

APPENDIX **B**

**ADDITIONAL  
INFORMATION  
ON PUBLIC  
OUTREACH  
AND PUBLIC  
PARTICIPATION**



# *Appendix B* additional public outreach and public participation information

This section provides additional information and materials from public outreach and public participation related to creation of the Draft North Fair Oaks Community Plan update.

Creation of the Draft update has been based on extensive public outreach and participation, including ongoing guidance from a steering committee and a technical advisory committee, multiple community workshops, stakeholder interviews, stakeholder focus groups, outreach to existing community forums, neighborhood groups, student and youth groups, and other community groups and community partners, broad distribution of project information and materials, and other outreach. Public participation has included the following components:

### Steering Committee

The update has been overseen by a Steering Committee that has provided input, review, and guidance on the Plan update. The Steering Committee has met throughout the update, to review outreach and participation strategies, provide input on needs, review materials, review and propose policies, and provide other feedback. The Steering Committee members are all participants with active engagement in the Community, and have brought unique community perspectives, representation of constituents in the community, and knowledge of issues in North Fair Oaks, the nature and history of the community, and the needs of community residents. The Committee has met approximately ten times throughout the update process. Committee members also participate in workshops, and are actively engaged with community members in other venues and forums. The following is a list of the members on the Steering Committee.

Kristen Anderson, *City Childcare Coordinator, Redwood City*

Cathleen Baker, *Senior Community Health Planner, San Mateo County Health System*

Pat Brown, *Director, Redwood City 2020*

Fr. Rigoberto Caloca-Rivas, *Ph.D., Director, Multicultural Institute*

Jill Ekas, *Director, Redwood City Planning, Housing and Economic Development Department*

Marisa Espinosa, *Planning and Research Manager, San Mateo County Transit*

Reverend Thomas Fisher, *Pastor, Second Baptist Church*

Morton Frank, *Architect*

Lorena Gonzalez, *Koshland Fellow, San Mateo County Human Service Agency*

Linda Lopez, *San Mateo County Housing and Community Development Committee*

Sara T Mayer, *Director of Policy and Planning, San Mateo County Health System*

Dale Miller, *President, North Fair Oaks Community Council*

Shauna Wilson-Mora, *Manager of Facilitation Programs, Peninsula Conflict Resolution Center*

Connie Paniagua, *Executive Assistant to the CEO, San Mateo County Credit Union*

Maya Perkins, *Legislative Aide, Office of Sup. Rose Jacobs-Gibson*

Manuel Ramirez, *North Fair Oaks Community Council*

Janet Stone, *Housing Program Manager, San Mateo County Dept. of Housing*

### Technical Advisory Committee

A Technical Advisory Committee has also provided ongoing assistance on more technical materials, such as infrastructure analysis, detailed policy analysis and policy recommendations, and other materials. The following is a list of the members on the Technical Advisory Committee.

Cathleen Baker, *Senior Community Health Planner, San Mateo County Health System*

Marisa Espinosa, *Planning and Research Manager, San Mateo County Transit*

Samuel Herzberg, *Senior Planner, San Mateo County Department of Parks*

Joe Lococo, *Deputy Director, San Mateo County Public Works*

Sara T Mayer, *Director of Policy and Planning, San Mateo County Health System*

Tom Pasanisi, *Principal Planner, Redwood City Planning Department*

Marisa Raya, *Regional Planner, Association of Bay Area Governments*

Janet Stone, *Housing Program Manager, San Mateo County Dept. of Housing*

Lt. Larry Schumaker, *San Mateo County Sheriff*

Paul Willis, *Senior Engineer, Redwood City Public Works Department*

### Public Workshops

There have been two public workshops during the Plan update, and one additional workshop is scheduled on September 10, 2011. The first workshop was focused on familiarizing the community with the Plan update, and gathering information on community needs and goals. The second workshop was to review the results of needs assessment and to obtain feedback on initial policies, proposed land use changes, and other initial components of the Plan. The third



workshop will be to review the proposed draft plan. Summaries of the two prior workshops, and materials from the workshops, are included in this Appendix.

### Stakeholder Interviews

The County conducted interviews with individual stakeholders in the community to gather information on issues, needs and goals. Stakeholders included business owners, residents representing various parts of North Fair Oaks and interests within North Fair Oaks, residents and other stakeholders with particular involvement and expertise in North Fair Oaks issues and needs, and other stakeholders.

### Neighborhood Groups

Project representatives met with multiple neighborhood organizations in North Fair Oaks, to provide information on the Plan Update, and to receive comments and feedback on the Plan, on issues and needs in the community, and on community goals.

### Youth and Community Engagement

The Peninsula Conflict Resolution Center (PCRC) and Redwood City 2020, in collaboration with the County, have conducted ongoing outreach to the community regarding the Plan update through a variety of existing forums, including youth engagement opportunities and ongoing community

forums over the course of two years. The County and PCRC also attended and provided information on the Plan update and received public input at the 2010 North Fair Oaks Community Festival, and will do so again at the 2011 Festival.

The following materials are included in this Appendix:

- Summary of Workshop #1
- Summary of Workshop #2

Additional information on outreach, including additional outreach materials, summaries, and other materials, are available on the project website at [www.northfairoaksnow.org](http://www.northfairoaksnow.org).

# Community Workshop #1

**DRAFT SUMMARY**  
**COMMUNITY WORKSHOP #1**

Saturday, May 22, 2010  
Garfield School Auditorium  
10:00am – 12:30pm

For more information on the project please visit the website at:  
**[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)**

San Mateo County (County), in collaboration with the Peninsula Conflict Resolution Center (PCRC) and Multicultural Institute (MI), hosted the first community workshop for the North Fair Oaks (NFO) Community Plan Update on Saturday, May 22, 10:00am to 12:30pm at the Garfield School Auditorium. Approximately 75 people attended the workshop including residents and business owners in NFO. More than 100 comment cards were submitted by the participants.

The purpose of the workshop was to provide information about the Community Plan Update project and how the community can get involved in shaping the future of the neighborhood, receive input on the future vision for NFO, and develop strategies for improving the neighborhood.

