

# Downtown San Mateo Opportunity Sites

## *Workforce Housing and Public Parking*



MidPen Housing Corporation  
Neighborhood Meeting  
March 7, 2019

Publication Date: March 8, 2019

# Agenda

- Presentation (40 minutes)
  - City of San Mateo Introduction
  - MidPen Housing Introduction
  - Project Concept
- Questions & Answers (20 minutes)

# The City of San Mateo set the framework for this development in their 2017 Request for Proposals.

- Provide the maximum number of allowed **housing units**: 164
- Provide a minimum of 535 **public parking** spaces, as well as the required parking for the housing component.
- Include a minimum of 35% of the total housing units at rents that are **affordable** to income levels of 120% of Area Median Income (AMI) and below.
- Maximize the provisions of “**workforce**” affordable housing units for income levels between 80% and 120% of AMI.
- Include a 2,000 square foot **community serving space** in the project that can be available for a variety of uses.
- Minimize the amount of public subsidy **financing** necessary to support the public parking and affordable housing.
- Involve the **community** during the design development process.
- Pay **prevailing wages**.

# The City selected a developer, not a design. The design is subject to the standard Planning approval process.

Milestone	Timing
Pre-planning Application Submittal	December 20, 2018
Community Meeting	March 07, 2019
Planning Committee Study Session	April 23, 2019
Formal Planning Application Submittal	Fall 2019
Planning Commission Public Hearing	Summer/Fall 2020
City Council Vote	Fall 2020

**MidPen Housing will implement the City's framework through a design that reflects our mission.**

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Our mission is to provide safe, affordable housing of high quality to those in need and to establish stability and opportunity in the lives of our residents.

