

B STREET B SOUTH

Planning Commission Public Hearing

November 17, 2022

LANE PARTNERS

B STREET SOUTH, SAN MATEO

AGENDA

1. PROJECT GOALS & HISTORY
2. PROJECT INFORMATION
3. DESIGN & ARCHITECTURAL REVIEW
4. COMMUNITY ENGAGEMENT

B STREET SOUTH, SAN MATEO

PROJECT GOALS

1. **KEEPS A GROCERY STORE IN DOWNTOWN**
2. **PROVIDES AFFORDABLE WORK FORCE HOUSING**
3. **COMBINES HISTORIC & MODERN ARCHITECTURE**
4. **ATTRACTS BUSINESSES TO GROW AND FLOURISH WITHIN SAN MATEO**
5. **IMPROVES & ENERGIZES THE PUBLIC REALM**

B STREET SOUTH, SAN MATEO

PROJECT TIMELINE – 31 MONTHS

- **1ST Pre-App Submittal:** **May 2020**
- **2nd Pre-App (Added Housing to Design):** **October 2020**
- **Cannon Design Group Comments:** **January 2021**
- **Neighborhood Meeting:** **July 2021**
- **Meeting with Gramercy Residents:** **September 2021**
- **Planning Commission Study Session:** **September 2021**
- **Bike Lane Removed From Design:** **May 2022**
- **Formal Application Deemed Complete:** **September 2022**
- **Planning Commission Public Hearing:** **November 17, 2022**
- **City Council Public Hearing:** **December 1, 2022**

B STREET SOUTH, SAN MATEO

PROPOSED PROJECT USES:

GROCERY & RETAIL USE

- 18,000 S.F. DESIGNED FOR A FULL-SERVICE GROCER

OFFICE USE

- 105,000 S.F.
- FLOORS 2-4, 5TH FLOOR ROOF DECK

WORKFORCE HOUSING

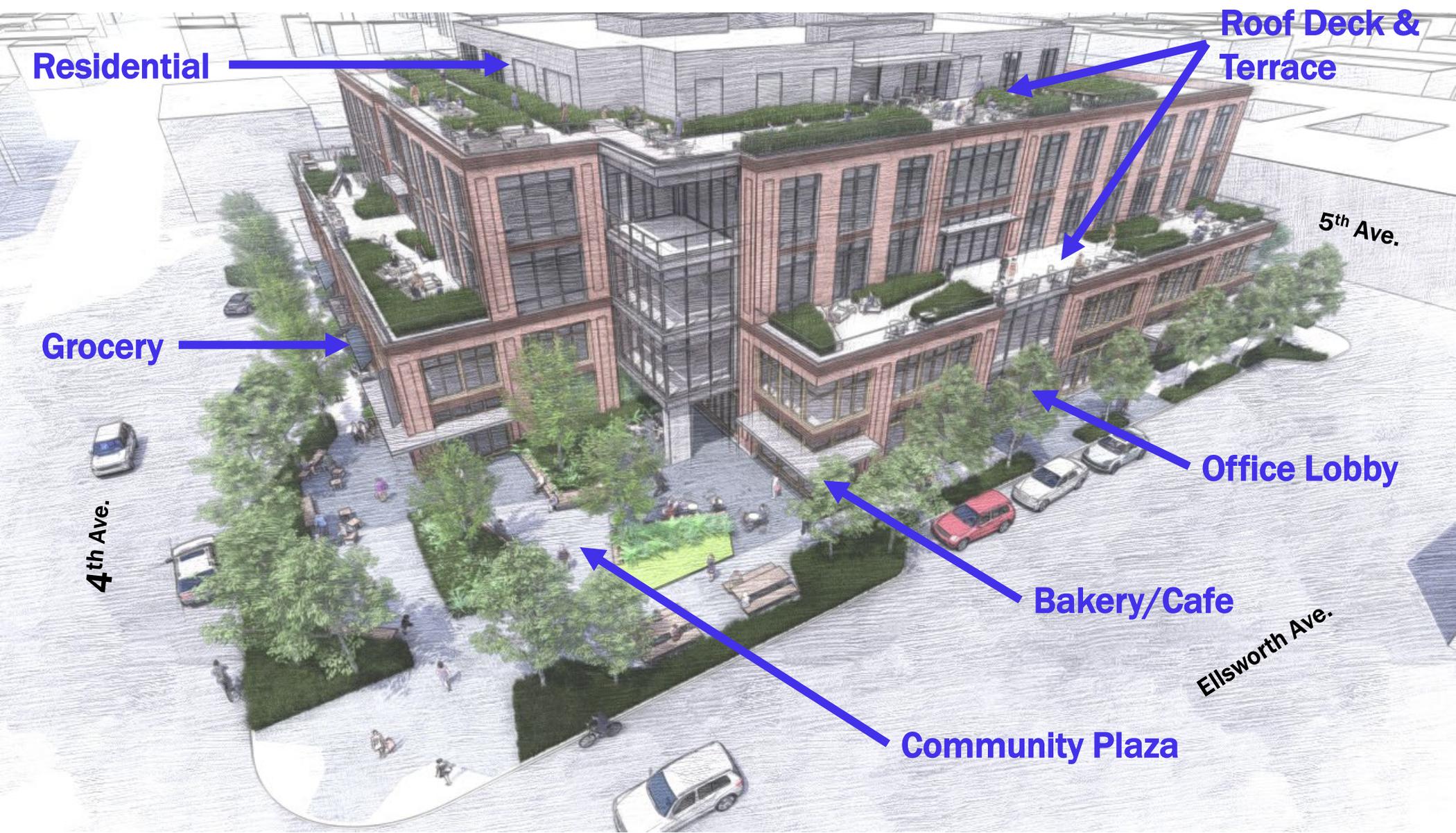
- 10 UNITS @ 80% AMI LEVEL
- EIGHT 1-BEDROOMS & TWO STUDIOS
- DEDICATED LOBBY, LAUNDRY, BIKE PARKING & ROOF DECK
- ALTA HOUSING PARTNERSHIP

