

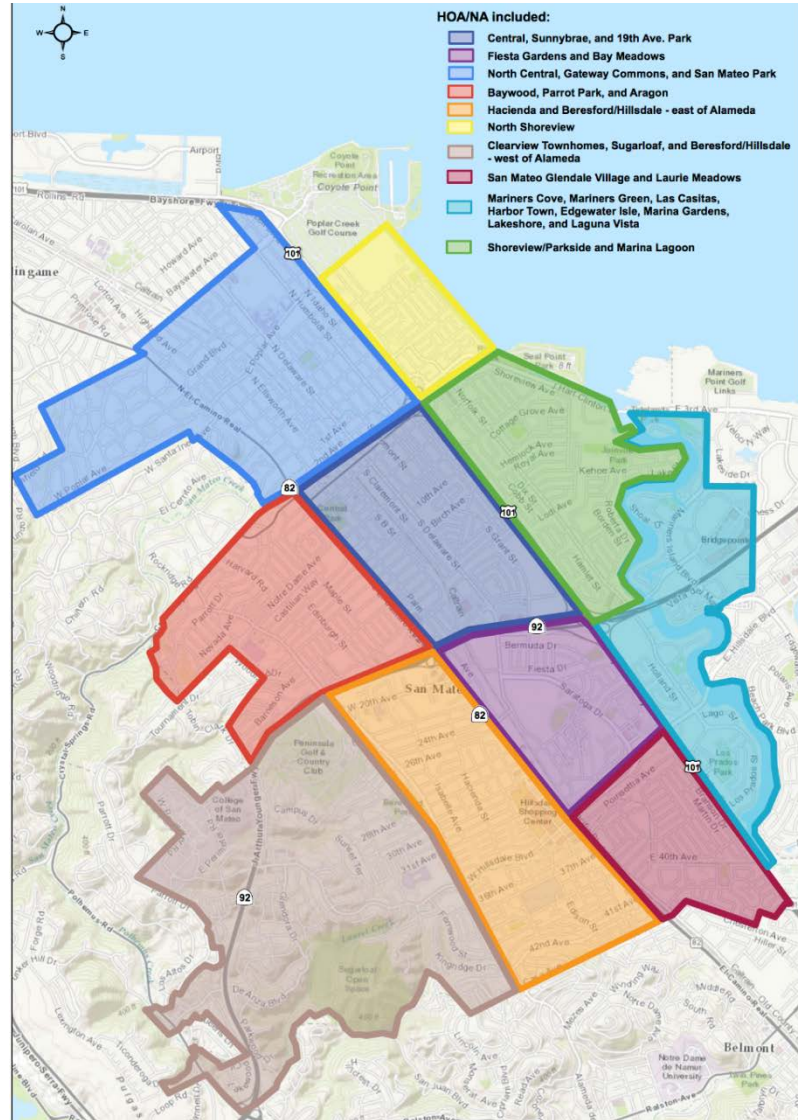


# SPEAK UP SAN MATEO! (Peak Democracy) | Kick-off Survey Update and Taste & Talk Topic Ideas | Generated from Community Input

## TOPIC = HOW DO YOU EXPERIENCE DOWNTOWN SAN MATEO?

(updated 03.23.17) --- 396 Responses English + 45 Responses Spanish = 441 total responses

Live	Work	Neighborhood
23%	25%	Blue – N. Central, Gateway, and San Mateo Park
20%	22%	Navy Blue – Central, Sunnybrae, & 19 <sup>th</sup> Ave
18%	13%	Red – Baywood, Parrot Park, & Aragon
12%	14%	Orange – Hacienda & Beresford/Hillsdale (east of Alameda)
8%	8%	Brown – Clearview, Sugarloaf, & Beresford/Hillsdale (west of Alameda)
5%	6%	Teal – Mariners cove, Mariners Green, Las Casitas, Harbor Town, Edgewater Isle, Marina Gardens, Lakeshore, and Laguna Vista
3%	4%	Purple – Fiesta Gardens & Bay Meadows
3%	2%	Green – Shoreview/Parkside & Marina Lagoon
4%	2%	Yellow – North Shoreview
3%	2%	Maroon – Glendale Village & Laurie Meadows





## **1. PRIORITIZE DOWNTOWN OPPORTUNITIES**

Following is a final summary of how the topics in the following question were prioritized.

