

Rendell Bustos

From: Keith Weber [REDACTED]
Sent: Thursday, May 19, 2022 2:06 PM
To: Rendell Bustos
Subject: Block 21 PA21-063

Rendell,
Please include my comments about the Block 21 project in the Planning Commission meeting packet.

I'm not sure why, but it seems that every new development proposed for downtown takes the same design approach: 2-3 story ground level volumes and large glass volumes for the upper stories. For some reason, applicants seem to have gotten the idea that building scale will be reduced (and perhaps be more acceptable to the neighbors) by designing two different buildings, one on top of the other. This, I suspect, is supposed to make the building more "pedestrian" scaled, and make the upper floors "disappear." But the multiple design styles become confusing and chaotic and the glass building on top becomes even more prominent.

I would suggest a different approach: unify the design by using the same architectural style from top to bottom. Quite frankly, it wouldn't hurt to consider more traditional styles of architecture, such as the mixed use project in Millbrae and the office building in Redwood City (photos below).

Thank you,
Keith Weber
San Mateo





Rendell Bustos

From: David Light [REDACTED]
Sent: Friday, May 20, 2022 12:00 PM
To: Trees Mailbox
Cc: Rick Bonilla; Planning
Subject: Question About the Arborist Recommendations for the Windy Hill "Block 21" Project
Attachments: Appendix B Arborist Report.pdf

Dear San Mateo City Arborist,

As a 40 year resident of San Mateo, I am very aware of how precious our trees are to the environment of our city. Therefore, I was very surprised to review the arborist report by Kevin Kielty for the Windy Hill "Block 21" Project currently under review (report attached). As you may know, Block 21 is a planned 6 story building in the city block surrounded by Claremont, Delaware, 3rd and 4th.

It seems unusual to me to read that of the 32 trees evaluated by this arborist, all of these trees are deemed unfit to save and must be removed. Of course, this is very convenient for the developer, who can work on an empty block without the need to protect any trees, but is this really best for San Mateo. We are in a climate crisis and trees are precious. The developer will plant some saplings around the block after completion, but some will die and are they really a substitute for these existing mature trees?

In several places in this arborist report, there is a mention of metal grates around the bottom of the trunk, but instead of suggesting widening the holes in the grates to allow the tree bark to grow, the recommendation is to remove the tree. Honestly, in the photo, the damage to the tree does not look so bad that widening the hole in the grate will not help. Also, there is an issue with parasites causing sap to drip from some of the trees on the sidewalk, but again instead of recommending spraying the existing trees, the recommendation is to remove the trees completely.

Have you reviewed this report? Do you agree? Have you looked at all of these 32 trees and do you agree that they should be removed?

Thank you for your attention here.

- David Light [REDACTED]
[REDACTED]



May 18, 2022

San Mateo Planning Commission
San Mateo City Hall
330 West 20th Avenue
San Mateo, CA 94403

Re: Support Block 21 - Housing Leadership Council of San Mateo County

Dear Members of the San Mateo Planning Commission,

The Housing Leadership Council of San Mateo County (HLC) works with our communities and their leaders to produce and preserve quality affordable homes.

On behalf of HLC, I'm writing to express our support for the Block 21 proposal by Windy Hill Property Ventures - which is set to include 111 new homes, 12 of which will be affordable. Located at 300 S. Claremont, these homes have the potential to contribute to a more vibrant downtown, provide your residents with the option to utilize Caltrain to get to their places of work, and, more importantly, provide additional homes to your city to counteract the jobs-housing imbalance that your residents are collectively experiencing in this moment.

Thank you for the opportunity to comment and we urge you to support the Block 21 proposal and to move it forward to your leaders on the City Council for a decision.

Sincerely,

Ken Chan
Organizer

May 23rd, 2022

San Mateo City Council and Planning Commission

RE: Endorsement of Block 21

Dear Mayor, Vice Mayor, San Mateo City Council, and Planning Commission



For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance's Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area's people.

After careful review, Greenbelt Alliance is pleased to endorse the proposed Block 21 project.

