



# **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

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**October  
2018**

Community Meeting – Open House

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**March  
2019**

Community Meeting – Initial Project Design

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**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



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**

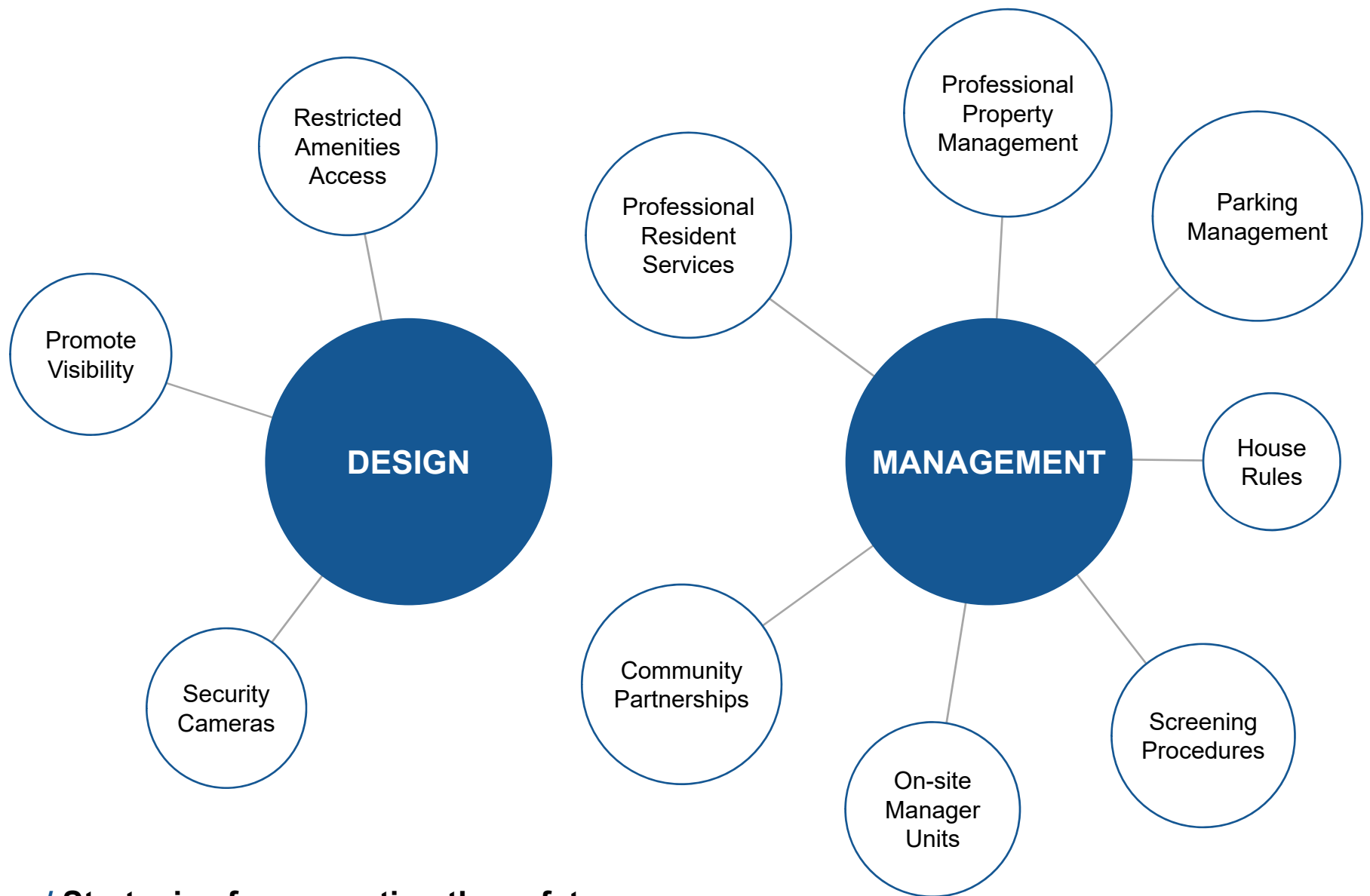
MidPen communities in San Mateo County

**3**

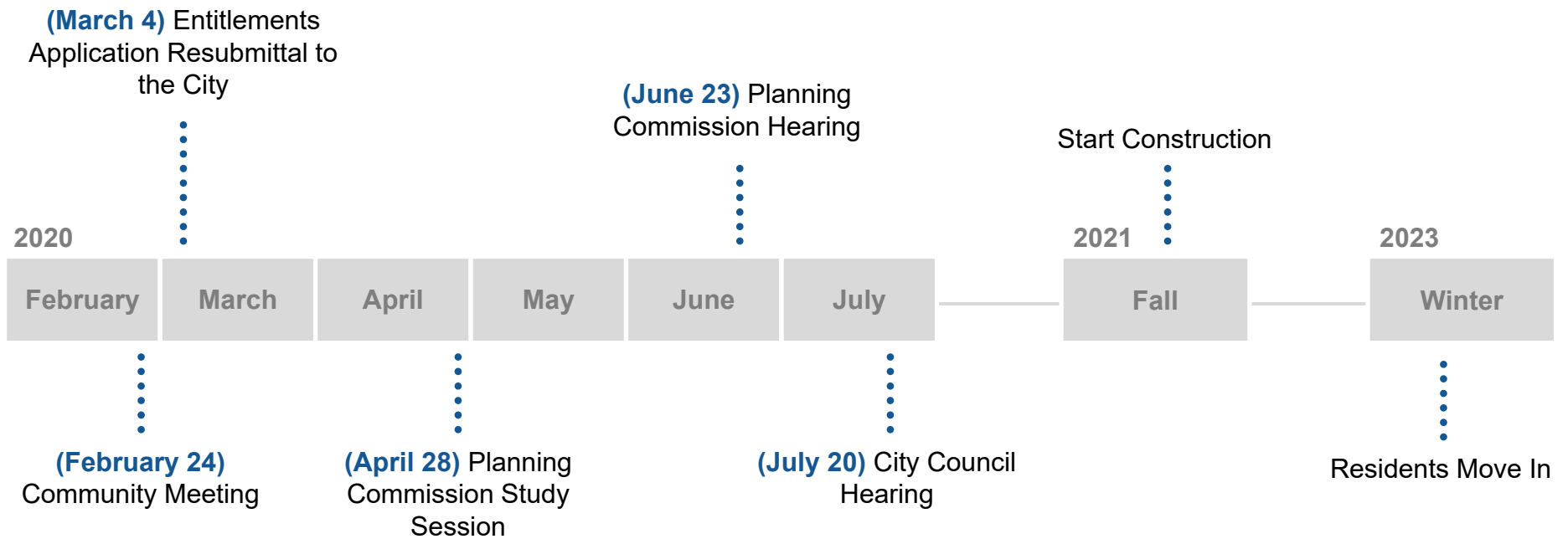
MidPen communities in the City of San Mateo