**Please identify the three opportunities that you support the most. You can assign multiple dots to one priority.**

1. Address impacts related to parking and traffic in the Downtown. *(272 votes)*
2. Enhance streetscape elements to support pedestrian activity (e.g., trees and/or landscaping, pedestrian lighting, benches, outdoor seating/dining). *(252 votes)*
3. Find solutions to facilitate housing affordability. *(178 votes)*
4. Expand retail and restaurant diversity, including youth and family-serving options. *(145 votes)*
5. Activate public spaces Downtown to provide opportunities for community gathering and interaction. *(112 votes)*
6. Increase art and entertainment options. *(106 votes)*
7. Enhance accessibility for cyclists, including adding bike lanes and racks. *(75 votes)*
8. Identify opportunities for increased heights and densities around transit hubs (e.g., Caltrain station). *(68 votes)*
9. Expand opportunities for office space to attract and retain high-tech businesses. *(50 votes)*
10. Encourage more public art. *(28 votes)*



## **2. HOW DO YOU GET TO DOWNTOWN AND WHERE DO YOU WHEN YOU GET THERE?** **("WHAT'S YOUR JOURNEY?")**

The following is a final summary of how the modes were ranked.

**2a. Please identify all the modes that you use to get to Downtown San Mateo.** *(mark all that apply)*

1. Car *(381 votes)*
2. Walk *(250 votes)*
3. Bike *(91 votes)*
4. Transit *(37 votes)*
5. Other *(e.g., Uber/Lyft) (13 votes)*

**See the Appendix for additional input related to this topic**



The following is a final summary of how the use of streets to and through Downtown were ranked.

**2b. When going to downtown, which streets, pathways, and/or highways do you use most frequently to get there, and what streets do you use most often when you are in downtown? (mark all that apply)**

1. 3<sup>rd</sup> Avenue (267 votes)
2. B Street (267 votes)
3. El Camino Real (233 votes)
4. 4<sup>th</sup> Avenue (224 votes)
5. Delaware Street (158 votes)
6. 5<sup>th</sup> Avenue (153 votes)
7. 2<sup>nd</sup> Avenue (139 votes)
8. San Mateo Drive (138 votes)
9. Ellsworth Avenue (106 votes)
10. Highway 101 (69 votes)
11. 1<sup>st</sup> Avenue (57 votes)
12. Claremont Street (55 votes)
13. Tilton Avenue (51 votes)
14. Baldwin Avenue (44 votes)
15. Laurel Avenue (31 votes)
16. Humboldt Street (30 votes)
17. Fremont Street (29 votes)
18. Grant Street (28 votes)
19. Eldorado Street (20 votes)
20. Idaho Street (6 votes)
21. Other (e.g., 9<sup>th</sup> Avenue, 25<sup>th</sup> Avenue, Rosewood Street) (54 votes)

**See the Appendix for additional input related to this question**



### **3. WHERE DO YOU GO DOWNTOWN? (“WHAT’S YOUR DESTINATION?”) and WHAT WOULD YOU LIKE TO SEE IN DOWNTOWN?**

The following is a final summary the destinations in Downtown that are identified as those most visited by survey participants.

**3a. Where do you go when you come to Downtown San Mateo?** *(Note: Please check all of the types of uses or places you regularly visit below and/or check other and indicate the use or place if it's not on the list)*

- Restaurants (371 votes)
- Movie Theater (285 votes)
- Coffee Shops (249 votes)
- Central Park (249 votes)
- Library (234 votes)
- Grocery Store (208 votes)
- Doctors office (166 votes)
- Drug/Convenience Store (159 votes)
- Bank (158 votes)
- Caltrain Station (155 votes)
- Retail Store (142 votes)
- Post Office (130 votes)
- Personal Service (e.g., Barber Shop) (112 votes)
- Bakery (79 votes)
- Residence/Home (I Live In Downtown) (23 votes)
- Other (e.g., Gym/Yoga studio, parking) (57 votes)

**See the Appendix for additional input related to this question**



The following is a final summary the destinations in Downtown that are desired by survey participants.

**3b. Please identify the uses or places that you would like to see, but is currently missing from Downtown San Mateo** *(Note: The list shown below are places that Kick-off Event participants indicated. Please check next to those you agree with or check other if you would like to suggest something new).*

- Outdoor dining (238 votes)
- Outdoor gathering space (e.g., town square/plazas for music) (213 votes)
- Live music venues (113 votes)
- Retail stores or studios (e.g., board game, bookstore, boutiques, stationary) (183 votes)
- Retail that stays open late (141 votes)
- Foreign Film/Art Theater (123 votes)
- Pubs (114 votes)
- City Hall (61 votes)
- Indoor Sports (58 votes)
- Meeting/Conference Center (32 votes)
- Other (e.g., Diverse restaurant scene/options, parking, art galleries) (72 votes)

*See the Appendix for additional input related to this topic*



## Taste & Talk Topic ideas generated from Community Input

*(as of 03.06.17)*

### Common Themes

- **Enhanced Bike Facilities** – need to improve throughout (e.g., better connected and safe bike lanes, access to bike racks)
- **Inviting Pedestrian Facilities + Amenities** – continuous, cleaner, wider, tree lined, and pedestrian lights on sidewalks; safer crossings; benches; parklets.
- **Parking Concerns** – better use of technology, need more spaces, not enough spaces where needed.
- **Public Spaces** – from plazas and music venues to outdoor dining; carless zones on weekends; Creative landscaping - that encourages healthy populations, in addition to birds and insects (e.g., rain gardens, vertical gardens/walls, micro-gardens)
- **Diversity of uses** – live theater, arts, nighttime uses.



