



San Carlos Focused General Plan Update: May 26, 2021 Community Workshop Summary

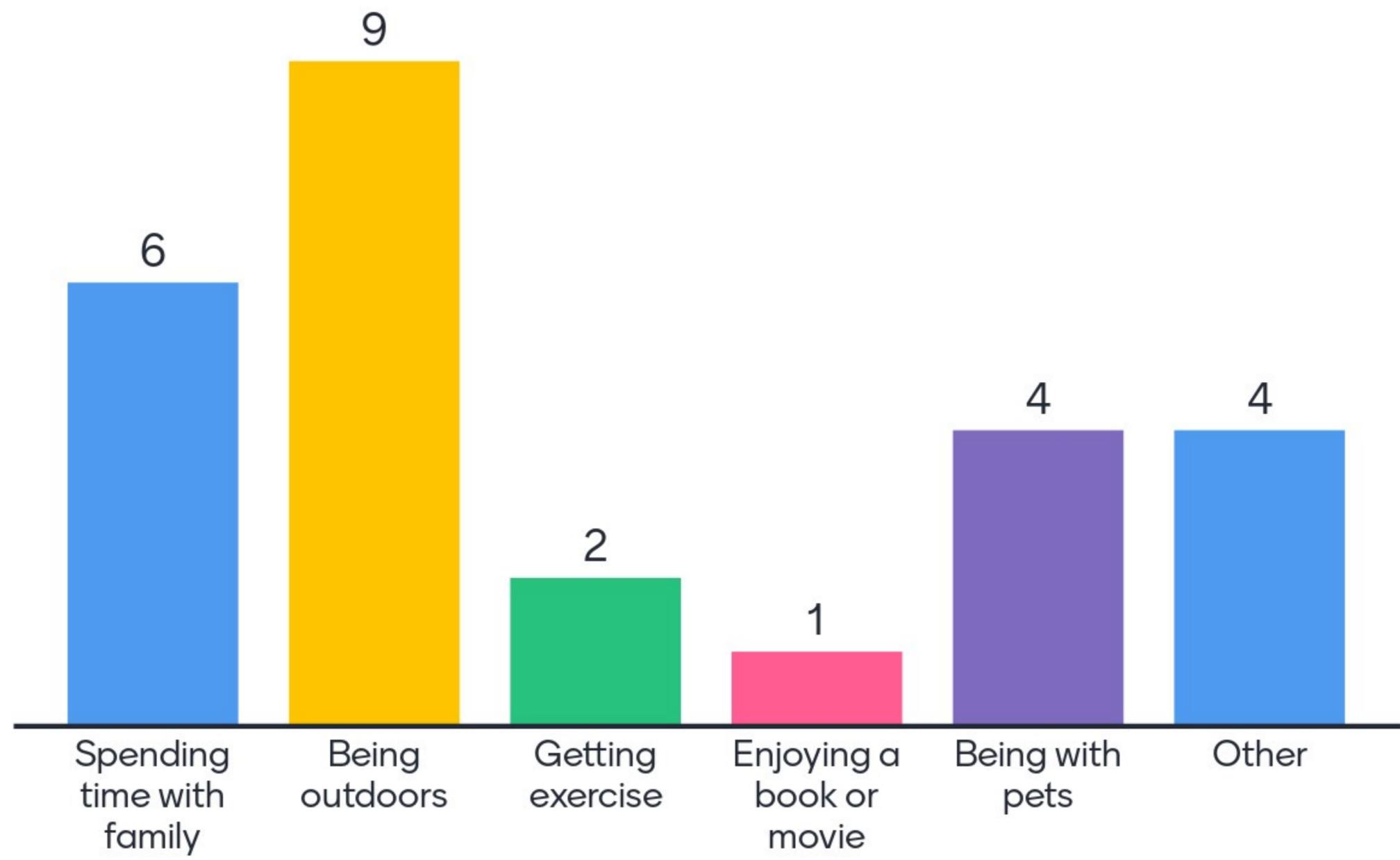
Appendix

Prepared by:

