



General Plan Visioning: Summary of Public Comments

This document summarizes the visioning comments received online and at public workshops from Wednesday, September 19, 2018 through Sunday, December 2, 2018.

A. OVERVIEW OF VISIONING OUTREACH EVENTS

During October to December 2018, the City of San Mateo conducted nine (9) workshops/meetings around the city. These meetings were held to share information about the General Plan Update effort and solicit the community's ideas to develop the draft General Plan Vision Statement. In an effort to reach the broad and diverse San Mateo community, the visioning workshops/meetings were held at different days of the week, different times, and different locations.

Most meetings involved a welcome from City staff or the project consultant, an icebreaker activity where participants could write their "like, dislike, and wishes" for San Mateo, a presentation on the project, and facilitated small group discussions in which participants developed suggested vision statements. At the end of each workshop, the small groups reported back to the larger group to share their ideas.

Meeting attendance ranged from 20 to 80 workshop attendees. Many workshop participants were new to the General Plan outreach process and had not attended previous meetings (this included the majority of the attendees at the ESL Academy Workshop and the Spanish Language meeting). In addition, most workshop attendees actively participated in only one event, and only a few of the online entries were not unique.

Events were held as follows:

- October 25, 2018: Youth In Government Day Workshop, City Hall, 330 West 20th Avenue, San Mateo
- November 3, 2018: Morning Visioning Workshop, Central Park Recreation Center, 50 E 5th Avenue, San Mateo
- November 3, 2018: Afternoon Visioning Workshop, Hillsdale High School Cafeteria, 3115 Del Monte Street, San Mateo
- November 26, 2018: Joint Neighborhood Visioning Meeting, San Mateo Police Station (EOC Room), 200 Franklin Parkway, San Mateo
- November 28, 2018: Joint Neighborhood Visioning Meeting, Main Library (Oak Room), 55 W 3rd Avenue, San Mateo

- November 29, 2018: ESL Academy Visioning Meeting, San Mateo City Hall, 330 W. 20th Avenue, San Mateo
- December 1, 2018: Joint Neighborhood Visioning Meeting, Parkside Elementary School, 1685 Eisenhower Street, San Mateo
- December 2, 2018: Joint Neighborhood Visioning Meeting, Martin L. King Center (Recreation Center), 725 Monte Diablo Avenue, San Mateo
- December 2, 2018: Joint Neighborhood Visioning Meeting (in Spanish), Congregational Church of San Mateo (Koss Hall), 225 Tilton Avenue, San Mateo

City staff also attended, as guest speakers, two meetings to speak about the General Plan Update effort and encourage community participation. These meetings were held as follows:

- October 18, 2018 at the San Mateo United Homeowner’s Association meeting (at Beresford Recreation Center, 2720 Alameda de las Pulgas, San Mateo)
- October 25, 2018 at the Homeowners’ Association of North Central meeting (at Martin L. King Community Center, 725 Monte Diablo Avenue, San Mateo).

B. OVERVIEW OF ONLINE OUTREACH

In addition to outreach events, online feedback for the visioning statement was collected from Wednesday, September 19, 2018 through Sunday, December 2, 2018 via the General Plan project website (StriveSanMateo.org). At the project website, community members could:

- Describe their vision for San Mateo in 2040.
- Identify their “like, dislike, and wish” for San Mateo in one word.
- Upload a photo to describe their “like, dislike, and wish” for San Mateo.
- Rank key issues for the General Plan Update in order of importance.
- Send a separate comment email to City staff.

All online input can be viewed at: StriveSanMateo.org and is also included in Appendix A.

C. PUBLIC COMMENTS

All of the community visioning comments have been organized and sorted by theme. The sources of the comments include: workshop vision statements, workshop notes, workshop comment cards, online vision statements, and emails/letters received by City staff as shown in Appendix A.

Many comments include multiple themes. All components of each comment are considered if they address multiple topics; but for ease of community review, each comment is assigned to one theme only.

The themes are:

- Housing
- Circulation
- Jobs and Economy
- Community Life
- Parks and Public Spaces
- Sustainability
- Other

1. HOUSING

- “Additional and more affordable housing, including above retail” (10/25 Youth Vision Workshop).
- “Housing that is affordable for people of all incomes and abilities, prioritizing low, very-low, and extremely low income, with a stronger live-work preferences” (11/3 AM workshop, Vision Statement).
- “Allow greater height and density along high-capacity transit routes as long as there is sufficient open space, transit, public service, and infrastructure to support the housing” (11/3 AM workshop, Vision Statement).
- “In our city, all education, health, and public safety workers of all household sizes (single, married, family) can afford (afford= less than 1/3 of pre-tax income) to live and thrive in San Mateo, with shared density increases throughout the city” (11/3 AM workshop, Vision Statement).
- Encourage housing with the following:
 - “More density building greater height limit.
 - Apartment and condos available to people
 - Affordable housing.
 - Up zoning (adopt policy, flexibility, etc.)
 - Mix-use buildings
 - Housing for senior and people with disability
 - Thoughtful design” (11/3 AM workshop, Vision Statement).
- “Protect existing residents while encouraging new housing that’s higher density, emphasizes housing over office, affordable (many income levels), regionally-connected transit of all kinds” (11/3 AM workshop, Vision Statement).
- “Protect existing residents while encouraging new higher density affordable housing and preserves our diversity as a community” (11/3 AM workshop, Vision Statement).
- “Companies should contribute more to creating more affordable housing and protecting residents from displacement” (11/3 AM workshop, Vision Statement).

- “Our vision is that San Mateo has enough housing, at all levels of affordability throughout the city, with higher density near transit, to house our growing community” (11/3 AM workshop, Vision Statement).
- “Affordability should be dispersed throughout the city; density should be focused at transit-served walkable areas” (11/3 AM workshop, Vision Statement).
- “Higher concentration of housing and services around transportation nodes. Balanced with transportation capacity” (11/3 AM workshop, Vision Statement).
- “Higher concentration of housing and services around transportation nodes” (11/3 AM workshop, Vision Statement).
- “To address the housing crisis by promoting mixed-use development near transit, offering a variety of housing types that accommodate for the wages within the city, while maintaining the current quality of life” (11/3 AM workshop, Vision Statement).
- Encourage housing with the following: Important Concepts:
 - “Try to get employers involved in the housing game!!
 - The landlords are having more of a benefit from housing, and employers don’t get much.
 - Look at what a reasonable return of investment would be.
 - People are moving away because they cannot afford to live near work, and it hurts businesses, quality of live, economy, GHG.
 - Look at percentage of jobs in San Mateo that can afford to live in San Mateo” (11/3 AM workshop, Vision Statement).
- “Anyone who wants to live and work in San Mateo is able to, while maintaining the quality of life and character of our community” (11/3 AM workshop, Vision Statement).
- Encourage housing with the following:
 - “Affordable housing with lower parking requirements with more common spaces
 - Higher densities
 - Height higher? (mixed feelings about the final affordability outcome)
 - Increase percentage of affordable units.
 - Smaller units with more public space and community living- micro units/modular” (11/3 AM workshop, Vision Statement).
- “A variety of housing options for people of all socioeconomic groups, including taller/higher density development” (11/3 AM workshop, Vision Statement).
- “A variety of housing options for all socioeconomic groups, TOD, more housing (density), think of ourselves as an urban city. Make it easier to zone for higher densities” (11/3 AM workshop, Vision Statement).

- “Inclusive and equitable community with a broad range of housing types that support education, commercial, social and recreational activities. Greater density and heights around transit. Consider the architecture of the existing surrounding neighborhood” (11/3 PM workshop, Vision Statement).
- “A variety of housing that meets the needs of different income levels with options for various stages of live. Important to have inclusivity. A community where children can afford to live” (11/3 PM workshop, Vision Statement).
- “A City that maintains its commitment to families, the community, and businesses in the most equitable and sustainable way by building taller, denser housing with community benefits” (11/3 PM workshop, Vision Statement).
- “Denser housing, good land use with daycare and other needs downstairs” (11/3 PM workshop, Vision Statement).
- Encourage housing with the following:
 - "Housing: affordability and supply impacts health and workforce.
 - Childcare: adequate supply, impacts traffic and environment.
 - Preschool: include open space
 - Children: access to parks.
 - No strict height limit to allow for more open space.
 - Sustainability is tied to walkability and transit.
 - People of large amount of income levels able to access transit” (11/3 PM workshop, Vision Statement).
- “That San Mateo provides housing for residents across the full range of income and servicing the full range of specific needs, including a variety of housing types. In the process of growth, keep in mind impacts in trash and garbage pickup, displacement, traffic, jobs, and amenities. Housing is safe, sanitary, stable, inclusive, and conducive to good health” (11/3 PM workshop, Vision Statement).
- Encourage housing with the following:
 - “Housing affects finding employees and expensive to find housing.
 - Folks with disabilities and the elderly are unable to find housing with direct support staff.
 - Housing for extremely low income folks, can’t wait for them to become homeless.
 - Section 8 vouchers and subsidies are no longer enough.
 - Jewish Center good example of inclusive design.
 - Design buildings to improve healthy environments
 - Balance traffic with housing, think of these issues together and not solo.
 - Potential for displacement, destruction of affordable rent.

- Jobs/housing balance.
- Incorporation technology and flexibility, ADU
- AirBnB impacts on housing stock” (11/3 PM workshop, Comment Card).
- Encourage housing with the following:
 - “Prioritize affordable housing with an emphasis on live/work in any new development in the city, affordable to low and extremely low incomes.
 - Higher height and density along high capacity transit routes to allow for more housing and open space as long as there is sufficient transit, public services, and infrastructure to support future growth” (11/3 AM workshop, Comment Card).
- “There are a variety of housing types in San Mateo up to a maximum of 3-4 stories, affordable to all income levels, in keeping with the neighborhood character” (11/26 workshop, Vision Statement).
- “A variety of affordable housing types for different income levels and occupations. We believe there should be more housing for lower income residents. Higher density should be near public transit” (11/26 workshop, Vision Statement).
- “More residential homes with no or small association dues. How to manage traffic? Losing quality buyers/ Added density is required to house people at an affordable level” (11/26 workshop, notes).
- “Lack of affordable housing. Neighbors - keeping quality of life in neighborhood and services. Housing in appropriate locations. Adequate infrastructure to maintain the quality of life. Variety of housing types and options. Gentrification and results in lack of diversity. Senior housing. Emergency personnel. Housing has an impact on circulation. Development of housing impact on circulation. Housing on all income levels. Renting is an issue. Airbnb rentals. Housing for specific groups (seniors, teachers, public safety workers, people that serve the community). Race, income levels, multi-generational community, quality of life. Diversity” (11/26 workshop, notes).
- “Affordable. For different income levels and occupations. Variety of housing types. More housing for lower income residents. Higher density near transportation” (11/26 workshop, notes).
- “Taller, bigger and denser, smart eco-friendly multiple unit housing around transit hubs with more family units” (11/28 workshop, Vision Statement).
- “Increase flexibility to encourage living situation beyond the single-family living units to support economic and age diversity” (11/28 workshop, Vision Statement).
- “There are a variety of environmentally sustainable housing options in San Mateo that are affordable and accessible to all income and age levels” (11/28 workshop, Vision Statement).
- “To create more affordable housing and increase height and density for some area like downtown. Also, give opportunity to expand living square footage and remove FAR limitations” (11/28 workshop, Vision Statement).

