



Alternatives Creation Workshop

November 2019



Agenda

- » **Welcome and Introductions**
- » **Presentation**
- » **Group Discussion & Exercise**
- » **Report Back**
- » **Adjourn** (by 11:45 am)



Table Introductions

- » **Partner up with someone you don't know**
- » **Take 90 seconds each to answer:**
 - What is your name and what brought you here today?
 - What do you hope to hear, learn, share?



Our Goals Today

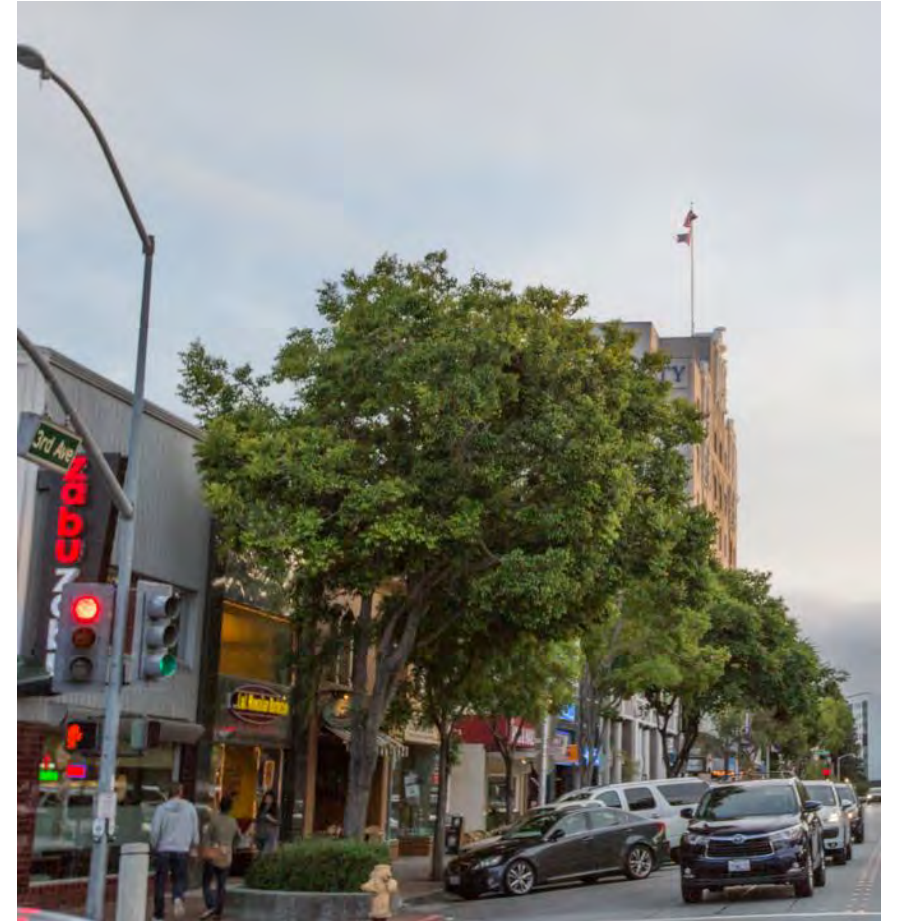
- » **Provide an inclusive and informed dialogue about potential future changes in San Mateo**
- » **Connect community members with each other and develop a shared sense of possibility for the future**
- » **Brainstorm the locations and types of future housing, jobs, and transportation options**
- » **Understand this is one step, one source of input, into a larger and longer process.**

Community Feedback



Community Feedback

- » **Traffic congestion and traffic safety**
- » **Transit improvements**
- » **Sidewalk improvements, crosswalks, street lighting**
- » **On-street parking**
- » **Affordable housing**
- » **Community events, activities, and parks**



San Mateo: Plan for Tomorrow Today

» **State requirements**

- Regularly update General Plan & Housing Element (fair share of housing)

» **Regional obligations & collaboration**

- Shared interests: housing, transportation & climate change adaptation

» **Local community**

- Vision Statement – community vision & values
- *Underlying Question: How can we improve the quality of life for everyone in our community?*

General Plan Topics or "Elements"

Land Use

Circulation

Housing

Conservation,

Open Space,

Parks & Recreation

Safety

Noise

Urban Design

How Do We Plan Together?
What is the General Plan?