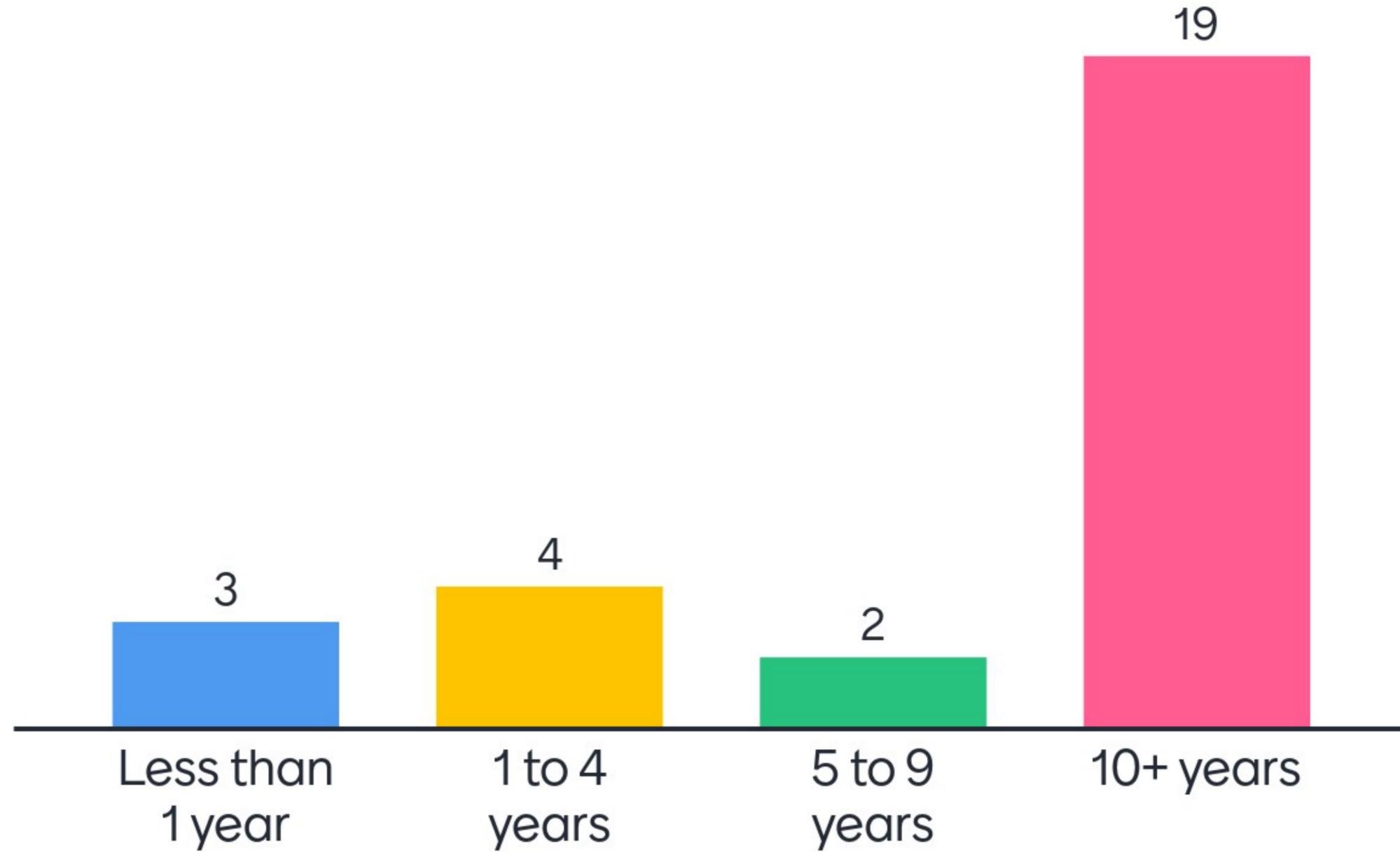


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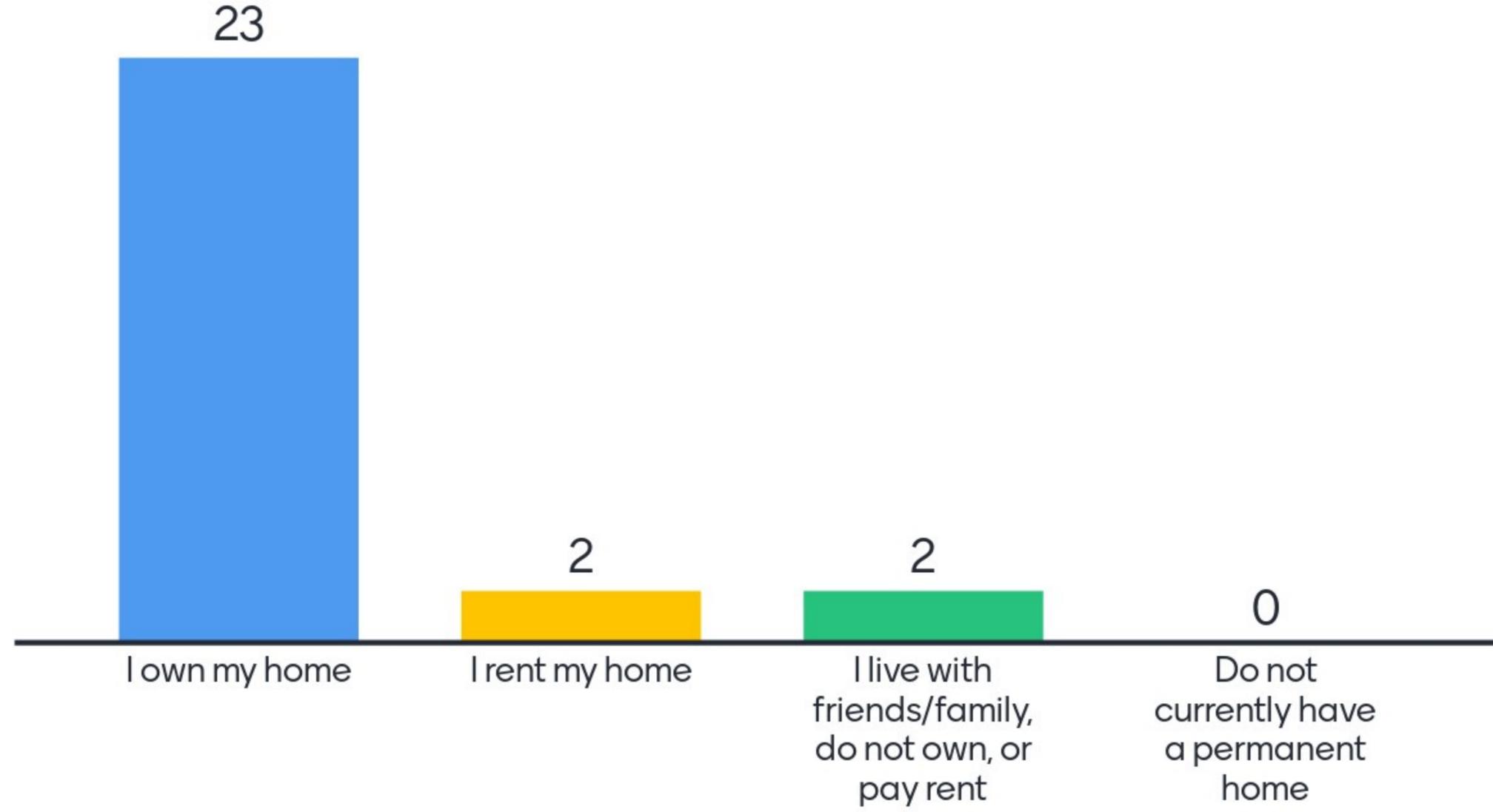
What brings you joy? (Ice Breaker Question)