In addition to the agenda, participants received a workshop packet that included comment cards. All meeting materials were bilingual, in English and Spanish. The agenda for the workshop included the following topics:

- Welcome and Introductions
- Overview of the Project
- Small Group Discussion
- Small Group Report-Backs and Large Group Discussion
- Summary and Next Steps

**Community Outreach**

The County conducted extensive outreach for the workshop in coordination with PCRC and MI. In addition to working with Steering Committee members to disseminate information about the workshop, the County reached out to the community using the following methods:

- Notice in the San Mateo County Times;
- Notices sent home with students at Fair Oaks and Garfield elementary schools;
- Announcement on local radio station La Raza (93.3 FM);
- Notices distributed and posted at key community locations;
- Email notices to various community partners, local organizations, service providers and interested residents, among others; and
- Announcements at local community meetings and forums.

This report provides a summary of key comments and action steps from the workshop. The summary is organized by the agenda topics. Please see the appendix for meeting materials and displays.



## I. Welcome and Introductions

Jim Eggemeyer, Director of the County Planning and Building (Planning) Department opened the meeting and welcomed the participants. Jim recognized County staff and key community leaders in the audience, and introduced Daniel Iacofano and Vikrant Sood from MIG, Inc., as the meeting facilitators.

## II. Overview of the Project

Daniel welcomed the participants and provided an overview of the agenda. Daniel made a brief presentation that provided an overview of the Community Plan Update project, major findings from previous planning efforts in the community, recent successes in NFO and some key challenges and opportunities moving forward. Daniel also provided an overview of the small group discussion.

## III. Small Group Discussion

The purpose of the small groups was to engage workshop participants in detailed discussions on the following four topics:

- **Community assets** – participants were asked to identify key characteristics, organizations or facilities in NFO that in their opinion are an asset to the community.
- **Vision for the future** – participants were asked to think long term about the desired outcomes and character of the community.
- **Challenges and opportunities** – participants were asked to review and comment on preliminary challenges and opportunities that were identified through previous planning efforts in the community or through the technical analysis for the project.
- **Potential solutions and strategies** – participants were encouraged to identify solutions to address pressing challenges and strategies for maximizing the potential opportunities.





The discussions were organized by six topic areas, grouped into three ‘stations’. These are listed below. Each station was assigned a facilitator and recorder to manage the discussion. For each topic area, there was one poster that identified key challenges and opportunities (see appendix). Each station also had a series of relevant maps and a flip chart pad for recording comments.

Participants were randomly assigned to one of three groups. The groups started at one station and moved to the next station at the end of the allotted time. Two groups were for English- and bilingual-speakers and one for Spanish-only speakers. In addition to providing verbal comments, participants could also fill out a comment card specific to each topic area. They could also place a dot next to their priority challenge / opportunity on the poster. Each participant was given twelve dots. There were a total of 36 challenges and opportunities listed on the six posters. The three stations and six topic areas included:

**Station I**

Topic 1: Neighborhood Quality

Topic 2: Health & Safety

**Station II**

Topic 3: Economic Development

Topic 4: Housing

**Station III**

Topic 5: Transportation

Topic 6: Community Facilities

All comments were recorded on flip charts at each station. Below is a summary of comments from the small group discussions. Comments from all three groups have been merged.



### Community Assets

Workshop participants identified the following community assets:

- The **community** is family-oriented; and demographically and culturally diverse.
- **People** are warm; friendly; involved and engaged; work together; and value the importance of family and relationships.
- The **place** is located close to regional destinations; affordable; vibrant; walkable; and bikable.
- The **neighborhood** has a sense of place; neighborhood feel; diversity of restaurants; range of land uses; art; some green areas, trees and plants; and many long-term residents.
- There are active **organizations** and groups such as the Neighborhood Watch Program.
- There are a range of community **facilities** such as the library.

### Vision for the Future

Workshop participants identified the following desired outcomes and vision for the future:

- **Higher quality of life.**
- **Abundant parks, playgrounds, public spaces and greenery** – more parks and trees; parks on the Hetch Hetchy right-of-way (Bay Street and 18th Street); and beautiful public spaces.
- **Safe, clean and walkable streets** – pedestrian- and bicycle-friendly streets; cleanliness; wider sidewalks; street lighting; traffic calming, enforcement and safety; bicycle lanes; and smooth roads.





- **Vibrant businesses** – support for businesses; vibrant business area; redevelopment of Middlefield Road into a mixed use area; coffee shop (at Fair Oaks Avenue and San Benito Street) run by teenagers; and more jobs.
- **Safe neighborhood** – clean-up of abandoned areas; beautification and code enforcement; preventing gang activity; deterring crime, graffiti, vandalism and public drunkenness; restricting alcohol sale, marijuana clinics and massage parlors; and undergrounding high-speed rail tracks.
- **Healthy community** – healthy lifestyles; farmers’ markets for local produce; and health services for children and adults.
- **High quality education** – well educated children; safe schools; and more education opportunities including English-as-a-second language classes.
- **Convenient public transit** – improved bus transit; connections to regional destinations; regional rail station; and connections to high-speed rail station.
- **High quality facilities** – bigger library; and center for day laborers.
- **Diverse community** – a community that “reflects comfort in its rich diversity”.
- **Effective governance** – communication between County, community groups and residents; and community education and awareness programs.
- **Community identity** – defining the edges of NFO; and a fully developed neighborhood.



## Challenges and Opportunities

Workshop participants provided verbal and written comments on the preliminary list of challenges and opportunities. These comments are summarized in the section below. Participants also prioritized these challenges and opportunities as part of the ‘dot exercise’. A matrix of the results is provided in the appendix.

Participants identified the following challenges as their top priority (not in order or ranking): neighborhood cleanup and maintenance, crime and violence, tree canopy coverage and street trees, services for day laborers, support for small and local businesses, quality of housing units, and pedestrian and bicycle safety, access and connectivity. Detailed comments related to all the challenges are summarized below.

### 1. *Neighborhood Quality*

Workshop participants identified the following two challenges as their top priorities for this topic area: revitalization of major community streets and neighborhood cleanup and maintenance. Detailed community comments for this topic area are summarized below.

#### **1A. Revitalization of Major Community Streets**

- Revitalize Middlefield Road, El Camino Real, 5th Avenue and Semicircular Road. Consider transit-oriented development on Middlefield Road, El Camino Real and 5th Avenue. Prioritize traffic improvement on all major streets. Add greenery including trees, pocket parks and landscaped medians. Underground utilities and provide amenities such as street lights, wider sidewalks and safe pedestrian crossings. Create gateways at entry points into the community. Improve pedestrian and bicycling access and safety. Enhance connections to neighboring jurisdictions such as the cities of Atherton and Redwood City.



