

Julia Yeh

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**From:** Walter Stern [wstern48@gmail.com]  
**Sent:** Monday, March 19, 2012 8:08 PM  
**To:** Julia Yeh  
**Cc:** Mark (US) Grieco; Weller Nancy  
**Subject:** Draper school

Hi Julia,

I am a resident of the San Mateo Baywood community. I have just heard of preliminary plans to convert the Ben Franklin Hotel into a school.

My husband, Walter, and I are deeply against the idea of the Draper School for the following reasons:

\* **ISSUE OF CIVIC PRIDE:** The Ben Franklin Hotel has always been a great source of pride for we San Mateo residents. The Ben Franklin Hotel is stately, very handsome, and has an imposing presence on 3rd Avenue, gateway to San Mateo. It stands out proudly in our downtown area. We have no other notable hotel in San Mateo; nor do we have any other standout historical site such as the Ben Franklin Hotel. We have had other historical sites in the area (in the suburbs of Hillsborough) converted to schools, but those were estates, not hotel buildings in the heart of our community. I am an educator, as well as a counselor. And my husband is a physician, as well as a professor; and we both believe in high standards of education, but we also believe in civic pride. We are additionally pragmatists who believe that a beautiful city with a lovely downtown with lovely buildings, enhances property values.

\* **ISSUE OF PARKING:** It is a certainty that there will be an increase in the need for our already greatly overtaxed parking accommodations. Additionally, San Mateo has just installed 2 hour parking restrictions all the way up third AVE to Crystal Springs; the First block of Virginia AVE; the first block up Parrot DR, etc.. That means that all the streets leading to the heart of our Baywood community are now restrictive. Lower Baywood is now a steel forest of unattractive parking signs, and, even though there are way fewer cars parked there, this is not an attractive addition. And, the cars that parked there before have now been pushed West, into the heart of our community. Our lovely, green community with a great deal of architectural integrity of Mediterranean, Tudor, French Provincial, and Colonial homes, dating back to the 1900s, has become a parking lot for the commercial interests of downtown San Mateo.

In summary, my husband, Walter, and I, believe it is not in the best interests of the City of San Mateo: either Downtown San Mateo; or Residential San Mateo, to allow this Draper project to come to fruition.

Sincerely,

Elizabeth and Walter Stern

262 Virginia AVE  
San Mateo, CA 94402  
650-343-7164

Thank you, Julia, for reading our request and also including us on all the mailings regarding the Draper Project.

Julia Yeh

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**From:** Ben Toy [ben.toy@gmail.com]  
**Sent:** Wednesday, February 08, 2012 11:15 AM  
**To:** Julia Yeh  
**Subject:** Ben Franklin / Draper University

Hi Julia,

Nice to see that you are leading this development project !

Tim cut me off before I could touch on parking, as he knew I was going there... ;~)

Yes, agree that he can dictate that the students only take public transit but he will have a problem with staff and the biggie...visitors

Wonder how many staff to support a full occupancy Ben Franklin. Since staff is not (my assumption) to housed on site. They will be traveling from many areas and wonder if the California State Labor laws will allow him to 'dictate' no cars and only public transit. Maybe entice them with rebates/allowances/etc, but think at best 50% will bite

I'd guess that less than 20% of the visitor will take public transit and the question is: how many per day will that be. Not in the early stages, but when Draper U is fully occupied and going gang busters

Think/hope Asteria's business will increase dramatically, as will the patronage for the roof top eatery/bar. Also think/hope small conventions will become the norm (maybe monthly to weekly)

Must say I am a HUGE fan of Tim's plans, but with all things, issues

Parking will be a problem.

Since San Mateo is now planning to sell off the RDA properties...  
Two prime spots are the old Kinkos and the day laborer lots

Consider a requirement for Draper U to assist San Mateo in some fashion with the building of a 5 story parking structure on those two lots. Both within walking distance to Draper U and would also service the rest of the Down Town.

Dedicated parking (slots to floors) for Draper U and the meter revenue a split between SM and Draper U

Maybe office space either on the ground floor or top floor(s) as for rent or even for the graduates of Draper U's first place of business.

Transitional office facilities for Draper U should be a consideration in theirs and the cities plans. Of course within the San Mateo

City boundaries with pre-negotiated associations with Foster City,  
Belmont, San Carlos, Burlingame, etc.

--Ben

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Julia Yeh

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**From:** Anna Kuhre [akuhre@myastound.net]  
**Sent:** Wednesday, February 08, 2012 8:41 AM  
**To:** Julia Yeh  
**Subject:** Draper University Project

- > To the Planning Commissioners,
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- > The Draper University Project is planning to have 120 students plus the staff. Students will not be permitted to have cars. As stated by Mr. Draper, he has no intentions to enforce vehicle ownership.
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- > The Baywood neighborhood was forced to expand the Residential Parking Permit Program (RPPP) in the West 3rd Avenue area due to Snap Logic employees parking in our neighborhood. 30 cars descending on our residential neighborhood and parking for 8 hours at a time completely ruined the serenity and usability. The neighborhood presented a united front to regain the serenity and character of our beautiful neighborhood by working through the Public Works process for RPPP.
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- > As past President of SMUHA, I received complaints from the Central HOA, Parrott Park and Aragon HOA, and other areas in lower Baywood regarding downtown parking overflow.
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- > In order to avoid negative input from the residential community regarding this wonderful project, I would ask that any new downtown project expansions include a parking permit process for staff and students to protect neighborhoods from overflow parking.
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- > Thank you very much.
- > Anna Kuhre
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