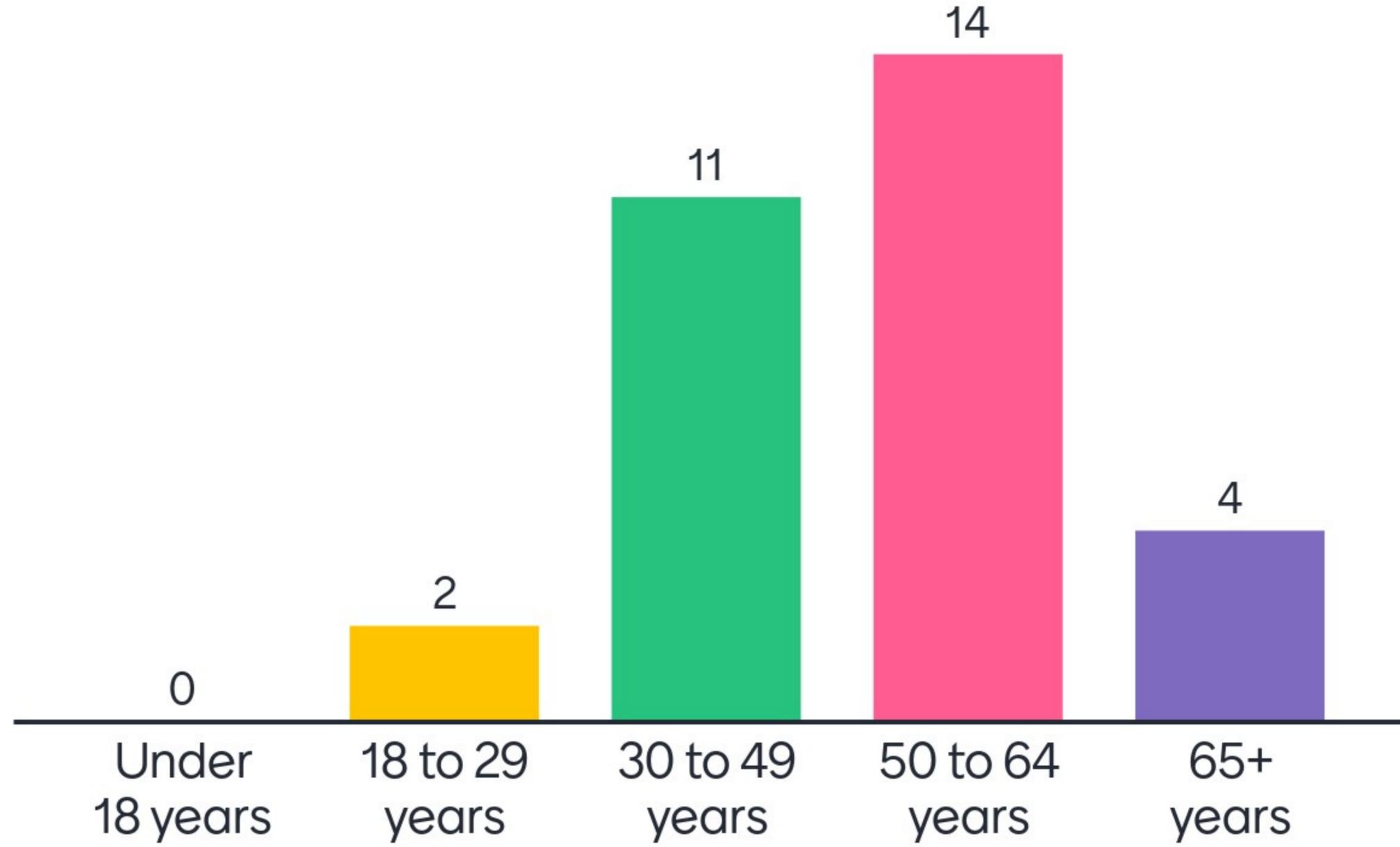
How long have you lived in San Carlos?



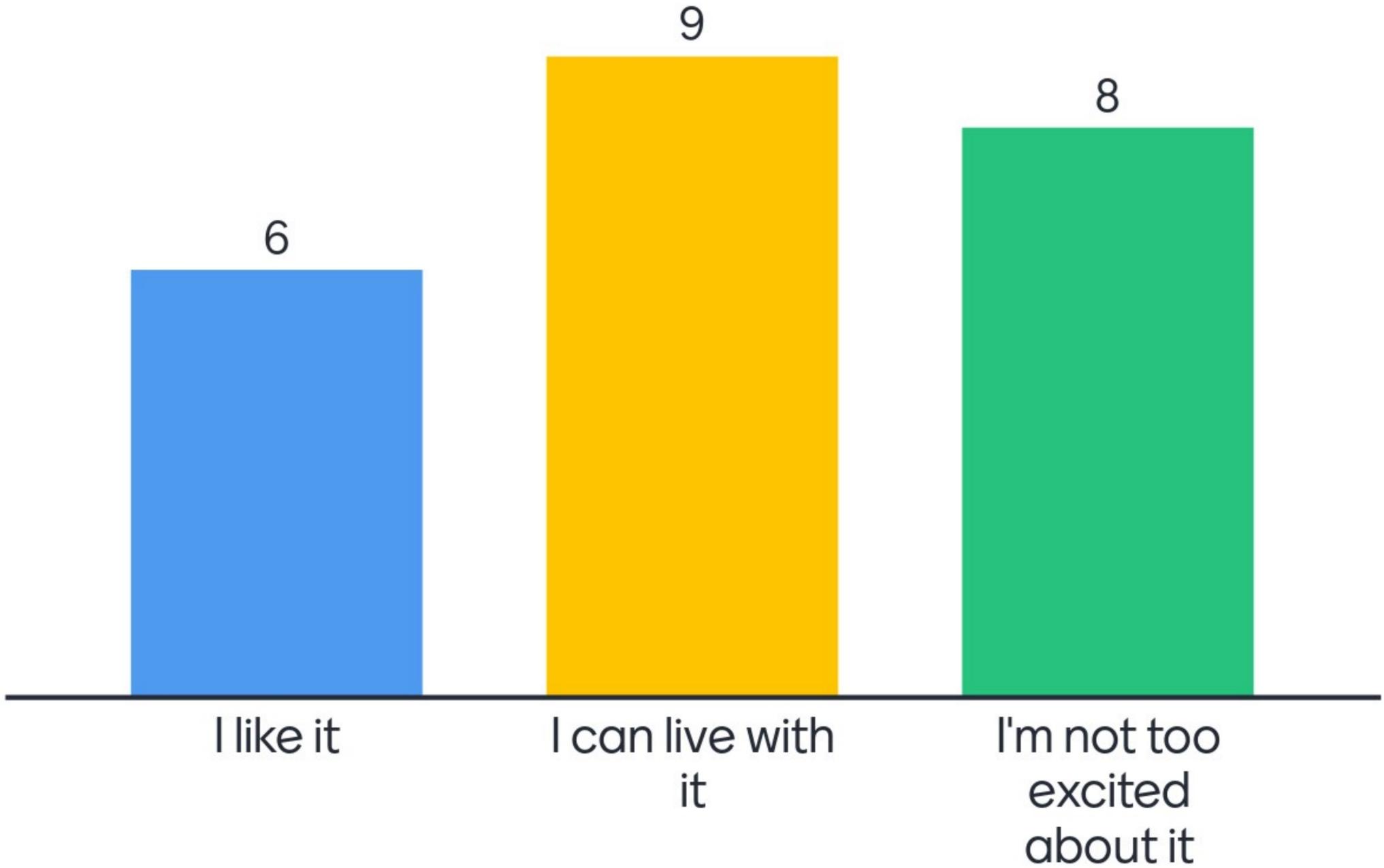
What is your housing situation?



