



Memorandum

TO: **Julia Gonzalez**, Deputy Director, Community and Economic Development Department
 FROM: **Dalton Treadway**, Director of Asset & Project Management, Optimus Properties, LLC
 DATE: November 1, 2022
 RE: Summary of Comments/Questions and Responses, The Mercury Project

Dear Julia,

The tables below outline the comments received during the June 3, 2021 and November 18, 2021 outreach meetings. A response is provided for each comment.

6/3/21 Virtual Community Workshop, Zoom

Comment Number	Source	Comment/Question	Response
1	Zoom	Housing for sale or rental?	All units are for rental use. Most residential units have one bedroom, some have three or two bedrooms and some are studios.
2	Zoom	How many parking spaces will there be?	There are 464 parking spaces proposed to the city.
3	Zoom	Will there be affordable housing?	The proposed project would provide 13 affordable dwelling units.
4	Zoom	How many commercial units are included in design?	There are 5,730 square feet of commercial space in the ground floor.
5	Facebook	What type of retail is available?	The developers are talking to potential retail tenants.
6	Facebook	Are there any ecofriendly features?	The location of the project makes it walkable to services and commercial areas. Additionally, there is access to public transportation, thus reducing carbon footprint.
7	Zoom	When will the project be completed?	Project construction is anticipated to occur over approximately 23 months. Construction on the project can begin after project approval. Macroeconomic conditions may also affect the project timeline.
8	Zoom	Is there a limit on the number of floors allowed?	The city and Fire Department are determining what is appropriate. This type of construction is limited to six stories.
9	Zoom	Will you allocate space for Hispanic-owned businesses?	Yes, the developers would love to have local Hispanic businesses. <i>La Carnicería</i> opened recently at the Pico Rivera Shopping Center, also owned by Optimus Properties, LLC. Attracting local businesses



			would increase foot traffic for the area's businesses.
10	Zoom	Did you consider townhomes instead of apartments?	Stacked units get more density than townhomes. In order to make the project viable, more units were required.
11	Zoom	Since families have more than two cars, will there be overflow parking?	Parking would be provided in accordance to the parking specifications in the Specific Plan.
12	Zoom	Can the residents of Pico Rivera vote on this project?	There will be two opportunities of public hearing meetings for the residents of Pico Rivera. The first is at the city's Planning Commission meeting, where residents can express their opinions, but won't vote. The second opportunity for residents to express their opinions is during a public hearing. Feedback will go back to the city, which will make a final recommendation.
13	Facebook	How many recreation decks are included in the project?	There is one recreation deck in the project. Additionally, each unit will have its own balcony.
14	Facebook	Do you have any favorite features of the design of the project?	How the building hits the ground; a plaza at ground level where residents can gather, eat, drink coffee, relating to the commercial offerings in the same vicinity. Also, the sustainable access to retail surrounding the area.
15	Zoom	Where is the Metro Gold Line in relation to the project?	The earliest that the Gold Line could be built is 2028, otherwise it will be developed by 2035. A proposed station for the line is on Washington Blvd and Rosemead Blvd, almost in front of the proposed development.
16	Zoom	Did you consider Covid-19 pandemic in your design?	All units have internet access for families working from home, or children attending virtual classes. Additionally, outdoor seating is available for outdoor dining at ground level.
17	Facebook	How will you ensure adequate traffic flow in the project?	This project was designed in a way that minimizes the impact on traffic in and around the area. A transportation study was prepared for the project and was reviewed and approved by the City.
18	Zoom	Can residents suggest retail businesses they would like to see in the project?	Yes, feedback is welcome from the community about businesses that they would like to go to.



19	Zoom	What is the category of affordable housing included in the project in terms of income?	Affordable units will be allocated in collaboration with city of Pico Rivera.
20	Zoom	When will the public hearing be held and how will residents be notified?	Once the city has all required studies and documents, it will set a public hearing. The notices will be sent at least ten days prior to the hearing, inviting residents who live within 1,000 feet from the project. The city will also announce the hearing on social media.
21	Zoom	Will residents have adequate access to water due to increase in density?	The proposed project would be adequately served by the Pico Water District.
22		Will units be for sale later?	No, there are no plans to sell units as condos.
23	Phone call from Rick Martinez, neighbor, (815) 739-6095	Is the development set in stone?	No, there are various additional steps in the approval process of this project by the City of Pico Rivera.

11/18/21 Public Meeting, Pico Rivera Senior Center

Comment Number	Name/City	Comment/Question	Response
1	Jayro Queme/Pico Rivera	This project is important. Pico Rivera started as groves and farms and grew to a city. It needs to keep growing. Can you prioritize local residents/employers? How can the number of affordable units increase.	There will be space available for lease to anyone who wants to open a business including Latino-owned and local-owned businesses. For affordable housing, the project owner has expressed willingness to work with the city if affordable housing is a priority for inclusion in the project.
2	Kathie/Pico Rivera	I hope this does not go through. It's a nice looking building, but too much traffic now.	The city's traffic engineer reviewed and approved the transportation study prepared for the proposed project.
3	Russel Faulkenberry /Pico Rivera	I feel the parking for this project is going to be a major problem! Apartments, yes; Condos, no.	The parking ratios provided for the proposed project is similar to other mixed-use development of this

			<p>size, type, and context. The project includes a number of measures to monitor parking, such as a 24-hour security to monitor parking at the shopping center and a community liaison/parking ombudsman that would manage parking onsite and enforce changes that the project management team would make to prevent local neighborhood parking intrusion.</p> <p>The units will be available for rent.</p>
4	Santillan Leticia/Pico Rivera	We want homeownership, not rentals.	The units will be available for rent.
5	Priscilla Martinenz /Pico Rivera	No rentals.	The units will be available for rent.
6	John Brown /Victorville	No one incorporated is an IT consulting group that specializes in aiding developers, architects and IT designers with low voltage infrastructure and cutting edge IT concepts. Please feel free to contact me with any questions you may have. We will continue to follow your progress and wish you the best.	The project includes energy efficient LED lights, low flow toilets and water fixtures as well as energy efficient HVAC systems. Electric vehicle charging stations as well as visitor and resident bike parking will be available on site. Also, the project is walkable to services and commercial areas with access to public transportation, thus reducing its carbon footprint.