- Prioritize revitalization of Middlefield Road. Implement previous improvement plans. Add bicycle lanes, revise parking requirements, enforce existing codes, provide clear signage and require businesses to maintain property. Install traffic calming and traffic lights on major intersections. Attract the right mix and types of businesses that serve community needs. Consider marketing efforts to promote the area as a destination and education for business owners.
- Improve residential streets including 7th, 8th and 9th Avenues. Address quality of pavement (pot holes), street widths and pedestrian safety (no sidewalks, muddy shoulders, cars parked on shoulders and poor sight lines for cars turning right due to parked cars).
- Emphasize maintenance of streets, sidewalks, landscaping and properties along major streets.
- Consider traffic impacts of new development at the north end of Marsh Road.
- Consider improving all streets in the community.
- Explore grant funding opportunities to pay for improvements.

### **1B. Reuse of Vacant and Underutilized Parcels**

- Consolidate small parcels in commercial areas for redevelopment including mixed use. Consider purchasing vacant and underutilized parcels. Consider building a parking structure in an appropriate location.
- Address maintenance and appearance of buildings and façades to attract new businesses to the area.
- Attract developers to invest in the area by ensuring that they can get a return on investment.
- Consider community uses on publicly-owned vacant and underutilized parcels including parks, community gardens, trails and bikeways, composting and parking lots. Private parcels may be developed as higher density housing (to offset any displacement).

### **1C. Code Enforcement**

- Prioritize law and code enforcement on a range of issues including crime and violence, blight, graffiti, illegal dumping (mattresses, sofas and toilets dumped near El Camino Real), residences parking, abandoned vehicles, maintenance and appearance of buildings and façades. Develop standards for appearance of buildings. Increase penalties for code violations. Hire additional bilingual staff.
- Educate the community about existing laws and codes. Encourage the community to assist law enforcement agencies by reporting suspicious activities, illegal drug sales, graffiti, violent activity, etc. Target real criminals and prevent harassment of innocent residents.

### **1D. Neighborhood Cleanup and Maintenance**

- Establish a 'Redwood City Pride and Beautification Committee' for the entire neighborhood. Encourage groups like the Fair Oaks Beautification Association (FOBA).
- Expand the annual NFO cleanup event to more days and additional areas. Build a sense of community pride and ownership by keeping the area clean. Consider an awards program for homes and businesses.
- Require public agencies to maintain their property including the San Francisco Public Utilities Commission (Hetch Hetchy right-of-way). Maintain the fence and consider police patrols.
- Maintain commercial streets such as Middlefield Road and adjacent residential streets such as Crocker and Flood avenues with more frequent cleanup and garbage collection. Involve the businesses in cleanup days.

## **1E. Incompatible Uses**

- Develop standards and guidelines to ensure that industrial land uses can coexist with residential areas in NFO. Industrial land uses are essential for providing jobs and services in the community.
- Prevent medical marijuana clinics and dispensaries from opening in NFO. The community already has a concentration of adult book stores and alcohol outlets. Improve the image of NFO as a family-oriented community.
- Regulate the number of automobile repair businesses in NFO.

## **1F. Barriers to Development of Some Parcels**

- Allow consolidation of small lots.

## *2. Health and Safety*

Workshop participants identified the following two challenges as their top priorities for this topic area: crime and violence and tree canopy coverage and street trees. Detailed community comments for this topic area are summarized below.

### **2A. Crime and Violence**

- Address crime, violence and gang activity in schools and the neighborhood. Expand neighborhood watch programs, provide mechanisms for neighbors to communicate with each other, and report crime and vandalism to law enforcement agencies.
- Improve response time from the Sheriff's Office (which is already doing a great job!) and increase overall presence of law enforcement officers on the streets (street patrols). Improve communication between the police and the community.
- Prioritize education and awareness in the community regarding drug abuse, gang activity (working with schools and parents), crime and domestic violence.
- Address the production, sale and use of illegal drugs.
- Provide opportunities for youth.
- Deter crime through environmental design. Improve the appearance of all areas. Immediately respond to graffiti, garbage, dumping and blight. Restrict the use of razor wire in industrial areas. Install more public art. Provide street lighting in high-crime areas (such as San Mateo and Halsey avenues). 'Adopt' neglected areas by hosting activities and events.
- Build on recent successes to prevent burglaries and break-ins in residential areas.

### **2B. Environmental Quality**

- Improve air quality, access and safety by encouraging walking and bicycling and reducing the reliance on automobiles. Address pollution (smog) from old vehicles.
- Prevent illegal dumping from industrial uses and unregulated automobile repair shops.
- Address dust and higher air particulate matter in the area.

### **2C. Tree Canopy Coverage and Street Trees**

- Plant more trees in the neighborhood. Create a tree planting program similar to City of San Jose to expand tree canopy coverage in NFO. Consider an 'adopt-a-tree' program to engage local businesses in planting and maintaining street trees. Support neighborhood groups and organizations to plant and maintain trees. Plant trees along major streets. Use tree planting as a traffic calming tool.

- Develop a street tree master plan for the neighborhood. Tree canopy can be a character-defining feature in NFO. Planting trees provide immediate benefits to the community. Consider mandating street trees in residential areas (on streets and in front yards and backyards).
- Address overall maintenance of landscaped areas.

## **2D. Access to Programs and Services**

- Provide a range of programs and services for day laborers, childcare and jobs training.

## **2E. Access to Healthy Foods**

- Promote availability of healthy food through community gardens (linked to training and internship programs), farmers' markets along Middlefield Road (also as an economic development and branding strategy) and composting (for organic gardens and distribution in the community).
- Update zoning codes to reduce easy access to unhealthy food in NFO.

## **2F. Access to Medical Services**

- Provide a range of medical services to address mental health, alcohol consumption and drug abuse. Expand the capacity of the Fair Oaks Clinic (size and operating hours) to provide services. Educate the community about available services.
- Build a new clinic within NFO, preferably in a central location along Middlefield Road. Ensure that the clinic is accessible by walking and convenient public transit service.
- Address access to insurance for those without documentation.

## *3. Economic Development*

Workshop participants identified the following two challenges as their top priorities for this topic area: support for small and local businesses and services for day laborers. Detailed community comments for this topic area are summarized below.

