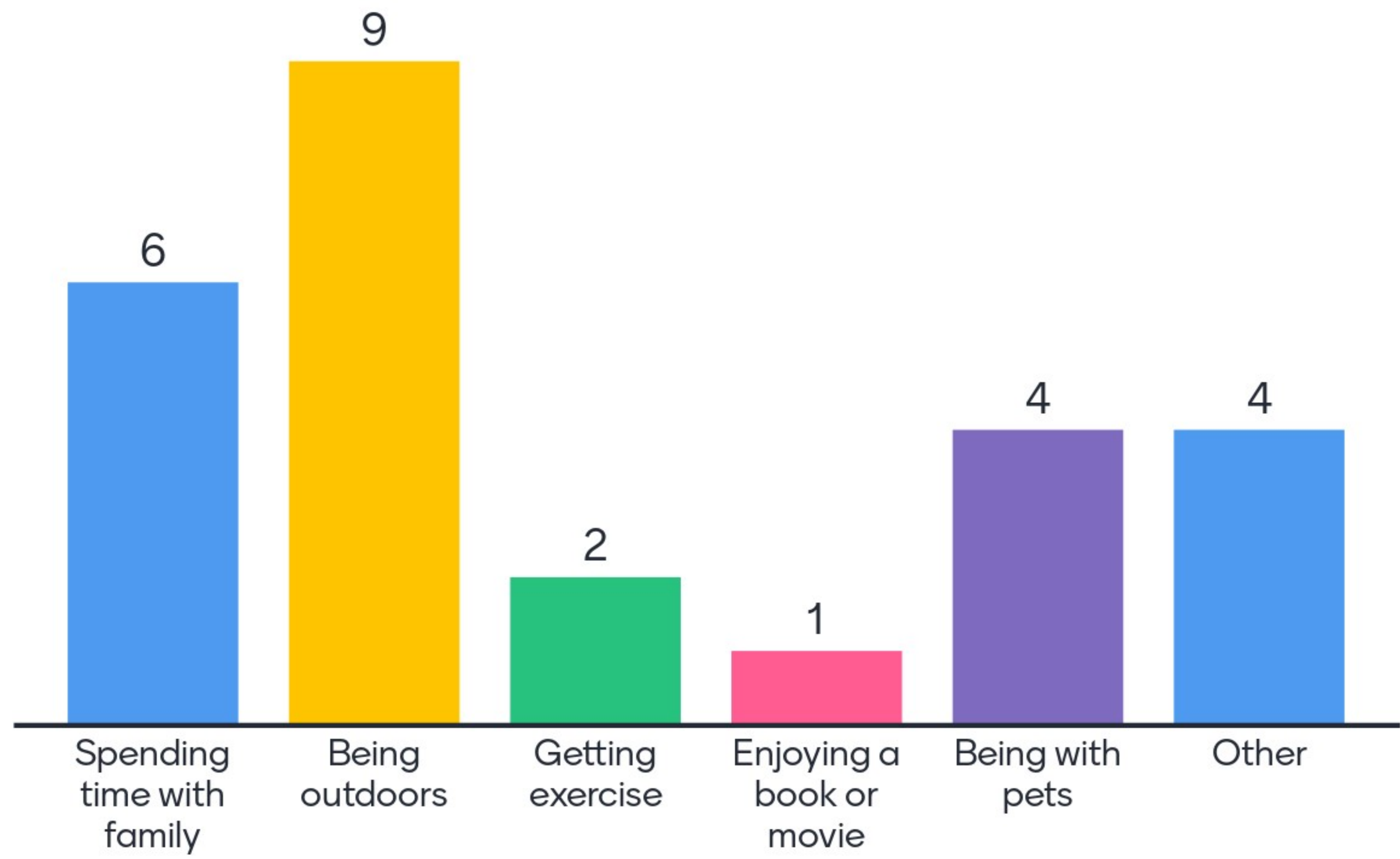
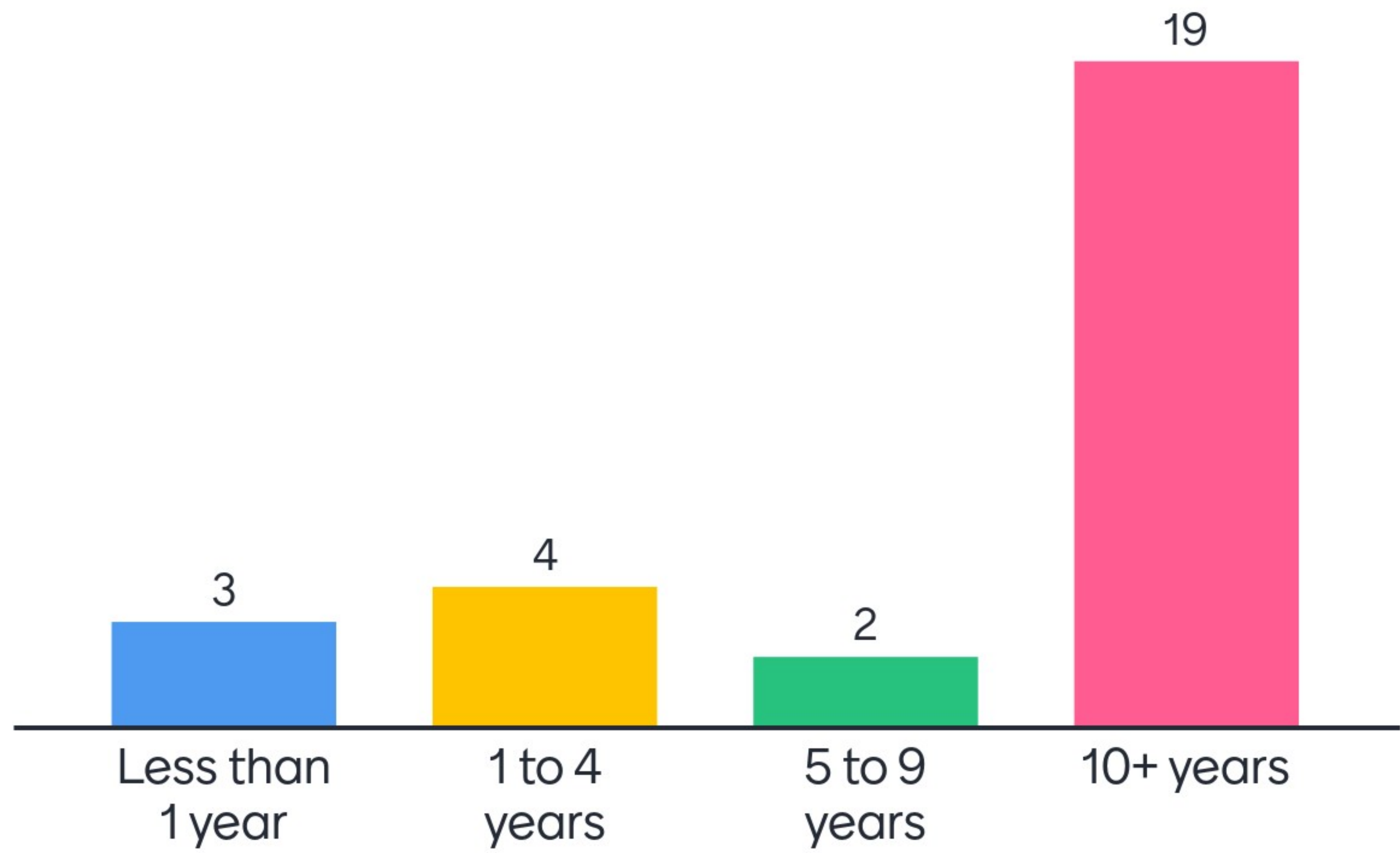


