



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 & Adjourn**
- » **Optional Small Group Feedback 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 displays a Zoom meeting window. At the top, it says "Zoom Meeting ID:". The main area is dark with white text that reads: "Access the chat window Chat with meeting Chat Hosts to ask questions". Below this, another instruction says: "Choose 'Project questions? Ask me!' or 'Zoom questions? Ask me!' in drop-down menu". On the right side, there is a sidebar with a "Participants (22)" list and a "Zoom Group Chat" section. The chat section has a "To: Everyone" dropdown and a "Type message here..." input field. A third instruction, "Type Message Here", points to the input field. The bottom toolbar includes icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and a red "Leave Meeting" button.

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

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

What is the General Plan?

GENERAL PLAN



Elements

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

Values



Diversity

Balance



Inclusivity

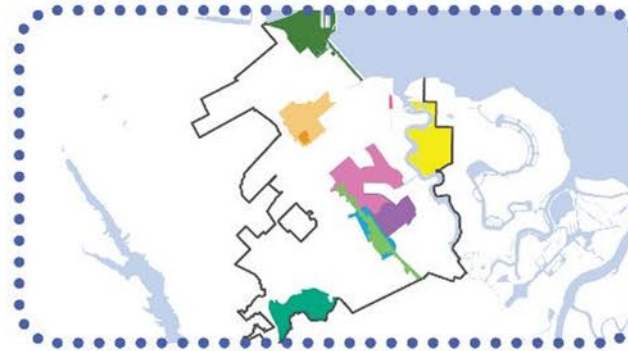
Prosperity

Resiliency

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.

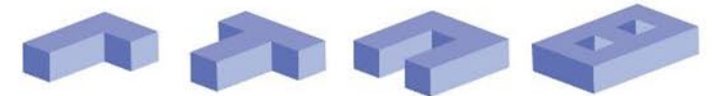
To learn more about the General Plan Update, visit www.StriveSanMateo.org.

