

BLOCK 21 PROJECT

PROJECT: Block 21 Project
MEETING: Neighborhood Meeting
LOCATION: Zoom Virtual Neighborhood Meeting
DATE: Thursday, August 26, 2021 at 7 pm
ATTENDING: 15 people

Meeting Attendance

Due to shelter-in-place requirements, the neighborhood meeting for the Block 21 Project application was conducted virtually, via Zoom. Below is the list of attendees.

First Name	Last Name	Email Addresss
Dino		--
Laurie	Watanukie	-
Vic	Catanzaro	vic@wspre.com
Robert		-
Wes	Taoka	sanmateojacc@gmail.com
Diana	Pettit	diski208@gmail.com
Jasmin	Reyes	-
Josh	Hugg	-
Maria	Aviles	-
Mike	Field*	mike@windyhillpv.com
Austin	O'Such*	austin@windyhillpv.com
Craig	Almeleh*	craiga@arctecinc.com
Evan	Sockalosky*	evans@arctecinc.com
Jamie	D'Alessandro*	jamie@windyhillpv.com
Lisa	Ring*	lisa@ringcal.com

*Member of project applicant's design team

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Meeting Notes

Q1: Where and how many affordable housing units will be included in the project? How many bedrooms will they be and how will they be distributed throughout the project?

A1: There are 15% of the units provided as affordable (Very-Low Income) and they will be distributed throughout the project in accordance with City regulations for the provision of Below Market Rate (BMR) units. There are Studio and 1-bedroom units included in the project and the majority (60%) are 1 bedroom units, which is a greater proportion than included in the adjacent projects that Windy Hill Property Venture has built (405 E. 4th Avenue and 406 E. 3rd Avenue).

Q2: Will the Latino businesses return as part of the project?

A2: The existing business on the site have been notified of the proposed development in order to provide time to find other locations. It is not anticipated that they will return the site as part of the development.

Q3: Is the project in the final stages?

A3: The project is just at the beginning of the process, as the Neighborhood Meeting is the first meeting of several public meetings that take place during the review of the project.

Q4: How many residential units are proposed and what are the proposed rents for BMR units?

A4: The project includes 68 residential units. The BMR rents will be set by the City and are based on the San Mateo County median income and a variety of factors including family size, etc. The rents are updated yearly and applied when the rental units are available for occupancy. For Very-Low Income units, the rents are set at a rate of 50% of the area median income.

Q5: What are the proposed rents for the market rate units?

A5: The rents for the units are not yet set since that will be determined when the units are available to be occupied. In the previous projects, the rents have been in \$3,000+ range.

Q6: How many employees will you have in the building? If you do a calculation of 300 ft. per employee for the proposed office square footage of 180,000 you would get 600 employees.

A6: The new buildings that Windy Hill develops are amenity rich based on the demand from the types of tenants that like to locate in downtown San Mateo adjacent to the train station. As such, these buildings have more space per employee including open areas, break rooms, etc.

Q7: The project doesn't look significantly different from the other projects built next to it. It's boring.

A7: When you look at the buildings all together, they actually look very different in terms of the forms, materials and articulation provided with each design. They do have a common form that is dictated by the zoning code which requires build-to lines at the ground level and the step backs on the upper levels.

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Q8: There need to be more 2 and 3 bedroom units included in the project, they should be family scale units. It seems that to get units of this size at an affordable cost, people have to buy in the east bay.

A8: These units are primarily built to house workers that will likely work in downtown. For people that are looking to be close to the work and the train station and have this type of lifestyle. It doesn't seem that families are as attracted to this style of living, therefore we do not build larger units.

Q9: The project should include more housing and less office.

A9: This project includes twice the amount of units by providing two levels of housing compared the previous projects that Windy Hill Property Venture has built (405 E. 4th Avenue and 406 E. 3rd Avenue). We listened to the City and the community and deliberately added more units, since we know this a priority. As the same time, the project has to be financially feasible and it requires a certain amount of office space in order to do this. The costs for the construction on infill sites and two levels of below-grade parking are significant.

Q10: We need to build more affordable ownership units in the City and in this project.

A10: It is very difficult to build for sale units in a project such as this. The laws that allow people to sue for construction issues makes the development of for-sale units infeasible for us.

Q11: Will an SB 734 analysis be completed for the project?

A11: Yes. The project will include an analysis of Vehicle Miles Traveled (VMT) in accordance with City and state policies.

Q12: Traffic impact fees collected for the project should be spent in the surrounding neighborhood.

A12: Windy Hill has built some neighborhood improvements as part of other our projects including curb ramps, new signal crossing push buttons and speed feedback signs. These will be installed soon. The City makes the determination as to how and where the traffic impact fees are spent.

Q13: A traffic analysis should be prepared for the project that includes cumulative traffic from all the project that have been built or approved in the downtown. This study should include an analysis of the major intersection like all the one along E. 3rd and E 4th Avenues.

A13: A traffic study will be prepared by the City and it will include an analysis of the cumulative development as mentioned.

Q14: Likes the architectural brick treatment included at the 405 E. 4th Avenue project.

A14: That's great!

Q15: This project should include the payment of fees for school and roadway impacts.

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A15: This project will pay substantial fees for school impacts and the traffic impacts fees, as mentioned previously. The project will also pay a variety of other fees to offset impacts.

Q16: This project will result in construction impacts. With the current construction of 406 E. 3rd Avenue, there are currently 15 cement trucks making noise at 6 am. It's very disruptive. This project will also result in too much traffic.

A16: The City will prepare a traffic impact study that will assess traffic as part of the development of the project.

Q17: There is not enough affordability included in the projects. Workers in downtown San Mateo have to work 2 and 3 jobs to make a living and they can't afford to live in projects like this. Just like the current tenants that live in the houses and apartment building currently on the project site. This project should include more affordable units to offset the loss of the existing units (3 houses and apartment units) currently on the project site.

A17: The project will replace the existing units on the site with more affordable units than are currently there, in addition, the rents for the proposed affordable units will likely be less than the rents currently charged for the existing units.

Q18: How much will this project pay in Commercial Linkage fees?

A18: Based on the fee of approximately \$25 per square foot, it is anticipated the fee paid would be approximately \$4 million.