

STUDY AREAS WORKSHOP NOTE SHEET

TABLE NUMBER 1

DATE 6/8/19



- PRESERVE HISTORIC FABRIC OF COMMUNITY: + NEIGHBORHOODS
- RECOGNIZE DOWNTOWN ELIGIBLE HISTORIC STRUCTURES. (13TH AVE)
- IMPROVE N/S BOUND. BUS TRANSIT ^(ER) 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 (ie. 25TH Ave, Mollie Stines)
- INCREASE HEIGHT LIMITS ALONG ECR AT HILLSPALE AREA
- HAYWARD PARK (MORE RETAIL?)
- GROUND FLOOR FLEX SPACE
- APPRECIATE DENSITY AND SCALE OF BAY MEADOWS SPEC. PLAN (WATERS)
- INTEGRATE SINGLE FAMILY WITH MULTI-FAMILY (PASSAGE)

FACILITATOR INITIALS _____

STUDY AREAS WORKSHOP NOTE SHEET



TABLE NUMBER

2

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6-8-19

transit/

schools to match growth, transportation, technology, utilities (water and sewer)
from preschool to college (4 yr 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)

• concern for housing prices (buyer and sellers)

• encourage housing in transit-oriented districts/ and housing for larger families

- only seeing new projects for studios or 1 bedroom

• need retail and businesses to support new growth

• infrastructure and utilities to support new growth

• bicycle & pedestrian safety

STUDY AREAS *

① high priority - areas around transit

East and west of RR tracks @ Hayward Park

- Hayward Park - increase frequency of service

- increase frequency of service for increased use

② ECR - ~~high priority~~ all of SM limits

- improve efficiency of transportation and transit

- i.e. pedestrian and bicycle friendly and safety

- increase of bus service

- parking

- traffic calming measures

③ Preserve historic district in downtown district and Central Park

④ L3M - ~~high priority~~ teachers

workforce housing → faculty

⑤ Hillsdale Mall and Fairgrounds - underutilized

⑥ Delaware - from Bullingame limits to Bay Meadows

- improvements to transit

⑦ 25th Ave west of El Camino Real

* All areas high agreement

(#3) preserve

- development on South St
- take into consideration schools
- preserve affordable retail and housing like grocery

STUDY AREAS WORKSHOP NOTE SHEET

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3

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6.8.19



ACCEPTED BIRN REQUESTION.

DECLINE OF COMM. AREAS.

- 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 best transit areas. The goal is to reduce traffic congestion.

- Concerns on educators, physicians, polices, fire fighters needs based on city growth.

- Suggestion on using some existing school sites to provide additional housing. OPEN UP TO PUBLIC

- 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 remained along transit corridor

ROCKET 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.

MEETING FACILITATOR INITIALS
ALAN... ANNA...
STUDY AREA...
FACILITATOR INITIALS

STUDY AREAS WORKSHOP NOTE SHEET

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local frequent transit service
up & down ECR



Misc Comments:

preserve Historic spot buildings / Guidelines on design
upgrade Delaware pedestrian transit (form based Code)

one way streets
Vision that San Mateo is a destination.
pedestrian improvements

open space in private developments
Residential parking permit

pedestrian connection to bridge point across lagoon to rising

Study Areas
Consensus —

ECR

4th and Ave

Hayward Park

Borel shopping

DT → Delaware to - Burlingame
25th Ave

Downtown N

92 / Norfolk

DT - 92
Delaware

Red

Hillside / 92

STUDY AREAS WORKSHOP NOTE SHEET

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all high in agreement:

- near Hayward Park station (west)
- across canal in office park area (~~with~~ ~~fr~~ 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 & ~~College of~~ ^{College of} ~~San Mateo~~ ^{San Mateo} (better connections on that corridor out to Hayward Park station)

general sentiments:

- mixed-use development (work, ^{home,} 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 w/in 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/ ^{lots of} parking nearby. ★ parking to encourage use of mass transit
- sequoia station
- last mile problem → uber & lyft to help?

① office → mixed use (Southeast 92 & 101)

② across Hillsdale (across El Camino) station

③ west Hayward Park Caltrain

④ Corridor to College of SM + office Parks (TOD?)

⑤ Bridgepoint shopping center

⑥ El Camino Real

STUDY AREAS WORKSHOP NOTE SHEET

TABLE NUMBER 6 DATE 6/8/19



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

STUDY AREAS WORKSHOP NOTE SHEET

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High - southern half of ecr corridor
about $\frac{1}{2}$ - $\frac{3}{4}$ mile radius
increasing density @ R2 / low density

Medium - bridge point - 10 |
downtown - ecr - s.b + 4th - 2nd

preserve - coyote point
sugar loaf
all (e) parks / open space

- downtown : blocking off areas for ped only activities
no vehicular traffic

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

(*) NOTE : hillsdale station (or all stations) should include
the radius from the edge of ~~plat~~ platforms
(rather than center of station)

FACILITATOR INITIALS

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STUDY AREAS WORKSHOP NOTE SHEET

TABLE NUMBER 9 DATE 6/8



- * Eliminate SF zoning - allow ADUs + ~~and can~~ Duplexes in SF zones,
 - Protecting flood zone
- * Set aside specific sites that are publically owned for affordable hsg - lots of sites 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 hillsides
 - Focus density around Caltrain stations ^{Alameda, creates opportunity for more transit corridors}
 - 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 red only blocks (even temporary)
 - Preserve all greenspace
- * 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