



San Mateo County

Spring 2017 Public Engagement: Comments from San Mateo County

San Mateo County Open House -- Thursday, May 4, 2017

Sequoia High School Multi-Purpose Room, 1201 Brewster Avenue, Redwood City

6:30 p.m. to 8:30 p.m.

ACTION PLAN STATION FEEDBACK

The **Action Plan Station** described proposed actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below are the comments submitted at the boards for Housing, Economic Development and Resiliency.

Housing

- 1 Need all housing types: micro units, high density
- 2 Need more direct investment in housing
- 3 San Mateo County's jobs/housing way out of balance. Housing need is much greater than 2040 forecasts. Need bigger, bolder regional targets.
- 4 Shorten or streamline transportation delivery schedule
- 5 What's the plan to implement a regional view when cities/politics may not want it (e.g., not in my backyard approach)?
- 6 With the current population aging, people with fixed incomes are being priced out of their living spaces. Residential care facilities are closing. How can this be solved? We need affordable housing.
- 7 I like this - there are public and private sites
- 8 Prioritize long-range planning for transit connections to open space areas (PCAs)
- 9 How does Plan address county by county data?
- 10 The specifics are missing. How are we going to build more affordable housing? What is the goal and how will we measure success?
- 11 Help fund affordable housing near work for teachers, school staff
- 12 \$\$ from private corporations
- 13 Build more single family homes
- 14 Incentives to reduce parking and to charge for parking!
- 15 Create tax incentives for people to sell and buy/rent houses closer to work
- 16 Reduce capital gains tax. People of pre-13 vintage will sell and move. Their homes will be replaced by more multi-family, single structures. Better use of land.
- 17 Save Docketown! Yes!

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- 18 What happens to jurisdictions that do not meet their housing needs allocations?
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- 19 Condition transportation funding on housing production
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- 20 Need to reallocate water amounts in a fair way across Bay Area cities to build housing/economic development
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- 21 More housing all income levels
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- 22 Need to make entry (level) housing profitable for developers
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- 23 Affordable housing by government is enormously expensive and very low production developers are better builders
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- 24 The future of Silicon Valley is non-driver cars, and drones not bicycles
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Economic Development

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- 25 Performance criteria for regional transportation investments
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- 26 Need to promote transportation access from growing PDAs/Urban Centers to open space (PCAs)
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- 27 What is practical cap on Employment in San Mateo County?
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- 28 Better bus transportation to high schools (e.g., Woodside)
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- 29 Do we need economical growth? Why?
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- 30 Need more Bay Crossing public transport options (e.g., Dumbarton, BART south on the Peninsula)
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- 31 Need to relook at Dumbarton South Approach (Embarcadero 101N to Dumbarton) alleviate traffic on Willow/University
-
- 32 Ferry transportation around the Bay and link to public transportation
-
- 33 Streamline fares and create insurance policy for transportation agencies if they lose, since ridership will likely go up
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- 34 Housing and transportation to support economic development
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- 35 Has anything happened with/from core capacity?
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- 36 Focus now on bold/big improvements like second BART tube
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- 37 Add housing near job centers
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Resiliency

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- 38 Use the Bay (ferries) to reduce dependency on surface transportation
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- 39 Bold, big ideas now are needed. San Mateo SLR Plan good start.
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- 40 What about emissions reduction strategies? Could you include this in your plan?
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- 41 Incorporate green infrastructure in road projects and funding
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- 42 The Chase Bank property to the north of the old courthouse (Redwood City) should be a park. Has mature trees, you couldn't create it new.
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- 43 In strengthening open space protections - include recreational trails to public space - continue to promote SF Bay Trail
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- 44 Redistribute water where needed/wanted for development (housing, commercial, e.g., East Palo Alto not Hillsborough)
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- 45 Determine if water resources are sufficient for the proposed growth
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- 46 Take into account climate change when planning, especially building near the Bay
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- 47 Expand Bay Area's natural infrastructure - include incentives for Transit to Trails to improve access to public space.
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- 48 Cut taxes for stronger families
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- 49 Could you include some options for (or plans in the future) sea level rise adaptation strategies for mitigation? (i.e., seawall, flood proofing, horizontal levees, etc.)
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- 50 Floating home communities like Docktown!
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- 51 Mono-rail on El Camino that hooks to all public transport
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ACTIVITY STATION FEEDBACK

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below are the comments received at the San Mateo County open house.

