

BLOCK 20 PROJECT

PROJECT: Block 20 Project
MEETING: Neighborhood Meeting
LOCATION: Zoom Virtual Neighborhood Meeting
DATE: Thursday, November 3, 2022 at 7 pm
ATTENDING: 12 people

Meeting Attendance

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
Olya		--
Laurie	Watanukie	lwatanuki6@gmail.com
Lisa	Diaz-Nash	lisadnash25@gmail.com
FK		-
Wes	Taoka	sanmateojacc@gmail.com
Diana	Pettit	diski208@gmail.com
George		-
Linda	Simonsen	-
Mike	Field*	mike@windyhillpv.com
Austin	O'Such*	austin@windyhillpv.com
Evan	Sockalosky*	evans@arctecinc.com
Lisa	Ring*	lisa@ringcal.com

*Member of project applicant's design team

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Meeting Notes

Q1: Will the lights on this project be the same as the projects already built by Windy Hill Property Ventures. The existing projects are too bright and spill light outside the project site and building.

A1: The project team can look at the proposed lighting as part of the project design. It is important to note that the city has requirements for lighting that need to be met and so the project has to consider and meet these requirements.

Q2: What will be done to address traffic and construction for this project. These are proposed at busy locations, including 3rd and 4th Avenues that carry traffic through the city. The neighborhood has already experienced the inconveniences and issues related to the construction of all the projects in this area. These have impacted the neighborhood and caused congestion and delays in the area. Construction traffic and fencing blocking the roadway need to be addressed.

A2: The project will be required to address these items as part of the project review, specifically a Construction Management Plan that will address and lay out measures to address construction phases, road closures, equipment staging, etc.

Q3: How many employees will be located within the office portion of the building? It seems like this will house many employees.

A3: This number is not yet known, however, even though the project include open floor plans where the employees sit together, there are many amenity spaces that reduce the overall employees density of the project.

Q4: Traffic and the lack of parking are a concern for this project. This is especially true given that there is not real transit that serves this area. People don't use transit.

A4: The project review will evaluate these items, but its important to note that companies specifically want to locate in this area of San Mateo due to the proximity of transit. The project includes TDM measures that incentive transit use. In addition, with the already built projects that allow for public use of the parking and the City's own parking garage there will be quite a lot of parking available in the project area.

Q5: The project seems to have ignored the 5th Avenue and S. Delaware corner/elevation. This needs more attention and should inset the corner here to address the residential neighborhood.

A5: This will be evaluated as part of the ongoing project design.

Q6: What is the unit mix for the project?

A6: 41 studios, 35 1-bedroom and 10 2-bedroom units

Q7: It would be good to have more and larger units since smaller units lead to a transient population. A larger residential population at this location would make things more stable.

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A7: The number of units proposed as part of the project is the maximum number of units allowed to be built on the project site due to the maximum density permitted by the zoning. Given the constraints on the site, including maximum height, it is not possible to add more units to the project. The City is reviewing a provision that would require a minimum of residential units for certain projects, but this is not yet in place.

Q8: Projects need to prioritize open space. This project needs more open space.

A8: If the plans are reviewed, it can be noted that there is a generous amount of open space provided as part of the project. This is an important component of the projects that Windy Hill has built in this area.

Q9: The project should support a 24-hour downtown, a solution to the job/housing imbalance and also support the downtown and better the retail core. Don't want to miss an opportunity to do this with this project.

A9: The applicant feels that the project meets all these goals by including housing and large floor plate office uses that will attract tenants whose employees will frequent the downtown retail and restaurants during the day and weekend and evening hours.

Q10: What is the setback of the project along S. Delaware St.?

A10: The project is built to the property along S. Delaware St. as required by the build-to line requirement in the zoning code. The width of the sidewalk is still be evaluated in order to best conform to the guidelines in the Pedestrian Master Plan.

Q11: Additional trees need to be planted along S. Delaware St. The other Windy Hill projects needed to include additional street trees.

A11: The project will evaluate adding additional trees. This needs to be in conformance with City requirements and other limiting factors like utilities, etc. The 406 E. 3rd project was not allowed to add trees along Railroad Avenue due to its location next to the railroad tracks.

Q12: People get dropped off at the other existing Windy Hill buildings and block the road. A drop area should be included along the curb of this project to address this.

A12: A curbside drop off area could be evaluated for this purpose.

Q13: Neighborhood retail needs to be included in this project and it should be at affordable rents.

A13: Consideration will be given to adding some level or retail. It is important to note that retail space outside of the downtown core is difficult to lease and maintain as leased and can potentially take away from supporting the existing businesses in the downtown. The project needs to be able to charge retail rents that support the project.

Q14: The buildings that Windy Hill builds need to be more livable and support nighttime use.

A14: Comment noted.

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Q15: Likes the architecture of the project and more traditional elements that differentiate it from other projects built and proposed in this area. However, 5th avenue should be made more attractive to address the pedestrian environment here, including the bike lane, etc. The south side of the building should be designed to transition to the lower density (one and two-story) residential and commercial buildings at this location. More attention needs to be placed on this side of the building since people are trying to get to Central Park from this location.

A15: This comment is noted and this portion of the building will continue to be evaluated based on these comments.

Q16: There are many projects being built in this part of downtown and there should be a comprehensive and cumulative traffic/parking analysis to address this.

A16: The City will require a preparation of a traffic study that looks at the cumulative impacts of the projects already constructed and those currently proposed.

Q17: The project will require that Safari Kids move from its current location on the project site. This day care use currently serves a need for the residents and businesses in the area. Consideration should be given to where it relocates or if it can be relocated within the new development.

A17: The applicant recognizes this and is working diligently with Safari Kids to find them a new and suitable location that will allow them to expand their services. It is not contemplated that they will relocate within the new building since it will take some time to construct and they want to maintain their operations continuously and with minimal disruption.