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

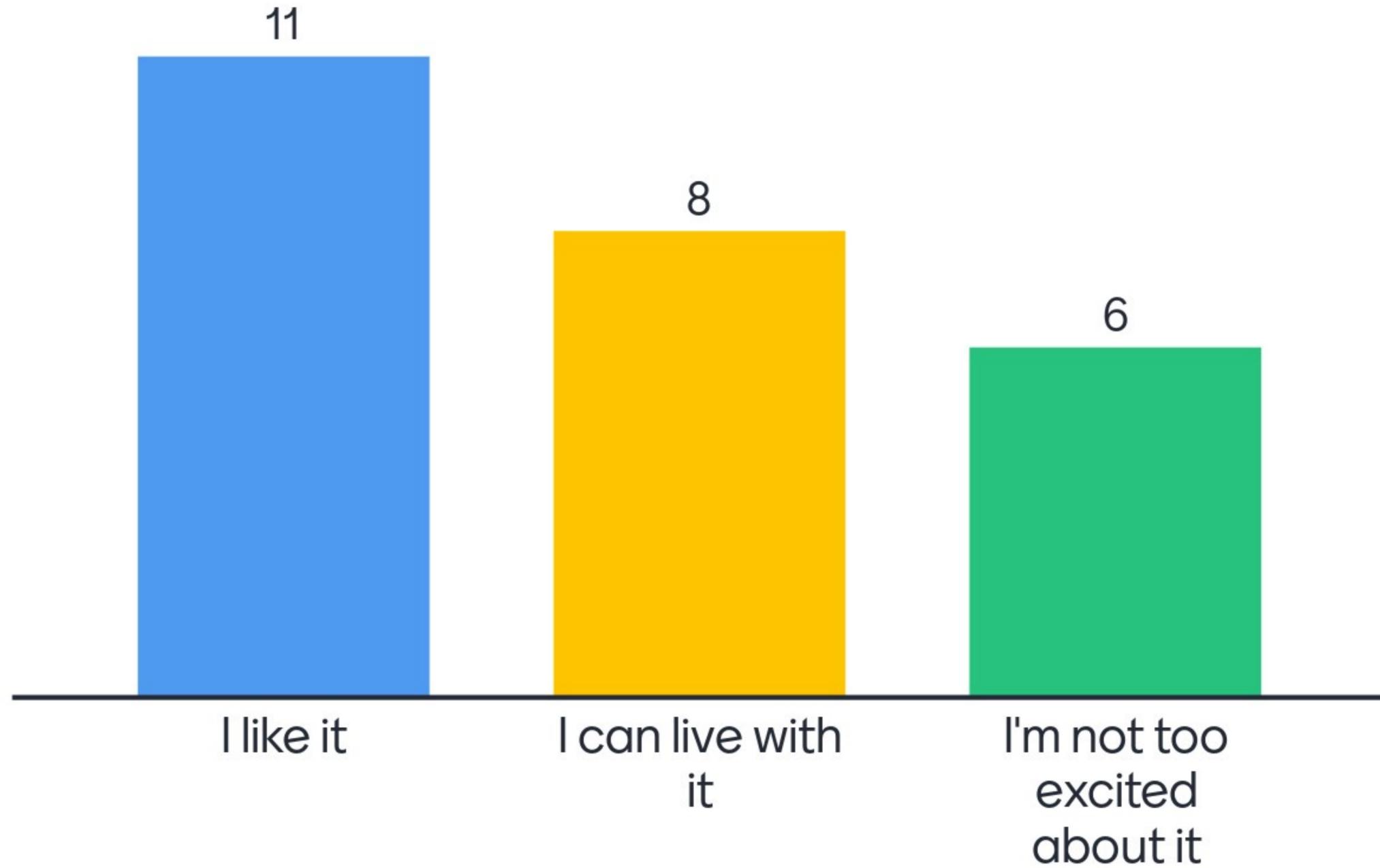
Require solar panels for mechanical parking