### **3A. Neighborhood-Serving Retail Stores**

- Develop local-serving retail nodes in residential areas that can also serve as a community gathering place (e.g. Fair Oaks Market at San Benito Avenue which is currently vacant). Regulate the type and mix of retail uses to prevent concentration of alcohol outlets. Prevent the location of marijuana outlets in the community. Prevent the clutter of signage in business districts and retail nodes.
- Encourage independently owned small businesses and specialty stores in the area instead of big-box retail like Target, Home Depot and Walmart.
- Consider the 'Food Trust, Inc.' model to attract additional grocery stores to the area.

### **3B. Support for Small and Local Businesses**

- Improve the public realm including streetscape, landscaping, parking and traffic, lighting and signage to make the business districts more attractive. Support façade improvement and beautification projects and programs.
- Develop parking and traffic management strategies for business districts and retail nodes.
- Consider street closures and special events (e.g., 'A Taste of Middlefield') to promote Middlefield Street as a retail destination.
- Collaborate with the San Mateo County Small Business Administration (SBA) and the San Mateo Credit Union to support small businesses with information, education and training, low-interest or business loans, checking accounts and credit cards, and grants.

- Support the formation of a business group such as a chamber of commerce or a small business association. Consider the Redwood City Business Association as a potential model.
- Develop a marketing and branding program to attract local and regional visitors to the area. Currently, many visitors pass through NFO.
- Encourage home-based entrepreneurs and businesses like home-daycare providers and software developers.

### **3C. Well-Paying Jobs for Local Residents**

- Develop programs that provide job opportunities for youth.
- Encourage businesses in NFO to provide living wages. Consider developing an ordinance to make this a requirement.
- Improve transportation connections to regional transit stations and job centers. Support efforts to locate a regional transit station in NFO.
- Collaborate with public and private sector service providers to ensure high quality but affordable childcare in the community.

### **3D. Job Training and Workforce Development**

- Partner with the school district, community colleges and other educational institutions to expand training and education opportunities for NFO residents.
- Collaborate with community-based organization such as the Multicultural Institute to provide training and support to day laborers.

### **3E. Services for Day Laborers**

- Provide a safe and accessible center for day laborers including job training and childcare programs. Support the day laborers in finding work.

### **3F. Local Business Improvement District or Association**

- Support the formation of a district or association to leverage resources and make improvements to Middlefield Road.
- Reevaluation of the revenue sharing agreement between Redwood City and NFO.

## *4. Housing*

Workshop participants identified the following three challenges as their top priorities for this topic area: affordable housing options, quality of housing units and overcrowding and sub-standard living conditions. Detailed community comments for this topic area are summarized below.

### **4A. Neighborhood Stabilization in Highly Impacted Areas**

- Partner with the US Department of Housing and Urban Development to address foreclosures in NFO. Fund programs that provide support to homeowners whose properties are valued below the loan amount. Support homeownership in impacted areas to encourage investment and long-term stability.
- Provide improvements and enhancements in impacted areas such as trees, parks, bicycle lanes and pedestrian amenities. Consider the 'broken window theory'. Address code enforcement and parking issues.

#### **4B. Affordable Housing Options**

- Support a range and mix of housing types, not just affordable or rental units. Encourage a mix of size, ownership type and price range for new housing development.
- Reduce affordable housing requirements to attract more investment for market-rate housing in NFO. High requirements for affordable housing units may make development infeasible.

#### **4C. Quality Housing Units**

- Promote higher density and mixed use housing along commercial corridors such as El Camino Real and Middlefield Road. Consider a transit-oriented district around a future potential transit station on Dumbarton Rail Corridor. Address parking for higher density housing.
- Enforce existing health and safety codes and standards through inspections and citations. Strengthen the codes and standards for impacted areas. Improve the condition of existing housing units to benefit existing residents. Improve access for persons with disabilities. Address pest control in rental units and noise pollution.
- Collaborate with organizations such as Rebuilding Together and Habitat for Humanity to upgrade homes and yards that currently do not meet building codes and standards.

#### **4D. Overcrowding and Sub-Standard Living Conditions**

- Enforce or strengthen regulations that prevent overcrowding and sub-standard living conditions. Increase inspection. Address parking impacts of overcrowding.
- Consider allowing accessory living units in back- and side-yards that meet building codes to supplement housing availability in the neighborhood. Require property owners who build these units to also improve streetscape and front yards. Accessory units support multi-generational and extended family households.

#### **4E. Shelter and Services for the Homeless**

- Provide shelter and services for persons experiencing homelessness. Locate shelters in proximity to public transit, service providers and the Sheriff's substation, and away from liquor stores. Include job training within the shelters. The homeless live on railroad tracks close to 14th Avenue and often ride public transit at night due to a lack of safe shelter.

#### **4F. Displacement of Low-Income Residents and Renters**

- Increase access to affordable housing for low-income families. Strengthen rent control and other mechanisms to prevent displacement.
- Consider increasing housing densities and the availability of additional housing in the community to avoid displacement.

### *5. Transportation*

Workshop participants identified the following two challenges as their top priorities for this topic area: pedestrian and bicycle safety, access and connectivity; and major rail improvement projects. Detailed community comments for this topic area are summarized below.

#### **5A. Pedestrian and Bicycle Safety, Access and Connectivity**

- Promote 'complete' streets that balance all modes of travel. Provide wider sidewalks, landscaped medians, bicycle lanes and other improvements on commercial streets such as Middlefield Road as well as residential streets. Consider removing parking (on one side) along narrow streets to improve safety.

- Improve safety for pedestrian and bicyclist. Install lighting. Enforce speed limits and other traffic laws. Remove visual barriers along sidewalks on Middlefield Road. Add traffic lights at key intersections. Provide connected sidewalks along all residential streets. Add walking paths where feasible.
- Provide additional bicycle facilities and amenities including bicycle lanes along Middlefield Road, Fair Oaks Road and other travel routes; bicycle routes to regional destinations such as the Caltrain station in Redwood City; and commuter bicycle lockers, parking areas and racks. Create a regional plan for pedestrian and bicycle facilities and amenities. Consider multiuse trails along the Hetch Hetchy right-of-way. Consider reducing travel lanes to accommodate bicycle lanes on local streets.
- Consider the needs of persons with disabilities.

#### **5B. Barriers to Connectivity and Linkages**

- Reconnect the street grid and improve connectivity within the neighborhood and to adjoining cities. Advocate for undergrounding or putting High-Speed Rail tracks below grade. Require the rail improvement projects (High-Speed Rail and Dumbarton rail) to make improvements.
- Explore the potential for new connections along the Hetch Hetchy right-of-way and railroad tracks. Consider overpasses across railroad tracks and to reconnect different parts of the community.