ZONING CODE

Building Type



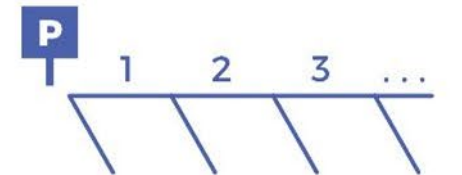
Building Form



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

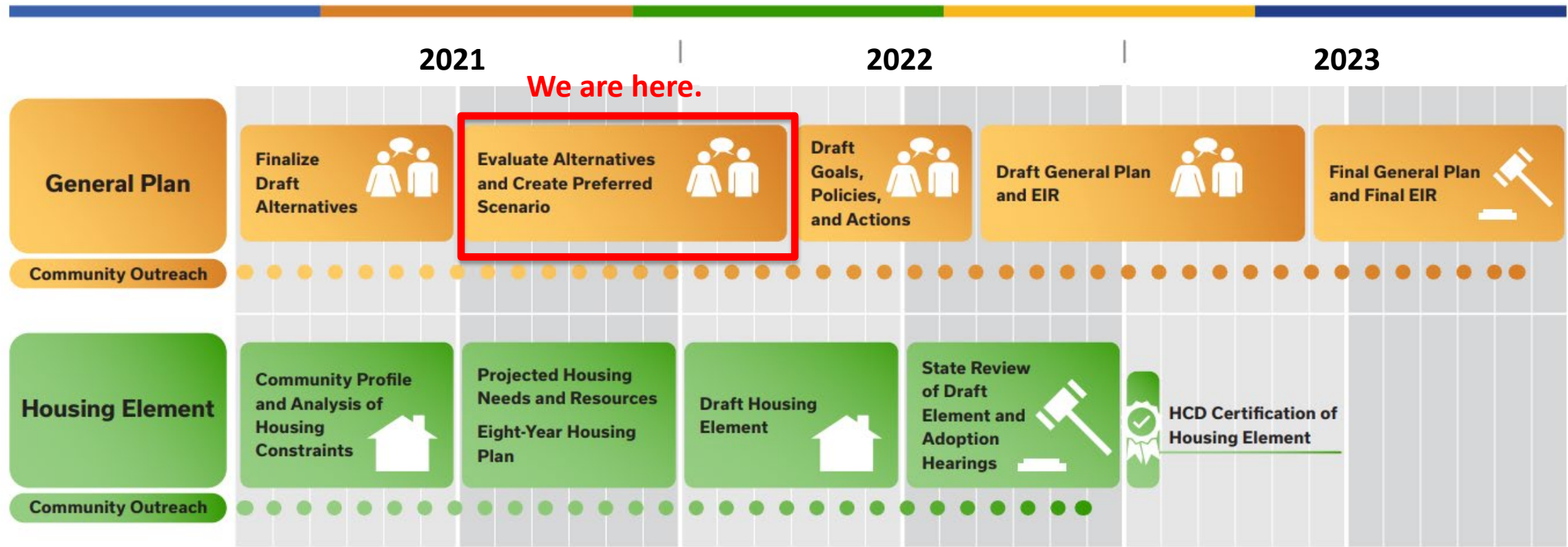
Balance

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

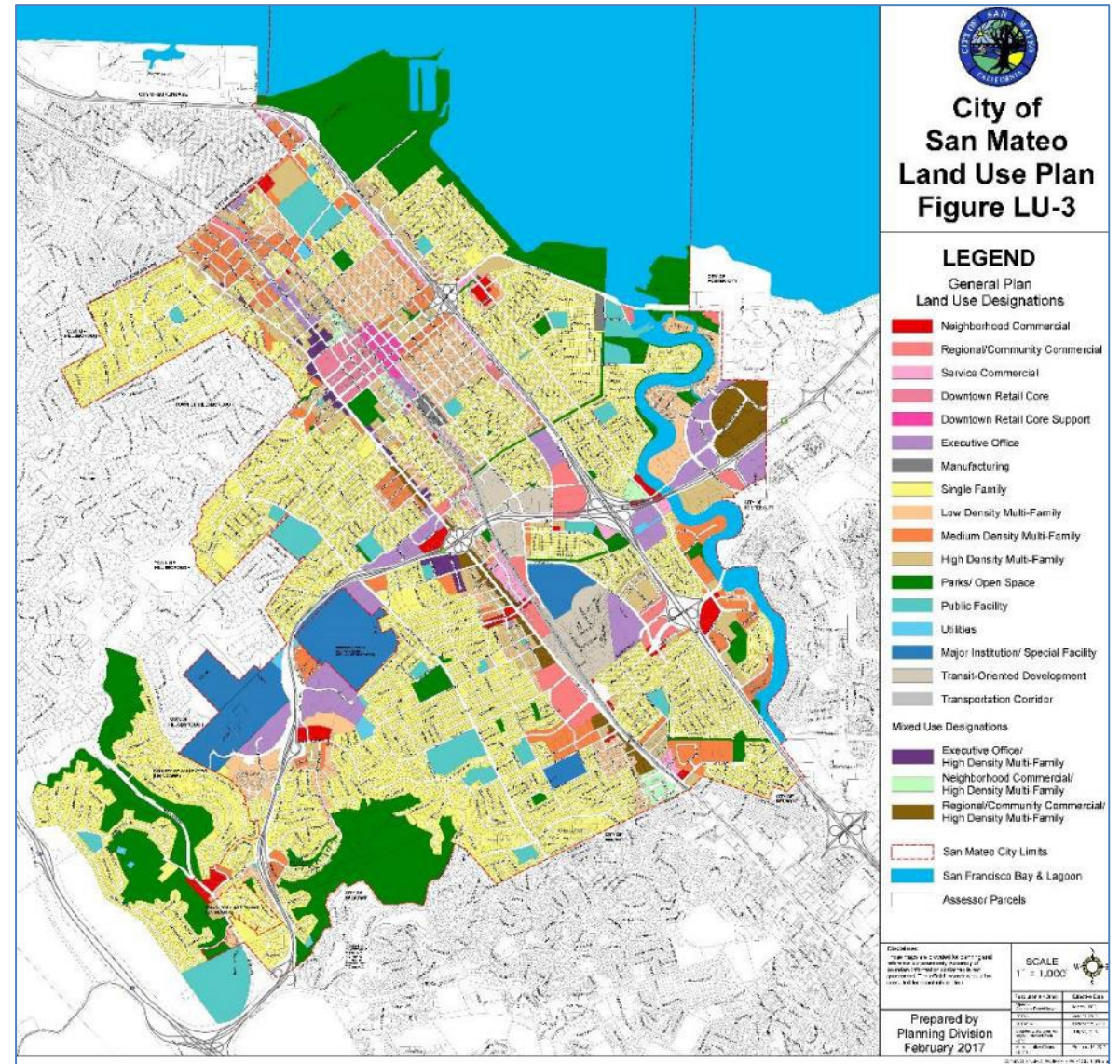


Alternatives Process

General Plan Land Use Map

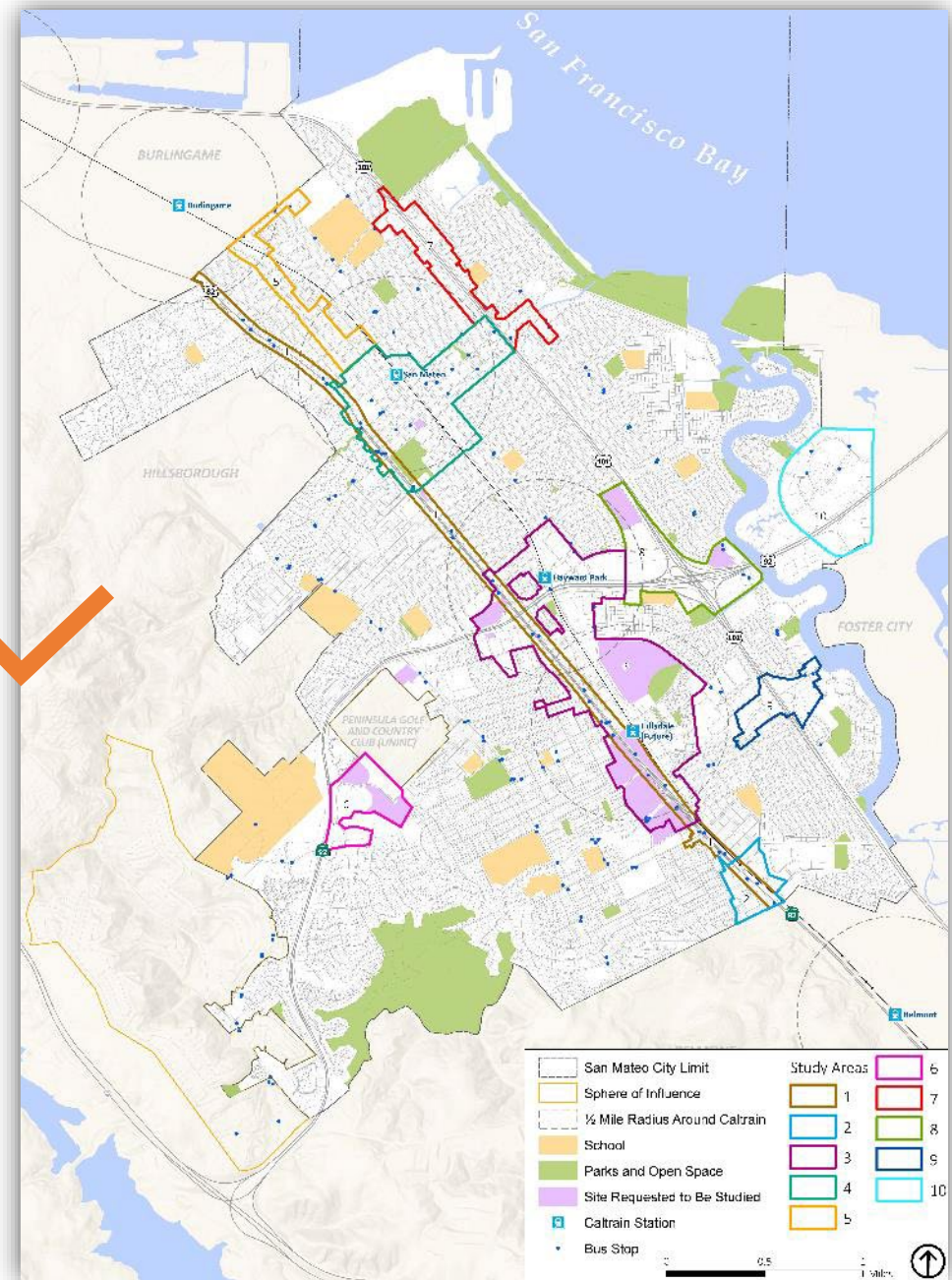
Map and designations determine:

- » 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



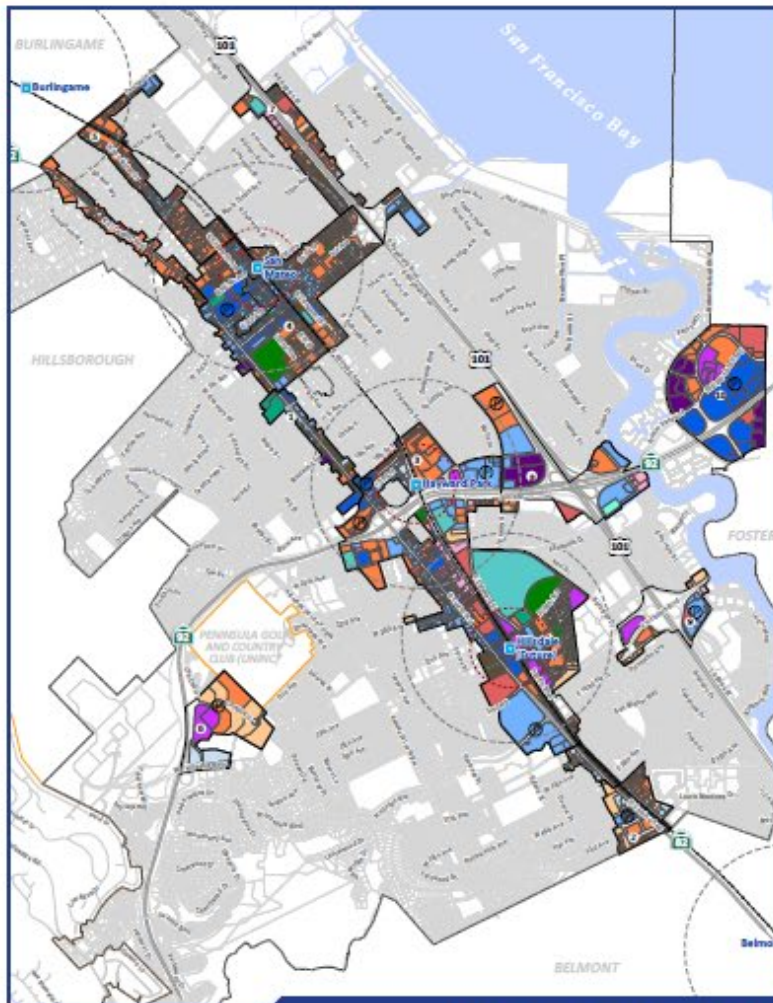
Draft Land Use Alternatives

	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

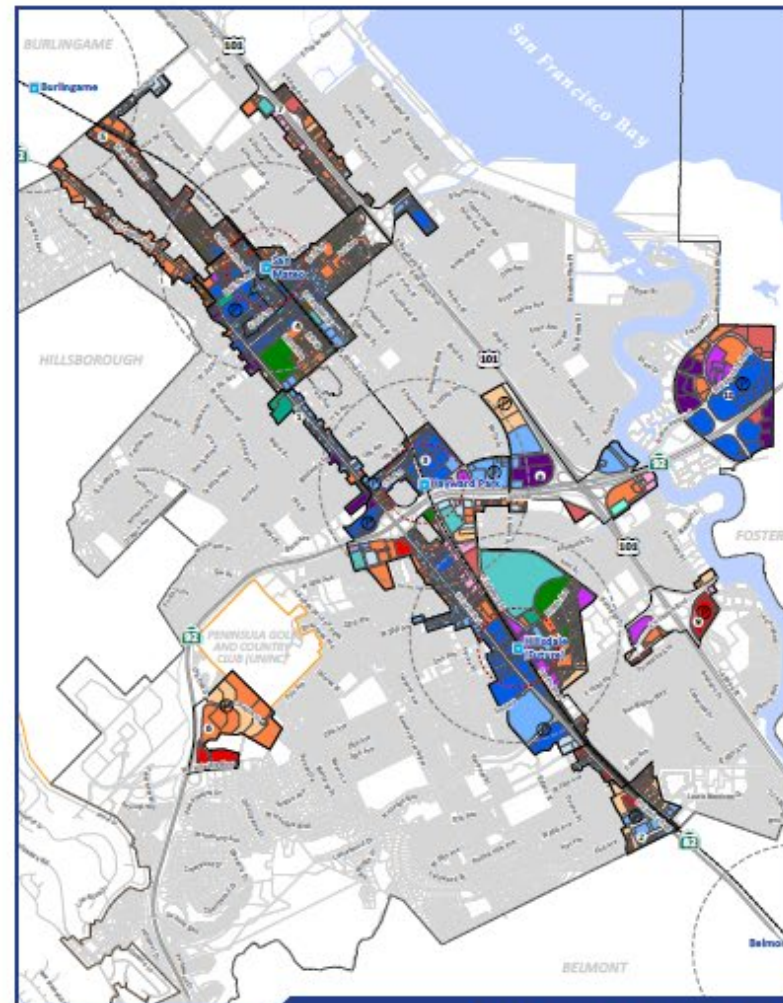
Draft Land Use Alternatives



Alternative A



Alternative B



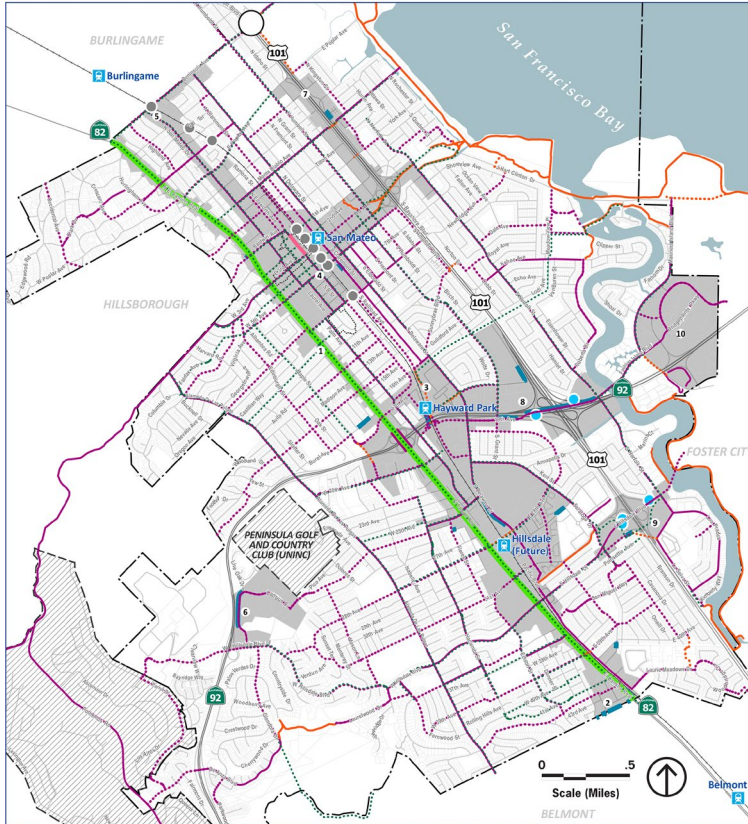
Alternative C

Relationship to the Housing Element

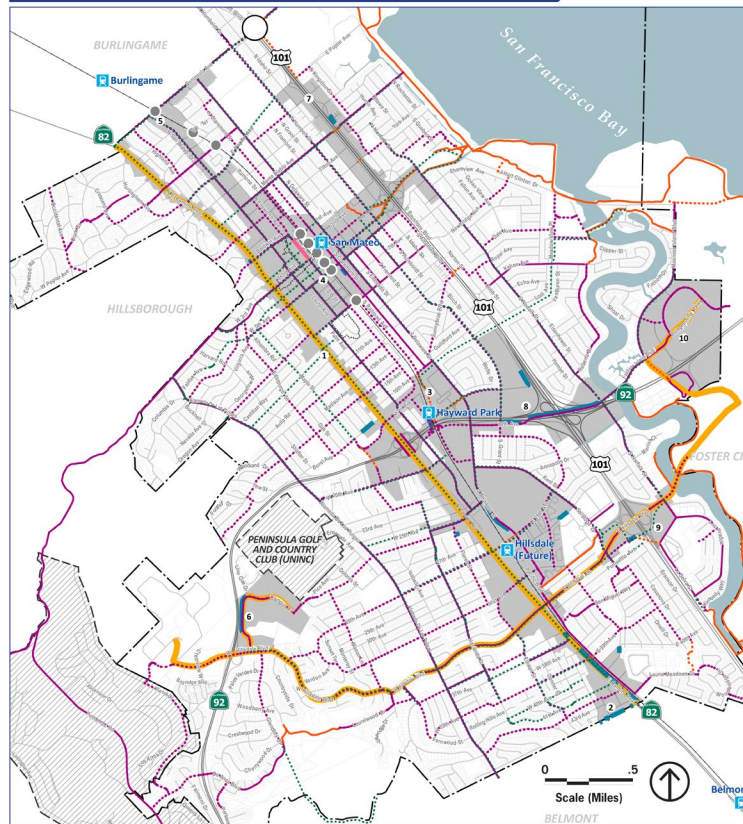
