



PSBUSINESSPARKS.

February 15, 2022

Via Electronic Mail

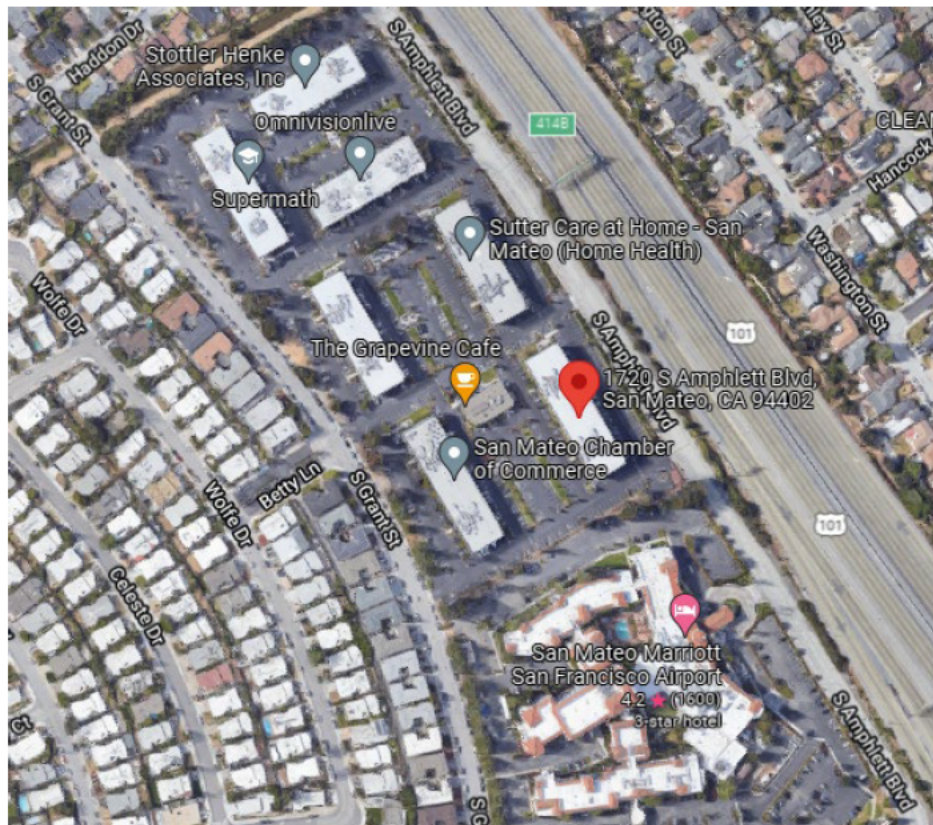
Zachary Dahl
Deputy Director of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Bayshore Corporate Commons—1720 South Amphlett Boulevard

Dear Zach:

We are writing on behalf of PS Business Parks ("PSBP"), the owner of property located at 1720 South Amphlett Boulevard in San Mateo, CA ("City"), known as Bayshore Corporate Commons (the "Site"). In anticipation of the General Plan Subcommittee's meeting on February 17, 2022, related to the Preferred Scenario Selection Process, we would like to weigh in on what we believe would be the most appropriate land use designation for the Site as the Subcommittee considers the current Land Use Alternatives.

By way of background, the Site is approximately 14.5 acres and is located at 1720 South Amphlett Boulevard, which is northwest of the U.S. 101/State Route 92 junction and just north of the San Mateo Marriott (see aerial below). The Site is currently developed as an office park, consisting of eight low-rise buildings with approximately 340,000 square feet of commercial office space, surrounded by U.S. 101 to the east, the San Mateo Marriott to the South, and residential development to the north and west.

