

1<sup>ST</sup> & B - Neighborhood Meeting  
April 11, 2022



1 ST & B - 31 S B STREET  
DOWNTOWN SAN MATEO  
HARVEST PROPERTIES

# Meeting Agenda

---

## PRESENTATION (20 MIN)

- Introductions
- What We Have Heard to Date
- Project Overview
- Public Realm Design
- Zoning Clarification/ Cleanup
- Next Steps

## COMMUNITY INPUT (30 MIN)

## MEETING CONCLUSION (10 MIN)



# About Harvest Properties

---



## LOCALLY-BASED & COMMUNITY FOCUSED REAL ESTATE DEVELOPER

- Based in Oakland
- Founded in 2003
- Decades of experience owning and operating Bay Area real estate with a thoughtful and proactive approach to supporting the local community
- Recently entitled 290 entry level homes, with 10% dedicated to low-income buyers, across 15 acres in San Mateo, replacing 225,000 sf of non-transit served office space
- Members of our team, including at the Partner level, are residents of San Mateo and are passionate about our commitment to improving the Downtown for all community members
- Active in the San Mateo market since 2007
- Harvest and their Partners have their headquarters based in San Mateo and have owned apartment buildings on the Peninsula since the 1960s



- For over 50 years, RMW has created inspired experiences through the power of design
- Deliver award-winning work places in high tech, science, healthcare, industrial academic, and civic sectors
- Value and share a deep commitment to design integrity, sustainability, and human well-being

## PLACE

- Committed to landscape architecture, planning, art, and urban design
- Named 2019-2020 Landscape & Urban Design Firm of the Year by MasterPrize
- Embrace stewardship of the natural world, advance bold ideas, champion vanguard concepts, and create memorable experiences of a timeless craft



# What We Have Heard

Please let us know what we’ve missed here and what we can do better!

What did we hear:		How did we solve it:
▪ Create an Active Retail Environment	➡	▪ Implement hyper-focused retail strategy & energized pedestrian experience
▪ Provide Affordable Housing	➡	▪ Will either pay a linkage fee of \$950K or build off site at a purpose-built affordable project with amenities for the residents
▪ Concentrate Jobs around Transit	➡	▪ Infill within existing transit-served, amenity-rich locations
▪ Mitigate Traffic Concern	➡	▪ Implement Best-in-Class TDM Plan & traffic calming measures
▪ Limit Noise Pollution	➡	▪ Mitigate disruption during construction process
▪ Maintain the Fabric of the Neighborhoods	➡	▪ Design beautiful projects that enhance the existing neighborhood
▪ Ensure Bicycle safety	➡	▪ Work closely with the City to integrate Bike Lane safety measures
▪ Height and Density	➡	▪ Utilization of architectural features that serve to break down the mass of the buildings to align with the scale of the neighborhood buildings
▪ City Infrastructure and the general fund (Support schools)	➡	▪ ~7 M Impact Fees and ~12M of additional real estate tax over the next 30 years to support local City infrastructure and programs

# Project Overview



## 1<sup>st</sup> & B

- 41,799 sf mixed-use development
- 36,365 sf office
- 5,434 sf retail

## Bespoke

- Mixed-use Development including stand-alone affordable housing

## Residential:

- 60 units of stand-alone affordable housing
- ~5,000 sf dedicated to Self-Help for the Elderly

## Commercial:

- 155,624 sf mixed-use building
- 140,335 sf of office
- 7,970 sf of retail
- 3,233 sf of flex space

## Post + Beam

- 86,161 sf of Commercial development

## B St. Pedestrian Mall

- Permanent closure recently approved

# Shared Vision with the City's Design Guidelines and Community Feedback



- ✓ Activate Downtown San Mateo
- ✓ Respect B Street Corridor Vision
- ✓ Provide Community-Focused Retail
- ✓ Create an Energized Pedestrian Experience and Vibrant Public Realm
- ✓ Build Affordable Housing
- ✓ Focus on Transit-served Core Urban Office
- ✓ Be a Conscientious Neighbor
- ✓ Deliver Timeless Architecture
- ✓ Implement Environmentally-Conscious Design Strategies



