



Preferred Scenario Workshop

January 2022



Agenda

- » **Welcome and Introductions**
- » **Icebreaker Exercise**
- » **Overview of the General Plan**
 - Presentation
 - Questions and Answers
 - Interactive Polling
- » **Overview of the Alternatives Evaluation**
 - Presentation
 - Questions and Answers
 - Interactive Polling
- » **Wrap-up**
- » **Optional Question and Answer Session**



Our Goals Today

- » **Provide an inclusive and informed dialogue about potential future changes in San Mateo**
- » **Develop a shared sense of possibility for the future**
- » **Review the outcomes of the alternatives evaluation**
- » **Get initial feedback on a preferred scenario**
- » **Understand this is one step, one source of input, into a larger and longer process**

Use the Chat Function

» Send Questions to “Project Questions – Carey.”

The screenshot shows a Zoom meeting window. At the top, it says "Zoom Meeting ID:". Below this, the main area is dark with the text "Access the chat window Chat with meeting Chat Hosts to ask questions". A red arrow points from this text to the "Chat" button in the bottom toolbar. To the right, the "Participants (22)" panel is open, showing a list of participants: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below the participant list is the "Zoom Group Chat" section. A red arrow points from the text "Choose 'Project questions? Ask me!' or 'Zoom questions? Ask me!' in drop-down menu" to the "To:" dropdown menu in the chat input area. Another red arrow points from the text "Type Message Here" to the text input field in the chat area. The bottom toolbar includes buttons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and a red "Leave Meeting" button.

Access the chat window
Chat with meeting Chat Hosts
to ask questions

Choose “Project questions? Ask me!” or “Zoom questions? Ask me!” in drop-down menu

Type Message Here

Zoom Meeting ID:

Speaker View

Participants (22)

Find a participant

Janet Chang (Me)

Tammy Seale (Host)

GR Grant R

SC Sloan Campi

MT Mark Teague (Co-host)

Zoom Group Chat

To: Everyone

Type message here...

Unmute Stop Video Invite Participants 22 Share Screen Chat Record Reactions Leave Meeting

What is the General Plan?

GENERAL PLAN



Elements

Land Use Circulation
Housing Urban Design
Conservation / Open Space / Parks & Rec
Safety Noise

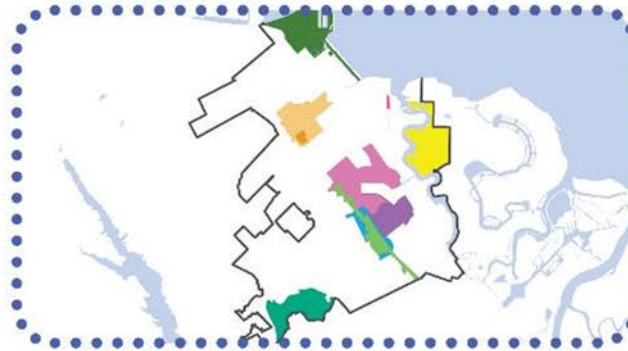
Values



The General Plan guides future growth and development. It includes eight elements as well as a Vision Statement and values that express the community's vision for the future.

SPECIFIC PLANS

Geographic Area



Intensity



Design Guidelines



A Specific Plan is a customized plan that describes policies and regulations for specific geographic areas of the city.

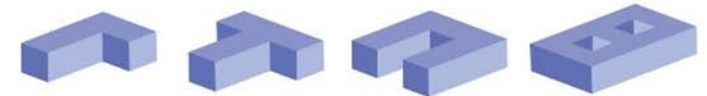
To learn more about the General Plan Update, visit www.StriveSanMateo.org.

ZONING CODE

Building Type



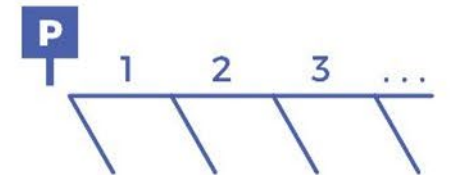
Building Form



Use Type



Parking Requirements



The Zoning Code is the primary tool for implementing the General Plan and the Specific Plans. It regulates development citywide and establishes specific rules.



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:

Diversity

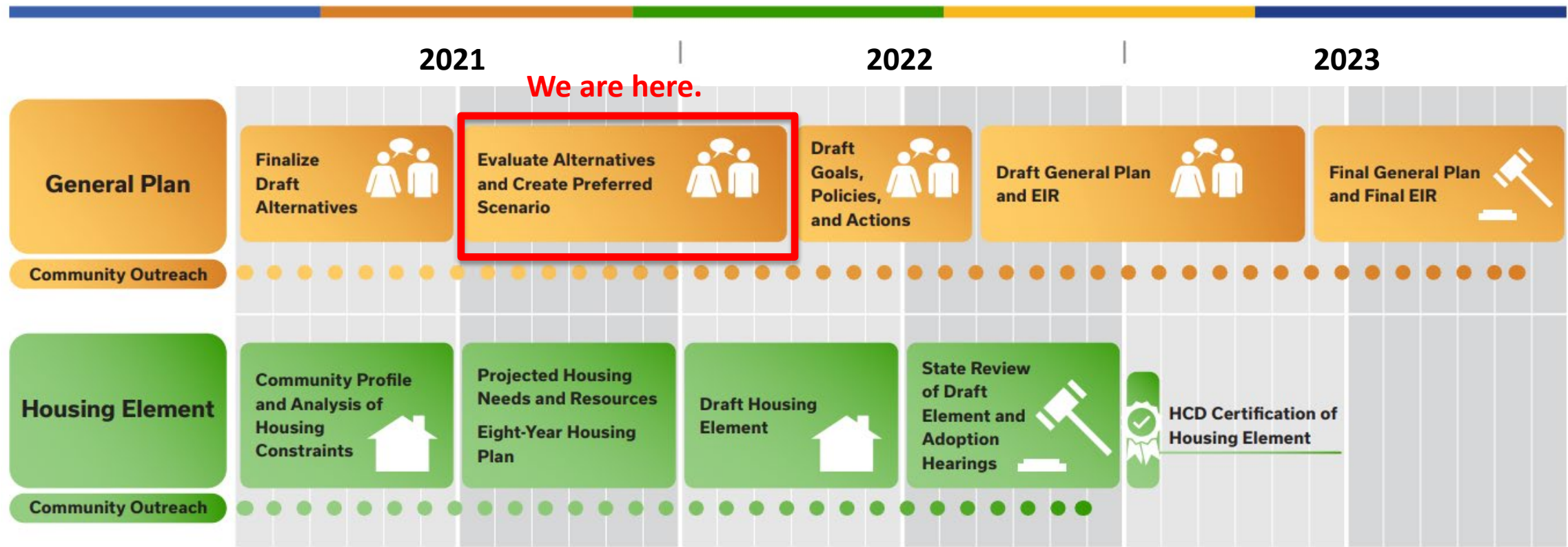
Balance

Inclusivity

Prosperity

Resiliency

Where Are We Now and What's Next?