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

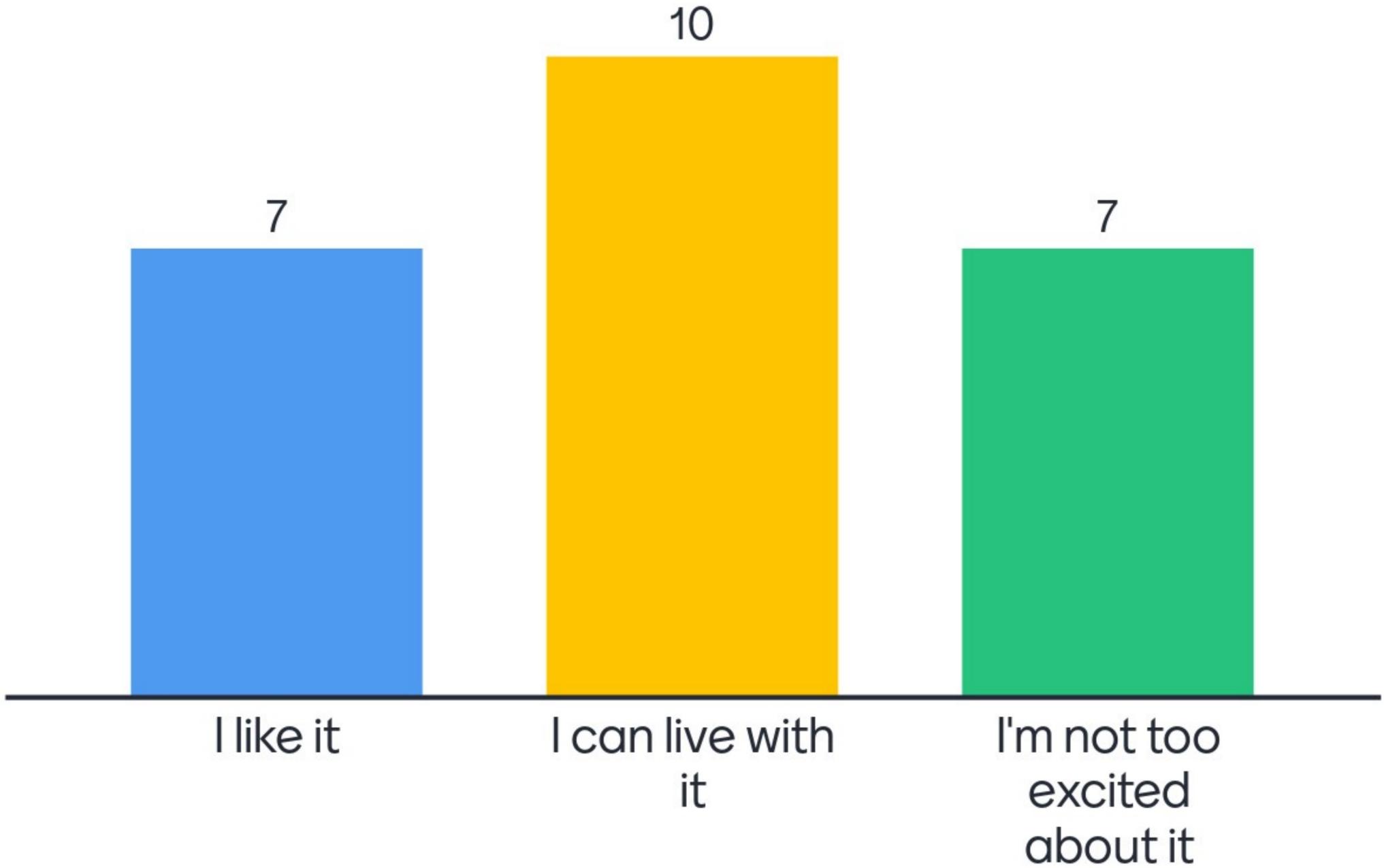
Need small units as well.

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

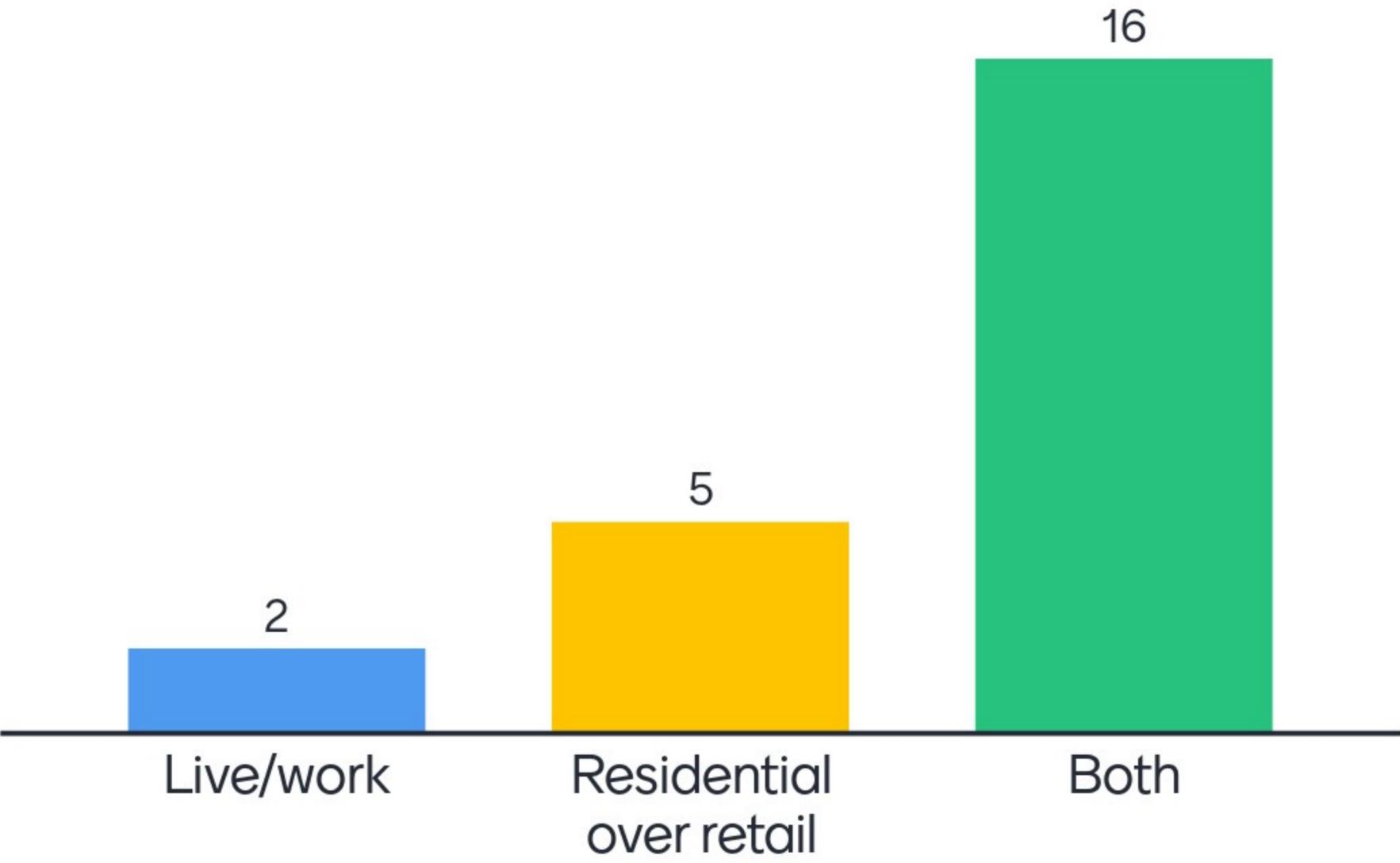
Not as good as C, we don't need more commercial if it is restaurants. Also have you talked to commercial tenants about whether they can fit into 2000sq ft or whatever the area might be

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.

