

BAY MEADOWS

SAN MATEO

PROJECT: Bay Meadows Blocks MU 2 & MU 3 - SPAR Modification
MEETING: Neighborhood Meeting
LOCATION: Zoom Virtual Neighborhood Meeting
DATE: Tuesday, June 2, 2020 at 6 pm
ATTENDING: 24 people

Meeting Attendance

Due to shelter-in-place requirements, the neighborhood meeting for the Bay Meadows MU 2 & MU 3 SPAR application was conducted virtually, via Zoom. All attendees were prompted to fill in their names and email addresses before entering into the Zoom meeting, and this list was downloaded from Zoom after the meeting concluded.

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Meeting Notes

Q1: Is any retail space pre-leased for the proposed project?

A: Leasing will start once the buildings are under construction.

Q2: What are the changes in square footage from the previously-proposed project, broken out for office vs. retail?

A: There is a net decrease of 12,493 s.f. of retail/active-use and a net increase of 274,348 s.f. of office. The requirement is to have retail frontage along S. Delaware, which this proposed modification does comply with.

Q3.1: Why are these design changes being proposed? Why more office and less residential?

A: The project is responding to the market.

- It is also within the framework of transit-oriented development to have a mix of uses.
- When the entitlements were done, we had a fair amount of flexibility particularly for these mixed-use blocks.
- These changes are within our entitlements under the Development Agreement (DA).

Q3.2 Will the homes be for-sale or rental, and what was originally proposed?

A: The original plan was for-sale homes. These 57 units will be rental. We believe it's good for the neighborhood to have a mix of product and tenure types.

Q3.3 I expect there will be a formalized traffic analysis?

A: Yes, we are required to do an updated Traffic Management Plan and Parking Management Plan as part of our SPAR submittal.

Q3.4 What about the impact of Mello-Roos taxes and the potential change of MU 2 and 3 towards the payment back?

A: The office buildings do pay CFD taxes. This will not increase CFD taxes on any other properties in the community.

Q4: There was a request to reduce the amount of retail in favor of office in 2018 and one reason offered was because there would be additional retail in MU 2. But this time, the retail is being minimized.

A: Retail is super important part of this community.

- A daytime population helps retail succeed.
- We are providing retail along S. Delaware, in the MU 2 and 3 blocks, which does comply with our DA.
- Even in the previously-approved SPAR, the only requirement was that the frontage facing S. Delaware be retail; it wasn't required that the whole groundfloor space be retail.
- We aim to have some great retail and are trying to find the right balance and mix of uses.

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- It is important to recognize that the traditional retail market is challenging at this time.

Q5: Thank you for the presentation. Everything looks very nicely designed. I am concerned about the traffic, and if tenants will use transit; seems like change in use will increase in/out number of people during the day? How would it differ if it's more housing? Office workers don't necessarily live here. Which use better supports transit and community parks?

A: Our entitlements have trip budgets for Bay Meadows; they sets the number of car trips we can have.

- TMP gets updated with each submission and is vetted by City staff. It must be consistent with the requirements of the DA.
- We have previous surveys of our residents showing that 43% commute via Caltrain.
- The office garages don't fill up; our study shows 67-73% utilization.
- 51% of SurveyMonkey's employees and subtenants commute by alternative modes.

Q6. What kind of retailers will there be? Will there be a pharmacy?

A: Wilson Meany does not have a predetermined tenant.

- We think child care would be a great use and very additive to the community.
- We want to ensure that this neighborhood-serving retail does not detract from the extensive retail at Hillsdale Shopping Center.
- We welcome resident input on suggestions for retail users.

Q7.1 Will this project impact the Safe Streets program, such as the restriction of through traffic at 28th Ave.?

A. The construction of these buildings will not impact the City's Safe Streets program, if that is something the City decides to continue.

Q7.2 What is the expected impact of pandemic?

A: We are very sensitive to the pandemic and how that factors into industry trends.

- Late 2023 is scheduled construction completion; hoping for a vaccine, solutions, and a stabilized market by then.
- Some research we see indicates office users will be seeking more space so their employees can be more spread out.
- We know there continue to be people who need to or prefer to work from the office.
- We believe Bay Meadows continues to be a highly desirable location.

Q8.1. Any plans for pedestrian bridge/safe way to mall area?

A: The two new grade-separated crossings will make for a much safer, welcoming passage across to Hillsdale. Much easier to walk or bike.

- No plans by Wilson Meany, City or Caltrans for a bridge.

Q8.2 Does lower square footage decrease the number of retail tenants, especially food, that you're seeking?

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A: The square footage does not necessarily decrease the number of retailers.

Q8.3 How successful are the retailers at Bay Meadows? Will you bring more anchor tenants, like staple food options?

A: Tenants are not doing well under Shelter in Place, except Fieldwork.

- Wilson Meany has been working very closely with the retailers to abate rent and help them through this difficult period. We are very committed to their success.
- Food service and other types of retail will be better supported as the population grows.

Q9. Other new communities can get restaurants, vibrant retail, why can't we?

A: The Master plan expected appropriately scaled retail offerings and did not want to be competitive with Hillsdale's retail offerings. The retail offerings were always envisioned to grow as the community grows.

Q9.1 Childcare would be really welcome, but the space proposed is rather small.

A: Our potential childcare space is right-sized relative to the adjacent outdoor space. A 2,000 square foot space can serve 26-30 children.

Q10. Have you surveyed residents to determine childcare needs/demands?

A: We agree that childcare would be a great addition. Our current planning comes out of discussions we have had with potential child care operators.

Q11.1 Concern about amount of retail; will Delaware be a shopping street? Is retail expected in remaining planned buildings?

A: Station 5 does have groundfloor retail; Station Blocks 2, 3, 4 have plans for future retail; retail leasing efforts are ongoing.

Q11.2 Is there a target number of retail tenants?

A: No, there is not a target number per se.

- We are having conversations, with 2-3 more retailers signed/expected.
- We continue to work on leasing.

Q11.3 What percentage of the ultimate retailer count do we have currently, e.g. 50% or 10%?

A: It's absolutely more than 10%. We are currently probably closer to 50% leased.

The retail was always intended to be neighborhood-serving and not a competitor to Hillsdale.

Q12. For retailers, have you considered bookstores, toy stores, hardware stores?

A: Tenant leasing has been focused on food uses as foundational. We cast a wide net.

- Hardware/toy stores have not shown interest;
- That could possibly make business sense in future as population grows.

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