



**Cypress Point – Pre-Application Workshop**  
**September 20, 2017**

# MidPen Housing

- Mission-driven non-profit based in San Mateo County
- 29 properties in San Mateo County, 3 on the Coastside
- We manage all our own properties
- Resident Services are critical to our mission



# Affordable Housing Need



- Crisis in Bay Area, County, and Coastsides
- **Zero** affordable housing anywhere in Midcoast region
- 1,364 jobs in Montara, Moss Beach and El Granada.
  - More than 2/3 have salaries less than \$40,000
  - More than 40% commute more than 10 miles to work

# Affordable Housing Need

- Largest industry is accommodation and food services
- Median annual salary in this sector is \$36,833
- 2 working adults = \$73,666 annually;  
Can afford \$1,842 in monthly rent
- Average rent for 2-bedroom in San Mateo County is \$2,980



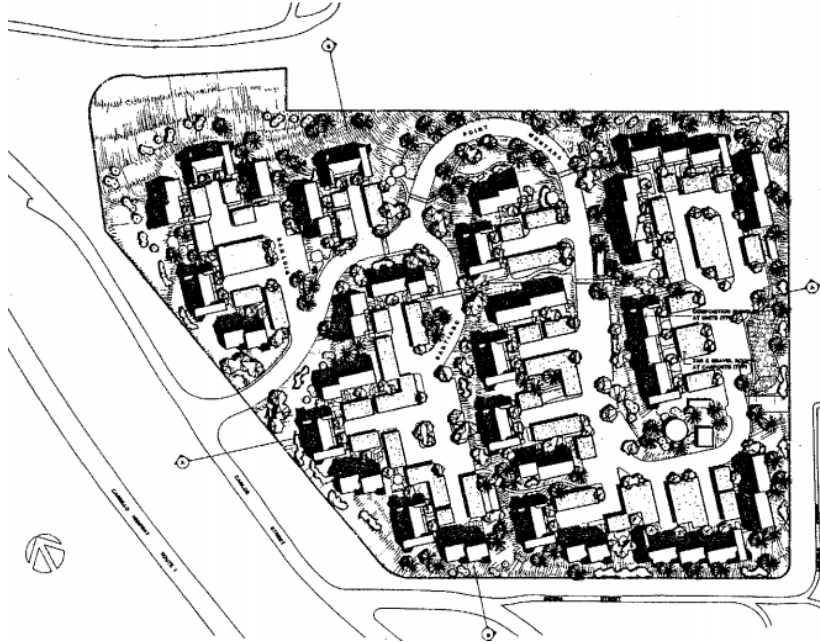
# Parcel Info

- 10.875 acres parcel, infill development
- One of three priority affordable housing sites in Local Coastal Program (LCP)
- First designated as priority site in 1982 – included in 12 updates to LCP, most recently in 2012



# Site Design – Existing PUD

Previously Approved PUD (1986)



