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Community Development Dept.

August 21, 2014

City of San Mateo Planning Commission
330 W. 20th Avenue
San Mateo, CA 94403-1388

RE: 92 & Delaware, San Mateo, CA
Planning Commission Annual Review of Development Agreement

Hines

Hines is pleased to provide the Planning Commission of the City of San Mateo with an update of the 92 & Delaware project. A Development Agreement was executed on August 16, 2010 for a term of eight years, with approximately four years remaining. We have included an Updated Project Description, Design Status, Development Agreement Matrix, and the original Development Agreement for your review. Please note the submission of the Planning Application Form is not intended to waive any rights under the Development Agreement.

Updated Project Description

Hines, in partnership with Pearlmark Real Estate Partners, purchased 470 Concar Drive and 1830 S Delaware Street in June of 2008. The two sites make up the project known as 92 & Delaware, which is currently being marketed under the name 400 I 450 Concar. The sites are bordered to the east by Delaware Street, to the west by Pacific Boulevard, and to the south by CA Hwy 92. The two sites are separated by the westbound on-ramp and eastbound off-ramp of CA Hwy 92. The 450 Concar site is a 2.3 acre parcel containing an existing one-story Class C 30,000 square foot structure. The existing building is occupied by a retail tenant, Telecenter Appliances. The 400 Concar site is a 1.0 acre parcel containing an existing 6,000 square foot vacant structure.

Following the direction of the San Mateo Rail Corridor Transit-Oriented Development Plan and EIR (2005), the development was approved in the summer of 2010 for 276,467 square feet of office space and pedestrian oriented office at the ground level.

The 400 Concar site will be a four-story structure. It will provide pedestrian-oriented building support space on the ground level along Concar Avenue and Class A office space on Levels 2 through 4. The parking podium will have two stories of below-grade parking and one story of above-grade parking wrapped by pedestrian-oriented office space, building skin or landscaping along Concar at the street level. The building will be LEED Gold pre-certified. The pedestrian entrance will be located mid-block on Concar Avenue. The garage entrance will be located at the western end of the site.

The 450 Concar site will be a four-story structure. It will provide pedestrian-oriented office space on the ground level along Delaware Street and Class A office space on Levels 2 through 4 in two towers. The parking podium will have two stories of below-

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grade parking and one story of above-grade parking wrapped by pedestrian-oriented office space, building skin or landscaping. The building will be LEED Gold pre-certified. Pedestrian entrances will be placed in two locations: one at the intersection of Delaware and Concar, and one mid-block on Delaware. At the city's direction, the garage entrance will line up with the existing curb cut that provides vehicular access to the retail center across the street on Delaware.

Hines and Pearlmark plan to place artwork on-site in accordance with the public ordinance for public art in San Mateo.

In support of strong Transportation Demand Management (TDM), the project will include 64 secure bicycle storage spaces and eight shower/locker facilities. The project will also include shower/locker facilities in both buildings. The project will include duck-outs for potential future shuttle pick-up and drop-off locations. The garages will be striped for preferential parking for low-emission vehicles, carpool and vanpool drivers. Other TDM programs to be provided by the project will be outlined in other parts of the application; the items mentioned above are those that pertain to the physical improvements.

Design Status

The design is complete and the West & East building plan check drawings have been submitted for building department permit approval.

Development Agreement

Attached is a matrix outlining the public benefit requirements of the Development Agreement, along with the original Development Agreement dated August 16, 2010.

We look forward to discussing with you on September 23, 2014.

Very truly yours,

Cameron Falconer
Senior Managing Director

Attachment

cc: Sam M. Cheikh
Charlie Kuntz

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92 & Delaware Development Agreement Matrix

Requirement	Development Agreement Section	Trigger	Status
Public Benefits			
West Property Neighborhood Safety Aesthetic Improvements	3.A.1.b.i	Within 18 mos after the later of Developer receiving building permit for Building West or City receiving Caltrans approvals	No action required at this time. Developer will be prepared to comply when trigger occurs.
Maintenance of West Property Neighborhood Safety Aesthetic Improvements	3.A.1.b.ii	Enter into maintenance agreement prior to starting construction of West Property Neighborhood Safety Aesthetic Improvements	City to forward maintenance agreement requirements to Developer for review, comment and execution.
West Property Landscaping & Sidewalk Improvements	3.A.1.b.iii	Within 18 mos after Developer receiving building permit for Building West	No action required at this time. Developer will be prepared to comply when trigger occurs.
Maintenance of West Property Landscaping & Sidewalk Improvements	3.A.1.b.iv	Enter into maintenance agreement prior to starting construction of West Property Landscaping & Sidewalk Improvements	City to forward maintenance agreement requirements to Developer for review, comment and execution.
West Property Bikeway Improvement Contribution ($45,000)	3.A.1.b.v	Within 10 business days after Developer receives building permit for Building West	Developer to process payment for issuance to City.
West Property Preliminary Engineering Study Contributions ($30,000)	3.A.1.b.vi	Within 30 days of receiving written notice from City of City's incurred costs	No action required at this time. Developer will be prepared to comply when trigger occurs.
East Property Neighborhood Safety Aesthetic Improvements	3.A.1.c.i	18 mos after the later of Developer receiving building permit for Building East or City receiving Caltrans approvals	No action required at this time. Developer will be prepared to comply when trigger occurs.
Maintenance of East Property Neighborhood Safety Aesthetic Improvements	3.A.1.c.ii	Enter into maintenance agreement prior to starting construction of East Property Neighborhood Safety Aesthetic Improvements	City to forward maintenance agreement requirements to Developer for review, comment and execution.
East Property Landscaping & Sidewalk Improvements	3.A.1.c.iii	Within 18 mos after the later of Developer receiving building permit for Building East or City receiving Caltrans approvals	No action required at this time. Developer will be prepared to comply when trigger occurs.
Maintenance of East Property Landscaping & Sidewalk Improvements	3.A.1.c.iv	Enter into maintenance agreement prior to starting construction of East Property Landscaping & Sidewalk Improvements	City to forward maintenance agreement requirements to Developer for review, comment and execution.
East Property Bikeway Improvement Contribution ($48,400)	3.A.1.c.v	Within 10 business days after Developer receives building permit for Building East	Developer to process payment for issuance to City.
East Property Preliminary Engineering Study Contributions ($70,000)	3.A.1.c.vi	Within 30 days of receiving written notice from City of City's incurred costs	No action required at this time. Developer will be prepared to comply when trigger occurs.
Pedestrian Safety Project (demolish porkchop, construct right turn lane, two new crosswalks, new signal equipment & pedestrian landscaping)	3.A.1.c.vii	Within 18 mos after the later of Developer receiving building permit for Building East or City receiving Caltrans approvals	No action required at this time. Developer will be prepared to comply when trigger occurs.
Maintenance of Pedestrian Safety Project	3.A.1.c.viii	Enter into maintenance agreement prior to starting installation of new pedestrian landscaping	City to forward maintenance agreement requirements to Developer for review, comment and execution.

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