## APPENDIX | Additional Input from Survey Participants organized by question

### 2a. Please identify all the modes that you use to get to Downtown San Mateo.

- We prefer to walk, but will often stop by with car on way back from daily trip to YMCA.
- I would like if city bike rental hubs were available in Parkside, maybe by Joinville Park
- Driving is the only option and parking is a nightmare. Even though we live in San Mateo we visit the downtowns of Burlingame, San Carlos, and Redwood City more often than San Mateo because it is easier to park and then walk to your destination.
- I'd bike (all downhill) but then I'd have to go home at some point.
- It's discouraging to have to pay to search for parking and pay. When sun out, I'll try to walk.
- I live in a condo on Saint Matthews, and the idea was to be able to walk safely to everything downtown.
- I would like easier ways via public transit to get there (e.g. train, trolley)
- My office is at 2nd and Ellsworth
- I live two blocks away from downtown
- Make downtown including el Camino more pedestrian and bike friendly. It's so unsafe right now! This is a simple fix. Many cities have solved for this.
- I only drive when going to Walgreens before or after out of area errands. Otherwise I walk.
- Uber or Lyft
- We are lucky to be able to walk downtown during the day, but usually drive at night. Parking is a challenge
- Increasingly it is difficult to downtown by car due to heavy traffic especially from 4-7 pm.
- Not often as parking is too difficult.
- I would use transit if it came more frequently and more hours in the day. I would bike/bus if I had no kids.
- biking from mariners green is difficult because 3rd avenue by seal point park always has glass on the sides of the road
- In order to get to the destination, I sometimes do have to drive through the downtown area, and the worst problem nowadays has been too many oversize vans, trucks or vehicles parking in downtown areas. The two way cars often had to dodge one another while passing. And then, a lot of the time, these oversize vehicles also often backed out of the parking spaces without considering the traffic coming. They truly behaved like bullies and have caused a lot of safety concerns. And sometimes I also have to drive through the downtown to get home from work. The traffic from Delaware to 2nd Ave. turning to the right on S Fremont St. has become more and more difficult because of the blocking of the traffic toward downtown especially at the traffic hours.





- I most commonly walk; I use the car only if the weather is bad or I need to carry heavy things home.
- Be careful about choking parking for bikes/pedestrians. (I know, we want it all, don't we) We do not go to Burlingame since their stupid parallel parking--can't get a space and we have stopped going to restaurants, etc.
- Once we are downtown, we walk everywhere to the grocery, or to a restaurant, gym, or shop..
- palm avenue
- I often try to go downtown and then leave frustrated after not being able to find parking and end up spending my money in nearby Burlingame that has a nice downtown and ample parking.
- Use the 25th street 'downtown' area more due to location
- need more parking space
- I walk downtown on most weekends with my dog.
- Use Caltrain everyday to get to/from work
- I use bike lanes because they are level. Sidewalks need to be level with good curb cuts. I'd also like to see that every retail business have ADA approved electric entrances for easy access for all disabled persons, like Walgreens, Draegers, Wells Fargo Bank, etc. .
- Cars drive too fast
- We need more traffic enforcement downtown. Distracted/bad drivers make it hazardous for pedestrians, especially at night
- Live walking distance. Often not worth driving because of traffic and parking difficulty.
- Depends on weather & time of day.
- Current businesses in the Gateway, South Claremont, and Central Claremont Downtown sub-areas draw more cumulative vehicular traffic to our residential streets. These include 5 gas stations, 3 fast food drive-thru restaurants, numerous auto service centers body shops. Auto-related businesses contribute to the traffic congestion, noise levels, and brings heavy cut-through traffic through our residential streets. There have been more than 100 injury accidents in the in the Central Neighborhood in the last 3 years!
- Parking is a nightmare. More shade for walking would be great.
- Street lighting on Palm and B Street need to be enhanced. I often need a flashlight to walk from 20th Avenue to downtown via Palm and via B Street.
- A shuttle bus servicing the downtown and surrounding neighborhood would be nice (ie. Walnut Creek).
- Getting around and parking downtown is a hassle. I tend to park on perimeter of city and walk in.
- Uber/Lyft from work
- Need more parking garages. Need to discourage traffic exiting Hwy 101 to cut through N Shoreview as this causes back up on 4th that extend all the way to downtown. I use the 3rd Ave overpass (over Hwy 101). It's often filthy -- needs more frequent cleaning.



