

Downtown San Mateo Opportunity Sites October 30, 2018 Community Open House Summary

Event Summary

On Tuesday, October 30, 2018, from 6:30 until 8:30 p.m., MidPen Housing hosted a community Open House at the San Mateo Public Library in downtown San Mateo. The event objectives were to introduce the Downtown San Mateo Opportunity Sites project in addition to soliciting feedback on key project elements. The open house format was comprised of “stations” at which attendees could view project information and design sketches, learn about MidPen Property Management and MidPen Services, and learn about the City’s role in the project. The format also included a station dedicated to gathering attendee feedback on how to use the 2,000 square-foot community serving space that will be part of the development. Approximately 50 members of the community attended the open house. This document is a compilation of questions and feedback received at the event and immediately thereafter.

Comments and Responses

Project Concept and Basics

1. What is the project timeline? When does construction start and end?

We are aiming to begin construction in 2021. The parking garage would be constructed first. We would then move on to construction of the housing. We anticipate a 2.5 year construction period

2. How many acres is this site?

The residential parcel at 480 E. 4th Avenue is 1.16 acres. The garage parcel at 400 E. 5th Avenue is 1.25 acres.

3. What surrounds the site?

The garage parcel (400 E. 5th Avenue) is bordered by light industrial uses and Class B/C office buildings. The residential parcel (480 E. 4th Avenue) is bordered by light industrial and commercial/retail uses. The railroad tracks run adjacent to the western boundaries of both parcels.

4. Are these the final drawings?

No, the drawings presented at the 10-30-2018 open house are not the final drawings, but rather conceptual sketches. There is a long road ahead for further refining exterior and interior design elements for both the garage and housing.

5. When is the public meeting about this project?

We are planning to hold another community meeting, open to the public, in early 2019. Following that, in late 2019, the project will go before the City of San Mateo Planning

Commission for a public study session. Please bookmark the [project website](#), which will announce the specific dates, times and venues of these upcoming meetings.

6. How can I support this project?

Come to the next community meeting in early 2019.

Architecture & Design

7. Why do you need a pedestrian bridge?

The pedestrian bridge will offer residents of the housing a direct means to access the residential buildings from the top floor of the parking garage, which is where resident parking will be located. Without the pedestrian bridge, residents would need to make their way to the first floor of the garage, and then cross 5th Avenue, to access their apartments.

8. Can art be added to the bridge? Can the bridge be placed or oriented differently?

At this stage, the thought is to refurbish and repurpose a rail car, but designs are not far along enough yet to determine whether the bridge could accommodate installations of art. As to the orientation of the bridge, given the Question/Answer above, an alternative is not feasible. Our goal for the final design of the bridge is that it allow as much flow-through of air and light as possible, while still being safe for both users and those below.

9. What are the green features of this project?

The project will be built to California code and building standards, in addition to City of San Mateo requirements that are above and beyond state code. In addition, MidPen's Building Program and Design Guidelines encourage energy and water-efficient designs, the use of materials that have a high "life-cycle value", and minimizing the use of hazardous materials, including materials that minimize indoor air contamination, such as low-VOC paint, formaldehyde-free insulation and formaldehyde-free or fully sealed cabinets and countertops. Furthermore, the project design and construction will target a minimum of 125 points on the Build It Green GreenPoint checklist (or equivalent).

10. With more people, what is the impact to water usage for existing residents? We are told that we can only use 55 gallons of water per person.

The project is not anticipated to impact water usage for existing San Mateo residents.

11. What design features have already been decided for the garage? How many residential parking spaces will there be, and where?

The garage will have a minimum of 535 public parking spaces, to be managed by the City, and a minimum of 164 resident parking spaces. The current plan is that the garage will have a long-span geometry, one entry/exit at 5th Avenue, and vertical circulation will be facilitated by center-located ramps. We anticipate that the garage will have five levels, all above-ground, and an elevator will facilitate pedestrian and ADA access.

Parking stalls will be a mix of standard and compact sizes and at least 10% of stalls will be EV-ready.

