



Downtown San Mateo Opportunity Sites

Workforce Housing and Public Parking



Neighborhood Meeting
February 24, 2020

AGENDA

- | Presentation (30 minutes)
- | Questions & Answers

**April
2018**

MidPen selected through a Request for Proposal process by the City of San Mateo

**October
2018**

Community Meeting – Open House

**March
2019**

Community Meeting – Initial Project Design

**November
2019**

City Council Study Session

- Relocate Worker Resource Center
- Remove community space in garage
- Concurrent construction of garage and residential
- 100% electric
- Change affordability restrictions to up to 80% AMI, instead of 120% AMI

**February
2020**

City Council Study Session

- AB1763 - Increase height to 7 stories and additional 61 units (164 to 225 units)

Project History



Property Management



Development



Resident Services

/ 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. /



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



Sequoia Belle Haven
Menlo Park

29

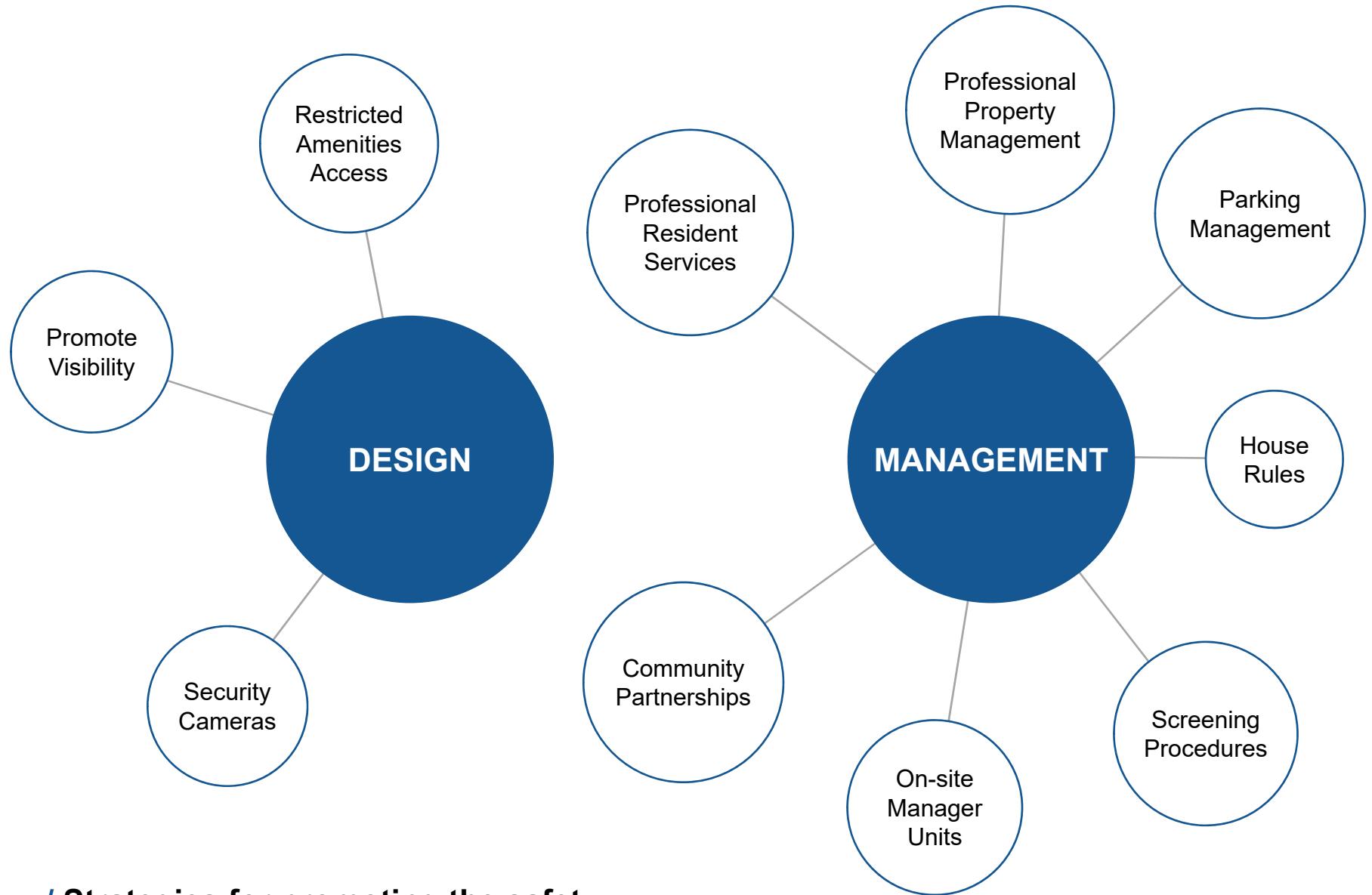
MidPen communities in San Mateo County

3

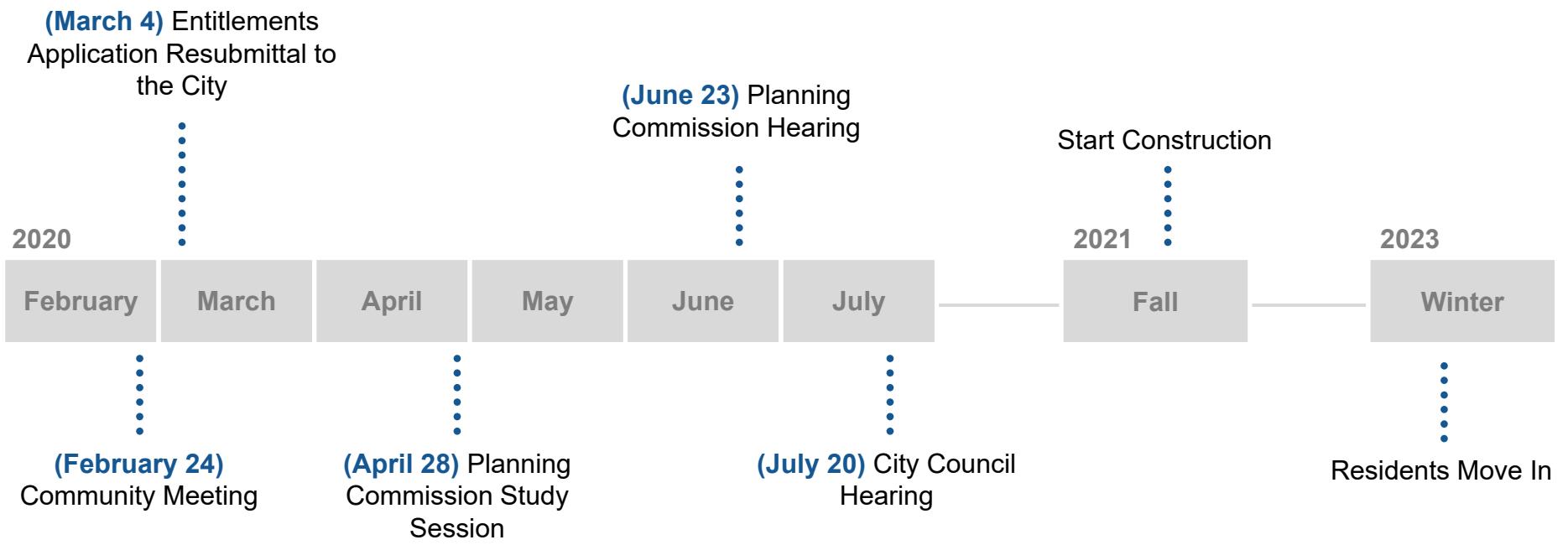
MidPen communities in the City of San Mateo



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



/ Strategies for promoting the safety and security of our residents and to be good neighbors /



