

42nd Avenue Center/Bel Mateo Village Specific Plan

San Mateo, CA



FTB created a master development plan for the 42nd Avenue Center site, located on El Camino Real, the San Francisco Peninsula's busiest local highway. The project re-envisioned the 15-acre strip center as a vibrant, neighborhood-oriented mixed-use center called "Bel Mateo Village". The Specific Plan includes the necessary tools to enable redevelopment including site master plans, land use policies and building design prototypes.

BEFORE

- Underperforming commercial strip center located in the heart of the Bel-Mateo neighborhood.
- Prime transportation access to both the San Mateo and Belmont CalTrans stations and El Camino Real.
- Surface lots, on-street parking and traffic circulation uses dominated open space.
- Redevelopment hurdles including, restrictive zoning, diversified land ownership, and lack of visibility from El Camino Real.



The current low value retail development is under utilized.

ASSIGNMENT

- Create a walkable and vibrant heart for the Bel-Mateo community.
- Conduct a public participation process.
- Instigate new residential and mixed-use development anchored by a new supermarket and pedestrian-oriented retail street.
- Ensure that new development has direct access to transit.
- Leverage the site's location along El Camino Real to attract high-value retail and entertainment.

OUTCOMES

Plan Pending Approval

- Redevelopment of major retail anchor.
- Alternative master plans for proposed development.
- Strong public support for complete restructuring and redevelopment of the site.
- On-going development of alternative investment scenarios.

CLIENT: Carstens Realty

IN COLLABORATION WITH: Sedway Group

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



Envisioned development illustrating proposed residential boulevard, mixed-use main street environment, new 'protected' retail along El Camino Real, and redevelopment of retail anchors within Bel-Mateo Village.



As shown at left, the 42nd Avenue Center is equidistant from two existing CalTrans stations and thus is well positioned for future transit-oriented mixed use development.

Below at left, is a Master Plan illustration depicting the proposed blend of residential densities adjacent to the retail center as envisioned for the full build out of Bel-Mateo Village.

At right, is the envisioned gateway to Bel-Mateo Village anchored by new retail development and clock tower at the intersection of El Camino Real and 42nd Avenue.