- “Smart eco-friendly multiple unit housing (more!), housing around transit hubs (bigger and denser), increase building heights around transit, more family units” (11/28 workshop, notes).
- “Higher density around train stations to help reduce traffic. Better quality housing, better upkeep maintenance of housing, especially along ECR, more welcoming. I am concerned properties not kept up will have more pressure for redevelop. San Mateo rent control housing laws that support those who work in public sector concerned about displacement of people, elderly, art spaces (ex: teachers, police, firefighters). Favor second units, infill development, and reasonable density increases in residential neighborhoods. Have zoning allow for more communal senior housing. Concerns about lower income, fixed-income and seniors being priced out. How much demand can we satisfy? What's a realistic objective that infrastructure, tax base, etc. can support? Don't build just because people will buy; slow growth. Watch for allowing too much business it increases the housing need” (11/28 workshop, notes).
- “Housing types are "groupy" ex: wealthy, elderly, techies... not involved with each other. Allow the market to determine what should be built. Citizens/voters should decide what zoning should be. Have employers invest more in housing, some companies encourage shared housing. Mandate all developers - commercial and residential to build below market housing” (11/28 workshop, notes).
- “San Mateo offers a wide range of housing, allowing the "missing middle" to live in San Mateo with density and closeness to services, conducive to auto transportation (TOD), and transportation to minimize commute traffic” (11/28 workshop, notes).
- “Need more development, infill is needed. Landlords should maintain property as they increase rate. Protect renters and neighbors. Higher density is good. Transit-oriented development. Housing is affordable for all. Encourage home sharing” (11/28 workshop, notes).
- “Need more affordable rental housing and ADUs. 2. Need to increase height and density in downtown areas. 3. Different range of housing. City provides greater opportunity for homes to expand and become multiple units, such as raising maximum square footage limits above 1,200 square feet and removing FAR limitations” (11/28 workshop, notes).
- “I would like to see some housing reserved for public servants such as police, firemen, teachers, and people with disability to be able to afford to live and work in the city of San Mateo. And they should be able to retire in San Mateo without being priced-out of the housing market” (11/28 workshop, Comment Card).
- “Affordability, accessible to public transit, higher density/transportation corridor, access to services/jobs, retail/restaurant, transitional housing/medical services, housing closer to jobs, economic and social diversity, middle income - teachers, fire fighters, workforce housing, acknowledge change ” (11/28 workshop, notes).
- “Program for house improvement. City should give discount for home owner to improve their house. Revise zoning restriction” (12/1 workshop, notes).
- “Housing opportunities for all – at different income levels, occupations, abilities, etc. while maintaining neighborhood design in a stabilizing manner” (12/1 workshop, Vision Statement).

- “Access for seniors, disabled, rents, police, fire, and teachers invites diversity in housing stock. New development at transit. Middle class rent stabilization of existing stock. Maintain housing neighborhood character and urban design. Housing opportunities for all – income, occupation, disabilities – while maintaining neighborhood character and good design” (12/1 workshop, notes).
- “Wish to have more affordable housing for seniors and disabled people. More access for people in the wheelchair. All the businesses are accessible to people with disabilities” (12/1 workshop, notes).
- “To develop creative solutions to increase availability of all types of affordable housing and market rate housing while protecting property owner and renter’s rights” (12/1 workshop, Vision Statement).
- “Not enough housing, too expensive. Preserve homeowner’s rights and renter’s rights. Housing availability and affordability. Street of housing insecurity on employees. Lack of housing leads to longer commutes. Young adults must live at home since they can’t afford to move out. Rent control takes away property owner’s rights and has failed in San Francisco, leads to lack of investment. Revamp voucher system to make it work better. Need more public/private partnerships. Need to house key people like public employees and not only wealthy tech workers. Have taxes on tech employers to fund affordable housing. Maintain existing affordable housing stock. Housing accessibility. Encourage seniors’ ability to move out. Homes purchased by foreign investors – vacancy tax” (12/1 workshop, notes).
- “Looking at creative solutions to increase availability of all types of affordable housing” (12/1 workshop, notes).
- “There is a wide variety of rental and ownership housing types in San Mateo, affordable to all income levels, especially low and moderate residents” (12/1 workshop, Vision Statement).
- “Work with housing providers – keep housing affordable. Preserve housing. Create housing for various levels; especially moderate income levels in addition to low income. Housing allocation should be approved in accordance to RHNA needs. Increase resources—moderate increase. Mix of ownership and renter” (12/1 workshop, notes).
- “Higher density housing with ‘taller’ buildings (rezoned) along transit corridors, so that people who work here can afford to live here” (12/1workshop, Vision Statement).
- “Really expensive. Can’t find employees to live/work in San Mateo. Higher density of housing (Affordability based on wage labor). Economy impacts on labor shortage? Rent is way higher than most house payments. My kids will not be able to live in this city. Traffic problems may be transient; not everybody who lives here needs to be able to work here. People picked San Mateo for suburban feel; they commute. Hard to find qualified people, not good work ethic. Put high density housing on corridor/by train stations. Mixed-use housing. Housing near 92. Height limitation is detrimental to General Plan – sunsets in 2020. Taller, high buildings. Taxes fire, police. Higher density housing along transit corridors, so that people who work here can afford to live here” (12/1 workshop, notes).
- “Providing more affordable housing concentrated near transit hubs, while working to preserve the character and quality of life in San Mateo” (12/1 workshop, Vision Statement).

- “Flexibility, variety, focusing on transit hubs in a way of preservation of character, high affordable density, limits. More housing and affordable housing. Those who live elsewhere creating traffic. Get housing where people work. Put housing near train corridors. No east/west transit across bay. Housing is cheaper in East Bay – transit here to work. Like ‘small’ city feel, not like Redwood City. How much needs to be built to actually make housing affordable? Housing above commercial, close to services. Concern about limiting height at transit centers, most local locations. Earthquake impacts – plan to mitigate damage to structures. Affordable housing, more to house services with Redwood City more locally – critical occupations. Measure P speaks to inclusionary and affordable housing with smaller units, increase in percent inclusionary, and diversity in income levels. Fewer “for sale” units being built, no one can afford to buy and no options to buy. Builders are building housing for highest RDI, not in consideration of what kind of housing the community needs. Family housing near school” (12/1 workshop, notes).
- “Creative solutions all types of affordable housing for renters and owners both and increase stock” (12/1 workshop, Comment Card).
- “Wide variety of housing for preservation of affordability at low and moderate incomes. Higher density housing along transit corridor” (12/1 workshop, Comment Card).
- “Build up near transit. More affordable to preserve character of housing” (12/1 workshop, Comment Card).
- “San Mateo is a dense, vibrant, walkable city with mixed-use buildings which allows organic development of its neighborhoods’ housing densities. Building height increases to allow more affordable homes to be built” (12/2 workshop, Vision Statement).
- “In 2040, San Mateo is a dense, vibrant, walkable city whose neighborhoods have high densities. There are walkable amenities, mixed use buildings with amenities for residents, and affordability is prioritized. There are live-work options in San Mateo, and young professionals are attracted and can afford to live here. It is a youthful, active, vibrant city. There is high density and apartment buildings, mixed-use with amenities. San Mateo is able to organically grow its housing, with adaptable neighborhoods, fewer obstacles to prevent changes. San Mateo neighborhoods are organic and adaptable to growth and change” (12/2 workshop, notes).
- “Our vision is for more affordable housing that can be accommodated without decreasing the quality of services” (12/2 workshop, Vision Statement).
- “”Maintain housing diversity for people to live. New development keeps the quality of life and supports existing residents. More affordable housing within 5-story height limit. All San Mateans can pay rent with a third of their income. Get housing development to catch up with jobs, possibly by implementing a moratorium. Balance of traffic and housing. More housing near transit; living near Caltrain reduces traffic. Up zoning in areas for multi-family, allowing for duplex and quads” (12/2 workshop, notes).
- “Walkable communities. More tiny houses. Coop housing. ADUs creative. Co-location housing. Safety and community. Multi-family housing. Increase in taxes, i.e. water improvement” (12/2 workshop, notes).

- “San Mateo has affordable housing for all income levels, with higher density near transit and on El Camino, which supports the health of children and provides supporting services for low income residents. Higher density housing is visually appealing. People are empowered to build more on their properties to increase density” (12/2 workshop, Vision Statement).
- “What’s going on in surrounding counties – people are living in RVs on the street. Can we contract temporary housing (Airbnb etc.)? Are we talking about shelters or housing? Both, shelters are a part of housing. People live in RVs because apartments are expensive. We should do more, close to transit stations. Value driver: affordable and inclusive housing for all income levels. Concerned about lowest income levels, including people with disabilities. We must include this population because it gets easily lost. No hidden asterisk. Extremely low-income residents should not be lost in the language of ‘everyone.’ We should also think about how to help people increase their income. That’s desirable, but the need is there for stable, affordable housing. City needs people at all income levels, even if people move to higher income levels they should and will be replaced. Stability before looking at mobility. George’s sister is disabled, has a stable low-income job that is good for her and realistically won’t move to another job. Supportive services in 2040 need to be decided without creating entitlement for entitlement’s sake. The city needs to be in a position to enforce its codes (almost got hit by car backing out, hedge too high)” (12/2 workshop, notes).
- “We have a limited amount of land – where do we build? Some groups have suggested less limits near TOD areas. Opportunity versus control: higher density near transit and on El Camino. Support the health of children near high traffic areas and integrated with supportive services along with affordable housing. Higher density – housing over garage. Empower people to build more on their own property. Let’s build on top of parking lots and keep our parks and open spaces. Can we say that there should be alternatives to RVs on streets/RVs on streets should not be allowed? How about aesthetics? Housing, dense housing should also look beautiful” (12/2 workshop, notes).
- “I can never say enough about housing. I work in a high school and I see too many students sleeping in the living room or there are families living in a one-bedroom apartment. I myself divided my living room to make a bedroom for my daughter. Still, seeing how many families share small apartments gives me a feeling I live in a very comfortable situation. It breaks my heart to see so many people opposed to housing development. I’ve been to the Millbrae City Council meeting where people just like me said they are afraid of new people, too much traffic, noise, dangerous people, and so on” (12/2 workshop, Comment Card).
- “Affordable housing is a critical issue – perhaps the single most important issues in our city. The housing crisis affects all aspects of a community. If we do not act soon, it will be too late for many people. Housing supply should be increased through: reconsidering height and density limits, providing more below market rate housing, and protecting those most vulnerable with effective renter protection measures” (12/2 workshop, Comment Card).
- “Homes in good condition that are accessible to low income people and persons with disabilities” (12/2 Spanish language workshop, Vision Statement).
- “Building closer to transit especially apartments. Building higher given limited space. Affordable for low-income and medium-income and all income levels. Need more housing to support families. Housing units need more bedrooms to accommodate families. Need housing

for all. Financial assistance. Protect renters. Need diversity” (12/2 Spanish language workshop, notes).

- Encourage housing through the following:
 - “Realistic eligibility based on income/salary.
 - Communication from the City of how and when new units will be made available.
 - There are too many requirements” (12/2 Spanish language workshop, notes).
- Encourage housing through the following:
 - “That you are clear on the eligibility and realistic in what you ask for.
 - That 30% of the homes be set aside for persons of medium and low income.
 - Communication for opportunities to apply for housing be made available to all residents with adequate time to be informed and apply.
 - Cost of rent does not increase.
 - Pass a law for rent control.
 - Construct more duplex, triplex, and fourplex.
 - That the City provides more resources for to construct more residential units that can be purchased by persons of low and medium income.
 - That the City coordinate salaries that allow home purchase or rental” (12/2 Spanish language workshop, notes).
- “San Mateo is a diverse city that all residents, especially those with lower incomes, can call this home; can purchase a home and not just rent. It is a City that gives priority to those that already live here and does not sacrifice persons with lower income at the time of improving the City and its residences” (12/2 Spanish language workshop, Vision Statement).
- “SM is diverse and provides higher-density buildings near transit, and accommodates affordable housing for all income levels and different sizes of families” (12/2 Spanish language workshop, Vision Statement).
- Encourage housing through the following:
 - “The people that live here can stay.
 - That the beautification efforts do not sacrifice residents with low income.
 - The housing policies be dictated for the benefit of the people, not the money.
 - Homes be made accessible based on our salaries.
 - More homes near public transit. More city than suburbs. The people can live and work.
 - Homes made available based on our salaries. Put a stop to the unjust increase of rents.
 - Priority to those who live here today” (12/2 Spanish language workshop, notes).