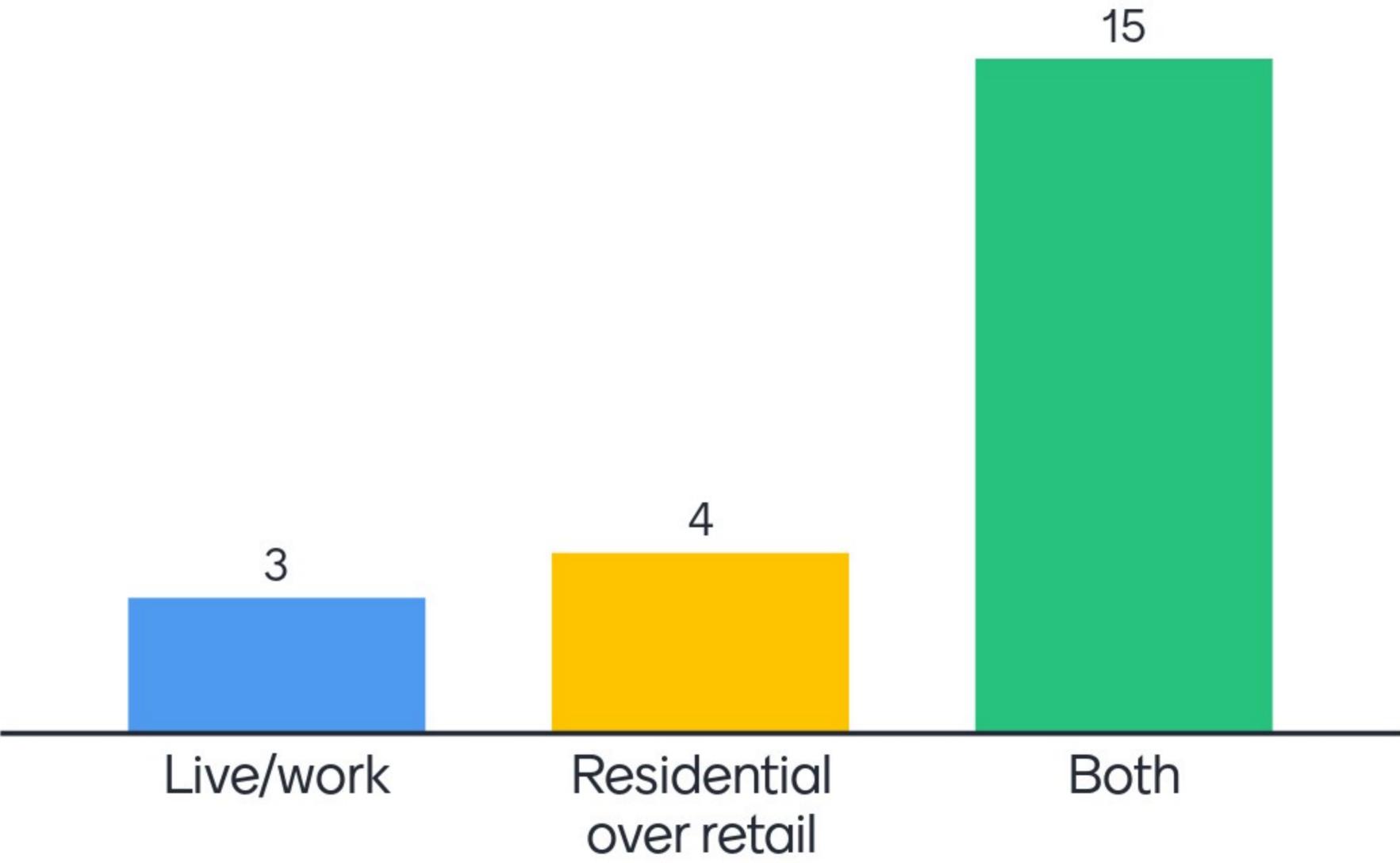
Perhaps we should have more multifamily (quads) all throughout the town to share the load.

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



San Carlos Focus General Plan Update: May 26, 2021 Community Workshop Chat Log

- 18:00:36 From Sara Cadona to All panelists : 89 RSVP's
- 18:12:11 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>
- 18:38:19 From Mayor Laura Parmer Lohan to All panelists: Lisa, we have a hand raised...
- 18:38:41 From Mayor Laura Parmer Lohan to All panelists: will there be discussion? and inputs? I just received a complaint from an attendee...
- 18:38:43 From Joan Chaplick | MIG to All panelists: we'll take questions in a moment
- 18:39:20 From Mayor Laura Parmer Lohan to All panelists: Thank you Joan. Will there be discussion and inputs gathered from the community?
- 18:40:51 From Joan Chaplick | MIG: We'll be taking questions first, and then some polling and comments.
- 18:48:21 From Dawn Aveggio to All panelists: what is podium parking
- 18:48:33 From M Jurka to All panelists: - 1100 laurel isn't adjacent to any SFH. why the concern about going to 4 stories or even more if there is no SFH adjacent? go for 6, 8, 20 stories. palo alto, menlo park, burlingame have plenty of nice examples of this that are close to their small cozy downtowns.
- 18:49:22 From David Pollack to All panelists: If Laurel is zoned for 4 stories, why are developers beholden to Walnut neighbors?
- 18:49:57 From Byron Hill to All panelists: Are there currently requirements around the ratio of Commercial space to the overall building size? It seems like that is driving a lot of the incremental units.
- 18:49:58 From Erica Hayes to All panelists: Why. if we are creating a shortfall, would you accept anything less than a maximum unit development? Example of a 1500 sf unit per a 1000 sf unit?
- 18:50:43 From Jodie Gerhardt to All panelists: Higher densities are good
Use daylight planes to regulate massing, especially near housing
Keep 50 foot height limit
9 foot ceiling is low, plan for 10 feet
Open space is important
Lower parking requirements, especially near transit
1,000 sf is still a decent size unit