Each **General Plan Meeting Series** will include some combination of community workshops and events, General Plan Subcommittee meetings, Planning Commission study sessions, and City Council direction.



Housing Element Outreach includes stakeholder meetings, community meetings, Planning Commission hearings, and City Council hearings.

Community Feedback (to date)

» Major Themes:

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

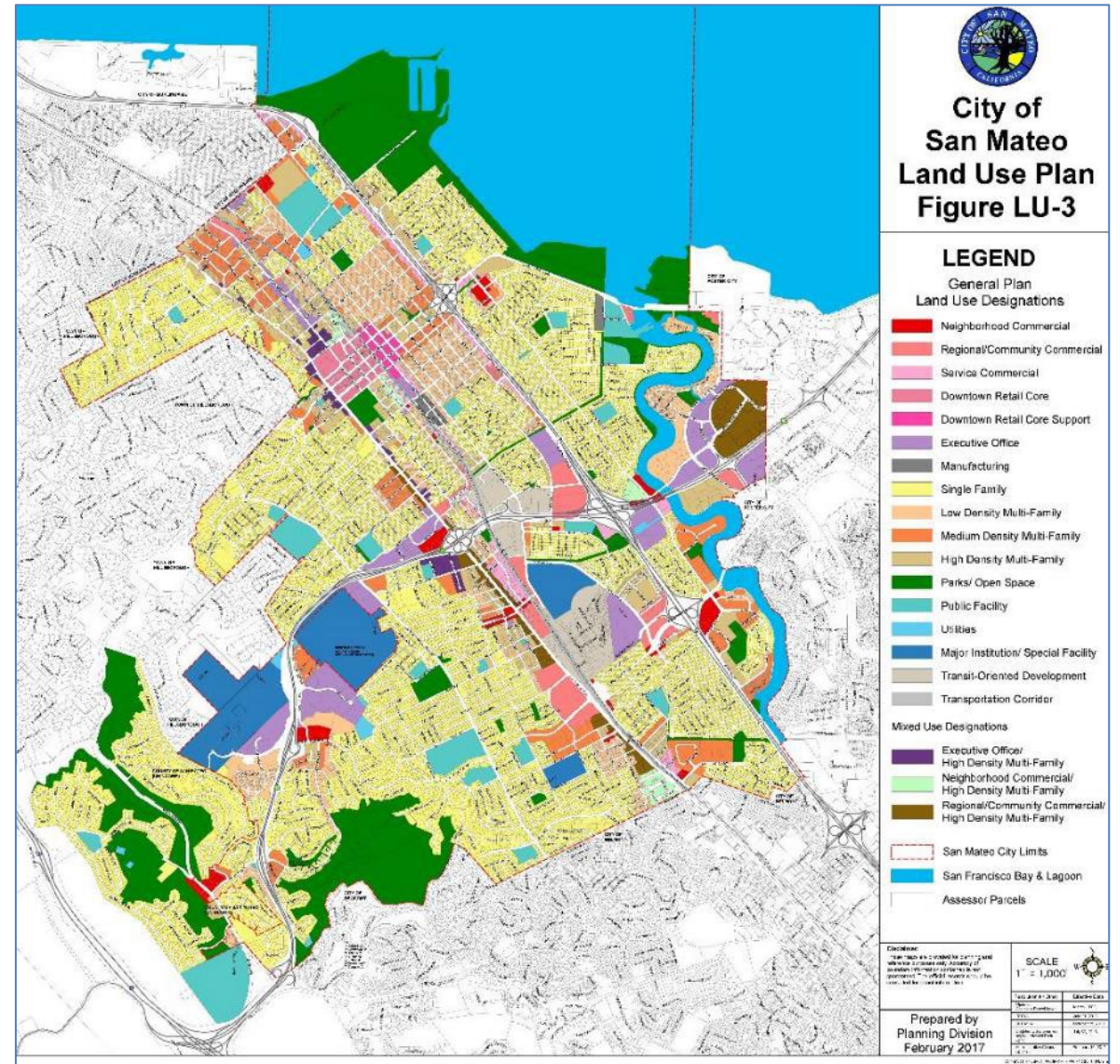


Alternatives Process

General Plan Land Use Map

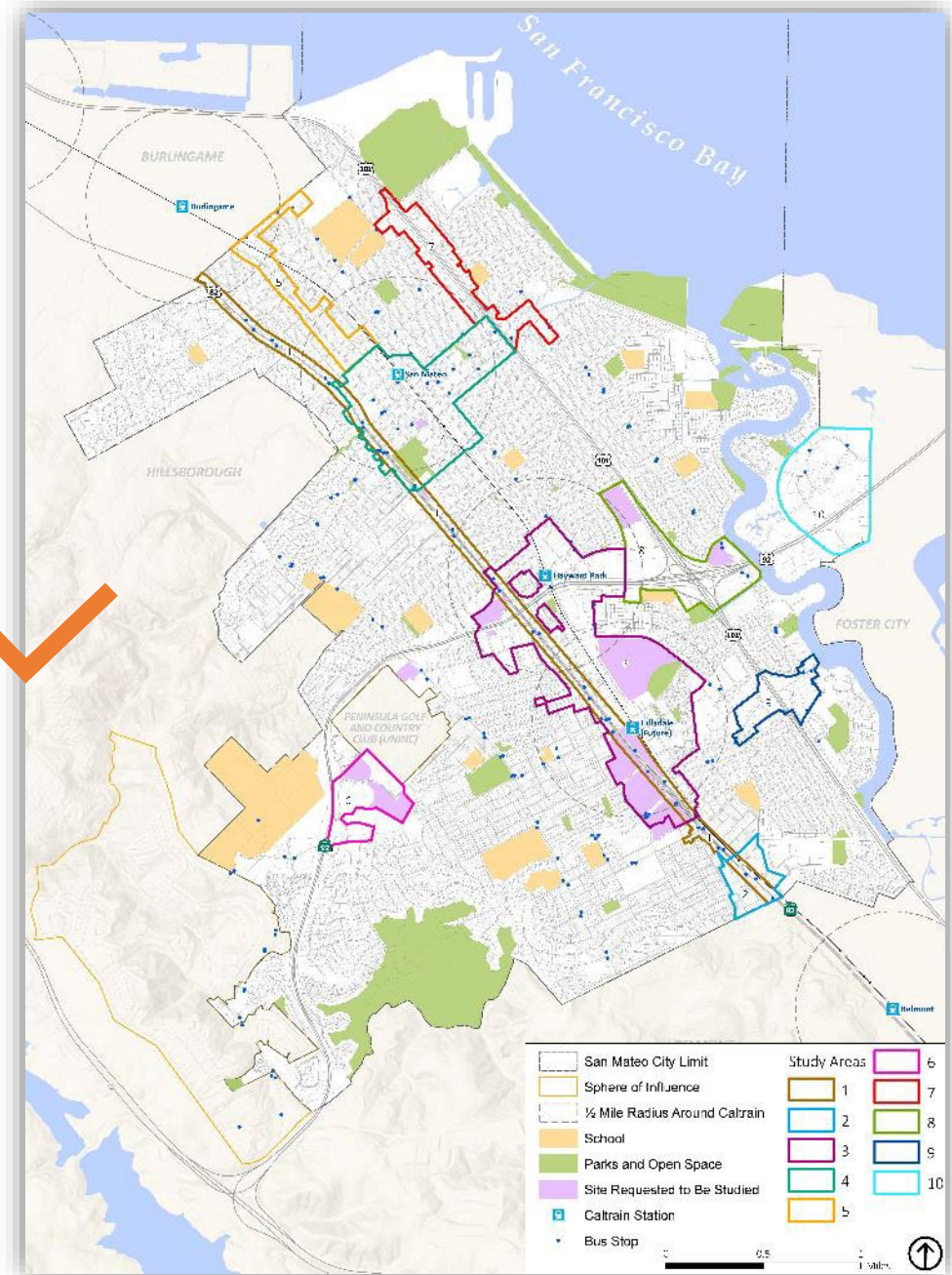
Map and designations determine:

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



Land Use Alternatives Process

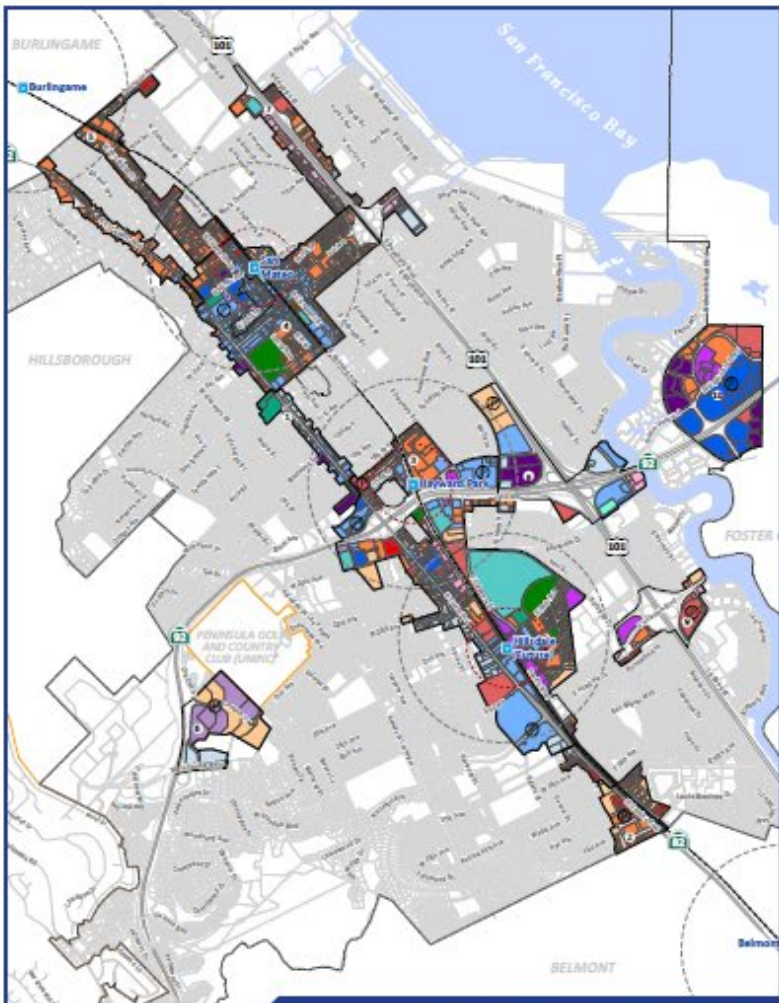
1. Choose study areas ✓
2. Explore a range of alternatives ✓
3. Finalize up to three alternatives ✓
4. Evaluate and compare alternatives ✓
5. Mix and match to create a “preferred scenario”
6. Refine the preferred scenario to become the updated Land Use map and transportation network



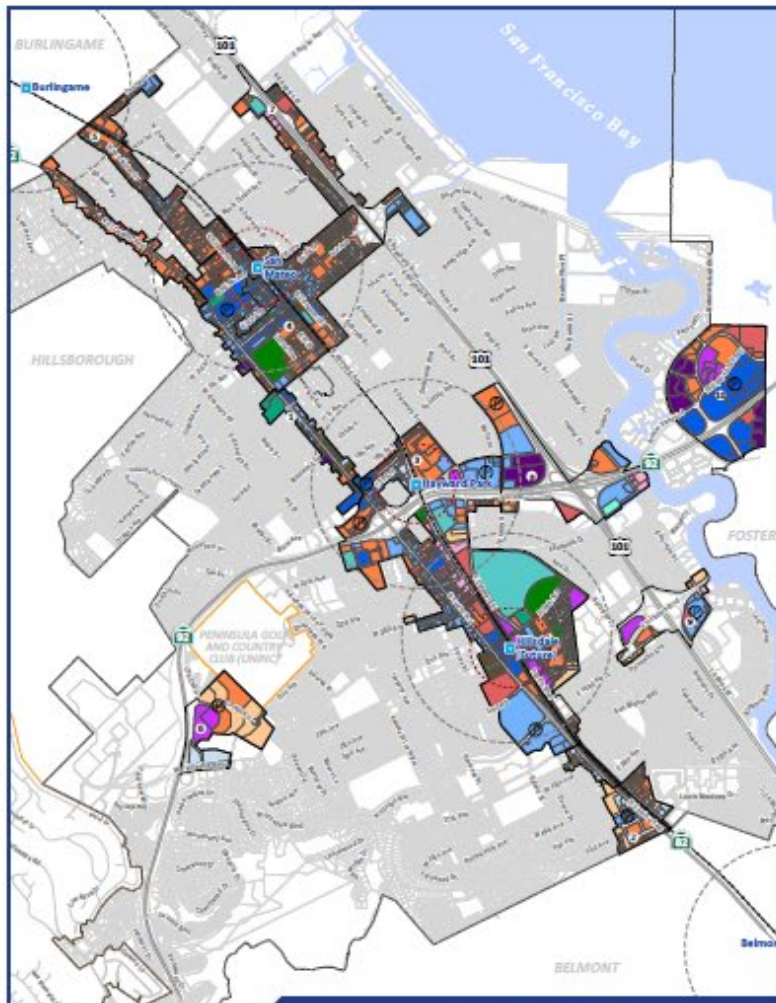
Draft Land Use Alternatives

	Existing (2019)	Alternative A (Net New)	Alternative B (Net New)	Alternative C (Net New)
Homes	39,200	+11,810	+16,070	+21,080
Population	104,500	+29,500	+40,260	+53,500
Jobs	52,800	+15,430	+15,430	+14,990