B STREET SOUTH, SAN MATEO

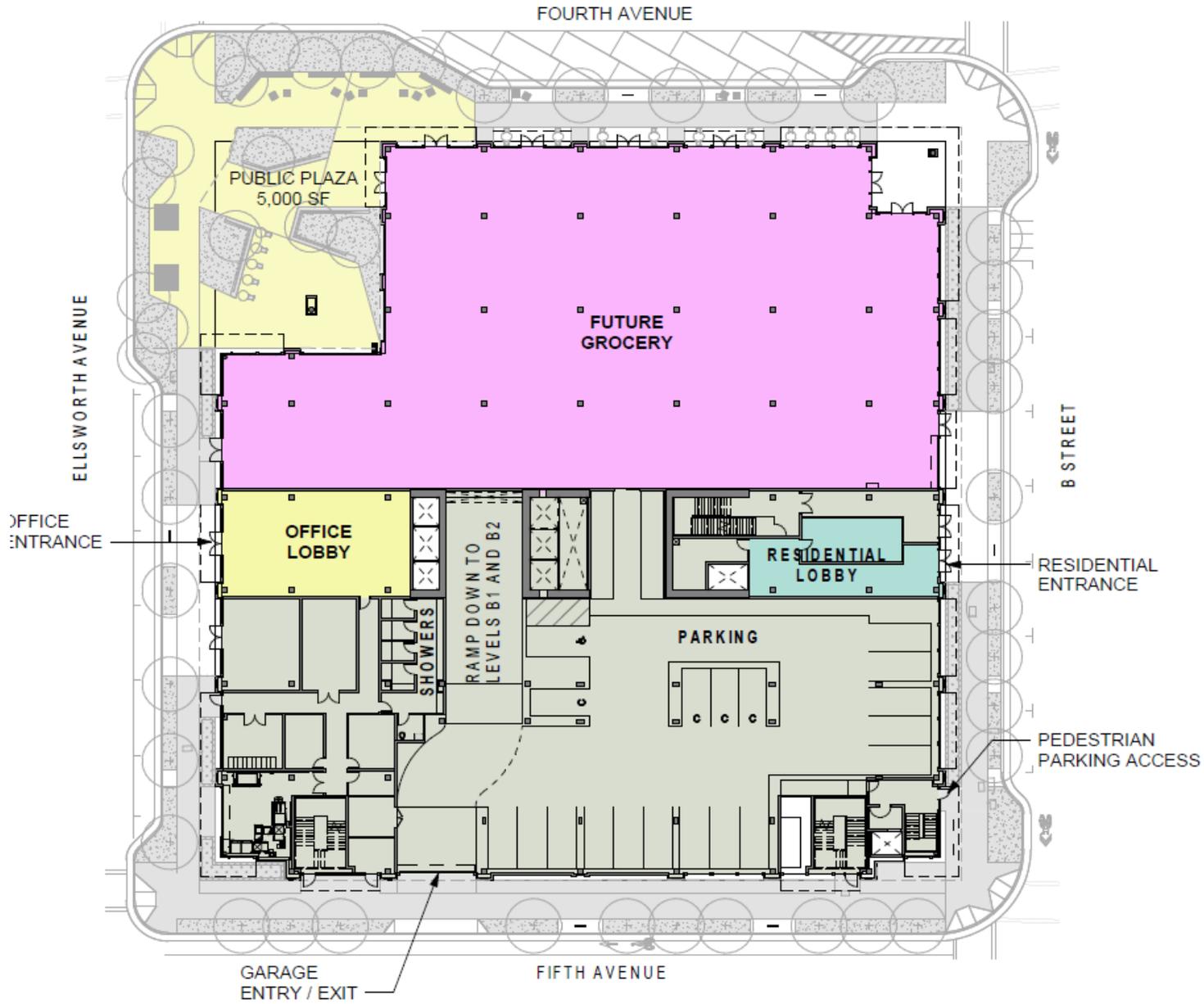
ADDITIONAL PROJECT INFO

- ❖ ONLY PRIVATE MIXED-USE PROJECT TO PROVIDE 100% AFFORDABLE UNITS
- ❖ IT WOULD TAKE 67 MKT RATE UNITS TO GENERATE 10 AFFORDABLE UNITS
- ❖ CITY REQUIRES WE PROVIDE 8 UNITS OR PAY A +/- \$2.8M COMMERCIAL LINKAGE FEE
- ❖ WE ARE PROVIDING 10 UNITS AT A COST OF +/- \$7,000,000
- ❖ PROJECT DOES NOT SEEK ADDITIONAL OFFICE FAR THROUGH DENSITY BONUS LAW
- ❖ PROJECT IS USING THE HEIGHT ABOVE 55' TO PROVIDE THE AFFORDABLE UNITS

