

**403 E. 3<sup>rd</sup> Ave. Mixed-Use Project  
Neighborhood Meeting Notes  
June 11, 2018**

**Planning Application:** PA18-015, 406 E. 3rd Ave. Mixed-Use Pre-Application

**Meeting Location:** Main Library- Cypress Room,

**Meeting Date/Time:** Monday, June 11, 2018, 7:00pm – 8:00pm

**Attendees:** Approximately 20 members of the community signed in (scanned sign-in sheet is available)

**Introduction:**

Brittni Barron introduced herself as the project planner for the City. She explained that the purpose of the Pre-Application Neighborhood meeting was to inform the public of the proposed project as well as to solicit feedback on interests and issues regarding the project.

**Applicant Presentation:**

Mike Field of Windy Hill Property Ventures described the project at 406 E. 3rd Avenue and 304, 306, 308, 310 & 314 S. Claremont Avenue. The site is approximately 38,520-square-foot, or 0.88 acres. The mixed-use project will have three floors of office space and 23 workforce housing units and limited office space on the fourth floor. The site is located on the east side of the railroad tracks and is surrounded by industrial and commercial uses. The building's entrances will be located on the corner of E. 3rd Avenue and Railroad and another entrance along S. Claremont Street, which allow for a short, convenient walk into Downtown. There will be two levels of below-grade parking which will be made available to the public during the evening hours and on the weekend. The applicant will implement a TDM (Transportation Demand Management) program to encourage more transit ridership.

**Questions and Answers**

All questions were answered by the applicant, unless otherwise noted.

**Q.** Does the project include bicycle parking and will the bike parking in the garage be made available to the public during nights and weekends, like you are proposing for the parking spaces?

**A.** The project incorporates both short-term and long-term parking spaces and the short-term spaces are available to anyone visiting the building at any time. The long-term spaces in the garage are for the office and residential tenants.

**Q.** The project has a substantial amount of glass, have you considered the sun orientation and the views of the interior since people tend to have a lot of things in their office and it doesn't look good from the outside?

**A.** Yes. The proposed glass is Low-E glass which helps to insulate the building and address any sun exposure. With regard to the view of the work spaces from the outside we can work with the tenant of the building in our leasing provisions, to make sure items are not soiled next to the windows. etc

**Q.** Could you add more views of the building from S. Railroad Ave. and also of the corner of S. Claremont and E. 3<sup>rd</sup> Avenue, showing the existing retail uses to remain?

**A.** Yes. We will prepare those view and have them available for the upcoming Planning Commission Study Session.

**Q.** Can you soften the look of the building and incorporate elements that are more frequently found in buildings in downtown San Mateo?

**A.** We have looked at incorporating elements that can be found in downtown and we have incorporated a few of these architectural elements, most notably the wide building base columns with vertical score lines along the perimeter of the building. We have also incorporate materials of brick and stucco that is found in many of the buildings downtown.

**Q.** As you refine the plans, can you show where you are proposing the loading zone and trash pick-up area.

**A.** Yes.

**Q.** Will this project be solar ready?

**A.** Yes.

**Q.** Will all the amenities that are shown on the plans, benches, tables and chairs and umbrellas be available for use by the public?

**A.** Yes, they are for tenant and public use

**Q.** Can you include retail uses as part of the project? It would be good to have retail uses to serve this area of the city and for pedestrian to walk by on 3<sup>rd</sup> Avenue?

**A.** The project does not currently include a retail component, but there is nothing to preclude adding this later if there is demand for this. Retail is not currently proposed because San Mateo has a large downtown with many restaurants and the idea is for this project to support these already existing merchants and help build up the core of the downtown retail area. At this time, retail at this location could dilute this effort and retail would likely not do well in this location. In addition, the project is building around the existing local retail and restaurant uses on E. 3<sup>rd</sup> Avenue, so in reality over 50% of the project frontage on E. 3<sup>rd</sup> Ave. will include retail uses.

**Q.** We need to support local retail by including spaces that are affordable to local retailers., the rents are too high.

**A.** Yes. There are vacancies in downtown and as stated, the aim of this project is to support additional retail and restaurant use in the core of downtown. It is difficult for local retailers to make the investments needed in some of the older buildings in downtown.

**Q.** How will the vehicle circulation for the project work

**A.** Currently, the project proposes a driveway along E. 3<sup>rd</sup> Avenue that would allow for right turns in and out of the project. The driveway along S. Claremont St. to be constructed as part of the adjacent 405 E. 4<sup>th</sup> Ave project would also provide ingress and egress for this

project, since access and circulation is proposed to be shared in a below grade garage serving both buildings.

**Q.** Can you make sure that the cumulative traffic impacts from the project are studied as part of this project. There has been a lot of development approved that could impact the Central Neighborhood.

**A.** Yes. We will pay for a traffic study, but the scope and analysis of that study is determined by the City staff and I am sure they will include this analysis.

**Q.** How many employees are you anticipating would be in this building? The number of employees at this location could be high.

**A.** The typical standard is 1 employee per 250 square feet. The building systems (venting and air conditioning) are not designed to accommodate a dense office user such as the start ups you seen in smaller properties in downtown.. This building is intended to attract an office user that is beyond the start-up phase and needs more space, but wants to stay in downtown San Mateo. Those users need a lot of amenities within building and therefore their density is not as high as start-ups. There are no other available office buildings in downtown to meet this demand.

**Q.** Do you plan to improve the sidewalks, etc. along the entire block of E. 3<sup>rd</sup> Ave between S. Claremont St. and S. Railroad Ave.?

**A.** We plan to improve the sidewalks along the project frontage with pedestrian improvements as shown tonight and we will work with the city to determine the specific scope of this.

**Q.** The traffic along E. 4<sup>th</sup> Avenue has gotten really bad since Caltrans included metering lights. It backs up almost to downtown during the peak hours, and construction at this location makes it worse, how will this be addressed?

**A.** As we have been building the project at 405 E. 4<sup>th</sup> Avenue we have been very conscious of being a good neighbor and minimizing disruptions due to construction. We have done a pretty good job of limiting the impacts on E. 4<sup>th</sup> Ave with minimal closures and we expect to do the same with this project. The traffic study, as prepared by the City will need address traffic issues.

**Q.** Can you build more housing units?

**A.** It would be great to include more housing, but the City has a height limit and therefore we are limited in how many units we can build.

**Q.** Will parking spaces be made available for public use, like your other project at 405 E. 4<sup>th</sup> Avenue?

**A.** Yes, they will be made available to the public, just like that project and will function during nights and weekends just like another city garage, although Windy Hill pays for the operation and maintenance of the garage.