# We'll succeed by applying 50 years of experience in development, property management, and services.



Development



Property  
Management



Resident  
Services



# Our track record includes developing 27 communities in San Mateo County, including 5 in the City of San Mateo.



Peninsula Station,  
San Mateo



St. Matthew Apartments,  
San Mateo



Delaware Pacific,  
San Mateo



City Center Plaza,  
Redwood City



Alma Point at Foster Square,  
Foster City

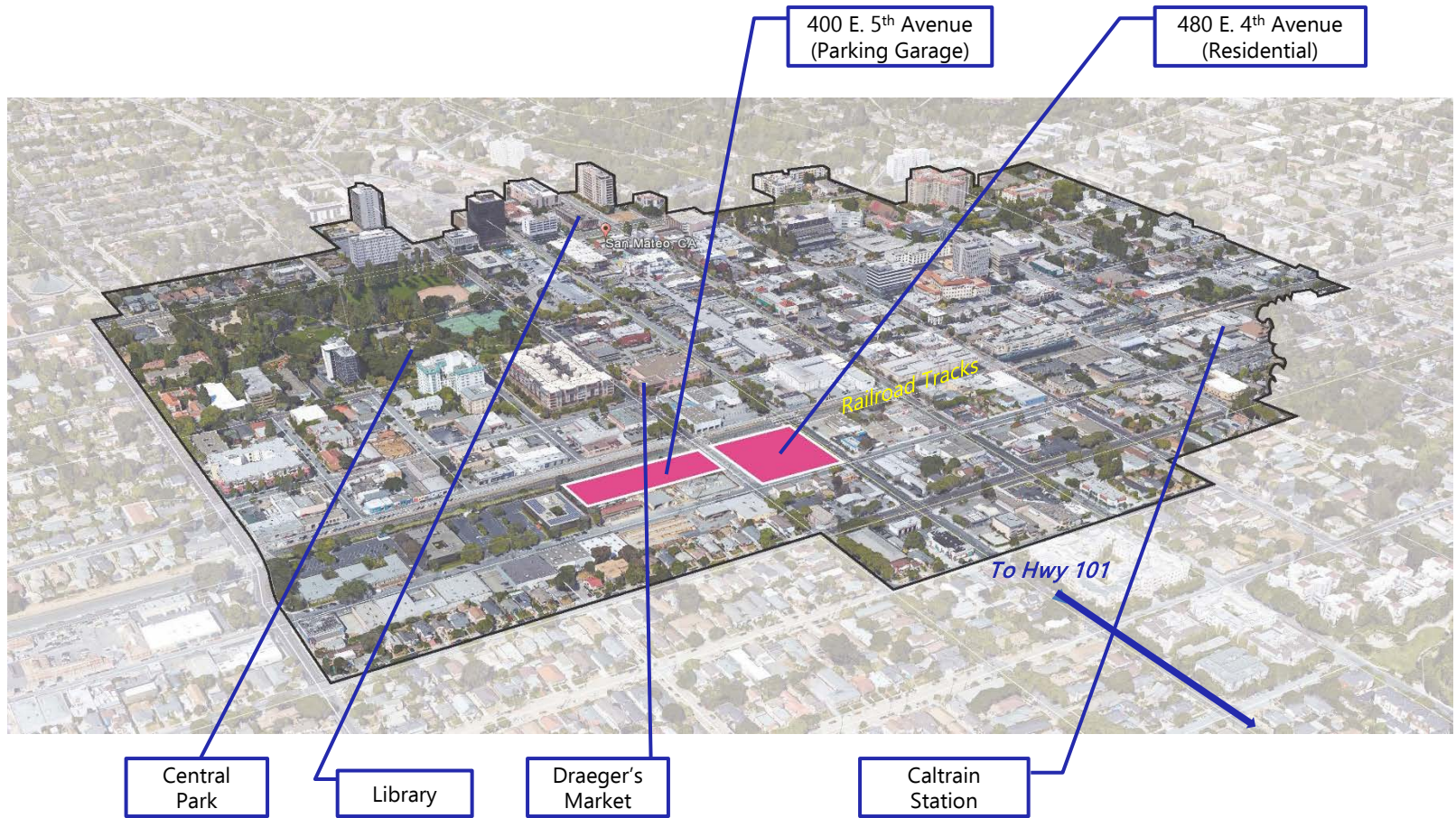


Station Center,  
Union City



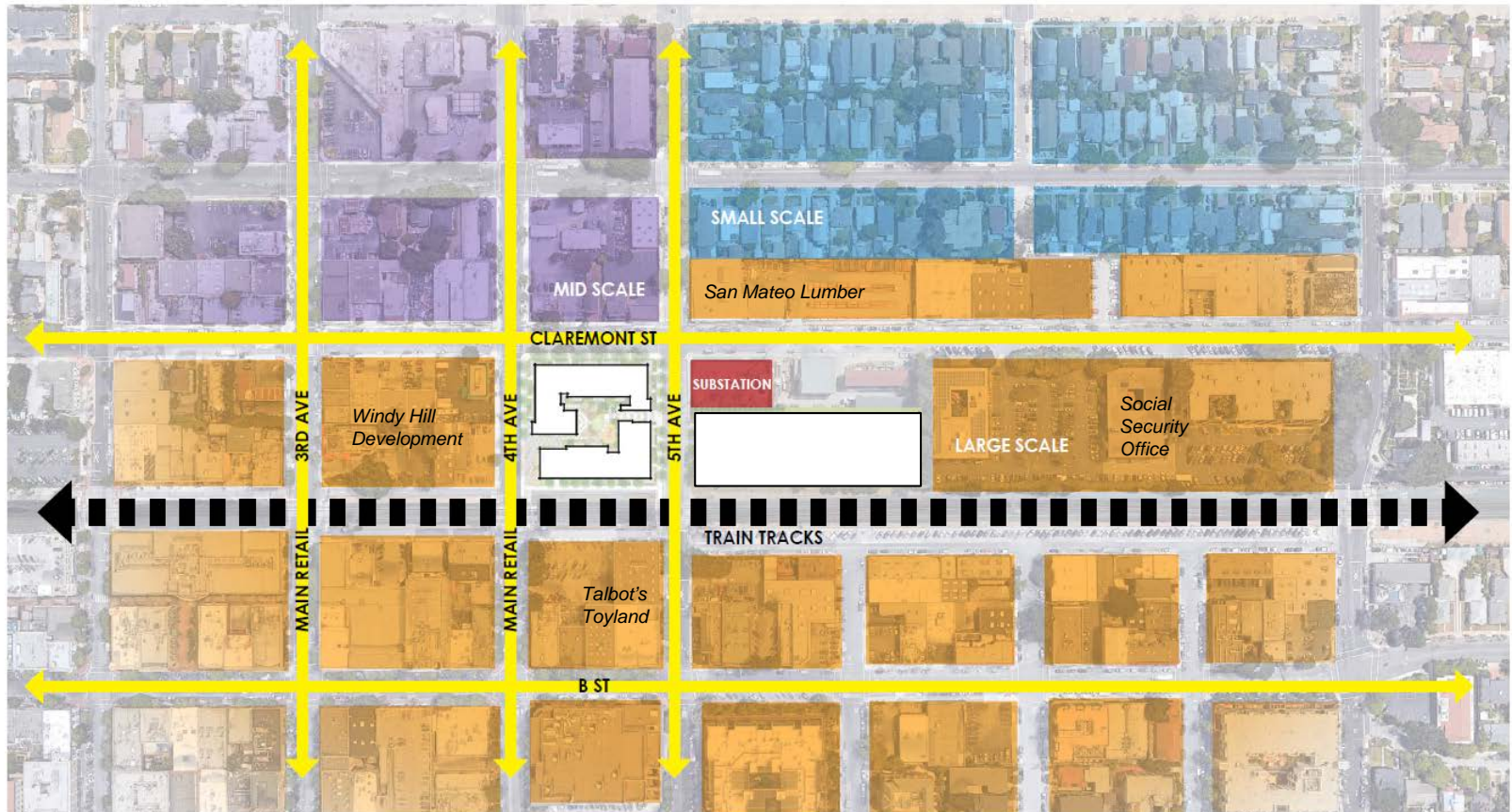


# We envision the development serving as a “Gateway to Downtown.”



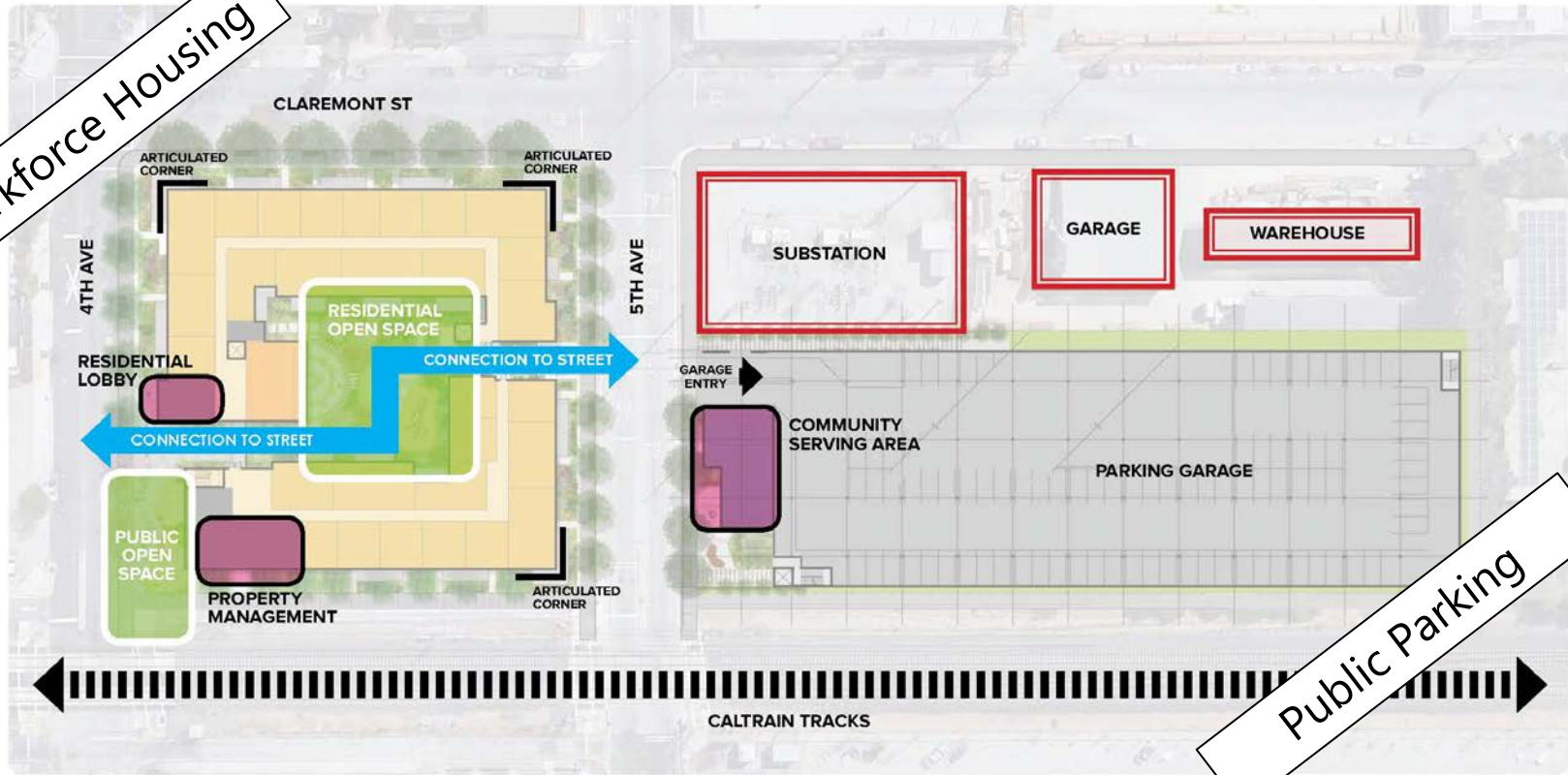


**Neighboring buildings include office, retail, industrial and single family homes.**



**We considered neighboring buildings in determining the location of the housing and the parking.**

Workforce Housing



Public Parking



**Let's go on a tour of the development, starting with the homes for working families.**



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**Welcome to the main entry on 4th Avenue: rest in the plaza or stop by the office to greet our full-time staff.**



*View from here!*

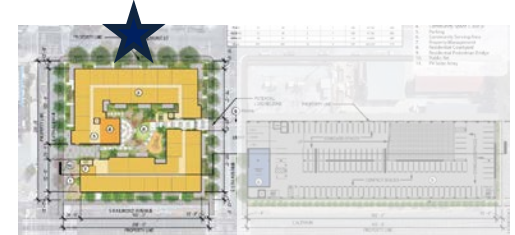




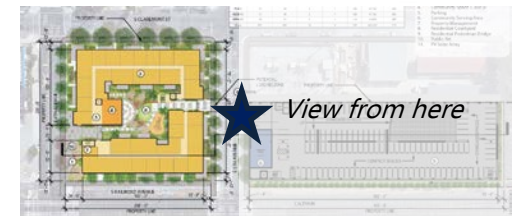
# Rounding the corner at South Claremont, notice the ground floor stoops and landscaped setbacks.