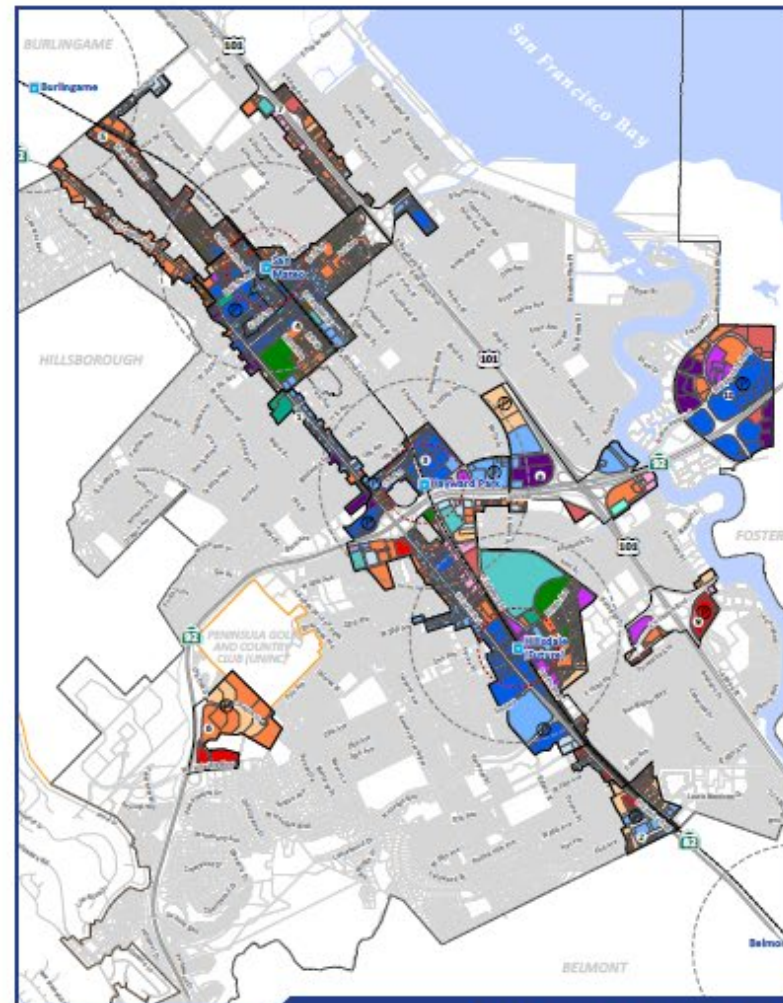
Draft Land Use Alternatives



Alternative A



Alternative B



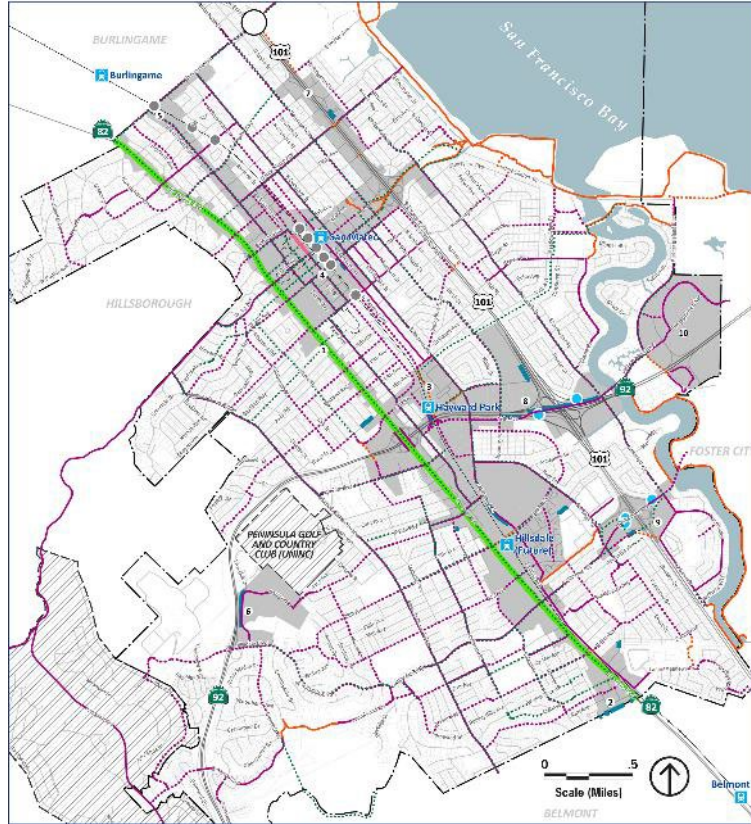
Alternative C

Relationship to the Housing Element

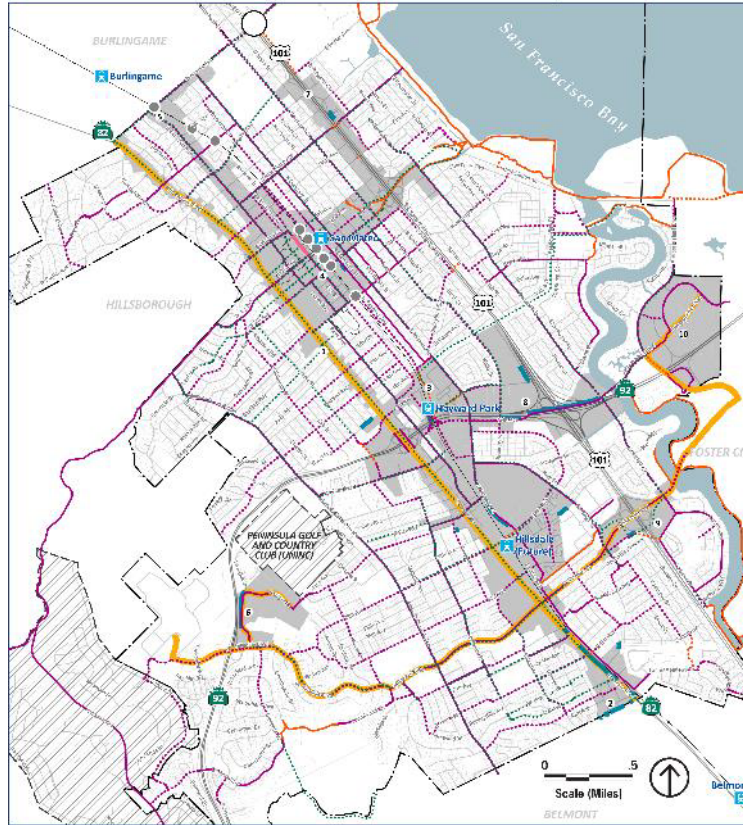
- » **Housing Element must identify sites to accommodate 7,015 units plus a buffer for 2023 to 2031.**
- » **Except for Study Area 1-North, all Study Areas have sites that identified as housing opportunity sites.**
- » **All housing opportunity sites are designated Residential Medium or Residential High in and would allow multi-family housing.**
- » **Housing Element must affirmatively further fair housing.**