- » **Housing Element must identify sites to accommodate 7,015 units plus a buffer for 2023 to 2031.**
- » **Except for Study Area 1-North, all Study Areas have sites that identified as housing opportunity sites.**
- » **All housing opportunity sites are designated Residential Medium or Residential High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

Draft Circulation Alternatives

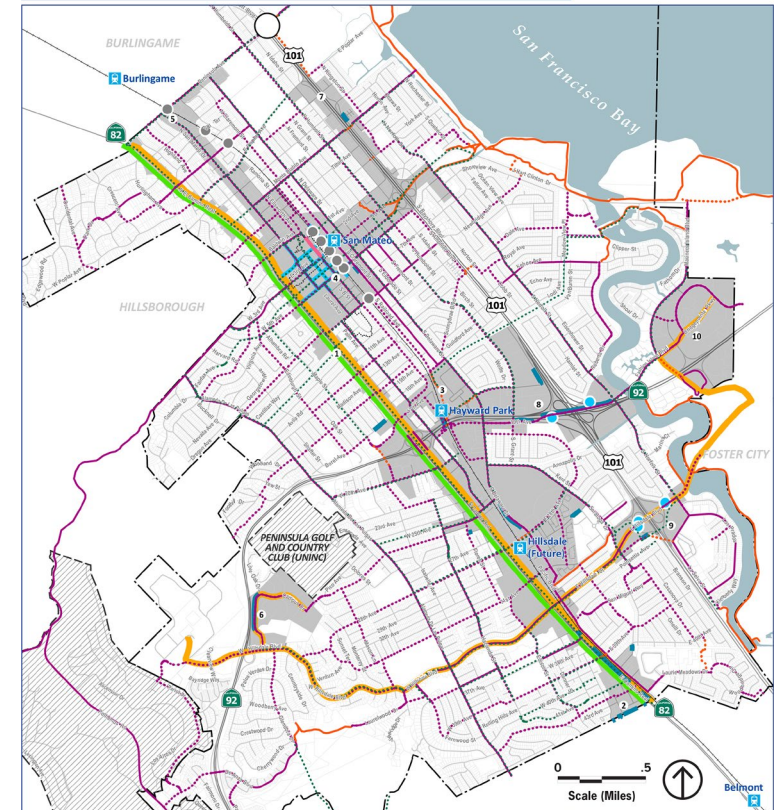
Alternative A: Prioritizing a Walkable City