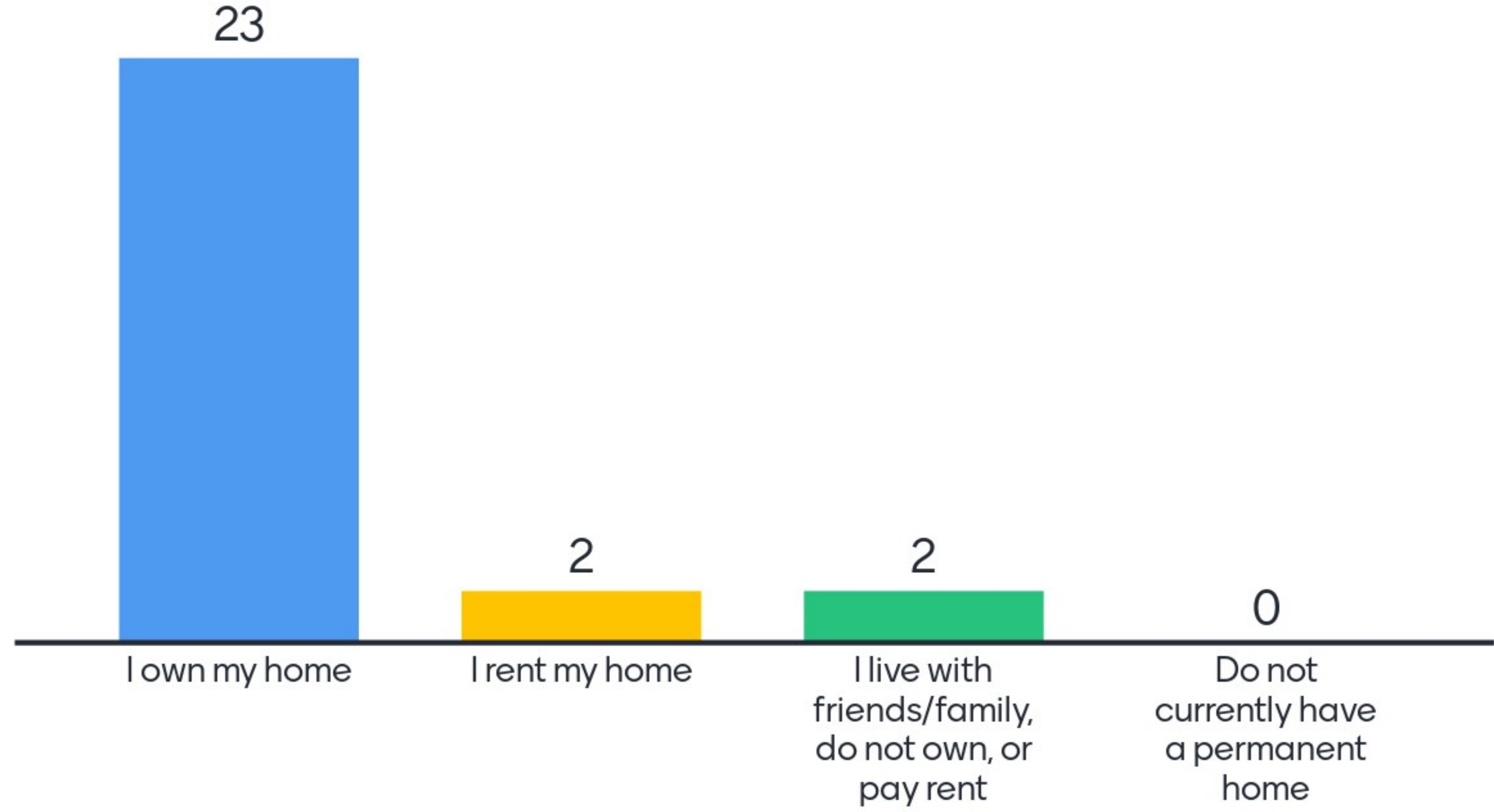
What brings you joy?