Windy Hill Property Ventures envisions Block 21 as a proposed six-story mixed-use development will provide 111 new units, 15% will be designated below market rate and location onsite. This development would not only contribute to meeting the city's Regional Housing Needs Allocation (RHNA) goals, but also target Missing Middle housing. In Block21, the City of San Mateo has the opportunity to create new, infill housing that will contribute to the State of California's collective efforts to respond to our ongoing housing crisis. The project is consistent with the City's General Plan and the applicable State Housing laws.

By incorporating 180,950 sq ft of office space in addition to the housing units, Block 21 can truly become a vibrant, mixed-use town center in an effort to reduce the need to use a private vehicle to reduce GhG emissions. An additional climate benefit for this project is the innovative transportation strategies planned including unbundling parking from the housing units, 89 bicycle parking spaces and incentives for caltrain.

Greenbelt Alliance believes Block 21 will play a pivotal role in reimagining a more resilient and inclusive San Mateo for all residents to enjoy and we are proud to give this project our endorsement! We hope its approval will inspire cities around the Bay Area to redouble their efforts to grow smartly.

Sincerely,
Zoe Siegel

A handwritten signature in black ink, appearing to read "Zoe Siegel".

Director of Climate Resilience, Greenbelt Alliance



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

BLOCK 21

307 S. CLAREMONT STREET SAN MATEO, CA 94401

DEVELOPER: WINDY HILL PROPERTY VENTURES



PROJECTED DAILY DRIVING BY RESIDENTS

CONDITIONAL CERTIFICATION

AS OF MAY 6, 2022

GREENTRIP STANDARDS

LESS THAN 35 MILES/DAY

69% less than the regional average household driving of 62 miles/day.

Source: MTC Vital Signs and Bay Area Census



19 MILES/DAY

EACH HOUSEHOLD IS PROJECTED TO DRIVE 19 MILES/DAY

Source: GreenTRIP Connect



APPROPRIATE AMOUNT OF PARKING

GREENTRIP STANDARD

MAXIMUM 1.5 SPACES/UNIT

Average spaces per home (including guest parking), excluding spaces shared with non-residential uses.



0.5 SPACES/UNIT

56 PARKING SPACES

111 UNITS



BLOCK 21 IS PROJECTED TO RESULT IN:

69% LESS DRIVING

Each household is expected to drive 19 miles/day rather than the regional average of 62 miles/day

Source: GreenTRIP Connect, MTC Vital Signs and Bay Area Census

28% LESS GHGs

Each household is expected to emit 9.63 pounds of GHGs/day instead of 13.44 pounds of GHGs/day.

Source: GreenTRIP Connect



TRAFFIC REDUCTION STRATEGIES

GREENTRIP STANDARDS

1 OF 3 STANDARD TRAFFIC REDUCTION STRATEGIES

The project must have one of three traffic reduction strategies:

- UNBUNDLED PARKING
- DISCOUNT TRANSIT PASSES
- FREE CARSHARE MEMBERSHIP



UNBUNDLED PARKING

- UNBUNDLED PARKING: PAYING FOR A PARKING SPACE IS SEPARATE FROM HOUSING

PLACE TYPE

GreenTRIP standards are customized for different types of neighborhoods, or "Place Types," as defined by the Metropolitan Transportation Commission's Station Area Planning Manual.

TOWN CENTER

This project meets GreenTRIP Certification standards for the Town Center Place Type. Above is an evaluation of how this project satisfies each requirement.

GreenTRIP evaluates how well a proposed residential project design achieves Traffic Reduction and Innovative Parking strategies.

GreenTRIP conducts an evaluation based on information provided by the developer and gathered from publicly available sources.

BLOCK 21

DRIVING REDUCTION

The following is an inventory of GreenTRIP Connect model inputs and the projected driving reduction.