- 18:50:44 From Tom Hausken to All panelists: Do these units address BMR units?
- 18:50:45 From Scot to All panelists: Works on Laurel, but on East San Carlos it would need some tweaks as it would have single family homes both in front and in back.
- 18:50:56 From Jay Strauss to All panelists: As a suggestion, please stop using acronyms and spell out the words or use footnotes for us non-industry residents, Also, I was hoping to see a bigger picture view of the housing development potential than 2 small scenarios on Laurel vs larger units on El Camino or East Side like in Redwood City.
- 18:51:27 From Lisa Porras to All panelists: San Carlos' Below Market Rate Housing Ordinance is triggered for projects with 7 or more units.
- 18:51:47 From Scot to All panelists: What is missing is dealing with the additional traffic from the additional units.
- 18:51:52 From Tom Hausken to All panelists: Also, what is the question to this audience? Is to agree to relax the density per acre?
- 18:52:21 From Jodie Gerhardt to All panelists: Could you stop screen share
- 18:53:31 From Erica Hayes to All panelists: Why would the city not consider re-zoning the southern zone of east san carlos to residential if there is an issue with mass of building? No issue with single family homes as you get closer to Brittan, etc.
- 18:53:56 From Joan Chaplick | MIG to Jodie Gerhardt and all panelists: we may need the slides for reference
- 18:54:12 From Lisa Porras to All panelists: Podium parking is where part of a garage is above ground (e.g. 1/2 story) and partially underground.
- 18:54:53 From Lisa Porras: Podium parking is where part of a garage is above ground (e.g. 1/2 story) and partially underground.
- 18:55:02 From Marie ORiordan to All panelists: Not sure if others are experiencing this, but AI is cutting in and out. Yet the current speaker, Dimitri and Lisa are clear.
- 18:55:02 From Jessie Hernandez | MIG to All panelists: Panelists - to chat the attendees, please change the "to" to "All panelists and attendees"
- 18:55:13 From Lisa Porras: San Carlos' Below Market Rate Housing Ordinance is triggered for projects with 7 or more units.
- 18:58:28 From dimitri to All panelists: There is a lot of data missing regarding the square footage of the residential units in each column.
- 18:58:57 From Scot to All panelists: Glad you're addressing the height difference near single family homes. I think Lisa said 30 du/acre wasn't enough to meet the Rhna without explaining whether that density is being considered only in

mixed use zones. Is the City going to add housing to other parts near bus lines? If you're using proximity to transit to justify more units, then you need to discourage personal autos.

- 18:58:59 From Tom Hausken to All panelists: Lissa, so does that mean these hypothetical units would have to include BMR units? Or that they could? Or that they would trigger a requirement *somewhere*, not necessarily in the same place?
- 19:00:00 From Jodie Gerhardt to All panelists: 55 feet height limit would help to allow 5 stories
- 19:00:17 From Lisa Porras: Tom, required BMR units would need to be built on site, mixed in with market rate units. Its a requirement, not an option as it is written in San Carlos' Zoning Ordinance.
- 19:01:03 From Debbie to All panelists: Increasing height not appropriate next to single family homes. But, would work in other areas.
- 19:01:14 From David Crabbe to All panelists: I'm confused. If the existing max. = 20 u/Acre, and the lot is 25,000 SF, why is not 10 units allowed under existing zoning? So need to0 increase density in MU-N
- 19:01:26 From Sarah Kelsey to All panelists: Can landscaping be required in the open space, or can it be parking?
- 19:02:44 From Jon Rose to All panelists: This may be for another meeting but I'd really like to see less industrial development on Industrial Road and build high rise residential. I realize there can be noise issues mixing industrial and residential, but that can be mitigated by sound proofing as I assume was done for the new buildings by the train station.
- 19:02:58 From Tom Hausken to All panelists: Aha, thanks. Very helpful
- 19:04:05 From Debbie to All panelists: But, City approved 72 max height on new project on Walnut. Have to be careful that adding bonus density doesn't trigger higher heights.
- 19:04:15 From Dawn Aveggio to All panelists: can we ask that question in menti
- 19:05:50 From Jodie Gerhardt to All panelists: Is mechanical parking/lifts allowed?
- 19:05:56 From Jon Rose to All panelists: There is already a severe parking shortage. I strongly oppose reducing the parking requirements. Public transit has limited uses and residents need parking for visitors.
- 19:06:42 From Erica Hayes to All panelists: 5 over 1 (Type 5 over Type 1) pushes developers into possible mid-rise scenario which triggers mid-rise costs, etc. Hence the reason for the repetitive 4 over 1 development

- 19:07:26 From Debbie to All panelists: Al, can you please explain why 72 feet height allowed on Walnut when you said max height is 50 feet.
- 19:09:25 From Lisa Porras: Hi Debbie, Walnut is a different mixed use zone. Its not MU-N.
- 19:09:56 From dimitri to All panelists: I am concerned that no amount of zoning changes mixed with private development will bring affordable housing units. The professor in this video who formerly advocated for increased density zoning changes states that his thesis was incorrect. Higher density simply increases the land value so the units themselves are not more affordable.
<https://youtu.be/24vf2c9AlwQ>
- 19:10:52 From Debbie to All panelists: Thanks Lisa! Great point.
- 19:10:57 From dimitri to All panelists: Essentially more units does not mean increased affordability.
- 19:11:38 From Marie ORiordan to All panelists: Will you be addressing the status of Veev's 808 Alameda project during the presentation tonight? Many in San Carlos are concerned by this proposed development and participated in the community meetings back in 2019 and online in Jan 2021, but there has been no feedback from Veev. Their website for 808 Alameda has not been updated since the two community meetings in Jan 2021 and there was no follow up with the attendees. This is concerning as they said they would communicate with the public. The Draft EIR is suppose to be submitted to the city in Q3, but how can the community and the city know if they are addressing the many issues that were raised in those meetings? If this is not on the agenda for tonight, can someone take this as action item?
- 19:11:45 From Erica Hayes to All panelists: Car stackers are not more economical. There are only a handful of suppliers (Klaus or City Car) that supply and install those car stackers which are being priced much more costly...both in a pit configuration and or "on grade horizontal" application
- 19:11:55 From Scot to All panelists: Should we compensate for the density bonus by reducing the height allowed, so when they get a bonus, we get to the height we want?
- 19:11:57 From Lisa Porras: Dmitri, residential development proposals with 7 units or more are *required* to provide BMR units. The developers no longer have the option to pay BMR in lieu fees. The developers have to provide BMR units in their proposals.
- 19:12:05 From Debbie to All panelists: Lisa, what is 1785 San Carlos zoned for? I think R-59? What is max height there? That site is right on the creek and looks directly into single family homes on east end of Carmelita