# 1st & B – Vision

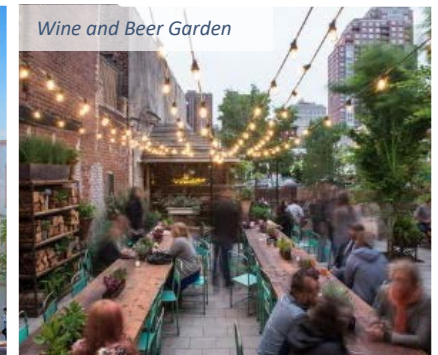
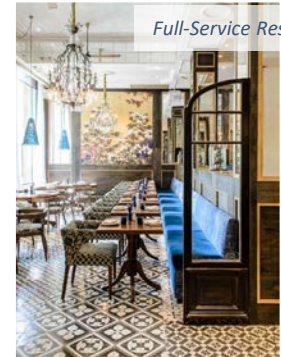
## Downtown San Mateo's Pedestrian Connection

### Site History and Inspiration:

- Serving the community circa 1897 – the earliest uses of the site were a grocery and 'crocky' adjacent to a "Fancy Goods and Nations" store, a butcher and a baker
- The project site has played an important role in the community for over 120 years. The proposed development will build on and celebrate the history and the character of the site with a unique and innovative design

### Design Attributes:

- The prominent location of Donut Delite in front of the Caltrain depot sets the tone for the entire Downtown and presents a unique opportunity for us to work with the City to extend Main Street to the alleyway between the building and Caltrain, creating a sense of place, purpose and arrival
- Deliver San Mateo's first mass timber building, architecturally significant and cutting edge in long-term sustainability and functionality
- Hand curate the retail programming around locally-focused, Northern California themed offerings that are missing in DTSM's retail fabric today, such as:
  - Full-service, "breakfast to drinks" California farm-to-table restaurant
  - Specialty grocer to include deli, butcher, cheese monger, wine and beer purveyor, coffee, and bakery w/ onsite offerings & seating
  - Artisanal shops such as a modern crockery
  - **What other retail uses do you see missing in Downtown San Mateo and would be a good fit ?**





# S. B Street Vision – Enhanced Public Realm

Widening the sidewalk from the current 10' to 16' will create vibrant and energized public realm experiences as illustrated below vs. the existing conditions of 10' sidewalk or carving back into the parcel. The proposed enhancement along S. B Street are informed by the pedestrian master plan and design guidelines of the City of San Mateo.





# 1st & B – Enhanced Public Realm

## Benefits of an Enhanced Public Realm

- Work with the City to activate the Caltrain edge and curate an exciting experience for people coming off Caltrain
- Advocate and support city design guidelines meant to revitalize and enhance the pedestrian experience. These include: widening sidewalks, creating curb extensions and parklets which allow for enhanced landscape and stormwater planting areas
- Added public plaza, public seating and gathering areas to enhance vibrancy at the ground plane
- Permanent planters seamlessly integrated into the building architecture and upgraded hardscape



Current site condition – looking down S B St towards Baldwin Ave (9' sidewalk)



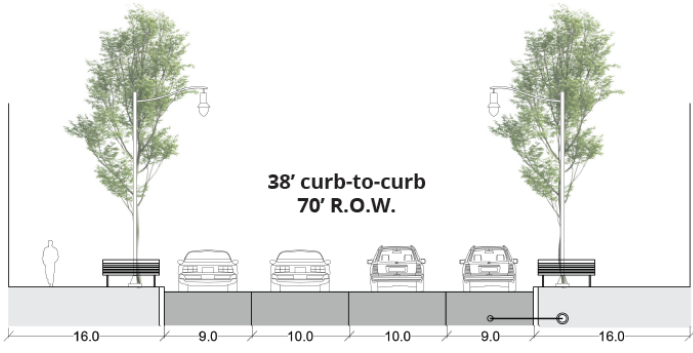
Burlingame Ave Curb Extension, Burlingame (15' sidewalk)



Proposed site condition – 16' sidewalk with curb extension and parklet

# S. B Street vs. Burlingame Ave

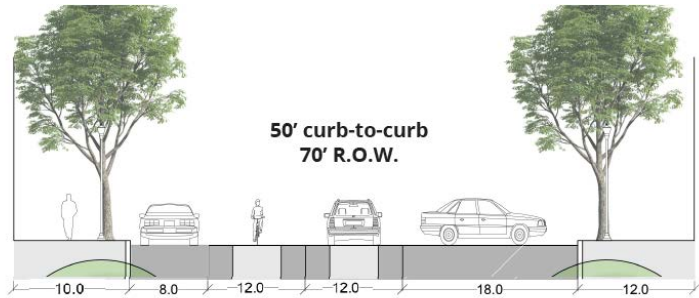
STREET SECTION COMPARISON



BURLINGAME AVE



THE EXTRA 3'-5' OF THE WIDER SIDEWALK PROVIDES THE OUTDOOR SEATING AND PROGRAMING THAT ARE CURRENTLY MISSED OPPORTUNITIES ON B STREET



