

Bespoke – Planning Commission Study Session

October 11, 2022



445 S. B STREET (4TH & B BLOCK)
DOWNTOWN SAN MATEO
HARVEST PROPERTIES

Partnership Overview



- Local Bay- Area developer founded in 2003
- Decades of experience owning and operating Bay Area real estate with a thoughtful and proactive approach to supporting the local community
- Recently entitled 290 entry level homes, with 10% dedicated to low-income buyers, across 15 acres in San Mateo, replacing 225,000 sf of non-transit served office space
- Harvest and their Partners have their headquarters based in San Mateo and have owned apartment buildings on the Peninsula since the 1960s



- Local Bay-area affordable housing developer working on the Peninsula since 1970.
- The properties Alta Housing built are well designed, well managed and integrate well with the surrounding community.
- Provide Resident Services that help residents pursue goals, maintain stable housing, overcome barriers to success that improve overall quality of life.



- Since 1966, Self-Help for the Elderly has provided assistance and support to seniors in the San Francisco area
- Provide trustworthy and devoted care for seniors to promote their independence, dignity and self-worth
- Help guide seniors to wellness and happiness
- Contribute to longer, healthier, more purposeful lives for seniors
- Services and programs include CHAMPSS, Senior Lunch Program, Home & Health Care, Employment Services, Senior Housing, Cleaning Services, Activity Centers, Social Services etc.



Commercial
Architect



Residential
Architect



Landscape
Architect



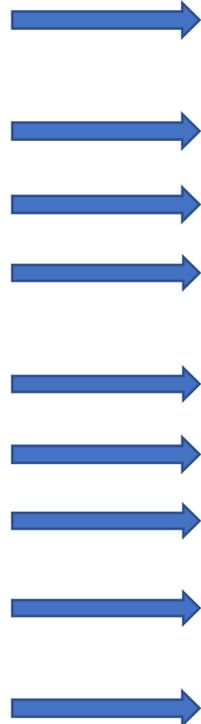
Civil
Engineer

What We Have Heard

We have been actively participating in the General update and following other major projects within the community, understanding the City's major policy goals and listening to what the community is saying.

What did we hear:

- Provide Affordable Housing
- Champion Local Non-profit Organization
- Create an Active Retail Environment
- Concentrate Jobs around Transit
- Mitigate Traffic Concern
- Limit Noise Pollution
- Maintain the Fabric of the Neighborhoods
- Height and Density
- Increase revenues for the City