- Encourage housing through the following:
 - “The city work to protect those that need it, especially families with small children.
 - San Mateo is beautiful as it is, but more homes.
 - The people that live here today can purchase their home instead of paying rent.
 - Rents not take such a large portion of our salaries” (12/2 Spanish language workshop, notes).
- Encourage housing through the following:
 - “This plan will not work for us because by 2040 we will have been displaced. We cannot stay here with the rents that keep climbing and climbing.
 - Public transit service has been reduced. You can’t talk about homes without talking about circulation. People can’t pay the rent and the leave. The youth leave school to help pay the rent, but they pay them very little. Fifteen dollars an hour is nothing.
 - You have to stop the evictions and the increases in rent because our people work 10, 11, 12 and up to 13 hours to be able to pay the rent” (12/2 Spanish language workshop, notes).
- “Our community has a variety of housing types that are affordable to all income levels and all abilities” (12/2 Spanish language workshop, Vision Statement).
- “Housing is too expensive. Housing is in bad condition. Housing accessible to persons with low income and also to purchase. Housing accessible for elderly people with disabilities” (12/2 Spanish language workshop, notes).
- “I think the biggest issue we face is housing affordability, and the general plan is a critical opportunity to revisit policies and develop an approach that will promote a diverse and equitable community. Height and density limits should be revisited – can this help enable more housing to be built, while also preserving parks/open space? And minimizing carbon emissions! Tenant protections should also be considered. We can’t build our way out of this affordability crisis” (12/2 Spanish language comment card).
- “I would like to see controls on housing prices, perhaps lottery so the percentage of income for housing would be a reasonable amount” (Online comment).
- “San Mateo desperately needs more housing. San Mateo should allow more building, including ADUs, apartments, and homes. Also, it should have more public transit options. Would love to see BART extended south; Caltrain and the buses don't cut it” (Online comment).
- “The most important thing is to have as much housing as possible. Establish minimum height limits. Approve thousands of units. Build very tall” (Online comment).
- “Affordable housing so I can raise my family here. I am a third generation San Matean being priced out” (Online comment).
- “More dense housing especially near transit (Caltrain and El Camino Real)” (Online comment).

- “As a San Mateo homeowner I would like to see San Mateo stay diverse and have affordable housing for young people of all backgrounds to stay and live here. I would like San Mateo to be thoughtful with its new developments to hold some small town charm while the population is growing. We need more funding for our public school and access to affordable high quality child care and after school programs. We must also continue to keep our community clean” (Online comment).
- “More housing close to downtown and close to public transportation. Bicycle lanes that are separated from motorized traffic” (Online comment).
- “San Mateo desperately needs more housing of all kinds, both market-rate and affordable. All the major problems people worry about -- traffic, climate change, the high cost of housing -- can be traced back to the fact that there are simply not enough homes in San Mateo. If more people could live nears jobs and public transit, fewer people would need to commute from across the Bay; there'd be less traffic on the roads; housing prices would taper off; and there'd be fewer greenhouse gas emissions” (Online comment).
- “Retain historic charm accommodate reasonable growth. Retain family neighborhoods adding multiple family units that fit existing scale and character. Demand infill, especially along El Camino; adding 3 stories to existing structures, all new commercial construction includes housing & retail within the structure, widen all sidewalks. Add entertainment/theater venues to avoid driving out of local area. Building along rail corridor cannot encroach on current residential neighborhoods” (Online comment).
- “Don't put all of the height density housing on the eastside of San Mateo. Let's have the burden of over development spread throughout the City. Anywhere there is existing transport modes, including the west side. The city's present development policies are a making a case for the need for environmental justice, especially when you add the Caltrain berms and 50-60 foot high electric wires and poles going down the center of the city, it will be like east and west Berlin” (Online comment).
- “Correct the jobs/housing imbalance by increasing housing stock while also easing traffic with a well thought out plan” (Online comment).
- “I'd like a city with affordable housing for everyone who needs it. It should also have good pedestrian and bike facilities and adequate transit so that people don't have to use their cars. Climate Change and environmental impacts should be considered in all decision making” (Online comment).
- “Abundant housing choices for all, at all levels” (Online comment).
- “An inclusive community. Renters, retirees, people with disabilities, people of all races, people who grew up here and everyone who works here should be able to have decent, quality housing that they can afford” (Online comment).
- “No foreign investors. Equal housing opportunities. Free transport for school children. Sustainability/green innovations. Elevated trains station downtown. Solutions and help for homeless. Fewer rentals, more buyable homes. FREE school buses for all kids. Better traffic monitoring and police activity relating to bad drivers. Less crime. Diverse population that

includes lower income families. More focus on art and nature. Preservation society” (Online comment).

- “The pace of growth here has grown ridiculous. I feel like the government hasn’t met a new housing plan that they don’t like. My vision is for a happy community but, you know, it seems like people who come here just get more entitled, ruder, and more self-centered, so I doubt it will ever happen. Government kowtows to this expedited growth mindset and can’t seem to figure out how to keep us modern without fostering greed and arrogance” (Online comment).
- “Smart Growth, not overdevelopment. Prioritize affordable housing, keep height limits. Maintain character/beauty of our SURBUBAN city. Job growth/housing balance. Environmental sustainability, quality of life, job diversity for all education levels. Recognize limits to growth. Real LOCAL transportation planning for ALL TRANSPORTATION TYPES. Balance, balance, balance. A city council that listens to and respects the citizens that they are elected to represent” (Online comment).
- “Abundant housing choices for all, at all levels” (Online comment).
- “An inclusive community. Renters, retirees, people with disabilities, people of all races, people who grew up here, and everyone who works here should be able to have decent, quality housing that they can afford” (Online comment).
- “A high rise dense community that have excellent public transportation and no height limits and a lot more housing. San Mateo will not become the job center if we can’t enable individual of every salary band to have a house. We remove housing; jobs will go to other areas and so does San Mateo Prosperity” (Online comment).
- “Get rid of the height and density housing limit and build more housing, especially affordable housing, near transit corridors. Expand public transportation and make the city more bicycle- and pedestrian-friendly” (Online comment).
- “San Mateo has experienced a significant decline in affordability & diversity. We have fewer teachers, doctors & nurses, a smaller pool of employees for small businesses, & longer commutes for all. It is time to reevaluate some long out-of-date policies, such as the underinvestment in public transit & the ill-founded experiment in imposing excessive constraints on the production of housing. Throughout, we have a responsibility to protect & empower those most often pushed to the periphery” (Online comment).
- “A dense, resilient, mixed-use city that enables and incentivizes car-free living while being prepared for earthquakes, fires, etc.” (Online comment).
- “My grown grandchildren love San Mateo but are talking of moving away because of the housing expense. We are rapidly losing certain population groups and ages while the elderly are "trapped" in their homes due to tax structure. It is all about housing...housing...housing plus climate change expenses for safety of existing communities” (Online comment).
- “More housing, more transport (to central SF), outstanding schools, great downtown with character, more cycling, keep farmers market” (Online comment).
- “Encourage housing production for all levels of income and ability, and recognize that transit-oriented locations are more affordable in that they reduce household car use and expenses” (10/12, Email to City, Housing Leadership Council).

- “Increased equity: Right now, the height and density limits make it almost impossible for housing developers to build affordable housing. If we want to maintain our diverse community, we must continue to build housing at all levels of affordability” (12/4 and 12/6, Email to City, Youth Leadership Institute and San Mateo County Central Labor Council).
- “Existing height and density limits in San Mateo’s land use policies make it almost impossible for affordable housing developers to build affordable housing. If we want to maintain our diverse community, we must continue to build affordable housing with income targeting that ranges from extremely low-income to moderate-income. In order to be a sustainable community, the City of San Mateo needs housing for workers of all incomes, including the child care worker, the gas station attendant, the administrative assistant, the restaurant server, the independent living aid, the senior home visitor, the nurse’s aide and many other who work in critical but lower-paid jobs. Creating a General Plan that allows for housing only for the well-to-do is not simply unjust, it is also economically unsustainable. Such short-sighted policies will leave San Mateo’s growing population of senior homeowners without the support systems that they require to age in place” (12/5, Email to City, Housing Choices).
- “Create Homes. Job growth in the Bay Area has far outstripped housing supply. This is leading to an escalating crisis in housing affordability, squeezing out longtime residents. According to recent data from the Metropolitan Transportation Commission, from 2011 to 2015, only one home was built for every eight new jobs across the Bay Area. Create homes we can all afford. The lack of housing opportunities is particularly acute for our low-income neighbors. It is critical that the city ensure that homes are available for a full range of needs and incomes by creating inclusive and diverse neighborhoods. When people are no longer able to afford to live in communities near jobs and transit, they often move to less-expensive neighborhoods at the edges of the region and beyond. This creates additional traffic, congestion, and pollution and creates new sprawl pressure in these edge communities, threatening the greenbelt lands that benefit us all” (12/4, Email to City, Greenbelt Alliance).

2. CIRCULATION

- “More parking in retail concentrated areas, using underground and new parking technology” (10/25 Youth Vision Workshop).
- “San Mateo promotes and incentivizes alternatives (including ferries) to the single occupancy vehicle and improves safety of other modes of transportation (bike/walk). Ferries by 2040” (11/3 AM workshop, Vision Statement).
- “Moving across our City through active transportation is safe, easy, and preferred, with enhanced east-west connections that tie into existing infrastructure” (11/3 AM workshop, Vision Statement).
- Encourage circulation with the following:
 - “Walkable to retail, train station, etc.
 - Bus station and/or train station available to different areas.
 - Future the tech circulation
 - Shuttle services

- Limited parking spot
 - Lime bike/rental bike
 - Protected bike lane" (11/3 AM workshop, Vision Statement).
- "San Mateo has multimodal transportation that feels safe, regionally connected, sustainable, affordable, and technologically adaptive" (11/3 AM workshop, Vision Statement).
- "Traffic planning that discourages cut through traffic on surface streets" (11/3 AM workshop, Vision Statement).
- "People of all ages and abilities are comfortable and safe moving around the city without using fossil fuels" (11/3 AM workshop, Vision Statement).
- "Make it easier than today to get around without a car" (11/3 AM workshop, Vision Statement).
- "Make it easy and enticing to get around without a car" (11/3 AM workshop, Vision Statement).
- Encourage circulation with the following:
 - "Be able to walk or bike comfortably to my daily needs (food, shopping)
 - Enhance pedestrian experience and safety.
 - Making biking feel safer
 - Think about streets as more than for cars.
 - Increase TDM (transit demand management)
 - One way to get people out of cars is not give free parking
 - Reserve space for travel capacity
 - How to make it easier to get where you want to go?
 - Need wider sidewalks
 - It's difficult to get traffic calming" (11/3 AM workshop, Vision Statement).
- "To support a multi-modal and safe transit system that accounts for all demographics, incomes, and abilities, improving overall access and efficiency" (11/3 AM workshop, Vision Statement).
- "Get around town without having to drive a car, safely, conveniently, affordably, and reasonable travel times for locals who need to drive" (11/3 AM workshop, Vision Statement).
- Encourage circulation with the following:
 - "Protected bike/scooter/skateboard lanes.
 - More walkable.
 - More public transportation: microbuses, shared car/bike/scooters. Independent operator.
 - Accessibility

- More bike/scooter parking spaces.
 - Flexible parking spaces so it can be other things.
 - Parking with shuttle, last mile” (11/3 AM workshop, Vision Statement).
- “A variety of transit options integrated with the region with less emphasis on cars” (11/3 AM workshop, Vision Statement).
- Encourage circulation with the following:
 - “Alternative choices, transit-oriented design
 - Discouraging single-occupancy, sensible land-use planning.
 - Novel solutions to reduce car dependency
 - El Camino Real being safer for pedestrians” (11/3 AM workshop, Vision Statement).
- “Provide a transportation system that incorporates alternative modes of transportation and ensures equitable access. Provide more east-west amenities while managing cut through traffic to existing neighborhoods” (11/3 PM workshop, Vision Statement).
- “Clean, connected, efficient, affordable public transit” (11/3 PM workshop, Vision Statement).
- “A city with robust transportation options so people can get around without a car” (11/3 PM workshop, Vision Statement).
- Encourage circulation with the following:
 - “Services closer to people.
 - People are concerned about safety for people riding bikes.
 - Barriers such as US-101
 - Thinking about how we measure level of service” (11/3 PM workshop, Vision Statement).
- “What can we do to have satellite offices so people don’t have to commute so far?” (11/3 AM workshop, Vision Statement).
- “A thoughtful, integrated transportation system is safe, affordable, and convenient for drivers, pedestrians, bicyclists, and transit riders for all age groups” (11/26 workshop, Vision Statement).
- “People will flow through San Mateo using multiple modes of transit - e.g. public transit, cars, bikes, shuttles, walking, and scooters - in a safe, convenient, and efficient manner” (11/26 workshop, Vision Statement).
- “To encourage regional and inter-agency cooperation to alleviate issues and expedite solutions that creatively improve transportation options and system gaps” (11/26 workshop, Vision Statement).
- “More efficient, higher capacity, more frequent public transit. Public transit that connects different neighborhoods together. Shuttles to take people to transit and other amenities.

