



May 15, 2023

City Planning Commission
1017 Middlefield Road
Redwood City, California 94063

Subject: Support for the Proposed Residential Development Project at 505 E. Bayshore Road

Dear Members of the City Planning Commission,

I write on behalf of the Bay Area Council, a business advocacy organization representing over 300 of the region's largest employers, to express our enthusiastic support for the proposed residential development project at 505 E. Bayshore Road in Redwood City. This transformative project, brought forward by Sares Regis, aligns with our mission to foster sustainable growth, create vibrant communities, and address the critical housing needs of our region.

The Bay Area Council is deeply committed to supporting projects that enhance the livability and economic vitality of our communities. We recognize the urgent need for more housing options across all income levels and applaud the inclusion of affordable units in this development. The proposed project comprises 56 townhome units, with eight of them designated as affordable units at the moderate-income level. This commitment to providing affordable housing opportunities to moderate-income households is in line with our vision of ensuring equitable access to quality housing for all residents.

The development project offers a wide range of unit types, ranging from two to four bedrooms and measuring between 1,200 and 1,900 square feet. These thoughtfully designed units cater to the diverse needs of families and individuals seeking homes in Redwood City. With a two-car garage included in each unit, the development is particularly convenient for families with multiple vehicles, promoting a hassle-free living experience.

Moreover, we commend Sares Regis for going above and beyond the affordable housing requirements set forth by the City's Affordable Housing Ordinance. The applicant has pledged their support through financial contributions, including a \$5,000 annual donation for four years to the Redwood City Education Foundation and a commitment to contribute one percent of the building's valuation toward expenses for buyers of the project's eight deed-restricted below-market-rate affordable homes. These contributions demonstrate a genuine commitment to the community and will have a lasting positive impact on the lives of residents.

The proposed project not only addresses the housing needs of the community but also incorporates several amenities that enhance the quality of life for residents and the broader public. The inclusion of approximately 28,000 square feet of open space, accessible to the public, provides a much-needed area for recreation and community engagement. Additionally, the applicant's proposal for various pedestrian amenities, such as a public-access trail along the Bay, a new sidewalk along Bayshore Road, a new 14-foot-wide trail along the project's northern



boundary, and a new bike lane along Bayshore Road, promotes active transportation options and encourages a healthier and more sustainable lifestyle.

The location of the development project, near the Whipple Avenue exit of Highway 101 and Bair Island on the north side of Redwood City, further adds to its appeal. Its close proximity to commercial and industrial areas makes it an ideal choice for residents who work in these sectors, reducing commute times and enhancing productivity. This integration of housing and employment opportunities aligns with the Bay Area Council's vision of creating vibrant, connected communities that foster economic growth and improve quality of life.

In conclusion, we wholeheartedly support the proposed residential development project at 505 E. Bayshore Road. Its well-designed units, commitment to affordable housing, and incorporation of public amenities make it an exemplary model for future developments in the region. By approving this project, the City Planning Commission will not only address the critical housing needs of Redwood City but also contribute to the creation of a thriving and inclusive community.

Thank you for your time and consideration. If you have any further questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Mirante', with a stylized flourish at the end.

Louis Mirante
Vice President of Public Policy
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