

May 1, 2024

To Whom it May Concern,

The Housing Action Coalition (HAC) is pleased to endorse Harvest Properties, Inc. & Prometheus Real Estate Group, Inc.'s Bespoke project. After a detailed presentation, HAC's Project Review Committee has determined this project exceeds our high standards in addressing the regional housing shortage, affordability, and displacement crisis.

Our committee commends the project for its land-use. The project, which will replace an outdated single-story retail building, will transform the underutilized site into a mixed-use development with 71 100% affordable new homes, office and retail space, and a dedicated space for Self-Help for the Elderly. Housing will be a welcome addition to this area, complemented by its location in the heart of Downtown San Mateo and a Central Business District.

The committee was impressed by the project team's collaborative efforts with the City and the Community to build a project that will help foster a more vibrant, communal, and transit-oriented neighborhood. Through community feedback and outreach, the project team has improved the design to provide housing and commercial space that enlightens the surrounding site with its use of CLT building materials and design. The project will widen B Street sidewalks along the project more than 5 ft, implementing pedestrian guidelines that promote walkability and access.

To promote a healthy downtown San Mateo, the project includes 162,000 sq ft of commercial structure that includes commercial office and retail space. The urban design of this space encourages open space and accessibility for both residents and the public utilizing urban plazas and outdoor space with massing breaks and retail spill out zones to be used for restaurant outdoor dining space. The committee was excited that 3,500 sq ft of ground floor project space will be allocated for Self-Help for the Elderly.

The committee commends the project team for exceeding the density threshold of 50 units via the State Density Bonus Law at 71 units and 61.2 du/ac. The project has close proximity to the San Mateo Caltrain station promoting public transit utilization. In addition to this, the project team decided to include 16 and 8 short term bike stalls, along with 56 and 84 long term bike stalls for resident and public use. The project will also include preferential short term parking for carpools while participating in San Mateo's local TMA and Commute.org carpool/vanpool program.

Overall, the committee is pleased to support this project. With its excellent land use, impressive commitment to creating more dense and affordable homes, and environmental sustainability, Sequoia Station is an example of the type of housing project our region needs to build more of.

Sincerely,



Corey Smith, *Executive Director*