Anticipated Timeline



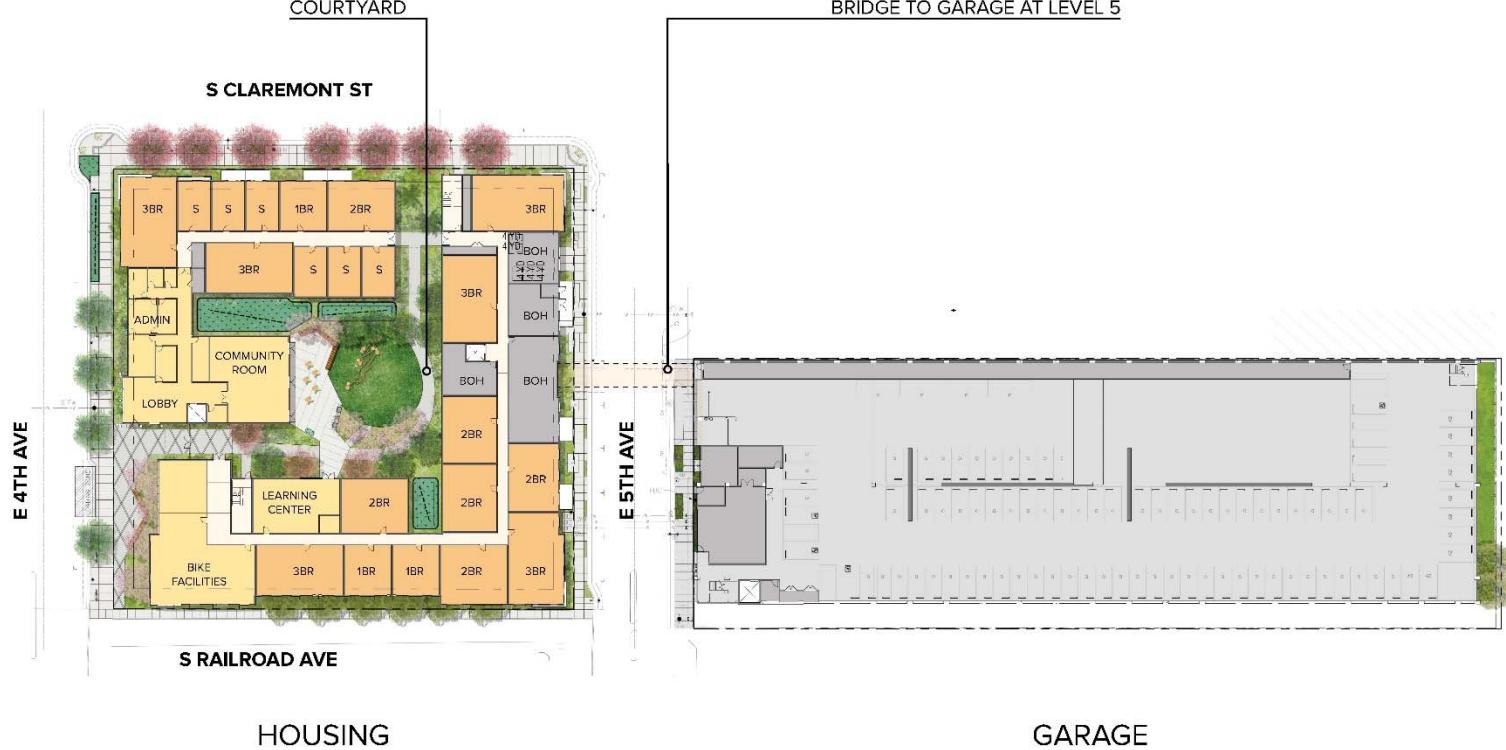
Context Map



COURTYARD



BRIDGE TO GARAGE AT LEVEL 5



Site Plan



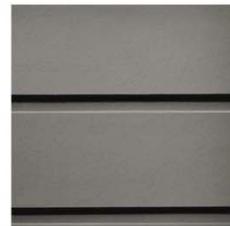
Site Plan – Housing



E. 4th Ave.



CEMENT PLASTER



FIBER CEMENT LAP SIDING



BRICK



METAL SIDING



FIBER CEMENT PANEL



WOOD RAILING



Proposed Exterior Materials



E. 4th Ave.

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HOUSING