12. How will the design encourage a safe environment?

The designs for the garage and the residential buildings are still in very early conceptual stages and there will be plenty of time to consider specific elements that contribute to safety and security. MidPen has developed and continually improves upon an internal set of building guidelines that prioritize things like safety and security, and we will work with the fire and police departments as designs progress to ensure their input into features or designs that will enhance personal as well as traffic-related safety.

13. Putting a public plaza in the corner would not be a good idea because of the proximity to the railroad tracks. Could it be flipped and placed on another corner?

On the garage site, we intend to eliminate the public plaza not only to mitigate for safety and security concerns that have been raised through community outreach, but also to accommodate a wider vehicular entry/exit-way for the garage. On the residential site, the northwest corner location contributes to our vision for the community serving as a “gateway” between downtown San Mateo and the central neighborhoods, and would help orient residents “toward” the services, amenities, and transportation options available in downtown San Mateo. Additional input on the proposed layout is welcome.

14. Can you design your development to encourage walking through more landscaping?

We recognize the importance of inviting landscaping in encouraging walking. We will incorporate landscape and streetscape elements where possible to encourage both our residents and others to choose active modes of transportation and activate the downtown.

15. How many trees will you plant?

We will aim to preserve or add trees on sites to the extent possible, but it is too early in the design process to know how many that will be.

16. Do these come with appliances?

All MidPen residential units come with refrigerators, stove/oven units, and dishwashers.

17. Can you build for all electric appliances to avoid retrofitting?

Yes, our plan is for all unit appliances to be electric.

18. I would like to see new design guidelines at the City level for downtown San Mateo to ensure future projects maintain a consistent aesthetic.

The City is currently going through an update to its Downtown Specific Plan, which will develop a roadmap that will guide future downtown improvements. Visit the [Downtown Specific Plan Project website](#) to learn more about how you can stay involved.

19. How will the floors in the garage be connected?

The current plan is that the garage will have a long-span circulation design, which will connect floors via a center ramp.

20. Can you have a place for seniors to sit and rest and socialize?

The residential community will have a community room and also a central courtyard where resident seniors can sit, rest, and socialize.

21. Can you add something special in design so it's not so cookie cutter?

As we progress through the design phases, there will be opportunities to add design “touches” that will contribute to the project’s uniqueness. We will consider those that contribute to the project’s goal of serving as a gateway between the downtown and adjoining neighborhoods, and are feasible within the ultimate funding the project is able to secure.

Community Serving Space

22. What is the community space going to be used for?

At the community input activity at our 10-30-2018 Open House, we received a wide range of ideas and suggestions. These suggestions included a daycare (see below), after-school space (see below), satellite library, fitness studio, business incubator, community group meeting space, tool lending library, as well as a new space for the Samaritan House Workers Resource Center that will need a new home once we start construction on the garage. All of these suggestions will be considered in light of what is possible within the size of the space, the objectives of the City, and what is permissible by local and state regulations.

23. Can you include a daycare? What about an after-school space for children study and do their homework?

A financially viable childcare center is not a feasible use of the community serving space due to the limited interior area (2,000 square feet), lack of a dedicated outdoor space, and proximity to an active rail line. The residential development will include an after-school program and space for children of residents. The nearest public school already has an on-site after school program.

[see also: Exhibit A – Community Serving Space Dot Activity]

Future Resident Population and Services

24. Who will be eligible for housing? Is it first come, first serve? How do you choose your applicants with so many applicants?

Households earning up to 120% of area median income (AMI), including fixed incomes, will be eligible for units in this project. A preference for people who live or work in the City of San Mateo will apply to all non-manager units to the extent allowed by certain public and regulatory agencies. MidPen and the City are also exploring the feasibility of applying another preference layer to a portion of the units, and that would be a preference for households with at least one member who is currently a public employee.

MidPen would accept applications from all interested households, filter them for income eligibility, and run a lottery to determine placement on a property waitlist. If a live/work preference is implemented, that preference will move applicants who live or work in San Mateo to move to the top of the waitlist, while ensuring compliance to all Fair Housing Laws. If a public employee preference is implemented, the effect on the waitlist position of an applicant meeting the preference criteria would be the same.

25. Are you working with youth?

While this project is not proposed to have specific youth services programming, the County of San Mateo has a [Youth to Adult Transition program](#) that addresses the unique needs of older adolescents and young adults.