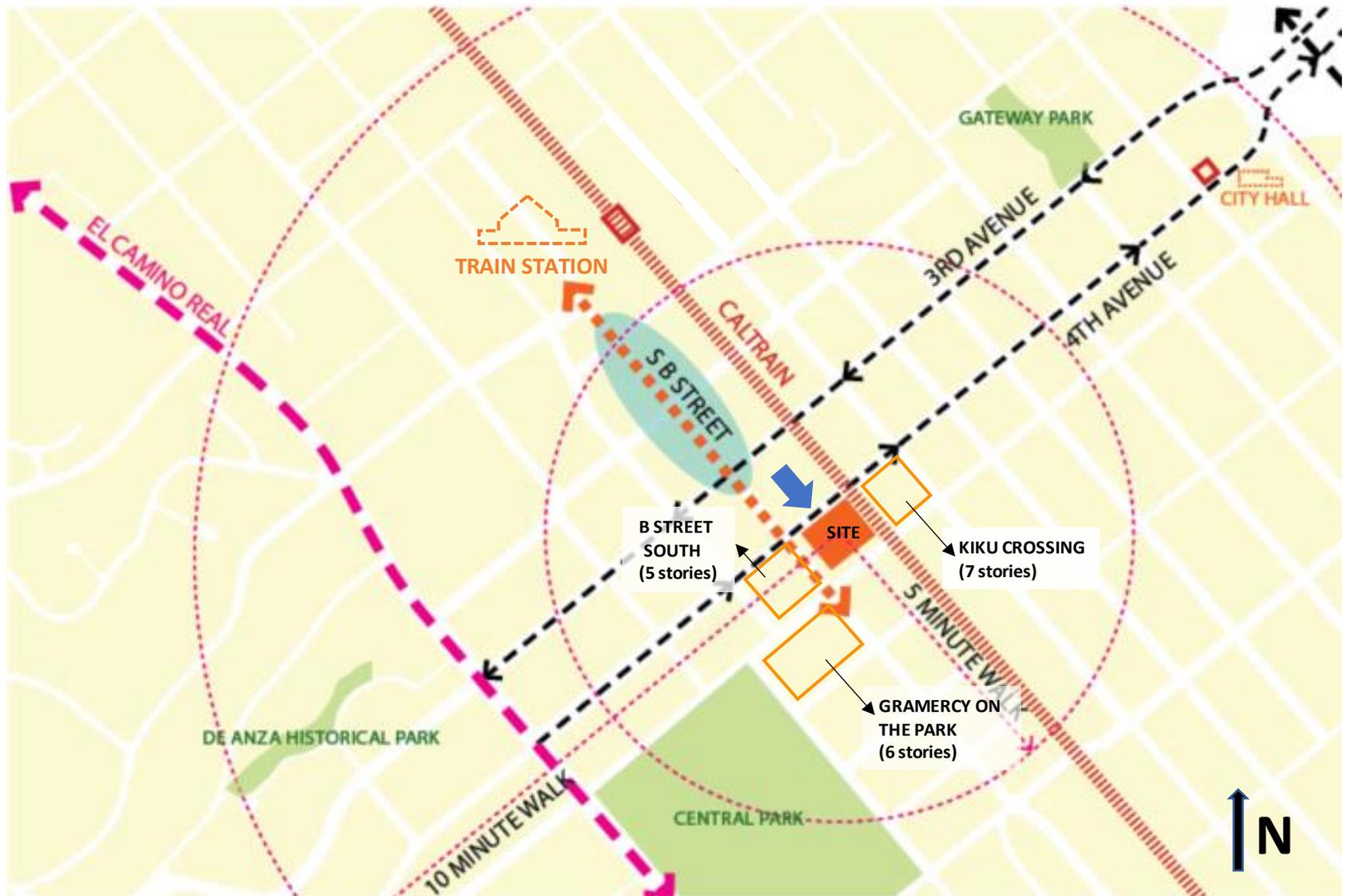


How did we solve it:

- Provide 60 units of Affordable family-friendly housing (30% -80% AMI) and contribute significant Commercial Linkage Fees
- Dedicated space to "Self-Help for the Elderly" as permanent location
- Implement hyper-focused retail strategy & energized pedestrian experience
- Infill within existing transit-served, amenity-rich locations. Consistent with the General Plan which contemplates adding 14,990-15,430 jobs.
- Implement Best-in-Class TDM Plan & traffic calming measures
- Mitigate disruption during construction process
- Design beautiful projects that enhance the existing neighborhood
- Utilization of architectural features that serve to break down the mass of the buildings to align with the scale of the neighborhood buildings
- Generate substantial Impact Fees and incremental real estate revenue

Please let us know what we've missed here and what we can do better!

Project Overview



Vision

Site History, Inspiration and Attributes:

- Former use as Talbot’s Toys and Cyclery was beloved in the community since 1953 until its closure in 2020. The rest of the site is comprised of retail, restaurants and a surface parking lot.
- Historically bookends the S. B Street corridor, located at the southern edge of the Downtown

Design Attributes:

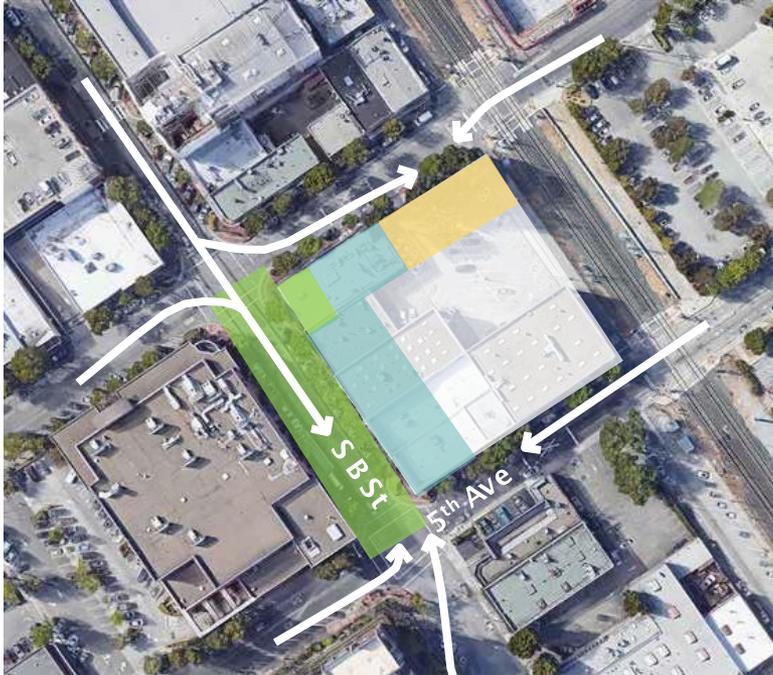
- The entire City block presents a unique opportunity to hand curate 24/7 destination retail catered towards a mix of uses such as restaurants, music/arts, & other community-serving businesses
- The mixed-use complex is comprised of two buildings, one 7-story 100% affordable housing project with 60 units and one 5-story commercial building
- Continue the use of mass timber to provide architectural and visual diversity to adjacent redevelopment area with extensive greenscape to enhance the neighborhood feel and soften 5th Street
- Provide expansive ground plane to create a large public plaza at 4th Avenue & B Street to curate a lively street presence and “endpoint” of the historic Downtown.
- Stepped architecture respects scale of Downtown while providing outdoor user space
- Continue to execute City’s vision for S. B Street to enhance public realm