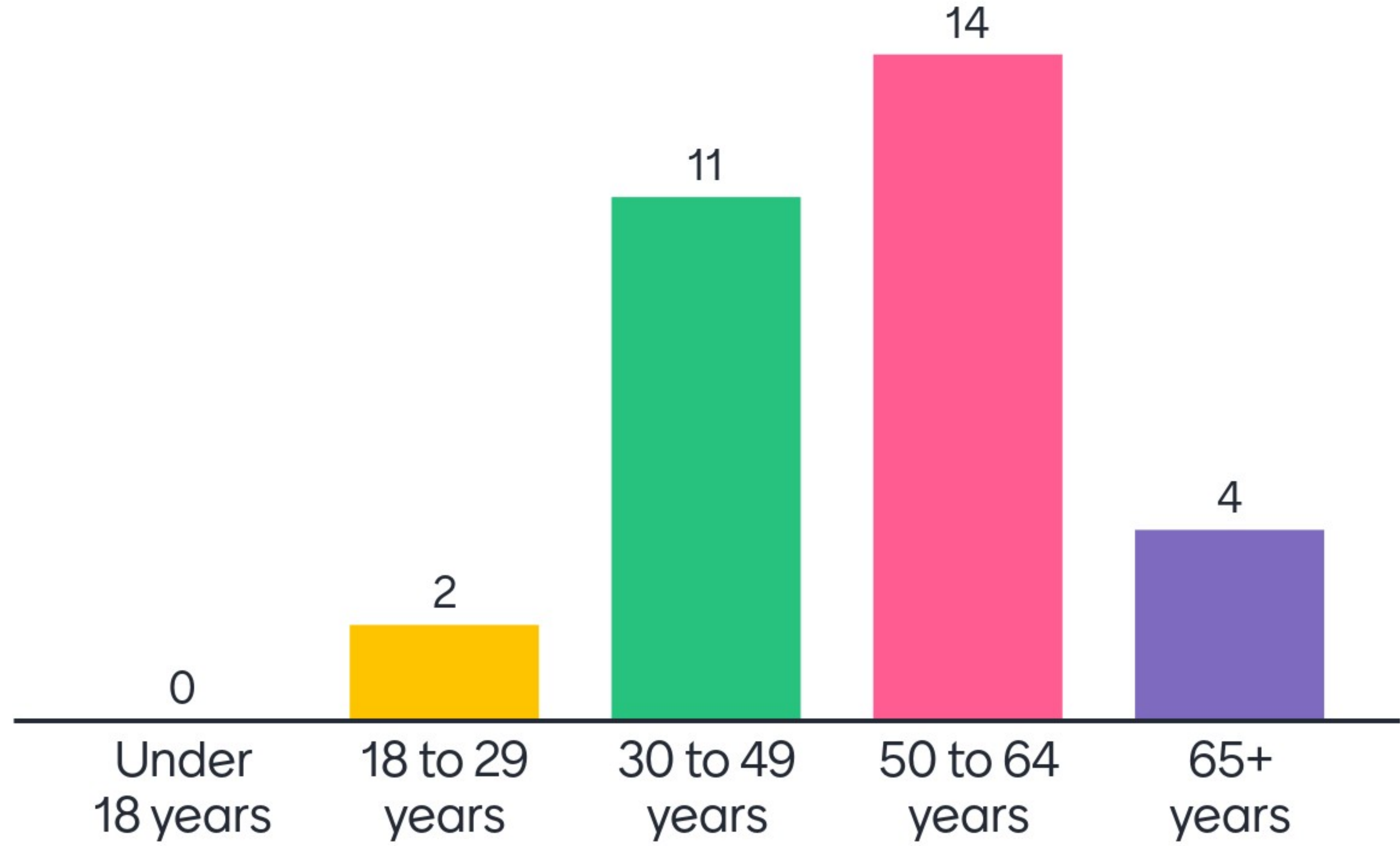
How long have you lived in San Carlos?