General Plan: Vision Statement

San Mateo is a vibrant, livable, diverse, and healthy community that respects the quality of its neighborhoods, fosters a flourishing economy, is committed to equity, and is a leader in environmental sustainability.

Our Values:



General Plan: Where are we?

COMMUNITY ENGAGEMENT AND INPUT



Additional Resources and Studies

- » Multimodal Transportation
- » Healthy and equitable communities

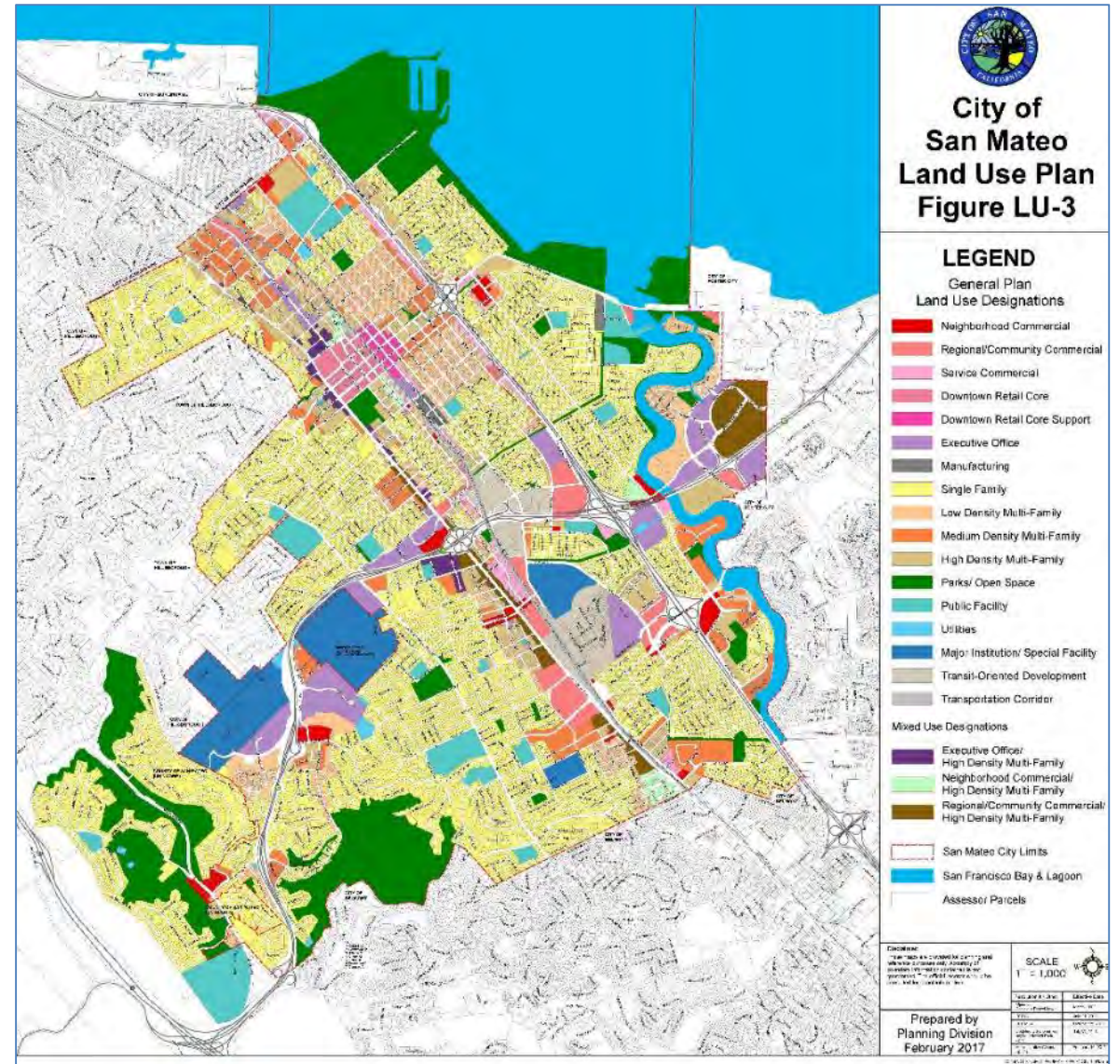


Study Areas and Land Use Alternatives Process

General Plan Land Use Map

Map and designations determine:

- » What can be built
- » Where
- » At what intensity



Process to Create Alternatives

- » **Community input**
 - This workshop
 - Pop up events
 - Online comments
 - Written comments
- » **General Plan Subcommittee input**
- » **Planning Commission input**
- » **City Council review and direction**



Land Use Alternatives Evaluation

» Alternatives evaluation will consider:

- Amount of development that would be allowed
- Overall character
- Traffic impacts
- Public health
- Potential displacement
- Impacts on utilities and public services
- Environmental sustainability
- City's fiscal health
- Potential community benefits
- Development feasibility
- Applicable State laws/regulations

» No decisions on a preferred land use scenario will be made until evaluation is complete and shared with community



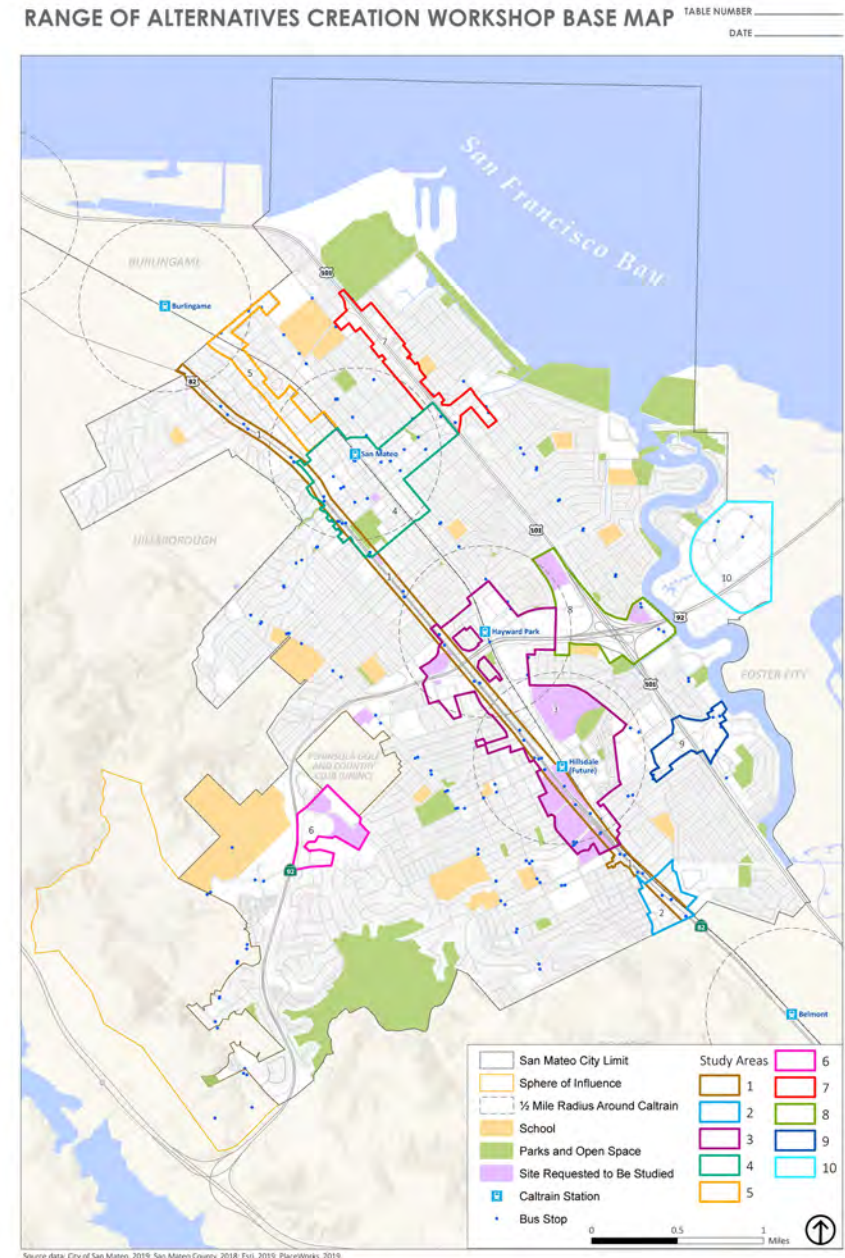
Small Group Exercise

1. Brief introductions
2. Review materials
3. Place Legos on the map to represent your group's ideas:
 - What kind of jobs and where?
 - What kind of housing and where?
 - What kind of circulation and transportation improvements and where?
4. Reports back to large group