Inspirational Imagery



Project Overview

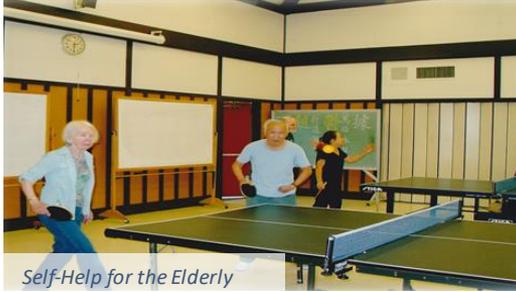
A Defined Edge of A Book-Ended Downtown



4th & B Block – San Mateo, CA

Construction:	Mass timber or concrete
Lot Size:	50,600 SF
Size (rentable SF):	Community Services: ~5,000 SF (Self-Help for the Elderly) Residential: 61,585 SF (60 units of 100% affordable units) Subtotal: 66,585 SF Retail: 12,056 SF Office: 143,609 SF Subtotal: 161,380 SF Total: 227,965 SF
FAR:	4.5 proposed FAR, State Density Law Exception
Zoning District:	Commercial Business District
Open Space/landscaping:	9,634 SF – Total 1,794 SF Plaza, 7,660 SF Terraces
Sidewalk Width:	16' (currently 10' on B Street)
Parking:	1 level underground 128 Stalls for Office, Retail and Residential Of which 37 exclusive stalls for Residential With after hour parking open to the community
Height:	Residential – 7 stories 76' Commercial – 5 stories 74'

Enhanced Public Realm



Self-Help for the Elderly



Open Air Restaurant/Cafe



Corner Plaza



Parklet on B Street



Community-Focused Retail

Alta Housing Properties & Resident Services



1701 W El Camino Real, Mountain View



2821 El Camino Real, Redwood City



950 W El Camino Real, Mountain View



Affordable Housing – Overview

- 60 Apartments ranging from Studios to 3-bedroom
 - 100% affordable residential units
 - Family-friendly providing a minimum of 50% of the units as 2-3 bedrooms
 - Multi-generational and work force housing 30-80% AMI
 - Aimed to maximize units that fits within the site constraints
- Dedication of ground floor retail space to Self-Help for the Elderly as their permanent location
- 37 parking spaces (mechanical) will be dedicated to the residents' exclusive use
- On City-owned land - long-term ground lease
- The City is contributing \$2,000,000 plus potentially funding additional dollars that may be resulted from the increase of the 8 units
- Alta Housing will leverage the full range of state, federal, and other housing programs to minimize financial support necessary from the City



Amenity Terrace (Level 2)

S. RAILROAD AVENUE

E. 4TH AVENUE

E. 5TH AVENUE

S. B STREET



Commercial Component – Housing Contribution

The commercial component helps support the ability to deliver 100% affordable housing units and subsidize space for Self-Help for the Elderly

- Our proposal would generate approximately \$4.3 million in Commercial Linkage fee to be paid to the City and applied to potential affordable housing projects at the City's discretion
- The commercial component will contribute equity up to \$2,900,000 as a Developer Community Benefit Contribution to help cover any potential shortfall
- The Harvest team was able to densify the proposed affordable residential building from 52 units originally proposed in the City RFP to 60 units by taking advantage of our aggregate private land assemblage
- The commercial component will subsidize the subterranean parking structure to ensure the affordable housing project remains competitive for securing state and federal financing





Corner of 4th Avenue and S. B Street



Corner plaza at 4th Avenue and S. B Street



Corner plaza at 4th Avenue and S. B Street



Corner plaza at 5th Avenue and S. B Street



4th Avenue frontage



S. B Street frontage



Midblock Commercial Entry on South B Street

Sustainability and Wellness Initiatives

How can we develop a healthy workplace?