The best way to create more housing in the Bay Area is...

- 1 Redistribute water allocation in a fair manner across Bay Area cities that really need/want it, e.g. East Palo Alto.
- 2 Build higher density, transit oriented housing -- higher density near public transportation, downtowns, jobs. Redwood City if great example!
- 3 To speed up the approval process for smart infill development.
- 4 To have a PLAN!!
- 5 Allow more area single family homes.
- 6 In San Mateo County, need to build *more density*. Start with affordable available sites, share info, partner. Big shortage of homes means build more. Need money.
- 7 Transit-oriented development.
- 8 Add housing near job centers and create neighborhoods.
- 9 Condition local funding on housing production, not just zoning.

To keep the region's economy growing, we should...

- 10 Invest in public higher education (grow our own local job base).
- 11 Think long-term -- 2085? Think hard about real restrictions and caps in place. Serve the service worker.
- 12 In Redwood City -- turn lower Broadway from Wells Fargo to Woodside Road into pedestrian/Santana Row development.
- 13 Create more middle-wage jobs; and develop a regional economic development STRATEGY.
- 14 Do we really need *more* offices? Why?

To prevent displacement, I recommend...

- 15 Talk to one another. Help each other. Build funds to acquire apartment buildings and offer at affordable rates. Micro units.
- 16 Building more housing near transportation. *More Density * New construction materials *Walkable neighborhoods.

We can create a more resilient Bay Area by...

- 17 Not over-building work/office space before we 'get a handle' on providing adequate housing!
- 18 Creating a park on the Chase Bank property north of the Old Courthouse. The mature trees are stunning and in the center of downtown. If funds are ever available for such a project, please consider it.
- 19 Focus on the Bay and sea-level rise. Long-term transportation and land use solutions are needed to adapt. Start now.
- 20 Cutting taxes.
- 21 Helping teachers, school staff, healthcare professionals (nurses, doctors), police and fire, and others *live* near where they work. Need funding/more housing in some communities to make this happen.

We need a transportation system that...

- 22 Has adequate capacity; a predictable schedule; runs frequently; does not disrupt existing downtowns on the Peninsula (i.e. Underground it!).
- 23 Is a realistic alternative to private autos: convenient and frequent.

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- 24 reduces congestion and pollution!
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- 25 Is regional in its approach and implementation, i.e., not 20+ agencies but one (BART, buses, Caltrain, etc.).
Make it more efficient and build it for the XXI century.
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- 26 Provides seamless access around the Bay -- coordinated fares and schedules.
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- 27 Allows for more roads and more lanes --- NO Lexus <pay> lanes.
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- 28 Allows me to not need a car.
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- 29 Runs often. Gets people out of the car. This is not a transportation engineering problem. It's a social engineering problem.
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- 30 Has SAFE bicycle/ped pathways all around town/area (like Amsterdam and Copenhagen).
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- 31 Provides affordable access to parks, trails and open space areas (i.e., PCAs) for families and individuals of all abilities (transit to trails).
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- 32 Is bigger and bolder than what we have now...that emphasizes local last mile connections...that uses the Bay (ferries)....that is responsive to sea level rise.
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With the Action Plan in mind, I commit to...

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- 33 Provide specific comments on Plan. Continue my advocacy for housing affordability as a member of board of Housing Leadership Council of San Mateo County.
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FEEDBACK VIA WRITTEN COMMENT FORMS

Some participants submitted additional comments via a comment form available at the open houses.

Below are comments received at the San Mateo County Open House.