26. Adults range from 25 to 85 years old, is MidPen using different ways to service these age groups?

MidPen Services offers high-quality services delivered within three distinctive programs: Family Services, Senior Services, and Supportive Housing Services. While this project is intended to house families, MidPen will consider the make-up of the actual tenant population to determine opportunities for connecting seniors to services geared toward those in their age group.

27. Are there any specific units for seniors/children at this project? Or other properties?

This will be a family community, so seniors and households with children could apply. However, units are not reserved or restricted to those above a certain age. Nor will there be assisted living for seniors.

MidPen does own and manage properties that are senior communities. To learn more, go to our [online property list](#) and sort the table by “Type.”

Traffic & Transportation

28. Can we have less parking? It would be nice to see a reduction in parking and more units. Or more housing services for all the new residents.

The 535 public parking spaces were something mandated by the City in its development [RFP](#) for the sites. We need to maintain a minimum 1:1 parking ratio for the residential units (164 parking stalls for 164 units).

29. Is MidPen prepared to help facilitate the RPPP (Residential Parking Permit Program) signage program for our adjacent neighborhood if overflow parking becomes an issue?

MidPen strives to be a good neighbor in the communities that we are part of.

30. What is going to happen to traffic? It's already a challenge in the downtown during certain hours. Some streets are already narrow.

Construction period: MidPen and our design and construction team will work closely with the City on a plan for traffic control during construction that would seek to minimize the impacts as the project gets built.

Post-construction: We will be conducting a traffic study to determine our project's likely impact to streets and intersections nearby and will take the study's conclusions and recommendations into account as flesh out designs and think about transportation demand management (TDM) programming. We plan to take advantage of the project's proximity to downtown business and services, as well as the Caltrain station, to encourage residents to replace car trips with walking, biking, or public transit trips. As we get a better idea of the available financing for the project, we should have an idea how much money we can put into TDM incentives such as transit pass or bikeshare subsidies for residents.

31. We will need more traffic calming measures on our streets to address cut-through traffic in the neighborhood.

The City will have final discretion regarding facilities and/or policies to be implemented on public rights-of-way. MidPen can certainly discuss with the City how we can support any proposed measures the City may approve in the future.

32. The traffic accident analysis for the neighboring development at 405 E. 4th Avenue uses data updated only to November 2016. Can your new traffic analysis use data updated to 2018?

We will request that the transportation consultant use traffic accident data that is as updated as possible.

33. Have you considered bike lanes?

We will incorporate bike lanes per any City requirements and as space allows. Please also see the [Bicycle Master Plan Update website](#).

34. Would MidPen consider a Lime Bike location?

The development will adhere to any City requirements regarding bikeshare services that are on the market at the time of project completion.

35. Can you do a wind study and noise study because of the train?

An acoustical engineer will evaluate exterior noise (i.e. from the train and other sources) and unit-to-unit noise transmission that may impact the development. Noise studies will be conducted during entitlements and again during design development. Noise mitigation measures resulting from these studies will be included in the design.

36. Do you think the garage will draw loitering, homeless encampments, illicit activities, and the like? Will MidPen handle the security and maintenance issues of the garage.

We will design the garage to maximize security features where possible (e.g., reducing ‘nooks and crannies’ big enough for persons to hide and increasing interior visibility from the street).). While the City will be responsible for garage security and maintenance once constructed, the architecture and engineering team will work to mitigate these issues through smart design.

Property Management & Resident Services

37. What is area median income?

Income and rent limits for San Mateo County are updated annually by the State of California. 100% Median Income for a 2-person household in San Mateo County was \$106,550 per data published by the California Department of Housing and Community Development.

38. With increased number of residents, what are the impacts on social services or other resources?

Given the live/work preference, we anticipate that many residents will be existing community members. On-site resident and property management services will be provided to residents through MidPen Resident Services and MidPen Property Management paid for by the project budget.

39. Any other projects in the future, in other counties?

The best way to stay informed of new projects is to follow MidPen on social media. [Visit our website](#) to learn what social media sites we are on!