Our goal is to design and deliver high-quality, sustainable buildings that enhance occupant wellbeing and minimize impacts to carbon emissions and climate change.

Sustainability Goals

- Carbon Neutral Design
- LEED Zero and / or LEED GOLD
- WELL-Ready Certification
- Drought-resistant landscaping
- All electric building with EV charging stations



111 East Grand Avenue, Des Moines, IA

The Advantages of Mass Timber

- Significant Reduction in Carbon Emissions
 - **39% of global emission attributes to the building industry**
 - **Mass timber buildings represents a reduction of 70-76% reduction in global warming potential (GWP) compared to steel and concrete structural system** due to the natural ability of mass timber to sequester carbon
 - **Mass timber is a highly regenerative material**
- Remarkably good performers in fire and earthquakes
- Durability of exterior application
- Allows buildings to be constructed faster, with less waste
- The use of natural material creates a warm aesthetic and connection to nature

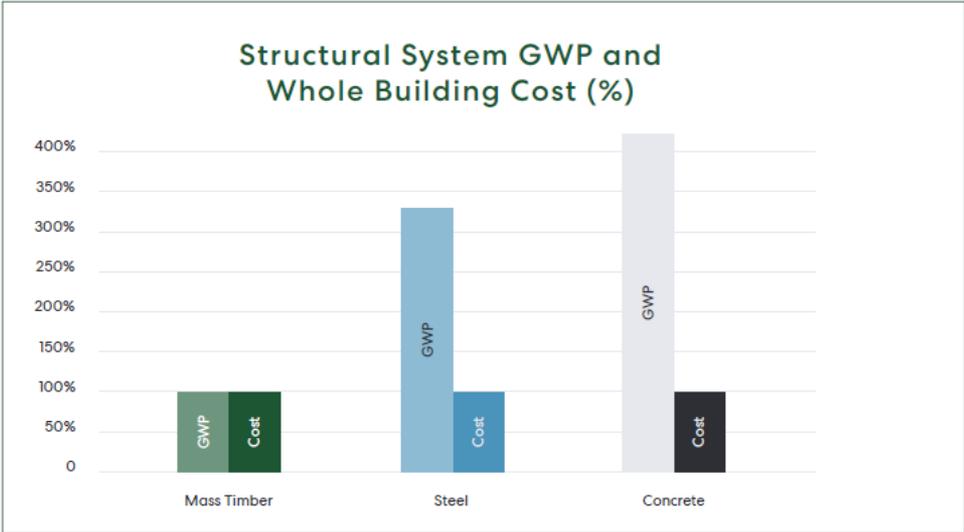


Figure 2. Comparison of the structural system GWP (above the level two podium slab) and the whole building cost of the three systems.

Source: Platte Fifteen Life Cycle Assessment by KL&A Engineers and Builders, Adolfsen & Peterson – Provided by WoodWorks

Summary of Project Benefits



PROVIDES
100% AFFORDABLE
FAMILY-FRIENDLY
HOUSING



DEDICATES
SPACE TO SELF-HELP FOR
THE EDLERLY AS
PERMANET LOCAITON



ENHANCED
RETAIL, PEDESTRIAN &
PUBLIC REALM
EXPERIENCE



FROM
MAJOR TRANSIT
(REDUCING TRAFFIC)