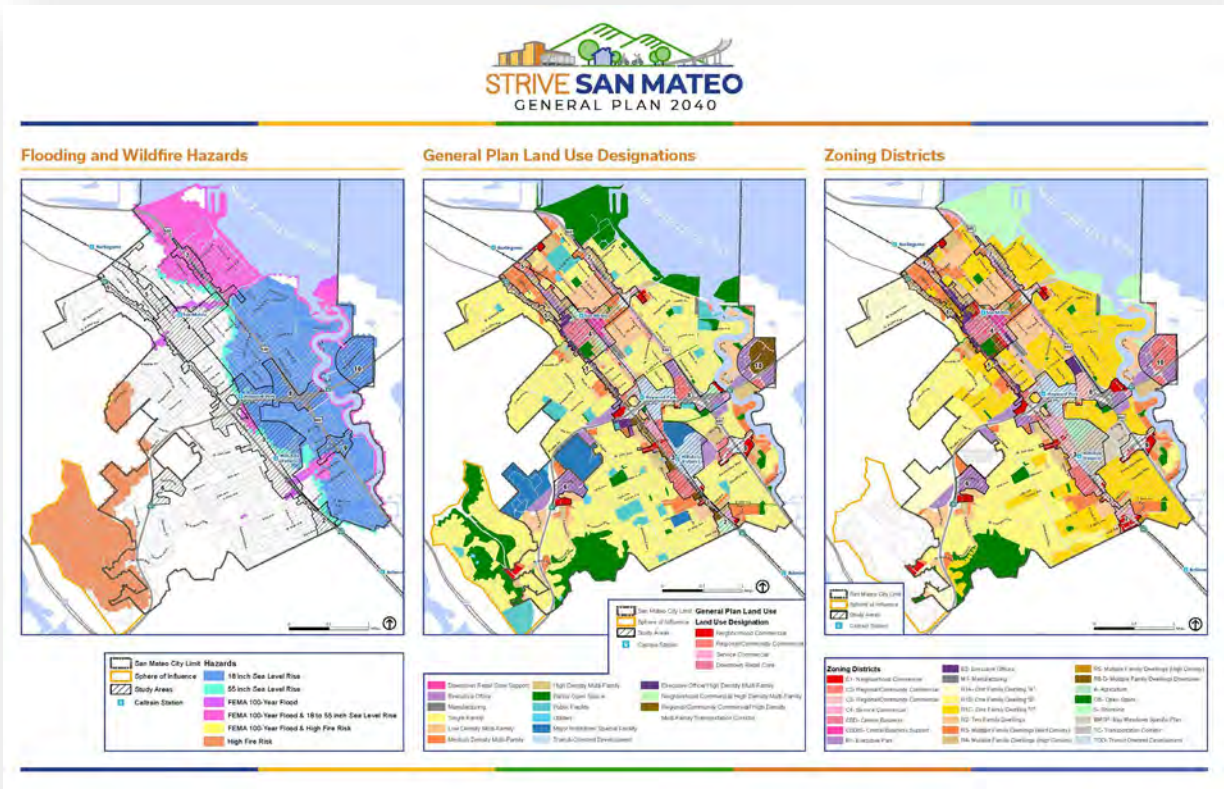


Small Group Exercise Materials

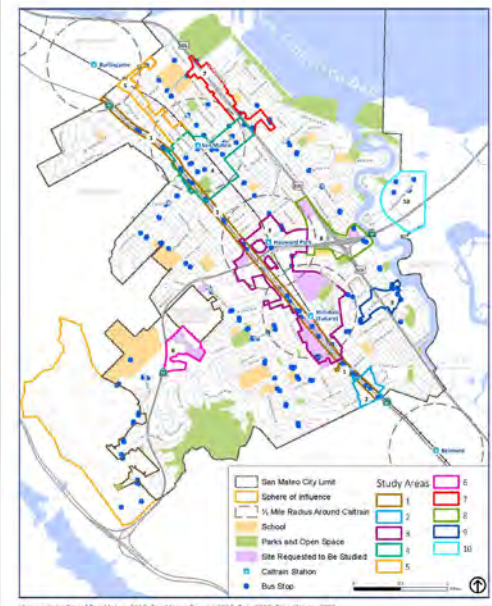
- » Basemap
- » Note Taking Sheet
- » Place Types Menu
- » Legos
- » Pens and Markers
- » Study Area information handout
- » Comment card



Study Areas Information Handout



Study Areas



Study Area Existing Conditions

	Study Area 1*	Study Area 2	Study Area 3	Study Area 4	Study Area 5	Study Area 6	Study Area 7	Study Area 8	Study Area 9	Study Area 10	Citywide
Total Acres	95	47	504	259	80	70	93	135	61	146	9,064
Total Population**	1,720	590	4,860	4,780	2,550	250	2,030	60	470	890	104,700
Total Jobs**	1,060	810	13,440	8,440	850	610	1,410	5,300	740	7,210	65,650
Total Housing Units**	850	290	2,090	2,350	1,120	130	610	20	180	430	41,160

Source: City of San Mateo, Traffic Analysis Zones, 2019.
Notes: *Totals for Study Area 1 do not include overlapping portions within Study Areas 2, 3, and 4.
**Numbers have been rounded to the nearest 10.











Place Type Menu







PLACE TYPE MENU



The categories below present a "menu" of land use typologies that may be considered for development in San Mateo. These present a range of possible "ideas" and not all typologies may be considered to be appropriate for San Mateo. The photographs are not intended to represent recommended architectural design styles, only their general scale and character. The left column depicts a Lego that should be used by participants in identifying the type and scale of uses that may be considered for the study areas.

REF	CATEGORY	PHOTO/ILLUSTRATION
RESIDENTIAL		
	Single Family - 1-2 story, detached homes including "in law" units (also known as ADU's)	
	Residential Low - 1-3 story, attached homes including townhomes, duplexes, triplexes, and fourplexes	
	Residential Medium - 4-8 story buildings including condominiums and apartments	
	Residential High - 9+ story buildings including multi-story condominiums and apartments.	