#### **5C. Local and Regional Public Transit Service and Connections**

- Improve local public transit including service during early morning and late night; to key regional destinations such as hospitals, schools and train stations (Caltrain and potential future High-Speed Rail stations); and across the community. Improve bus shelters and signage and explore the potential to start a shuttle service.
- Ensure affordable and convenient access to transit-dependent populations including seniors, low-income households and persons with disabilities.
- Explore the potential for reactivating the Atherton Caltrain Station.
- Leverage improved public transit service to catalyze mixed use development on underutilized and vacant parcels along commercial streets such as Middlefield Road.

#### **5D. Traffic Calming and Safety**

- Install traffic calming devices to reduce speeding and improve safety. Address high priority areas such as Middlefield Road and Fair Oaks School. Reduce cut-through traffic and speeding on residential streets. Install additional crosswalks, speed bumps, landscaping, signage and traffic lights (at Bay Road and 5th Avenue, Middlefield Road and 2nd Avenue) on streets to calm traffic. Evaluate the effectiveness of devices (traffic circles without curbs may be a safety hazard for pedestrian and bicyclists).
- Consider street closures for vehicles while maintaining access for pedestrians and bicyclists.
- Consider a ‘road diet’ for Middlefield Road by eliminating the second travel lane in each direction.
- Provide education and information to the community about traffic laws and safety measures to raise awareness.
- Restrict commercial vehicles from residential streets.
- Collaborate with the City of Atherton to address traffic impacts on Marsh Road.

#### **5E. Parking Demand Management**

- Increase parking supply in residential and commercial areas. Consider additional parking lots, a parking structure along Middlefield Road and angled parking on wider streets (by taking away some travel lanes).
- Manage parking demand by issuing permits and restricting commercial vehicles from parking on the street.

- Ensure strict enforcement of parking laws. Address abandoned or non-operating vehicles on streets and front yards, trailers parked on residential streets and parking in unauthorized areas such as the Garfield Elementary School parking lot.

#### **5F. Major Rail Improvement Projects**

- Address the potential impacts of the proposed High-Speed Rail and Dumbarton Rail projects on the community. Mitigate impacts on Garfield Elementary School. Support the projects but require adequate mitigation measures that minimize impacts and maximize benefits to the community. Demand trails along the tracks and new community connections across the tracks. While building bridges over the tracks to connect areas is desired, it is preferred to put the railroad tracks below grade (and reconnect streets at grade). Involve the community in making decisions regarding the rail improvement projects.
- Promote transit-oriented development (TOD) along Middlefield Road, El Camino Real, 5th Avenue and the proposed Dumbarton Rail station. Attract investment and improvement to NFO.

### *6. Community Facilities*

Workshop participants identified the following two challenges as their top priorities for this topic area: additional park and recreation facilities and amenities; and streets and sidewalks. Detailed community comments for this topic area are summarized below.

#### **6A. Additional Parks and Recreation Facilities**

- Provide more parks and recreation areas in the community. Project the need for additional parks over the next 25 years in addition to serving current residents.
- Address maintenance of existing parks. Reopen Friendship Park. Engage residents in building and maintaining parks in the neighborhood.
- Build a community gathering space, a townsquare or a park along Middlefield Road that can serve as the heart of the community.
- Utilize the Hetch Hetchy right-of-way to provide additional parks, recreation areas, green space, gardens and multiuse trails in the neighborhood. Ensure safety, lighting and maintenance of any new use on this land. Consider the parcel at the corner of Bay Road and 18th Avenue for a park (it is the entrance to NFO). Involve the community in building support.
- Consider utilizing other public lands for developing new parks and green space including the underutilized Dumbarton (Southern Pacific) railroad right-of-way.
- Prioritize the needs of youth and young adults.

#### **6B. Joint Use of Community Facilities**

- Partner with the School District and other agencies to provide joint use facilities in NFO, especially to serve the needs of youth and young adults. Consider the Police Activity League (PAL) facility at Taft Elementary School as a model.

#### **6C. High-Quality Community Facilities**

- Provide quality community facilities including better schools, improved and expanded library, health clinics, childcare facilities, parks, recreation areas and a day laborer center (with jobs training and childcare).
- Consider using vacant and underutilized land for community facilities and amenities.

- Promote community-based clinics as a preferred model for providing health services. The County hospital needs significant seismic improvements and is impacted by budget shortfalls.
- Explore grant opportunities to fund improvements.

#### **6D. Infrastructure Improvements**

- Provide street lighting throughout the neighborhood.
- Address flooding in some areas of the neighborhood including around the railroad tracks.
- Underground utilities along commercial streets such as Middlefield Road and El Camino Real.
- Repair and upgrade infrastructure such as sewer, water supply and power. Connect NFO to the recycled water supply system in Redwood City to reduce portable water use. Improve the internet and telecommunications infrastructure.

#### **6E. Streets and Sidewalks**

- Create a safe pedestrian and bicycle environment on local streets. Encourage walking and bicycling in residential areas and along commercial streets. Consider planting trees along sidewalks, widening sidewalks, undergrounding utilities and installing bicycle lanes (by taking space from travel lanes where needed).
- Reconfigure commercial streets such as Middlefield Road (turn lanes, location of stop signs, etc.) to make it safer for pedestrians and automobiles.
- Improve the pedestrian environment around schools.
- Promote ‘green’ streets and beautification programs.
- Improve the pedestrian infrastructure in areas that lack sidewalks and curbs. Enhance safety, parking and overall appearance of these streets while also maintaining the rural character of the neighborhood. Provide pathways (not sidewalks) and access for persons with disabilities. Define parking areas. Use appropriate materials such as decomposed granite.
- Explore funding opportunities to implement existing improvement plans and allocate adequate resources for street maintenance. Repave all streets in NFO.

#### **6F. New Neighborhood Connections**

- Explore the feasibility for putting railroad tracks below grade so that local streets in NFO can be reconnected at grade.
- Provide pedestrian bridges across railroad tracks that currently divide the community.
- Provide safe crosswalks for pedestrians across major streets such as Middlefield, Bay and Marsh roads.

#### Potential Solutions and Strategies

Workshop participants identified additional solutions and strategies. These include:

- Address the “fear of law enforcement” to encourage compliance with the law.
- Focus on education opportunities in the community.
- Encourage the community to actively participate in improving the neighborhood.
- Empower the NFO Council and provide internet tools for the Council to communicate with the community.