B STREET SOUTH, SAN MATEO

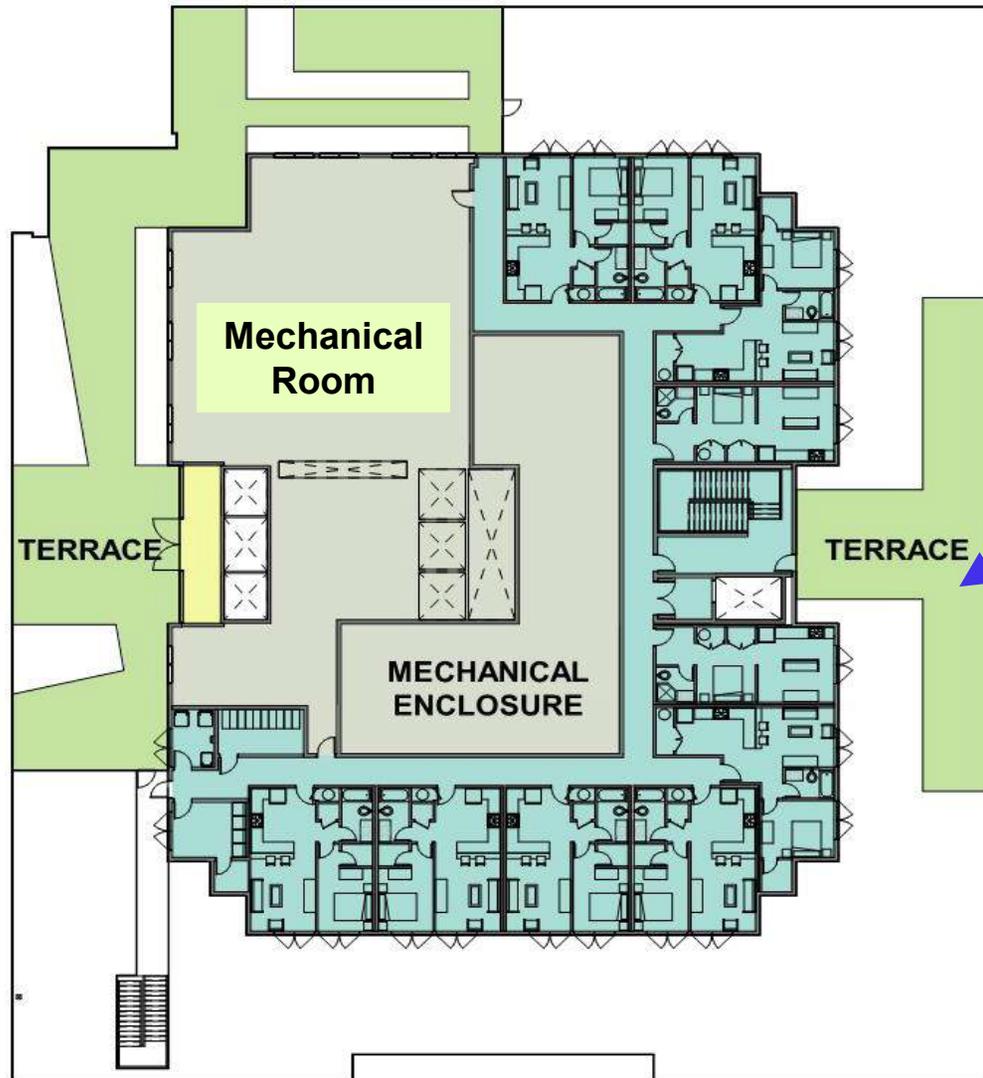


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5TH FLOOR - RESIDENTIAL & ROOF DECKS



2k SF Residential Roof Deck



B STREET SOUTH, SAN MATEO

View from 4th/Ellsworth Corner



B STREET SOUTH, SAN MATEO

View from 4th Ave (across the street)



B STREET SOUTH, SAN MATEO



| B Street South



Volume of wood products used:
116,900 cubic feet of mass timber



U.S. and Canadian forests grow this much wood in:
9 minutes



Carbon stored in the wood:
2,940 metric tons of CO₂



Avoided greenhouse gas emissions:
1,138 metric tons of CO₂



TOTAL POTENTIAL CARBON BENEFIT:
4,078 metric tons of CO₂

EQUIVALENT TO:



862 cars off the road for a year



Energy to operate 431 homes for a year

Source: US EP

Estimated by the Wood Carbon Calculator for Buildings, based on research by Sarthre, R. and J. O'Connor, 2010, A Synthesis of Research on Wood Products and Greenhouse Gas Impacts, FPIInnovations. Note: CO₂ on this chart refers to CO₂ equivalent.

B STREET SOUTH, SAN MATEO

VIEW FROM CORNER OF E. 4TH AVENUE AND S. ELLSWORTH AVENUE



SEPTEMBER 2021 – STUDY SESSION DESIGN ¹⁵



B STREET SOUTH, SAN MATEO

ARCHITECTURE PROGRESSION – HOW WE RESPONDED TO PC STUDY SESSION

1. Changed wood columns at ground floor to concrete
2. Introduced recessed panels in brick columns to add more depth to the façade