SELECTED SITE

IF BUILT ON SELECTED PARCEL



25.3%
REDUCTION

AFFORDABLE HOUSING

15% OF UNITS WILL BE DEED
RESTRICTED BELOW MARKET RATE



3%
REDUCTION

TRAFFIC REDUCTION STRATEGIES

UNBUNDLED PARKING:
PAYING FOR A PARKING SPACE IS
SEPARATE FROM PAYING FOR HOUSING



0%
REDUCTION



NEARBY TRANSPORTATION

Transit within a 1/4 mile:

Caltrain - Bullet, limited, local

SamTrans - 250, 252, 59, 53, 292, 295

Transit within a 1/2 mile:

Caltrain - Bullet, limited, local

SamTrans - 250, 55, ECR, 252, 59, 53, 398, 397, 292, 295, KX

GREENTRIP **Connect** REPORT:

<https://connect.greentrip.org/map-tool.php?p=438268>

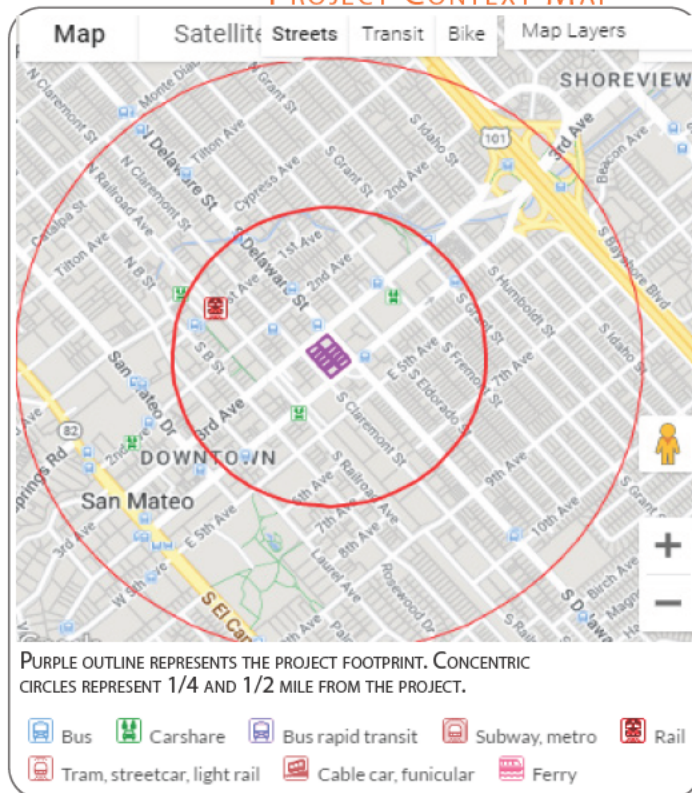
Residents living and working within a 1/2 mile or 10 minute walk to transit are 10 times more likely to take transit.¹

Residents living within a 1/2 mile of transit drive 50% less than those living further away.²

¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008

PROJECT CONTEXT MAP



KEY PROJECT DETAILS:

- DENSITY 20 UNITS/ACRE
- 111 UNITS INCLUDING 12 BELOW-MARKET RATE UNITS FOR VERY LOW-INCOME TENANTS
- 56 RESIDENTIAL PARKING SPACES, WITH PARKING AVAILABLE TO THE PUBLIC ON EVENINGS AND WEEKENDS
- 89 SECURED LONG-TERM BIKE PARKING SPACES
- 14 GUEST BIKE PARKING SPACES

QUESTIONS?

Contact:



www.GreenTRIP.org

a project of



Rendell Bustos
Senior Planner
Community Development Department
330 W. 20th Ave.
San Mateo, CA 94403

May 2022

RE: Block 21 Project

Dear Mr. Bustos

I am writing to you in support of this project and ask that you forward this letter to both the Planning Commission, as well as the City Council, as they consider this project at future meetings. I have followed this project since it was first proposed. I continue to support it as it has evolved, with the addition of more residential units and as additional amenities and benefits have been included in the project.

This mixed-use project will be an asset to our community in that it promotes and supports our City's goals as they pertain to the provision of employment and housing near transit. Specifically, I support the provision of much needed housing in our community to serve our local workforce and development of this housing near transit, with robust transportation measures to reduce vehicle trips which will help promote healthy lifestyle choices, including walking and bicycling. The streetscape improvements proposed; including wider sidewalks, street trees, street furniture & pedestrian scale lighting will also serve to enhance the walkability & connection in and around the project. In addition, the provision of public parking during nights and weekends provides a benefit for downtown, while maximizing the use of the parking provided as part of the project.

This project will also be an environmentally sustainable and attractive building that provides for a high-quality design at a very visible location in downtown San Mateo. The project includes sustainable components; such electric vehicle parking, stormwater treatment and the use of sustainable construction materials and practices.