40. Who creates your services programs?

By continuously assessing resident needs, MidPen Resident Services internally develops program curriculum as well as partners with local and national partners to deliver programs that provide residents with impactful outcomes. Examples of internal program design include the After School Summer program curriculum, which is designed and implemented by Services staff – and have themes centered around ecology and community awareness, as well as cultural diversity. Examples of how MidPen works with partners to expand program design include a partnership with WANDA (Women’s Achievement Network and Development Alliance), who delivers

a program centered around financial training, career and life skill development, matched savings, and networking opportunities.

41. Will these services affect the cost of the housing?

Resident and property management services will be provided at no additional cost to the residents of the housing.

42. Are any services geared toward disabilities, or are resources available?

MidPen Services works to diligently provide services that meet the needs of the variety of residents who live in MidPen communities. Our staff researches available resources, application and eligibility requirements and collaborate with residents to acquire necessary resources, from free hearing aids to additional in-home care. We also partner with external agencies whose sole expertise is program design and delivery for residents with disabilities.

43. Would you turn away people with pre-existing conditions?

No.

44. Are there food distribution programs for services?

MidPen Resident Services recognizes that MidPen residents face food security and nutritional challenges. To meet resident needs, MidPen looks for ways to incorporate healthy food as part of programming – where we partner with Second Harvest to ensure that participants in the After School program have access to healthy snacks every day – as well as partner with local food banks to deliver fresh fruits and vegetables to over 2,000 recipients throughout our portfolio and bring culturally relevant nutrition classes. MidPen Services also works with residents one on one to assist in acquisition of food benefits, whether that be applying and receiving food stamps or signing up for free or low-cost food programs like Grey Bears or Meals on Wheels.

45. Will there be case management for this development?

MidPen Services' Family, Senior, and Supportive Housing departments provide programming throughout all of MidPen's portfolio. Whether set-asides for chronically homeless are part of the development process or new residents move into established communities and present homeless or mental challenges, MidPen is able to provide these residents with program-appropriate services and collaboratively work with external case managers or work with residents to create independent living plans and assist with acquisition of the necessary benefits to support resident needs.

46. What is the timeframe for interviews?

Interviews typically begin approximately 90-120 days prior to the project's completion.

47. What is the definition of family?

A family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person.

48. Is there a screening process? What about applicants with a criminal history?

Yes, MidPen conducts a background check (credit and criminal) on all applicants age 18 and over who are invited from off the lottery waitlist to formally apply. Applicants with more than one misdemeanor within the past seven years, or any felony convictions at any time, will be denied.

49. I have safety and cleanliness concerns about having the Worker Resource Center in the community space.

There has not yet been a final decision on the use or occupant for the community space. Any tenant of the community space would be required to comply with lease terms outlining required procedures for safety and cleanliness, among other operating practices.

50. How does MidPen handle overcrowding?

The funding sources on our affordable housing projects allow MidPen to establish occupancy standards. Funders also conduct regular in-unit inspections, and allow MidPen to require households that change in size to move to another unit on the property of appropriate size, when one becomes available, or pay market rent to stay in their current unit.

51. How do other investments/ assets play into income?

We calculate the actual income earned from an asset (if any), which is added to the other sources of income. If, however, the total value of the asset(s) is more than \$5,000, we use the imputed value of 0.06% of the total value of assets, and that amount is compared to the income earned. The greater of the two is added to the other sources of income. Depending on the asset type, other rules may apply, which would be discussed with MidPen's leasing staff at the time of the interview.

52. Can you clarify what would happen if people go over income?

Currently, tax credit financing rules allow for households to remain housed if they exceed the income limit after the first year of occupancy.

53. Who will be able to use the community room in the residential building?

Only residents of the property.

General: MidPen Housing Corporation

54. What is MidPen's background? Are you a non-profit organization?

MidPen Housing Corporation is, indeed, a 501(c)3 non-profit organization. Learn all about the organization at www.midpen-housing.org.

55. How do you get on the waiting list for other MidPen properties?

If you are interested in finding affordable housing at a MidPen Housing property, please [visit our online properties search](#). Be sure the "Show only properties that are currently leasing or have an open wait list" box is checked, and set any other filters you desire. Submit the online inquiry form for each individual property you are interested in. For

example, if your search results are more than one property, submitting the online inquiry form for the first property does *not* mean you have submitted the form for them all. You must submit each individual property's form separately.