B STREET

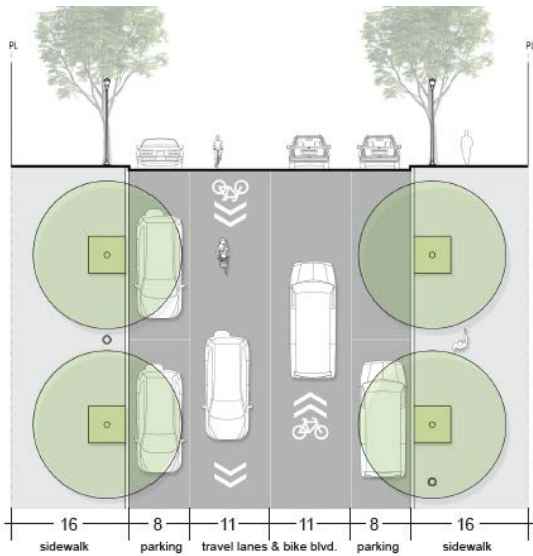


NARROW SIDEWALK AND BUILDING SETBACK NEGATIVELY AFFECTS THE VIBRANCY OF THE PUBLIC REALM EXPERIENCE AND RETAIL SUCCESS

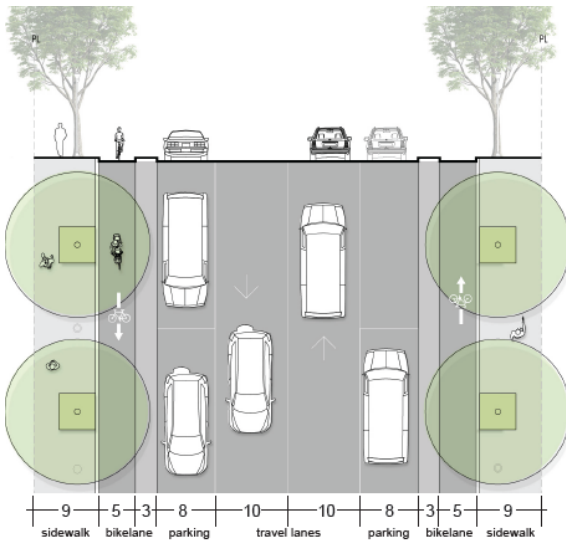




# S. B Steet Bike Masterplan vs. Project Proposal



PROPOSED WIDENED SIDEWALK W/BIKE BLVD



PROPOSED PER BIKE MASTER PLAN



# 1st & B – Project Overview



Corner Plaza
  Retail Frontage
  Activated Streetscape

## 31-57 S. B Street – San Mateo, CA

Construction:	Mass timber or concrete
Lot Size:	16,413 SF
Size:	41,799 SF - Total   2.55 FAR 36,365 SF - Office   5,434 SF - Retail
Zoning District:	Commercial Business District
Open Space/ Landscaping:	3,247 SF – Total 403 SF Plaza, 2,844 SF Terrace,
Sidewalk Width:	16' (currently 9-10' on B Street)
Parking:	No parking, providing in lieu of payment
Height:	Total Height - 55'   4 stories
Impact Fees:	~\$7M and 2 off-site affordable housing units
Real Estate Tax:	~\$12M (450% increase to current tax basis) over 30 yrs