- Uber
- 9th to B street. 5th from Delaware to RR tracks is too grimy, feels unsafe at night and early morning. Avoid it when walking to the train.
- 5th Avenue is pedestrian path to the Downtown, and more pedestrian lights are needed in 34 dark areas in the Central Neighborhood; current businesses in Gateway, South Claremont, and Central Claremont are auto centric businesses - contribute to traffic congestion; need a TDM for Downtown employees, not a new 600 car parking structure; the size of the Downtown is too large and should stop at S. Claremont; would like to see smaller "urban delivery trucks" to improve pedestrian safety in Downtown and surrounding residential streets; high visibility crosswalks at all the intersections on 4th Avenue for pedestrian safety.
- Our neighborhood should be walkable to downtown however it is so dangerous compared to most European cities I've visited. Cars are causing lots of accidents, our kids cannot ride their bikes, and so if the family comes we generally drive to be safe
- I prefer bike or walk.
- Lyft
- Lyft
- carpool
- no



**2b. When going to downtown, which streets, pathways, and/or highways do you use most frequently to get there, and what streets do you use most often when you are in downtown?**

- The route chosen depends on the time of day and congestion (cars and train schedule)
- There need to be designated bike lanes on EVERY street downtown and actual enforcement of cycling laws and driving laws regarding cyclists
- El Camino to 9th if driving, El Camino to 25th to Palm if biking
- The walking and cycling environment is great west of Claremont street and south of 5th Avenue. East of Claremont the pedestrian and cycling environment is uneven, especially north of 5th Avenue. Lots of poorly paved streets, sidewalks in need of repair, poor lighting, overgrown vegetation, bike lanes that suddenly disappear, etc. Given the population density East of downtown, it's discouraging that city infrastructure is in such disrepair, especially compared to more affluent but less dense neighborhoods elsewhere in San Mateo.
- 92 to El Camino northbound works best until rush hour.
- I only go downtown when I have to see doctors on San Mateo Dr., Walgreens on 3rd Ave., post office / UPS or to go to Delaware to get to Trader Joes. Otherwise, it's too difficult to park anywhere!
- In the morning, the odor at 4th & San Mateo Dr. makes me wretch. Sidewalks are filthy & repulsive. Non Asians do NOT feel welcome anymore.
- Having trouble getting out of my driveway in the AM and PM commutes due to the increased traffic flows coming from the TOD to the South and with all the traffic flows coming from 3rd/4th Avenues on the North.
- B St. is horrible when someone is trying to turn left. I suggest alternating lights so left turns don't wait for oncoming traffic.
- Add more trees and landscaping in town. Beautify the town so it's more quaint and inviting like Palo Alto, mill valley. Lighting is important too. Remove the homeless food bank on B st and get rid of the awful smell lingering at the end of B near golden gate rest.
- I live west of El Camino and cross it to get into downtown.
- If I cannot take care of my business and/or shopping before 4pm, I avoid downtown because of the traffic and parking issues. I actually feel "trapped" in my own home because traffic and parking have gotten so bad.
- Sidewalks downtown are generally not very clean; having trash bins out on B St. on sundays is not good, when people are strolling on already narrow sidewalks; horrible smell coming in on 1st/B St. (by China Bee restaurant); luckily we walk from 9th Ave, and we badly need sidewalks on Claremont at 5th in front of San Mateo Lumber. The street is often dangerous b/c of large delivery trucks, so with no sidewalk on either side, esp. when wet, pedestrians have to walk in the street and dodge 18-wheelers + parallel parked cars + lumber forklifts + normal street traffic.



- Too much traffic and not enough parking. San Mateo population is too impacted and
- I have to jump the fence at the northeast corner of the CalTrain station
- A lot of the time, in order to avoid the traffic jams, I had to avoid El Camino Real because the left turn cars simply blocked the traffic flows and also caused a lot of the impulsive drivers to suddenly changed to right lanes so they did not have to wait for the left turn cars. I wonder if you can do something like in SF that on some busy streets, there're only few streets that the cars can turn left. Or maybe make rules and signs to pin point the worst traffic time and only allow certain time frame for these left hand turn cars. Somewhere close to a Catholic school near Baldwin and El Camino Real has always been one of the worst spots because there are parents turning left to pick up their children during the school days. Anyway, I am truly grateful that the City is willing to take a look at these problems that have been affecting our daily lives. It has become a safety issue than being inconvenient. Another troublesome spots are on 2nd Ave. between the railroad and B Street, there are two new parking exit and entrance that the cars go in and out. And not only those drivers frequently coming out or in without stopping or paying attention to the pedestrian walking on the sidewalks. A few times, I saw some young kids and senior citizens walking slowly on the sidewalks and almost got hit by these cars entering or exiting the parking garage across from the movie theater. There is also not enough warning to the pedestrians to make them aware of the cars entering and exiting. In addition, another problem with the pedestrian crossing across on 2nd Ave. to the movie theater has really slowed down the traffic flows when the pedestrians really take their time coming out from the movie theater, reading from their smartphones. And then, since it's so close to the railroad, sometimes it's really dangerous for the drivers to be suddenly stopped due to these pedestrians unexpected slow passing. Another very unsafe pedestrian crossing spot is on S Fremont St. on 3rd Ave., a lot of the cars speedy out of 101 3rd Ave. West and to avoid the traffic toward the downtown, they turn right at S Fremont St. And a lot of the drivers did not stop first before their turning so it's really dangerous for the pedestrian crossings especially when we are walking our dogs. Another troubled spot is on S Fremont St. with the Metropolitan two big building structures. There are frequently big moving trucks took over one lane so that we had to constantly watch out and make sure the other lane did not have cars coming against us since their big moving vans would take over the lanes on either side. The City should inform their management company to make the arrangements among themselves so they could reserve the parking spaces for those big vans instead of double parking and make it really dangerous for other drivers. Anyway, the City really have to have a better "whole picture" planning, please do not just try to please the big developers or commerce and forget about the residents living in these areas. Most of us are not against developments, we are only against the lacking of considerations or plannings of the traffic calming strategies and solutions.
- When I use 9th Avenue, it is because I walk through the park to get downtown.
- Walk when we can, but need to drive for groceries, etc.