Draft Circulation Alternatives

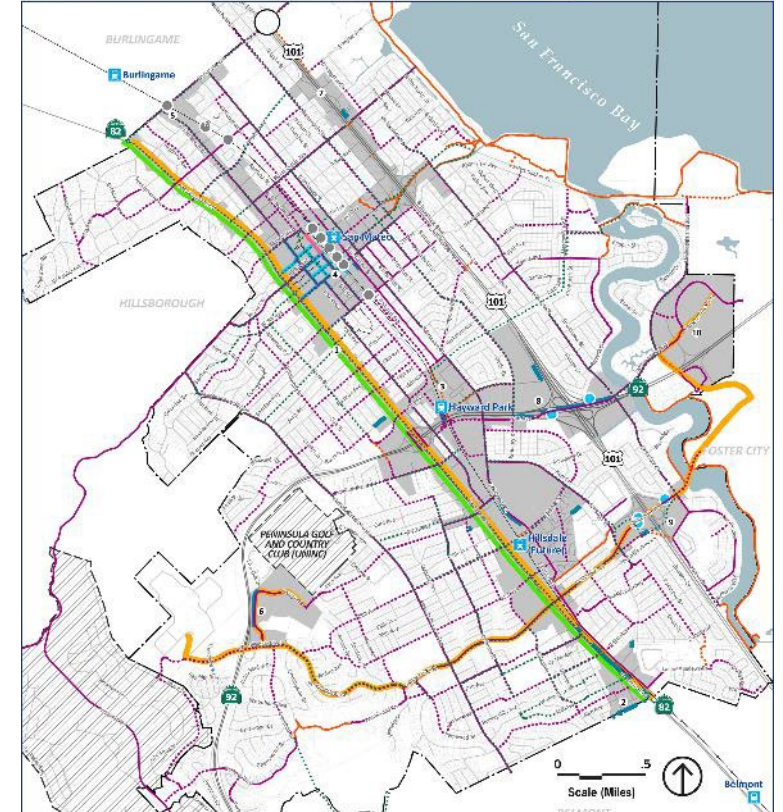
Alternative A: Prioritizing a Walkable City



Alternative B: Prioritizing Regional Connections



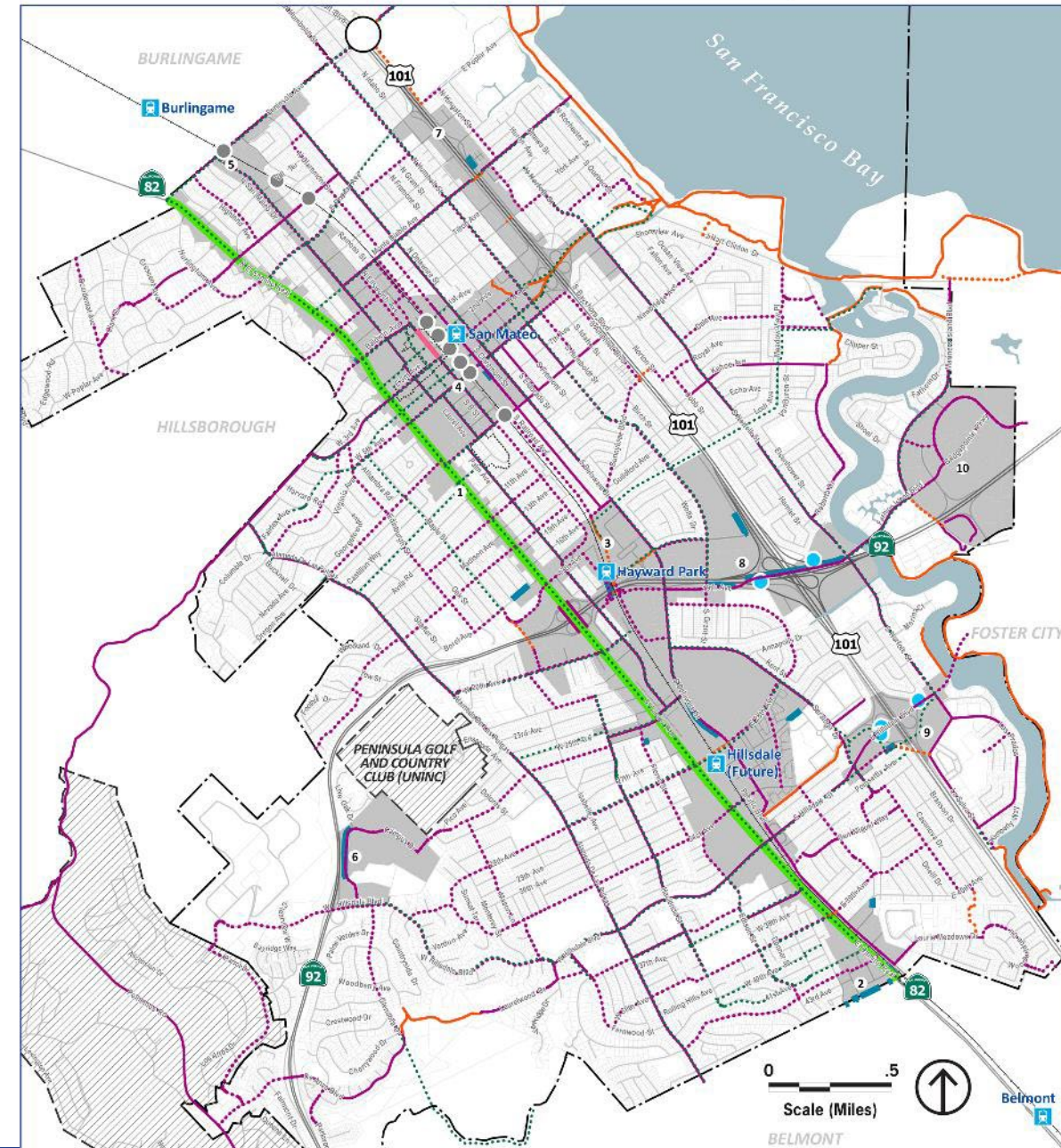
Alternative C: Supporting Walking, Regional Connections and Emerging Mobility Solutions



