

From: Kristie Eglsaer [REDACTED]
Sent: Thursday, April 14, 2022 2:41 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Response to Planning Commission Comments on 2040 General Plan

Dear Planning Commission,

Thank you for your recent support of pedestrian, bicycling and transit infrastructure for the 2040 General Plan. Building housing "near transit" is a great idea! But I would also say that transit should be available *everywhere* one lives or travels to in San Mateo. If you start to think of transit being everywhere, then a land-use planning model might be different.

The Bay Area has always been a different sort of metropolitan area, where you don't necessarily have "bedroom communities" and one "city center." People live and work and commute to all sorts of different places. And the pandemic has only magnified the need for transit beyond the typical 9-5 commute in and out of San Francisco.

On the housing side, I know the Planning Commission favored Alternatives B or C in most places. It was said in the GP survey that developers prefer mid-rise buildings because they "pencil out." But most [mid- and high-rise buildings are not designed with children in mind](#). The less attractive new developments are for families, the more out of reach single family home prices will be because we're not really solving the supply and demand problem.

One of the reasons that people like to live in single family homes is so that their kids will have a safe place to play outdoors without leaving home. One way to create that with a mid-rise building is to [wrap the building around a courtyard to use as recreational space](#).

Low-rise duplexes, triplexes and quads are more dense than a single-family unit on a lot but are family-friendly. Also, considering how to create more multi-generational housing options would be a great direction to go.

[PLANNING FOR CHILDREN IN NEW VERTICAL COMMUNITIES \(PDF\)](#)

[HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES \(PDF\)](#)

Regarding making our communities more walkable and bike and transit friendly, I hope the focus can be on lighter, [quicker](#), cheaper projects and trying pilot solutions.

Also, has the city replaced the "Transportation Improvement Fee" with a "Sustainable Streets Fee" as laid out on p. 54/515 of the [2015 Sustainable Streets Plan](#)?

Please also work with county and state entities to create a regular and more robust transit system.

"...every dollar invested in public transportation brings four times that in economic impact."

<https://www.govtech-com.cdn.ampproject.org/c/s/www.govtech.com/transportation/Transit-Partnerships-Take-on-First-Last-Mile-Problem.html?AMP>

San Mateo is home to one of the recreation jewels of our county with Coyote Point, and yet there is no public transit that will take you there.

Investing in reliable bus service is a great way to create transit everywhere. This [short video from Vox on the benefits of investing in a reliable and connected bus network](#) is so enlightening and I highly recommend watching it.

Thank you for considering my comments.

Sincerely,

Kristie Eglsaer