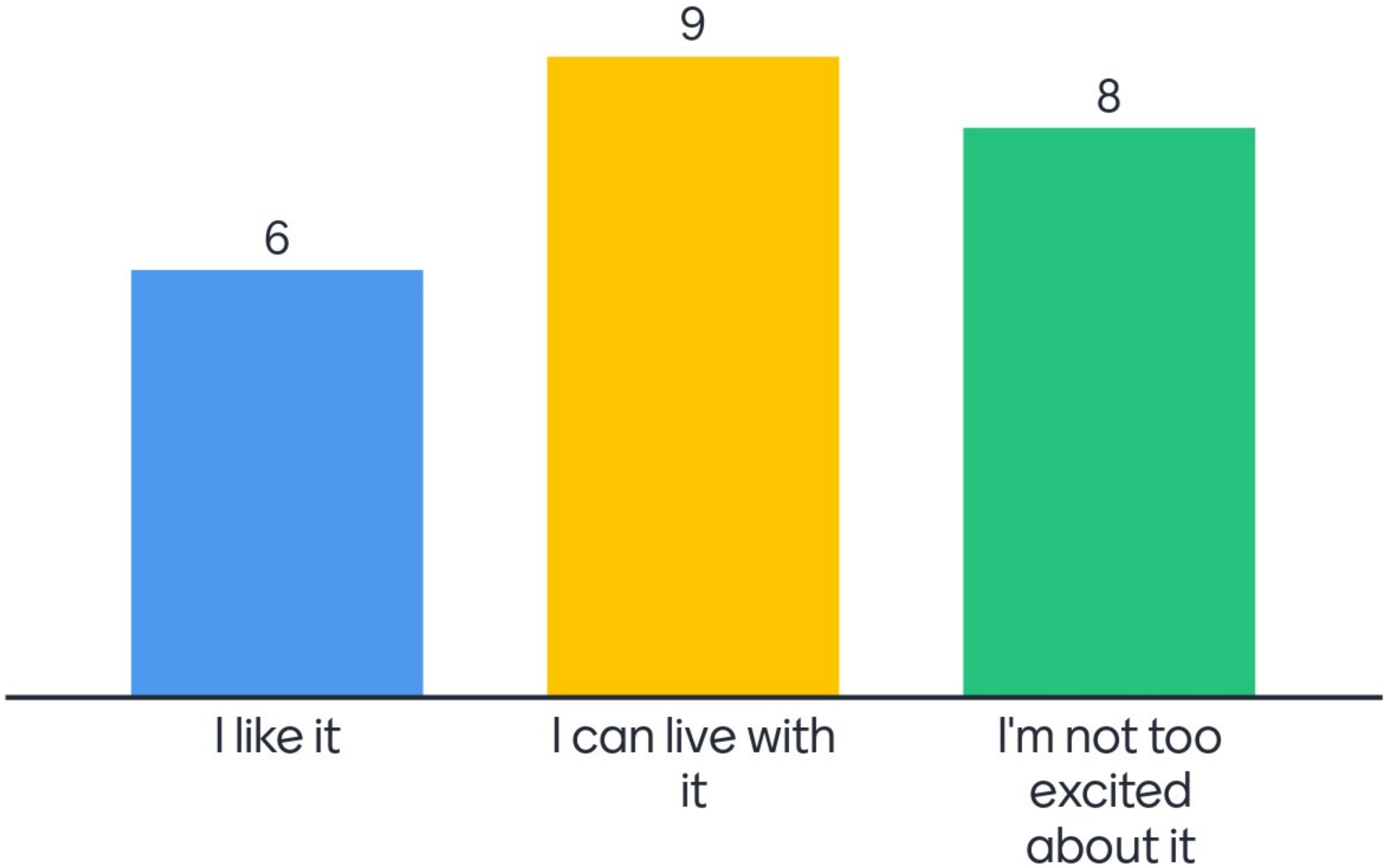
What is your housing situation?



What is your age?



What is your level of support for Scenario B?



Please share any additional comments on Scenario B.

Open space is too low

Not enough housing, too much commercial.

Are the units for sale or rental?

Dislike the loss of open space

More crowded = a less desirable city to live in

My reservation about scenario B is that it dramatically reduces the open space but doesn't increase MU/AC by very much.

Height is too low. I'm good with the decreased open space.

We need more density. 4-5 stories is within the realm of traditional, pre-modern cities and can make for very beautiful, quite, cozy neighborhoods.

There IS too much commercial. Need more workforce housing.



Please share any additional comments on Scenario B.

Open space is too low, too much commercial sq footage

Needlessly limits the number of units by artificially limiting height.

Worried about bonus density adding height to 72

Worry that Density Bonus will allow 72 feet no matter what.
Worried about loss of green space

Density around Laurel makes sense, but the comment about parking spaces is interesting. If there are spaces, it drives the price up, but no spaces = where do they park?

It's regrettable that we're not making the most of the available space here. We're leaving homes on the table.

The larger unit sizes here are nice, and great for larger households. However, we should build higher to accommodate more units! We can have both more units and larger units.

I'm ok with less open space and less commercial.

and YES, more open space as well

Please share any additional comments on Scenario B.

Height is perfect for being near single family homes. More height means more fights from neighbors.

Height is still too low, you can go higher and preserve neighbor privacy. Lot should be all landscaping and building, no setback, and below-grade parking.