Circulation Alternative A

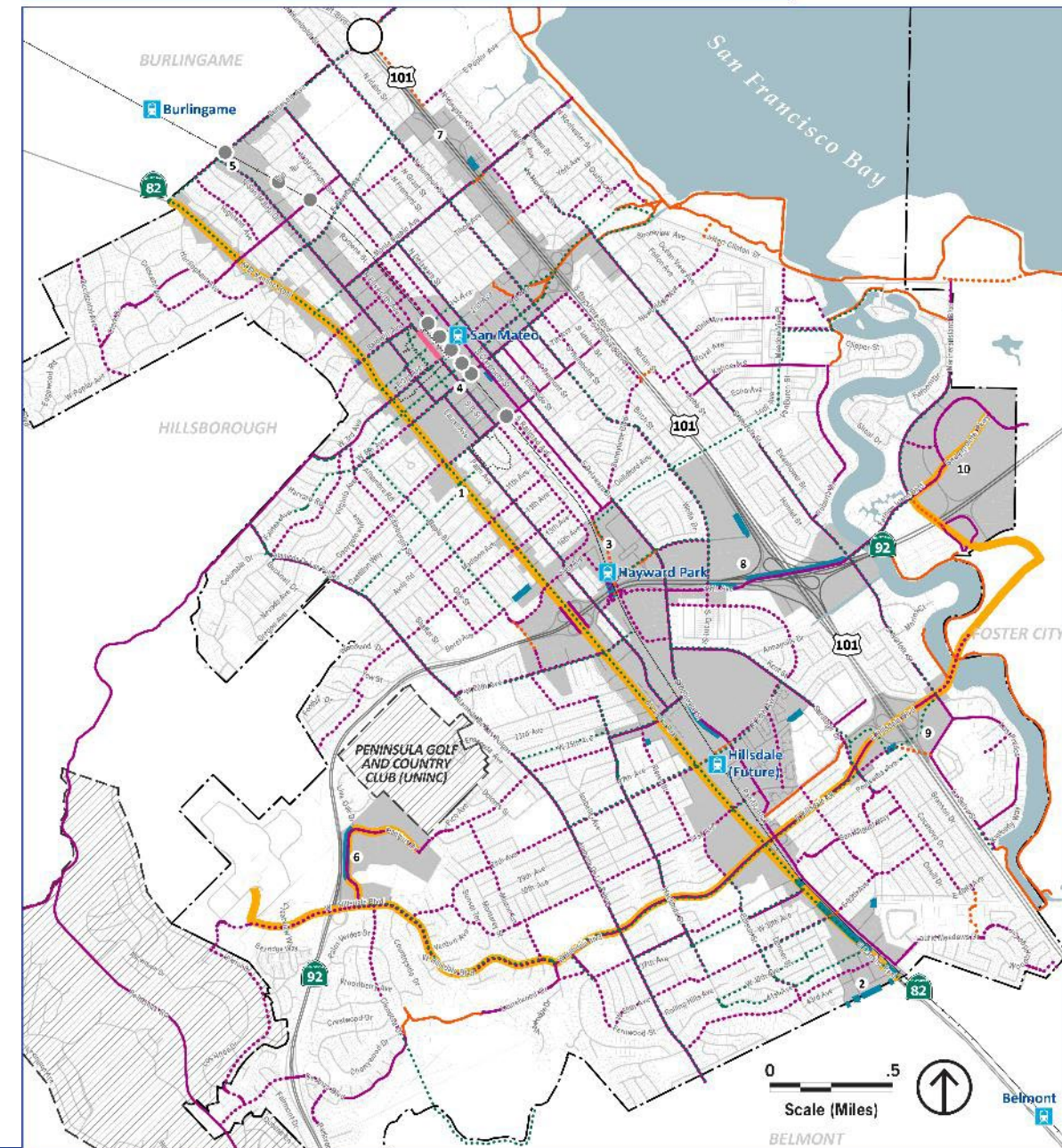
- » Pedestrian corridors
- » Pedestrian improvements to challenging intersections
- » Traffic calming and safety improvements near highway on-ramps
- » Two-block pedestrian only street downtown.