#### IV. Small Group Report-Backs and Large Group Discussion

Facilitators from the small group discussions summarized the key outcomes from their groups. Following the brief presentations, Daniel asked workshop participants for additional feedback and comments. These comments were also recorded on flip chart pads and are included in the summary of comments in the previous section.

#### V. Summary and Next Steps

Steve Monowitz, Interim Deputy Director of the County Planning Department thanked everyone for attending the workshop. Will Gibson, Project Manager for the Community Plan Update project and Planner at the County Planning Department informed the participants about next steps for the project as well as upcoming community events. The next step for the Community Plan Update project is to develop a summary of community input from the workshop. Upcoming community events include a San Mateo County Board of Supervisors meeting to discuss the High-Speed Rail Project on June 8, 2010.

## **Appendix**

The appendix includes the following workshop materials:

- Summary of Community Priorities (Dot Exercise)
- Workshop Agenda
- Comment Cards
- Challenges and Opportunities Posters (for Six Topic Areas)
- Outreach Flyer
- Workshop Presentation

**Summary of Community Priorities (Dot Exercise)**

**Table 1: Summary of Community Priorities**

<i>Challenges and Opportunities</i>	<i>Number of Dots</i>
<b>1. Neighborhood Quality</b>	
<b>1A. Revitalization of Major Community Streets</b> <ul style="list-style-type: none"> <li>▪ El Camino Real</li> <li>▪ Middlefield Road</li> <li>▪ Fair Oaks Avenue</li> <li>▪ 5th Avenue</li> </ul>	<b>15</b>
<b>1B. Reuse of Vacant and Underutilized Parcels</b> <ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Industrial</li> <li>▪ Commercial</li> </ul>	<b>8</b>
<b>1C. Code Enforcement</b> <ul style="list-style-type: none"> <li>▪ Boarded Up and Abandoned Buildings</li> <li>▪ Graffiti, Illegal Dumping and Blight</li> <li>▪ Abandoned Vehicles</li> </ul>	<b>14</b>
<b>1D. Neighborhood Cleanup and Maintenance</b> <ul style="list-style-type: none"> <li>▪ Street Sweeping and Trash Collection</li> <li>▪ Condition of Storefronts and Vacant Parcels</li> <li>▪ Maintenance of Fence Along Railroad Tracks</li> </ul>	<b>21</b>
<b>1E. Incompatible Uses</b> <ul style="list-style-type: none"> <li>▪ Industrial Parcels Along the Railroad Tracks</li> <li>▪ Liquor Stores Close to Schools and Parks</li> </ul>	<b>7</b>
<b>1F. Barriers to Development for Some Parcels</b> <ul style="list-style-type: none"> <li>▪ Small Lot Sizes</li> <li>▪ Zoning Inconsistencies</li> </ul>	<b>4</b>
<b>2. Health and Safety</b>	
<b>2A. Crime and Violence</b> <ul style="list-style-type: none"> <li>▪ Crime Hotspots</li> <li>▪ Gang Activity, Loitering and Public Drinking</li> <li>▪ Community Policing and Neighborhood Watch</li> <li>▪ Police Response and Inter-Jurisdictional Coordination</li> <li>▪ Safety at Parks, School and Other Public Facilities and Places</li> </ul>	<b>35</b>

<b>2B. Environmental Quality</b> <ul style="list-style-type: none"> <li>▪ Noise, Vibrations and Emissions from Industries and Heavy Rail</li> <li>▪ Air Pollution from Vehicles and Trains</li> <li>▪ Hazardous Waste from Industries</li> </ul>	<b>7</b>
<b>2C. Tree Canopy Coverage and Street Trees</b> <ul style="list-style-type: none"> <li>▪ Residential Neighborhoods</li> <li>▪ Commercial Streets</li> <li>▪ Schools, Parks and Other Community Facilities</li> </ul>	<b>28</b>
<b>2D. Access to Programs and Services</b> <ul style="list-style-type: none"> <li>▪ Seniors, Families, Persons with Disabilities and At-Risk Youth</li> <li>▪ Substance Abuse and Second-Hand Smoke</li> <li>▪ Childcare, Education, Adult Learning and Health Care</li> <li>▪ Community-Based Alcohol and Drug Prevention</li> </ul>	<b>16</b>
<b>2E. Access to Healthy Foods</b> <ul style="list-style-type: none"> <li>▪ Farmers' Markets, Community Gardens and Edible Gardens at Schools</li> <li>▪ Fast Food Restaurants and Liquor Stores Close to Schools and Parks</li> </ul>	<b>8</b>
<b>2F. Access to Medical Services</b> <ul style="list-style-type: none"> <li>▪ Neighborhood and Mobile Clinics</li> <li>▪ Pharmacies</li> <li>▪ Emergency Services</li> </ul>	<b>14</b>
<b>3. Economic Development</b>	
<b>3A. Neighborhood-Serving Retail Stores</b> <ul style="list-style-type: none"> <li>▪ Along Existing Commercial Streets and Key Intersections</li> <li>▪ Pharmacy, Hardware Store, Bank or Credit Union and General Merchandise</li> </ul>	<b>8</b>
<b>3B. Support for Small and Local Businesses</b> <ul style="list-style-type: none"> <li>▪ Seed Money or Loan Program</li> <li>▪ Technical Assistance</li> </ul>	<b>20</b>
<b>3C. Well-Paying Jobs for Local Residents</b> <ul style="list-style-type: none"> <li>▪ New Jobs and Businesses</li> <li>▪ Living Wages and Benefits</li> </ul>	<b>10</b>
<b>3D. Job Training and Workforce Development</b> <ul style="list-style-type: none"> <li>▪ High Schools</li> <li>▪ Adult Schools</li> <li>▪ Community Colleges</li> </ul>	<b>9</b>

