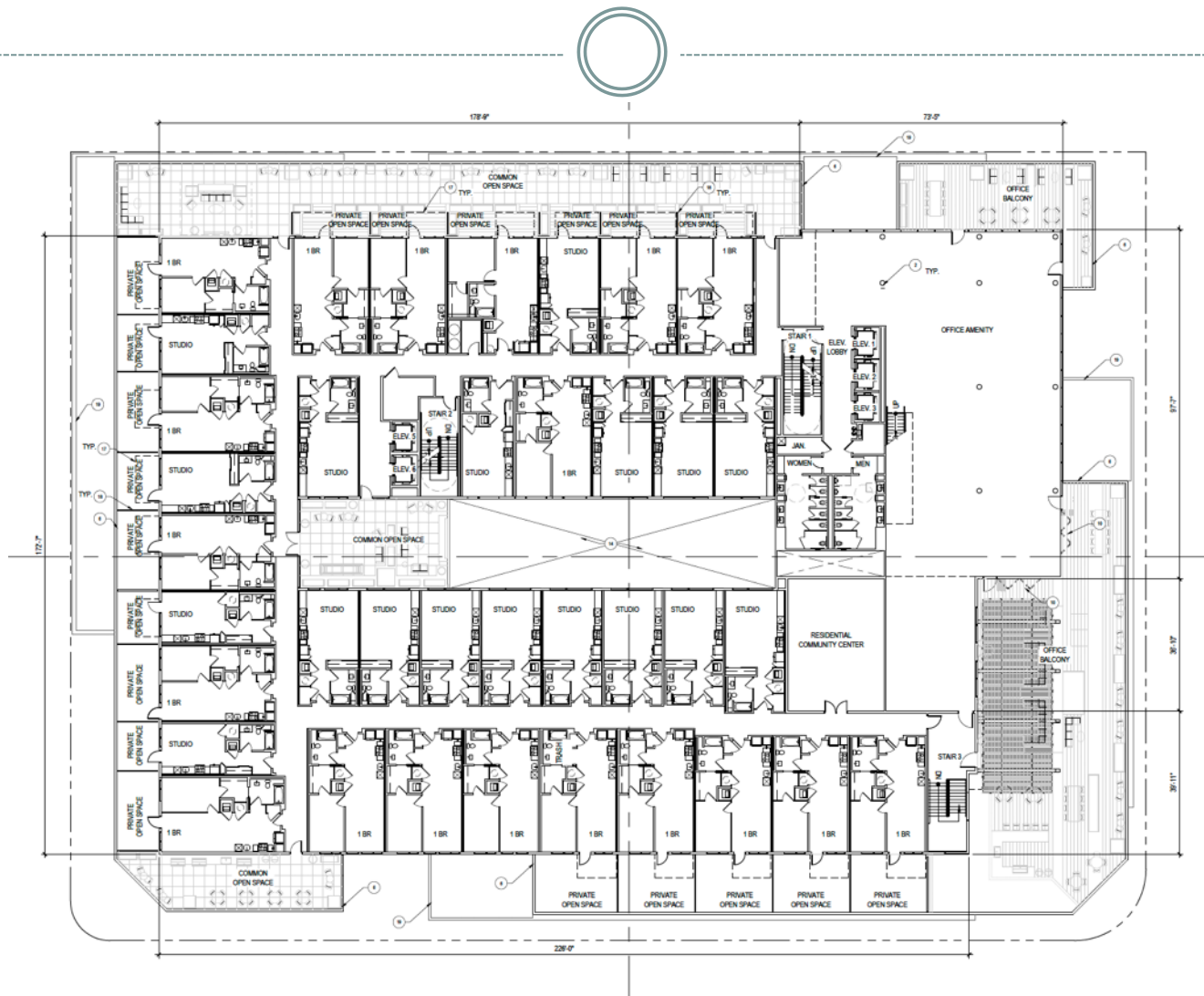
Square footage per Arctec Plans dated 4/22. Total sq ft. 237,083, Office Uses-179,560 and Residential square footage 89,323