PROVIDES
CUTTING EDGE
SUSTAINABILITY AND
WELLNESS SOLUTION



PROVIDES
EXPANDED RETAIL
OPPORTUNITIES FOR THE
COMMUNITY

* Approximately

THANK YOU FOR YOUR CONSIDERATION

Contact us at dtsm@harvestproperties.com





Appendix

* Not part of the presentation

Existing Building vs. Proposed



Corner of S B Street and 5th Ave

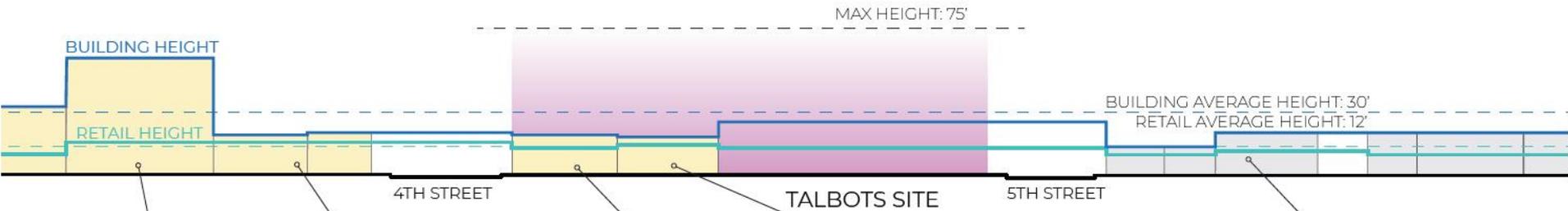


Shared Vision with the City's Design Guidelines and Community Feedback



- ✓ Activate Downtown San Mateo
- ✓ Respect B Street Corridor Vision
- ✓ Provide Community-Focused Retail
- ✓ Create an Energized Pedestrian Experience and Vibrant Public Realm
- ✓ Build Affordable Housing
- ✓ Focus on Transit-served Core Urban Office
- ✓ Be a Conscientious Neighbor
- ✓ Deliver Timeless Architecture
- ✓ Implement Environmentally-Conscious Design Strategies

Neighborhood Context





B Street Elevation



5th Avenue Elevation



Railroad Avenue and 4th Avenue



4th Avenue Elevation

S. B Street Vision

Widening the sidewalk from the current 10' to 16' will create vibrant and energized public realm experiences as illustrated below vs. the existing conditions of 10' sidewalk or carving back into the parcel. The proposed enhancement along S. B Street are informed by the pedestrian master plan and design guidelines of the City of San Mateo.



Enhanced Public Realm

Benefits of an Enhanced Public Realm

- Enhance pedestrian experience with widened sidewalk, curb extensions, parklets and planting opportunities
- Advocate and support city design guidelines meant to revitalize and enhance the pedestrian experience. These include: widening sidewalks, creating curb extensions and parklets which allow for enhanced landscape and stormwater planting areas
- Added public plaza, public seating and gathering areas to enhance vibrancy at the ground plane
- Permanent planters seamlessly integrated into the building architecture and upgraded hardscape



Current site condition – looking down S B St. towards E 4th (8’ sidewalk)



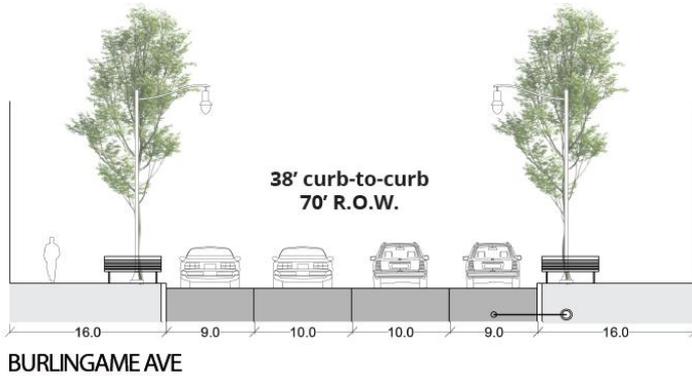
JW Marriott Restaurant, Austin



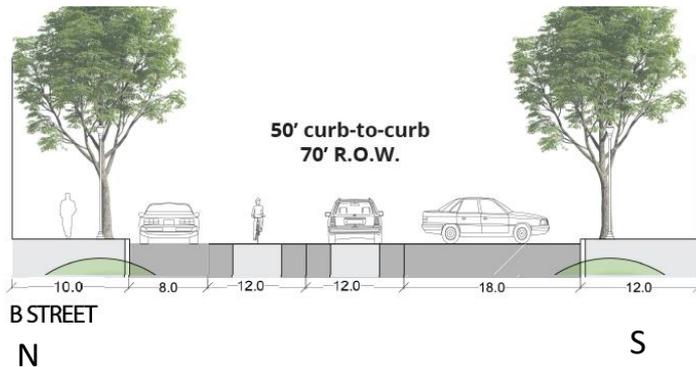
Proposed site condition – 16’ sidewalk

S. B Street vs. Burlingame Ave

STREET SECTION COMPARISON



THE EXTRA 3-5' OF THE WIDER SIDEWALK PROVIDES THE OUTDOOR SEATING AND PROGRAMING THAT ARE CURRENTLY MISSED OPPORTUNITIES ON B STREET



