• find ways to incorporate development near transit
• concerns about historic home opp cost
• concerns about jobs and housing imbalances → building housing
• concerned about high developments near homes
• building near El Camino Real where development building near Caltrain has support
• all of downtown should be considered
• 25m ave 85 (retail segment) should be considered
• study underused office space on west side of city: next on 92
• consider bridgepointe area?
• partial group support for studying Alameda de Las Pulgas corridor
• study 30th ave corridor
• study poplar creek golf
• study area south of college of San Mateo
• bike overpass to cross freeways
• find ways to cross US 101 on bicycle

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

Summary:
1. Between 82 & railroad tracks from south limits to Downtown
2. El Camino Real
3. Downtown
4. Underused office space west of Country Club
5. Area southeast of college of San Mateo

~ Poplar Creek Golf Course - underutilized as just for golfers
~ Alameda de Las Pulgas - thoroughfare
• Look at underutilized spaces near transit and still maintain service areas/adjacencies: Downtown near 9th Ave, Hayden Park, 25th Ave Corridor, Mollie Stones/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 Decaware St (as long as benefits are returned to community)
• East/West bound transit opportunities - W. Hillsdale Blvd
Study Areas Workshop Note Sheet

Table Number: 4    Date: 6/10/19

- Suggest Apt. owner to convert units to condos for people to purchase.
  Hillsdale Older Apt. 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 at 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.
- Armory by E. Poplar.
Peninsula Development

Hillsdale Blvd - Mayor Blvd

Major project: 4th/3rd Avenue

Concerns about traffic as a consequence of housing.

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

- Services along need service oriented businesses with a mixed-use type dev. to free up land and district to small businesses

- Multiple types of businesses within residential areas

- Focus on transit areas
  - Norfolk/3rd
  - El Camino Real between the mall/92 (redevelopment while keeping small businesses)
  - Expo Center & storm drain area

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

- Along El Camino Real (middle, a stretch where train meets 82)
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

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

Bell Mateo
North Center
El Camino (Hillsdale area)
• Preserve our parks/open space

• Preserve height limits

• Increase height limits in certain areas (e.g., TOD)

• Limit density for feeling

• (Red dotted) Need more housing/need more transit options/consider over-potential congestion impacts

• Behind Station: Revitalization + mixed use development

• Preserve the low-density feel around the existing residential areas near 25th-26th

• Preserve the low...
Factors to consider:
- Vacant land
- Underutilized, non-ecologically essential open space
- TOD
- Underutilized commercial space / vacant commercial spaces / parking lots

Areas
- West popular and S San Mateo
- Commercial area with large parking lots
- El Camino
- Golf course as a different open space use?
- Malls
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, etc.

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