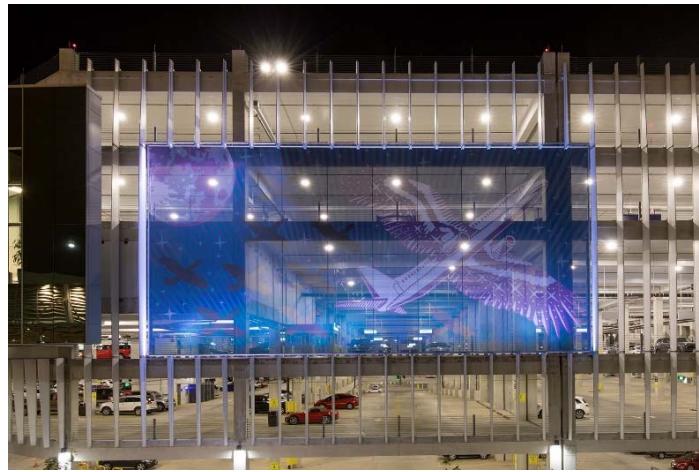
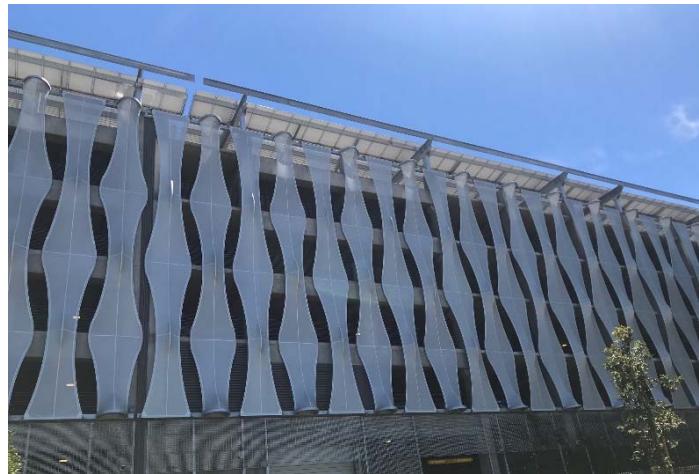
S. Claremont St. & E. 4th Ave.

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HOUSING



S. Claremont St.

 **MidPen**
HOUSING



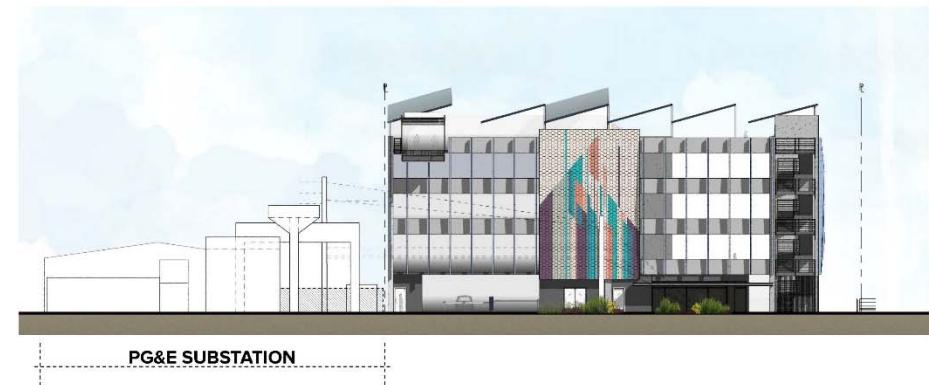
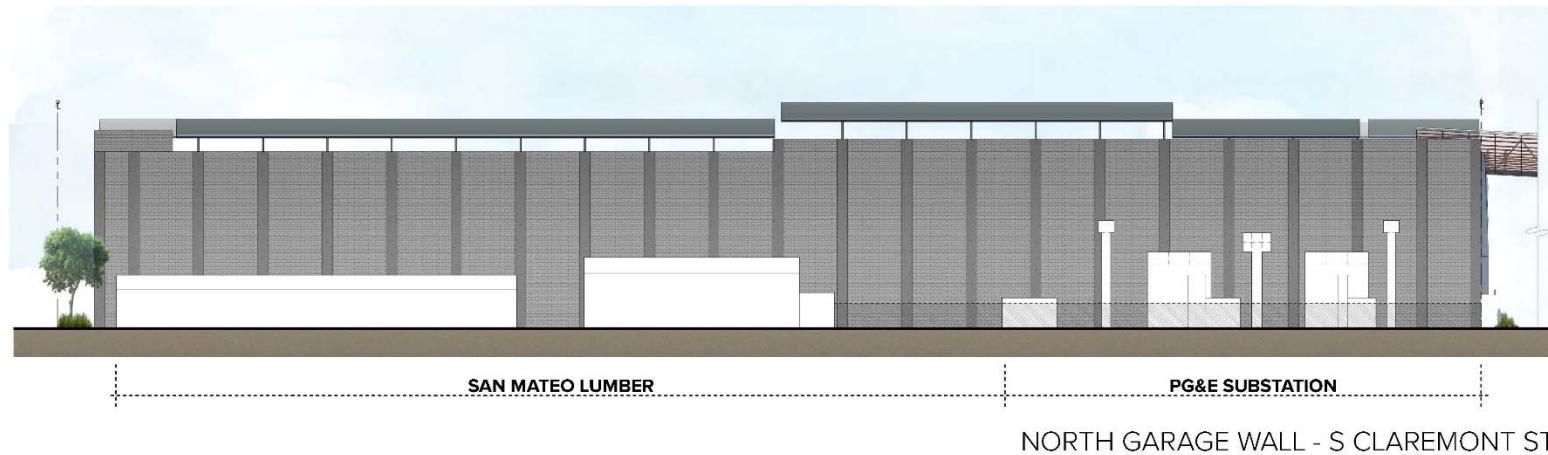
FlexFacades

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E. 5th Ave. & S. Railroad Ave.