<b>3E. Services for Day Laborers</b> <ul style="list-style-type: none"> <li>▪ Job-Matching Program</li> <li>▪ Wage Claims Assistance</li> <li>▪ Medical Services</li> <li>▪ Education and Training</li> </ul>	<b>57</b>
<b>3F. Local Business Improvement District or Association</b> <ul style="list-style-type: none"> <li>▪ Finance Local Improvements</li> <li>▪ Organize Local Businesses</li> </ul>	<b>11</b>
<b>4. Housing</b>	
<b>4A. Neighborhood Stabilization in Highly Impacted Areas</b> <ul style="list-style-type: none"> <li>▪ Purchase and Rehabilitation of Foreclosed Homes</li> <li>▪ Protected as Affordable Units</li> </ul>	<b>8</b>
<b>4B. Affordable Housing Options</b> <ul style="list-style-type: none"> <li>▪ Low-Income Residents, Seniors and Persons with Disabilities</li> <li>▪ Young and Large Families</li> <li>▪ Renters</li> </ul>	<b>9</b>
<b>4C. Quality of Housing Units</b> <ul style="list-style-type: none"> <li>▪ Code Violations</li> <li>▪ Age of Housing Units</li> <li>▪ Health and Safety Issues</li> </ul>	<b>19</b>
<b>4D. Overcrowding and Sub-Standard Living Conditions</b> <ul style="list-style-type: none"> <li>▪ Supply of Affordable Housing</li> <li>▪ Updated Codes to Meet Community Needs</li> </ul>	<b>9</b>
<b>4E. Shelter and Services for the Homeless</b> <ul style="list-style-type: none"> <li>▪ Housing Assistance</li> <li>▪ Support Services</li> </ul>	<b>4</b>
<b>4F. Displacement of Low-Income Residents and Renters</b> <ul style="list-style-type: none"> <li>▪ Equitable Economic Opportunities</li> <li>▪ Adequate Rental Housing Units</li> </ul>	<b>6</b>
<b>5. Transportation</b>	
<b>5A. Pedestrian and Bicycle Safety, Access and Connectivity</b> <ul style="list-style-type: none"> <li>▪ Pedestrian Amenities, Connections and Signage</li> <li>▪ Bicycle Routes and Lanes, Parking and Signage</li> <li>▪ Safe Routes to Schools</li> </ul>	<b>28</b>
<b>5B. Barriers to Connectivity and Linkages</b> <ul style="list-style-type: none"> <li>▪ Major Streets and Intersections</li> <li>▪ At-Grade Railroad Crossings</li> </ul>	<b>4</b>

<b>5C. Local and Regional Public Transit Service and Connections</b> <ul style="list-style-type: none"> <li>▪ To Parks, Schools, Medical Facilities, Transit Stations and Job Centers in Neighboring Cities</li> <li>▪ To Regional Job Centers and Destinations</li> </ul>	<b>2</b>
<b>5D. Traffic Calming and Safety</b> <ul style="list-style-type: none"> <li>▪ Residential and Commercial Streets</li> <li>▪ Major Intersections</li> </ul>	<b>12</b>
<b>5E. Parking Demand Management</b> <ul style="list-style-type: none"> <li>▪ Commercial and Industrial Areas</li> <li>▪ Residential Areas</li> </ul>	<b>6</b>
<b>5F. Major Rail Improvement Projects</b> <ul style="list-style-type: none"> <li>▪ Dumbarton Rail and California High-Speed Rail</li> <li>▪ Transit-Oriented Development Opportunity</li> </ul>	<b>14</b>
<b>6. Community Facilities</b>	
<b>6A. Additional Park and Recreation Facilities and Amenities</b> <ul style="list-style-type: none"> <li>▪ Vacant Industrial Parcels</li> <li>▪ Hetch Hetchy Right-Of-Way</li> </ul>	<b>10</b>
<b>6B. Joint Use of Community Facilities</b> <ul style="list-style-type: none"> <li>▪ School Districts, Neighboring Cities and Other Agencies</li> <li>▪ Shared Maintenance and Operational Costs</li> </ul>	<b>4</b>
<b>6C. High-Quality Community Facilities</b> <ul style="list-style-type: none"> <li>▪ Maintenance of Schools, Community Center, Library, Parks and Playgrounds, etc.</li> <li>▪ Periodic Upgrades and Enhancements</li> </ul>	<b>3</b>
<b>6D. Infrastructure Improvements</b> <ul style="list-style-type: none"> <li>▪ Pedestrian-Scale Lighting</li> <li>▪ Stormwater Drainage and Flooding</li> <li>▪ Sewer Capacity</li> <li>▪ Undergrounding of Utilities Along Commercial Streets</li> </ul>	<b>8</b>
<b>6E. Streets and Sidewalks</b> <ul style="list-style-type: none"> <li>▪ Streetscape Improvements</li> <li>▪ Adequate Maintenance</li> </ul>	<b>12</b>
<b>6F. New Neighborhood Connections</b> <ul style="list-style-type: none"> <li>▪ Disconnected Streets Across Railroad Tracks</li> <li>▪ Bicycle and Pedestrian Trails Along and Across Railroad Tracks</li> </ul>	<b>2</b>

## Workshop Agenda





## COMMUNITY WORKSHOP / TALLER COMUNITARIO

Saturday, May 22, 2010 / *Sábado, 22 de Mayo de 2010*  
Garfield Elementary School Auditorium / Auditorio de la *Escuela Primaria Garfield*  
3600 Middlefield Road, North Fair Oaks  
10 a.m. – 12:30 p.m.

# AGENDA

### Meeting Objectives / *Objetivos de la Junta:*

1. Receive information about the Community Plan Update project and find out how you can get involved in shaping the future of your neighborhood.

*Recibir información acerca del proyecto de Actualización del Plan Comunitario y enterarse de cómo puede involucrarse en la creación del futuro de su vecindario.*

2. Tell us your future vision for North Fair Oaks and work with your neighbors to develop strategies for improving the neighborhood today and tomorrow!

*¡Díganos su visión para North Fair Oaks y trabaje con sus vecinos para desarrollar estrategias para mejorar el vecindario hoy y mañana!*

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9:45 a.m.      **Doors Open / Se Abren las Puertas . . .**

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10:00          I.      **Welcome and Introductions / Bienvenida y Presentaciones**

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10:10          II.     **Overview of the Project / Visión General del Proyecto**

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10:20          III.    **Small Group Discussion / Discusión en Grupos Pequeños**

1. Neighborhood Quality / *Calidad del Vecindario*
  2. Health and Safety / *Salud y Seguridad*
  3. Economic Development / *Desarrollo Económico*
  4. Housing / *Vivienda*
  5. Transportation / *Transporte*
  6. Community Facilities / *Instalaciones Comunitarias*
- 

12:10          IV.    **Small Group Report-Backs and Large Group Discussion / Reporte de los Grupos Pequeños y Discusión con el Grupo Grande**

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12:25          V.      **Summary and Next Steps / Resumen y Próximos Pasos**

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12:30 p.m.      **Close / Cierre . . .**

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## Comment Cards



SAN MATEO COUNTY  
NORTH FAIR OAKS COMMUNITY PLAN / PLAN COMUNITARIO DE NORTH FAIR OAKS

**COMMUNITY WORKSHOP / TALLER COMUNITARIO**

Saturday, May 22, 2010 / *Sábado 22 de Mayo de 2010*  
Garfield Elementary School Auditorium / *Escuela Primaria Garfield Auditorio*  
3600 Middlefield Road, North Fair Oaks  
10 a.m. – 12:30 p.m.

