



Thursday, October 29, 2009

Mayor Grotte and City Council,
Planning Commission
City of San Mateo
330 West 30th Street
San Mateo, CA 94403

RE: 92 & Delaware Proposal (1830 South Delaware and 470 Concar) - SUPPORT

Mayor Grotte and Members of the City Council and Planning Commission:

For more than 50 years, Greenbelt Alliance has protected the Bay Area's working farms and natural areas while making the Bay Area's cities better places to live. Our recently released *Grow Smart Bay Area* report (www.growsmartbayarea.org) served as our challenge to the region to grow sustainably. This report proved that the Bay Area can comfortably accommodate all of the growth coming to the region through infill development within our existing urban footprint. Our Compact Development Team seeks to fulfill this bold vision in part by endorsing and advocating for livable, transit-accessible communities with a wide range of housing options for families of all sizes and income levels. Our review of the 92 and Delaware project, proposed by Hines, is unique in that it is the first time in several years that we have endorsed an office development. We found this project worthy of support due to its exceptional features, including but not limited to: its pedestrian-oriented design; its proximity to public transit and to the adjacent Station Park Green project; its innovative transportation demand management programming; and its exceptional green building credentials.

Every new development is an opportunity to create more livable, climate-friendly neighborhoods connected to the region's strong public transit network. In this case, the proposed development will accommodate jobs within walking distance of both Caltrain and local bus lines, and will contribute to the likelihood that the Hayward Park station will generate demand for more train stops in the future. Bay Area residents are exponentially more likely to commute via transit if they live and work within one-half mile of a transit stop. This means we should pay just as much attention to where we place our jobs as we do to where we build new homes.

Individuals who work in areas where development is compact and pedestrian-friendly, with integrated land uses, are far more likely to commute by transit than those working in conventional, low-rise suburban office parks, even if there is transit located close to home. Hines shows that they clearly understand this concept and are making an extraordinary effort to align with the City of San Mateo's broader smart growth vision for the areas surrounding the City's three Caltrain stations. The compactness of the project and its integration with the adjacent Station Park Green Transit Village—which was endorsed by Greenbelt Alliance in July 2007—will support the creation of a complete, livable community. Workers can live walking distance from their jobs if they so choose; others can step off the train and walk to work in a pleasing and safe pedestrian environment, and later stroll down the street for

MAIN OFFICE • 631 Howard Street, Suite 510, San Francisco, CA 94105 • (415) 543-6771 • Fax (415) 543-6781
SOUTH BAY OFFICE • 1922 The Alameda, Suite 213, San Jose, CA 95126 • (408) 983-0856 • Fax (408) 983-1001
EAST BAY OFFICE • 1601 North Main Street, Suite 105, Walnut Creek, CA 94596 • (925) 932-7776 • Fax (925) 932-1970
SONOMA OFFICE • 555 5th Street, Suite 300B, Santa Rosa, CA 95401 • (707) 575-3661 • Fax (707) 575-4275
MARIN OFFICE • 30 North San Pedro Road, Suite 285, San Rafael, CA 94903 • (415) 491-4993 • Fax (415) 491-4734

INFO@GREENBELT.ORG • WWW.GREENBELT.ORG

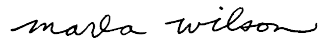
lunch or a mid-day coffee. Furthermore, plans to construct wrapped, podium-style parking and to bring the edge of the building right up to the sidewalk represents a radical departure from many low-slung, suburban office developments that are often characterized by an endless sea of surface parking.

Beyond their efforts to hide parking to enhance the pedestrian environment, Hines has pursued additional measures to make this project climate-friendly. Their transportation demand management plan is designed to achieve a 25% reduction in single-occupancy vehicle trips. Hines will accomplish this through a variety of design features and economic incentives, including bicycle parking and shower facilities; pedestrian-oriented design features like tree-lined walkways on Delaware and Concar; donation of GoPasses to all tenants; easy access to car-sharing; and preferred parking for carpools and vanpools.

Finally, Greenbelt Alliance commends Hines' decision to pursue LEED certification for the project. Highlights among the project's many green building features include a 20,000 square-foot green roof, permeable paving materials, and a cutting-edge Filterra biofiltration system designed to capture and treat the stormwater runoff that would otherwise pollute our waterways.

It is clear that these kinds of office developments will entice employers to locate in San Mateo, attracting new jobs to the city as the economy recovers, because firms will realize that green office space will help them attract and retain a professional workforce. In closing, Greenbelt Alliance strongly urges the Planning Commission and City Council's support of the 92 and Delaware development, not only as a gain for the City of San Mateo, but in hopes that the project will serve as a template for construction of more green office developments throughout the Bay Area and nation.

Regards,

A handwritten signature in cursive script that reads "marla wilson".

Marla Wilson
Sustainable Development Associate

CC:
Lisa Ring