Neighborhood Charrette
San Mateo Union High School District (SMUHSD) Workforce Housing Project
Held January 19, 2017 at Peninsula Alternative High School
Small Group Notes

**Group Facilitated by Jose Gomez, Mills High – White Group**

- Traffic flow - single family homes will minimize traffic
- Noise – reconfiguring field? Trees?
- Other Land Use – Country club, recreation center, teacher housing here
- Where will the children go?
- Design options – Single family homes, designs are fine, less density
- Soccer
  - How to meet community interests
    - Modernize – turf, drainage, lights
    - Maximize space – especially lower field
    - Keep other sports in mind
    - Traffic/parking
  - Thoughts as neighbor
    - Retain single family home = ONLY!
    - Sustain property values

**Group Facilitated by Kirk Black, SMUHSD – Pink Group**

- PG&E Money – purchase PHS/Crestmoor site
- All Purpose Rec. Center
- 1300-1500 Youth use the Crestmoor Soccer Field
  - This is growing
  - Why reduce size of fields by six acres?
- Lights? Develop other fields?
- How much money is left in Measure O?
- Parking in the neighborhood is already impacted
- Traffic concerns
- Access to the neighborhood is limited
- Noise (i.e., garbage trucks)
- Water springs and erosion
- Central Peninsula Church? Crayon College?
- Is the Mills Housing only for staff or is there market rate housing included?
- Are the soccer fields a part of the sale?
- Does the City or the developer set control of the soccer field?

**Group Facilitated by Ron Campana – Red Group**

- Two stories single houses – Skyline
- How much for single houses?
- Space provided for the houses
- Overpopulation?
- Parking problems – overflow of parking with number of units. BIG issues
- Build houses is OK, but parking is a big problem
- One street with two accesses only
- Soccer field – create an efficient design
- Consider number of kids using the field; not enough room; space to have kids practice
- Natural spring – don’t want to move fields. SAFETY FIRST!
- Concern of landslide
- People will lose their views up on the hill
- If city rezone from R1, will make it more dense
- Oversaturation
- Preserve the zone from housing

**Group Facilitated by Bridget Basham, HKIT – Purple Group**

- Responses to proposed housing/soccer
  - Why is school district involved if they are selling it?
  - Teacher’s housing
  - Teacher housing on this site
  - Including staff?
  - Density? Too much traffic/parking
  - Reconfigure fields/providing fields for youth
  - Single family preferably
  - Higher density – crime
  - Bolster property values
  - Other uses – anything athletic
  - Traffic – slow it down

**Group Facilitated by Dara Youngdale, HKIT – Blue Group**

- Soccer space!!
• One road in/one road out
• Traffic/parking & home
• Affordable/smaller?
• Housing mix/price
• Small rec center
• Don’t decrease amount of pay
• Turf or sod? Grass may be better
• Lots of soccer traffic
• Amenities
• Drainage
• Fabulous cause

Group Facilitated by Samia Shoman, SMUHSD – Yellow Group

• Single family house design
  o Mixed density to maintain more open space (mixed usage)
• Two people in group of 5 (SSF + Colma <-- interest was in soccer)
  o Maintaining soccer fields (8 acres would be great)
  o Parking for soccer fields
  o Mixed use (single family + condo...)
  o Restroom access
• Two ways in and out (traffic)
• Pave area near Cortland for parking
• Church parking – facilitate this (district)
• Can community soccer have access to CHS when turfed?
• Whole site as a community rec or sports center?
• Maintain some kind of open space
• Basketball + volleyball are being played on Peninsula campus
• Walking path around the area

Group Facilitated by Shamar Shanks, SMUHSD – Green Group

• Housing
  o Concerns that the housing project will eat away at the space for the soccer fields (how many fields will exist in the new project?)
• Parking
  o Where do all the people park?
• Prefer single family homes over condos/townhomes. Are these homes for owners or renters? Or both?
• Parking from home will overflow with the need of parking for all of the soccer uses
• Is the district committing to re-doing the fields? Will the fields be turfed?
• How would new residents in the new development feel about the encroachment of the soccer use/fields?
  • Soccer
    o Teams are practicing during the week and in the weekends (8am – 6pm) on weekends
    o Could stadium lights be implemented to accommodate longer practice and game times?
    o But how would new residents feel about lights close to their property?
    o More demand for soccer fields with new residents
  • Traffic
    o Only one way in and out; how does this impact traffic?
  • Trust issues
    o Will this be a bait and switch?
    o Will the development eventually not be for staff?
    o Who is policing the project?
• Other
  o We need more data; who fits this profile?
  o What is the demand for this housing?
  o There are other local options for new residents (like So. South Francisco, Daly City, etc.)
• Considerations
  o Housing program that would force the resident to stay for 5 years or other requirements
• Please note:
  o “SOCCER IS THE LIFE-BLOOD OF SAN BRUNO!”