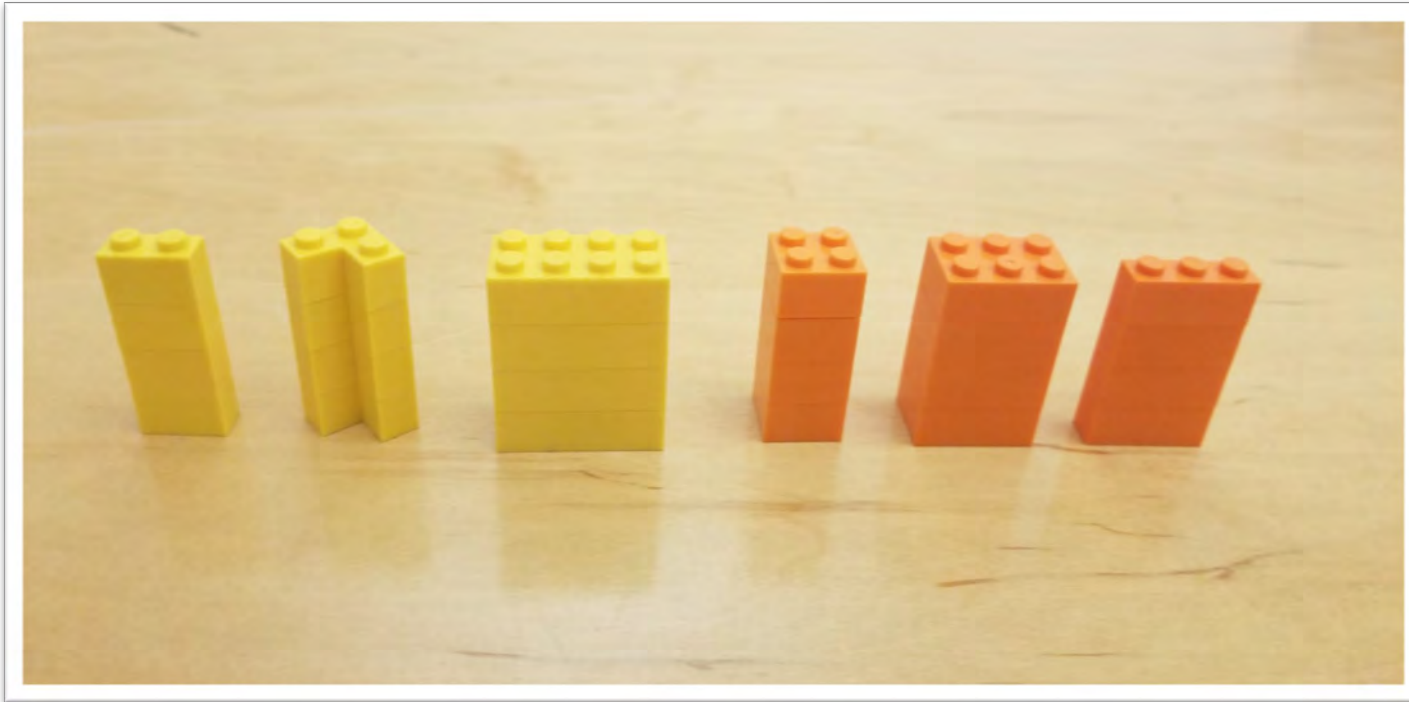


REF	CATEGORY	PHOTO/ILLUSTRATION
COMMERCIAL		
	Neighborhood Commercial - 1-2 story buildings with small shops, restaurants, salons, gyms, or shopping centers that serve the immediate neighborhood.	
	Service Commercial - 1-3 story buildings with businesses such as automotive repair, pet hospitals, or self-storage.	
	Regional Commercial - 3+ story buildings with large shopping centers such as Hillsdale Mall and Bridgepointe Shopping Center.	



REF	CATEGORY	PHOTO/ILLUSTRATION
MULTI-MODAL CIRCULATION IMPROVEMENTS		
	Pedestrian Supportive Improvements - such as sidewalks, pedestrian cut-throughs, pedestrian bridges, bulb-outs/curb extensions, street lighting, and street trees.	
	Bicycle Supportive Improvements - such as sharrows, bike lanes, separated bike paths, bike bridges, signage, bike racks, bike repair stations, etc. Community members have already provided input during the Bicycle Master Plan update process, refer to the Proposed Bicycle Network map.	
	Transit Supportive Improvements - the City can partner with transit providers such as Caltrain and SamTrans on transit stop improvements such as covered bus shelters, lighting, benches, signage, bicycle storage lockers, pedestrian underpass, dedicated areas for buses, dedicated areas for drop-off/pick-up, commuter parking, etc.	
	Circulation and Safety Improvements - improvements that address circulation on multiple levels such as grade separations, directional signage, dedicated areas for bike share facilities, etc.	
	Emerging Transportation Technologies - This includes scooter and bike-share, autonomous vehicles, shared use vehicles, etc.	

Legos



Conversation Guidelines

- » **Speak from your own experience**
- » **Listen to understand each other**
- » **Respect differences; be curious**
- » **Let everyone participate**
- » **Your questions are valuable**





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