Alternative A: Prioritizing a Walkable City



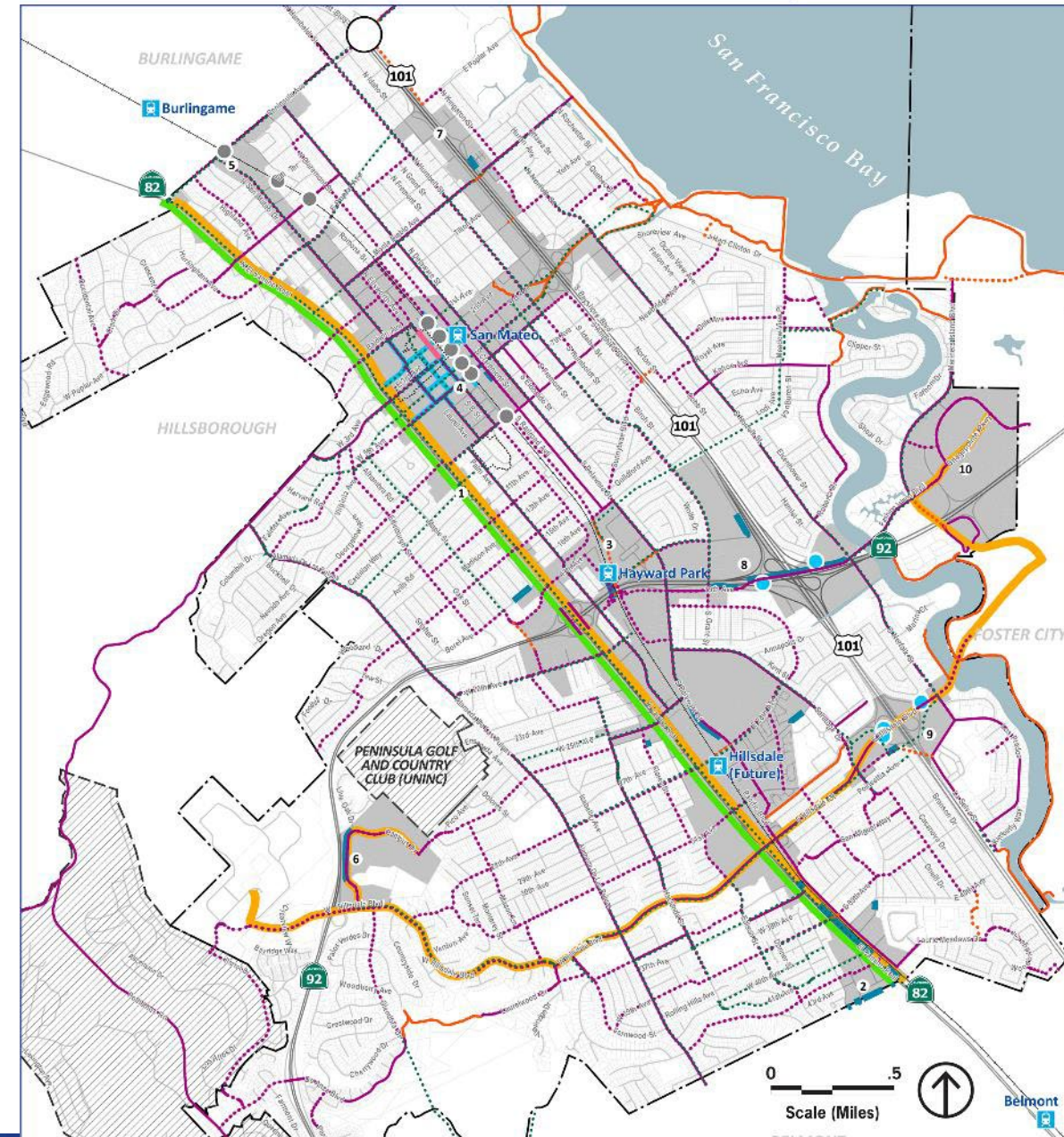
Circulation Alternative B

- » Increase and improve transit access to major connections
- » Add new east-west transit connections to the Hillsdale Caltrain station
- » Prioritize dedicated HOV and bus lanes
- » Add BRT improvements to El Camino Real



Circulation Alternative C

- » Combines local and regional improvements in Alternatives A and B
- » Create a pedestrian-focused, car-light space downtown
- » Explore an autonomous vehicle shuttle within City Limits
- » Would likely require greatest tradeoffs within existing rights-of-way



Questions and Answers, Part I

Use the Chat Function

» Send Questions to “Project Questions – Carey.”

The screenshot shows a Zoom meeting window. The main area is dark with the text: "Access the chat window Chat with meeting Chat Hosts to ask questions". A red arrow points from this text to the "Chat" button in the bottom toolbar. The bottom toolbar includes buttons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and a red "Leave Meeting" button. On the right side, the "Participants (22)" panel is open, showing a list of participants: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below the participant list is the "Zoom Group Chat" section, which has a search bar and a list of chat messages. A red arrow points from the text "Choose 'Project questions? Ask me!' or 'Zoom questions? Ask me!' in drop-down menu" to the "To:" dropdown menu in the chat section. Another red arrow points from the text "Type Message Here" to the text input field in the chat section.

Access the chat window
Chat with meeting Chat Hosts to ask questions

Choose “Project questions? Ask me!” or “Zoom questions? Ask me!” in drop-down menu

Type Message Here

Type Message Here

Social Pinpoint Polling, Part I

Audience Polling Tool

» Access the Polling Tool one of two ways:

- Copy this URL into your browser: <https://bit.ly/SMPoll1>
- Use this QR code:



- Copie este URL en su página web: https://bit.ly/SMPoll1_ESP
- Usa este código QR:



Audience Polling Tool

- 1. What's the most important circulation issue the General Plan should help the City improve?**
- 2. What's the most important land use issue the General Plan should help the City improve?**

Overview of Alternatives Evaluation

Alternatives Evaluation

- Urban Form
 - Height and Density
 - Ability to Meet Future RHNA
 - Jobs-Housing Balance
 - Historic Resources
- Traffic and Multimodal Network
- Community Services
- Utilities
- Environmental Sustainability
 - Sea Level Rise
 - Flooding
 - Wildfire Risk
- Equity and Public Health
- Fiscal Sustainability
- Market Feasibility
- Community Benefits



Circulation Alternatives Evaluation Takeaways

- » Circulation alternatives had biggest benefit when paired with Land Use Alternative C
- » Circulation Alternative C paired with Land Use Alternative C had highest benefit of shifting people out of cars to walk, bike, or take transit



Circulation Alternative Evaluation: Pedestrian Network

- » **All alternatives include adopted City bicycle and pedestrian plans**
- » **Circulation Alternative B included fewest additional pedestrian improvements**
- » **Circulation Alternative C had highest pedestrian benefit**
 - Downtown traffic calming
 - Public realm improvements



Circulation Alternatives Evaluation: Bicycle Network and Transit

- » **Circulation Alternatives A and C had most bicycle benefit because of public realm improvements on El Camino Real**
- » **Circulation Alternatives B and C had most transit benefit due to:**
 - Increased transit coverage from a new east-west transit connection or microtransit/on-demand shuttle
 - Improved transit service on El Camino Real



Circulation Alternatives Evaluation: Vehicle Miles Traveled

Scenario	City	
	Total VMT	VMT/ Capita
2019	2,915,599	16.5
Alternative A	3,314,113	14.5
Alternative B	3,430,467	14.4
Alternative C	3,569,586	14.3

Circulation Alternatives Evaluation: 2040 Average Speeds

Scenario	Average Speed (MPH)		
	Daily	AM Peak Hour	PM Peak Hour
2019	34.1	23.3	23.1
Alternative A	26.4	10.8	10.4
Alternative B	25.8	10.2	10.1
Alternative C	25.9	10.3	10.0

Land Use Alternatives Evaluation – Similarities

- » **Wastewater system**
- » **Stormwater system**
- » **Sea level rise**
- » **Flooding**
- » **Wildfire risk in Study Area 6**
- » **Park land shortage**
- » **Collision reduction**
- » **Potential to capture community benefits**



Land Use Alternative A - Differences

- » **Least amount of residential growth and lower densities and heights.**
- » **Likely would not meet future housing allocations beyond 2031**
- » **More jobs than employed residents, meaning likely in-commuting**
- » **Total VMT would be the lowest, but per capita VMT would be the highest**
- » **Fewest changes to the Downtown historic district.**
- » **Would require the least change to add police, fire, schools, parks, and library services**
- » **Fewest affordable housing units**
- » **Lowest revenues, but lowest costs, so largest annual net fiscal surplus**

Land Use Alternative B - Differences

- » Middle amount of residential growth; increased densities and heights spread across study areas
- » May meet future housing allocations beyond 2031, but with little buffer
- » Medium densities are feasible under current market conditions
- » Relative balance between jobs and employed residents
- » More total VMT than Alternative A, higher VMT per capita than Alternative C
- » Allows greatest change inside the Downtown historic district.
- » Mid-range changes to add police, fire, schools, parks, and library services
- » Mid-range affordable housing units
- » Mid-range annual net fiscal surplus

Land Use Alternative C - Differences

- » Highest amount of residential growth, highest densities and heights concentrated around Caltrain stations.
- » Most likely to meet future housing allocations beyond 2031
- » Total VMT would be the highest, but per capita VMT would be the lowest
- » Relative balance between jobs and employed residents
- » Would require the most change to add police, fire, schools, parks, and library services
- » Most affordable housing units
- » Highest revenues, but highest costs, so smallest net fiscal surplus
- » May become more financially feasible within the 20-year life of the General Plan

Land Use Alternatives Online Model



**Study Area 4,
Alternative A**

Land Use Alternatives Online Model



**Study Area 4,
Alternative B**

Land Use Alternatives Online Model



**Study Area 4,
Alternative C**

Land Use Alternatives Online Model

» Available online at www.StriveSanMateo.org



Questions and Answers, Part II

Use the Chat Function

» Send Questions to “Project Questions – Carey.”

