














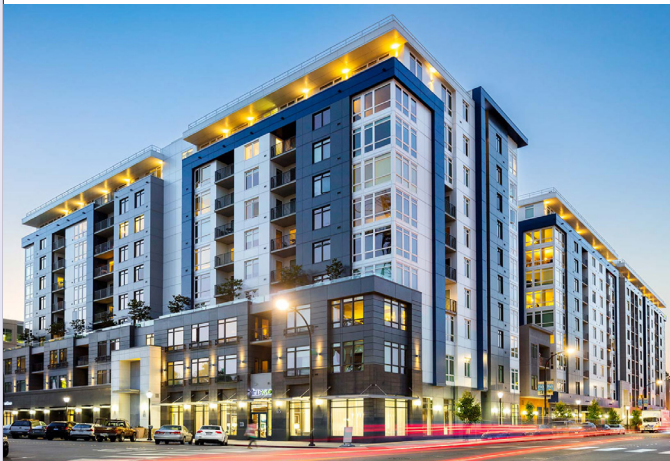



PLACE TYPE MENU










The categories below present a “menu” of land use typologies that may be considered for development in San Mateo. These present a range of possible “Ideas” and not all typologies may be considered to be appropriate for San Mateo. The photographs are not intended to represent recommended architectural design styles, only their general scale and character. The left column depicts a Lego that should be used by participants in identifying the type and scale of uses that may be considered for the study areas.

REF	CATEGORY	PHOTO/ILLUSTRATION	
RESIDENTIAL			
	Single Family – 1-2 story, detached homes including “in law” units (also known as ADU’s)		
	Residential Low - 1-3 story, attached homes including townhomes, duplexes, triplexes, and fourplexes		
	Residential Medium – 4-8 story buildings including condominiums and apartments		
	Residential High - 9+ story buildings including multi-story condominiums and apartments.		








REF	CATEGORY	PHOTO/ILLUSTRATION	
MIXED USE			
	Mixed-Use Low – 1-3 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.		
	Mixed-Use Medium – 4-8 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.		
	Mixed-Use High – 9+ story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.		



REF	CATEGORY	PHOTO/ILLUSTRATION	
COMMERCIAL			
	Neighborhood Commercial –1-2 story buildings with small shops, restaurants, salons, gyms, or shopping centers that serve the immediate neighborhood.		
	Service Commercial –1-3 story buildings with businesses such as automotive repair, pet hospitals, or self-storage.		
	Regional Commercial – 3+ story buildings with large shopping centers such as Hillsdale Mall and Bridgepointe Shopping Center.		



REF	CATEGORY	PHOTO/ILLUSTRATION	
OFFICE			
	Office Low – 1-3 story buildings with medical or professional offices.		
	Office Medium – 4-8 story buildings with medical or professional offices.		
	Office High – 9+ story buildings with medical or professional offices.		
INDUSTRIAL			
	Traditional Light Industrial - 1-2 story buildings with light manufacturing, warehousing, and distribution facilities.		
	Research and Development – 3+ story buildings with professional office uses and manufacturing, laboratories, makers' spaces, and assembly processes to support the development of new products.		

REF	CATEGORY	PHOTO/ILLUSTRATION
PARKS AND OPEN SPACE		
	Parklet – small park or gathering space.	
	Community Park – a larger park of 1 to several acres that includes recreational or community amenities	
	Privately-Owned Public Open Space - publicly accessible but privately maintained plazas and courtyards integrated within private development.	
	Civic Gathering Space – a plaza, amphitheater, or town square that can accommodate community events	



REF	CATEGORY	PHOTO/ILLUSTRATION	
MULTI-MODAL CIRCULATION IMPROVEMENTS			
	Pedestrian Supportive Improvements – such as sidewalks, pedestrian cut-throughs, pedestrian bridges, bulb-outs/curb extensions, street lighting, and street trees.		
	Bicycle Supportive Improvements – such as sharrows, bike lanes, separated bike paths, bike bridges, signage, bike racks, bike repair stations, etc. Community members have already provided input during the Bicycle Master Plan update process, refer to the Proposed Bicycle Network map.		
	Transit Supportive Improvements – the City can partner with transit providers such as Caltrain and SamTrans on transit stop improvements such as covered bus shelters, lighting, benches, signage, bicycle storage lockers, pedestrian underpass, dedicated areas for buses, dedicated areas for drop-off/pick-up, commuter parking, etc.		
	Circulation and Safety Improvements – improvements that address circulation on multiple levels such as grade separations, directional signage, dedicated areas for bike share facilities, etc.		
	Emerging Transportation Technologies – This includes scooter- and bike-share, autonomous vehicles, shared use vehicles, etc.		