



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
 - Mixed density to maintain more open space (mixed usage)
- Two people in group of 5 (SSF + Colma ← interest was in soccer)
 - Maintaining soccer fields (8 acres would be great)
 - Parking for soccer fields
 - Mixed use (single family + condo...)
 - 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
 - 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
 - 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
 - Teams are practicing during the week and in the weekends (8am – 6pm) on weekends
 - Could stadium lights be implemented to accommodate longer practice and game times?
 - But how would new residents feel about lights close to their property?
 - More demand for soccer fields with new residents
- Traffic
 - Only one way in and out; how does this impact traffic?
- Trust issues
 - Will this be a bait and switch?
 - Will the development eventually not be for staff?
 - Who is policing the project?
- Other
 - We need more data; who fits this profile?
 - What is the demand for this housing?
 - There are other local options for new residents (like So. South Francisco, Daly City, etc.)
- Considerations
 - Housing program that would force the resident to stay for 5 years or other requirements
- Please note:
 - **“SOCCER IS THE LIFE-BLOOD OF SAN BRUNO!”**