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

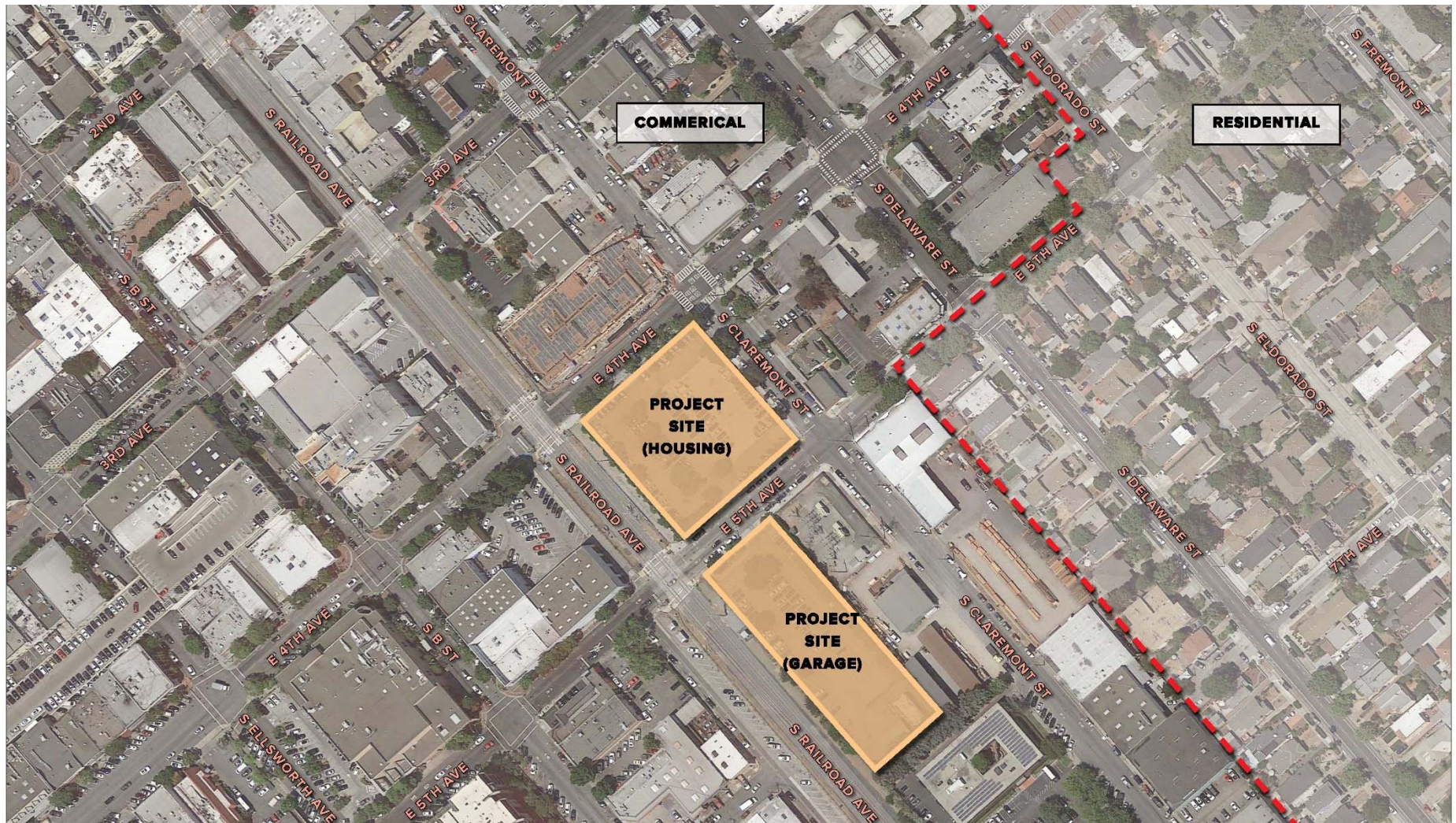


**/ Strategies for promoting the safety and security of our residents and to be good neighbors /**



# Anticipated Timeline





# Context Map

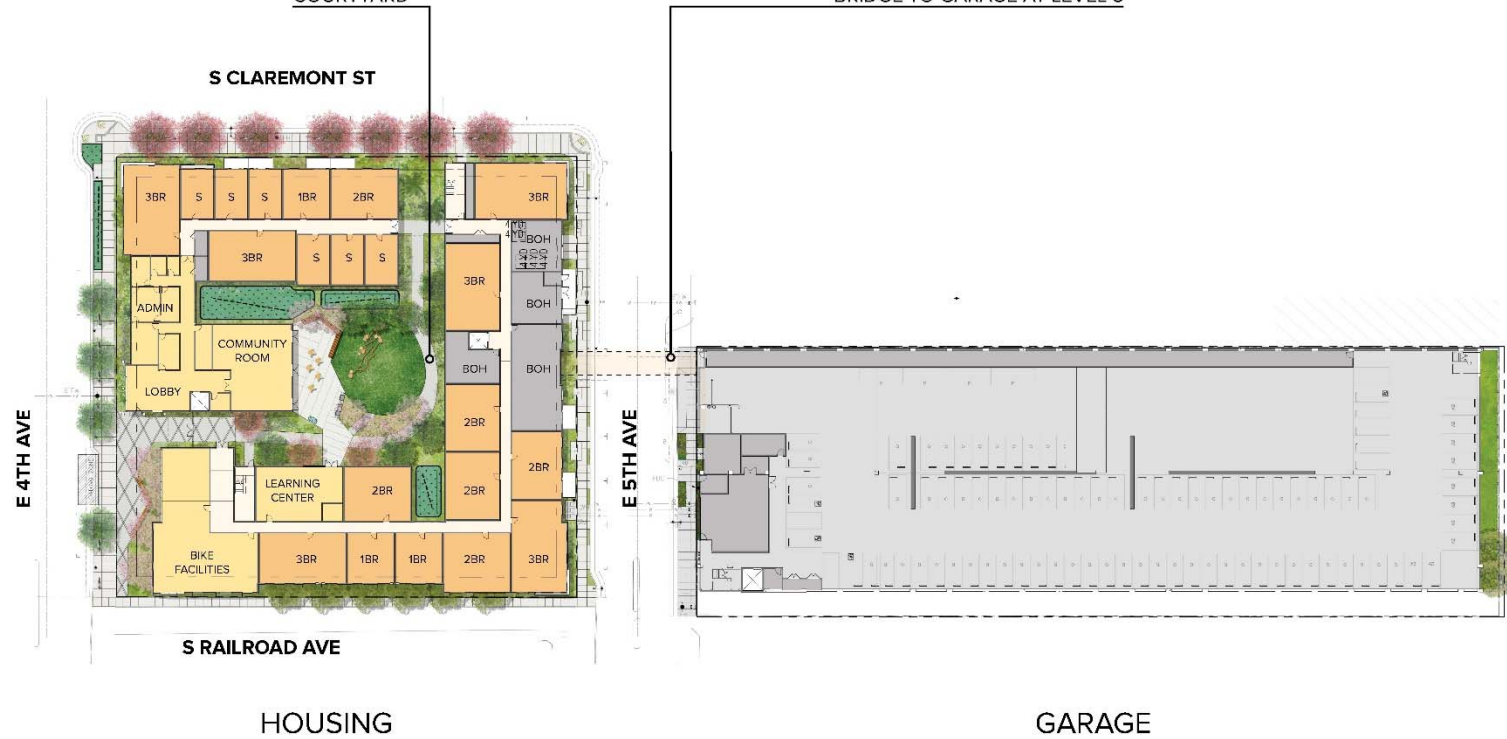




COURTYARD



BRIDGE TO GARAGE AT LEVEL 5



# Site Plan



# Site Plan – Housing



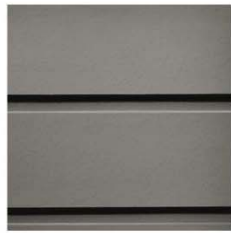