# 1st & B – Enhanced Public Realm

Parklets on along the street



Sidewalk Seating Throughout



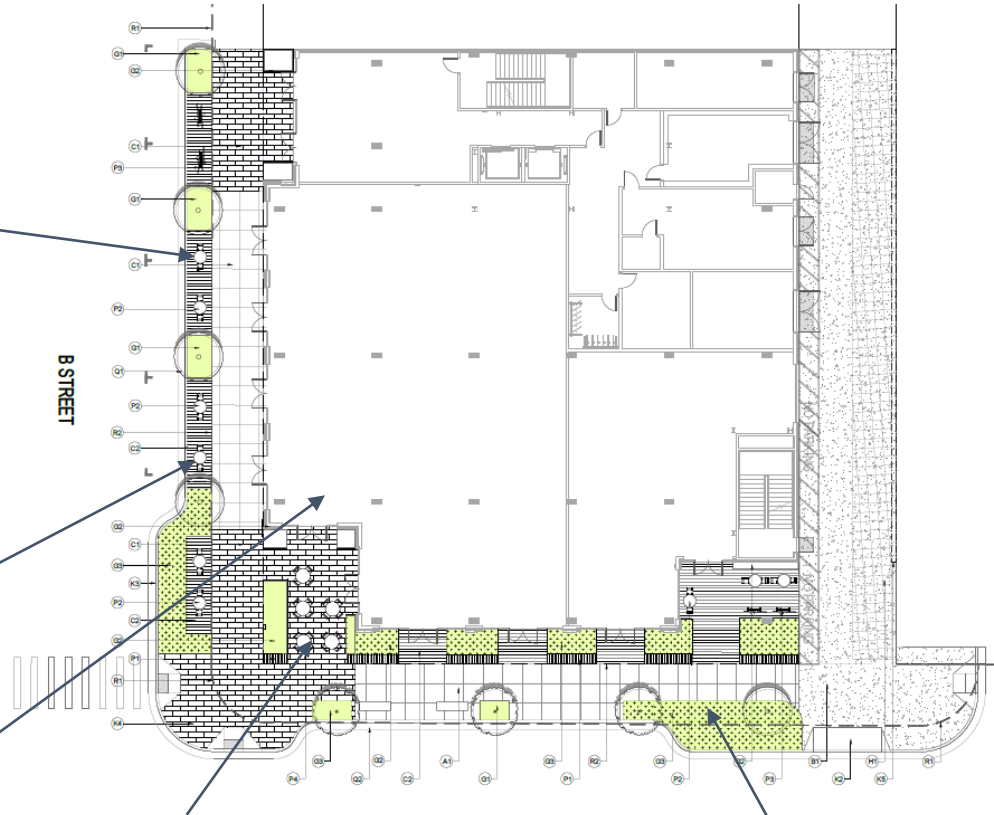
Full-Service Restaurant, Open Air to Corner



Corner plaza with outdoor seating



Upgraded Streetscape along 1st



# 1st & B – Existing Building vs. Proposed

---



Southwest Corner of S B Street and 1<sup>st</sup> Ave







Southwest Corner of S B Street and 1<sup>st</sup> Ave



Southwest Corner of S B Street and 1<sup>st</sup> Ave





B Street at Curb Extension and Parklet





B Street Looking South



# Sustainability and Wellness Initiatives

## How can we develop a healthy workplace?

Our goal is to design and deliver high-quality, sustainable buildings that enhance occupant wellbeing and minimize impacts to carbon emissions and climate change.

### Sustainability Goals

- Significant Reduction in Carbon Emissions through use of Mass Timber
- Carbon Neutral Design
- LEED Zero and / or LEED GOLD
- WELL-Ready Certification
- Drought-resistant landscaping



### Wellness Features

- Ample Natural light
- Connection to Nature
  - Use of Natural Materials
  - Outdoor work and lounge areas



### Health-Focused Design

- Touchless / Automated Door Operators
- Anti-microbial finishes on high-touch surfaces
- Touchless Elevators
- Enhanced Indoor Air Quality