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- 1 **Transportation:** The plan seems to focus on a large number of isolated solutions. These are tools in the kit. At least as much funding of effort must be dedicated to getting people out of cars: simple and affordable interoperability of public transit; integration of resources like Uber and Lyft to extend public transit to cover the last mile; aggressive implementation of marketing of reliable, flexible, real-time ridesharing solutions; strong dedication to very near-term piloting and rollout of autonomous vehicles as the basis of a universal transit system that will end the era of private automobile ownership and the internal combustion engine. This will make many of the projects in the plan irrelevant.
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- 2 **Housing:** In central San Mateo County, the desire to retain a quite, rural feel can be achieved west of El Camino Real by building a huge amount along the El Camino/Caltrain/101 transit corridor. One great candidate extends from northern Redwood City through San Carlos and Belmont, into San Mateo. Build pedestrian and transit-oriented ground level retail, a couple of stories of commercial and a couple of levels of housing.
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- 3 **Housing:** Substantial affordable housing must be included in all new construction, either as a percentage of the housing allotment or as a fee that enable each to intersperse affordable housing with their own fee-funded construction. These new planned communities must include parks, schools, and all other appropriate public services and amenities proportional to population. This development must be planned and implemented to enable the majority of residents to walk, bike or take transit to work, school and most regular activities. Must be accompanied by robust transit growth.
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- 4 **Transit:** Fund SamTrans adequately to expand services dramatically. Far more routes (and dynamic scheduling) reaching the last mile to connect where people live, where thy work/shop/etc., and the main transit arteries. Make it be the obvious choice to take transit, rather than pulling your car out of the garage: cheaper, faster, safer, more convenient, more productive and enjoyable use of time.
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- 5 **Workforce development:** Create regional industry advisory boards (tech, biotech, hospitality, healthcare, etc.) to work with the education community (college, high school, K-8): Build modern, accurate, state of the art curriculum; help provide best resources; connect mentors; share facilities with students; implement internships. Public education is the great farm system that the Bay Area's industries need -- nurture and develop it!
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FEEDBACK VIA WRITTEN COMMENT FORMS

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- 6 Great event. Very well organized. Look forward to the next event. I look forward to MTC working closer with the surrounding counties. The most important thing is to establish with the counties and surrounding cities a metropolitan transit system. We need to connect BART, Caltrain, Samtrans or any mode of transportation under a universal system that has one card or application that makes transportation more smooth.
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- 7 PCAs (Priority Conservation Areas): There needs to be a forum that explores the role and integration of PCAs into Plan Bay Area. Connectivity and infrastructure; access to resources; and role in providing quality of life to urban residents.
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- 8 Really appreciate the time and effort to put on this event! I was especially heartened to see the ideas the public has to improve the plan and how many people here who are supporting smart growth. I am supportive of the plan's call to action on affordable housing and its commitment to protecting natural infrastructure. However, I think the plan could use more specifics on how it will achieve its goals. What is the metric that will be used to measure success on housing affordability? How will its construction be funded?
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- 9 I am here to support the PBA2040 because doing nothing is NOT an option. We must be proactive and develop and execute a plan! Much inequity comes from uneven distribution of vital resources and infrastructure. Our environment will not save itself. We must act as the stewards, if not, the future is dim.
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- 10 Getting people out of the car is not a transit engineering problem. It is a social engineering problem, like smoking. Start by getting car commercials off TV. Then tax, tax, tax solo drivers and use the WWII slogan -- "Is this trip necessary?"
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- 11 ABAG members should run for office. Simple. Do it.
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- 12 Very supportive of BAAQMD's #3 TR16: Indirect Source Review (Rule) to regulate emissions.
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- 13 Supportive of express lanes but disappointed to learn that none of toll money will benefit public transit in corridor, as opposed to just "building-out" the system.
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- 14 The Draft Plan Bay Area 2040 is a much needed regional plan to address the area's land use, transportation, housing and open space needs. However, I would recommend more key actions be developed to address the "access gap" for communities and families to visit parks and open space areas that surround the urban centers. How do we promote/encourage transit connections to PCAs that Plan Bay Area 2040 adopts as part of its strategies? With increased housing and resident population in the PDAs and urban centers, the protected open space areas become more critical than ever for families and communities that lack parks and open space to access for health and wellness. Provide more funding opportunities for transit solutions that bring families, elderly and individuals with disabilities to open space areas that surround the urban centers! Thank you.
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