- Planters at the corner of Laurel and East 5th make it hard to see oncoming cars. Traffic is always racing/speeding down Palm Avenue.
- The quality of the bike facilities is very disappointing. I get nervous biking with my kids in the bike trailer. There is no way that San Mateo will meet the goals stated in the bike plan for short trips by bike. We need continuous, high quality bike facilities even if it means removing some parking. Most people won't ride a bike with the way things are now.
- biking from hillsdale mall to downtown is dangerous. el camino is a 8 lane highway when you count turn lanes. We need bike overpasses over el camino. connect hillsdale mall to trainstation. the underground subway approach is really undesirable but if it has to happen it has to be clean, well lit, and have lots of biofilia
- I walk west on 9th Ave from Rosewood & 9th and go through Central Park & across 5th Ave
- Third and fourth Avenue between El Camino and Delaware should be one way just like they are out towards the freeway this would greatly speed up downtown traffic and make left turns much easier
- Silly survey writer! You left out Caltrain!
- No use adding parking when cars are already too numerous downtown
- I will often avoid 3rd and 4th by car, foot, or bike. These roads have a freeway on-ramp feel that can make them unpleasant to travel for short trips.
- I love to walk through the Park when possible
- Most often I walk through Central Park to get to downtown. Then I love to walk along B St. & 3rd Ave. and enjoy the wonderful pedestrian scale historic buildings that make downtown unique.
- Depends on time of day. If driving I avoid Baldwin, ECR, 3rd, 4th & 5th from 3-5pm.
- Make 5th Avenue a safe pedestrian path to the Downtown. More green pedestrian lights are needed in the 34 darker areas of Central Neighborhood. The trip hazards on the residential sidewalks need to be addressed so residents can walk safely to the Downtown.
- Wish the train was above or below grade
- avoid El Camino if possible
- Sidewalks area leading to downtown are lifted & street lights do not illuminate hazards posed by sidewalks. In need of better street lighting along secondary streets. Pedestrian walking along El Camino is challenging (crossing at intersections/speeding vehicles).
- I try to stay off of El Camino. I try to take the backroads.
- Parrot Drive, from work (GoPro)
- Make 3rd and 4th both one way between ECR and the freeway.
- I walk from Parrott to 3rd or 5th
- El camino and Palm if meeting friends and family for dinner on way home from work.



- I would like to see the train raised like it is in San cCarlos to ease traffic getting in and out of town, create safer passage for pedestrians and cut down on noise.
- The east side of San Mateo is lacking a Historic Downtown Historic District Design Guideline, and the boundaries for the Downtown is too large with parking overflow and cut-through traffic. We would like to preserve our single family bungalows along the south side of 4th Avenue, the north side of 5th Avenue, and the west side of S. Delaware. At the 2 redevelopment lots, build housing that fits the character of our neighborhood; not interested in raising the heights limits or higher densities; interested in inclusionary affordable housing, with adequate on-site and guest parking; need a community recreation center for community engagement, kiddy park, day care center.
- Depends on whether we are walking or driving. Question is ambiguous
- Poplar Ave



