

Bespoke - Neighborhood Meeting
September 1, 2022



445 S. B STREET (4th & B Block)
DOWNTOWN SAN MATEO
HARVEST PROPERTIES

Agenda

PRESENTATION (20 MIN)

- **Introductions**
 - City Introductions
 - Development Team Introductions
- **Background**
- **What We Have Heard to Date**
- **Project Overview**
- **Next Steps**
- **Q&A**



City Staff



Julia Klein
Principal Planner

Kathy Kleinbaum
Assistant City Manager

Eloiza Murillo-Garcia
Housing and Neighborhood Services
Manager



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: | | How did we solve it: |
|--|---|--|
| ▪ Provide Affordable Housing | ➡ | ▪ Provide 60 units of Affordable family-friendly housing (30% -80% AMI) and contribute approximately ~\$4.3 M of Commercial Linkage Fees |
| ▪ Champion Local Non-profit Organization | ➡ | ▪ Dedicated space to "Self-Help for the Elderly" as permanent location |
| ▪ Create an Active Retail Environment | ➡ | ▪ Implement hyper-focused retail strategy & energized pedestrian experience |
| ▪ Concentrate Jobs around Transit | ➡ | ▪ Infill within existing transit-served, amenity-rich locations. Consistent with the General Plan which contemplates adding 14,990-15,430 jobs. |
| ▪ Mitigate Traffic Concern | ➡ | ▪ Implement Best-in-Class TDM Plan & traffic calming measures |
| ▪ Limit Noise Pollution | ➡ | ▪ Mitigate disruption during construction process |
| ▪ Maintain the Fabric of the Neighborhoods | ➡ | ▪ Design beautiful projects that enhance the existing neighborhood |
| ▪ Height and Density | ➡ | ▪ Utilization of architectural features that serve to break down the mass of the buildings to align with the scale of the neighborhood buildings |
| ▪ Increase revenues for the City | ➡ | ▪ Approximately ~\$20 M Impact Fees and ~\$40M of additional real estate tax over the next 30 years |

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

Project Overview



Bespoke

- Mixed-use Development including stand-alone affordable family-friendly housing
- Dedicated ground floor space to Self-Help for the Elderly

Existing Zoning

- Central Business District (CBD/R)
- Height limit: 75' (with substantial public benefits)

Downtown Retail Core

- A good mix of ground floor retail uses that will contribute to foster retail vitality
- Encourage the establishment of mixed-use high-density commercial and residential projects within the Downtown Retail Core

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.
- 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

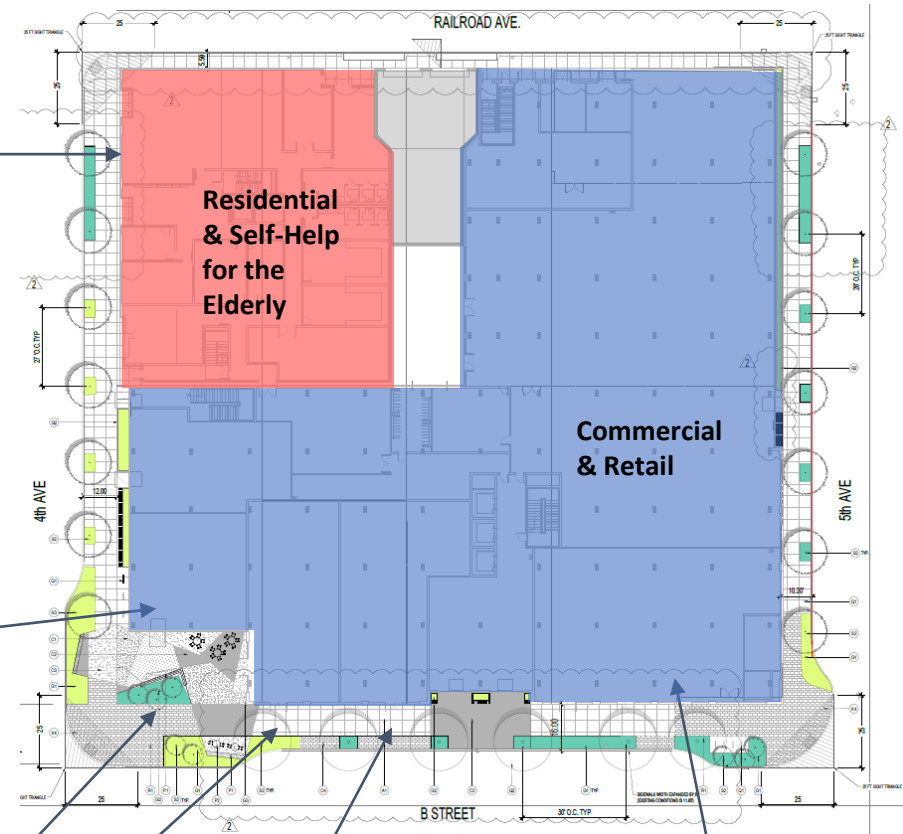


Community Space Retail Frontage Activated Streetfront

| 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' |
| Total Impact Fee: | ~\$20 M* |
| Real Estate Tax: | ~\$1.3M * annually (~\$1.2M increase to current tax basis) |

* Developer estimate

Enhanced Public Realm





Basement Plan (Parking)

Exclusive Residential Stalls

Alta Housing Properties & Resident Services



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
 - Maximum units that fits within the site constraints
- Dedication of ground floor retail space to Self-Help for the Elderly as their permanent location
- Provide ~2,000 sf of indoor amenities including residential lobby, resident service space, youth room and laundry etc.
- Provide ~3,000 sf of outdoor space to create an outdoor amenity area for the residents, including a children's play area and covered seating areas.
- 37 parking spaces will be dedicated to the residents' exclusive use
- A full range of family-oriented activities will be provided, including : flexible spaces for after-school educational programs, food security and health and wellness programs