E. 4<sup>th</sup> Ave.





**CEMENT PLASTER**



**FIBER CEMENT LAP SIDING**



**BRICK**



**METAL SIDING**



**FIBER CEMENT PANEL**



**WOOD RAILING**



# Proposed Exterior Materials





**E. 4<sup>th</sup> Ave.**





**S. Claremont St. & E. 4<sup>th</sup> Ave.**

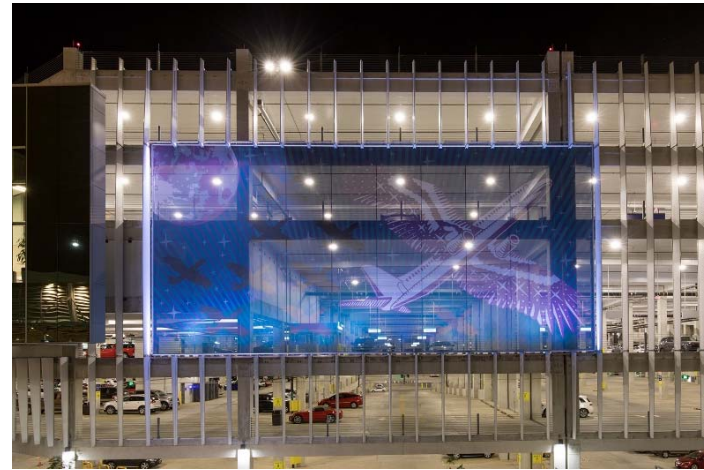






**S. Claremont St.**





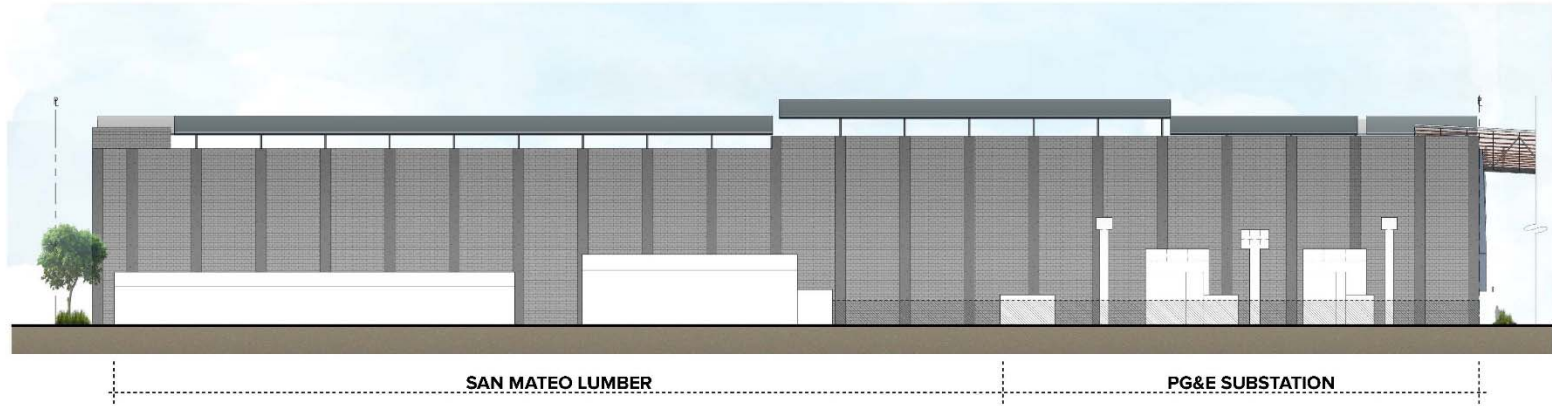