### 3a. Where do you go when you come to Downtown San Mateo?

- Several friends mention their desire to have downtown walking destinations that also have public restrooms. Ideally, there should be early morning destinations downtown for dog walkers and early birds. For that matter, when we joined a historic Downtown San Mateo Walking tour, the one big issue was the lack of available public restrooms.
- Due to overall congestion in the evening, especially on weekends due to the number of restaurants in a small area, we now avoid dining downtown except for non-peak hours.
- Too many restaurants and gyms and not enough art or culture.
- I try to do as much commerce as possible downtown with local businesses.
- I do all of my banking and grocery shopping in Burlingame & where you don't have to pay for parking.
- Don not feel safe as pedestrian in some intersections. Scary at night to walk on Baldwin, or North to my condo. Too deserted.
- I drive on El Camino a lot after dark from my volunteer work at the downtown library home. the lights are often "OUT" along El Camino between Baldwin and 9th Ave. It is very dangerous for pedestrians and bicycles walking across El Camino in those areas after dark. I would love to see those lights with lit bulbs in them. Thanks
- Let the citizens of San Mateo decide these matters not just the Chamber of Commerce or single purpose ngo's from out of town.
- Because I work downtown I see the demand for safe parking for employees, for dining, and for services. this is not being addressed.
- Need to bring back live music to downtown. There are too many of the same restaurants (Japanese/sushi/noodles)
- Would like more diverse food options and retail.
- Need to make more attractive and diversify the restaurant...to many Asian and noodle restaurant..some are good but there too many...close b street off to cars on weekends make it more of a walk around and eat on sidewalk area..have the stop blocks that come out of ground so people can't drive down b street on weekends and beautify it...
- Again, if I need to visit the downtown area, I schedule any visits before 4pm, otherwise I do not visit , as I am unwilling to tolerate the ridiculous traffic and issue of no available parking.
- Need more outdoor dining restaurants
- so many good places to eat
- Nor enough parking, undeveloped parcels should be filled in with micro housing and parking structure
- We wish there was a bakery!
- I love the restaurants and stores but parking is a nightmare so I avoid the area.
- I love B street and the small markets to the north. This diverse neighborhood is friendly and has some of the best Salvadoran and Honduran food in the area.



- Traffic and parking at times can be daunting and instead of shopping downtown, Amazon is much easier
- movie theater
- Its really nice when the planters are kept up with flowers, and trees are taken care of. Recent additions of art enhance the walkability of downtown and we'd like to see more of this. We especially loved the random discovery of knitted objects from teh San Mateo Knitting Bombers.
- I appreciate the variety of destinations downtown.
- need more places to lock bikes up
- more bike racks to make locking up bikes easier. consider shutting down third avenue every sunday to cars and only allow pedestrian traffic.
- Yoga studio
- Often find too busy to stop for 1 or 2 things - usually only come when going to spend several hours
- Would be great to use technology to help drivers identify what parking spots are available downtown. This would greatly reduce the congested traffic drivers driving around to find a spot.
- I would like more diverse food options - Ethiopian, Greek, healthy fast food (e.g., Eatsa, California Chicken Cafe, Halal Guys), Jewish Deli, and BBQ would be welcome additions.
- We love Trags!!!
- Create clear line of sight access at all corners corners, so all parties can see each other before crossing intersections. Standardize height of signal buttons for those in wheelchairs and small children.
- too many bike riders on the sidewalk
- We are in danger of having too many Asian restaurants and not enough of everything else
- Dominated by restaurants. Good restaurant options, but other choices are sparse.
- I love to come at san mateo down town . But when i coming with my family is to boring because there are no entertainment for them.only restaurants. Shop's and i spend all my money.
- Whatever my immediate destination, I find the charm and character of the historic buildings enhances my entire experience.
- Downtown is the neighborhood commercial center for many of the high value neighborhoods. Need to maintain personal services & more retail. Love grocery store options. Long blocks btw. ECR & San Mateo Drive so enhance signage to & living wall landscape of Draper walkthrough. Focus on rebalance of age groups served by downtown businesses. Losing older demographic that lives closeby & has most disposable income.
- Greatly reduce the number of convenience/liquor stores east of S. Claremont in these three sub areas. The 7-11 has drawn crime and loitering for years in the Delaware Center.





We prefer owner-occupied town homes over high density housing to fill the residential shortage in housing.

- Make sure that you're supporting established locally owned businesses, and that new chain companies don't push them out.
- I wish there was more diversity & retails - san mateo seem to lack long term planning and develops opportunistically only (i.e. a mall, the old Kmart site) - Check Burlingame or RC...
- Car service
- We need more varied retail. The only retail I tend to visit downtown is Talbot's Toys.
- The appearance of the storefronts could be enhance and sidewalks made to look cleaner. Parts of downtown look dingy.
- There are very few retailers in down town. Most premises are restaurants and cafes. It would be great to create a town like Burlingame that has a real mix of independent and chain stores as well as the restaurants.
- In eves we spend more time in bgame b/c it's sidewalk friendly. (Wider/sitting areas/well lit)
- Gym.
- Waste of money and space to move City Hall downtown and will only make terrible parking availability even worse. Clean sidewalks more. Fix the horrid smell at B and 1st. The plaza in front of the theater is poorly used--add more seating and put in a music performance area to encourage gathering.
- The place is dirty. Very few restaraunts / businesses keep their places clean. There needs to be a better diversity of food options with more outdoor dining
- I love Draggers and Talbots. Prefer family owned businesses. Ok to pay a little extra for excellent service and not having to drive to big box stores.
- I love being able to walk into town and do all my errands. This is the reason we live in the central neighborhood. I'd like to see more retail and more diversity in restaurants.
- The Worker Resource Center needs to go - relocate the outdoor food giveaway at St. Vincent's on B Street where 20 people line up for food. They gather to eat in the back lot and creates more litter and trash. These types of social services can be located out of the Downtown areas so B Street businesses and the pedestrian experience can be improved to the Transit Center. Consider other areas near the Samaritan House along the El Camino Real near the SamTrans line near 42nd Avenue; rezone S. Amphlett to R2 fro 5th to 9th Avenues and raise the 101 sound wall to normal heights for Central residents, re-use the auto shop buildings on South Claremont and convert to small office for start-ups. There are many convenience liquor stores east of S.Claremont in these 3 sub-areas. The 7-11 has drawn loitering for years in the Delaware Center. We prefer owner-occupied town homes over high density housing to fill the residential shortage. We need mandatory street cleaning signs on 3rd, 4th, 5th Avenue, S. Delaware and surrounding neighborhood streets to improve the walking experience. The PG & E transformer at 5th and S. Claremont needs to be removed and screen from public view.