 **MidPen**
HOUSING



Garage Elevations

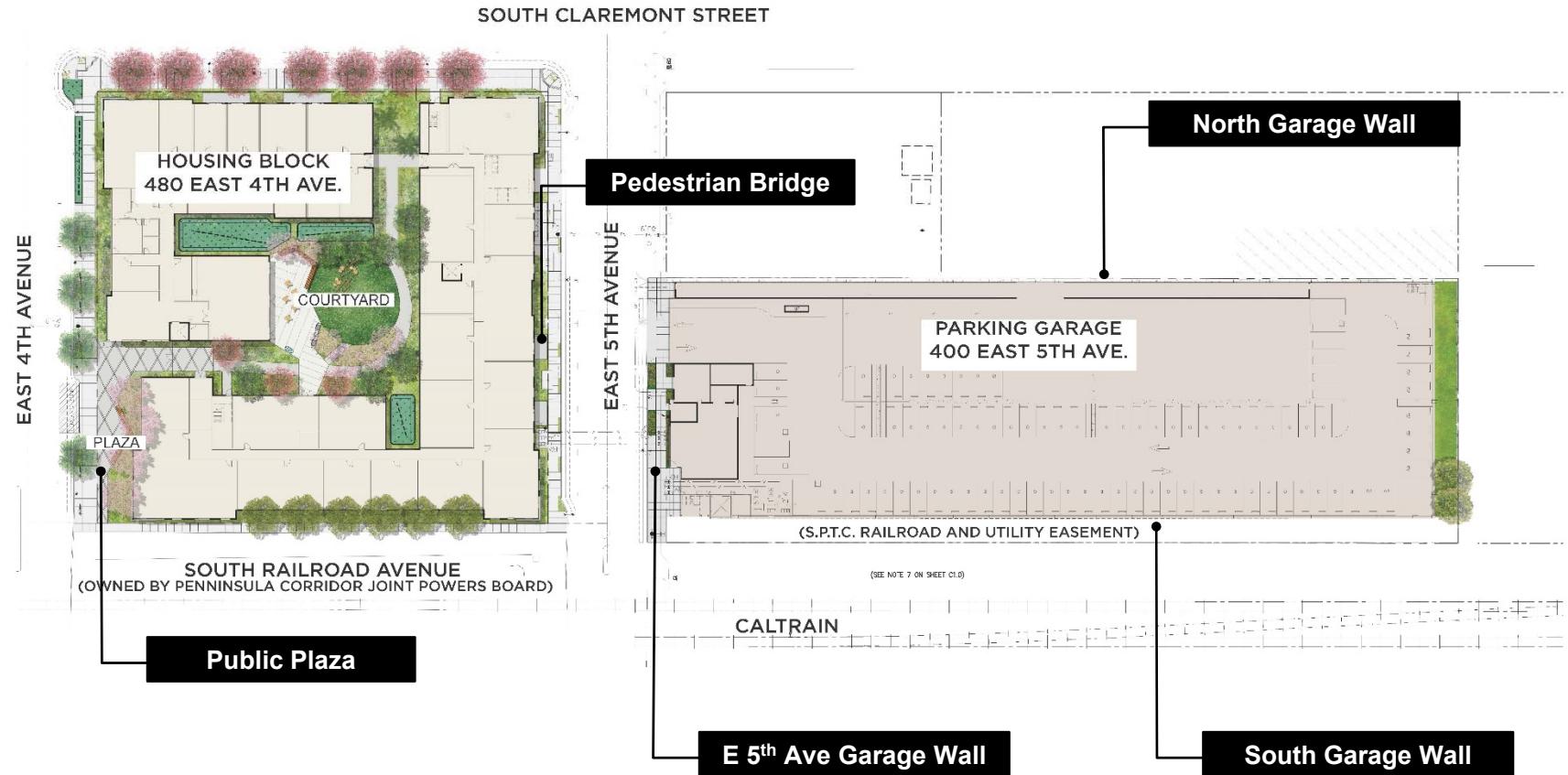
PROPOSED PARKING

Current Public Stalls	235
New Residential Stalls	164
2BRs and 3BRs	109
Studios and 1BRs	55
Residential Ratio (Units to Parking Spaces)	1:0.7
New Public Stalls	532
Total	696