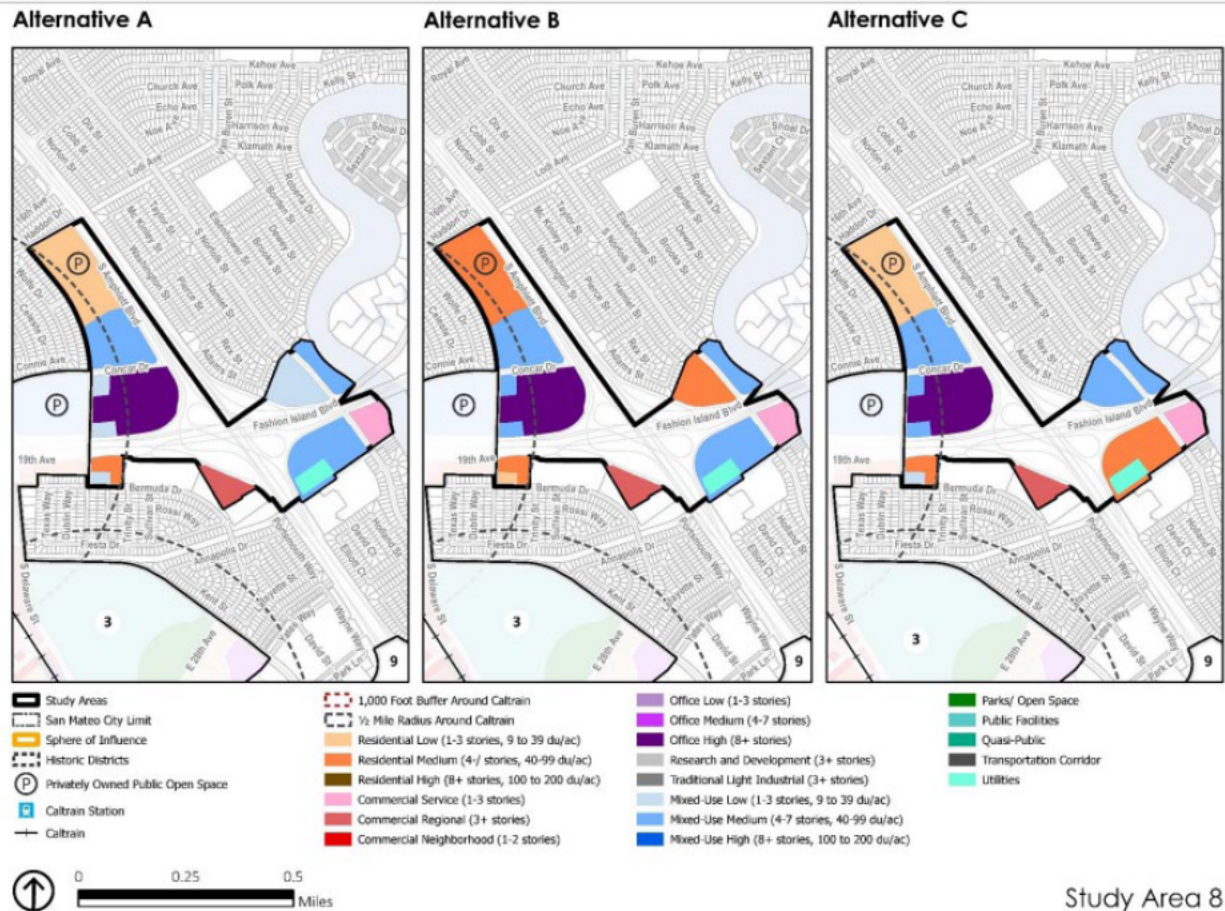


We have reviewed the Land Use and Circulation Alternatives Evaluation dated January 14, 2022 and have some observations about the designations chosen for the Site in the three Land Use Alternatives—A, B, and C (shown below)—in Study Area 8. Alternatives A and C both show the Site designated as Residential Low, which allows for 1-3 stories and 9-39 dwelling units per acre. Alternative B shows the Site designated as Residential Medium, which allows for 4+ stories and 40-99 dwelling units per acre. Notably, all three Alternatives show the neighboring parcel to the immediate south with a Mixed-Use Medium designation. This Mixed-Use Medium designation contemplates 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or same building. It also provides for a residential density of 40-99 dwelling units per acre, 0.25 FAR for retail, and 3.0 FAR for office.