Lower height is better adjacent to single family homes

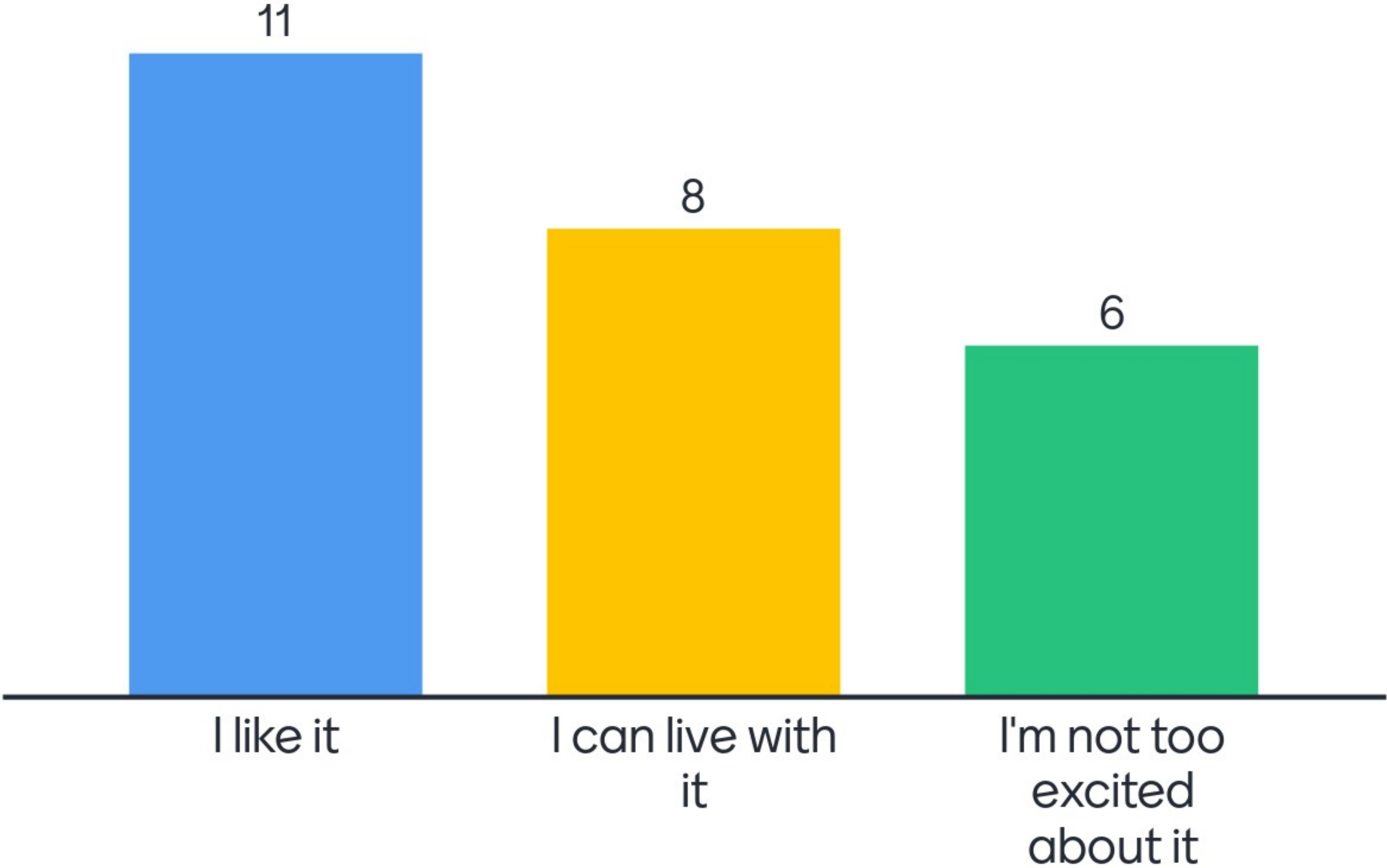
Require solar panels for mechanical parking

More open space & more units needed.

Height too high in first scenario, better in second one.

Preferable to B but more parking is needed. There is already a parking shortage

What is your level of support for Scenario C?



Please share any additional comments on Scenario C.

I like the additional open space and reduced commercial space.

There is not enough data in the scenarios to make informed comments.

Better than B but more parking is needed. Transit does not cover all needs, especially visitor parking

It allows for more units

1200 sq ft & less isn't realistic for families.

We can still go higher. Good design can preserve neighbor privacy. Lot should be all open space and building, parking should be below grade or podium parking. We need so much more housing!!

Glad there are more homes. Still unfortunate to me that we're making peoples homes smaller to privilege people who already have luxury homes.

I like that the height is not increased, and that more units can fit in the space

Higher density is good, use daylight planes to step massing away from SFD

Please share any additional comments on Scenario C.

Much better than A and B in terms of housing density and less commercial space. D is even better in terms of more housing.

Less commercial space is better

Combines commercial & residential but not sure if families want to live on first floor of laurel.

Much better than B. Better open space, more units with same height.

I don't think we need "commercial" and 34' is much too short.

Also concerned about real ht being 72 with density bonus

Since we have some vacant commercial space now, I like that this prioritizes homes. More units are also great, but building should be taller.. Can eliminate parking here to create more homes for humans, not cars, and keep costs lower.

Keep the hight low.

Agree we can build higher and still preserve privacy and open space

Please share any additional comments on Scenario C.

The biggest problem with all of these scenarios is that the unit size is assumed smaller. Scenario C has 1/3 the unit size of scenario A and if you just make the unit size the same in scenario A, you would get a higher number of units in scenario A.

Would like to mandatory 25 percent affordable housing

We definitely need some places with small units. There are many young singles who will have options

Staying at our current 50 foot max he's OK with me. I don't see the need to decrease our current standards to get more density. We can get more density and keep the height the same

