

PROJECT INFORMATION

PROJECT TITLE

- 4th & B

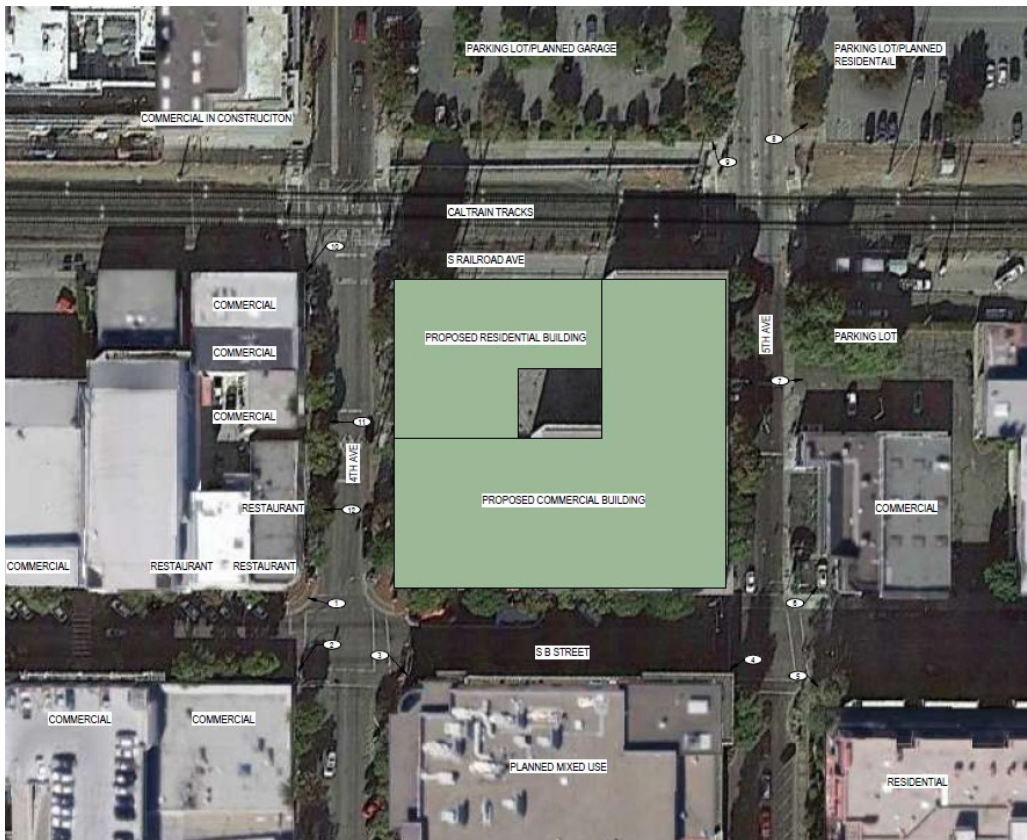
PROJECT APPLICANT

- DTSM Talbots Venture, LLC

PROJECT LOCATION

- The 445 South B Street site makes up a full City block bounded by East 4th Avenue, South B Street, East 5th Avenue and Railroad Avenue in Downtown San Mateo. The site currently is home to the former two-story Talbots toy store (now vacant), a surface parking lot, single-story retail buildings that houses Tomatina's restaurant, Pokeatery, Redwood Coast Cider and Susan's Salon.

Figure 1:



- The location of the project site is shown on the following figures:
 - Figure 1 Parcel Map (above)
 - Figure 2 Regional Map
 - Figure 3 Vicinity Map
 - Figure 4 Aerial Map

ASSESSOR'S PARCEL NUMBER

- APNs 034-179-010, 034-179-020, 034-179-030, 034-179-040, 034-179-050, 034-179-060

GENERAL PLAN DESIGNATION AND ZONING DISTRICT

- General Plan Land Use Designation: Downtown Retail Core
- General Plan Height Map: Maximum Height 55-75 feet
- Existing Zoning: CBD/R

HABITAT PLAN DESIGNATION

The applicant is not aware of any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP), or other approved local, regional, or state habitat conservation plan for the City of San Mateo.

