

# 435 E. 3<sup>rd</sup> Avenue Office-Residential Mixed-Use Project Planning Commission

February 14, 2023



# About Us

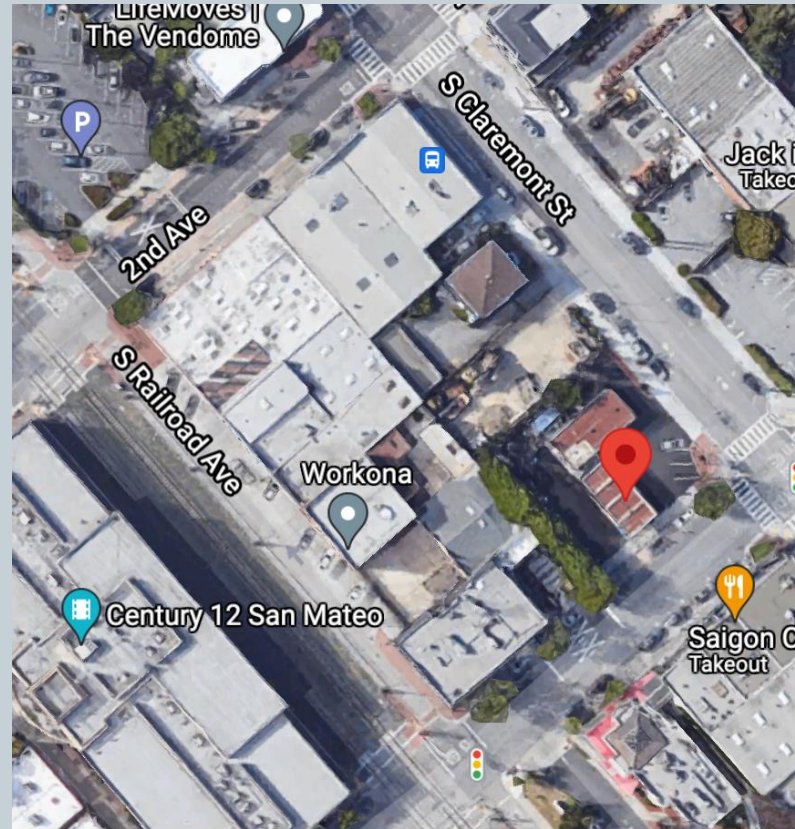


- Downtown San Mateo Property Owner – including recent projects 405 E. 4<sup>th</sup> Ave., 406 E. 3<sup>rd</sup> Ave. and Block 21 under construction.
- Mixed-Use, Commercial & Multi-Family Projects
- Bay Area Experience-Locally Focused
- Developments in Belmont, Palo Alto & Redwood City

# Project Site



- The northwest corner of E. 3<sup>rd</sup> Ave. and Claremont
- Currently Auto Repair Use
- Approximately .25 acre site



# Proposed Project



- 33,938 sq. ft. of Office Use
- 5 Residential Units
  - 20% Affordable –Low Income (City Requires 15% Low Income)
  - 1-Studio and 4-One-Bedroom Units
  - Larger Units ranging from 630-979 sq. ft., large outdoor terraces
  - 5 Stories in Height
  - Office Entry along E. 3<sup>rd</sup> Avenue/Residential Entry along S. Claremont Street
  - Contemporary Design-Traditional Brick, Metal & Plaster

# Project Attributes Summary



- Pedestrian Focused:
  - ✦ 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
  - ✦ Additional on-street parking
- Payment of approximately \$1 million for BMR Units through Commercial Linkage Fee
- Due to the project location & mixed-use nature, the project has no Vehicle Miles Traveled (VMT) impacts.
- The project includes voluntary, robust TDM measures, including Sustainable Transportation Initiative, which will provide a monthly subsidy for transit use.

# Project Timeline



- Pre-Application submitted on March 30, 2021
- Neighborhood Meeting - October 7, 2021
- PC Study Session - November 23, 2021
- Formal Application Submittal - March 25, 2021
- PC Meeting originally scheduled for November 8, 2022 based on Environmental Review Circulation date of October 7-27, 2022
- Project delayed until February based on State Law changes/City meeting availability.