It seems unrealistic to eliminate parking when transit is limited

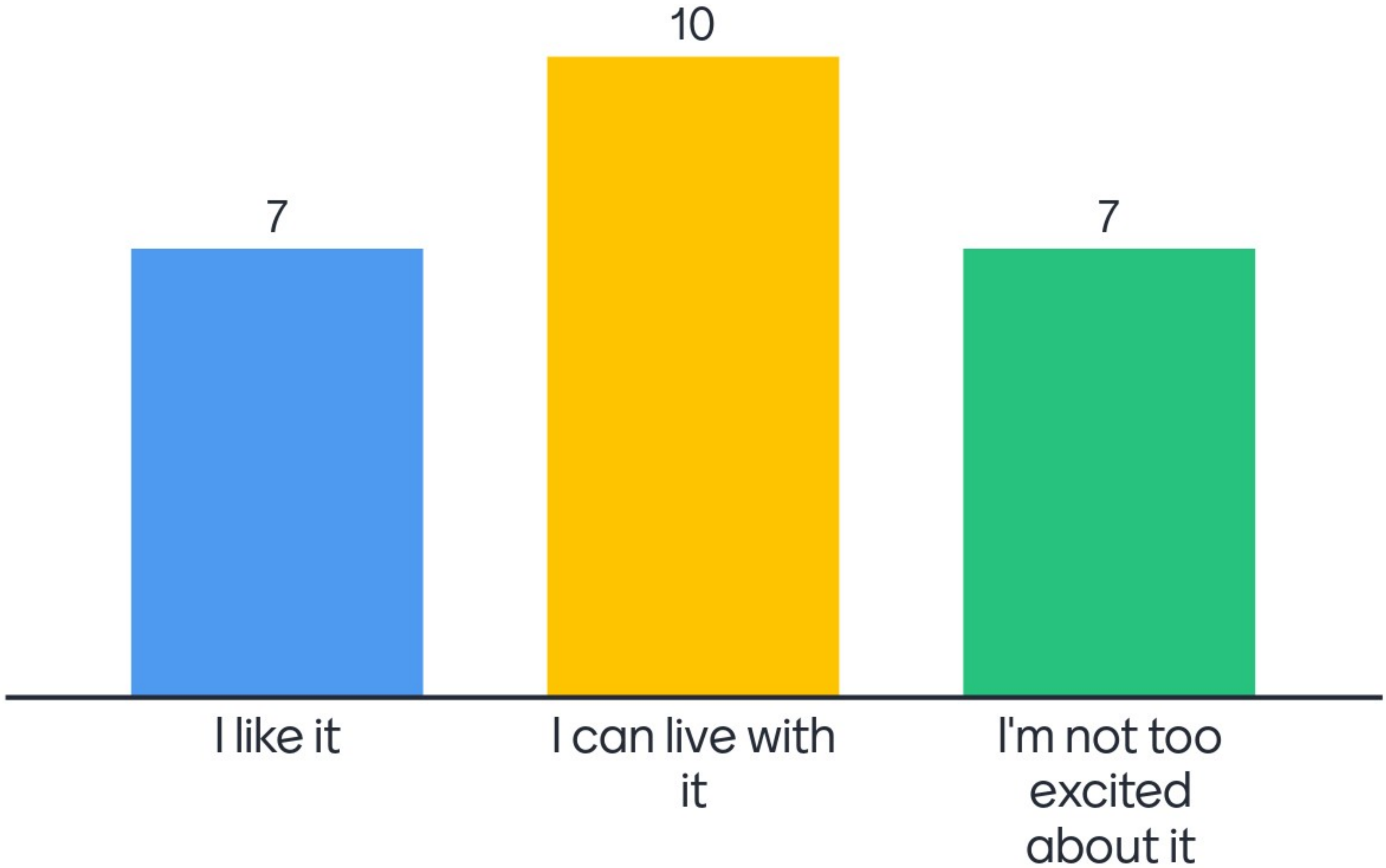
Need small units as well.

Might work on Laurel, but not in locations where it is in between single family homes

We should let folks decide for themselves if they want to live on the first floor.

Plenty of developers here

What is your level of support for Scenario D?



Please share any additional comments on Scenario D.

How can this create a 'mixed-use' neighborhood with no commercial space?

Need commercial on ground floor, underground parking would allow for more housing

Would support higher heights if at least 25-30 percent low income housing

Best of the 4 plans, but with this many units the 1.5 parking spaces per unit will create a severe parking problem for new and old residents.

I like the higher density, while maintaining a nice amount of open space. I'm ok with no commercial space. This scenario maximizes housing.

I feel the unit sq. footage is too small for a 3-4 person family.

Keep Laurel street frontage open for commercial. Less sq ft than scenario C, again we need more height (with smart design), more units. 1200sq ft is plenty for many families (including mine), we can't impose unrealistic SFH standards on everyone.

Having mixed use will add both housing and commerce. This plan does not include commercial.

1000 sq ft seems too small

Please share any additional comments on Scenario D.

I'd support higher building heights if there was more BMR housing in the development

I don't get why adjacent residents get so much control over what's built.

We're now making homes that are really small, again to appease people who already own luxury single family homes.

Agree this will create severe parking problem

Why not increase the height and the number of floors to get more houses for people. I'm ok with no commercial and with even less open space.

A much better scenario in terms of needed housing. Small units can attract a mix of seniors, young workers such as teachers, police, fire, and service industry workers if affordable housing is a high priority.

Do we want to encourage more families? Smaller unit size will reduce families moving in.

1,000 is a nice two bedroom

How many developers are seeded in this meeting?



Please share any additional comments on Scenario D.

Great to prioritize space for homes, but hope for more units in here (with more height) + of a mix of unit sizes. I also feel open space is less needed per development; we have so many great parks nearby! If I lived here I would take kids to the park

Unit size should not be regulated. We should encourage a mix of unit sizes

I agree with the comments about more shared parklets throughout the neighborhood so it's not a factor on each lot/development

Adjacent owners may have solar panels that will be blocked

Not as good as C, we don't need more commercial if it is restaurants. Also have you talked to commercial tenants about whether they can fit into 2000sq ft or whatever the area might be