PROJECT-RELATED APPROVALS, AGREEMENTS, AND PERMITS

- Site Plan and Architectural Review
- Special Use Permit (if necessary for ground floor retail frontage)
- Density Bonus Application

AFFORDABLE HOUSING APPROACH

The commercial and residential buildings will be phased and built independently. The commercial component will build the subterranean garage podium with a reimbursement concept from the residential for its pro-rata share that the residential and commercial vertical structures will reside. The vertical construction of the residential building and reimbursement of the allocated subterranean garage will be financed by the affordable housing partner, Alta Housing, by leveraging a combination of federal, state, city, and county funding as well as other sources.

Through acquiring the balance of the 4th & B block, the Applicant was able to offer flexibility on the commercial building's design in order to provide a 20% increase in affordable housing units from 52 units originally proposed in the City RFP to 60 units. As part of the increase in units, the applicant may require additional funding for the incremental units from the City. Additionally, if there are any material modification to the Project's massing and design then that may impact the ability to achieve the increased unit count.

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The proposed residential building provides interior and exterior amenity areas for the residents to use and enjoy including a landscaped area with seating and a tot lot with sculptural play equipment for children to exercise and socialize at the podium level. On the interior, there's a laundry room and a youth room for after-school educational, social and wellness programs. While the details will be further coordinated, the event and dining space at Self-Help for the Elderly on the ground floor will likely be shared with the residents as flexible spaces for recreation and gathering after hours. Additionally, at the ground level, there will be a welcoming entrance and lobby area for families to enter the building and feel a sense of privacy and comfort.

PROJECT DESCRIPTION

The scope of the project will include the demolition of the two existing single-story buildings and two existing two-story buildings and replacing them with a new mixed-use project comprised of two new buildings and below grade parking:

The project is proposing a total of 227,965 SF. that is comprised of the following.

1) HOUSING: 60 units across a seven-story, 100% affordable housing building with a target income range of 30-80% AMI with an average AMI below 60%. The housing project will consist of family-friendly units including a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units along with an elevated courtyard and amenities space on the second level. The ground-floor contemplates a long-term home for Self-Help for the Elderly. The subterranean garage will designate 37-stalls for the residential units.

2) COMMERCIAL: Five-story office building with ground floor retail totaling approximately 155,699 SF. The project will include one-level of subterranean parking across the

commercial and residential footprint totaling 128-stalls. The commercial project will include an enhanced public realm with increased sidewalk widths and a corner plaza totaling 1,114 SF.

Lot Size:	50,600 SF
Size (FAR SF):	Total: 227,965 SF Residential: 66,585 SF 61,585 SF – Housing 60 units (100% Affordable) ~5,000 SF – Community (Self-Help for the Elderly) Commercial: 161,380 SF 143,609 SF - Office 12,056, SF - Retail 3,233 SF – Service/BOH
FAR:	4.5 proposed FAR, State Density Law Exception
Zoning District:	Commercial Business District
Open Space/landscaping:	9,634 SF – Total 1,794 SF Ground-Floor (1,114 SF Plaza), 7,660 SF Terraces
Sidewalk Width:	16' (currently 10' on South B Street)
Parking:	1-level underground 128 Stalls for Office, Residential and Retail
Height:	Residential – 7 Floors 85' Commercial – 5 Floors 86'

Design:

The proposed development is comprised of two adjacent buildings with a shared subterranean parking level. There is an affordable apartment building which has a total of 60 units ranging from studios to 3-bedrooms with a minimum of 50% of the as two and three bedrooms. The entrance to the apartment building is along East 4th Avenue. The second building is a commercial office with ground floor retail along South B Street and East 4th Avenue. The applicant will work with City Staff during the application process to potentially expand the permitted retail uses to curate an activated retail corridor along S. B Street. . The office building's main entrance is located mid-block along South B Street. The parking lot vehicle entrance is set between the two buildings along South Railroad Avenue. Public access via dedicated stair and elevator to the lower parking level is located at the corner of East 5th Avenue and South B Street.

