



To Mayor Howard and Councilmembers:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse Greystar's exemplary mixed-use project at 1304 and 1601 El Camino Real in Redwood City. After a detailed presentation, the Committee determined the project exceeds our high standards in addressing the regional housing crisis.

The Committee gave exceptionally high marks to this project and especially commends the project sponsors for taking on an innovative and bold land use development. The project would replace an existing car dealership and service parking lots with over 500 new homes, 109 of which will be subsidized affordable, along with office and retail space at 1304 El Camino Real. At 1601 El Camino Real, 0.2 miles north, the project would replace an existing service garage with 38 affordable homes and supportive services.. Both sites are served by Caltrain, with the nearest station located less than a half mile away. Additionally, the bicycle parking ratio is over 1:1. The team's redesign of the existing street system would make intersections safer for both bikers and pedestrians. The addition of a bike promenade on Lathrop Street would encourage alternative transportation methods. Given the development's proximity to transit, our Committee would prefer a lower proposed parking ratio, but we acknowledge this preference is aspirational given the city's regulations.

Beyond the environmental benefits that derive from the project's proximity to Caltrain, the buildings themselves have multiple environmentally friendly features. The development is pushing for LEED Silver Certification in office and Green Point rating for residential buildings. Additionally, the office spaces will carry an all-electric MEP system, limiting natural gas combustion, while the residential spaces will be nearly all-electric .

We applaud Greystar's commitment in addressing the affordability and displacement crisis by providing nearly 150 affordable units at a deeper level of affordability than required. Additionally, the thorough and thoughtfully planned urban design will create a vibrant, functioning neighborhood, with gathering spaces, connective corridors and special amenities contributing to true placemaking in a transformational location. We are encouraged by the excellent team that Greystar has assembled and early renditions of the architecture allude to a well-designed and diverse fabric of buildings and public spaces that will create a new sense of place.

Overall, we appreciate the project team's commitment to alleviating the impact on the nearby community. These types of large projects are vital in combating the regional housing affordability and displacement crisis, and undertaking strategies that lessen the effect on neighbors helps move the process along. The team has demonstrated continued community involvement by amending plans that achieve the best possible housing outcome and community open space. We are excited that Greystar has committed to union labor for a large portion of the project, and encourage them to continue conversations with Building Trade Unions and the NorCal Carpenters.

BayHAC applauds the project team for pushing themselves to achieve the best possible outcome for the community and we commend Redwood City for doing its part in addressing the region's housing shortage. Ultimately, BayHAC is proud to endorse this project, which will provide well-designed, and well-located homes that help address the affordability and displacement crisis.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director* of The Bay Area Housing Advocacy Coalition (BayHAC)



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