

Meeting: PA 14-020 Station Park Green Pre-Application Meeting
 Date: 4-15-2014
 Time: 7:00 pm – 8:30 pm

Meeting called by: Alan Talansky, EBL&S

Agenda:

7pm – 7:10pm	<p>Introductions Alan introduced the applicant team and Planning Staff, Ron Munekawa (Chief of Planning) and Lorraine Weiss, Project Planner</p> <p>Lorraine Weiss stated the purpose of the meeting, introduced the high level project plan overview:</p> <ol style="list-style-type: none"> To inform neighbors about the new development proposed at Station Park Green (Kmart area), and Allow applicants and City staff members to understand the issues which need to be addressed during the subsequent steps of the application process 	<p>Speaker Alan Talansky, Sr. VP of Development, EBL&S</p> <p>Lorraine Weiss – Contract Senior Planner, City of San Mateo</p>
7:10pm – 7:35pm	<p>Presentation</p> <ul style="list-style-type: none"> - Project Background - Development Agreement - Project Improvements/Public Benefits - Plan Area consists of 11.79 Acres - Project Renderings <p>Proposed Project Overview with Changes Since Previous Approvals:</p> <ul style="list-style-type: none"> - Enclosed parking - Increased open space - Site plan overview - No big box retail - Pedestrian connection throughout project site and between street and transit - Traffic reduction - 12 spaces for Car Share program (Zipcar) - Increased street parking by widening the street - Provide HotPasses for CalTrain on Train. <p>Next Steps</p> <ul style="list-style-type: none"> - Planning Commission Study Session Meeting on May 13 at 7:30pm - Convey your ideas, comments, questions, and/or concerns to the Planning Commission - Contact Alan Talansky and/or Lorraine Weiss with any questions. 	<p>Speaker Alan Talansky – Senior VP of Development, EBL&S</p> <p>Darin Schoolmeester – Principal, MVE & Partners</p> <p>Alan Talansky</p>
7:35pm – 8:30pm	<p>Q & A See Below</p>	
8:30pm – 9pm	<p>Wrap Up & Mingling</p>	

Q & A

1. Will you be using the attendee list to send emails? I'm already registered and receiving emails, I don't want more than one.
 - a. Anyone who signs in on the Neighborhood Meeting Sign-In Sheet will receive any project notices and updates. An on-going Interested Parties List is kept. Names should not be added if the name already appears on the list.
2. What is the max height?
 - a. 55 Feet on Concar, 35 feet on Delaware Street.
3. How high will the two walls along Concar and Delaware be?

The site is not enclosed. There are NO STREET WALLS. There are buildings. So buildings along Delaware would be 35 feet. Buildings along Concar would be 55 feet. The project follows the previously approved Design Guidelines.
4. How many parking spaces assigned to the units?
 - a. Studio – 1.3, 1 bedroom - 1.5, 2 bedroom - 1.8. These are minimums that are mandated. There could be more spaces added.
5. How many units will be low-income?
 - a. Development agreement specifies 10% very low income category or 15% low income category.
6. Neighbor concerns about the building height of 55 feet. Can people in the apartments look into the park?
 - a. Buildings along Delaware are 35 feet in height maximum. Buildings along Delaware are 35 feet and only 3 stories. All units that face Delaware and 19th Ave cannot be more than 35 feet. Line of sight studies were done and units that face Delaware cannot see onto 19th Ave Park residential neighborhood. There are no blank walls anywhere in this project. Each building is articulated with windows, patios, undulations, etc.
7. Concerns expressed about losing the view of the mountains but happy about the reduction of traffic. How will the train noises be mitigated?
 - a. The plan is designed to orient the units to the interior of the project, called "quiet orientation". Some units will have impacts from the station, but they will have better windows and sound attenuation and insulation to help reduce noise.
8. Resident requested that EBL&S add budget to add double pane windows to all homes along 19th Avenue Park area to reduce noise for these residences.
 - a. Resident invited Alan of EBL&S to her home to discuss noise reduction options.
9. Will there be a children's playground in the park?
 - a. Most transit-oriented projects do not have many kids. Most folks with children want yards, so they live in house.
 - b. Alan from EBL&S recommends that the residents reach out to the project planner and Parks and Recreation Department to offer thoughts and ideas for the project.
10. Resident shared that 50-60% of the residents of Bay Meadows development are taking public transit. People who live in the area want to take transit. What are you doing to guarantee this same type of result occurs with this project?
 - a. Working on obtaining HotPasses for residents
 - b. Other TOD projects have high results, i.e. Arlington, VA – 47% people use trains. 7% walk to work.
 - c. People who live in transit oriented development WANT to use public transportation.
11. Will the Hayward Park train service improve?
 - a. When electronic train comes, stops will occur every 20 minutes.
 - b. Residents are very excited about the improved train service. They are looking forward to walking to the train station and taking the train to work.