Encourage modes other than driving alone, like safer bike connections (including east-west connections), ferry services, shuttles, etc.” (11/26 workshop, Vision Statement).

- “Our transportation system needs to be safe, affordable, and have convenient choices for drivers, bicyclists, pedestrians, and transit riders and plan for future transit modes” (11/26 workshop, Vision Statement).
- “In 2040, San Mateo will enjoy two additional bridge crossings for cars and transit. Residential and downtown streets will accommodate bikes, pedestrians, and cars in a safe and convenient way. Synchronize traffic lights. One way streets” (11/26 workshop, notes).
- “Better transportation. Put as much time into transportation as we do housing. Ferry service that allows cars on. Be creative about transportation with services to accommodate 24-hour days instead of 8-hour days because some work hours are more flexible. Creative ways to create transportation” (11/26 workshop, notes).
- “Bike connections need to be safer (more east-west connections). Shuttles to take people around to amenities (stores, etc.). Link transit to homes with shuttles, etc. Ferry service at Coyote Point. Increase the ability for trains to carry more people (higher capacity). Senior housing near transit. Encourage modes other than driving alone” (11/26 workshop, notes).
- “To expand transportation pathways and access to multiple options including trains, buses, shuttles, and bikes; And to provide adequate parking facilities in Downtown and all neighborhoods” (11/28 workshop, Vision Statement).
- “An interconnected city that is safe for electric scooters and bikes. City would have employer programs from ride sharing and better coordination of safe transit. Bart services are expanded, roads prepared for autonomous vehicles” (11/28 workshop, Vision Statement).
- “Have more modes of different types of transportation with more capacity for reliable and fast service” (11/28 workshop, Vision Statement).
- “Our transportation system prioritizes safe and efficient private and public transportation that meets the diverse needs of the community with a goal of reducing single-occupant vehicles and considers technological solutions that deliver multiple modes of transportation” (11/28 workshop, Vision Statement).
- “Traffic: Double deck 101. Paid express lanes. Transit: BART! More shuttles and a Downtown streetcar. Bike lanes like lime bikes. We like buses! Parking: scarce residential street parking, number of cars per household, downtown parking, require parking from developers, multi-mode parking. Continue to expand transportation pathways and access to multiple options for commute including train, shuttle, bikes, and provide adequate parking facilities in Downtown and all neighborhoods ” (11/28 workshop, notes).
- “Our vision is to prepare the roads for autonomous vehicles, expand BART, better coordination of transit system, more ride sharing - employer programs, increase safety for electric scooters and bikes, connect neighborhoods via Chariot service” (11/28 workshop, notes).
- “Reliable, cheap, available, flexible transit. The public transit system behind other countries; we need on time, clean, air-conditioned options. More shuttles, express bus/carpool lanes, better on-time/fast, first/last mile connections. Clean, safe, reliable and cheap. Reduce

- parking on main arterials to create express lanes for mass transit during rush hour, better areas for bus to pull over without blocking traffic, we have capacity issues with roadway and transit, local city bus/shuttle that runs through downtown, more underground off-street parking, express lanes for transit during rush hour, flexible/reversible alternating traffic lanes for rush hour” (11/28 workshop, notes).
- “Nobody is on the bus, do more to demand responsive use. Realistic, practical. Less congestion, how do you get to it? Maintain/improve travel time and quality on major and minor thoroughfares in 2040. Passenger-friendly infrastructure. Priority on circulation” (11/28 workshop, notes).
 - “Our transportation system prioritizes safe and efficient private and public transportation that meets the diverse needs of the community with the goal of reducing single-occupant vehicles and considers tech solutions that delivers multi-modal transportation solutions. Issues result in overdevelopment. Caltrain, lack of infrastructure, Highway 101, ECR, and N/S thoroughfare. Last mile problem. Bikes need for improvement. Stoplight disorganized. Synced. Flows of traffic. Driver behavior = safety. Education. Public transportation (Samtrans), mental illness, lack of safety, lack of enforcement, work around traffic, development - train as transportation, parking. Parking with an in lieu fee, what would be the funding impact. Future technology (autonomy, ride-sharing). Technology - Waze, side street overflow, cut through traffic. Data for future is unsafe” (11/28 workshop, notes).
 - “We would like a San Mateo that focuses on walkability, where pedestrians are safe from cars, and can step out of their homes and conveniently get to their destination without requiring the use of a car. To see an increase in bike safety, more bike lanes, and city encouragement of biking. Please look into SkyTrain!” (11/28 workshop, notes).
 - “Maintain/improve travel time and experience and quality of life by 2040 on major and minor thoroughfare for all (e.g. walkers, bikers, drivers, etc.)” (11/28 workshop, Vision Statement).
 - “Travel through San Mateo in 15 minutes or less! Local vs. commuter separation and Caltrain vs. city negotiation. Knock on affects commerce, wellbeing” (12/1 workshop, Vision Statement).
 - “Hillsdale Street needs to be traffic flow. Need more through streets between City of San Mateo to Foster City. More main streets to limit using 92, 101, El Camino Real, and Hillsdale Mall. Reach out with company to limit traffic (like traffic flow). Create shuttle bus to get people around the city. More public and private parking spaces. Use vacant lots for parking spaces. Encourage car pool and/or bus, train, other share ride” (12/1 workshop, notes).
 - “Incentivize various transportation options including public and private partnerships with intent to decrease vehicular traffic” (12/1, Vision Statement).
 - “Incentivize various transportation private partnerships with intent to decrease vehicular traffic. Lack of commute options for everyone. Train doesn’t work for everyone. East-west commute is tough from the East Bay. Needs to be more shuttles. Employers should provide more travel options. Younger generation has lower car ownership. Need more protected bike lanes. Need more bike connections to Foster City. Existing bike connections are fragmented. Cars don’t stop for pedestrians. 19th Avenue median is overly wide and needs two turn lanes or revamping. More bus stops in Mariner’s Island area. Better bus aces for seniors and

disabled people. Need more covered bus stops that provide shelter. Inspire private ride sharing and carpool” (12/1 workshop, notes).

- “We need more bus services around places that need one in Mariner’s Island and edge water border “ (12/1 workshop, notes).
- “Coordination with transit agencies when developing near Caltain/SamTrans to increase frequency. To building not only a pedestrian bridge but a traffic bridge over Freeway 101 on Hillsdale to relieve the traffic. Don’t wait four to five lights to finally cross. South end of lagoon has absolutely no water in November now. Silt is building up. Boating is now stopped to cover up the water below the Laguna Vista area for five months out of the year” (12/1 workshop, notes).
- “Our transportation system is safe, affordable, and convenient for drivers, pedestrians, bicyclists, and transit riders, and it is flexible to adapt to changing technologies. Public transit is frequent and reliable, and neighborhoods are walkable” (12/1 workshop, Vision Statement).
- “Frequency of public transit. Accessibility to public transit. Concern; ineffective freeway exits. Regional issue – rezone. Walkability. Public transit should be frequent and reliable and neighborhoods are walkable” (12/1 workshop, notes).
- “Couldn’t pull out of driveway; dense traffic – a lot of vehicles. Need left turn protected arrow on 3rd, 4th, 5th, and El Camino. Longer lines at traffic lights. Flow vs. stopping: Hayward and Parrot Drive (no one stopes, unsafe for pedestrians, speed bumps), Maple Street (bumps). Roundabouts. Waze takes people different routes. Norfolk is jammed after 4pm; parents won’t come to meetings. Geography limits roundabouts, increased lanes. More traffic flow. Accidents with vehicles, pedestrians (sometimes not seeing pedestrians). More bike lanes and walkable community. Quicker to walk than drive (need to not have vehicle). Don’t have to be in a car to get downtown” (12/1 workshop, notes).
- “Sustainable flowing traffic that is safe for drivers, pedestrians, and bikers, and doesn’t center around a vehicle. Safety for pedestrians. Can afford to live/work/walk. Plan for less parking spaces. Planned rideshare pick-up, and prioritizing safety for cyclists” (12/1 workshop, Vision Statement).
- “Smoother regional transit and traffic systems that reduce impacts of east-west and north-south traffic patterns with the goal of reducing all through traffic. Special attention to inclusion of more public and alternative transportation modes” (12/1 workshop, Vision Statement).
- “East/west transit across Bay – creates traffic at bridge/92/101. Even E/W within San Mateo. Increase diversity of transit options i.e. ferry. Traffic creating gridlock is cut-through, not local. Look for alternatives ways to fund, don’t rely upon impact fees alone. Mitigate impacts to infrastructure due to earthquakes or sea level, other potential impacts – location and construction” (12/1 workshop, notes).
- “Intersection of Parrott Drive and Harvard Road. Speed bumps on Parrott would slow traffic prior to stop signs (like Maple Street between Aragon and Fifth Avenue). Install left turn arrow signals at El Camino at 3rd, 4th, and 5th Avenues, east bound, for increased pedestrian/vehicular safety” (12/1 workshop, Comment Card).

- “Safe, affordable, convenient transportation including technology as part of vision. Sustainable flowing traffic that is safe for pedestrians” (12/1 workshop, Comment Card).
- “Smoother regional traffic. Reduce cut-through traffic” (12/1 workshop, Comment Card).
- “Drivers and autonomous vehicles can access San Mateo, but circulation through the city focuses on public transit and non-vehicular modes such as bikes, electric scooters, and walking” (12/2 workshop, Vision Statement).
- Encourage circulation with the following:
 - “Transit does not require driving
 - Drive to one primary place, then walk or bike to remaining destination
 - Accommodate self-driving vehicles and more mobile robots
 - Convenient, reliable public transit – economically sustainable
 - Enough tax base to maintain infrastructure
 - Separated lanes for bikes and buses
 - Streets designed to protect for electric scooters and segways
 - Examine potential for new one-way streets to improve safety” (12/2 workshop, notes).
- “San Mateo should be accessible to drivers but prefer transit. Drivers and autonomous vehicles can access San Mateo, but circulation through the city should focus on public transit and non-vehicular modes like bikes, scooters, and walking” (12/2 workshop, notes).
- “Transit does not require driving. Drive to one primary place, then walk or bike for others. Accommodate self-driving vehicles and more mobile robots” (12/2 workshop, notes).
- “Level of service for circulation e.g. North Central (maintain a quality of life)” (12/2 workshop, notes).
- “Access to safe, shared, multi-modal transportation that maintains a sense of community and the beauty of San Mateo” (12/2 workshop, Vision Statement).
- “Improved transportation sharing that is managed to maintain a sense of community and aesthetic value and beauty of San Mateo (e.g. shuttle/bikes/scooters). Access to safe, shared multi-modal transportation that maintains a sense of community and the beauty of San Mateo” (12/2 workshop, notes).
- “Parking is controlled with two-hour versus ‘sales lot’ improved circulation. Rewrite 72-hour parking ordinance and enforce better will help with circulation” (12/2 workshop, notes).
- “Walkable pedestrian-friendly downtown. San Mateo has ample transportation options so people can get to where they need to go and people don’t have to use their cars” (12/2 workshop, notes).
- “Let’s not forget about bus stops for the sake of Bart. Buses need to stop until people (older people in particular) can take a seat. Buses should go to where we need to go. Better regional transit integration. Bikes lanes on El Camino. Roads need repair. Walkable downtown,

pedestrian friendly. Better connections to parks, walkable community. Get rid of parking meters” (12/2 workshop, notes).