*View from here*



# Check out the bridge overhead on 5<sup>th</sup> Avenue!



**Appreciate how mixed materials create a textured exterior as you view it from So. Railroad or a Caltrain.**



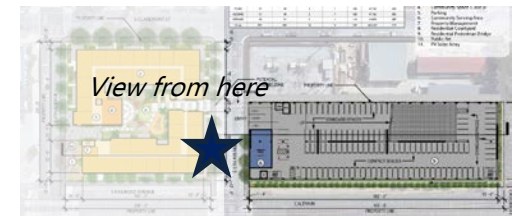
*View from here*



**The 5<sup>th</sup> Avenue garage will provide new parking for Downtown employees and visitors as well as residents.**

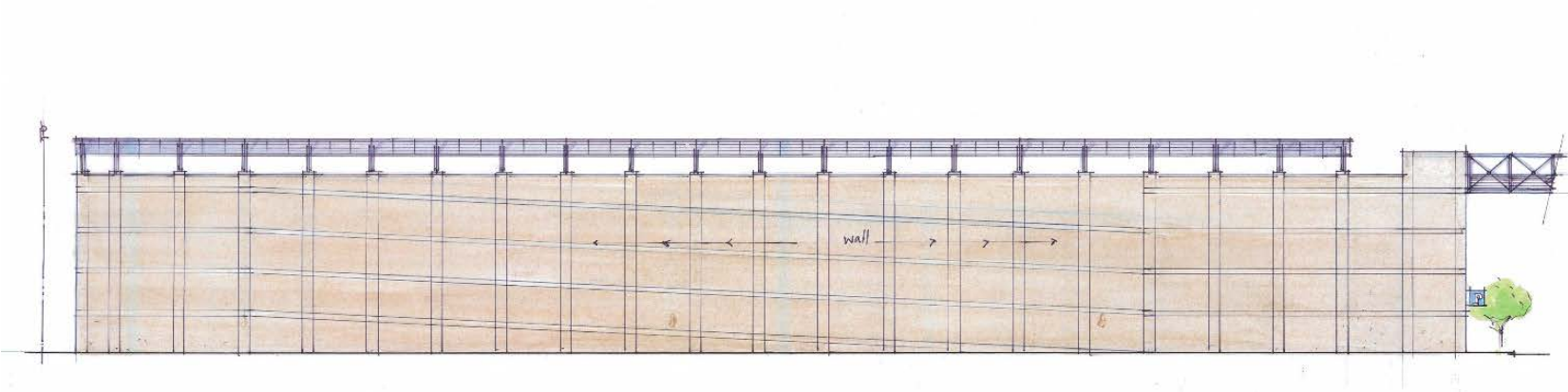


The garage and community serving space entrances will be located on 5<sup>th</sup> Avenue.

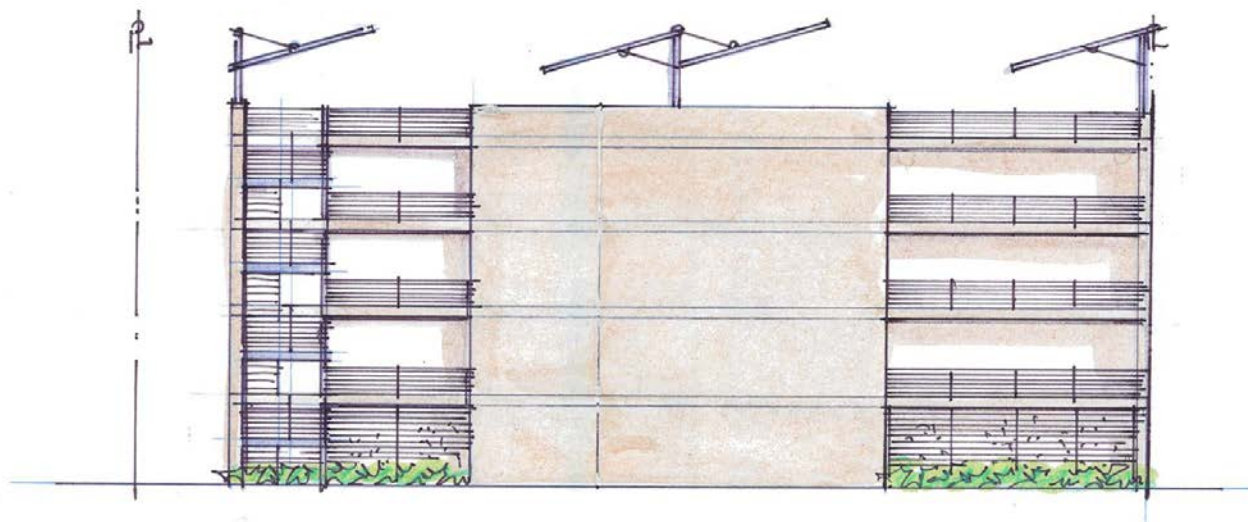




**The garage side adjacent to the substation, garage and warehouse will be fire-rated for safety reasons.**



**The solar carport array, which will reduce long-term City operating costs, is visible from the back.**



The side of the garage facing downtown is an opportunity to add pizzazz – more on that soon.



*View from here*



# Now we'll review features that weren't obvious during our tour, starting with neighborhood tie-ins.



Stoops



Bridge



Courtyard

# As long-term owners, we view incorporation of green design elements as a good investment.

## ○ Homes

- Green Point rating of 110 or more
- Domestic water sub-metering for residential units
- Roof mounted solar hot water system
- Reduced parking footprint



## ○ Parking

- Solar carports for parking structure
- Wiring for electric vehicle charging for 10% of spaces

## ○ Site

- Drought resistant plantings
- Non-potable water re-use for irrigation
- Green infrastructure for storm water management using flow-through planters and on-site rainwater harvesting