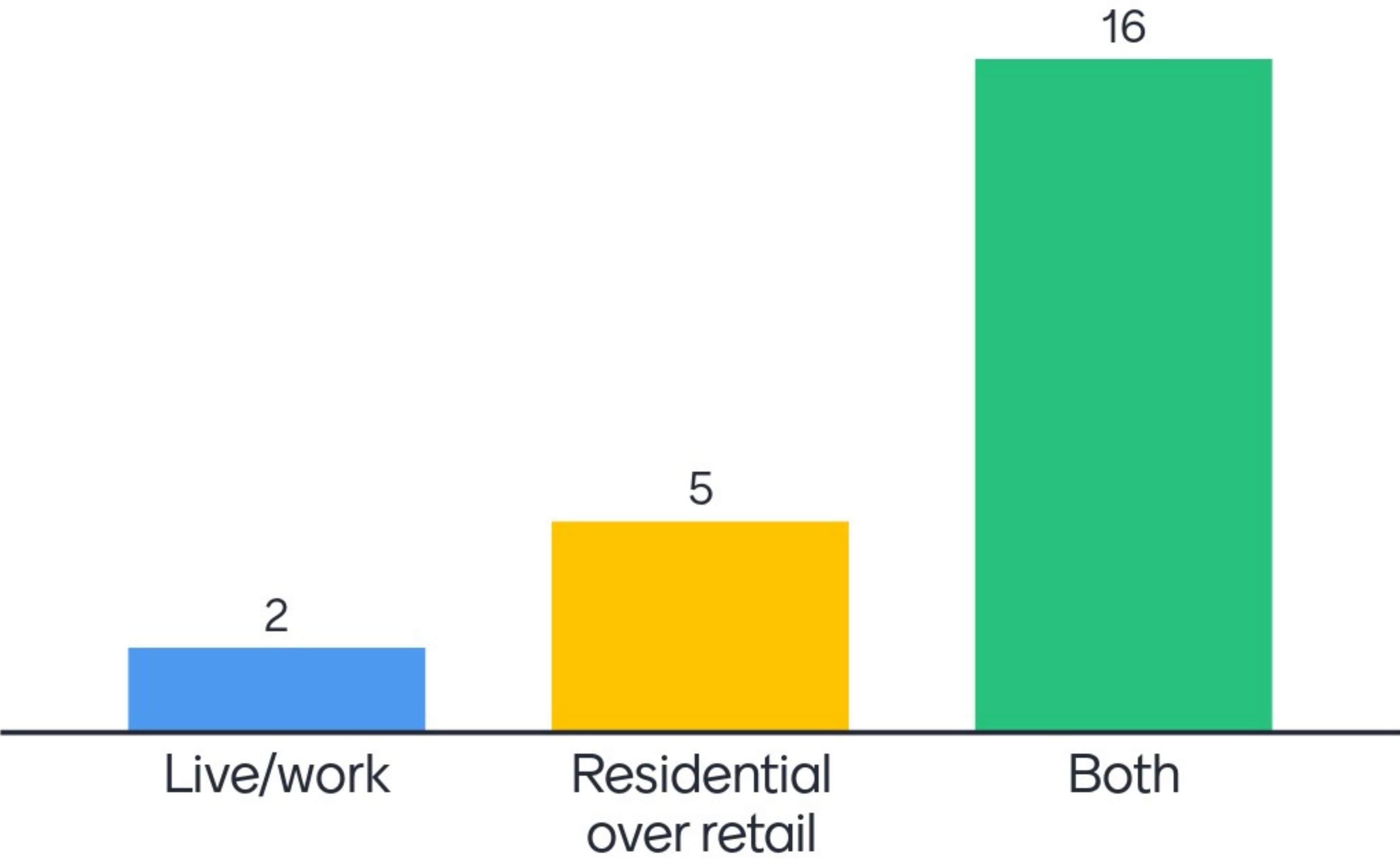
I've lived in beautiful, old, cozy neighborhoods in Oslo, with 6 story builds attached to each other. Lots of families living happily in <1000 sq ft.

Perhaps we should have more multifamily (quads) all throughout the town to share the load.

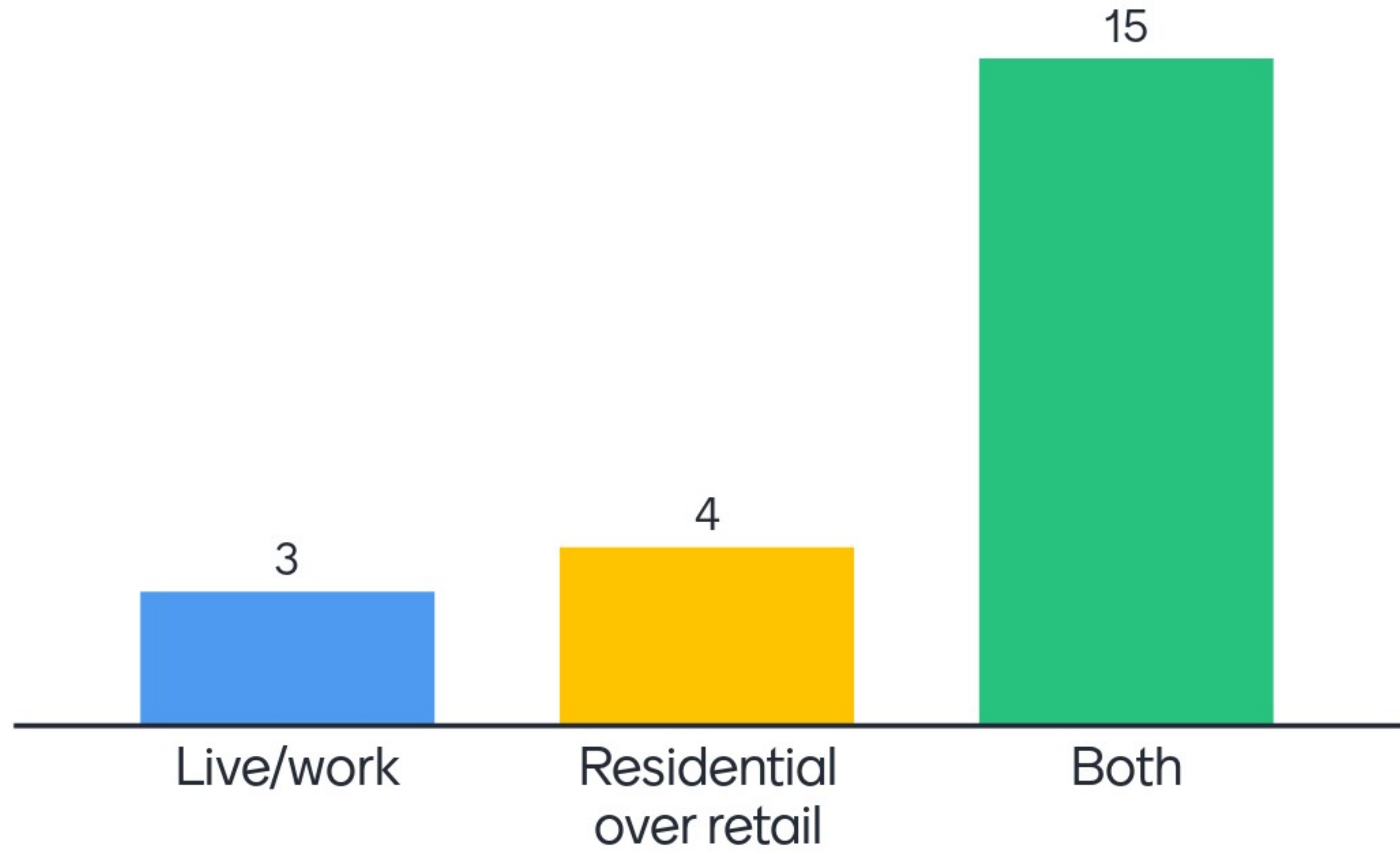
Why can't parking be automatically be completely below all buildings?