The NTMP needs to include the Sustainable Streets Plan, Vision Zero, and VMT. Neighborhoods need residential protection with physical traffic calming from the current commercial and non-residential cut-through traffic and high accident numbers.

- talbots. Too bad kids cannot ride their bikes there safely
- parking
- Bars



### **3b. Please identify the uses or places that you would like to see, but is currently missing from Downtown San Mateo.**

- The MAIN Library should be included inside the Downtown boundaries. Many evenings there are library events (other than the Taste and Talk series!) that could be the start of an evening out. Downtown restaurants could co-promote library events and give special promos for dinner or treats downtown. Also, for the Boomers and older crowd, quieter dining options are desired so those who are losing their hearing can actually participate in dinner conversations!
- The downtown Caltrain station desperately needs to be elevated or moved.
- Outdoor and sidewalk dining is a must. The Melting Pot patio is a huge waste, a beautiful and city-owned patio that's never open for dining. We could also use a good bakery downtown. I'd love to see Central Park better integrated into downtown, potentially by relocating the tennis courts and baseball stadium in favor of more park/plaza space integrated with 5th ave.
- more restaurant diversity. We have too many Asian restaurants
- We don't need an outdoor gathering place necessarily since Central Park is right there, but a pedestrian-friendly open space with outdoor dining would be a very welcome addition that can't be found elsewhere in San Mateo.
- Downtown San Mateo feels like mostly restaurants. I like Burlingame's since they have both restaurants and retail stores so that I can hang out after eating meals.
- Other than above, there isn't anything that would interest me Downtown.
- CLEAN sidewalks, Its ugly compared to San Carlos or Burlingame Ave.
- We love the number of restaurants but there are fewer options in terms of cuisine, not sure how to solve this
- More modern shopping and restaurant options would be nice
- Definitely more retail would be helpful. There is not much shopping for women. A board game store and bookstore would also be awesome!
- Use various areas in the downtown for live music. Burlingame does it occasionally. Many local high schools have musicians willing and able to play in small combos for a relatively small fee. Don't change the ambiance of Central Park. It has a great serendipity of design, as it has evolved over the years. I don't want a Starbucks/slick/commercial open plaza approach to Central Park. Downtown merchants DO NOT own the Central Park and nothing publically owned is owed to them, as some of the Council members aligned with business interests seem to think.
- We need a brewery restaurant and greater restaurant diversity
- Safe parking
- Update the public benches on Bst.
- Incentivize more boutique businesses, children's store, pet store, women's clothing , serious need and market



- Close off b street and have more outdoor dining and people walking on the streets
- There is a big Pacific Islander population (esp. in Shoreview neighborhood where I used to live) but no big and tall stores for us to buy clothes or restaurants or specialty markets for us to shop at. Seems our population isn't being addressed. (Micronesian, Polynesian, Hawaiian).
- no clothing shops...high end boutiques...not enough live entertainment. we don't need more restaurants and nail salons
- Please no more Asian restaurants, downtown needs more diversity, and fast casual for families.
- Ethiopian restaurant, self-serve frozen yogurt
- A bakery, stylish boutiques, popular clothing, a good sports bar, more retail & restaurants like university ave in Palo Alto & Burlingame Ave.
- I'd rather NOT see a conference center or live music venue because downtown is a compact area. I do not favor enlarging or impinging on residential areas. Small town flavor is far more appealing to me.
- Bakery; more diverse restaurants (way too much hot soup/noodles/sushi), more retail/shopping, and more outdoor dining. San Mateo is far behind other cities (RWC, Burlingame, PA) in outdoor dining and entertainment -- we should make sidewalks wider and make more room for outdoor tables!
- retail clothing stores
- Downtown needs better mix of quality restaurants and retail.
- Housing, housing and housing. Affordable and not so affordable housing. Reasonable small housing for workers, expensive for the wealthy to spend their money in down town
- More retail shopping and less restaurants
- Parking
- Close third ave and convert to a promenade
- Performance center / live theater
- I really think that we should try to use the current available spaces to provide more healthy activities to the residents, such as: library for educated activities, meetings or conferences.
- Pedestrian zone, why not close b street to cars
- Need to recognize those businesses that won't succeed in our downtown and seek out the other types than will.
- More parking
- Art Galleries
- If nothing else, we need signs on the outskirts of the city center that map out where there are public parking lots, so drivers don't roam the streets seeking parking, creating hazards.
- I would very much like to see a good bookstore downtown.