# FlexFacades



**E. 5<sup>th</sup> Ave. & S. Railroad Ave.**



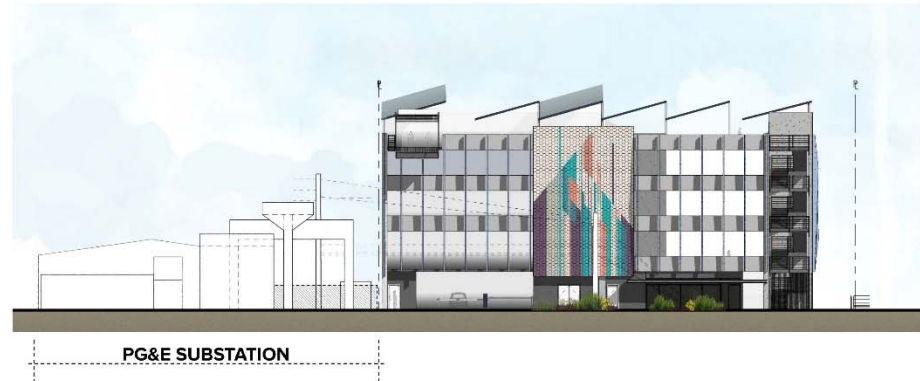




NORTH GARAGE WALL - S CLAREMONT ST



EAST GARAGE WALL



WEST GARAGE WALL - E 5TH AVE

# Garage Elevations

# PROPOSED PARKING

Current Public Stalls 235

**New Residential Stalls 164**

2BRs and 3BRs 109

Studios and 1BRs 55

Residential Ratio 1:0.7