- 19:13:01 From Dawn Aveggio to All panelists: will we be able to collaborate ideas for these issues? Parking, height requirement place, and open space? Like in the previous workshops. I have lots of ideas that I would love to share in that format. The brainstorming was very helpful.
- 19:13:55 From Lisa Porras: Hi Debbie, that site is MU-SC (mixed use san carlos avenue). It allows 59 units to the acre and a max height of 50 ft. and 4 stories.
- 19:14:06 From dimitri to All panelists: Hi Lisa, thanks for your response. I highly recommend checking that video out it challenges some of the assumptions that are made regarding how to get more affordable housing built.
- 19:14:48 From Debbie to All panelists: But, they could do 72 feet if Density Bonus? I seem to recall that when City lifted use restriction, they limited height to 40 feet in the motion?
- 19:16:09 From Lisa Porras: Thanks Dmitri I will look.
- 19:16:10 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>
- 19:16:17 From M Jurka to All panelists: Could you review the options again
- 19:16:19 From M Jurka to All panelists: sorry
- 19:18:25 From Jennifer Rosse to All panelists: Can you share a link to the scenarios please?
- 19:18:46 From Jon Rose to All panelists: Be mindful of the energy requirement for mechanical parking and require solar pannels
- 19:19:25 From Ellen Garvey to All panelists: Menti not working for me. I like scenario B
- 19:19:50 From Dawn Aveggio to All panelists: it would be helpful to be able to see the data at the same time
- 19:21:04 From Joey Nielsen | MIG to Ellen Garvey and all panelists : <https://www.menti.com/k5afdbizrs>
- 19:21:09 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>
- 19:21:14 From Ellen Garvey to All panelists: Working now, th anks
- 19:23:07 From dimitri to All panelists: Sorry, this format is significantly worse than previous meetings
- 19:23:58 From Dawn Aveggio to All panelists: Can I ask AL? Our current height max is 50ft. are residents that upset with that? Im not getting why would we want to decrease our height to get density?
- 19:26:22 From Lisa Porras: Hi Dawn, Lisa Porras here. City staff have heard from adjacent residents next to zones with 50 ft. heights are concerned with privacy

loss, excessive shading and loss of sunlight, and the general mass and scale overwhelming the single family home. These are common reactions.

- 19:26:57 From Dawn Aveggio to All panelists: thank you.
- 19:28:31 From Scot to All panelists: Can we zone for smaller unit size in certain locations?
- 19:28:54 From dimitri to All panelists: How do we know that the invitee list is not composed of developers?
- 19:32:31 From Jennifer Rosse to All panelists: I missed the beginning of this, but wonder what data we have on the current multi family units. For example what's the percentage that are empty right now in the development by the train station?
- 19:33:54 From Jennifer Rosse to All panelists: Can you clarify what group you are referencing that's been engaged?
- 19:34:33 From Dawn Aveggio to All panelists: your explanation is very helpful to understand this issue
- 19:34:50 From dimitri to All panelists: East San Carlos needs a buffer as well
- 19:37:51 From Jodie Gerhardt to All panelists: Live/work only works if the ground floor is truly separated by a door, etc.
- 19:38:30 From dimitri to All panelists: Why not residential only on the north side, and live work or mixed use on the south side?
- 19:39:49 From Jodie Gerhardt to All panelists: How would this change our sales tax numbers? jobs/housing balance?
- 19:39:56 From dimitri to All panelists: I think this is a good start to reimagining the east side
- 19:40:55 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>
- 19:41:46 From David Crabbe to All panelists: Both sides of Terminal seems like the better option; however, I doubt that retail would thrive on Terminal
- 19:44:59 From Jennifer Rosse to All panelists: I attended the first meeting and live on the east side, but at the meeting it was said there wasn't going to be housing. Maybe I misunderstood that. I would like to see housing as a buffer for bigger buildings.
- 19:45:52 From Debbie to All panelists: Is there a plan to look at adding residential to other areas in the east side not next to the single family. This is one area where people may support higher heights.
- 19:47:14 From Lisa Porras: www.SanCarlosInnovation.org

- 19:51:38 From Tom Hausken to All panelists: My ultimate question will be: if we meet our requirements, then can we not worry about the new state legislation being proposed? Or could those bills add even more demands?
- 19:53:37 From Debbie to All panelists: Please ask about city's position on SB 9, and SB 10 which will eliminate single family zoning. If those pass, make all these discussions moot Will allow 4 units, SB 9 and SB 10 will allow 10 units—all next to single family zoning
- 19:54:58 From Brittani Baxter to All panelists: Is the city considering zoning beyond just the minimum needed to meet the RHNA minimum numbers? The spirit of that law is to solve our extreme affordability crisis here perpetuated by decades of underbuilding. More housing also helps to increase our tax base. Many homes here are heavily subsidized by prop 13 and our own school district is very underfunded. I encourage us to think about how to have more taxpayers and families here in town as we build to the future.
- 19:55:40 From Tom Hausken to All panelists: Thanks Al, for that answer. Honestly, I looked at the legislation and it's hard for a layperson to know what to make of it. IMO some of the material against is is disingenuous, but I just don't know. It would be so nice to think that we can' just fix it ourselves and not worry about it. :)
- 19:56:27 From Scot to All panelists: Why can't we require developers to have a 25% BMR requirement?
- 19:56:55 From dimitri to All panelists: We have to look at all housing possibilities, ADU 's need to be a significant part of the mix for a comprehensive housing solution.
- 19:57:05 From Brittani Baxter to All panelists: Thank you!
- 19:59:01 From dimitri to All panelists : Al's comments are an argument for govt subsidized affordable housing
- 20:00:02 From Sarah Kelsey to All panelists: Should ADUs be counted as housing if owners are using them for AirBNB rentals?
- 20:03:02 From Sarah Kelsey to All panelists: There are tons of ADUs being used as AirBNBs in San Carlos
- 20:03:18 From dimitri to All panelists: There was a lot of talk about how Trestle was using units as Air Bnb units. Has there been any progress or an update on that issue?
- 20:05:18 From Karen Tkach Tuzman to All panelists: I can't get myself off mute
- 20:05:32 From Karen Tkach Tuzman to All panelists: Please unmute me I'd like to comment p

- 20:12:14 From Tom Hausken to All panelists: I second what Brittany said. Think big. '
- 20:14:50 From Debbie to All panelists: Thank you so much for this excellent presentation. Al, your examples were very enlightening and I think will get a lot of support from the community. We appreciate you consider our input.
- 20:17:51 From Kristen Clements (she/her) to All panelists: Thank you all!
- 20:18:04 From Sarah Kelsey to All panelists: Thank you!
- 20:18:13 From Karen Tkach Tuzman to All panelists: Thank you!