# Our top concern is safety and security of our residents, which we ensure through design *and* management.

## Design

- **Promote visibility**
  - Low shrubs
  - Open entries
  - Transparent screens
  - Evening lighting
- **Restricted access to residential amenities**
- **Security cameras**

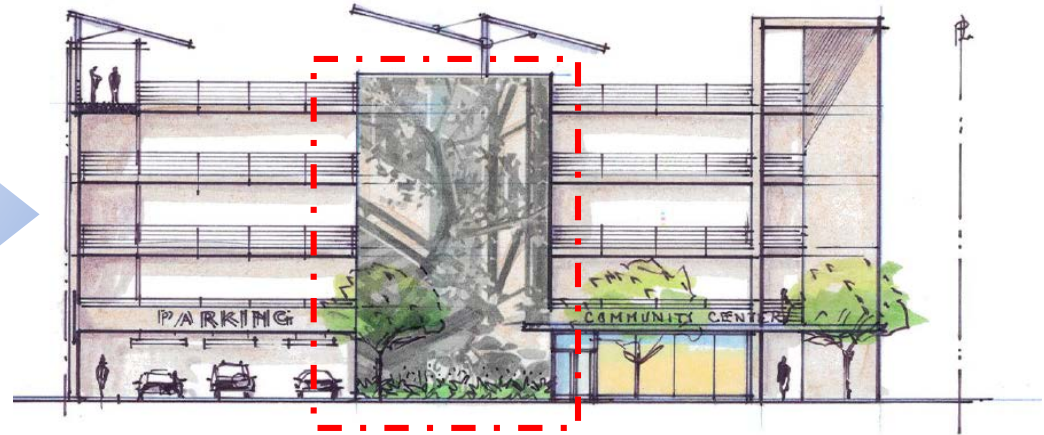
## Management

- **Professional property management and resident services**
- **Two on-site manager units**
- **Screening procedures**
- **Robust house rules**
- **Strong community partnerships**

# Through a public art installation, the development will be a welcoming gateway to the City's vibrant downtown.



Public Art at Station Center



Opportunity for Public Art

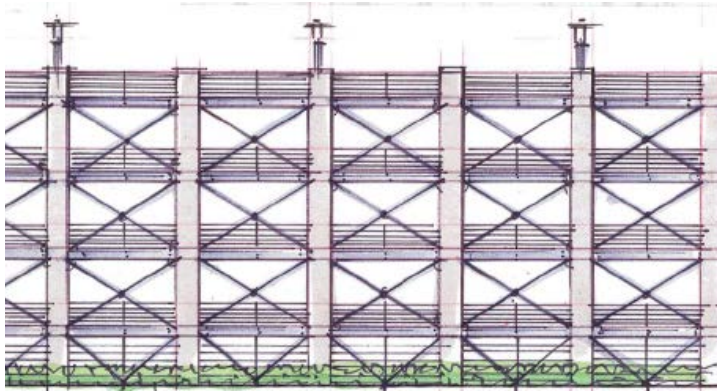


Public Art at Peninsula Station



Opportunity for Public Art

**We'll also add interest to a portion of the garage façade through thoughtfully placed design elements.**



Railroad Themed Elements



Green Wall Elements



Graphic Elements



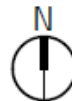
Aluminum Elements



# A public plaza on 4<sup>th</sup> Avenue will offer a spot for community interactions. Where should it be located?



## Eastern Plaza Location:

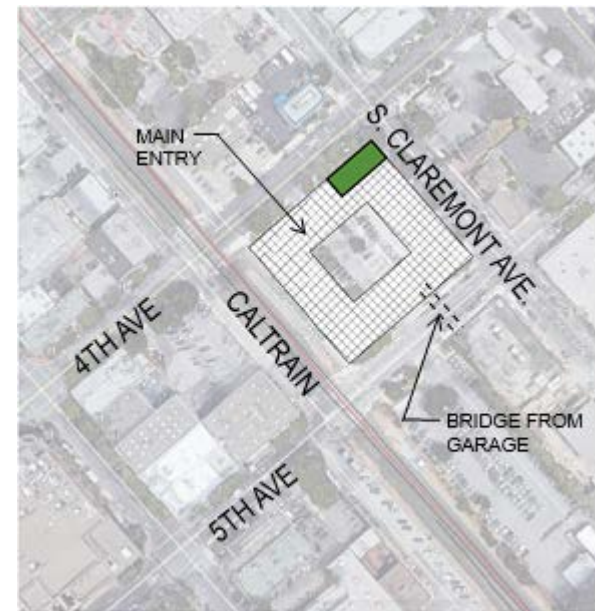


### Advantages

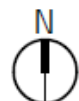
- Proximity to downtown
- Bring activity from downtown across tracks
- Better solar exposure