The architecture of both buildings takes aesthetic cues from the use of period and historical materials of the area, weaving together elements of old and new. The goal is to make the commercial building construction of mass timber which is highly sustainable given the regenerative nature of wood and its associated carbon sequestration. If constructed, it would be one of the few mass timber buildings in California and on the leading edge of innovation/sustainability. The building mass is carefully articulated to breakdown the scale of the site to better align with the height and bulk of adjacent properties. On South B Street, the building is anchored by a three-story brick volume extending down the majority of South B Street and wrapping around the corner of South B Street and East 5th Avenue. The light and airy quality of the glass curtain wall on the upper two levels subtly reflects the surrounding context.

Color and texture play a strong role in steering the dialogue with the more established parts of the neighborhood, while also distinguishing these buildings in a thoughtful and nuanced way. As an example, the curtain wall system is recessed to create covered terraces on the fourth and fifth floor, while exposing the unique timber structural elements. By exposing the wooden columns and placing them externally at the two corners on South B Street, the design of the building celebrates the elegance and warmth of the mass timber structure. The structural expression continues behind the curtain wall system throughout the building with the richness and depth of the column grids displaying through the transparency of the façade. This manifestation of the different structural elements elevates the building to a beacon at the bookend of the B Street corridor, where the structure becomes the form.

Along East 4th Avenue, a vertical gasket of dark metal paneling creates visual relief and a transition into the residential building from the curtain wall system of the commercial building. The more solid material expression of the residential building anchors the corner of 4th and South Railroad Avenue. The dark metal band continues to wrap around the lower two levels, which stops at the middle of the block on South Railroad Avenue. The top five stories are clad with neutral and timeless light tan bricks, which then extend down to the ground through every other column to create a coherent connection between the top and bottom datums. The brick cladding of the residential building preserves the texture from the commercial building while complimenting the color palette and creating its own unique identity. Horizontal spandrels weave through the brick volumes creating rich visual depth with minimum massing articulation. The color of the spandrels mimics the wooden tone of the timber from the commercial building to maintain a consistency that ties together the two independent but complementary structures. This humble and neutral style of the residential building along the South Railway Avenue is reminiscent of the historic-era warehouses usually found along the tracks in a nostalgic, timeless quality but with a modern interpretation.

Notably, the entire corner at East 4th Avenue and South B Street is notched into the property to provide a gracious outdoor plaza and seating area that can become a public gathering area for casual meeting, drop-in workspace, or a resting / waiting spot.

On the ground floor of the residential building, the applicant is aiming to provide a space to house the non-profit organization Self-Help for the Elderly. There will be approximately 5,000

square feet of prime ground floor space aiming to providing a long-term home for the organization. The space will support its efforts towards improving the quality of life for the elderly who reside in the surrounding area. The Applicant understands the importance of the services this non-profit organization provides to the San Mateo community. This space will be made available at a below-market rent and an Applicant contribution toward the tenant improvement costs. Based on discussion with Self-Help for the Elderly, between the delivery condition and their reserved funds, there will be sufficient funding to successfully move the group to this new site. The final details of this arrangement continue to be developed. The Applicant is in the process of working with Ms. Chung, (President and CEO of the organization), to design the space based on specific requirements which include office space, a prep kitchen, a multi-purpose room that can be used to provide meal service (for 65-75 people), classroom/workshop space, and performance / recreational uses.