Affordable Housing – Private/Public Partnership

- The Affordable Housing is on City-owned land
- The City is contributing the Talbots City Lot through a long-term ground lease structure
- 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
- Family-friendly housing in Downtown given its proximity to transit would allow the project to be more competitive in securing state and federal financing
- The 30% -80% AMI income level will serve a wide mix of income levels and age ranges



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 |

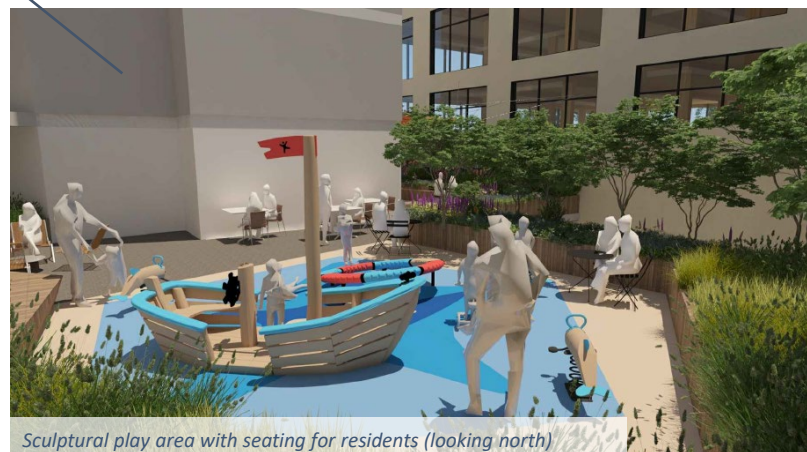
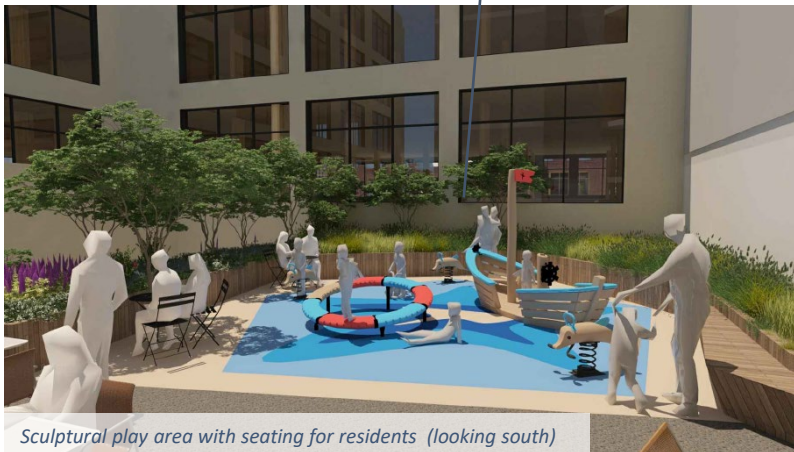
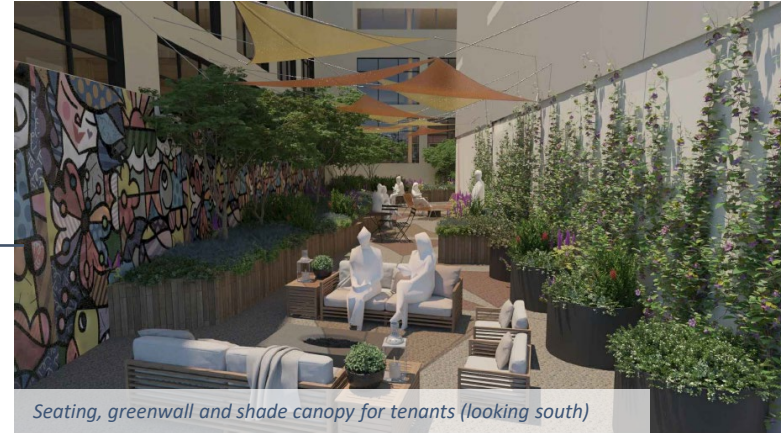
Amenity Terrace (Level 2)

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 collective proposal would generate \$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



S. B Street frontage

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

The Advantages of Mass Timber

- Significant Reduction in Carbon Emissions
 - **26.5% reduction in global warming potential**
- For a 52,000 sf, 6- story mass timber commercial building, the reduced carbon emission is equivalent to:
 - **325 cars off the road for a year**
 - **Energy to operate a home for 145 years**
 - The wood used takes the US and Canadian forests **2 minutes to regenerate**
- Remarkably good performants in fire and earthquakes
- Allows buildings to be constructed faster, with less waste
- The use of natural material creates a warm aesthetic and connection to nature



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.



Self-Help for the Elderly
安老自助處



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



Next Steps

Thank you for your participation!

- Integrate input received tonight into the proposed plans and design
- We welcome you to participate in the Planning Commission Study Session on October. 11th, 2022
- Throughout the planning process, community members can continue to provide input by sending their comments to Julia Klein at the City Planning Department or the collective Applicant team.
- Continue discussions with you all and other neighbors and community organizations

Feel free to reach out to us any time!

Applicant Team

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- ▶ 510.594.2050

City Staff:

Julia Klein, Principal Planner

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- ▶ 650.522.7216

To be added to the Interested Parties List for this project, please contact the City staff (above).

To stay informed on the latest development, please visit the website below,

www.cityofsanmateo.org/whats happening

Public Comment

Thank you for your input !

Questions to consider:

- a) What would you like to see included in the public space design that would attract you to use the space?
- b) How can we design the public spaces to pay homage to San Mateo's rich history and culture?
- a) What types of retail uses do you think are missing in the Downtown?