



PROJECT REVIEW REPORT CARD

Project Address: Passage at San Mateo

Project Sponsor: California Coastal Properties, LLC

After reviewing the project and discussing it amongst the Committee, we are pleased to **officially support the plan**. We believe it has merit and will make a positive contribution to the Bay Area region by addressing the housing shortage with well-located, dense, amenity-rich home creation. Please read below to understand how the project meets our guidelines, as well as areas suggested for improvement.

SFHAC's Project Review Committee believes transit-oriented, mixed-use infill housing to be the highest and best use for this site. Given the current housing shortage, the entire region must do its part to create quality, well-located housing near transit to ensure our region can attain affordability while remaining connected. We are especially encouraged by the plan to create 935 homes within walking distance of Caltrain, a transit mode that allows access to the entire region. Projects on this scale are essential to creating the number of homes needed to achieve affordability in the Bay Area. Leveraging the State Density Bonus Program on top of the Rail Corridor Plan TOD density produced this advantageous density.

Passage at San Mateo intelligently integrated the area's future transportation with its current reliance on automobile-centric infrastructure. Primarily, it is located in a hub of local transit options, but it also includes a centralized collector of transportation services, called The Depot. With its unique address and public accessibility, it will be able to connect the entire area to Caltrain's regional transportation, which is an enduring public benefit. Although our Committee would prefer to see less residential parking spaces, the project's proximity to transit offers a good opportunity to implement flexible parking infrastructure that can take on a residential focus in the future.

Our Committee was similarly impressed with the project team's design for the site. The over 3 acres of publicly accessible open space, including a 1-acre urban park, are thoroughly connected by High Line-inspired passages. These ensure the entire site is communal and walkable, serving the whole neighborhood. Passages and open space also create accessible amenities, like the SEED food hall. This "life hall" and its 7,500 square feet of dining options enhance livability by integrating a central social space with local food options and access to the outdoors. Such a well-thought-out design has the potential to serve established and new residents alike, creating a cohesive communal atmosphere.

A handwritten signature in blue ink, appearing to read "Todd David".

Todd David, Executive Director SFHAC