Alternative B: Prioritizing Regional Connections



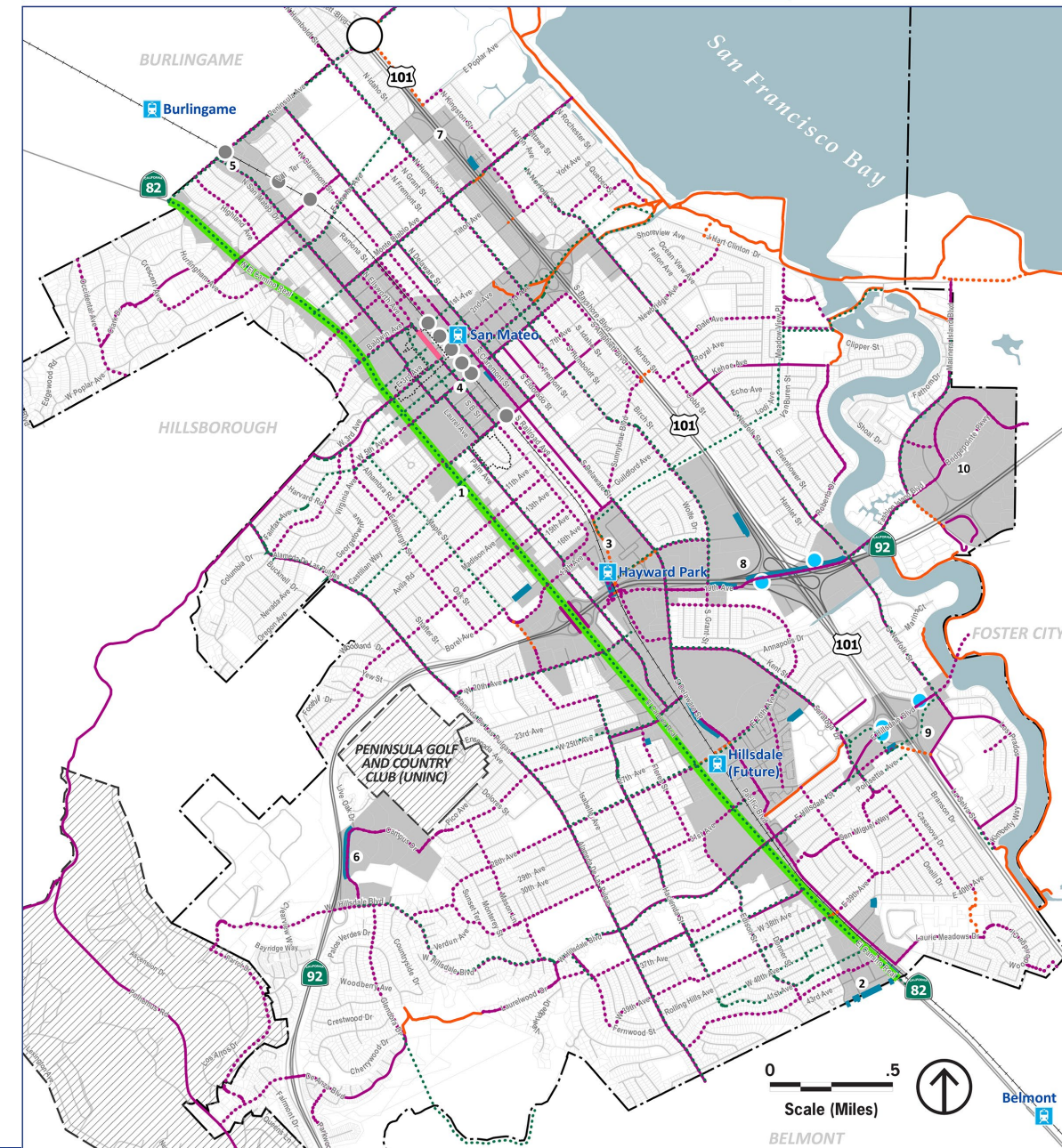
Alternative C: Supporting Walking, Regional Connections and Emerging Mobility Solutions