### Disadvantages

- Train noise
- Wind from tracks



## Western Plaza Location:



### Advantages

- Further from Caltrain tracks
- Proximity to single-family homes
- Activate corner of 4<sup>th</sup> Ave. and S. Claremont

### Disadvantages

- North of building structure: will be in shadow through most of day

# We have heard a lot of questions about parking. Here's how we plan to make it work.

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- 164 **residential** parking spaces
  - 1:1 ratio
  - Transit oriented development
    - 0.5 miles from Caltrain station
    - Immediately adjacent to downtown
  - Protected bicycle parking
  - Transportation Demand Management measures: bus passes, transit screen, etc.
  
- 535 **public** parking spaces
  - 235 replacement spaces
  - 300 new spaces



# We will also work with the City to mitigate the development's traffic impact.

- Build garage first to minimize construction disruptions
- Traffic study to assess project impact and mitigation measures



## Lets discuss who will live in the new homes: families of all sizes.

# of Homes	Home Type	Size
9	Studio	475 sf
70	1 BR	550 sf
46	2 BR	800 sf
39	3 BR	1050 sf
Total = 164		

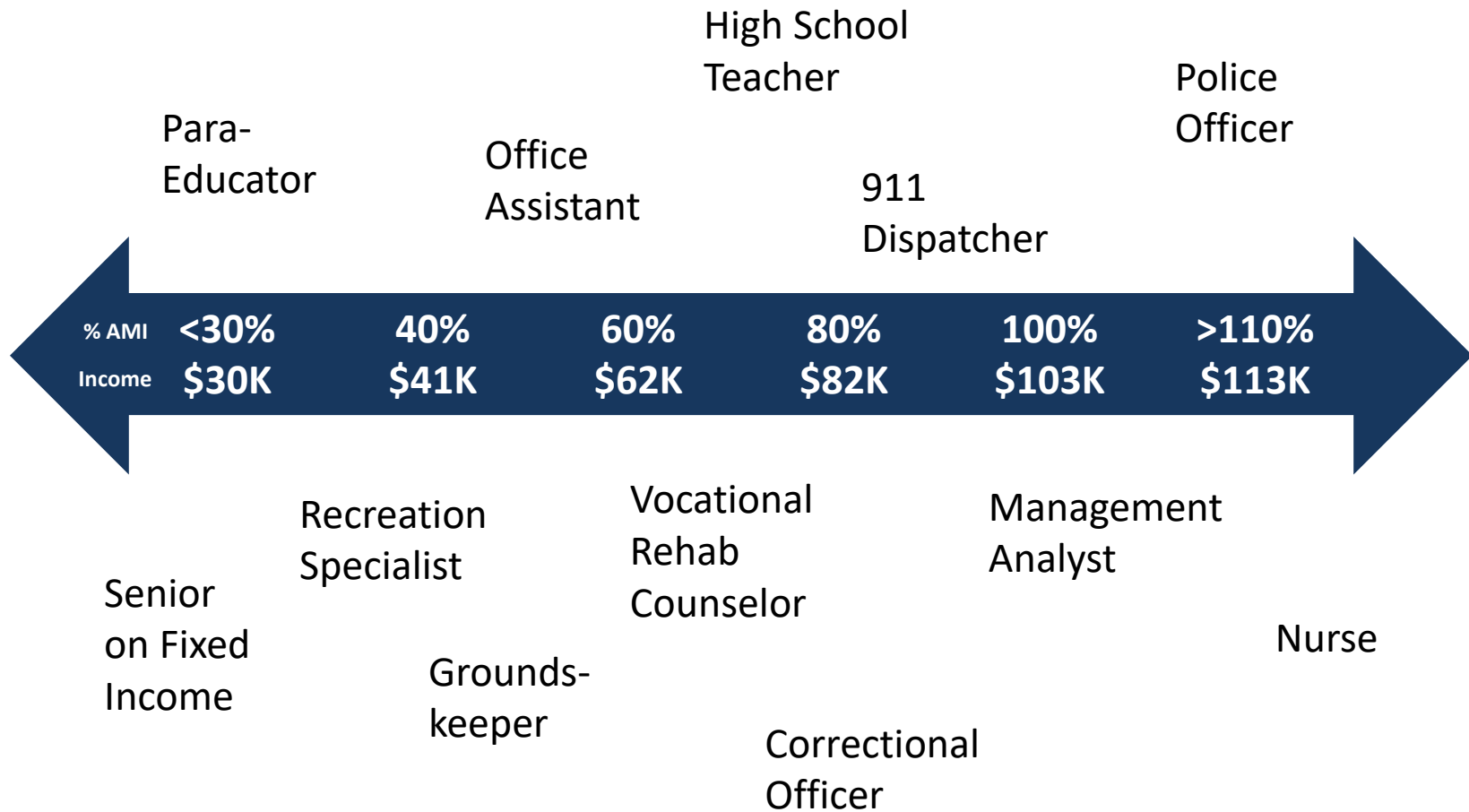
# Rents will depend on a family's income level, which may range from extremely low to moderate income.