- Too many loud style restaurants--tin chairs/hard walls/marginal food. Downtown choices are starting to feel like a low class college town's selections. The Prime types are too expensive, but surely there should be some quieter choices. Loved Astaria--not happy with noise level now. Menu-food good.
- Shop owner pride is missing: need to make sure sidewalks are clean and not covered with greasy, sticky film from trash bins or bad management of waste.
- MORE MULTI LEVEL parking!
- I appreciate parklets (parking spaces decked over to create seating areas) like those all over San Francisco. They are great opportunities for public art and are farther from buildings so less likely to be in the shade.
- MOVING CITY HALL downtown would be horrible and expensive..little parking now and that would be a disaster..you have enough places to rent for a meeting place,,,some great gathering spot in the morning INDOORS to drink tea etc and mingle,,,La Boulangerie is the best we have at this point but no openness per say,,
- more places without cars. i spent the winter in germany. take the cars out and it is almost magical. weekend bike destiations.
- pedestrian only roads
- More vegetarian and organic restaurants
- Creating a "solidarity fridge," a public refrigerator where community members can drop off and pick up leftovers that would otherwise be thrown out. The rules are strict: no raw fish, meat or eggs; packaged or canned goods cannot be past their use-by date; nothing prepared at home.
- More tennis courts
- A permanent and more prominent art/ceramics studio downtown. The Parks & Rec department offers art classes which are hidden off in the fringes of the city limits, the exception being the ceramic studio in Central Park. Multiple times every week we have people stopping in the studio, completely unaware San Mateo offered these classes. This studio may be demolished with the Central Park upgrade plan. This would be a shame to the art culture of San Mateo. Instead, I urge San Mateo to invest in its arts culture with a new studio space for its residents.
- Sidewalks need to be washed and kept clean.
- Yes! Sidewalks that allow me to walk next to a friend would be a lovely addition to downtown.
- Really would love more dog friendly, outdoor dining.
- Specifically sidewalk seating at restaurants
- Someone mentioned parades at the North Central neighborhood meeting - great idea!
- My wife and I most often ask ourselves when considering heading Downtown, do we feel like eating or drinking something? Is there a movie showing right now? It can feel as if there is nothing else we can do Downtown.



- San Mateo is one of the best places of living but is like only more commercial and not family or friends interactions.
- Concentrate types of retail similar to 4th Ave. Berkeley re unique home/garden enhancements. Identify & solicit unmet needs with data.
- The majority of the current retail stores don't really appeal to me as part of a young family, which I believe is a large population of those living in San Mateo. I don't consider Downtown San Mateo a shopping destination.
- The current size of the Downtown is too large. We should seek to preserve the single family homes along 4th Avenue (south side), 5th Avenue (north side), and S. Delaware (west side 5th to 9th Avenues). The Downtown eastern boundaries (red dotted line) needs to be changed to S. Claremont to reduce the traffic and parking impacts. Currently, we are an on-ramp to the 101 freeway and the traffic backs up on 4th Avenue to the Railroad, 5th Avenue, and Humboldt Street when 101 gets congested.
- No city hall or office please - this kills life, esp. on weekends! it's NOT a downtown activity unless built above retail/downtown activities, not in lieu
- bookstores, stationary stores, a bakery that sells cakes (other than Draegers)
- It would be nice to have a free trolley system within the City of San Mateo, particularly in the downtown area in the evenings and on weekends.
- There doesn't seem to be any high end retail.
- Better lighting at night. Consider wider sidewalks. Make east side of the tracks more friendly, retail, tech space, food, gathering places
- Soccer fields
- Need more art and culture. Need a pedestrian walkway (the Main Street alley is not inviting). Close B Street between 1st and 4th to make pedestrian only with outdoor dining.
- Bowling Alley
- Closing off B street or 3rd or 4th once a month to make the street a gathering place, add 1 hour of live music by 1 performer, duo or trio at each event.
- I don't want to have city hall in the downtown area.
- We are missing an Urban Bistro for soups and sandwiches, Sephora, Lululemon, and Lucy.
- don't pave Central Park please. If I want another plaza, how about buying LaCumbre. Also we should have a pedestrian only zone like European cities.
- Community Center
- no bikes on sidewalks, more lights on B St
- I would like to see that people don't ride bikes on the sidewalks
- Stop sign on Humbolt St. and Cipress. Indian and Humbolt. More entertainment programs for children
- More parking. Lights on 39th Ave and Alameda de las Pulgas