



San Mateo Union High School District
Workforce Housing Project
Crestmoor Neighborhood Meeting
January 19, 2017
Peninsula Alternative High School



Agenda



Welcome/Introductions.....	Kevin Skelly
Purpose of this Evening.....	Kevin Skelly
Crestmoor Site – Past and Present.....	Kevin Skelly
Why District Wants to Create Staff Housing.....	Kevin Skelly
Architectural Overview.....	Rod Hemmi – HKIT
Soccer Conversations.....	Kevin Skelly
Small Group/Neighborhood Discussion and Input....	All
Group Reports.....	All
Questions and Answers.....	Kevin Skelly
Next Steps.....	All



Crestmoor – Home of Peninsula High

- Peninsula High School - currently housed at Crestmoor
 - Enrollment has decreased to 150 - 225 students (depending on time of year).
 - Searching for new central location close to public transportation conducive for student internships and employment opportunities.
- IT, Maintenance and Student Nutrition Departments currently at Crestmoor will be moved to 839 Hinckley Rd., Burlingame in 2018 for improved efficiency.
- Facilities Use Agreements are generated annually.
- Fields are used by schools and community – almost exclusively for soccer.



Why SMUHSD Employee Housing?

- District in one of the most expensive national housing markets
- Many employees commute in excess of an hour
- Emerging national teacher shortage
- 39% of SMUHSD staff over the age of 50 will begin to retire.
- Anticipated enrollment growth in District's southern part – not the northern Millbrae/San Bruno area
- Difficult to attract new teachers and staff to support student enrollment growth, anticipated staff retirements and vacancies
- As of 12/16, average one bedroom apartment in San Mateo rents for \$2,582 a month (\$30,984 annually)
- Entry level teacher net pay - \$52,958/Entry level custodian net pay - \$33,554
- Future staff will find working on Peninsula unattainable



Retain and Attract Highly Qualified Staff



- Housing project will enable staff to save to purchase home and live in community in which they work
- Staff can become members of community
- Minimize commute times therefore more time for school activities
- Improve staff and student quality of life



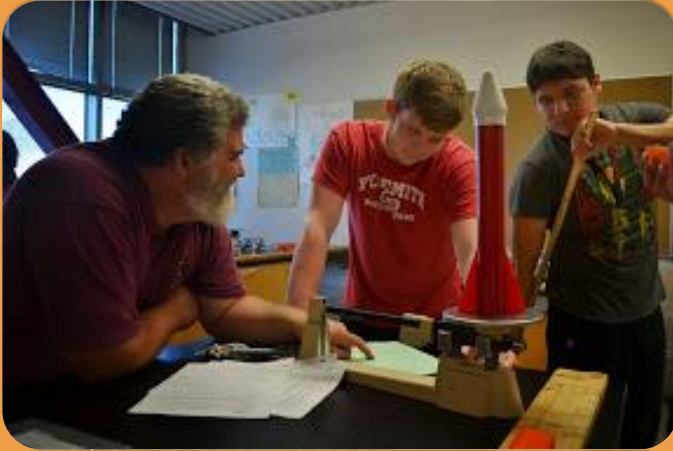
Potential Staff Housing – THE BIG IDEA



- Employee housing project proposed for Mills High which is centrally located, accessible to public transit and walking distance to amenities
- Proposed employee housing project will be composed of approximately 140 units of 1,2 and 3 bedroom apartments
- Targeted rent rate would be substantially less than market rates allowing employees to save for a down payment on a home
- Crestmoor sale proceeds will fund this project



More about Crestmoor



- Under present plans, in three years, the District will no longer have **any** educational programs or staff at Crestmoor
- If the project is approved, the District is interested in replacing this asset with one that will make a positive long term impact to the District's educational programs and benefit our students



The Future of Crestmoor

- District's expertise is educating students. We are not developers.
- The City of San Bruno will require a developer to set aside a portion of property for recreational purposes/community use.
- A portion of Crestmoor is not developable due to the slopes and will likely remain in its natural state.



BEST DESIGN PRACTICES

- DESIGNS CONTEXTUALLY CONSISTENT WITH SURROUNDING NEIGHBORHOOD
- WORK WITH THE COMMUNITY
- REINFORCE NEIGHBORHOOD
- PROVIDE QUALITY HOUSING AT APPROPRIATE DENSITY
- STRENGTHEN PROPERTY VALUES



Residential Design Options

- Single family homes
- Cluster housing
- Townhouses
- Condominiums



EXAMPLE OF MIXED DENSITY

SINGLE FAMILY HOUSES



HIGHER-DENSITY HOUSING:
TOWNHOUSES OR CONDOS



EXAMPLE OF **SINGLE FAMILY** HOUSE DESIGNS



EXAMPLE OF **MULTI-FAMILY CONDO** DESIGN



EXAMPLES OF **2-STORY** TOWNHOUSE DESIGNS





EXAMPLE OF **2 & 3-STORY** TOWNHOUSE DESIGN



EXAMPLES OF 3-STORY TOWNHOUSE DESIGNS

Neighborhood Input/Small Groups

Housing

- What are your thoughts on the residential design options?

Soccer

- How do we meet the interests of the soccer community?
- What are your thoughts as a neighbor?

General

- Traffic flow?
- Noise questions?
- Other land uses?
- Any other thoughts? What else does the SMUHSD need to consider?



Questions and Answers



Next Steps

- January 31st: Millbrae neighborhood workshop
- February 23rd: Next Board meeting on this topic