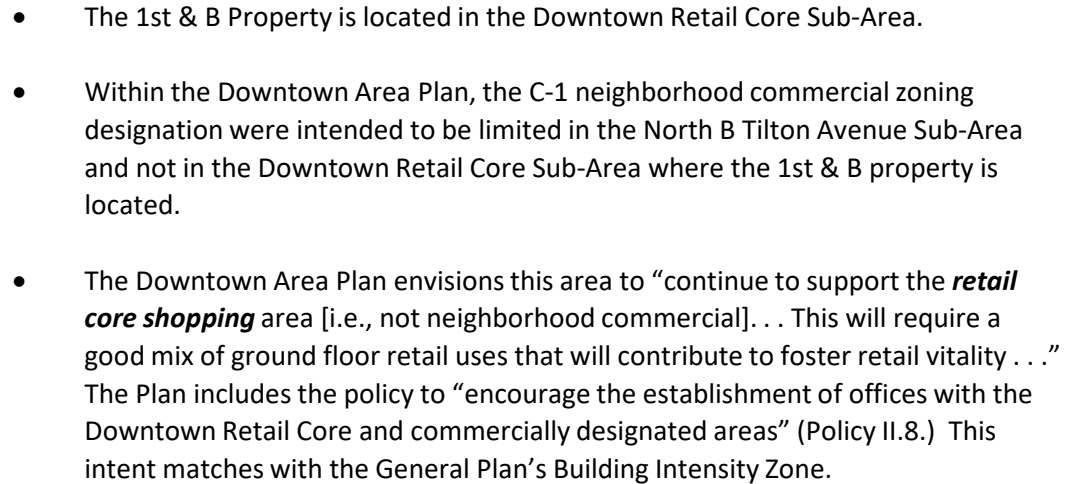


# The Advantages of Mass Timber (CLT)

- **Reduces carbon emissions** : Comparing a hybrid, mid-rise, cross-laminated timber (CLT) commercial building to a reinforced concrete building with similar functional characteristics, the CLT building represented a “26.5% reduction in global warming potential.
- For a 52,000 sf, 6-story mass timber commercial building, the reduced carbon emission is equivalent to:
  - 325 cars off the road for a year
  - Energy to operate a home for 145 years
- The volume of wood used takes U.S. and Canadian forests 2 minutes to regenerate
- **Roughly 11% of global greenhouse gas emissions** come from building materials and construction. That’s what mass timber aims to reduce. The full lifecycle impact of mass timber on carbon emissions includes 3 carbon effects
  - Supply chain: carbon-neutral wood supply
  - Carbon embedding: 1 cubic meter of CLT wood sequesters roughly one tonne (1.1 US tons) of CO2 for 50 to hundreds of years
  - Substituting mass timber for concrete and steel: 2 tons of CO2 are emitted in the manufacture of a ton of steel. All those embodied emissions are avoided when CLT is substituted.
- Performs very well in fire and meets code for fire safety
- Allows buildings to be constructed faster, with less waste
- The performance of mass timber in earthquakes has been much tested and proven remarkably good







- The intent of the Downtown Area Plan appears to be to provide the 1st & B property the same development rights as other properties located immediately to its south and west that are in the same Sub-Area and have the same General Plan, Downtown Area Plan, and density designations.
- Thus, it appears that the current neighborhood commercial zoning designation on the property is contrary to the intent of the Downtown Area Plan and may have been the result of an inadvertent error or a delay in rezoning the property to be consistent with the Downtown Area Plan.



# Affordable Housing Approach

- Office to Housing formula:
  - Either pay a commercial linkage fee or build 2 housing units at 1 st & B (31 South B Street)
- Alternative Option :
  - Per Municipal Code Section 23.61.050, as an alternative to payment of affordable housing commercial linkage fee, developers may propose the construction of affordable units off-site
  - We are continuing this discussion with the City to discuss a potential alternative of a receiver site
- The benefit of building affordable units off site at a stand-alone residential project vs. on site in a commercial building is the ability to include amenities designed specifically with the needs and convenience of the residents in mind such as,
  - A landscape area with seating
  - A tot lot with sculptural play equipment
  - Laundry room
  - Youth room for after-school educational, social and wellness program
  - Shared flexible spaces for recreation with Self-Help for the Elderly
  - Welcoming entrance and lobby area for privacy and comfort



Sculptural play area with seating area



# Summary of Project Benefits – 1st & B



ENHANCED  
RETAIL, PEDESTRIAN AND  
PUBLIC REALM  
EXPERIENCE



FROM  
MAJOR TRANSIT  
AND HIGHLY WALKABLE  
(REDUCING TRAFFIC)



PROVIDES  
EXPANDED RETAIL  
OPPORTUNITIES FOR THE  
COMMUNITY



IMPACT  
FEES



SCHOOL AND  
ART FUNDING



TRANSIT  
IMPROVEMENT



LINKAGE FEE/OFF SITE  
AFFORDABLE HOUSING



INCREMENTAL  
REAL ESTATE TAXES  
OVER 30 YEARS(?)

**\* Approximately**

# Next Steps

---

## Thank you for your participation!

- Integrate input received tonight into plans and design
- We welcome you to participate in the Planning Commission Study Session on May. 10<sup>th</sup>, 2020
- Throughout the planning process, community members can continue to provide input by sending their comments to Julia Klein at the City Planning Department or Preston O'Connell from the Applicant team.
- Continue discussions with you all and other neighbors and community organizations
- Continue to participate in the City of San Mateo General Plan updates

## Feel free to reach out to us any time!

Preston O'Connell, Harvest Properties

- ▶ [poconnell@harvestproperties.com](mailto:poconnell@harvestproperties.com)
- ▶ 510.594.2050

Julia Klein

- ▶ [jklein@cityofsanmateo.org](mailto:jklein@cityofsanmateo.org)



# Public Comment

## Questions to consider:

Do you prefer to have

a) a shared bikeway which will allow 16' sidewalk and maintained street parking like this, or



b) A sperate bike lane and 9-10' sidewalk with eliminated street parking like this?