# View from E. 3<sup>rd</sup> Ave.



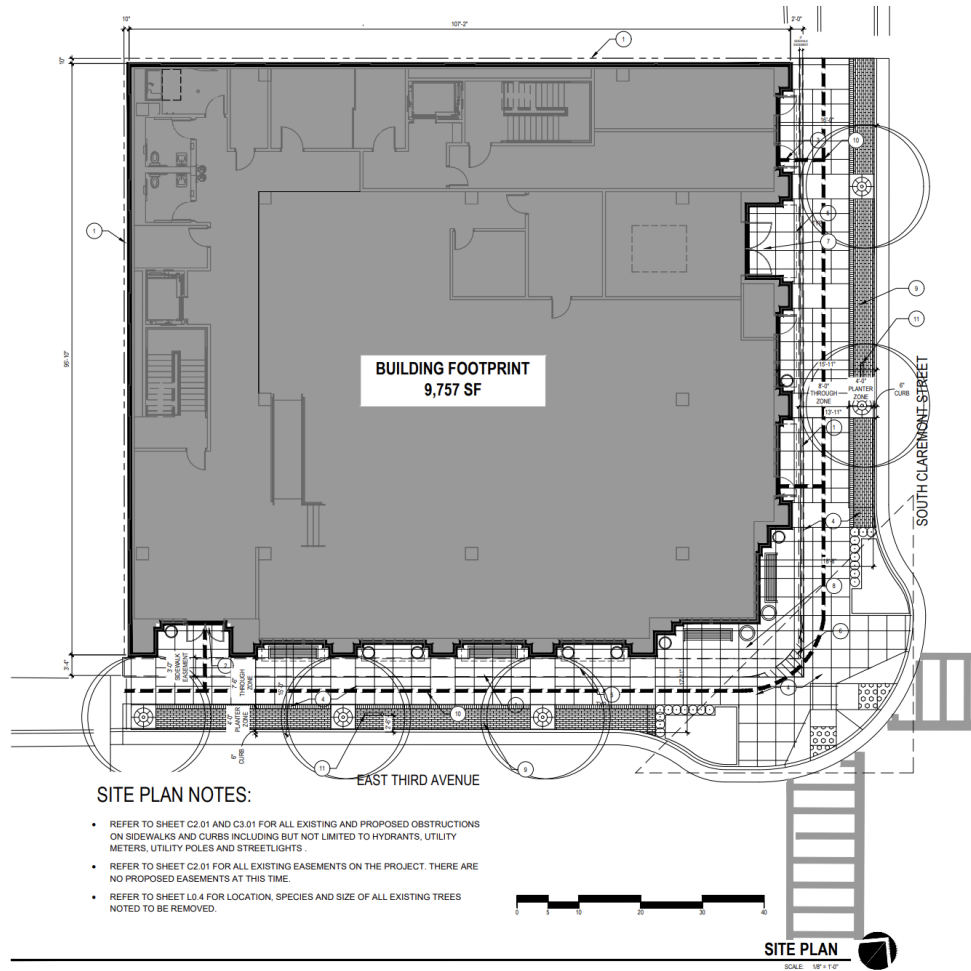
# Aerial View from E. 3<sup>rd</sup> Ave.



