

From: [Adam Nugent](#)
To: [General Plan](#)
Subject: DRAFT General Plan Vision Statement
Date: Friday, December 14, 2018 5:50:43 PM
Attachments: [General Plan Vision Statement - recommendations.pdf](#)

Hi Julia,

Thank you to you and your staff for supporting all of the General Plan Visioning meetings, including the five Joint Neighborhood meetings and the ESL Academy meeting. I really appreciate your work in helping SMUHA and the individual neighborhood groups reach more people.

I am excited to see the draft General Plan Vision Statement take shape and wanted to offer to the General Plan Subcommittee a handful of minor edits to some of the statements as they relate to their role in the General Plan. I have attached these edits, along with commentary about how they would improve the composition of the General Plan's Vision Statement.

Best,
Adam Nugent, PLA

DRAFT General Plan Vision Statement

Recommended edits in green

In 2040, San Mateo:

Housing

1. Offers a range of housing types for all ages and abilities that are affordable to all income levels.
2. Facilitates higher density housing near transit nodes and along transit corridors **that give residents increased access to job opportunities and local goods and services.**

*(Original: 2. Facilitates higher density housing and increased job opportunities near transit nodes and along transit corridors.) **Commentary: The wording is slightly changed to keep this statement focused on housing and the good that having a home provides.***

Circulation

3. Provides safe and efficient options for walking, biking, transit, and personal vehicles, including travelers with special needs, and takes advantage of emerging transportation technologies and services.
4. Features convenient, non-motor vehicle connections to all parts of the city and has minimal cut-through traffic on local streets.

Jobs and Economy

5. Balances job growth with housing production.
6. Is home to businesses that offer jobs that pay living wages to people with all types of educational and vocational abilities.
7. Has a variety of retail, service, restaurant, entertainment, office, educational, and industrial enterprises, and helps local businesses of all sizes succeed.

Community Life

8. Requires new development to incorporate high-quality design **based on easy-to-follow, contextual standards, while** community amenities such as child care, **affordable homes, and open space are made more available and accessible as a result of new development.**

*(Original: 8. Requires new development to incorporate high-quality design and community amenities such as childcare and open spaces.) **Commentary: This statement has important points, but they need to be tailored for an actionable, internally***

consistent General Plan, while also encompassing its full scope. They are better as two clauses. First, we need more homes and want good, lasting, context-sensitive design. To some people, “high-quality design” might mean anything. Let’s make both of those easier to do by setting design standards that people can easily learn and follow. Second, the direct creation of new community amenities might not be feasible with some smaller housing developments. We should ensure we establish the higher-level task of integrating development and community amenities in a way that eliminates exclusionary policies and provides opportunities to build the full range of housing types mentioned in #1, including “missing middle” housing.

9. Values and enriches the city’s historic character, tree-lined streets, and well-maintained infrastructure.

*(Original: 9. Values the city’s historic character, tree-lined streets, and well-maintained infrastructure.) **Commentary:** This should be written with a future orientation to connect San Mateo in 2040 with its best endowments from the past. In the same way that we should be planting more street trees for our children to enjoy and we should continue to improve our infrastructure to meet the needs of the future, we should establish means for new elements to add to its character as the city grows and evolves.*

Parks and Public Spaces

10. Supports public art, parks, and recreation programs that foster community health and add to the city’s vibrancy.

11. Is a diverse and welcoming city with safe public spaces, including our streets, that provide recreational and social opportunities equitably throughout the city to meet the needs of all community members.

*(Original: 11. Is a diverse and welcoming city that provides recreational and social opportunities equitably throughout the city to meet the needs of all community members.) **Commentary:** A small, but important change incorporates the City’s Vision Zero work here. Our street network is the most expansive category of public space in the city. We will have much to gain if we treat it as such.*

Sustainability

12. Is California’s leader in reducing per capita greenhouse gas emissions, mitigating and adapting to the effects of climate change, and building community resiliency.

*(Original: 12. Is a leader in reducing greenhouse gas emissions, mitigating and adapting to the effects of climate change, and building community resiliency.) **Commentary:** Even at a high level, metrics matter.*

Thank you,
Adam Nugent, landscape architect