Office Ground Level



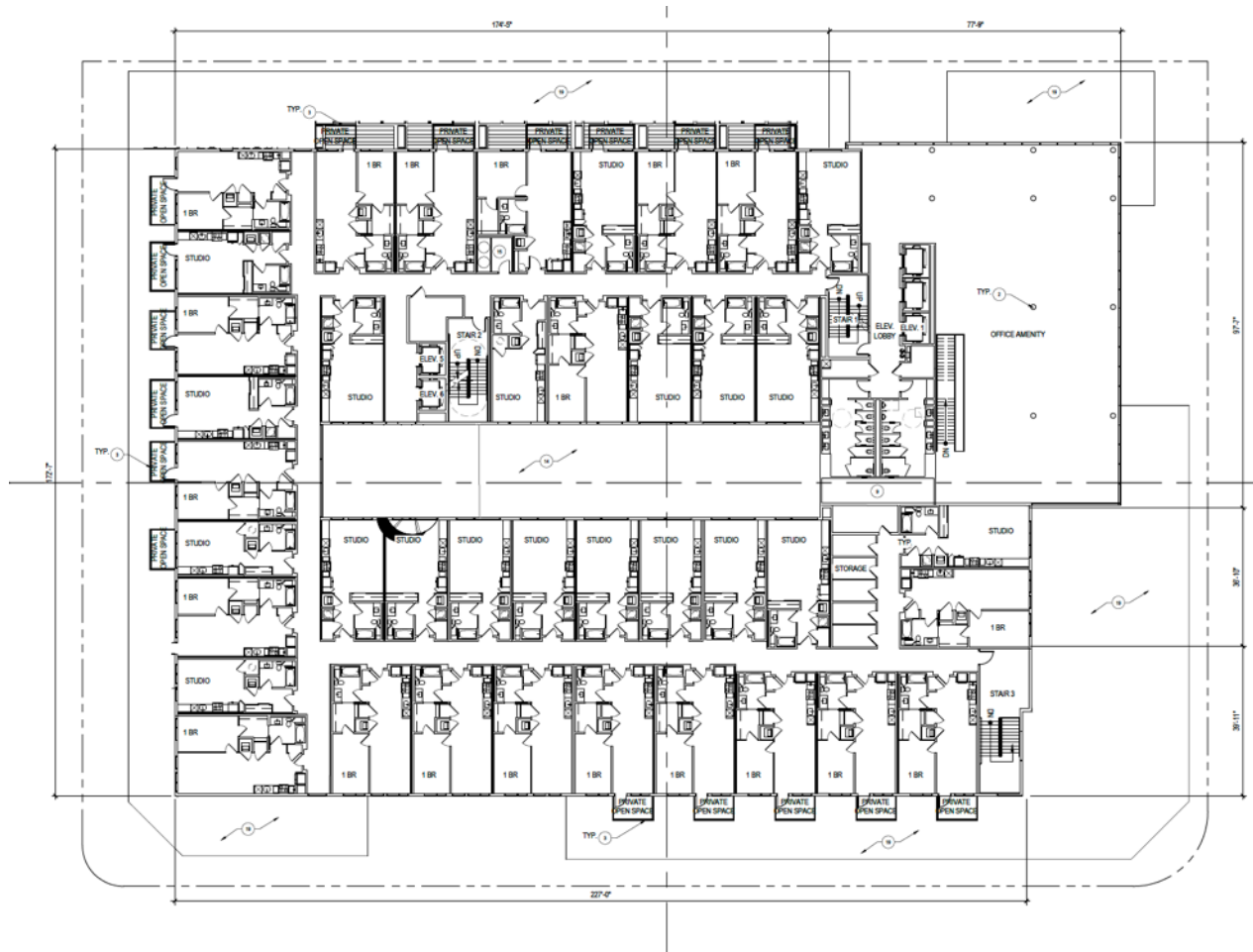
Similar
Upper Office
Levels

Residential - 4th Floor Level



Similar
5th and 6th
Levels

Residential - 5th Floor Level



Residential - 6th Floor Level