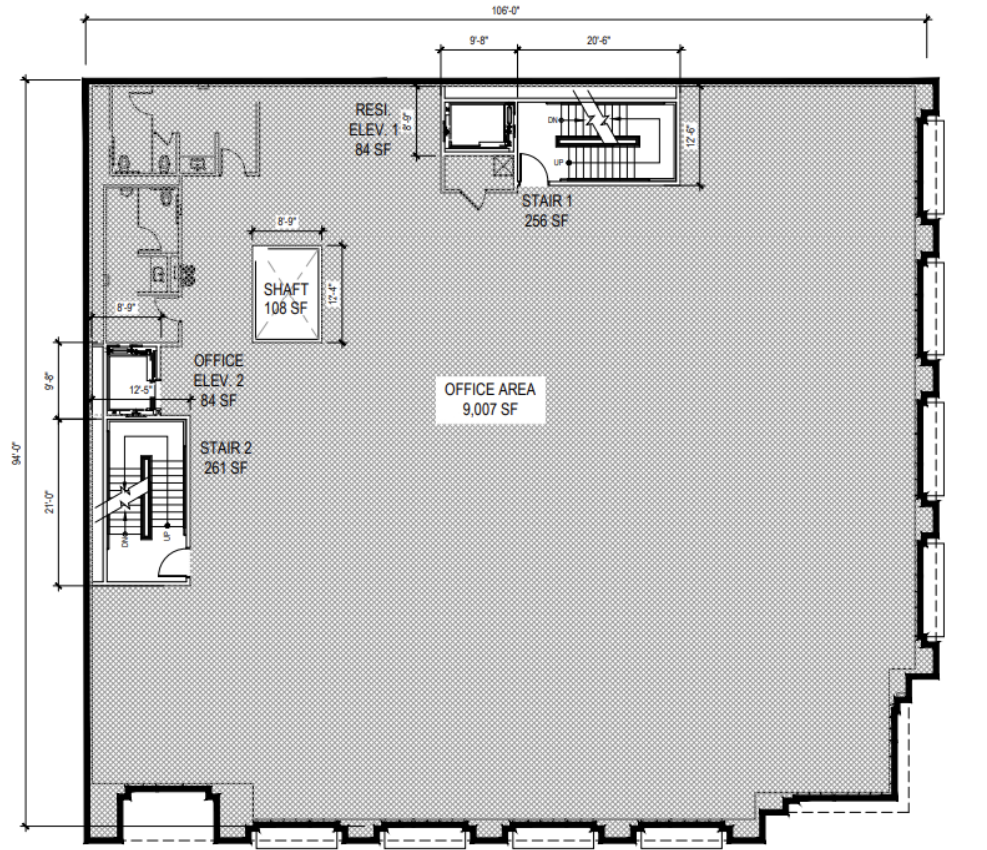
# View from S. Claremont St.



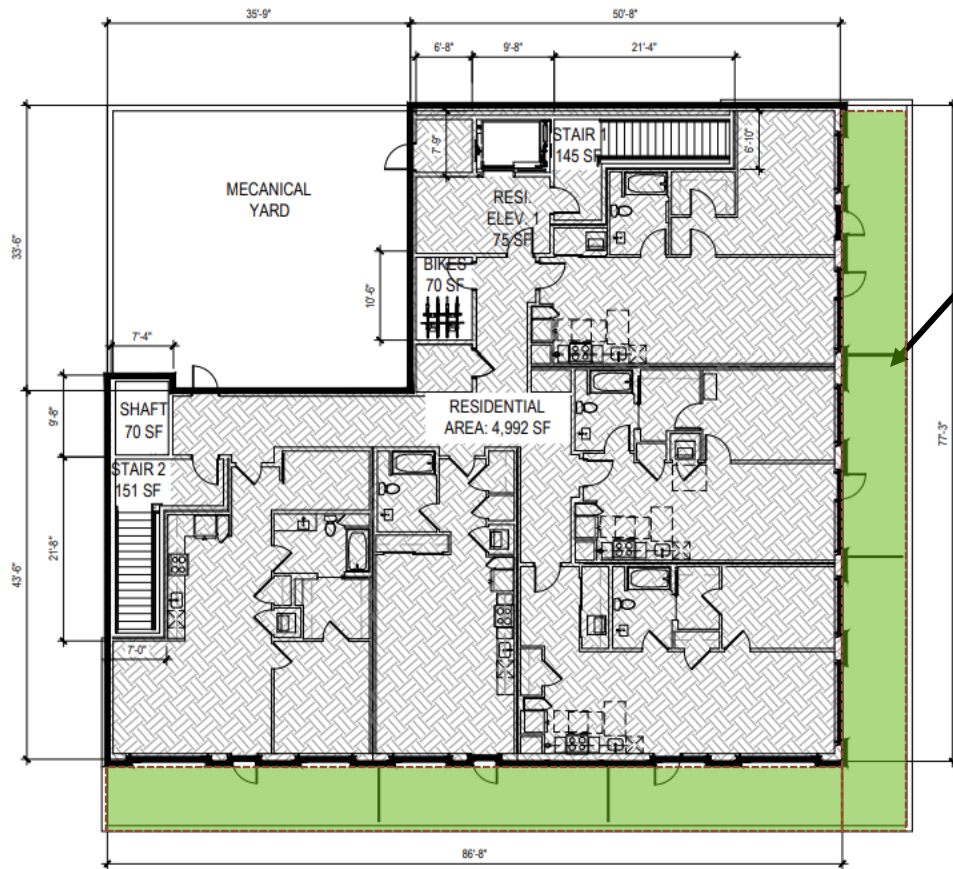
# Site Plan



# Typical – Office Level



# Residential Level



Private Open Space  
for each Unit



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