Sustainability & Transit Proximity:

The project design is anticipated to achieve LEED Gold Certification as well as WELL Building Core & Shell Certification. Sustainable features include a walkable site located adjacent to local services (jobs, retail, restaurants, and grocery), abundant natural daylighting, energy efficient appliances, low-flow fixtures, drought-resistant plantings, enhanced indoor air quality, and rooftop photovoltaics to produce solar power onsite. As such, the building also has the potential to achieve Carbon Neutral status. The project is located within ½ of major transit and may fall within the Class 32 infill CEQA exemption.

Tree Removal and Landscaping

There is limited landscape along South B Street. Per the San Mateo City Street Tree Master Plan and Guidelines the new street trees planted will be a minimum of 15 gallon and 30' or less o.c. (with the exception of areas affected by utilities). To create a more unified streetscape language designated species by street will be utilized in accordance with the City Tree Master Plan. The existing street trees along East 4th Avenue, South B Street and East 5th Avenue frontage will be removed and replaced with upgraded specimens. This entails the addition of six (6) new street trees along South B Street, seven (7) on 4th Avenue and seven (7) on East 5th Avenue.

The public realm is being expanded and enlivened with a curb extension along South B Street and a widened sidewalk with furnishing zone. Permeable paving in the furnishing zone supports the treatment of public storm water (C3). New bulb outs at both intersections allow for enlarged planting areas with enhanced ground water infiltration and decorative vegetation which helps to define the corner retail entrances and provide seating areas within the public realm. On the upper floors, outdoor terraces support commercial tenant activities, create a vertical green link between the ground floor and upper levels and add life to the San Mateo skyline. At the iconic corner plaza on South B Street and East 4th Avenue, a lush green wall covering the three-story, north façade is a defining feature, clearly visible as you walk south down South B Street. The corner plaza itself will contain palms that bookend the heart of

historic downtown. Specialty paving is proposed at this corner as well as the mid-block entry, creating a consistent language across the streetscape.

The proposed streetscape enhancements along the South B Street historic corridor are informed by the pedestrian master plan and design guidelines. These include widened sidewalks, an added curb extension and pedestrian scale lighting, all the while keeping parking count near consistent with previous conditions. This allows for a furnishing zone used for seating and larger planting areas.

Applicant is proposing sidewalk extensions and curb bulb-outs to enhance the public realm and pedestrian experience and is looking for continued conversation with Public Works on the proposed Bike Lane on South B Street.

The applicant is proposing a slight modification to Railroad Ave. including a 5.5' sidewalk condition and a 12.7' right-of-way.

Site Access and Parking

The project's subterranean parking access will be provided via Railroad Avenue. Given the 100% affordable residential component of the project is located within a ½ mile of a major transit stop, no parking spaces are required for those residential units under Density Bonus Law, but the project will designate 37-stalls to the residential units. The project includes 91 stalls for the various non-residential uses for the site. The applicant will propose to pay an in-lieu fee the project's remaining parking demand. The project is located within the Central Parking and Improvement District (CPID) and the applicant plans to fund a City commissioned project specific parking demand study to determine the number of required parking spaces per 27.64.100 (a) (1). The parking facility will be available to the public during after-hours which will be defined in a future parking management agreement. The project proposes a loading zone along East 4th Avenue.

Utility Improvements

The proposed development utility connection will include storm drain connection and sanitary sewer connection to the City of San Mateo municipal storm and sanitary gravity systems. The storm drain connection consists of two 8-inch connections to the existing municipal stormwater system located on East 4th Avenue and South B Street. The sewer connection will consist of two 8-inch connections located on East 4th Avenue and South B Street. The proposed development will comply with the City and County of San Mateo stormwater ordinance, the necessary treatment will be achieved using a system of stormwater conveyance system that directs the runoff to biotreatment to achieve adequate treatment prior to discharge to the municipal stormwater system. Water supply to the project will be provided by Calwater, and the connections will consist of two 8-inch fire water connection, two 8-inch domestic water and two 4-inch irrigation water located on East 4th Avenue, all water connection will be adequately equipped with backflow preventer per the City and County of San Mateo.

requirements. The project electrical and gas services will be provided by Pacific Gas and Electric Company, connection will be provided from Railroad Avenue.