The screenshot shows a Zoom meeting window with a dark background. At the top, it says "Zoom Meeting ID:". On the right side, there is a "Participants (22)" list with names and icons for audio, video, and chat. Below this is a "Zoom Group Chat" section. At the bottom, there is a toolbar with icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, and Reactions. A red arrow points from the "Chat" icon in the toolbar to the "Chat" button in the bottom right corner of the meeting window. Another red arrow points from the "Chat" button to the "To: Everyone" dropdown menu. A third red arrow points from the "Type Message Here" text to the text input field.

Access the chat window
Chat with meeting Chat Hosts to ask questions

Choose “Project questions? Ask me!” or “Zoom questions? Ask me!” in drop-down menu

Type Message Here

To: Everyone
Type message here...

Social Pinpoint Polling, Part II

Audience Polling Tool

» Access the Polling Tool one of two ways:

- Copy this URL into your browser: <https://bit.ly/SMPoll2>
- Use this QR code:



- Copie este URL en su página web: https://bit.ly/SMPoll2_ESP
- Usa este código QR:



Audience Polling Tool

- » **Having heard about the Alternatives Evaluation, what ideas from any of the Circulation Alternatives, such as pedestrian and bike only streets, bike and pedestrian paths, transit connections, should be part of the adopted General Plan?**
- » **Is there a Circulation Alternative that comes closest to the right direction for San Mateo?**
- » **Having heard about the Alternatives Evaluation, what ideas from any of the Land Use Alternatives, such as jobs and housing near transit, diversity of housing choices, rehabilitating underutilized shopping centers, should be part of the adopted General Plan?**
- » **Is there a Land Use Alternative that comes closest to the right direction for San Mateo?**
- » **What's the most critical risk from climate change, such as wildfires, flooding, and sea level rise, that the General Plan should minimize?**

Examples of Useful Feedback

- » **Identify your preferred land use or circulation scenario:**
“I like Circulation Alternative C best.”
- » **Suggest specific changes to a preferred scenario:**
“I like Land Use Alternative B, but would prefer more mixed use in Study Area 2.”
- » **Mix and match elements of the alternatives you like to create a preferred scenario:**
“In Study Area 3, I prefer Land Use Alternative C and in Study Area 7, I prefer Land Use Alternative A.”


Next Steps

Online Survey

» www.StriveSanmateo.org

San Mateo General Plan Survey

☆ 𐀀 ... 𐀀



San Mateo General Plan Survey

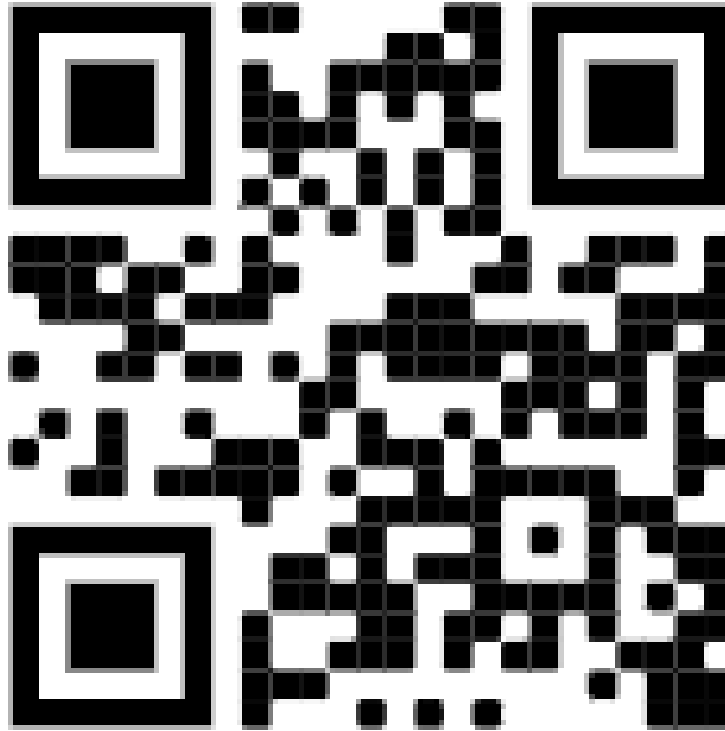
Help plan the future of San Mateo.

Next Steps

- » **Online survey up through March 7:** www.StriveSanmateo.org
- » **Questions and comments:** generalplan@cityofsanmateo.org
- » **General Plan Subcommittee Feedback**
 - Thursday, February 17, 2022 at 6:00 pm
 - Thursday, March 3, 2022 at 6:00 pm
- » **Planning Commission Recommendation**
 - Tuesday, March 22, 2022 at 7 pm
- » **Council Direction**
 - Monday, April 18, 2022 at 7 pm

Workshop Feedback Survey

- » Let us know your thoughts about the workshop:
- » <https://arcg.is/0aG0Xb>



Questions and Answers, Part III (Optional)

Use the Chat Function

» Send Questions to “Project Questions – Carey.”

The screenshot shows a Zoom meeting window. The main area is dark with the text "Access the chat window Chat with meeting Chat Hosts to ask questions". A red arrow points from this text to the "Chat" icon in the bottom toolbar. The bottom toolbar includes icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, and Reactions. To the right of the main window is a sidebar with a "Participants (22)" list and a "Zoom Group Chat" window. The "Participants" list shows Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). The "Zoom Group Chat" window has a "Type Message Here" label and a red arrow pointing to the "To: Everyone" dropdown menu. The "Type Message Here" label is also pointing to the text input area.

Access the chat window
Chat with meeting Chat Hosts to ask questions

Choose “Project questions? Ask me!” or “Zoom questions? Ask me!” in drop-down menu

Type Message Here

Zoom Meeting ID: [redacted]

Speaker View

Participants (22)

Find a participant

Janet Chang (Me)

Tammy Seale (Host)

GR Grant R

SC Sloan Campi

MT Mark Teague (Co-host)

Zoom Group Chat

To: Everyone

Type message here...

Unmute Stop Video Invite Participants 22 Share Screen Chat Record Reactions Leave Meeting

Breakout Room Discussions



www.StriveSanMateo.org