*(Units to Parking Spaces)*

**New Public Stalls 532**

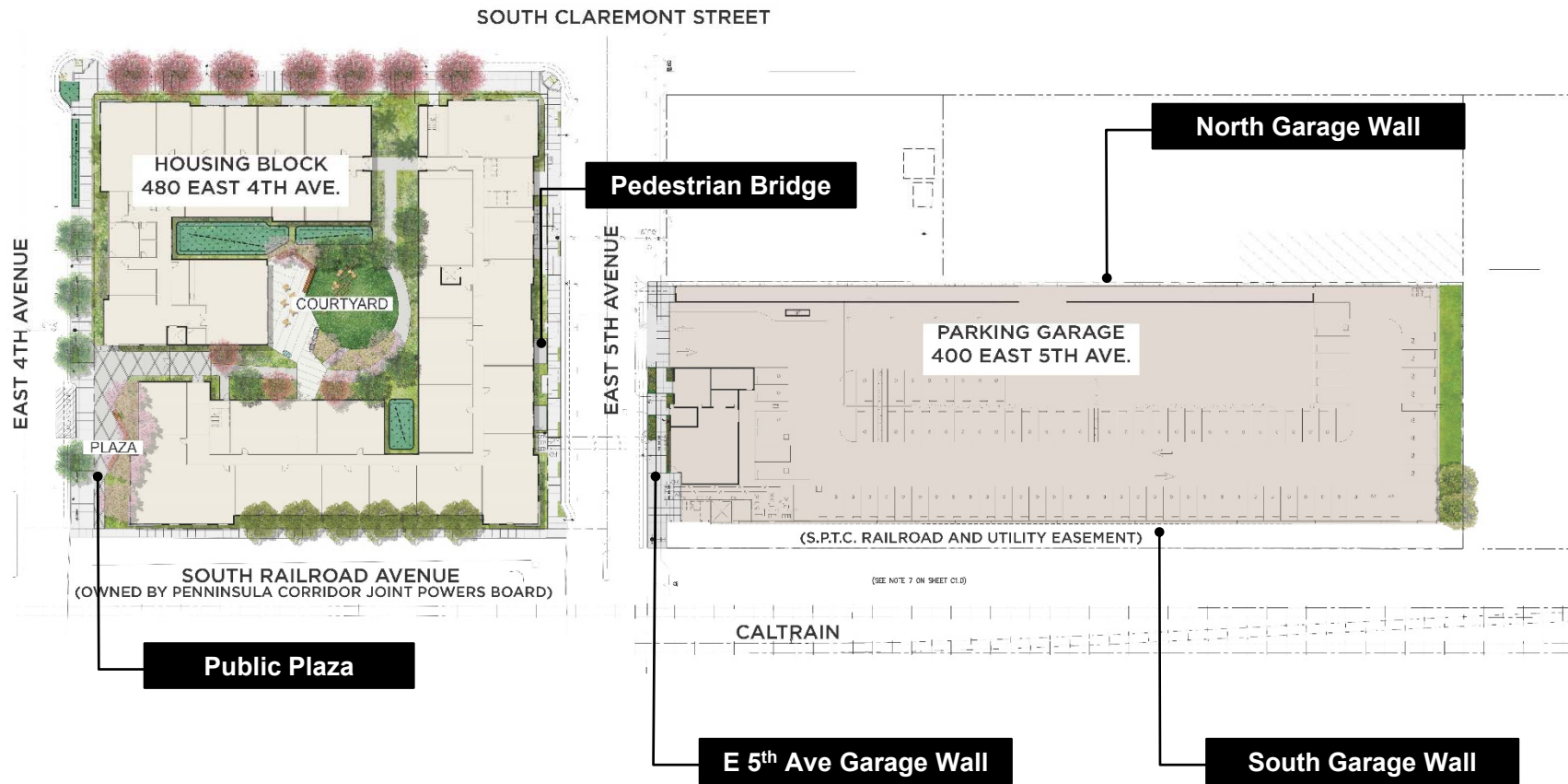
**Total 696**

## **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	<b>No change</b>
Public Employee Preference	25%	<b>No change</b>
Range of Affordability Levels	30% - 120% AMI	<b>30% AMI - 80% AMI</b>
Percentage of Project-Based Section 8 Vouchers (PBVs) to Total Units	29%	<b>36%</b>