Given the long-term historical use of the Site as office, its location next to U.S. 101, and the immediate adjacency to commercial, office and residential, we believe that a Mixed-Use Medium designation for the Site would be more fitting than the current proposed Residential designations. The allowance for more mixed-use density in an existing commercial zone proximate to the Hayward Park Caltrain Station makes good planning sense and maximizes the opportunities for the Site's ultimate highest and best



use. The City already has recognized that the Mixed-Use Medium designation is appropriate for the adjacent Marriott site; therefore, we respectfully request that the City consider extending that designation north to include the Site. The uses and densities would align in this surrounding context and the City would create the flexibility needed for viable redevelopment of the Site.



We appreciate all of the hard work that the City is putting into this General Plan Update effort. As stakeholders in the process, we look forward to a collaborative partnership with the City as important decisions are being made for the City's long-term economic health.



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Thank you for your consideration.

Sincerely,

Bradley Karvasek

Bradley Karvasek
Vice President—Development

cc: Coby Holley, Vice President Real Estate

PS Business Parks Bayshore Corporate Commons General Plan Land Use Designation Fact Sheet

Preferred Alternative Goal

Maximize the future potential of the Bayshore Corporate Commons site by designating the overall site as “Mixed-Use Medium” in the Strive San Mateo General Plan’s Preferred Land Use Scenario, which will be derived from the current three Alternatives A, B, and C.

Existing Conditions

- Site is approximately 14.5 acres and is located at 1720 South Amphlett Boulevard, which is northwest of the U.S. 101/State Route 92 junction and just north of the San Mateo Marriott.
- The site is currently developed as an office park, consisting of eight low-rise buildings with approximately 340,000 square feet of commercial office space, surrounded by U.S. 101 to the east, the San Mateo Marriott to the South, neighborhood residential to the north, and multifamily residential and new mixed-use projects including Concar Passage and Station Park Green to the west.
- The site is also located 1/2 mile from the Hayward Park Caltrain Station.

Why TOD “Mixed-Use Medium” Makes Sense – the right thing to do

- Given the long-term historical use of the site as office, its location next to U.S. 101, and the immediate adjacency to commercial, office and residential, we believe that a Mixed-Use Medium designation for the site would be much more fitting than the current proposed Residential designations.
- While low-density office parks provide some economic benefit for the City, they do not provide any amenities, parks, or activated spaces for all communities to enjoy
- The allowance for TOD-focused, Mixed-Use Medium density in an existing commercial zone located 1/2 mile from the Hayward Park Caltrain Station adheres to smart planning principles and maximizes the opportunities for the site’s ability to contribute to the City’s fiscal health.
- The City already has recognized that the Mixed-Use Medium designation is appropriate for the adjacent Marriott site.
- Extending the designation proposed in all Alternatives for the Marriott site north to our site is smart planning and allows for future uses and densities to align with the surrounding context and the City would create the flexibility needed for viable redevelopment of the entire area.

Future Benefits of a TOD “Mixed-Use Medium” Designation

- Not many 14.5-acre sites walkable to transit and primed for redevelopment are left in San Mateo—this is a golden opportunity.
- Opportunity to create office/housing ecosystem or campus-like setting:
 - Good for jobs-housing imbalance
 - Help meet RHNA numbers and
 - Keep jobs (tax revenue) in San Mateo
 - When people live within walking distance from work:
 - Traffic is significantly decreased
 - Gas emissions from vehicular travel are reduced
 - Less parking likely needed

- Mixed-Use Medium creates the higher likelihood of the site being redeveloped soon – because of the flexibility it would allow.
- Mixed-Use Medium can create the same, if not more, housing units on the site, while providing a better sense of place with open space and amenities.
- Mixed-use communities enjoy shared parking among uses, which creates less overall demand—translating to fewer trips and greenhouse gas emissions, as a result
- Any of the portion redeveloped for office will trigger high property taxes, and result in significant impact fees paid to the city for affordable housing, infrastructure and road improvements, and other City priorities
- Any TDM programs developed by the office component will benefit the residents next door.
- Because of the project site's proximity to other mixed-use areas, the Hayward Park Caltrain Station, and easy access to both US 101 and Hwy 92, this is the perfect location for a mixed-use redevelopment of the existing underutilized office and surface parking.
- The site's location immediately off of 101 and 92 means commuter traffic stays away from the surrounding neighborhoods, which means little to no traffic impacts on the streets that residents use.