Circulation Alternative A

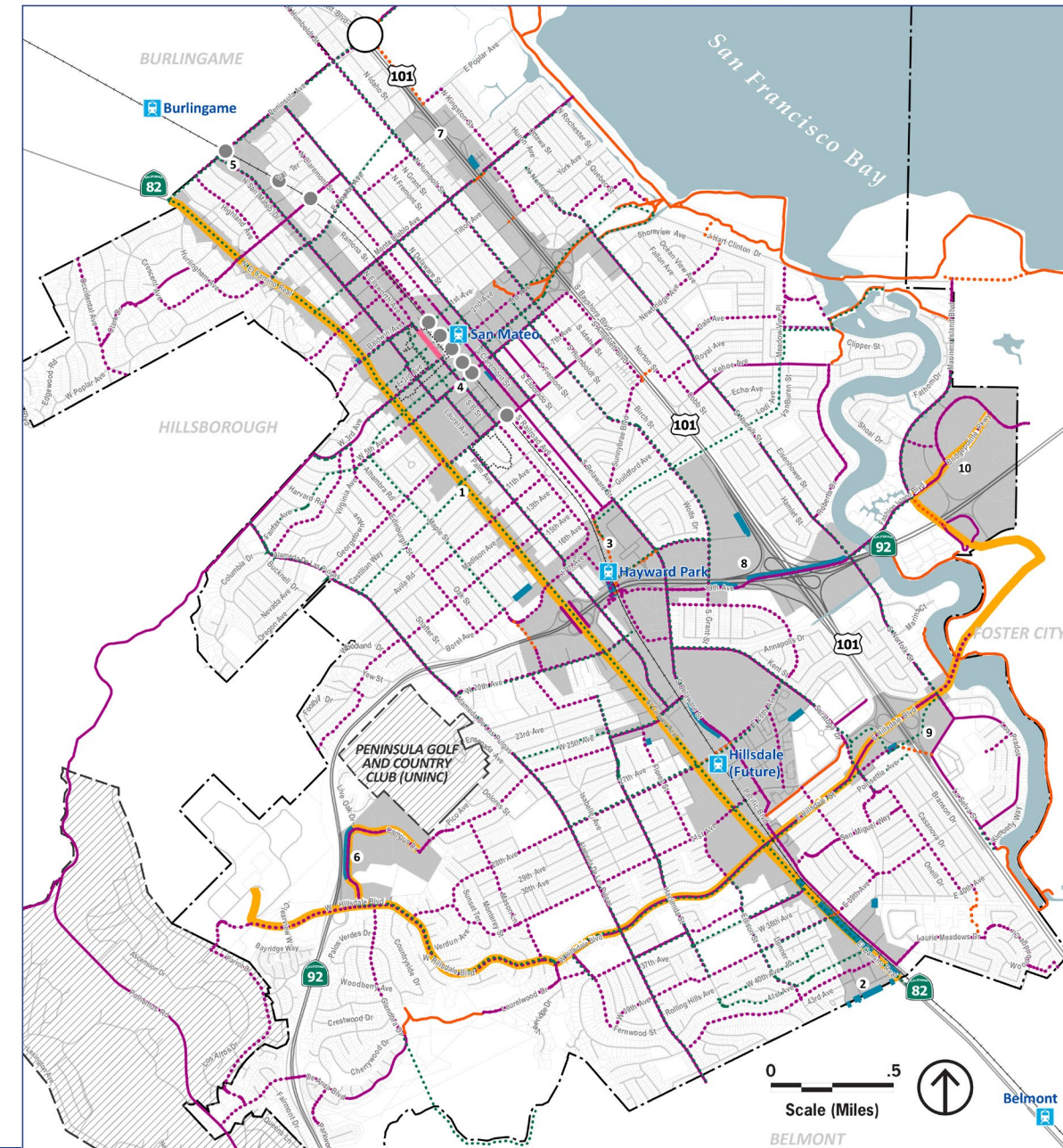
- » Pedestrian corridors
- » Pedestrian improvements to challenging intersections
- » Traffic calming and safety improvements near highway on-ramps
- » Two-block pedestrian only street downtown.

