

1885 S. Norfolk Street  
Planning Commission - Study Session  
July 26, 2022



## DUCKETT-WILSON DEVELOPMENT COMPANY

11150 SANTA MONICA BOULEVARD • SUITE 160 • LOS ANGELES, CALIFORNIA 90025-3314 • (310) 478-8757

May 10, 2022

**Re: The Fish Market Restaurant – San Mateo (1885 S. Norfolk Project)**

To our Friends in San Mateo,

We would like to thank you for your support for our restaurant over the years and appreciate the loyal community members who dine with us and support us at all our restaurants. After many years of operation, we are taking a look to see if our San Mateo property could be better utilized. We have strategically chosen a partner, Windy Hill Property Ventures, whom we believe has built and developed thoughtfully in San Mateo and has a great reputation for incorporating community input into their projects. They have done an excellent job revitalizing the east side of the train tracks in downtown San Mateo with beautiful mixed-use commercial/multifamily projects that have been formally endorsed by the central neighborhood.

The Fishmarket site at 1885 S. Norfolk is approximately 3.2 acres and the project proposes the construction of an approximately 321 unit, 5-story residential use building (approximately 60 feet in height) on top of and around a central parking garage. Open spaces located adjacent Seal Slough will serve as a public amenity, activating the Slough for public use.

The project would also include Below Market Units (BMR) in accordance with the City of San Mateo BMR Ordinance and State Density Bonus.

Parkside Plaza, the retail center which sits across the street will also benefit greatly from this new housing project and we are hopeful this will revitalize the shopping center with new stores and amenities that also benefit local families in the Parkside Community.

Change is always hard, but we are excited to be involved with Windy Hill. We encourage you to support this project as we believe it is a great use of the property in a time when there is a great need for additional housing.

And when you feel the need for great fish, you are always welcome at our Palo Alto Fish Market!

Sincerely,  
DUCKETT-WILSON DEVELOPMENT COMPANY



Thomas B. Wilson  
President

# About Us



- Downtown San Mateo Property Owner – including recent projects 2 E. 3<sup>rd</sup> Ave, 405 E. 4<sup>th</sup> Ave., 406 E. 3<sup>rd</sup> Ave., Under Construction: Block 21, 435 E 3<sup>rd</sup> Ave.
- Mixed-Use, Commercial & Multi-Family Projects
- Bay Area Experience-Locally Focused
- Developments in Belmont, Palo Alto, Redwood City, and San Carlos

# Project Site

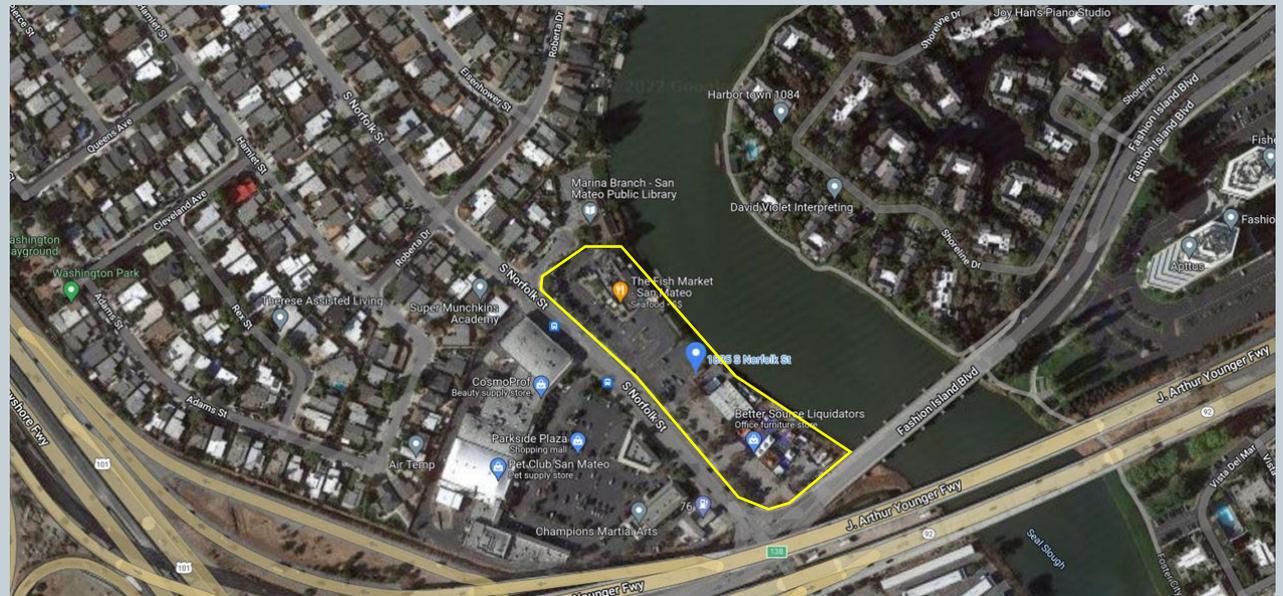


The block bounded by:

- Fashion Island Blvd.
- S. Norfolk St.
- Susan Ct.
- Seal Slough

Variety of Existing Uses

Approximately 3.2 acre site





# View from Marina Branch Library



# Proposed Project



- **321 Residential Units**

- (24) Studios at 580 sq ft.
- (188) 1bedrooms at 598-925 sq ft.
- (109) 2 bedrooms at 1,102 – 1,175 sq. Ft.
- 15% Affordable – Very-Low Income (City Requires 15% Low Income)
- 5 Stories in Height (53'-8")
- Traditional Design-Variety of Traditional Materials
- Pedestrian Focused with Street Trees and Pedestrian Amenities
- Perimeter Landscaping/Open Space

- **376 Parking Spaces**

- Provided in a garage - not visible to public
- 1 Vehicular Entry Point mid-block on S. Norfolk Street.
- Includes a variety of TDM measures to reduce vehicle trips and parking demand

# View North from Mid-Block on Norfolk



# View South from Mid-Block on Norfolk



# View from Norfolk and Fashion Island



# View from Norfolk and Susan Ct.



# View from Mid Block on Seal Slough



# View from Fashion Island Blvd and Seal Slough



# View East from Mid-Block Passage on Norfolk



# Detail View Mid-Block Passage



# Site Plan



Open Space-proposed at perimeter of the building to increase sidewalk width and accommodate outdoor seating, amenities and landscaping

# Residential -2<sup>nd</sup> Floor Level



# Residential – Typical Floor Level



# Residential – Roof Level



# Project Summary



- Provide for new homes in San Mateo (including BMR Units)
- Enhancement and activation of the waterfront
- Support for the adjacent retail uses
- Partnering with owner of the site to transition use
- Take advantage of existing transit options, including bus, shuttle, etc.

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# Waterfront/Library Access Point for Public