## Sample Rents

<u># of Homes</u>	<u>Home Type</u>	<u>30% AMI - 120% AMI Rent</u>
9	Studio	\$770 - \$2,053
70	1 BR	\$825 - \$2,613
46	2 BR	\$990 - \$3,135
<u>39</u>	3 BR	\$1,144 - \$3,774
Total= 164		



# Families living or working in San Mateo may qualify for this workforce housing.



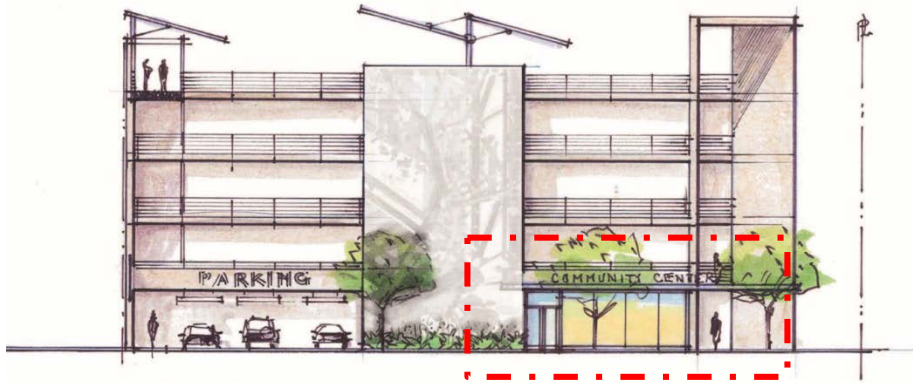
2018 CTCAC Incomes for San Mateo County (1 person household)  
Job/salary information based on actual City and County job postings

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**All residents, regardless of income level, will have access to robust on-site amenities and resident services.**



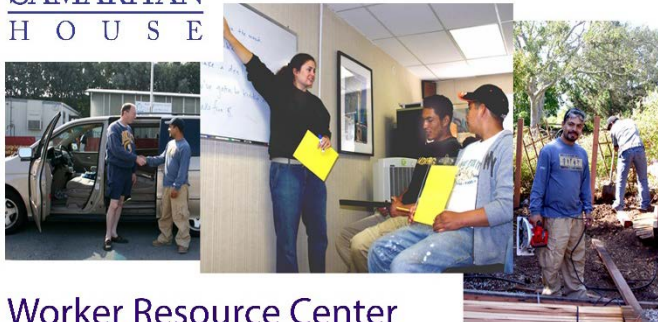
# In closing, I'd like to introduce another new neighbor in this development: the Community Serving Space.



- Multi-use community serving space:
  - 1,000 to 2,000 sf
  - Flexible layout to allow for multiple uses
  - Future home of Worker Resource Center



A Safe Place  
for Homeowners & Businesses  
to Secure Competent Day Labor



Worker Resource Center



# Questions & Discussion