MidPen Design



# Site Design – Existing PUD

Previously Approved PUD Design



- 148 Units
- No public open space
- 2 parking spaces/unit
- 35% affordable

MidPen Design



- 71 Units
- Half public open space
- 2.27 parking spaces/unit
- 100% affordable

# Site Design – Area Density

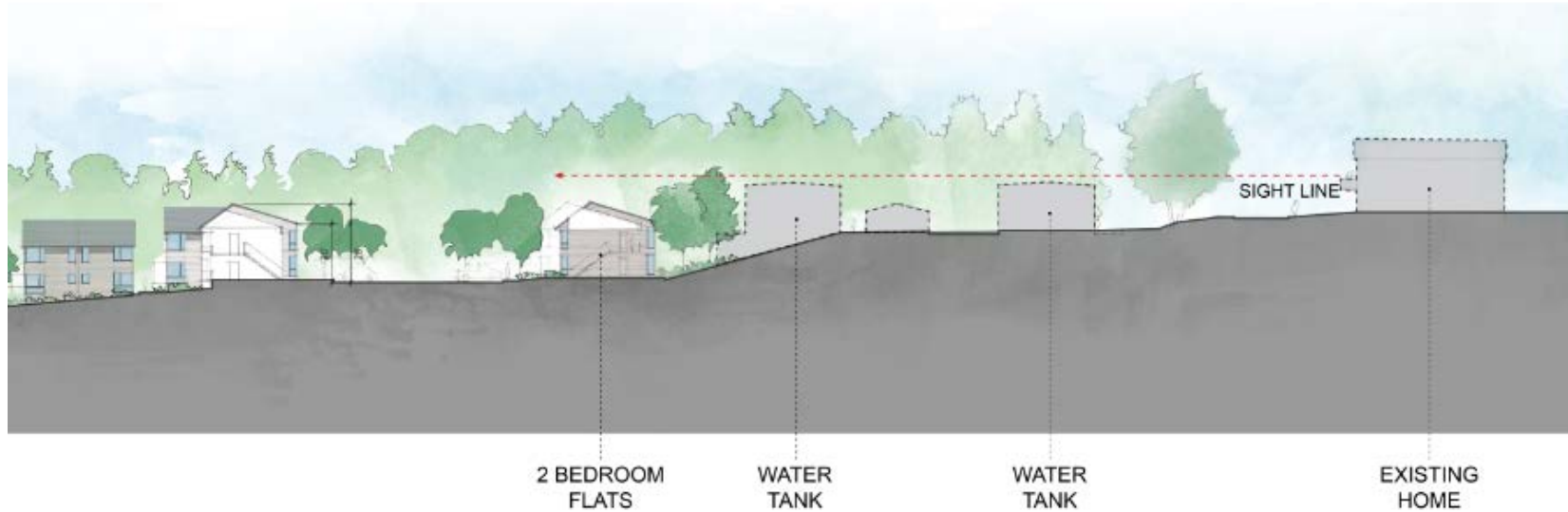




# Site Design



# Site Design – Site Section



# What We Heard

- Reduce unit count
- Increase parking
- Preserve open space with walking trails
- Provide buffer space
- Implement local preference
- Develop mitigation for Carlos Street/Hwy 1

# Traffic – Carlos Street/Highway 1



# Traffic – Carlos Street/Highway 1



- Preliminary study by Kittelson & Associates of Highway 1 intersection completed – detailed traffic study for project underway
- Initial finding:
  - Limited usage under existing conditions
  - Impact of project will not add significant delay at Highway 1/Carlos Street
- Safety concerns at intersection

# Traffic – Carlos Street/Highway 1

## EXISTING CONDITIONS

- Poor sight distance
- Sharp turn
- Conflicting left-turns
- 50 MPH speed
- Left turn unsafe



# Traffic – Carlos Street/Highway 1

## Connect the Coastside

Short Term Option: Pedestrian Crossing at Grade



Long-Term Option: Pedestrian Overcrossing



# Traffic – Carlos Street/Highway 1

- Traffic Light
- Roundabout
- Maintain stop sign
  - Improving sight distance
  - Eliminating turn overlap
  - Merging 16<sup>th</sup> and Carlos St.
  - Restricting Carlos St.
- Local street improvements



# Traffic – Carlos Street/Highway 1

- Traffic Light
- Roundabout
- Stop control
  - Improving sight distance
  - Eliminating turn overlap
  - Merging 16<sup>th</sup> and Carlos St.
  - Restricting Carlos St. ←
- Local street improvements ←



# Traffic & Safety - Next Steps

- Detailed traffic study
- Solicit community input on options
- Coordinate with the County and CalTrans

# Project Highlights

- Need for affordable housing
- Affordable housing designation under LCP
- <50% of units previously proposed or allowed
- Promoting jobs/housing balance
- Improve road infrastructure and safety

# Thank You!

For further comment, please contact:

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