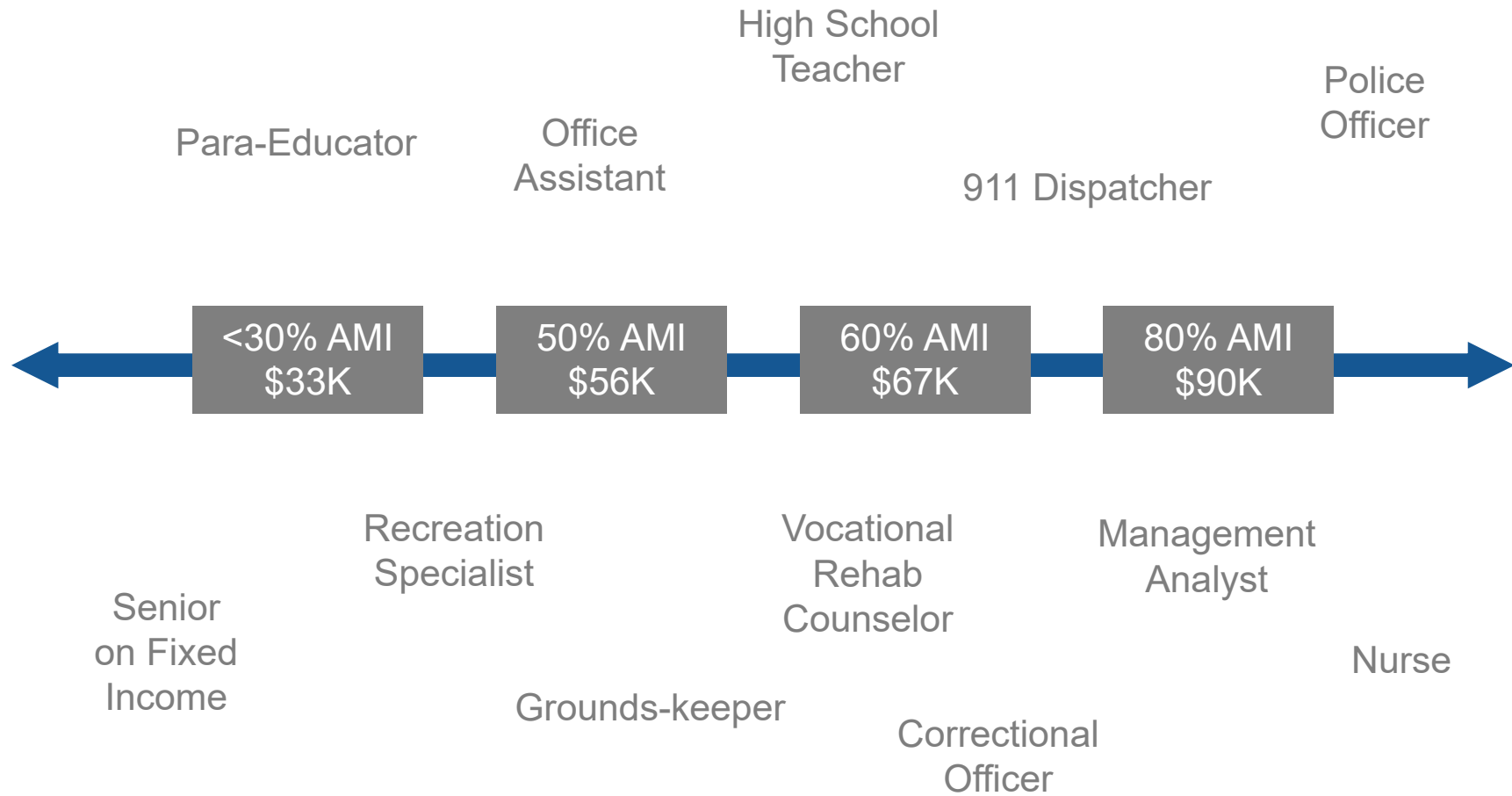
## Unit Mix

	<u>Studio</u>	<u>1-Bed</u>	<u>2-Bed</u>	<u>3-Bed</u>	<u>Total</u>	
<b>Proposed Total</b>	<b>65</b>	<b>48</b>	<b>53</b>	<b>59</b>	<b><u>225</u></b>	<div> <div>61 Additional Units</div> </div>
<b>Proposed %</b>	<b>29%</b>	<b>21%</b>	<b>24%</b>	<b>26%</b>	<b>100%</b>	
Original Total	9	79	33	43	<u>164</u>	
Original %	5%	48%	21%	26%	100%	

## 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.

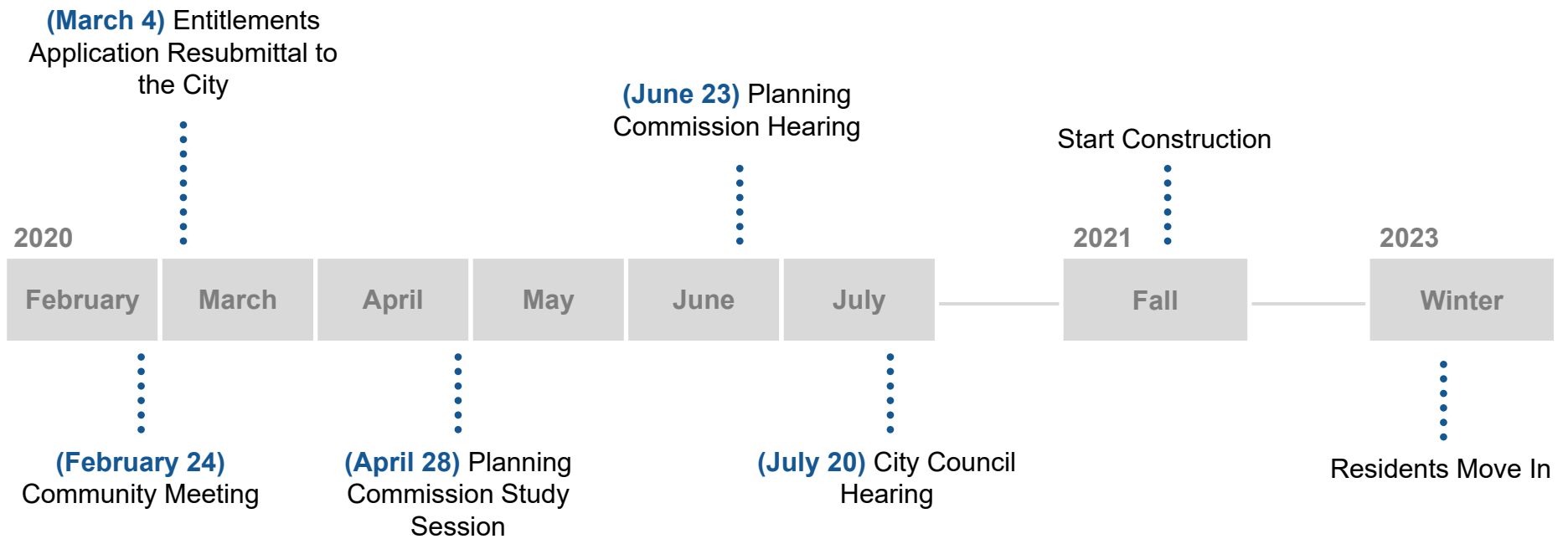
/ Traffic consultant is working on a comprehensive traffic study.

/ 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

An architectural rendering of a modern multi-story residential building. The building features a mix of light grey and dark brown exterior panels, numerous windows, and small balconies with wooden railings. In the foreground, there is a paved courtyard area with several young trees, a red SUV, a blue sedan, and a few people walking. The sky is a clear, light blue.

**Thank  
You!**

**Questions  
&  
Discussion**