- “A thriving, transit-oriented city. Dense and highly walkable around transit, vibrant with variety” (Online comment).
- “Pleasant and safe pedestrian experience day and night. Diverse and inclusive of world art. Development of stronger guidelines that consider the growth of technology. Accessibility, pedestrian safety and invitation of rotating/temporary interactive art. Thought of accommodating tech with clear guidelines, protocols inviting and safe” (12/2 workshop, Vision Statement).
- “That the City provide free bicycles or be able to give bicycles without cost” (12/2 Spanish language workshop, notes).
- “There is a lot of traffic because so many people that work in San Mateo can’t live here. If the people that work here could live closer to their job, or could use public transit, they could leave their cars. We need more multifamily homes around public transit. Transportation should be affordable and efficient. This is my opinion” (12/2 Spanish language workshop, notes).
- Encourage circulation with the following:
 - “Better transit routes.
 - That there are more departures instead of eliminating them.
 - Place more benches and shelters on all bus stops” (12/2 Spanish language workshop, notes).
- “Our transportation system is innovative, accessible, convenient, safe, and affordable for all” (12/2 Spanish language workshop, Vision Statement).
- “Access—parking, center, cost, public transit, frequency. Our transportation system is: innovative, convenient/frequent service, expansive, promote/stigma, convenient, available/economic” (12/2 Spanish language workshop, notes).
- “Planned Growth, which as basic metrics. Understand and increase metrics for TOD/High Density for designated areas. Move away from automotive based planning” (Online comment).
- “A four-track Caltrain corridor on an elevated viaduct. Also, more gun stores and being able to smoke weed in public. Legalized gambling and regulated prostitution. San Mateo should be a place anyone of any color, size and age should want to visit” (Online comment).
- “We need more traffic enforcement - everybody speeds on El Camino, residential streets and even parking lots. Stop building more housing and business space - we have too many people here as it is and the quality of life is getting worse” (Online comment).
- “Higher density and better transportation system” (Online comment).
- “We need to redesign our neighborhood streets West 25th Ave area—downtown (how about a square? Or mini park? Benches in common areas...brick streets 43rd Ave redesign w/ above features. Too boxy” (Online comment).

- “Denser and more urban in the flatlands, with higher density around Caltrain stops and improved public transit and walkability. Updated parks, schools, and libraries” (Online comment).
- “In 2040 I envision a San Mateo that is family-focused and environmentally conscious. Meaning that the east side and west side of San Mateo are easily accessible via multiple modes of transportation (NICE and SAFE walk/bike paths). More activities/opportunities on the east side, i.e. Shoreview. Finding a way to streamline the pass-through traffic, so that traffic within City limits is not so disruptive to actual residents/daily life. Maintaining diversity in residents w/legislation on rent control” (Online comment).
- “Modern technology with respect to historical preservation. Free transit to downtown from surround neighborhoods. Free school busses Bike lanes, one-way streets & expand sidewalks to promote pedestrians and off street parking. Crime watch & friendly police department presence. Buyable affordable housing & fewer rentals. Trees & rehab open space with native plants & water-saving technology. Cleaners for daily neatness. No foreign real estate investors. Help residents, not builders and corporations. Improve infrastructure before building. Representatives from all neighborhoods overseeing to connect community & not segregate by income or race” (Online comment).
- “I want to see development curbed, traffic dealt with, and an emphasis on what makes San Mateo livable for current (vs future) residents, especially taxpayers and homeowners, such as recreation facilities for kids, adults, families and plentiful shops and restaurants to keep us investing in San Mateo” (Online comment).
- “I hope San Mateo area will continue to be a place with friendly and busy downtowns. People young and old should be able to live there and travel safely without needing to own a car. It should be affordable so that children of today's residents still have a place to live, and people with families won't need to commute an hour or more for their jobs. Building taller and denser with less parking lots and without height limits will keep downtown interesting and open space wide and green” (Online comment).
- “A dense community with excellent public transportation system that doesn’t require cars at all” (Online comment).
- “A 100% car-free dense urban core at least one square mile in size, with wide pedestrian lanes that have zero level crossings with right-of-ways for buses, trains, delivery vans, or self-driving cars” (Online comment).
- “My vision of San Mateo is of an inclusive, sustainable, healthy, and fiscally sound city, built through prioritizing housing and transit for people and not cars. Steps include the end exclusive SFH zoning and subsidies for cars through free parking” (Online comment).
- “I'd like to see San Mateo force ways out, like Los Altos did. Ways and our bridge is a bane on our North Shoreview existence! ” (Online comment).
- “A dense mixed-use core of affordable and market-rate housing, retail, and office space full of walking traffic, radiating out into mid-height developments and green space. Public spaces/parks at walkable or bikeable intervals throughout the city limits. Safe, convenient,

and reliable bicycle and public transit connections out to other city cores and surrounding neighborhoods” (Online comment).

- “More bike streets going in all directions. Less building, clean downtown, more events for residents, library hours open longer, common sense decisions and no more homage to UNIONS and Developers, more bike parking, reduce and eliminate traffic” (Online comment).
- “San Mateo is a city with many circulation barriers like freeways and train tracks. There should be more high quality ways to cross these barriers for people of all ages and abilities that want to walk or bike. Parking, which is basically free or heavily subsidized storage of personal property, should be a much lower priority than safety. It should be reduced in many instances to provide for safe, comfortable and continuous bike and walking facilities” (Online comment).
- “Less traffic. Less high rise commercial development. More evenly distributed development across ALL of San Mateo, including the west side of San Mateo along the bus and car corridors. 92, west side El Camino and 280” (Online comment).
- “Decongest North Central improve front yards appearance. Quiet transit; stop the loud horns from train and car alarms. Make walk bike paths stretch from downtown to parks and mall. Keep downtown historic. Add more parks, trees, keep clean! Add new buildings that can house their employees: jobs on bottom floors, employees on upper floors. NO tall or ugly apartment buildings in residential areas” (Online comment).
- “Correct ROADBLOCKS. THE BIGGEST PROBLEM IS TRAFFIC GRIDLOCK. BART should have stops in SM, go to East Bay and connect to San Jose along west bay. Widen 92 & 101. Do these before any more development” (Online comment).
- “Better roads to relieve the current horrible traffic stoppage on many San Mateo roads, 101 & 92. BART with 2 stations in San Mateo to connect to East Bay via San Mateo Bridge area and go to Tracy Modesto etc. BART also to connect to San Jose on west bay to relieve 101 and 92” (Online comment).
- “A town where you can work, live, play and shop without using the freeway” (Online comment).
- Welcoming and inclusive of all, regardless of income or background. In my San Mateo, no car is needed and a car is more of a burden than a boon. Public transit is plentiful, frequent, and reliable” (Online comment).
- “I'd like a city with affordable housing for everyone who needs it. It should also have good pedestrian and bike facilities and adequate transit so that people don't have to use their cars. Climate Change and environmental impacts should be considered in all decision making” (Online comment).
- “In 2040 the city will have a mix of high density TOD and modern suburban development. The TOD will be focused on the 3 train stations and the ECR. The modern suburban will cover most of the rest of the city. The TOD will be very walkable and bikeable. Also the modern suburban will have strong transit connections to the TOD areas with shuttles, bike paths and walkable paths. Sustainable development will be inherent in the city” (Online comment).
- “No foreign investors. Equal housing opportunities. Free transport for school children. Sustainability/green innovations. Elevated trains station downtown. Solutions and help for

homeless. Fewer rentals, more buyable homes. FREE school buses for all kids. Better traffic monitoring and police activity relating to bad drivers. Less crime. Diverse population that includes lower income families. More focus on art and nature. Preservation society” (Online comment).

- “This should be a place our children can afford and be proud of. Let’s make it lovely, resource-conscious, financially resilient, safe, fair, and built for people, not cars. Let’s unlock its walkability and access to high-resource areas: Allow traditionally-scaled, fine-grained, abundant homes near transit stops and downtown. Like all pre-war cities, we began as a pedestrian-first place and grew incrementally. Allow that again. Stop artificial housing scarcity, segregation, and car-dependence” (Online comment).
- “A more walkable design with wider sidewalks, allowing more downtown outdoor seating, safer & inviting pedestrian focus. More and safe east/west connections for all modes of transport that bring the City closer together and reduces the bottleneck traffic conditions. A diversity of economic infrastructure to sustain a healthy & vibrant community. Higher density housing with greater affordability that can house residents of all incomes” (Online comment).
- “My vision of San Mateo is a place that has focused on ending overdevelopment (overuse of resources). San Mateo is a place that has reduced car-dependency and reinvested in becoming a walkable, sustainable, compact city. I can meet all my daily needs within a 10 min walk and no longer need a car. There is more housing for all people and those people are engaged in the local shops and businesses. People from all over the bay come to San Mateo on public transportation for work and entertainment” (Online comment).
- “San Mateo has a safe, sustainable transportation system prioritizing walking and bicycling, including increased protected bicycle lanes and bike paths, well maintained. The jobs/housing balance is improved, with more dense housing, including affordable housing, near Caltrain stations and limiting large-scale commercial development potential outside downtown and El Camino Real. Economic development includes facilitating or recruiting performance venues (live theater, concert/night clubs)” (Online comment).
- “San Mateo will be an actual city with the amenities to match. Bike lanes + tall, dense housing for all. Wider sidewalks, narrower streets, better transportation options. A city that my kids can afford” (Online comment).
- “A city where pedestrians feel safe walking anywhere and any time of the day” (Online comment).
- “Promote transportation alternatives like walking, bicycling and public transit to reduce traffic and provide options for those without cars. Focus growth on transit-rich locations – to preserve existing single-family residential neighborhoods – and use the benefits of the growth to make San Mateo a better place to live, work, and play” (10/12, Email to City, Housing Leadership Council).
- “Decreasing traffic and greenhouse gas emissions: Because of the high cost of housing, more and more of our service workers have to commute into San Mateo from neighboring counties, which strains the capacity of our roads and bridges, compounds traffic problems, and pollutes our air” (12/5, Email to City, Housing Choices).

- “Set Bold Goals for Transportation. Everyone who lives and works in San Mateo deserves to have an array of sustainable transportation choices – where walking, biking, and transit are safe and accessible and driving is not the only option. All people should have the opportunity to live close to where they work to avoid lengthy commutes on our congested roads to find an affordable place to live. These approaches will reduce air pollution and greenhouse gas emissions, improve community health, and reduce traffic and congestion. The General Plan should include bold targets for the reduction of Vehicle Miles Traveled per person as well as vehicle mode-share goals for increasing the share of trips made by walking, cycling, and transit” (12/4, Email to City, Greenbelt Alliance).

