

Project Description

2 E. 3rd Avenue
(APN 034-143-010)
San Mateo, CA

January 5, 2015

The project proposes the construction of a 3-story commercial building (approximately 46 feet in height) on an 8,604 vacant site located the southeast corner of El Camino Real and E. 3rd Avenue. The site previously contained a gas station use, but has been vacant for many years. The 23,968 square foot building will contain retail/office uses on the ground floor and two levels of office uses above. In conformance with the requirements of the Commercial Business District-Required Retail Frontage (CBD/R) zoning, the building will include # square feet of retail at a depth of 60 feet along E. 3rd Avenue. A separate entrance along E. 3rd Avenue will provide access to the office uses above. A ground level entrance/lobby along S. El Camino Real will provide access to the ground-level office uses. The project proposes to rely on participation within the City's Central Parking Improvement District (CPID) for the provision of parking. The project provides for long-term and short-term bicycle parking in accordance with City requirements

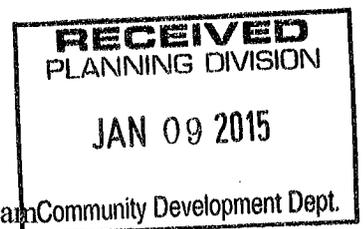
The building design is contemporary in nature and includes a ground-floor pedestrian canopy to provide pedestrian interest and demarcate the ground level uses from the upper story uses. The second story includes an aluminum sun shade to further break up the massing of the building. The primary materials proposed for the building include: stucco plaster, stone, gfrc, aluminum and glass. In addition, stone is used to differentiate the entries along both E. 3rd Avenue and E. Camino Real. Wall mounted lighting is incorporated onto the façade of the building to provide for adequate lighting.

Open space is provided at the perimeter of the building and can be used for plantings and seating.

Signage proposed as part of the building will likely be a metal material to complement the building materials. Street trees, along with pedestrian amenities are provided along the project frontage to enhance the streetscape.

To maximize the project's location within downtown San Mateo and reduce vehicle trips, the project proposes to incorporate the following Transportation Demand Measures (TDM):

- Downtown TMA Participation
- Showers/Changing Facilities
- Bicycle Parking
- Working with Tenants on:
 - Providing information on the Guaranteed Ride Home Program
 - Providing information on Transportation Alternatives
 - Designating an Employee Transportation Coordinator
 - Providing Information on Carpool Matching Program



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