• PRESERVE HISTORIC FABRIC OF COMMUNITY
• RECOGNIZE DOWNTOWN ELIGIBLE HISTORIC STRUCTURES (ISTAC)
• IMPROVE N/S BOUND BUS TRANSFER TO REDUCE SINGLE RIDER TRIPS, PROVIDE E/W BOUND TRANSIT (Alameda de las Pulgas: many schools)
• SOUTH OF HWY 92, IMPROVE AREAS TO PROVIDE MORE SERVICES, MIXED USE (i.e. 25TH Ave, Mollie Stones)
• INCREASE HEIGHT LIMITS ALONG ECR AT HILLSPACE AREA
• HAYWARD PARK (MORE RETAIL?)
• GROUND FLOOR FLEX SPACE
• APPRECIATE DENSITY AND SCALE OF BAY MEADOWS SPEC. PLAN (WATERS, PASSAGE)
• INTEGRATE SINGLE FAMILY WITH MULTI-FAMILY
STUDY AREAS WORKSHOP NOTE SHEET

Table Number: 2  Date: 10-29-19

- Schools to match growth, transportation, technology, utilities (water and sewer)
  - from pre-school to college (4-year institution)
- Preserve historical district downtown
- Preserve diversity
- Improve bicycle infrastructure in downtown and to all transit stations
- Large concern of traffic congestion in relation to new housing
- Need for affordable housing to meet supply & demand (new residents, existing residents)
- Encourage housing in transit-oriented districts and housing for larger families
- Need retail and businesses to support new growth
- Infrastructure and utilities to support new growth
- Bicycle & pedestrian safety

Study Area's:

1. High priority: areas around transit
   - East and west of RR tracks @ Hayward Park
   - Increase frequency of service
   - Preserve affordable, rental and housing

2. E.R.K. - all of SM limits
   - Improve efficiency of transportation and transit
   - I.e., Pedestrian and bicycle friendly and safety
   - Increase of bus service
   - Fishing
   - Traffic calming measures

3. Preserve historic district in downtown district and Central Park

4. SM - maintenance
   - Workforce housing, teachers, faculty

5. Hillsdale Mall and Fairgrounds - underutilized

6. Delaware - from Buildingwood limits to Bay Meadows
   - Improvements to transit

7. 25th Ave west of El Camino Real

* All areas high agreement

#5 Preserve
- Concerns regarding studies only focus around the requested to be studied areas.
- Communities would like to see or have opportunities on discussions of areas that are not classified as "areas to be studied."
- Suggestion on study to focus on less transit areas. The goal is to reduce traffic congestion.
- Concerns on educators, physicians, police, fire fighters needs based on city growth.
- Suggestion on using some existing school sites to provide additional affordable housing.
- Motivations of the reasons behind study areas are the key for making decisions.
- Suggest study area to include further along El Camino Real; extend further north from Caltrain (Hillsdale) station all the way north to Freeway 92.
- Residents suggest single family neighborhood should be preserved.
- High density housing should be removed along transit corridor.
- Pocket parks + Small-Scale Study Areas + Recreation OPEN SPACE
- Suggestions on additional housing should also consider adding housing tailored to small families. Concerns on new housing usually design for singles or family without kids. Plans shall include housing affordable for families w/ kids.
- Importance to have historical design guidelines for downtown San Mateo.
Misc Comments:
- Preserve Historic Spot building 5
- Guidelines on design (form based code)
- Delaware Transit Upgrade
- One way streets
- Pedestrian improvements
- Residential
- Parking Permit
- Pedestrian connection to bridge/paint across lagoon to marina

Study Areas
Consensus: ECR
- 4th and 1st Ave
- Hayward Park
- Borel Shopping

DT → Delaware to Burlingame
- 25th Ave
- Downtown
- 921 Norfolk

Red
- Hillsdale 92
all high in agreement:
- near Hayward Park station (west)
- across canal in office park area (will fix on Highway 92) → Bridgepoint shopping center
- near Hillsdale (future) station (west)
- southwest of Highways 92 & Highway 101
- El Camino Real Corridor
- office parks south/west of Highway 92 & El Camino Real (better connections on that corridor out to Hayward Park station)

general sentiments:
- mixed-use development (work, services, childcare, etc.)
- better connections via public transit
- decrease parking lots & large parking areas
- better safety for bikes, pedestrians etc. on major thoroughfares
- Transportation development near CalTrain transfers between different public transit agencies (Seamless Bay Area)
- Childcare win neighborhoods (residential) → barriers need to be addressed.
- Near Hayward Park (currently light industrial, service commercial) to convert to something else.

**Mixed use emphasis (housing + other uses aka retail + services)**
- Integrating services w/in other uses (Walkability)
- Enhanced bike infrastructure. 🌟 El Camino corridor as general hub for better circulation, safety
- Anywhere w/parking nearby. 🌟 Parking to encourage use of mass transit
- Sequoia Station
- Last mile problem → Uber & Lyft to help?

1. Office → Mixed use (Southeast 92 or 101)
2. Across Hillsdale (across El Camino) Station
3. West Hayward Park CalTrain
4. Corridor to College of SM & Office Parks (TOD?)
5. Brigade Point Shopping Center
6. El Camino Real
Sea level rise - what are the areas?

Need to study potential new Caltrain
  between Hillsdale & Belmont

transit connections

* safety

preserve S.M. county event center - possible hotel
High - Southern half of ecr corridor
about 1/2 - 3/4 mile radius
increasing density @ R2 / low density

Medium - Bridge point - 10
Downtown - ecr - sb + 4th - 2nd

Preserve - Coyote point
Sugar loaf
All (e) parks / open space

- Downtown: blocking off areas for pod only activities
  no vehicular traffic

- Bridge pointe: connectivity to existing train stations
  by use of a loop shuttle or similar alternative

- NOTE: Hillsdale station (or all station) should include
  the radii from the edge of platform (rather than center of station)
- Eliminate SF zoning - allow ADUs & Duplexes in SF zones.
- Protecting flood zone
- Set aside specific sites that are publicly owned for affordable hsg - lots of site owned by Caltrain.
- More pocket parks + green areas - more distributed in neighborhoods.
- Privately owned open spaces can supplement such as Station Park Green + Passages.
- Concentrate development on major corridors on Hillsdale, Alameda, creates opportunity for more transit corridor.
- Focus densify around Caltrain stations.
- Make El Camino pretty + beautify it.
- Replace Eucalyptus trees w/ something safer + still pretty.
- More alternative transit on El Camino.
- Improve Delaware to be more walkable + bikeable.
- San Mateo Drive also needs to be improved for better biking + walking.
- Downtown more pedestrian friendly - wider sidewalks, some ped only blocks (eventually).
- Preserve all green space.
- Be sensitive to displacement of vulnerable communities.
- Create better pedestrian and bicycle networks.
- East-west + north-south.
- Looking at retail centers given the changes in the retail industry.