Parking Management Strategies

- > Shared Parking
- > Monthly Transit Passes
- > No Car Preference for Studios and 1BRs





Public Art



Public Art at Station Center



Public Art at Peninsula Station



Public Art Precedents

	<u>Original Proposal</u>	<u>Updated Proposal</u>
Affordability Mix	50% of units restricted at 60% AMI or below; 50% of units restricted above 60% AMI	No change
Public Employee Preference	25%	No change
Range of Affordability Levels	30% - 120% AMI	30% AMI - 80% AMI
Percentage of Project-Based Section 8 Vouchers (PBVs) to Total Units	29%	36%

Unit Mix

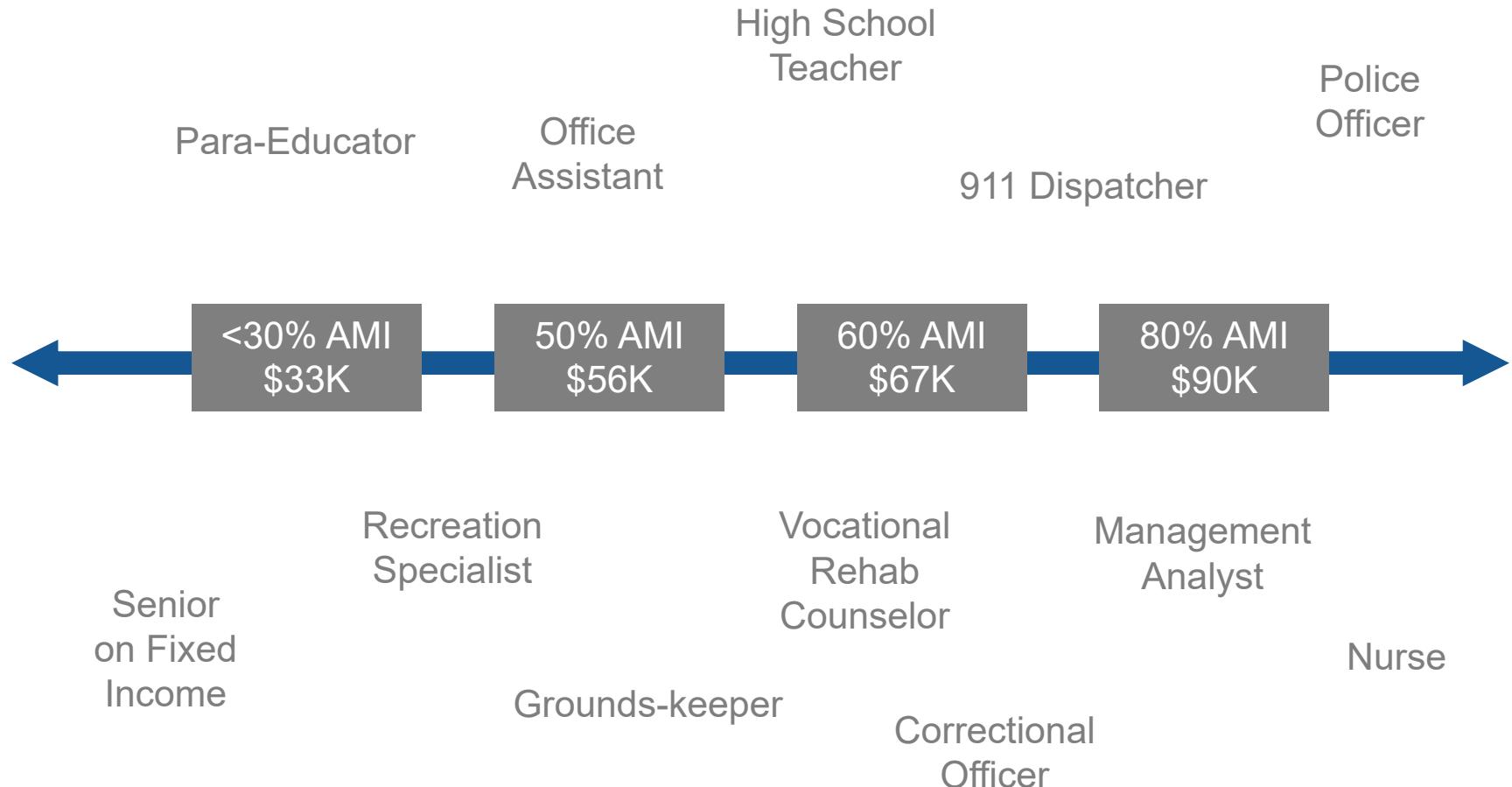


	<u>Studio</u>	<u>1-Bed</u>	<u>2-Bed</u>	<u>3-Bed</u>	<u>Total</u>	
Proposed Total	65	48	53	59	<u>225</u>	
Proposed %	29%	21%	24%	26%	100%	