General: City of San Mateo

56. What's being built at 4th and Claremont? Is that another parking garage?

At that location, there is a four-story office and residential building with two levels of below grade parking under construction. The project includes three floors of office space of approximately 55,291 square-feet, 15 market-rate residential units, and 83 parking spaces.

57. With more residents coming in, will there be more police officers hired?

If the project gets approved, MidPen will be pay impact fees in accordance with City requirements.

58. Shared bike lanes are problematic with cars on road going up-hill and in downtown with existing traffic. How will we address this issue?

The City of San Mateo is currently in the process of updating its bicycle master plan. Learn more about the initiative, and how you can get involved and submit input such as this, at the [Bicycle Master Plan Update website](#).

59. Does City own any other sites in downtown?

The City owns other properties in the downtown including the public parking garages, surface parking lots, and the Cinema property.

60. Is there anything about ownership for multi-family housing? City? County?

The City of San Mateo has a [First-Time Home Buyer Program](#). The County San Mateo's Department of Housing lists [resources](#) for first-time home buyers as well.

61. Do we have jobs in this city where workers don't have to drive far?

Yes, and we encourage you to reach out to the City's [economic development](#) staff to learn more about particular employment-related questions you might have.

More information

See the project webpage on the City Planning website for more information: [Project Website](#)

The next community meeting is tentatively scheduled for early 2019.

Exhibit A - Community Serving Space Dot Activity

Instructions

Community Serving Space Dot Activity

We are gathering feedback on a potential use for the project's Community Serving Space. We appreciate your participation!

INSTRUCTIONS

- 1) Review the Dot Activity board and ground floor plan
- 2) What is your preferred use of the space?
You can make two choices. Feel free to vote twice for one option!

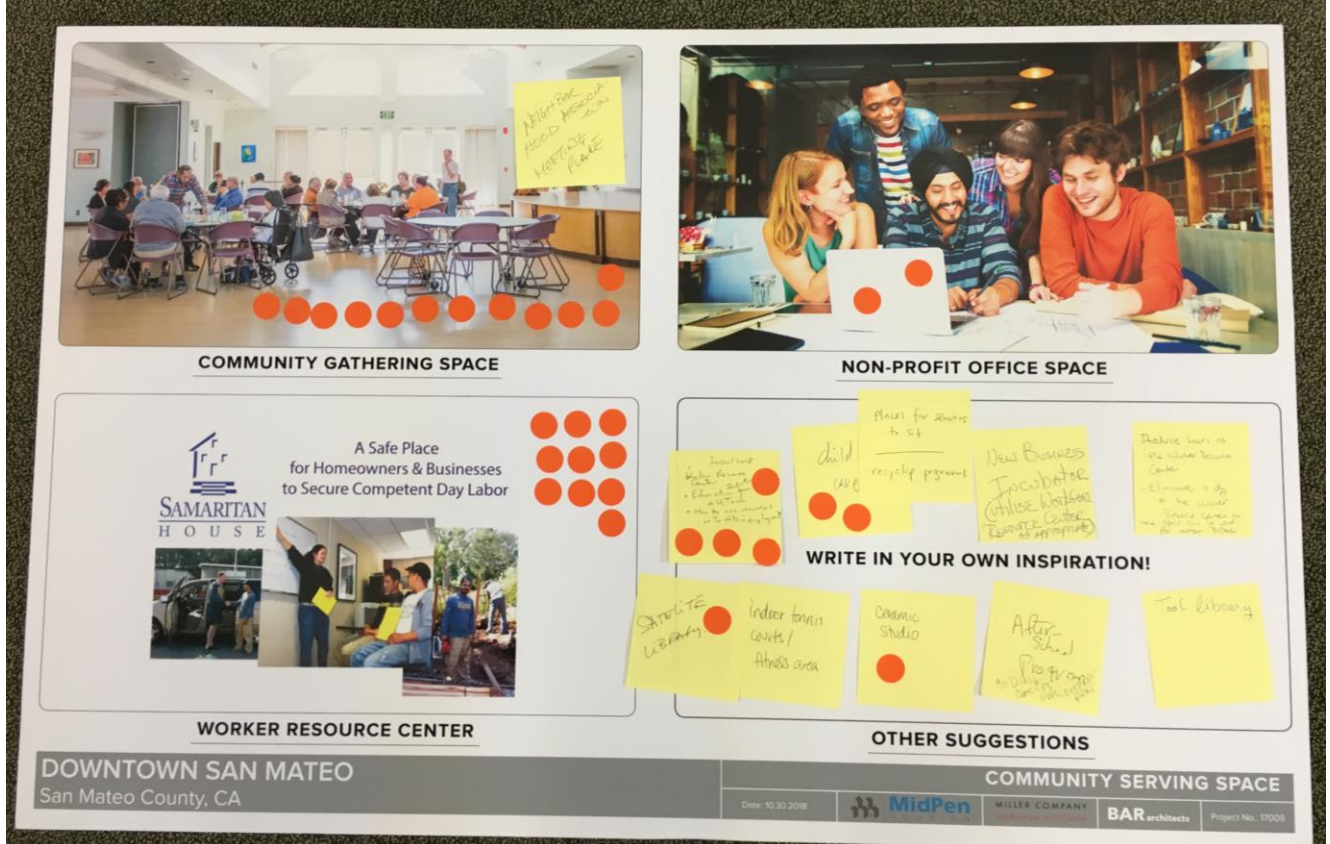
How to indicate your choice(s):