It provides for 111 new residential units, including affordable units that can serve as housing for local service workers. It is also my understanding that the project provides for a deeper affordability than is required by City code.

This project will not only benefit the immediate project area, but more importantly, the City as a whole. I encourage the Planning Commission and City Council to support this project for our city.

Sincerely,



MATTHEW THOMSON

May 23, 2022

To Whom It May Concern,

The Housing Action Coalition (HAC) is pleased to endorse Arctec and Windy Hill Property Ventures' Block 21 project. HAC's Project Review Committee has determined that this project meets our high standards for urban design and environmental sustainability, while delivering desperately-needed mixed use, urban infill, and low-income housing that will help alleviate San Mateo's affordability crisis.

The Committee commends Arctec and Windy Hill Properties for prioritizing housing and walkability in a transit-rich location. This project would add 111 homes to an area close to jobs and public transportation. In addition, the Committee applauds the project team for utilizing the state density bonus to maximize housing on site. With 15% of the base project reserved for Very-Low Income residents, the project exceeds the city's affordability requirements. In total, this mixed use project activates a currently underutilized site in San Mateo to help address the housing demands of the city and region.

The project is located within a mile of a Caltrain station, helping to provide alternative transit options for future residents. Beyond its transit-oriented location, Block 21 promotes environmental benefits through reflective roof membranes, insulated exterior facades, and double-paned windows/glazing systems. The project will also provide bike parking for residents and subgrade parking for both office uses and residential tenants. Given the project's proximity to transit, the Committee would like to see less on-site parking, but understands the feasibility, financing, and community concerns. Overall, the Committee appreciates the project team's evident attentiveness toward sustainable and transit-oriented planning in their proposal.

We also commend the developers for their extensive efforts to plan for open space. Arctec and Windy Hill Property Ventures have prioritized a pedestrian-focused street, featuring substantial streetscape improvements including wider sidewalks, street trees, public art, street furniture, and pedestrian-scale lighting. This will help improve walkability and connection from residential neighborhoods to Downtown San Mateo.

Ultimately, the Housing Action Coalition and its Project Review Committee are proud to endorse Block 21. San Mateo and the entire Bay Area are grappling with a housing crisis that has disrupted every one of our cities. We are strongly supportive of this particularly well-located and well-designed mixed use project.

Sincerely,



Todd David, *Executive Director*
Housing Action Coalition (HAC)

Ahmad Thomas, CEO
Silicon Valley Leadership Group

Jed York, Chair
San Francisco 49ers

Eric S. Yuan, Vice Chair
Zoom Video Communications

James Gutierrez, Vice Chair
Luva

Victoria Huff Eckert, Treasurer
PwC US

Greg Becker
Silicon Valley Bank

Anil Chakravarthy
Adobe Systems

Aart de Geus
Synopsis

Raquel Gonzalez
Bank of America

Vintage Foster
AMF Media Group

Paul A. King
Stanford Children's Health

Ibi Krukrubo
EY

Alan Lowe
Lumentum

Judy C. Miner
Foothill-De Anza
Community College District

Rao Mulpuri
View

Kim Polese
CrowdSmart

Ryan Popple
Proterra

Sharon Ryan
Bay Area News Group

Tom Werner
SunPower

May 22, 2022

San Mateo Planning Commission
San Mateo City Hall
330 W. 20th Avenue
San Mateo, CA 94403

RE: Support for Block 21 at 300 S. Delaware Street

Dear Planning Commissioners,

The Silicon Valley Leadership Group is proud to express support for the proposed development by Windy Hill Property Ventures at 300 S. Delaware Street. The creation of 111 homes, including 12 very low-income below market rate units on site will benefit the city.

The Silicon Valley Leadership Group is driven by more than 350 member companies to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy, and transportation. Among the top concerns of our members is a need for high quality and affordable housing here in the Bay Area near transit and jobs.

The mixed-use development before you is a sensible proposal that will reduce vehicle miles traveled for residents working in this jobs rich area and provide easy access to Caltrain for those that commute. The convenient location of development is also close local to local restaurants, retail, and parks.

