

**Neighborhood Meeting  
Downtown San Mateo Opportunity Sites  
February 24, 2020**

PLANNING APPLICATION:	PA18-077 480 E. 4 <sup>th</sup> Avenue & 400 E. 5 <sup>th</sup> Avenue - City Owned Former Redevelopment Sites - Affordable Housing Pre-App
PROJECT LOCATION:	480 E. 4 <sup>th</sup> Avenue & 400 E. 5 <sup>th</sup> Avenue, San Mateo
MEETING LOCATION:	San Mateo Central Park Recreation Center
MEETING DATE/TIME:	February 24, 2020
ATTENDEES:	Public - See Sign-In Sheet
PURPOSE OF MEETING:	Pre-Application neighbor outreach to provide an update of proposed project to obtain feedback and answer questions or concerns.

**PRESENTATION:**

Approximately 30 Minutes

Part 1: Introduction

Phillip Brennan, Associate Planner at the City of San Mateo, welcomed attendees, reviewed the agenda for the meeting, and introduced the format of the event.

Part 2: Project History

Kathy Kleinbaum, Assistant City Manager at the City of San Mateo, provided an overview of the project history, including the selection of MidPen through a RFP process in April 2018, prior community meetings in October 2019 and March 2019, City Council-directed changes to the original concept at a November 2019 Study Session, and the decision to proceed with increased height and density given at a February 2020 Study Session.

Part 3: About MidPen

Nevada Merriman, Director of Housing Development at MidPen, provided an overview of development, property management, and resident services at MidPen Housing Corporation as well as examples of MidPen's residential communities in San Mateo City and County. Nevada also spoke to the anticipated timeline for the project, including the path to entitlements approvals in July 2020 and construction beginning in Fall 2021.

Part 4: Design Concept

Bradley Sugarman, Senior Associate at BAR Architects, presented a map illustrating the project's surrounding context, a site plan, and renderings of key perspectives.

Bradley also spoke about the design approach to the garage.

**Part 5: Project Details**

Nevada Merriman spoke about MidPen's proposed parking management strategies, the public art approach, and changes to the unit mix due to the increased height and density directed by City Council at the February 3, 2020 City Council Study Session.

**Part 6: Conclusion**

Phillip Brennan explained the current status of the traffic analysis and environmental review process. The presentation concluded with a review of the anticipated timeline and next steps for the City and MidPen.

**QUESTION & ANSWER SESSION:**

Approximately 30 Minutes

Speaker	Comment/Question	Response
Neighbor 1	<p>How does this proposal work with Measure P?</p> <p>Does the State law allow preemption of local City law?</p>	<p>Kathy: AB 1763, which is for 100% affordable housing near transit, allows for increased height. Allows us to go beyond Measure P restrictions.</p> <p>Bradley: The height was 55' and is now around 70-75'.</p>
Neighbor 2	<p>We need low income housing. However, Central neighborhood homeowners are concerned about height. This project looks just like the KMART project on Concourse. I am concerned about the traffic. Only way on and off Highway 101 is 3rd Avenue. We need housing for teachers, firefighters, but I'm concerned about traffic.</p>	<p>Kathy: Thank you for your comment.</p>
Neighbor 3	<p>What are the noise impacts? Noise level is horrible where I live. How will residents live there, and how will they deal with noise from the train in the building?</p>	<p>Nevada: We will use thicker walls and better windows on the train side of the residential building. We are working with an acoustical consultant. Federal government has more stringent requirements that we will need to meet based off of funding for the proposed development, so we provide better quality than most market rate developments.</p>

Neighbor 4	What happened to the Worker Resource Center?	Kathy: The City is actively looking for commercial sites in San Mateo. We're concentrating on the Amphlet corridor. Access to freeway is critical for many people who hire day laborers.
Neighbor 5	Regarding noise from train, I'm a commuter. Why don't we have double gates so trains can pass without having to blow the horn? It's worse at night and it's deafening for children.	Kathy: Train noise is top priority for City Council. We are working with the federal government but it's not an easy or low cost solution.
Neighbor 6	I live on 5th and Delaware. I support affordable housing but we're concerned about extra two levels. I moved from SF to San Mateo to live in a small town. Grandparents, who provide childcare, need a place to park. I am concerned about the impact on the residential parking situation. Most people have cars, like the mother and father of most families.	Kathy: The residential parking is on top of 532 public parking stalls. Shared use of the public parking may be possible.  Nevada: It's a lot about how you manage it. We have a no car preference at a property in Downtown San Jose and in Belmont. Many households are changing how they use cars.
Neighbor 7	Is there a chance that the PG&E substation will blow up?	Kathy: We have safety mitigation measures. We studied this. Risk with this substation is that the coolant around the transformers is flammable but not explosive. However, we have onsite containment measures built in.
Neighbor 8	I care about garage. Is the garage open 24/7? Who owns the residential?	Kathy: The garage will be owned by the City. We will dictate the hours. Garage is both public and residential parking.  Kathy: The City will own the land for the residential and garage. It's about the City and MidPen coming together.
Neighbor 9	You're adding 61 more units. Where will people park and put their vehicle?	Nevada: We will continue to refine the parking management plan. Seniors do not park at 1 car to every home. People with developmental disabilities often have lower car ownership rates.  Kathy: The public parking garage will add 297 parking, an increase