NARROW SIDEWALK AND BUILDING SETBACK NEGATIVELY AFFECTS THE VIBRANCY OF THE PUBLIC REALM EXPERIENCE AND RETAIL SUCCESS

2022 San Mateo County Income & Rent Limits

HUD-defined Area Median Income **\$166,000** (based on household of 4). State defined median **\$166,000** (household of 4) due to hold harmless policy.

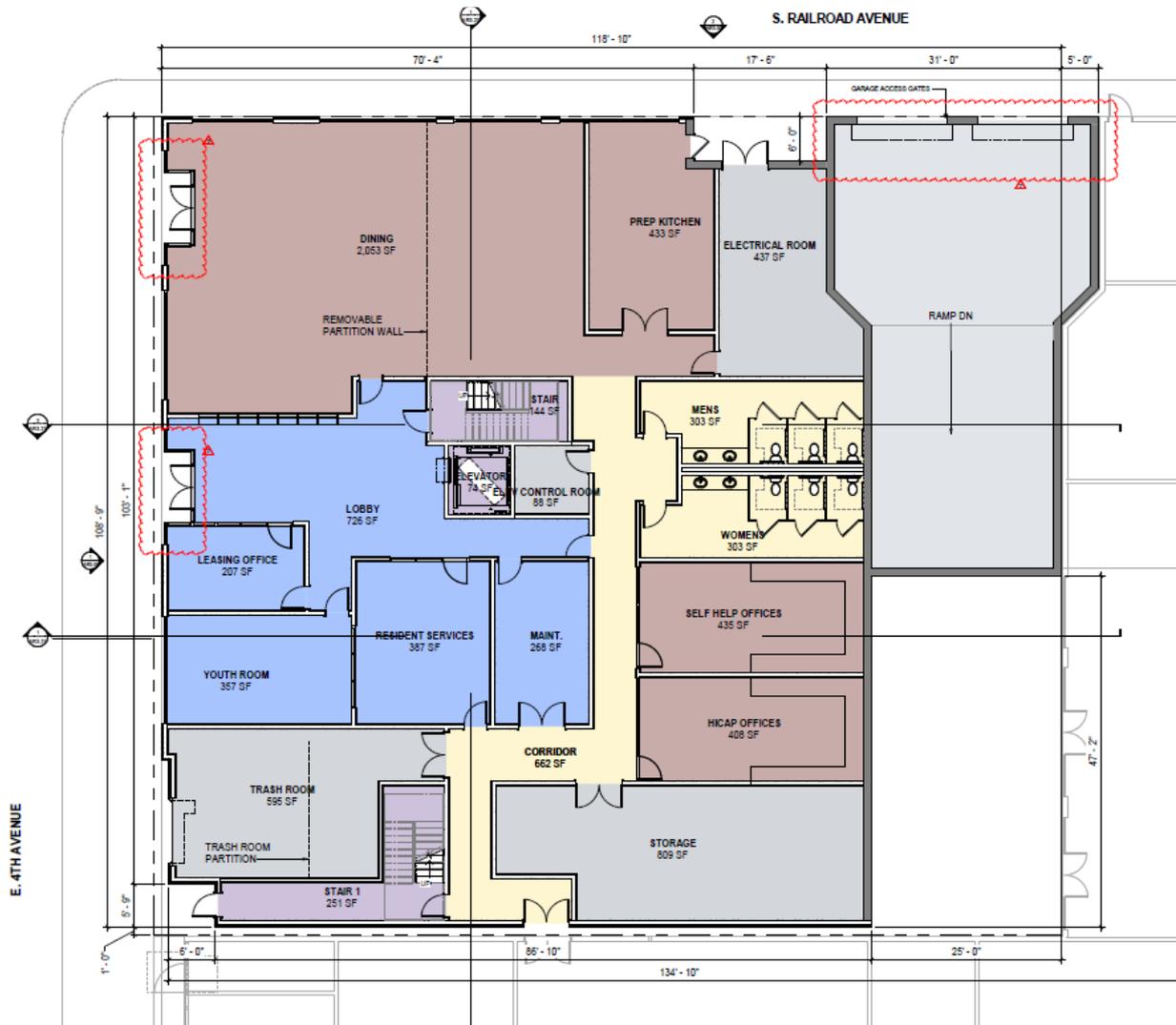
Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Acutely Low (15% AMI)	\$ 17,450	\$ 19,900	\$ 22,400	\$ 24,900	\$ 26,900	\$ 28,900	\$ 30,900	\$ 32,850
Extremely Low (30% AMI) *	\$ 39,150	\$ 44,750	\$ 50,350	\$ 55,900	\$ 60,400	\$ 64,850	\$ 69,350	\$ 73,800
Very Low (50% AMI) *	\$ 65,250	\$ 74,600	\$ 83,900	\$ 93,200	\$ 100,700	\$ 108,150	\$ 115,600	\$ 123,050
HOME Limit (60% AMI) *	\$ 78,300	\$ 89,520	\$ 100,680	\$ 111,840	\$ 120,840	\$ 129,780	\$ 138,720	\$ 147,660
HERA Special VLI (50% AMI) ***	\$ 69,700	\$ 79,650	\$ 89,600	\$ 99,550	\$ 107,550	\$ 115,500	\$ 123,450	\$ 131,450
HERA Special Limit (60% AMI) ***	\$ 83,640	\$ 95,580	\$ 107,520	\$ 119,460	\$ 129,060	\$ 138,600	\$ 148,140	\$ 157,740
Low (80% AMI) *	\$ 104,400	\$ 119,300	\$ 134,200	\$ 149,100	\$ 161,050	\$ 173,000	\$ 184,900	\$ 196,850
State Median (100% AMI)	\$ 116,200	\$ 132,800	\$ 149,400	\$ 166,000	\$ 179,300	\$ 192,550	\$ 205,850	\$ 219,100