3. Recessed the center bays on 3rd and 4th floors to break up massing
4. Widened B St sidewalk and added street trees to improve pedestrian experience

B STREET SOUTH, SAN MATEO

VIEW FROM CORNER OF E. 4TH AVENUE AND S. ELLSWORTH AVENUE

Recessed center bays

Recessed panels

Concrete columns



04/22/22 | RESPONSE TO PLANNING COMMISSION STUDY SESSION COMMENTS

B STREET SOUTH, SAN MATEO

VIEW FROM B STREET

Recessed center bays

Recessed panels

Concrete columns

Widened B St Sidewalk



04/22/22 | RESPONSE TO PLANNING COMMISSION STUDY SESSION COMMENTS

B STREET SOUTH, SAN MATEO

RELEVANT EXAMPLE PROJECT – 2075 BROADWAY REDWOOD CITY



B Street South | Online Engagement Analytics



Positive or Neutral Sentiment

Total Feedback

394

Total Followers

123

Launched in June 2020
Website Unique Visitors = 4,389
Website Total Pageviews = 13,003

B STREET SOUTH, SAN MATEO

SO WHY RECOMMEND THIS PROJECT TO CITY COUNCIL...

1. Committed to keeping a grocery store in Downtown
2. Providing low-income units onsite...more than what is required
3. The project team has responded to Planning Commissions design comments
4. Architectural language is historic with modern elements
5. Environmentally friendly via the mass timber structure
6. Fixes the awkward one-way street configuration on Ellsworth
7. The project will improve the pedestrian experience

B STREET SOUTH, SAN MATEO



THANK YOU