Original Total	9	79	33	43	<u>164</u>	
Original %	5%	48%	21%	26%	100%	

61
Additional
Units

Unit Mix

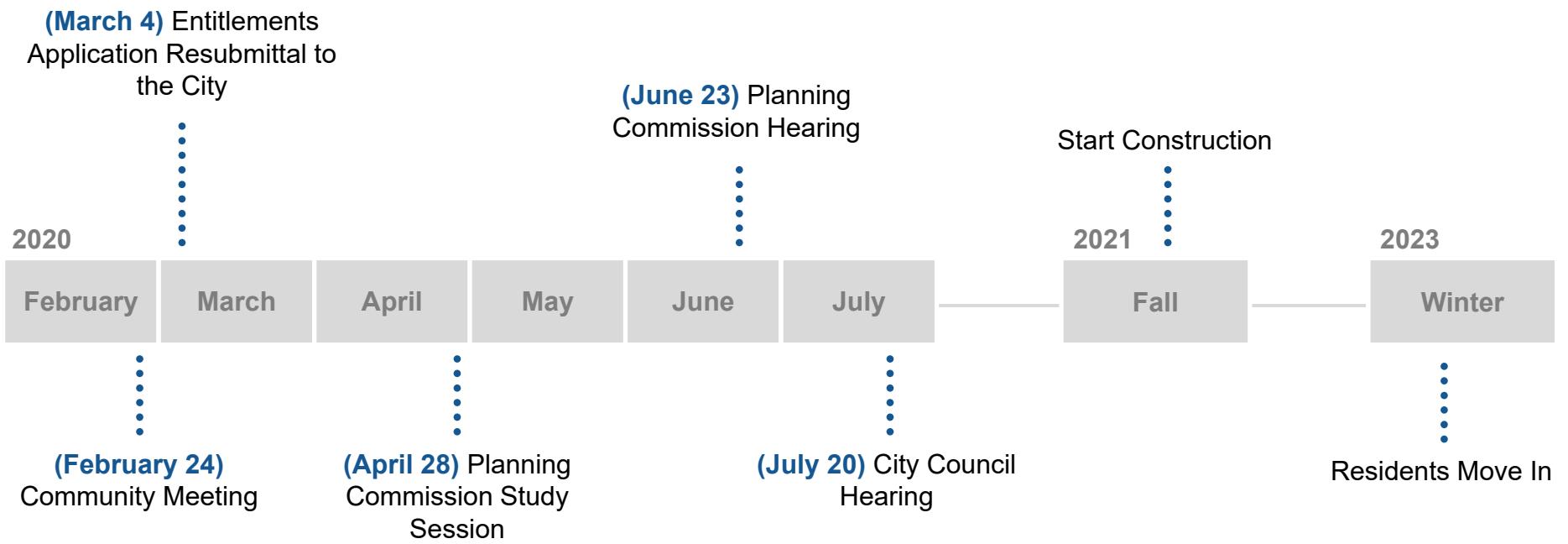
2019 CTCAC Incomes for San Mateo County (1 person household)
Job/salary information based on actual City and County job postings



Income Eligibility

Traffic Analysis & Environmental Review

- / City's traffic study is in progress.
- / Traffic consultant is working on a comprehensive traffic study.
- / Studies in progress include:
 - Traffic
 - Noise
 - Historical
 - Air Quality
 - Biological
- / Results of traffic analysis and other studies will be available for public review and comment in April in advance of the Planning Commission Study Session.



Anticipated Timeline



**Thank
You!**

**Questions
&
Discussion**