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)				
		Studio	1-BR	2-BR	3-BR	4-BR
Extremely Low *		\$ 978	\$ 1,048	\$ 1,258	\$ 1,454	\$ 1,622
Very Low *		\$ 1,631	\$ 1,748	\$ 2,097	\$ 2,423	\$ 2,703
Low HOME Limit*		\$ 1,631	\$ 1,748	\$ 2,097	\$ 2,423	\$ 2,703
High HOME Limit (65%)*		\$ 2,101	\$ 2,253	\$ 2,704	\$ 3,116	\$ 3,456
HERA Special VLI (50% AMI) ***		\$ 1,742	\$ 1,866	\$ 2,240	\$ 2,588	\$ 2,887
HERA Special Limit (60% AMI) ***		\$ 2,091	\$ 2,240	\$ 2,688	\$ 3,106	\$ 3,465
Low**		\$ 2,610	\$ 2,797	\$ 3,356	\$ 3,878	\$ 4,326
HUD Fair Market Rent (FMR)		\$ 2,115	\$ 2,631	\$ 3,198	\$ 4,111	\$ 4,473
Median **		\$ 3,262	\$ 3,496	\$ 4,194	\$ 4,846	\$ 5,406



Basement Plan (Parking)

128 Stalls for Office, Residential and Retail
37 exclusive Residential Stalls (mechanical parking)



Residential Ground Floor Plan

Self-Help for the Elderly

- Since 1966, Self-Help for the Elderly has provided assistance and support to seniors to help guide seniors to wellness and happiness in the San Francisco area.



San Mateo Senior Center

- Serving seniors and adults with disabilities since 1992.
- Serving over 40,000 meals through congregate, home delivered, and COVID meal services.
- Providing activities to keep our seniors active and socially engaged.
- Partnering with other agencies such as Second Harvest of Silicon Valley,
- Kaiser Permanente, San Mateo Office of Community Affairs, League of
- Women Voters, et al. to provide additional services to our community.

Services at San Mateo

Serving seniors and adults with disabilities since 1992.

- Congregate Meals Program
- Home Delivered Meals Program
- Information & Assistance Program
- Recreation Activities and Classes
- HiCAP Counseling and Community Education
- Senior Escort Services



Self-Help for the Elderly

A New Permanent Location to Call Home

- The building Self-Help for the Elderly is currently located in San Mateo Central Park (50 East 5th Avenue) will be demolished in a few years and the organization is in need of a new permanent location to call home
- On the ground floor of the residential building, Harvest will provide space as a long-term home for Self-Help for the Elderly and design this space with the organization's needs, convenience and amenities in mind