The proposed utility improvements and service's sizing are still preliminary and will be verified by the MEP consultant and comply with the City and County of San Mateo's requirement.

Demolition and Construction

The proposed project is estimated to take approximately 24 months to construct if both buildings are started concurrently. Demolition is anticipated to begin 9-10 months following City entitlement approvals with horizontal and vertical construction to follow. The project is contemplated to be phased based on the financing requirements for the affordable housing with the office needing to move along on an independent construction timeline.

Construction activities associated with the proposed project include site clearing and demolition (removing the existing structures on the project site), utility connections (e.g., new lateral connections to the existing water, sewer, and storm drain mains), mass excavation and shoring to construct the one floor of below grade parking, construction of the superstructures for both the affordable housing and mixed-use commercial buildings, frontage improvements (e.g., new plantings, sidewalks, and paving) on the site.

Figure 2: Regional Map



Figure 3: Vicinity Map

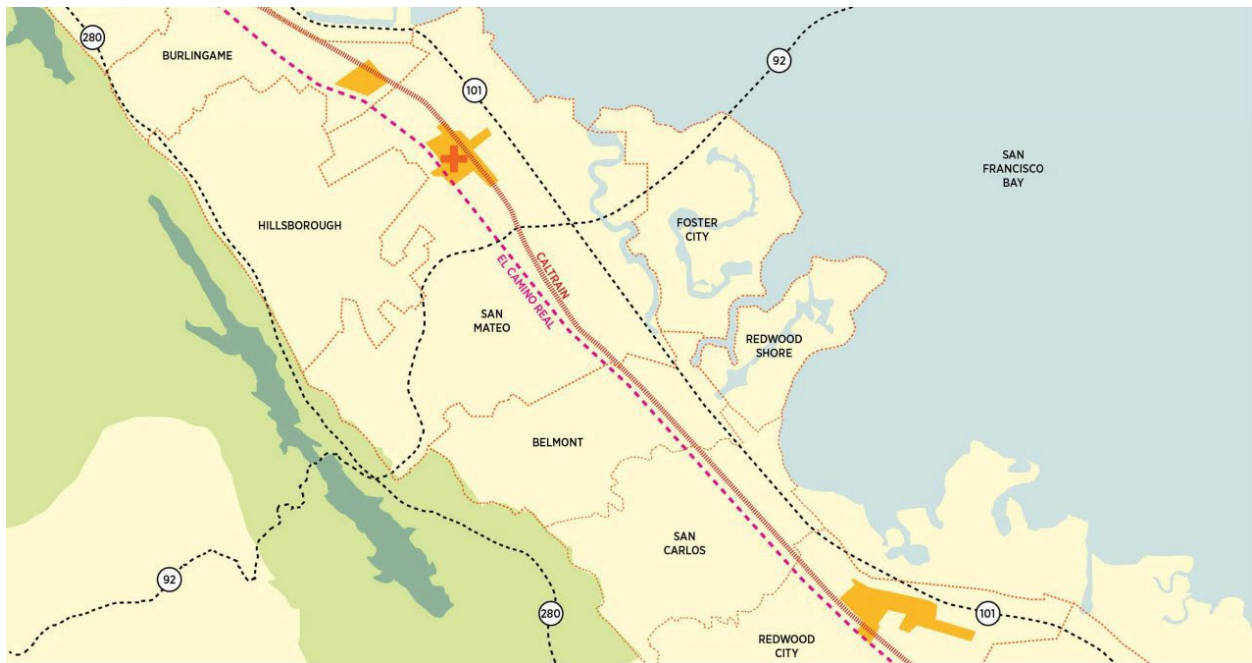


Figure 4: Aerial Map

