

Created At	Name	Organization or Affiliation	Agenda Item 13: Future Development Projects - Community Benefit
4/6/2020 19:11	LISA DIAZ NASH		<p>Any future housing development that wishes to successfully attract and retain a diversity of dwellers over the long term must have the following elements:</p> <ol style="list-style-type: none"> 1) Integration of market rate housing and affordable housing units within the same building(s) (as opposed to payment of an in-lieu fee or creation of affordable housing segregated to another area) 2) Convenient, safe and reliable public transit created/implemented at the same time as the housing development to motivate people to leave their own vehicles at home, prevent traffic jams and reduce climate emissions; and 3) Provision of onsite high quality, affordable childcare facilities so that working parents can feel comfortable about the care of their children and be able to afford it. <p>As such, I recommend that the top 3 requirements for community benefit in future development projects are:</p> <ol style="list-style-type: none"> 1) Additional affordable housing units above the inclusionary or density bonus requirement (note: these units should be integrated into the development project, not segregated to another area) 2) Contribution for last mile transportation services (i.e. shuttles); and 3) Provide childcare within project <p>All three of these community benefits are critical to enabling working families to live and work in San Mateo and to strengthening the vibrancy of our City.</p> <p>Thank you.</p>
4/6/2020 20:32	Pat Calihan	Prometheus Real Estate Group	<p>As a developer and long-time employer based in San Mateo, in the process of moving that employment base to downtown to support the downtown, Prometheus and other responsible developers would benefit from changes that provide clarity and detail to the community benefit process.</p>
4/6/2020 20:50	Jordan Grimes		<p>Council: thank you for your willingness to step up and tackle an issue that should have been dealt with by previous councils many years ago.</p> <p>When it comes to community benefits for new housing developments, I want to strongly request that type of benefit (i.e. increased amounts of affordable housing, land dedication, etc.) and concerns of the overall community be prioritized over concerns of the immediate neighborhood.</p> <p>Missing the forest for the trees has been a very real and visceral issue in regard to housing production (or, rather, lack thereof) over the years, and it's now more important than ever to ensure we act as one community and create public policy that benefits the many (and the most disadvantaged) over the few.</p>

4/6/2020 20:44	Adam Loraine		<p>Good evening, City Council and Staff. Please consider bike, ped and active transportation infrastructure improvements related to height and density accommodations in future developments. There are multiple clear relationships here, some of which were noted by Council Member Bonilla when discussing new RHNA numbers earlier. The Council just passed an ambitious Bicycle Master Plan without clear funding for it: not only could such community benefits help fund some of these improvements, it will be necessary to make such improvements in the areas getting such developments. It's important to reduce greenhouse gas emissions to meet the targets in the Climate Action Plan Update the Council just passed. It's important to reduce traffic congestion in the city, a perennial Council and city priority. And it will provide important quality of life benefits to the neighborhoods impacted by these developments. Win Win Win! Thank you.</p>
4/6/2020 19:12	Jon Stone	Prometheus Real Estate Group	<p>I would like to express my support of any steps that would facilitate and clarify the community benefits process within the City of San Mateo.</p>
4/6/2020 19:31	Marcus Gilmour	Lane Partners	<p>Thank you for providing the community a platform to stay involved in these discussions during these uncertain times. On behalf of my company (Lane Partners) I'd like to extend our support of the recommendations in the agenda report regarding the community benefits process. As developers we deal with plenty of embedded risk and uncertainty throughout the life of a project. Implementing a community benefits framework that provides clarity to the process will result in a win-win for both the community and the developer. The recommendation to establish a prioritized community benefits list and to use a third party economic consultant has worked in other bay area cities we've built in and we support implementing this process in San Mateo. Thank you.</p>
4/6/2020 20:31	Brian Myers	California Coastal Properties, developer of the proposed Passage at San Mateo project.	<p>Thank you Mayor Gothals and members of the Council, my name is Brian Myers, partner in the proposed project Passage@San Mateo. I can't tell you how much we appreciate the City Staff and City Council continuing their hard work under the current circumstances. I appreciate the detailed information and guidance from the City staff on this topic. I just want to highlight that our proposed project does not require a General Plan Amendment or Zone Change, so the benefit to the owner/developer of the Development Agreement is limited to longer term vesting versus other DA's that are seeking special exceptions to zoning or to the General Plan. Having said that, we have proposed a development agreement that has many community benefits including additional affordable housing, pedestrian/bikeway improvements surrounding the project, on-site day-care, an on-site transit mobility hub, community theater space, a commitment to PCE's renewable energy program, on-site publicly accessible park space, and extensive off-site park and transportation fees. While our crystal ball on the impact to our future economy, including our project, is clouded by current events, we look forward to getting local labor back to work through this project and producing much needed local housing. In our numerous meetings with local neighborhoods in Fiesta Gardens, Bay Meadows and 19th Ave Park, we respectfully request the City Council focus on the fair share participation in the potential circulation improvements to 19th Avenue to reduce cut-through traffic impacts from the SR92 and US101 interchange in the neighborhood. We realize the exact terms of our DA will negotiated later, but we wanted to express our desire to prioritize the items we've already included in our proposed community benefit package plus local, neighborhood traffic circulation improvements. Thanks for your consideration on this item.</p>