Alternative A: Prioritizing a Walkable City



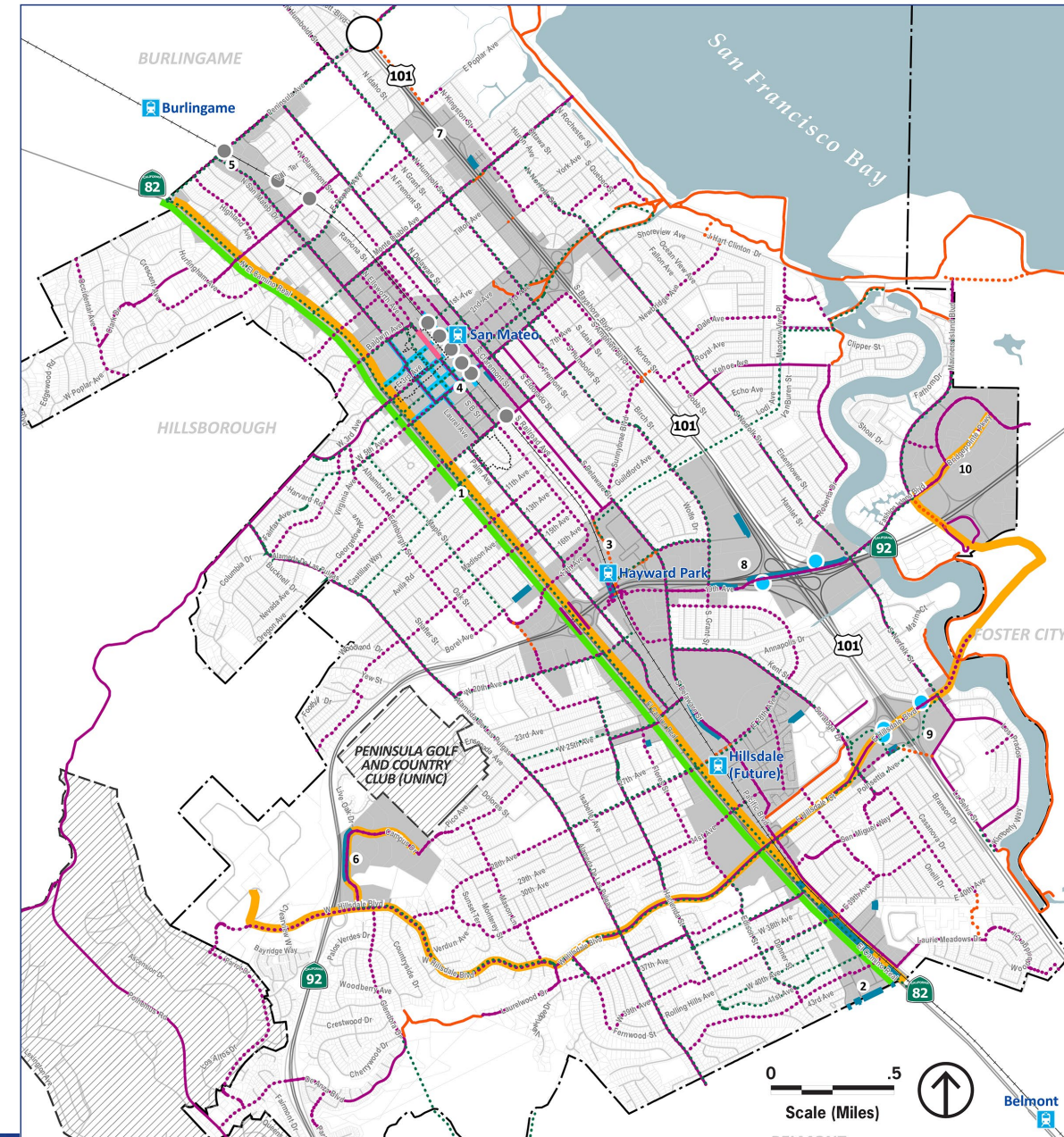
Circulation Alternative B

- » 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 interface. At the top, it says "Zoom Meeting ID:". Below this is a large black area representing the video feed. To the right of the video feed is a sidebar with two sections: "Participants (22)" and "Zoom Group Chat". The "Participants" section lists several users: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). The "Zoom Group Chat" section shows a message input area with a "To:" dropdown menu set to "Everyone" and a "Type message here..." text field. At the bottom of the screen is a navigation bar 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 navigation bar to the "Zoom Group Chat" section. Another red arrow points from the "To:" dropdown menu to the "Type message here..." text 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

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:



- 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 employed residents than jobs, meaning likely out-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 C**

Land Use Alternatives Online Model



**Study Area 4,
Alternative B**

Land Use Alternatives Online Model

» Available online at www.StriveSanMateo.org



Questions and Answers, Part II

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To: Everyone

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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:



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

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San Mateo General Plan Survey

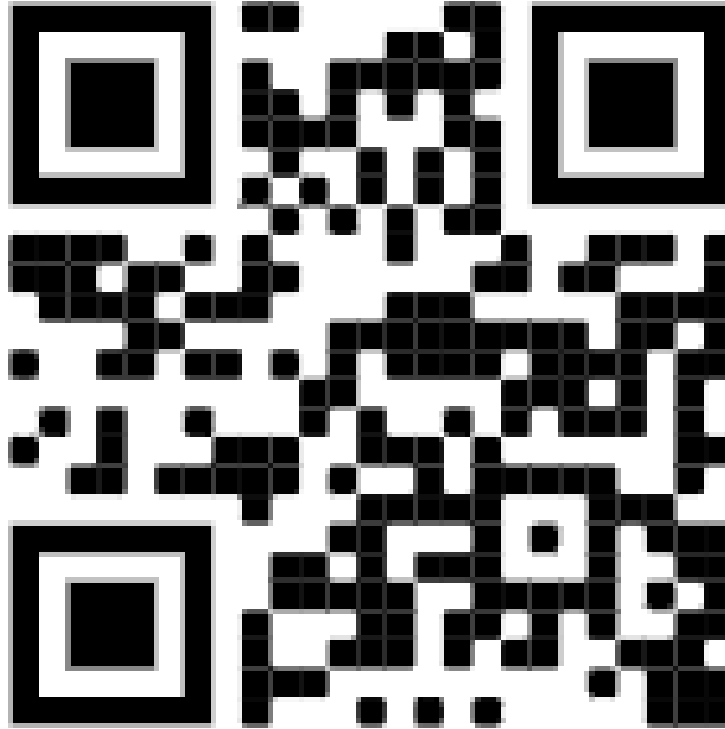
Help plan the future of San Mateo.

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>



Optional Small Group Feedback Session

What Feedback are we looking for?

» **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.”

» **Please raise hand to provide verbal comments; or**

» **Enter your comments in the chat to be read aloud**

» **No reports back to the large group**

Breakout Room Feedback Materials

- » **Land Use and Circulation Alternative Maps**
- » **Place Types Menu**
- » **Existing General Plan Land Use Map**

Conversation Guidelines

- » **Speak from your own experience**
 - » **Listen to understand each other**
 - » **Respect differences; be curious**
 - » **Let everyone participate**
 - » **Your questions are valuable**
-
- » **Do the exercise online! www.StriveSanmateo.org**



