

## 221 South El Camino Real – Project Description

The proposed project is a three story mixed-use retail and office building located on the northeast corner of East 3<sup>rd</sup> Avenue and South El Camino Real in downtown San Mateo. The site is currently vacant and formerly operated as a gas station. The proposed building will include roughly 9,000 square feet of retail/commercial space on the ground floor, and roughly 20,000 square feet of office space on the second and third floors. The proposed project includes construction of the core and shell of the building. The number of retail and office suites will be determined at a future date, and will be finished depending on the needs of the individual tenants. The project serves as a gateway to the Central Business District, and is designed with this in mind. The corner of the building is beveled and features a large clock as a prominent feature.

Several aspects of the project serve to enhance the pedestrian experience in downtown San Mateo. The project maintains a uniform building line along both 3<sup>rd</sup> Avenue and El Camino Real in order to extend the existing urban fabric from downtown. Public space is located adjacent to the sidewalk in order to encourage people to utilize the space. Entry vestibules are recessed four feet from the sidewalk, maximizing the public right of way. Metal and glass awnings cantilever above the recessed entry vestibules, adding to the pedestrian experience. A storefront window system ensures transparency at the ground level. Support areas, including circulation and building maintenance, are located in the rear of the building, adjacent to the public alleyway. Ten short-term bike parking spaces are divided among multiple entries. Eight long-term bike parking spaces are provided on the ground floor of the building. Street trees will be planted along both frontages with input from the city of San Mateo Park and Recreation Arborist. The proposed building materials consist of cast stone, plaster, and stacked bond brick. The ground level is composed of a storefront window system as retail display, with exterior lighting at pedestrian scale. The project is designed to serve as a gateway to San Mateo's bustling downtown.

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