

# 405 Industrial Road Project Feedback

Here is my feedback for the 405 Industrial Road Project:

- **Traffic-** How will this project have a direct and cumulative impact on current and future traffic conditions in the surrounding area? There is only one extremely choked off access point for this huge development. How will we mitigate traffic from the site trying to turn left onto industrial to get directly to the 101/Holly interchange through In&Out traffic? This is already a highly impacted area for traffic and will constitute a major safety issue. There are too many parking areas/levels (See building height comments). To mitigate the massive increase of cars that will be coming into this project, there should be parking elsewhere ie: across 101 and employees shuttled to the site and/or a new parking structure built on the PAMF site that has plenty of vacant land. This should also include the proposed Hotel across Holly as alternative parking.
- **Building Height/Bulk Impacts-** This proposed project is far too big in both height and bulk for the surrounding neighborhood and will have severe negative impacts as proposed. As usual this developer is trying to max out every square inch of mass and height regardless of its negative impacts on the surrounding community. Our neighborhood is a sensitive use area and needs to be treated as such. The project is proposed to be TALLER than PAMF but less than 100 yards from neighborhood homes. We are already being surrounded by massive buildings and need height buffers so we can retain some blue sky, horizon and sense of openness from our homes. This is a direct quality of life issue! Why does there need to be a level with a penthouse for entertaining that will stare down directly into our neighborhood? The project has 4 levels of parking including two levels above ground! We do not need that many cars coming into such a small area. In the spirit of the Eastside Innovation District, there needs to be dialogue between the city, developer of this project and PAMF to build a parking structure on the PAMF site that has plenty of vacant land. This should also include the proposed Hotel across Holly as alternative parking. There should also be other areas across 101 for parking and shuttles to the site. The developer needs to have one of these parking levels removed or have a floor taken from one of the other levels to replace a parking level. A parking structure built at PAMF and/or elsewhere would mitigate this issue.
- **Visual Impacts-** Regardless of the height, this project will have extreme visual impacts to the community and surrounding neighborhood. The developer needs to utilize exterior materials including window glass that blends in with the surrounding sky during the day as to mitigate the visual impact it will have on the surrounding community. At night the building will need to have the interior lights off or automatic shades that will block ALL interior light to mitigate those visual impacts. Interior and exterior lighting including illuminated signage should not be able to be seen from anywhere in the surrounding neighborhoods.
- **Environmental-** Will this building be utilizing LEAD Certified building including use of Solar panels? I do not see any solar proposed in the plans yet see plenty of roof space for it. With

increasing severity and occurrence of heat waves like the one we just had, it is imperative that San Carlos require all new building projects to include a minimum amount of solar installation and use to mitigate impact on our power grid and local rolling blackouts. All Environmental Remediation on this site needs to be completed before building occurs. Any and all toxins in the dirt need to be removed to the point where our groundwater and water table will not emit toxins when it rises from flooding and/or sea level rise. What assurances do we have that this building will not be emitting offensive odors and smells from projects going on there? We were assured that In&Out scrubbers would be sufficient to mitigate their stink but that is not the case, especially when offshore winds send the smells directly into our neighborhood.

- Community Safety- The city needs to require that this project/building and any BioTech building in San Carlos not exceed work beyond Biosafety Level 2. Anything beyond this, especially so close to the surrounding neighborhood is unacceptable.
- Community Outreach and Contact- The outreach by both the City and Developer has been less than acceptable. Both the city and developer need to come together to create a packet that has accurate visuals, pictures and building specifics including height and visual impacts that are mailed out or hand delivered to the communities/neighborhoods most impacted by this project including a date for another community meeting at the Laureola building at Laureola park. The packet should have input/approval from GESC neighborhood board members before going out.
- Community Benefits- I am asking that San Carlos work with all existing and proposed developments, especially on the Eastside of El Camino to search out, select, purchase and build another park with fields on the Greater East Side area. NOT just a park fund! Laureola park can no longer keep up with the numbers of people utilizing it for personal, recreational and community use. Especially on weekends. We also need this to happen with building some pocket parks throughout the area. We need more green space on the East Side!

Thank you for your consideration.

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