Breakout Room Discussions



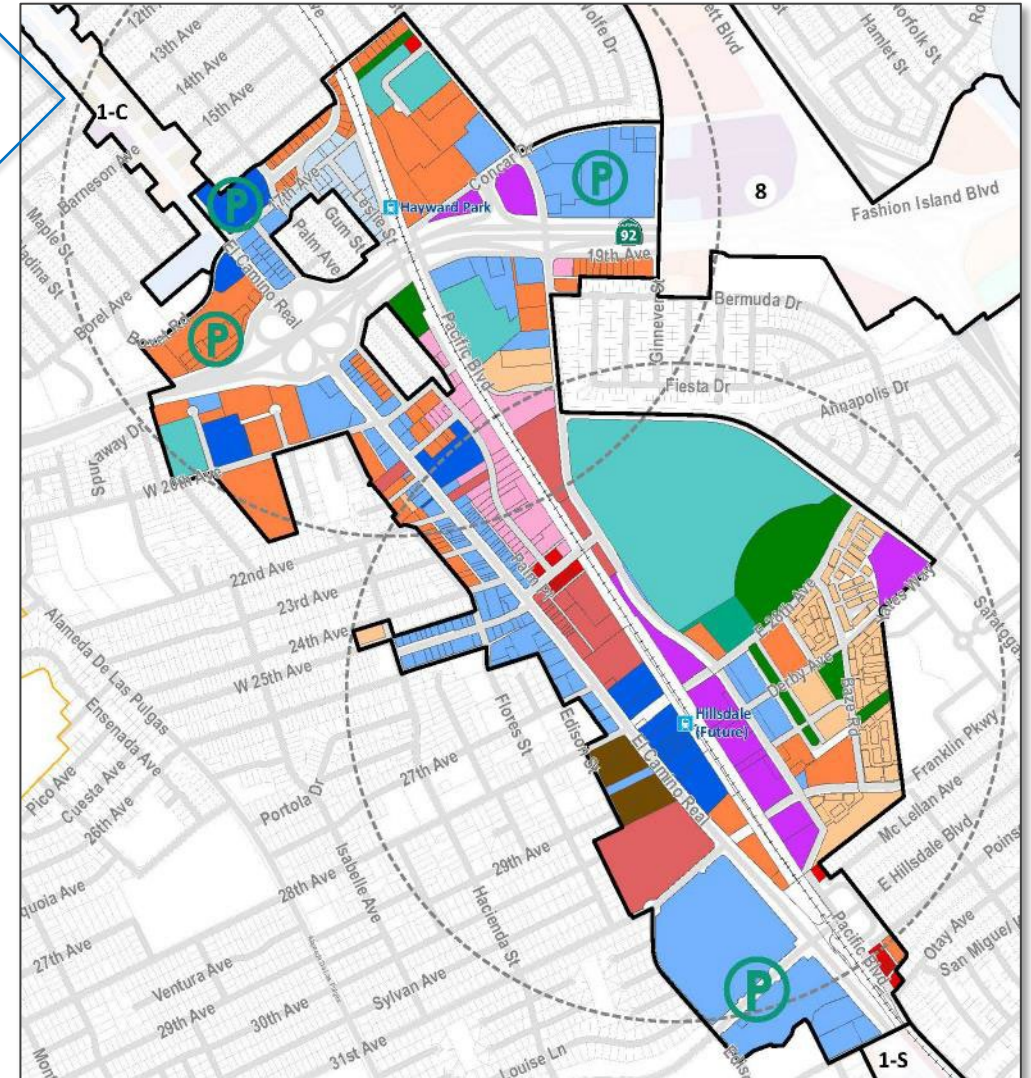
www.StriveSanMateo.org



Backup slides





Breakout Room Discussion Materials

- » **Land Use Alternatives Maps**
- » **Circulation Alternatives Maps**
- » **Place Type Menu**
- » **Existing General Plan
Land Use Map for reference**
- » **Virtual Note Taking Sheet**











Breakout Room Discussion Materials

- » Land Use Alternatives Maps
- » Circulation Alternatives Maps
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REF	CATEGORY	PHOTO/ILLUSTRATION	
MIXED USE			
	Mixed-Use Low – 1-3 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. – 9 to 39 units per acre – 0.25 FAR retail – 1.0 FAR office		
	Mixed-Use Medium – 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. – 40 to 99 units per acre – 0.25 FAR retail – 3.0 FAR office		







Residential Categories

- » Yellow to brown
- » Darker = greater intensity
- » Low 1-3 stories
- » Medium 4-7 stories
- » High 8+ stories

RESIDENTIAL		
	Single Family – 1-2 story, detached homes including “in law” units (also known as ADU’s) – Up to 9 units per acre	
	Residential Low – 1-3 story, attached homes including townhomes, duplexes, triplexes, and fourplexes – 9 to 39 units per acre	
	Residential Medium – 4-7 story buildings including condominiums and apartments – 40 to 99 units per acre	
	Residential High – 8+ story buildings including multi-story condominiums and apartments. – 100 to 200 units per acre	

Mixed Use Categories

- » Light to dark blue
- » Darker = greater intensity
- » Low 1-3 stories
- » Medium 4-7 stories
- » High 8+ stories

MIXED USE			
	Mixed-Use Low – 1-3 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. – 9 to 39 units per acre – 0.25 FAR retail – 1.0 FAR office	 	
	Mixed-Use Medium – 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. – 40 to 99 units per acre – 0.25 FAR retail – 3.0 FAR office	 	
	Mixed-Use High – 8+ story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. – 100 to 200 units per acre – 0.25 FAR retail – 5.0 FAR office	 	







Commercial Categories

- » Red and pink
- » Neighborhood: restaurants, salons, gyms
- » Service: automotive, vets, self-storage
- » Regional: large shopping centers

COMMERCIAL			
	<p>Commercial Neighborhood</p> <p>– 1-2 story buildings with small shops, restaurants, salons, gyms, or shopping centers that serve the immediate neighborhood.</p> <p>– 1.0 FAR</p>	 	
	<p>Commercial Service</p> <p>– 1-3 story buildings with businesses such as automotive repair, pet hospitals, or self-storage.</p> <p>– 1.0 FAR</p>	 	
	<p>Commercial Regional – 3+ story buildings with large shopping centers such as Hillsdale Mall and Bridgepointe Shopping Center.</p> <p>– 1.0 to 2.5 FAR</p>	 	

Office Categories

- » Violet to purple
- » Darker = greater intensity
- » Low 1-3 stories
- » Medium 4-7 stories
- » High 8+ stories

OFFICE		
	Office Low – 1-3 story buildings with medical or professional offices. – 1.0 FAR	
	Office Medium – 4-7 story buildings with medical or professional offices. – 3.0 FAR	
	Office High – 8+ story buildings with medical or professional offices. – 5.0 FAR	

Industrial Categories

» Dark gray

- traditional light industrial, warehouses
- 1 to 2 stories

» Light gray = R&D

- Offices, laboratories, maker spaces
- 3+ stories

INDUSTRIAL			
	Traditional Light Industrial <ul style="list-style-type: none">– 1-2 story buildings with light manufacturing, warehousing, and distribution facilities.– 1.0 FAR		
	Research and Development <ul style="list-style-type: none">– 3+ story buildings with professional office uses and manufacturing, laboratories, makers' spaces, and assembly processes to support the development of new products.– 1.0 to 2.0 FAR		








Park and Open Space Categories

» Solid green

- Park, parklet, civic space

» P in a circle:

- Publicly-accessible, privately maintained
- Courtyards, lawns, plazas

PARKS AND OPEN SPACE		
	Parklet – small park or gathering space.	
	Community Park – a larger park of 1 to several acres that includes recreational or community amenities	
	Privately-Owned Public Open Space – publicly accessible but privately maintained plazas and courtyards integrated within private development.	
	Civic Gathering Space – a plaza, amphitheater, or town square that can accommodate community events	