

STUDY AREAS WORKSHOP NOTE SHEET

TABLE NUMBER 2 DATE 6/10/19



- find ways to incorporate development near transit
- concerns about historic home opp costs
- concerns about jobs and housing imbalance → building housing
- concerned about high^{tall} developments near homes
- building near El Camino Real where ^{re-}development
- building near Caltrain has support
- all of downtown should be considered
- 25th ave ~~is~~ (retail segment) should be considered
- study underused office space on west side of city next CA-92
- consider bridgepointe area?
- partial group support for studying Alameda de las Pulgas Corridor
- study 20th ave corridor
- study poplar creek golf
- study area south of college of San Mateo
- bike overpass to cross freeways
- find ways to cross ~~the~~ us 101 on bicycle

* star denotes bicycle facility / ped crossing over highways

- bus routes improved near CSM!

Summary: ① preserve existing suburban character
② jobs: housing ratio balance (↑ focus on housing)

① Between ^{El Camino} 82 & railroad tracks from south limits to Downtown

② El Camino Real

③ Downtown

④ Underused office space west of Country Club

⑤ ~~the~~ Area southeast of ~~the~~ College of San Mateo

~ Poplar Creek Golf Course - underutilized as just for golfers

~ Alameda de Las Pulgas - thoroughfare

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TABLE NUMBER 3

DATE June 10, 2019



- LOOK AT UNDERUTILIZED SPACES NEAR TRANSIT AND STILL MAINTAIN SERVICE AREAS/ADJACENCIES : DOWNTOWN NEAR 3RD AVE, HAYWARD PARK, 25TH AVE. CORRIDOR, MOLLIE STANES/40TH AVE, LAURELWOOD SHOPPING CTR., POPLAR AREA PARALLEL TO HWY 101
- PRESERVE HISTORIC DISTRICT, CENTRAL PARK
- RELOCATION OF CRITICAL SERVICES (VS. REPLACEMENT)
- RE-EVALUATE EXISTING SPACES AT 25TH AVE. CORRIDOR
- SAN MATEO COUNTY CENTER INCLUDING HWY 92 AND DELAWARE ST. (AS LONG AS BENEFITS ARE RETURNED TO COMMUNITY)
- EAST/WEST BOUND TRANSIT OPPORTUNITIES - W. HILLSDALE BLD.

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TABLE NUMBER 4 DATE 6/10/19



- * - Suggest Apt. owner to convert units to condos for people to purchase.
Hillsdale Older Appt. Bldgs
- * - Preserve areas along claremont where basic service such as car body shop can remain. Keep jobs for people not in high-tech area.
- * - Potential redevelopment @ Bridgepointe shopping center area.
- Study the values of the existing businesses bring to the community.
- * - No change to single family neighborhood. ~~shall be changed~~.
Preserve
- * - San Mateo fairground - looking for better use of the existing space but interested in preserving the functions of the fairground provided.
- * - Both sides of El Camino Real around Hillsdale train station.
- * - Palm Dr. & South B St. under utilized. and shall be studied.
- * - Office bldg near Marriott Hotel & Parkside plaza & fish market areas shall be re-studied.
- * - Portion of El Camino, South of 9th Ave. to Belmont.
- * - Armery by E. Poplar.

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TABLE NUMBER 5

DATE 6/10/19



Peninsula development - ~~scribble~~

~~Hillsdale Blvd - major Blvd~~

Major projects: 4th/3rd Avenue

Concerns about traffic as a consequence of housing.

El Camino, Alameda, Hillsdale transit corridor important to expand (transportation)
↓
throughline

~~Services along~~

need service oriented businesses with a mixed-use type dev. to free up land
w/ discount to small businesses

Multiple types of businesses with residential areas

Focus on transit areas

Norfolk/3rd

El Camino Real between the mall/92 (redevelopment while keeping small businesses)

Expo center + storm drainage area.

- Opportunity site east of golf course (old office buildings)

Along El Camino Real (middle, & south where train meets 82)

- Have to think of schools
more development will need more schools

affordable housing nearby

Themes

- More affordable housing @ all income levels
- Housing/jobs gap
 - How do we close it? Cap office space/head count?
- Smart development
 - quality of life

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- Amenities are going away (or becoming harder to access)
 - Preservation of housing important, as is preventing displacement ^{existing}

Bell Mateo
North Centre /
El Camino (Hillsdale area)

STUDY AREAS WORKSHOP NOTE SHEET



TABLE NUMBER 7 DATE 6.10.19

- ◻ • PRESERVE OUR PARKS / OPEN SPACE
- ◻ • PRESERVE HEIGHT LIMITS
- ◻ • INCREASE HEIGHT LIMITS IN CERTAIN AREAS (eg. TOD)
- LIMIT DENSITY FOR PASSAGES
- ◻ • (RED-DOTTED) NEED MORE HOUSING / NEED MORE TRANSPORT OPTIONS / CONCERNED OVER POTENTIAL CONGESTION IMPACTS
- ◻ • BEHIND SIDEWALK: REVITALIZATION + MIXED USE DEVELOPMENT (TALK / POSTER)
- ◻ • PRESERVE THE ~~THE~~ LOW-DENSITY FEEL AROUND THE ADJUTING RESIDENTIAL AREAS NEAR 25TH - 28TH
- ◻ • PRESERVE THE LOW-D

Factors to consider

- ~~Underutilized~~ vacant land
- Underutilized, non-ecologically essential open space
- TOD
- Underutilized commercial space / vacant commercial spaces / parking lots

Areas

- ~~West~~ West poplar and S San Mateo
- Commercial areas with large parking lots
- El Camino
- Golf course as a different open space use?
- Malls

The character ~~to~~

Tension between keeping existing commercial corridors, like 25th ave, and wanting to look at how the area around it could change (and main roads, like el Camino)

Table 8
6-10-19

- How much job growth?
- How should it grow?
- Where should we study for accommodating growth?
- Then present to community + get input
- Identified areas just considered, not ~~exactly~~ def changing
- Already changing, might as well change w/ it
- Earlier housing workshops are a separate entity "Home for All"

spaces near transit
• underutilized, ~~by the way~~

- Don't touch parks
- Character along W 25th, but also see if there are improvements
- Hillsdale Mall, Burrell office park, Palm Ave
- El Camino ~~at~~ corridor