- Place a dot in ONE of the four boxes on the board

OR

- Write a suggestion on a sticky note, stick it on the "Other Suggestions" box, and put a dot on your sticky note

Results



COMMUNITY GATHERING SPACE

NON-PROFIT OFFICE SPACE

WORKER RESOURCE CENTER

WRITE IN YOUR OWN INSPIRATION!

OTHER SUGGESTIONS

DOWNTOWN SAN MATEO
San Mateo County, CA

COMMUNITY SERVING SPACE

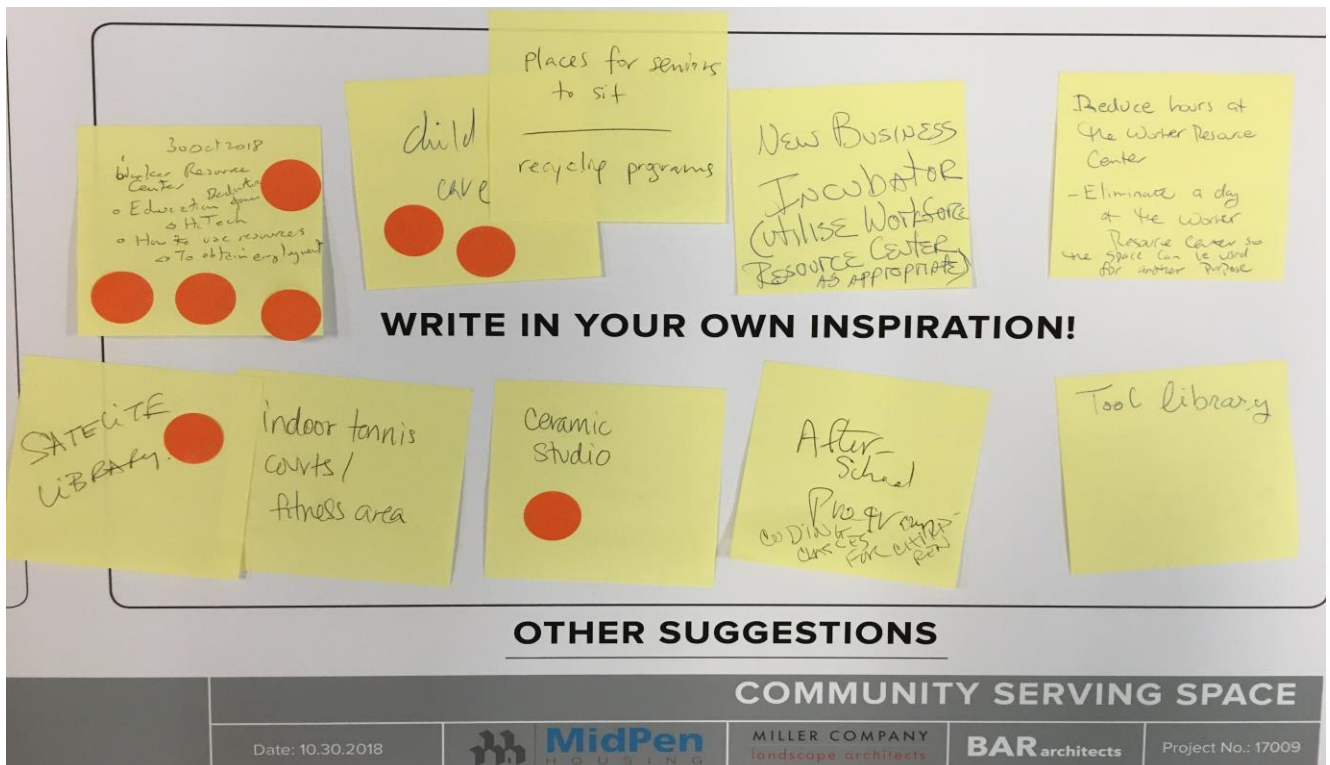
Date: 10.30.2018

MidPen

MILLER COMPANY
landscape architects

BAR architects

Project No.: 17009



WRITE IN YOUR OWN INSPIRATION!

OTHER SUGGESTIONS

COMMUNITY SERVING SPACE

Date: 10.30.2018

MidPen

MILLER COMPANY
landscape architects

BAR architects

Project No.: 17009

Community Gathering Space: 12 dots

Worker Resource Center: 10 dots

Non-Profit Office Space: 2 dots

Other Suggestions:

Worker Resource Center w/ Expanded Scope	4 dots
Childcare	2 dots
Satellite Library	1 dot
Ceramic Studio	1 dot
Place for Seniors to Sit	
Recycling Program	
New Business Incubator	
Reduce Hours at the Worker Resource Center so Space Can be used for Another Purpose	
Indoor Tennis Courts/Fitness Area	
After School Programs	
Tool Library	

Follow-up Emails Received through 12/14/18

(a)

I would like to see the 2 community spaces and Activity Room In MidPen Housing used for:

1. The public good
2. The good of those with the greatest need.

There will be a dramatic change for the better in the surrounding residential neighborhood with 190,000 sf of Class A Office Space / Housing across the street. I am in favor of this change and look forward to seeing the changes it brings to the neighborhood. I support a community welcoming to all and makes us all better.

(b)

We would like to see the 2 community spaces and Activity Room In MidPen Housing used for:

1. A Homework Center for children after school.
2. A Satellite Library would be perfect like Burlingame.
3. An Activity Room for Central Neighborhood Meetings - please include this option.

(These are other options for the two open spaces that you can also include):

4. Ceramic Studio