We ask that you vote in support to recommend approval of this project to the City Council. Thank you for your consideration of our comments.

Sincerely,



Vincent Rocha
Vice President of Housing and Community Development
Silicon Valley Leadership Group

Rendell Bustos

From: I watanuki [REDACTED]
Sent: Tuesday, May 24, 2022 12:39 PM
To: Rendell Bustos
Cc: [REDACTED] Michael Weinbauer; Maurine Killough; Benjamin Portusach
Subject: #2 - Block 21 - PA 21-063

Rendell,

Please include these comments in the Planning Commission packet for tonight for Block 21.

The Windy Hill Projects and other new development projects in the Downtown are following a repetitive trend of more glass at the upper levels. We would like to see more of Larry Cannon's suggestions included in the Block 21 design or better, a more traditional building design. Windy Hill's building at 406 E 3rd Avenue replicates the next door building at 405 E 4th Avenue. This project, Block 21 also follows a similar design and incorporates more glass. There will be a 4th Windy Hill Office project with more of the same. Block 21 may not be the right design for our neighborhood.

I do prefer Keith Weber's suggestion of a more traditional design for projects in the Downtown area. This is part of the oldest area on the east side of San Mateo.

These Larry Cannon recommendations will help improve Block 21:

1. The expanse of glass can be removed along 3rd Avenue and replaced with a solid wall and deep window recesses. Reduce the large volume of glass on the upper levels of the project. The lower end of the windows need to hide the cables and the storage boxes as seen in the building at 405 E. 4th Avenue.
2. Add projecting cornices to emphasize the two story massing along street frontages. This will help blend the project better with the existing more traditional smaller buildings and single family homes. This is a very massive project.
3. Reversal of color tones in certain areas, and extend darker toned facade treatment at upper floors so it looks more like one building. The current design is still over-complicated.
4. Reduce the depth of the private residential balconies and recess them. Consider the relocation of the residential lobby away from the garage and service entry on S. Claremont.
5. Designate a freight loading area with the garage or a passenger loading on S. Claremont, to reduce traffic impacts. The project needs a package storage area for all the Amazon deliveries.
6. A high visibility crosswalk is needed at 3rd and Delaware for pedestrian safety. There will be a total of 1,279 more vehicles with the addition of 411 (Block 21), Kiku Crossing Garage, and 477 East 9th Avenue.
7. Widen the sidewalks on S. Claremont and S. Delaware for more pedestrian safety.
8. Add long term bike storage.

Climate Action Plan:

1. Subsidize Transit Passes for residential tenants.

2. The Block 21 does not provide enough grey water infrastructure or energy storage.
3. Can more of the 32 existing trees be preserved? Save the trees on Delaware Street.

Thanks.

Laurie Watanuki

Rendell Bustos

From: Michael [REDACTED]
Sent: Tuesday, May 24, 2022 1:28 PM
To: Planning Commission; Rendell Bustos
Cc: [REDACTED] Azalea Mitch
Subject: Comments on Agenda Item #2 - Block 21 - PA 21-063

Dear Rendell and Planning Commissioners:

Please include these comments in the Planning Commission packet for tonight for Block 21.

I agree with comments from other residents that it would be nice to see more of Larry Cannon's suggestions included in the Block 21 design, something that deviates more from the other two Windy Hill projects right across the street that are very modern, angular, and not very dissimilar from each other. They are nice projects, but incorporating some more traditional elements would really enhance the project. Items that come to mind take cues from the nice Spanish apartment building on Claremont that will be lost - arches, wrought iron and terra cotta elements. That would really distinguish the building, and blend better in my opinion.

It will be important to ensure a freight loading area is implemented with the garage or a passenger loading on S. Claremont, to reduce traffic impacts.

From a safety perspective, please get commitments to a high visibility crosswalk at 3rd and Delaware, given the addition of over 1,200 more vehicles with the addition of Block 21, Kiku Crossing Garage, and 477 East 9th Avenue.

Finally, please commit to preserving some or all of the 32 existing trees, particularly on Delaware Street. They seem healthy and are well established. I'm told this is purely in the hands of Public Works, so I've cc'd Azalea Mitch so she is aware of our desires here.

Thank you for your consideration -

Michael Weinbauer
Central Neighborhood