3. JOBS AND ECONOMY

- “Encourage shopping and retail in new locations – corner/neighborhood markets and open air” (10/25 Youth Vision Workshop).
- “New job-generating development in the community is evaluated on its ability to build community and provide public benefit” (11/3 AM workshop, Vision Statement).
- “Evaluate opportunities where existing large employers contribute community benefits that mitigate their impact on the jobs/housing balance” (11/3 AM workshop, Vision Statement).
- “Our city nurtures existing and emerging, small and medium size businesses across all sectors, including retail, food, tech, and manufacturing” (11/3 AM workshop, Vision Statement).
- “Manage job growth balance” (11/3 AM workshop, Vision Statement).
- Encourage jobs and the economy with the following:
 - “Small business friendly, encourage mixed-use uses.
 - Appropriate locations of commercial/retail space
 - Review land use districts (more housing?)
 - Encouraging land uses for residents” (11/3 AM workshop, Vision Statement).
- “Growing up on Louise Lane, then to Hillside Garden Apartment Homes now at SPG. How can you leverage leasing rates, build income levels and college degrees! And encourage employers to include the internet with their employees (i.e. Apple). In Foster City, there is gross income equality. Races ‘unmaking the making.’ ‘Housing is expensive.’ Thank you!” (11/3 PM workshop, Comment Card).
- “In 2040, San Mateo will be a diverse community in terms of social economics, age and race that is inclusive and maintains a desirable quality of life that is obtainable” (11/26 workshop, Vision Statement).
- “New business parks with good access to transportation. More private businesses. Job partnership with local education. Institute job training (schools and unions) (11/26 workshop, notes).
- “Jobs/housing balance. Nexus. Shortage of employees/build relationships/build jobs/teach soft job skills” (11/28 workshop, notes).

- “Farmer market (every weekend) on a weekly basis. Food gallery with outdoor eating (i.e. fair at 44 San Diego, Reading Terminal Market in Philadelphia). Ideal place to live and work that is clean with a thriving economy and livable wages” (11/29 workshop, notes).
- “Ideal place to live and work that is clean with a thriving economy and livable wages” (11/29 workshop, notes).
- “Jobs that are close to home. Center of employment (free services for job seekers): resume building, job fairs, interpreters that can welcome migrants trying to open a business, job coaching. Tech jobs: software, hardware development. Co-working spaces. More diversity of jobs: restaurants, cleaning services, small clinics. More restaurants with healthy food options (north end of town, north central is also a high need neighborhood for this). Flea market: park (Central Park), event center” (11/29 workshop, notes).
- “Limit type of business for some area so that there is no competition” (12/1 workshop, notes).
- “Residents are able to live and work in San Mateo, which includes fair pay and professional training. Small businesses are supported and thrive in San Mateo, and unions are supported” (12/2 Spanish language workshop, Vision Statement).
- Encourage jobs and the economy through the following:
 - “Support and protect small businesses
 - Better pay for workers
 - Increase minimum wage
 - More protection for workers
 - Protect and support lower-wage earners
 - Protect unions
 - Keep small businesses local
 - Create and support professional training
 - Protect small businesses’ rent
 - Live and work in San Mateo which includes fair pay and professional training
 - Small businesses are supported and thrive in San Mateo, and unions are supported” (12/2 Spanish language workshop, notes).
- “Dynamic and diverse community members on a strong economic base with vibrant pedestrian- and bike-friendly transit options and more low- to mid-rise, mixed-income buildings” (Online comment).
- “I envision San Mateo as a large eco village. There will be well-paying jobs, affordable housing, urban farms and family veggie gardens. We will have access to public transportation throughout the city, and/or have access to safe bike routes” (Online comment).
- “More sources of employment with better salaries and benefits” (12/2 Spanish language workshop, Vision Statement).

- Encourage jobs and the economy through the following:
 - “Minimum wage is raised and sufficient to maintain oneself.
 - More public service jobs.
 - That there is a law to not work on Sundays” (12/2 Spanish language workshop, notes).
- “We need to return to our roots as a small town!!! Put current residents FIRST and transplants LAST. More American food, more of OUR restaurants, why is it all Asian now? No more tall buildings need to protect measure p! Our city and government need to serve US, the TAXPAYERS, not THEM” (Online comment).
- “Society's metrics are all measured in 'growth' such as GDP/Inflation/etc. without bedroom growth San Mateo will need to increase taxes...sales/bonds/etc.” (Online comment).
- “More sustainable where plenty of local, well-paying CAREERS are available to all. Housing will be plentiful and available to all socio-economics. Development will be taller. The city will work with Caltrans to mitigate traffic all over town. A partnership between the city, schools, and tech, biotech, and organized labor in order to fund and instruct our students in the careers of today's economy so that EVERY child will truly have the opportunity to share in prosperity” (Online comment).
- “A city that has discovered the futility of top-down control, especially neighborhood-level top-down control, and rediscovered the ability for individual freedom to provide the goods and services that the community desperately needs. Financial incentives are useful, to take care of the less fortunate, without using mandates” (Online comment).
- “Equity in jobs, housing, access to space to grow” (Online comment).
- “Recognize San Mateo’s desirability as a business hub, with vibrant and accessible activity centers such as downtown and the Hillsdale Station area. Harness growth to increase public revenues, and use compact development to reduce costs associated with constructing and maintaining public infrastructure” (10/12, Email to City staff, Housing Leadership Council).

4. COMMUNITY LIFE

- “Bring more food options closer to high schools - elementary schools are currently closer” (10/25 10/25 Youth Vision Workshop).
- “We need more schools since Foster City school is not available so people come to the San Mateo School District” (11/3 AM workshop, Vision Statement).
- “Making San Mateo more engaging by enlivening the downtown, encouraging mixed use development, and enhancing parks and public spaces” (11/3 AM workshop, Vision Statement).
- “Preserve our diversity as a community” (11/3 AM workshop, Vision Statement).
- Encourage community life and public health with the following:
 - “San Mateo feels run down a bit.

- The streets feel poor quality.
- Old or missing tree plantings” (11/3 AM workshop, Vision Statement)”
- Encourage community life and public health with the following:
 - “Policies to protect and enhance historic buildings by identifying what is important and establishing a historic resources inventory.
 - Character: flexibility plus history. Keeping diversity of income and people.
 - People-centered approach
 - Replace parking lots with parks” (11/3 AM workshop, Vision Statement).
- Encourage community life and public health with the following:
 - “More cultural/concert events
 - More parks in other parts of the city
 - Emphasizing pedestrian network
 - Accessibility for all socioeconomic groups/neighborhoods” (11/3 AM workshop, Vision Statement).
- “A city that maintains its commitment to family, community, and business while being equitable and sustainable. Sustainability: social, economic, transportation, housing, environment” (11/3 PM workshop, Vision Statement).
- “Reuse and reimagine built environment, streets, and parking that allows people to interact with each other” (11/3 PM workshop, Vision Statement).
- “Inclusive Design principles for public buildings, especially for people with special needs and various other needs. More diverse community events throughout San Mateo that cater to people of all ages and abilities. Improve sense of belonging to San Mateo. Flexible and configurable space in public buildings and recreation centers that are accessible by everyone in the community” (11/3 PM workshop, Vision Statement).
- “Architecture blending in the downtown is important. We do not want to see ice-cube type buildings- buildings with too much glass. Expand the historic district in downtown San Mateo” (11/3 AM workshop, Vision Statement).
- “‘Flexibility’ should be associated with people-centered priorities” (11/3 AM workshop, Comment Card).
- Encourage community life and public health with the following:
 - “Safe and sanitary homes.
 - Clean downtown with more people and businesses.
 - Civic engagement is more robust and inclusive.
 - Not a lot of community events exist for younger residents.
 - Public amenities and buildings for new technology with bookable spaces for the community” (11/3 PM workshop, Comment Card).

- Encourage community life and public health with the following:
 - “Events downtown to have people feel included in the community and not isolated.
 - Community life is stronger if people can work one job.
 - Family-oriented community which needs 2 to 3 bedroom units.
 - More public restrooms.
 - Mix of businesses, San Mateans have access to affordable health care.
 - Protected pedestrian plazas and wider sidewalks.
 - San Mateo supports community wide events and has protected pedestrian-oriented plazas.
 - Incorporate gather places in new development.
 - San Mateans foster/incubate new businesses and innovation” (11/3 AM workshop, Comment Card).

- “New major employers are required to provide community benefits in an equitable and systematic way. New job-generating development in the community is evaluated on its ability to build community and provide public benefit. Evaluate opportunities where existing large employers contribute community benefits that mitigate their impact on the jobs/housing balance” (11/3 AM workshop, Comment Card).

- “Use universal design principles in community housing developments to respond to a full range of functional abilities and needs beyond ‘mobility access. ‘Sensory friendly’ supports infrastructure for those with vision and hearing disabilities and sensory sensitivities. Look at the Peninsula Jewish Community Center for the range of needs they accommodated in design of restrooms/changing rooms, etc. Also, there needs to be enough restrooms/ changing rooms to accommodate 2 people of opposite genders (person needing support/case provider of opposite gender). Inclusive, affordable, safe housing (such as sufficient set-asides) for extremely low-income residents who experience developmental disabilities. Configurable spaces in recreation center to provide opportunities for small group classes and meetings, open for use by community members” (11/3 PM workshop, Comment Card).

- “Sustain community that is livable. Places to recreate. Wide variety of residents and diversity. Get to places easily” (11/26 workshop, notes).

- “To provide exemplary space and facilities to meet the needs of all ages, organizations, and health activities; and coordinate and communicate the availability of these resources for all” (11/28 workshop, Vision Statement).

- “By 2040, San Mateo could have twice the current population. San Mateo should facilitate: - Everyone has the opportunity to "get out of the house" to interact with neighbors and other residents (mobility) -San Mateo downtown and other neighborhoods offer vibrancy, diverse activities and events, and retail variety. -Residents of San Mateo shouldn't have to leave San Mateo for the majority of their social and entertainment goals” (11/28 workshop, Vision Statement).

- “There are vibrant arts, music, and lifelong learning opportunities in San Mateo that offers events for all ages that enhance public health and community life” (11/28 workshop, Vision Statement).
- “BART down here, 4 year college, earthquakes, hospital. Childcare: Costs are escalating quickly, limited availability, how to qualify to provide. General: Address the needs of all ages, need for medical center? Opioid issues, lack of treatment care, available spaces for key health care providers, spaces for walking, biking, activity. City's website, coordination of care between organizations. Seniors: promote activities for all ages, transportation, promotion of senior health care costs and cost of living. Provide exemplary space and facilities to meet the needs of all ages, organizations, and healthy activities and coordinating and communicating the availability of these resources that that all may access them” (11/28 workshop, notes).
- “Everyone should have a place to call home, to gather. Seniors. Several of same types of things, not good. Diversity of retail and restaurants. Vibrancy. Welcome all for a larger community. Social interaction. Opportunity for interactive activities. More park events. Connect with others in community. San Mateo will offer a diversity of retail and restaurants and a variety of activities both citywide and at the neighborhood scale” (11/28 workshop, notes).
- “Smoking. Understands this is a right. Unenforced regulations” (11/28 workshop, notes).
- “All people who are about to retire - considering being trained about senior issues. Integrating immigrants into community (housing) and opportunities. Quality of life: access to open space, housing. Access to affordable health care. Pleases like Central Park for outdoor community events that allows people of all ages and physical conditions to be at. Diverse venues in Downtown. Reduce traffic” (11/28 workshop, notes).
- “To have a downtown farmers market, creating more of a sense of community downtown” (11/28 workshop, notes).
- “We would like to see a downtown farmers market to increase a sense of community. We would love to have a cultural/arts institution downtown or at Hillside” (11/28 workshop, notes).
- “Wish there were more trees (street and conserve heritage trees) and public art. Mentioned child care contracted by City (Build Up for SMC’s Children). Take other efforts (eg: park and recreation facilities) and create a recommendations plan. Bus tour? Consider nexus of workplace development, transportation/circulation, and childcare as means to high quality of life. SMC Adult School” (11/28 workshop, Comment Card).
- “San Mateo should be a special place that has a sense of community. Provides affordable, accessible, and safe activities, events, and services for all walks of life” (11/29 workshop, Vision Statement).
- “Environment. Access to medical services/core. Access to a stable community and sense of a community. Affordable fitness classes, dance class, and gym. Public outdoor park and exercise equipment. Require schedules and events (mostly) for all ages to enjoy. Self-defense. More safety and security. Something special and unique. Businesses that are unique and open