		in the overall parking supply. Shared use of the public parking may be possible.
Neighbor 10	Thank you for mentioning the people with developmental disabilities. There is a deep need for those people to have affordable housing. My son is here with developmental disabilities. There is a pressing need to ensure smooth transitions. I would be extremely grateful for this community to support housing for this population.	Nevada: Thank you for sharing your experience.
Neighbor 11	What is the status of the parking study?	Kathy: Our parking study is currently looking at parking during construction. We are exploring strategies for parking during non-construction times.
Neighbor 12	Is a certain percentage of units for IDD folks?	Nevada: This is still under consideration. IDD units are most powerful when paired with S8 voucher. We need to talk with the County about how many vouchers they want to set aside for IDD.
Neighbor 13	I am excited to see this project. How did you decide on this unit mix?	Nevada: Putting together the unit mix is a puzzle. For example, 3BR units are best located at the building corners. We had to look carefully at how many units we could fit given the floor plan constraints.
Neighbor 14	This project is next to Caltrain. The future may be a viaduct with train tracks on the 3rd or 4th floor. How will the architect deal with future proofing the building to deal with potentially elevated rail track?	Nevada: Peninsula station, between El Camino and the rail tracks, dealt with many of these issues. Federal money requires you do a predictive analysis. We are installing thicker walls, better window, and a ventilation system for better air quality so that residents can have access to fresh air without opening the window. The predictive analysis is for both interior and exterior noise. We need to see what measures will be adequate in 20 years.

Neighbor 15	The traffic through Downtown San Mateo is horrendous. What will you do to make it easier to get onto 101?	<p>Kathy: The traffic analysis is underway. In April it will be published.</p> <p>Nevada: Some units will have a public employee preference and so residents will be employees of San Mateo City and County and will be commuting against the major flows.</p>
Neighbor 16	You indicated that the report would look at impact on intersections. SB 743 changes traffic impacts from level of service to VMT per capita. Can you clarify what you are looking at?	<p>Kathy: City is looking at both VMT (required under CEQA) and level of service (per general plan). So we will be looking at both.</p>
Neighbor 17	Explain the income eligibility matrix, Is there a preference for public employees? What happens when they lose their job?	<p>Kathy: 25% public employee preference. No one will be evicted if their employment changes.</p> <p>Nevada: We would maintain two waiting lists. One for public employees and one for non-public employees</p>
Neighbor 18	My bedroom is across from the train tracks. I don't think noise is that bad. I am excited to be able to see construction in process for this development. Grocery stores are within walking distance. Many families are making the decision to go without a car. I and my wife share one car.	<p>Kathy: Thank you for your comment.</p>
Neighbor 19	How long will construction last?	<p>Kathy: The construction period is estimated to last 21 months.</p>
Neighbor 20	Are there any businesses in this development?	<p>Nevada: There will be no commercial space.</p>
Neighbor 21	Will this building be earthquake-safe?	<p>Nevada: We will have to design and build to California's building codes.</p>
Neighbor 22	Is there a possibility of underground parking? Can we explore that? Also, what about the bicycle route? Do we have any money going into the bike route? Why have a bike facility when you don't have infrastructure for it?	<p>Nevada: underground parking is cost prohibitive. We have the pedestrian bridge.</p> <p>Bradley: Accessible parking spaces close to the bridge. Elevator close to where the bridge comes across. Cost and</p>

		<p>constructability issues. Impacts the livability of the residents.</p> <p>Nevada: About 2.5 people per unit. About 600 people.</p> <p>Nevada: We want to look more into what the City is doing on the bike plan.</p>
Neighbor 23	Has anyone from City Council had to deal with people with disabilities? If you are someone with mobility issues, the last thing you'll want to do is deal with this design. I'm exhausted dealing with my mobility issues. You need to bring more perspective from people with disability issues. We need affordable housing, but this isn't going to help. 5 story garage is blight. No one wants to see it lit up all night.	Nevada: I would like to hear more from you after this meeting about your feedback. Thank you for sharing your experience.
Neighbor 24	What can be on the north garage wall? This, along with the pedestrian bridge, can be unique - don't waste this opportunity.	Nevada: Thank you for your comment.