5. Fitness Studio
6. Incubator Space for new start-ups

There will be a dramatic change in the surrounding residential neighborhood with 190,000 sf of Class A Office Space / Housing across the street.

We need a safe, clean, and attractive environment for the many children in the complex after school and in our Central Neighborhood.

(c)

I strongly recommend a community space for various activities that are struggling to find a meeting space. They are as follows:

1. After School space for children to meet to do their homework.
2. A meeting space for the Central Neighborhood and other neighboring associations to have community meetings. Neighborhoods desperately need this provided, mine included.
3. Day Care Center to accommodate all the new and younger families moving into this area.
4. A satellite library would be perfect in this space as seen in neighboring Burlingame.

There is going to be a dramatic change in this geographic region of our city. The increase in housing underway and the proposed housing for the future must be addressed. The needs of a younger demographic should be a priority. A long view of these new demographics would be the appropriate vision for this area. With all the stress on housing, any community space should include opportunities for younger families. Many young children will be in the mix, and safety will be a primary concern related to traffic and after school space.

(d)

We would like to see the 2 community spaces and Activity Room in MidPen Housing used for:

1. A Homework Center for students after school.
2. A Satellite Library would be perfect like Burlingame.
3. Art Studio
4. An Activity Room for Central Neighborhood Meetings - please include this option.

5 Fitness Studio

6. Incubator Space for new start-ups

There will be a dramatic change in the surrounding residential neighborhood with 190,000 sf of Class A Office Space / Housing across the street.

We need a safe, clean, and attractive environment for the many children in the complex after school and in our Central Neighborhood.