- spaces that are affordable and accessible. Regular schedule of events for all ages to gather as a community” (11/29 workshop, notes).
- “Good environment. Special for San Mateo. Access to medical care. Build a sense of community. Classes for good health that are affordable and accessible. Exercise equipment that is public. Regularly scheduled community events for adults, children, and seniors. Self-defense; security and safety” (11/29 workshop, notes).
 - “Close out one or two streets for people to have mini stands and be able to walk and eat on the public street. More farmers markets” (12/1 workshop, notes).
 - “Always things going on of interest e.g. farmers market, art. Downtown accessibility with walking, pedestrian welcoming. Lighting in parking lots and street. Lighting as a safety concern. Small cell towers – health effects concern regarding radiation – future concern regarding developing appropriate, clear, transparent ordinances and guidelines for aesthetics. Art at smaller scale too. North B Street could have public art shows, rotating. ‘Moving’ art i.e. art car parades. Temporary displays and rotating. San Francisco had shows like Chinese lanterns. Interactive i.e. Exploratorium sounds. ‘Miracle on B Street’ got started, programs. Family art focus” (12/2 workshop, notes).
 - “General planning priorities should include those components that ensure that San Mateo can stay an accessible, inclusive and diverse, dynamic area. This includes more affordable housing, better public transit options, and open or public spaces for community. Specifically, people with disabilities who are residents need to see that San Mateo prioritizes these components which will allow these residents to continue to live and thrive in the community” (Online comment).
 - “San Mateo will be a diverse community supporting residents of all ages inclusive of great public schools, well maintained and accessible public spaces, and affordable housing for all income levels” (Online comment).
 - “A place where families can come (afford a house, find child care & excellent schools), feel safe & welcome (clean & safe parks & streets, strong community groups, racial equity policies that support and protect everyone, multicultural celebrations), & want to stay (i.e. good transit, reasonable traffic, clean air & water, prepared for climate change)” (Online comment).
 - “San Mateo will be a family-centered community that creates spaces for social interactions. Relieves traffic congestion. Diverse leadership, including a diverse City Council and Senior City Staff. Safe and walkable!” (Online comment).
 - “Maintain character of family neighborhoods with pretty houses, trees, gardens and architecturally well thought out low-rise downtown. Leave crowding & high rise to other cities. New apartments should all be for lower income households” (Online comment).
 - “A city that values community character as well as economic growth. Celebrates its past accomplishments as much as its future potential. Demonstrates pride in its history and built environment through strong policies that protect its architectural and cultural heritage. Follows a vision based on measures of community character, livability, and quality of life, not market demand. Maintains growth at a sustainable (absorbable) rate and keeps development at a human scale” (Online comment).

- “I would like San Mateo to be a comfortable place to live and play. Please listen to the voices of those constituents who don't wish to overbuild. Don't leave San Mateo with overpopulation and a traffic mess that lacks that have no infrastructure to deal with it. Prioritize current residents and especially homeowners/taxpayers and not just people who wish to live here. Keep San Mateo a beautiful place to live” (Online comment).
- “Guide the city’s appearance through Form-Based Codes, protect the character of neighborhoods by requiring new buildings match the historic style of the original existing neighborhood, but allow a mix of housing types everywhere. Focus most new development near downtown and train stops. Promote pedestrian safety and comfort above all else. De-segregate neighborhoods that were harmed by old zoning laws & redlining. Promote mixed-wealth neighborhoods to repair zoning’s segregation-intended origins” (Online comment).
- “Maintain character of family neighborhoods with pretty houses, trees, gardens and architecturally well thought out low-rise downtown. Leave crowding & high rise to other cities. New apts. should all be for lower income” (Online comment).
- “An inclusive community that values the individuality of its residential neighborhoods and its unique historic downtown while allowing new development in appropriate locations, at appropriate densities, and of appropriate heights” (Online comment).
- “San Mateo should continue to have a suburban feeling with neighborhoods that are walkable and easily accessible” (Online comment).
- “Vision 2040: S M is a vibrant safe city that has held on to its neighborhoods feel & despite growth maintains its small city charm.S M 2040, is a great place to live work shop dine be educated pursue arts music culture recreational activities. S M 2040 has public transportation, especially last 1-2 mi. GP Recommendations for GP aren't all weighed equally. GP 1st strives to meet the needs/desires of current residents & 2ndly strives to meet needs/desires of current employees & employers” (Online comment).
- “A city that values community character as well as economic growth. Celebrates its past accomplishments as much as its future potential. Demonstrates pride in its history and built environment through strong policies that protect its architectural and cultural heritage. Follows a vision based on measures of community character, livability, and quality of life, not market demand. Maintains growth at a sustainable (absorbable) rate and keeps development at a human scale” (Online comment).
- “I would like to see more Vegan restaurants coming to the city. As you know, eating a plant-based diet is the most sustainable/green diet for the health of our planet, community, and individual (of course, not to mention the animal!)” (12/6, Email to City, Eleni).
- “The Plan can help shape more vibrant and attractive community focused areas, by encouraging a compact design that take advantage of heights, making efficient use of land. These types of neighborhoods strengthen local businesses’ customer bases, provide more options for transit-friendly living, and bring life to empty sidewalks. It will help meet the needs of people of all ages and reflect the strong and growing preference for walkable communities” (12/4, Email to City staff, Greenbelt Alliance).

5. PARKS AND PUBLIC SPACES

- “Celebrate community pride and diversity through public and interactive art” (10/25 Vision Workshop).
- “Increase and continue outdoor community events, more designated locations” (10/25 Youth Vision Workshop).
- “Uncrowded public spaces, including sidewalks” (10/25 Youth Vision Workshop).
- “More benches in general, but especially near bus stops” (10/25 Youth Vision Workshop).
- “A vibrant, attractive, pedestrian-focused downtown with some street segments reclaimed for pedestrians” (11/3 AM workshop, Vision Statement).
- “Public living rooms” (11/3 AM workshop, Vision Statement).
- “Connect downtown and parks. Walking streets 3rd and 4th walking streets to downtown” (11/3 AM workshop, Vision Statement).
- “Public gathering spaces and community spaces. Central location to include activities and programs. Copy Redwood City with community living room. Wider sidewalks with street dining” (11/3 AM workshop, Vision Statement).
- “Accessible and connected to trails/paths from residential to parks” (11/3 AM workshop, Vision Statement).
- Encourage parks and open space with the following:
 - “Pedestrian plaza shut down B Street.
 - • Want community gathering public space
 - • Create people-friendly spaces.
 - • Re-envision how to reuse existing facilities.
 - • Streets that facilitate people interacting with each other, and urban open spaces.
 - • Re-envisioning streets space as a part of public realm.
 - • House people, not cars” (11/3 PM workshop, Vision Statement).
- “Parks and public spaces shall be centrally located within neighborhoods, safe, offer a variety of open space, and be continually maintained” (11/26 workshop, Vision Statement).
- “Well-maintained, healthy places for all residents and visitors to enjoy that offer a wide range of potential activities (ones that are familiar to us today; but, with flexibility for new, future activities developed going forward.) Emphasis on green spaces, particularly in the city's densest neighborhoods. Shared facilities with schools and maintenance staff. Encouraged pocket parks to bring love to homes” (11/26 workshop, notes).
- “A clean air community into open spaces, parks. Good public transportation, less traffic congestion. Shops that you can stay in town to go to. Elder care communities. More social gathering like Redwood City” (11/26 workshop, notes).

- “Don't eliminate a single park or public space. Fund them properly and leave them alone” (11/28 workshop, notes).
- “San Mateo begins the full pedestrianization of its downtown, closing streets to non-emergency traffic, starting with B Street. We would love to see more trees and green corridors/spaces” (11/28 workshop, notes).
- “Have all parks to be update and maintenance. Like new bench, BBQ grills, gardening, etc.” (12/1 workshop, Vision Statement).
- “Update community parks and recreation. Need more maintenance and update area like water, bench, recreation, etc.” (12/1 workshop, notes).
- “Ensure parks and recreation activities are affordable, clean, and accessible to all ages and parks and green spaces are increased in a sustainable manner to keep with growth of community. Utilize parks, spaces, paths, access along the lagoon, and Bayfront area for all of the community” (12/1 workshop, Vision Statement).
- “Community continues affordable activities – great. Keep lagoon healthy and clean – focus unique water feature. Parks will be well-maintained! Accessibility. Increase neighborhood parks with increased housing. New indoor/outdoor uses. Transportation to facilities. Connections. Age accessibility. Water-sensitive nature” (12/1 workshop, notes).
- “Concern that beaches are not considered a part of parks and recreation. Ensure park and recreation facilities are clean and increased in a sustainable manner. Access to the lagoon is very special” (12/1 workshop, Comment Card).
- “A city that works toward preservation of green and open spaces for all residents. Creates new open spaces in underutilized urban spaces open to all” (12/2 workshop, Vision Statement).
- “Individual groups and wants focus more on dogs and buildings. Preserve open spaces and green space for all. Water features and interactive for children. Creating more open spaces in urban areas i.e. parklets, street trees, etc. Green infrastructure, good use of small underutilized spaces. Community gardens also using unused spaces and open spaces for all residents. Assess fair distribution of green space” (12/2 workshop, notes).
- “Want parks and spaces for nature rather than just dogs” (12/2 workshop, notes).
- “My vision for San Mateo is to maintain a sense of small-town community, with plenty of open space and parks, responsible development that meets the needs of existing residents as well as new residents, building height limits to maintain the attractiveness of our beautiful city, traffic calming measures to reduce regional traffic from using our streets as cut-throughs to major highways, and beautification of areas that can serve residents with walkways, restaurants, pubs, and open spaces” (Online comment).
- “Maintaining quality of life for residents, keeping open space open, keeping densities and building heights the same, prioritize the residents of San Mateo, limit growth to conserve our resources ie water, reduced traffic, put congestion pricing on the San Mateo Bridge” (Online comment).

- “More room for open space: Greater density and heights will allow us to continue to grow while still maintaining our open space” (12/4 , 12/5, and 12/6, Email to City, Youth Leadership Institute, Housing Choices, and San Mateo County Central Labor Council).

6. SUSTAINABILITY

- “Greenhouse rooftop” (11/3 AM workshop, Vision Statement).
- “To build a clean air city using new materials and technologies” (11/3 AM workshop, Vision Statement).
- “Remove obstacles (permits, lack of education) to retrofit for sustainability initiatives like grey water” (11/3 AM workshop, Vision Statement).
- “More solar use. Progressive policies (leaders, practice, land uses) which address climate change” (11/3 AM workshop, Vision Statement).
- “Our city is a statewide leader on actions to reduce the city's climate change gas emissions. Our city develops and implements a plan to adapt to climate change. In the first phase the plan will emphasize infrastructure changes needed to address sea (Bay) level rise” (11/26 workshop, notes).
- “The City dramatically reduces its per capita carbon footprint by focusing circulation on human-powered transportation, mass transit, and tailoring all decisions so that they answer the question of ‘Is this decreasing greenhouse gas emissions?’” (11/28 workshop, Vision Statement).
- “Forget the damned motor car and build the cities for lovers and friends.” -Lewis Mumford. San Mateo will become an environmentally sustainable, affordable, safe, high quality-of-life city. Current and future residents will learn from and improve upon the past. They find hope together, invite diversity, encourage hard work, grow families and friendships, and innovate to build a better future. We humbly look beyond borders and are inspired by places like Copenhagen, Amsterdam, Paris, and Kyoto” (Online comment).
- “Equitably integrating urban sustainability into the design of San Mateo to make it easier for everybody to reduce their environmental impact. Also integrating resiliency into the city to account for climate impacts” (Online comment).
- “A regional leader in environmental, economic, and societal sustainability” (11/28 workshop, Vision Statement).
- “Environmental, economic, and societal sustainability. City committed to what do you want to see in 2040. Create community good for the future, teach future. Regional leader in sustainability. Encourage flexible hours, encourage work from home, 4 day work week. Creative/truly affordable housing options to decrease traffic. Financial sustainability - schools. Where is the budget? Taxes are not too high. Social sustainability. No plastic” (11/28 workshop, notes).
- “To not use pesticides and herbicides. To create an environment that is clean/green and sustainable” (11/28 workshop, notes).