For the North Side of Terminal Way, would you consider:



For the South Side of Terminal Way, would you consider:



Please share any additional comments.

Neither

Neither for north side

Love it!

Neither

Neither

How does this fit into the greater innovation project?

North should be residential only

North side seems similar to previously discussed area on
Laurel

Great idea



Please share any additional comments.

How would this change our jobs/housing balance?

Please provide specific examples of work / live

what is the height?

Glad to see an opportunity for more housing on the East side. Hoping the retail will be downtown-style, not strip mall

How will you engage the direct residents of the east side?

Sound is one of biggest impacts of industrial areas. Consider increase soundproofing requirements, and also requiring buildings next to Terminal to be attached to shield the neighborhood from sound.

Residential only

Less height on north side to protect single family solar panels and privacy

Any and all new development is welcome.



Please share any additional comments.

It's a different type of live/work arrangement in San Carlos, and it makes sense given the need for more housing.

Need to have large set backs on north side, including landscaping. Residential only. Limit height to 2 stories, maybe 3 close to terminal only.

Could this consideration also work for the east side of industrial at East American, and over by east Branston

South lot of terminal would be fine for live/work

Need mixed use commercial/residential housing throughout the city. East side resident.

South side is where we should introduce non-residential units

Could we consider a corner store on the north side of Terminal Way? Or even make a couple of the units small restaurants? I think this would be a nice transition between the existing neighborhood and the innovation district.

Terminal seems like the right place for new higher density housing.

Any new development add to community character.



Please share any additional comments.

Would like to see lots more housing in east side but why not all over not just next to single family

Would love as much housing as possible here + elsewhere. The city currently has a 10:1 jobs:housing imbalance. We need complete communities for San Carlos to work in the future! The next generation needs housing just like it was built in the 50s.

Need to deal with huge increase in traffic on east side

More dense housing in the East Side with a high mix of affordable housing is needed to attract workers who can live and work in San Carlos. Higher buildings with more units, most of which are affordable, will help us to meet our housing goals.

On the south side of Terminal Way, this really needs to be the transition space between the single family home neighborhood and the larger overall development which presumably has much taller buildings. Perhaps green space, trails, bike paths, etc.

It would be good to include housing as a buffer between single family homes and large buildings/development

East San Carlos should be residential only

Mixed use housing works well in SF. Let's do it here. Need a parking lot on Terminal to accommodate residents and businesses

This would enhance the neighborhood feel for the east side.



Please share any additional comments.

Mixed use is a great idea - need more of it

Why is East San Carlos which is in the middle of the residential neighborhood ok for commercial mixed use?

Let's build up the East Side! More walkable areas, restaurants, parks

Terminal next to houses should be residential only

Would support higher heights in east side for residential

East SC should not be just housing!

Love this but reminder that these will be peoples homes, not just a wall to separate existing homeowners from industrial

East side needs open space

This location is close to Caltrain, so nice walkable distance from new housing on Terminal Way



Please share any additional comments.

Additional housing should be considered in many areas west of El Camino also

Don't put all of the housing and development in the east side, it affects the community disproportionately.

I like the idea of kind of an artists district. Maybe not actually artists, but a safe but affordable place that's mixed with industrial that might help meet all our needs.

Are you holding a similar session about building affordable housing on El Camino?

The new housing requirements are very high, and new/more housing will need to be built in many places in San Carlos, including the east side.

The areas next to the Alexandria development are where increased height and density is more appropriate.

Would not support higher heights in east side residential

We need this housing on the east side, AND housing west of El Camino. We can and should do both!

The free market will not solve all housing



Please share any additional comments.

Very concerned about new housing gobbling up retail and commercial space. I'd trade off more height for retail and commercial space, especially on El Camino

