

COMPLETION

October 2023

PROJECT AREA

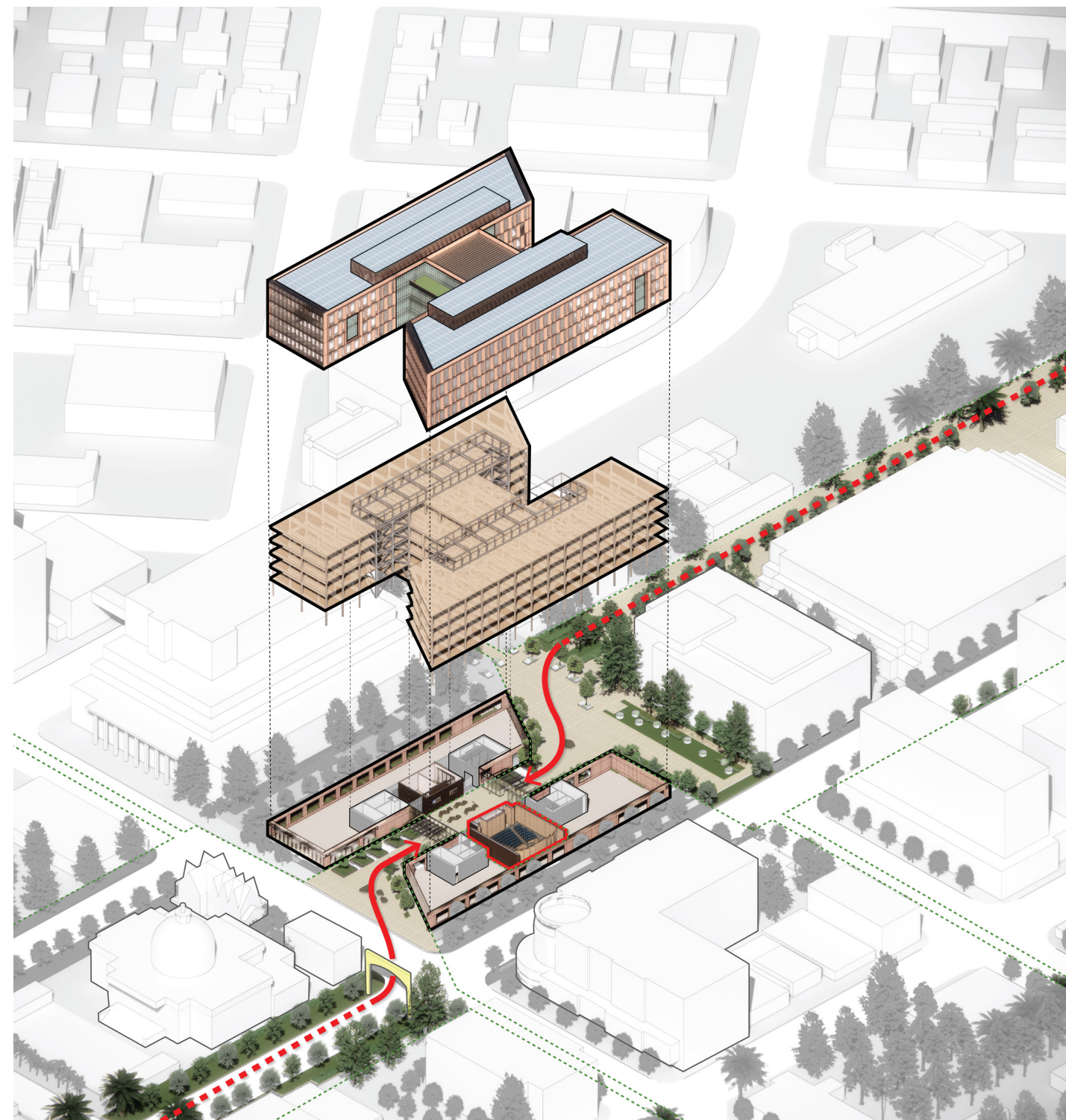
208,000 ft²

SUSTAINABILITY

Zero Net Energy,
LEED Platinum,
Low Embodied Carbon

MARKET

Civic
Commercial + Office



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San Mateo County Office Building 3 (COB 3)

Redwood City, California



SOM

The COB 3 building will redefine the San Mateo County Government Center with an iconic, forward looking design that reflects the values of the community. With a mass timber/CLT structural system, ultra-low carbon footprint, and net zero energy goal—the design will set a new standard for a sustainable, generational, civic building beyond the Bay Area.





The San Mateo County office Building 3 (COB 3) is a 5-story, low-rise building that will strengthen the public realm, instilling a sense of gravitas befitting its function, and provide efficient, modern, and flexible workspaces. As the new County of San Mateo's Headquarters, the building will house the Board of Supervisors Chambers and offices and a variety of other significant County Departments.

Delivering Healthful and Flexible Workspaces

Targeting Net Zero Energy (NZE), the COB 3 design approach focuses on performance, optimization, and craftsmanship, applying these principles into each design decision to deliver delightful, healthful, and sustainable workspaces. Working with the county, SOM's approach embraces:

- Modularity and repetition to achieve economy of scale and reduce material waste
- Multifunctionality of components and spaces to minimize resource use and optimize usability
- Smart building systems Integration; and
- Maximizing the the flexibility and adaptability of the workplace for future reprogramming.

The building massing is configured into an I-shape that allows for generous plazas on the north and south sides of the site, that gesture respectively toward the city's commercial center, the heart of the County Campus. The south plaza is defined by an entrance canopy that brings the public into the lobby and pre-function space. The north plaza becomes an extension of the adjacent courthouse square and is activated by the gym and café. The floors bridging the two bar buildings create a collaboration/ social hub at the heart of the workplace.

The project seeks to achieve a NZE and LEED Platinum through best practice design. Key strategies include a mass timber/CLT structure; on-site solar panels; natural gas-free design; optimizing sustainable passive systems; reducing solar heat gain through calibrating facade orientation; and maximizing daylighting. The 5-story, low-rise building will strengthen the public realm, instilling a sense of gravitas befitting its function, and provide efficient, modern, and flexible workspaces.



Innovation and Efficiency

The COB 3 project will feature a unique timber structure with glulam columns, beams and cross laminated timber (CLT) flooring, bringing warmth and delight to the workspaces with a highly competitive, low carbon, and efficient structural system.

Creating a New Civic Center

The COB 3 project will feature two new urban plazas joined by a light-filled lobby creating a new civic space and destination for Redwood City. The architectural expression using copper anodized aluminium and a precast base will present a memorable image that complements the unique wood structure and interior spaces.



State of the Art Workplace.

The project will feature a total 208,000 sf of program including flexible workspace for office, collaboration spaces, lobby/pre-function space, Supervisor's Chambers, gym, cafe, training rooms, conference and multi-purpose rooms.