- “I think the City is doing a great job with everything. I would love to see more funding go to programs that help combat climate change i.e. tree planting and mass transit. Please look into point to point mass transit systems such as SkyTrain. I would love to see more greenery - less focus on cars. Please always have sustainable events - biodegradable cups/plates etc. (no water bottles)” (11/28 workshop, Comment Card).
- “San Mateo is an energy efficient city using alternative sustainable transportation options and infrastructure that provides plenty of charging stations. Reduce garbage consumption by providing more recycling options” (11/29 workshop, Vision Statement).
- “Recycle. Reduce garbage. Provide more specific bins. Provide more alternative sustainable transportation options. More electric vehicle charging stations throughout the city. Discourage use of plastic - bags, plates, straws, etc. Compost. More efficient energy resources” (11/29 workshop, notes).
- “Work with solar companies to apply sustainability to company. Sustainability program to get people to be more sustainable (like a refund program for doing work)” (12/1 workshop, notes).
- “San Mateo is a sustainable city with intelligently planned infrastructure that balances the needs of the community, including jobs, housing, energy, and livability” (12/2 workshop, Vision Statement).
- “Job growth causes inability to support. Sustainable development – build affordable we afford. Renewable energy and green infrastructure, including stormwater. Removing needs for cars. Denser neighborhoods, not reliant on single family residential. Renewable sources of energy. Manage growth of employment, cap on building heights. Sustainably accommodate people and job growth. Add housing or commensurate with the rate of growth. Move forward to expand on the ability towards renewable. Zero carbon footprint – carbon negative. Intelligent infrastructure to support environmental objectives. Balance CO2 neutral ‘intelligent infrastructure’ and access to renewable energy. San Mateo is a sustainable city with intelligently planned infrastructure that balances the needs of the community including jobs, housing, energy, and livability” (12/2 workshop, notes).
- “The diverse community (including racial, financial, gender ID, occupation, living situation, etc) finds a way to tolerate differences, changes, collaborate to approach climate impact and return the community to a high quality of life for all” (Online comment).
- “A place that is prepared for climate change and inter-generational equity by ending the suburbs and greatly expanding affordability, especially eliminating the single-family home zoning and allowing amenities to be in walking distance” (Online comment).
- “A city that is aggressively committed to fighting climate change and wealth inequality by housing as many people as possible in a job-rich, good weather area, in new structures with little to no car parking” (Online comment).
- “Equitably integrating urban sustainability into the design of San Mateo to make it easier for everybody to reduce their environmental impact. Also integrating resiliency into the city to account for climate impacts” (Online comment).

- “SM residents speak: End OVERDEVELOPMENT, defined by economists as the US’s outsized ecological footprint, excessive consumption, and high greenhouse gas emissions. Car-dependent suburbanism is the culprit, evinced by our 15.53 metric tons of annual CO2 emissions per capita (vs. the UK’s 5.99). SM radically reinvests in its urban areas, ends resource-intensive SFH-exclusive zoning, and remakes itself as a walkable city that can grow its housing and population while shrinking its CO2 emissions” (Online comment).
- “In 20 years San Mateo will have a sustainable energy and water system. It will have reduced its carbon footprint by creating protected bike lanes north to south, east to west, north east to southwest, etc. It we I’ll have mature trees in all areas of San Mateo and water wise plants, grass, and no turf. The traffic lights will be timed correctly and the traffic planners will do a better job at designing the roadways in ways that make sense to ease traffic instead of making it worse” (Online comment).
- “Promote urban development that uses less energy and water, and emits fewer greenhouse gases, by further integrating land use and transportation, and promoting green buildings and infrastructure” (10/12, Email to City staff or leadership, Housing Leadership Council).
- “Decreased traffic and greenhouse gas emissions: The cost of living in San Mateo is currently astronomical, mostly due to the high cost of housing. This means that service workers have to commute into San Mateo from neighboring counties, which strains our infrastructure and pollutes our air” (12/4 and 12/6, Email to City staff or leadership, Youth Leadership Institute and San Mateo County Central Labor Council).

7. OTHER

- “Mithun-architectural firm” (11/3 PM workshop, Vision Statement).
- “It was good to see where concerns are, but maybe assign topics so you get input in all areas” (11/3 AM workshop, Comment Card).
- “Attendance today does not seem representative of San Mateo demographics. Compare attendance across all forums to demographics and add extra sessions specifically tailored for those whom have not yet been heard. Maybe Spanish-only sessions?” (11/3 AM workshop, Comment Card).
- “Can you hold an entirely Spanish language visioning session? The San Mateo-Foster City SD has an active group of Latino/Latina leaders who meet regularly as ELAC groups at local school sites and as a DELAE group at the District Office in Foster City. This would be a good base group to start with to also enable a reach out to other parents who are not already active in those school-level or district groups” (11/3 AM workshop, Comment Card).
- “Postings first watch, farmers, real estate signs, movie theater, Draeger’s Market, Starbucks, cars” (11/3 AM workshop, Comment Card).
- “Map of things most important to the participant. Includes Crystal Springs Hiking trail, El Camino, Japanese Tea Garden and central park, Coyote Point BBQ/picnic spots, Bay Trail hiking biking and bird watching, E Santa Ines Ave, ability to walk downtown to San Mateo” (11/3 PM workshop, Comment Card).

- “Our city will have a plan to update and maintain all of our infrastructure (wastewater, streets, city buildings, parks, water, gas, power) and will establish a process to fund and implement the plan” (11/26 workshop, Vision Statement).
- “Concern: mental health, pets (dogs) access” (11/26 workshop, notes).
- “Aging infrastructure - Plans to replace/repair and conflict with other plans. What's the life of infrastructure? Our city will have a plan to upgrade and maintain all of our infrastructure (wastewater, streets, city buildings, parks) and will establish a process to fund and implement the plan. The plan will include the lifetime and replacement and long-term maintenance needs. Funding will be created by securing replacement funds from the annual budget. Our urban design feels suburban, not urban, even in denser neighborhoods” (11/26 workshop, notes).
- “Codes for landscaping in front yard: rocks, native plants, or yard. More code enforcement officers or more stringent penalties for home owners. Better urban design with business storefronts and shopping areas” (12/1 workshop, notes).
- “How can we address in the short term those issues we are bringing up for the long term?” (12/1 workshop, Comment Card).
- “Have more meetings like this! Engage more renters and younger people” (12/1 workshop, Comment Card).
- “Julia Klein was constantly interrupting and limiting our vision statement such that it became bland and not representative of what we were almost complete with forming. Other tables presented a more fulsome statement” (12/2 workshop, Comment Card).
- “Slightly more built out city with smoothly running thoroughfares. Everyone contributing through work. People content with their lot in life and not blaming others. Kindness - live up to our namesake, St. Matthew” (Online comment).
- “A place where it is clear that the current state reflects an appropriate balanced approach to jobs, housing, commerce, recreation, and traffic. Clearly not the state for San Mateo in 2018 as a result of flawed development that prioritizes city revenues via business growth/taxes over adequate planning for traffic & parking. Wishful thinking that says people will "bike" to work does not help. The planning process needs to hold ourselves accountable for sustainable development and growth” (Online comment).
- “San Mateo is becoming like the worst parts of S.F.: downtown gridlock traffic, lack of parking, abandoned cars on residential streets, cars broken into, inability to park on street in front of one's own house, dirty sidewalks downtown, cracked and uneven sidewalks, homelessness, threats to recreational spaces (ice rink, baseball field, Central Park tennis courts, lack of bike lanes), street lights (LEDs) that are too bright and light up like daylight” (Online comment).
- “The pace of growth here has grown ridiculous. I feel like the government hasn't met a new housing plan that they don't like. My vision is for a happy community but you know, it seems like people who come here just get more entitled, ruder, and more self-centered, so I doubt it will ever happen. Government kowtows to this expedited growth mindset and can't seem to figure out how to keep us modern without fostering greed and arrogance” (Online comment).

- “I would like San Mateo to be a comfortable place to live and play. Please listen to the voices of those constituents who don't wish to overbuild. Don't leave San Mateo with overpopulation and a traffic mess that lacks that have no infrastructure to deal with it. Prioritize current residents and especially homeowners/taxpayers and not just people who wish to live here. Keep San Mateo a beautiful place to live” (Online comment).
- “My vision for San Mateo is to maintain a sense of small-town community, with plenty of open space and parks, responsible development that meets the needs of existing residents as well as new residents, building height limits to maintain the attractiveness of our beautiful city, traffic calming measures to reduce regional traffic from using our streets as cut-throughs to major highways, and beautification of areas that can serve residents with walkways, restaurants, pubs, and open spaces” (Online comment).
- “Maintaining quality of life for residents, keeping open space open, keeping densities and building heights the same, prioritize the residents of San Mateo, limit growth to conserve our resources i.e. water, reduced traffic, put congestion pricing on the San Mateo bridge” (Online comment).
- “This should be a place our children can afford and be proud of. Let's make it lovely, resource-conscious, financially resilient, safe, fair, and built for people, not cars. Let's unlock its walkability and access to high-resource areas: Allow traditionally-scaled, fine-grained, abundant homes near transit stops and downtown. Like all pre-war cities, we began as a pedestrian-first place and grew incrementally. Allow that again. Stop artificial housing scarcity, segregation, and car-dependence” (Online comment).
- “I'd like to see San Mateo in 2040 look like San Mateo in 1950. Too many people now!” (Online comment).
- “Maintain suburban community we grew up in” (Online comment).
- “San Mateo is a lovely town. I do not want to see it ruined by turning it into another San Francisco. We cannot and do not need to build tall buildings. We can and should retain our character. We do need to address the traffic!” (Online comment)
- Land used as if it is the precious resource that it is. Property owners treated with respect. Business - including housing businesses - valued. The word "vulnerable" goes away. Public policy made truly thoughtfully, listening to the real stakeholders, not with just an eye toward votes (Online comment).
- No ugly cell towers in residential neighborhoods. Housing providers free of burdensome government regulations so that they can serve their customers - the renters. Politicians who are not chasing their personal agendas (Online comment).
- A cleaner (zero trash) San Mateo, whereby all the trash thrown out of car/truck windows is retrieved (Online comment).
- “Racial diversity: One of the greatest assets of San Mateo is our diversity of cultures, ethnicities, and languages. Latino communities are at the greatest risk of displacement, and have been for the past several years. Many other ethnic community members have been priced out or displaced by current exclusionary policies in place. Ensuring San Mateo remains

- a City that is accessible to all should be prioritized” (12/4 , 12/5, and 12/6, Email to City, Youth Leadership Institute, Housing Choices, and San Mateo County Central Labor Council).
- “Ability diversity: People with disabilities are an important part of our community and have much to contribute. But without access to housing that is affordable to extremely low-income people (defined as 30% of area median income and below), San Mateo’s adults with disabilities will be forced into homelessness or driven out of the community altogether. Most of the people who work in the agencies that support this population are also extremely low-income or very low-income, and many agencies that employ the disability-serving workforces are closing programs due to the inability to pay wages to their workers that keep pace with the high housing” (12/5, Email to City, Housing Choices).
 - “In 2040, I hope that the City of San Mateo will be able to have ZERO TRASH. In other words, 1) the City of San Mateo will provide regular cleaning of the streets; and 2) all City of San Mateo business-owners and home-owners will clean up the outdoor grounds of their establishments and outdoor grounds of their homes, respectively, to collect ALL trash that gets thrown out by drivers and tossed by pedestrians” (12/4, Email to City, Deborah Kohn).