- c. Comment from local resident - most people are moving to Hayward Park because San Mateo is such a great, walkable city.
 - d. San Mateo is rated one of the most progressive cities in the United States because of the increase in technology industry jobs in the area. We need housing for these folks.
12. Comments on High-tech industry and Commuting
- a. High-tech made this city unaffordable. Technology companies such as Google, should have built high-rise buildings for workers to work, live, and shop.
 - b. There is no parking available in downtown San Mateo now. What is going to happen in the future?
 - i. Busing is being reviewed with the city and transit agency and the effort is still in force to provide bus or a shuttle from the project to other parts of San Mateo.
 - ii. Other options include using Uber and new technologies/business.
13. Who is in charge of making sure that the drainage is going to be kept clean?
- a. Alan from EBL&S will mention the current situation to the Public Works Department. When the project is complete, the project will be responsible for maintaining the parks and the area around the project.
 - b. EBL&S didn't want to see the project be subject to the budget woes of the city; so the project will take responsibility for maintenance of drainage areas.
14. Have any studies been done to reduce train fares, reduce property taxes, etc?
- a. Anyone living in the transit corridor will be able to purchase reduced fair tickets.
 - b. Tax revenue is about \$3 Million/year. This does not include the additional sales tax that will be collected in the city/county from having additional 700 people.
15. Is there an auditorium for community use?
- a. There is a meeting room/area for the community to use.
 - b. All community associations can use it, including Sunnybrae, 19th Avenue, etc.. The idea is to bring people together and create a sense of community.
16. When will project start?
- a. As soon as the demolition permit is approved. Project will take approximately 2 years to construct. Once construction is started, funding will be available to continue construction. People will move in about a year after construction begins.
17. What are the sizes of the unit?
- a. Averages about 750-800 sq ft per unit
 - b. 2bdr – 950-1000 sq ft per unit .
 - c. Units will have 9 foot high ceilings
18. Comments from a resident - Parking, traffic, congestion, etc. There has been a mismanagement of existing parking. Project is going to elevate the neighborhood, which has been largely ignored. San Mateo has grown and has been developed, but not this part of the City. Looking forward to being part of this redevelopment effort.
19. Construction phase. How will construction management, materials and traffic, be handled?
- a. The site is very large and will have space to hold/store materials in the open space and park areas.
20. How many retail businesses will be located in the project?
- a. At this time, do not know exactly how many. All retail will be small businesses and local serving . Looking for restaurants, deli's, cafes, bank branches, coffee shop.
 - b. Residents in these types of developments like these kind of businesses very much.
21. There is a strip of walkway from Hayward Park station to 16th Avenue. Who is responsible for upgrading this area?
- a. Alan from EBL&S has been – have been trying to discuss with transit groups to improve this space. It needs to be well lit and could be a wonderful place to walk through.

22. A person spoke for people who cannot ride a bike or walk. Question was: What options are available for folks with accessibility challenges. Will there be handicap parking?
 - a. Accessible parking will be available throughout the development. Regulations require a certain percentage of stalls be dedicated to accessible parking.
23. Sunnybrae has parks for kids. Concerned about traffic, specifically the off-ramp that comes off Concar. What will be done to take care of increased traffic?
 - a. Offramp on El Camino Real is the offramp that the traffic folks are looking at solving.

Attendees

San Mateo Staff

Lorraine Weiss – Contract Senior Planner, City of San Mateo

Ron Munekawa, Chief of Planning, City of San Mateo

San Mateo Representatives

Alan Talanski, EBL&S Development

Darren Schoolmeester, Principal MVE & Partners

Residents

See Sign-In Sheets

Additional Information:

Acronyms:

EIR – Environmental Impact Report

TDM – Transportation Demand Management