**COMMENT CARD /  
TARJETA DE COMENTARIO**

1. What do you like most about your neighborhood? / ¿Qué es lo que mas le gusta acerca de su vecindario?
-

2. What is your **vision for the future** of North Fair Oaks? / ¿Cuál es su visión para el futuro de North Fair Oaks?
- 

Please provide your contact information if you would like us to send you regular updates regarding the project / *Por favor dénos su información para poder contactarlo si le gustaría recibir actualizaciones regularmente acerca del proyecto:*

Name / Nombre:	Phone and Email / Teléfono y correo electrónico:
Mailing Address / Dirección postal:	

You can also sign up on the project website for regular updates / También se puede apuntar en la *página Web del proyecto para recibir actualizaciones: **www.NorthFairOaksNow.org***

For more information on the project or to submit your written comments after the workshop, please contact / *Para mas información acerca del proyecto o para enviar sus comentarios por escrito después del taller por favor contacte a **Will Gibson at (650) 363-1816 or wgibson@co.sanmateo.ca.us***

# 1 NEIGHBORHOOD QUALITY / CALIDAD DEL VECINDARIO

Are any key **challenges or opportunities** missing from the list? If yes, what are they? / ¿Le faltan a esta lista algunas **oportunidades o retos** claves? Si así lo cree ¿cuales son?

What are some **potential solutions** to address key challenges in the community for this topic area? / ¿Cuales son algunas de las **soluciones potenciales** para tratar los retos claves en la comunidad relacionados a este tema?

---

1A. Revitalization of Major Community Streets / *Mejoramiento de Calles Principales de la Comunidad*

---

1B. Reuse of Vacant and Underutilized Parcels / *Reuso de Terrenos Baldíos o con Baja Utilización*

---

1C. Code Enforcement / *Cumplimiento de la Ley*

---

**1D. Neighborhood Cleanup and Maintenance / *Limpieza y Mantenimiento del Vecindario***

---

**1E. Incompatible Uses / *Usos Incompatibles***

---

**1F. Barriers to Development for Some Parcels / *Barreras de desarrollo para algunos terrenos***

---

**1G. Other Issues or Opportunities and Solutions / *Otras Problemáticas o Oportunidades y Soluciones . . .***

# 2

## HEALTH AND SAFETY / SALUD Y SEGURIDAD

Are any key **challenges or opportunities** missing from the list? If yes, what are they? / ¿Le faltan a esta lista algunas **oportunidades o retos** claves? Si así lo cree ¿cuales son?

What are some **potential solutions** to address key challenges in the community for this topic area? / ¿Cuales son algunas de las **soluciones potenciales** para tratar los retos claves en la comunidad relacionados a este tema?

---

### 2A. Crime and Violence / *Crimen y Violencia*

---

### 2B. Environmental Quality / *Calidad Ambiental*

---

### 2C. Tree Canopy Coverage and Street Trees / *Arboleda y Arbolado Urbano*

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**2D. Access to Programs and Services / Acceso a programas y Servicios**

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**2E. Access to Healthy Foods / Acceso a Comida Saludable**

---

**2F. Access to Medical Services / Acceso a Servicios Medicos**

---

**2G. Other Issues or Opportunities and Solutions / Otras Problemáticas o Oportunidades y Soluciones . . .**



# 3 ECONOMIC DEVELOPMENT / *DESARROLLO ECONOMICO*

Are any key **challenges or opportunities** missing from the list? If yes, what are they? / *¿Le faltan a esta lista algunas **oportunidades o retos** claves? Si así lo cree ¿cuales son?*

What are some **potential solutions** to address key challenges in the community for this topic area? / *¿Cuales son algunas de las **soluciones potenciales** para tratar los retos claves en la comunidad relacionados a este tema?*

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**3A. Neighborhood-Serving Retail Stores / *Tiendas Comerciales que Abastezcan al Vecindario***

---

**3B. Support for Small and Local Businesses / *Apoyo a Negocios Pequeños y Locales***

---

**3C. Well-Paying Jobs for Local Residents / *Empleos Bien Pagos para Residentes Locales***

---

**3D. Job Training and Workforce Development / *Capacitación Laboral y Desarrollo de Mano de Obra***

---

**3E. Services for Day Laborers / *Servicios para Jornaleros***

---

**3F. Local Business Improvement District or Association / *Distrito o Asociación de Mejoramiento de Negocios Locales***

---

**3G. Other Issues or Opportunities and Solutions / *Otras Problemáticas o Oportunidades y Soluciones . . .***

# 4

## HOUSING / VIVIENDA

Are any key **challenges or opportunities** missing from the list? If yes, what are they? / ¿Le faltan a esta lista algunas **oportunidades o retos** claves? Si así lo cree ¿cuales son?

What are some **potential solutions** to address key challenges in the community for this topic area? / ¿Cuales son algunas de las **soluciones potenciales** para tratar los retos claves en la comunidad relacionados a este tema?

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**4A. Neighborhood Stabilization in Highly Impacted Areas / Estabilización del Vecindario en Áreas Altamente Impactadas**

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**4B. Affordable Housing Options / Alternativas de Vivienda Económica**

---

**4C. Quality of Housing Units / Calidad de la Vivienda**

---

**4D. Overcrowding and Sub-Standard Living Conditions / *Viviendas Abarrotadas y Condiciones de Vida Infrachumanas***

---

**4E. Shelter and Services for the Homeless / *Refugios y Servicios para Personas sin Vivienda***

---

**4F. Displacement of Low-Income Residents and Renters / *Desplazamiento de Residentes de Bajos Ingresos e Inquilinos***

---

**4G. Other Issues or Opportunities and Solutions / *Otras Problemáticas o Oportunidades y Soluciones . . .***

# 5

## TRANSPORTATION / TRANSPORTE

Are any key **challenges or opportunities** missing from the list? If yes, what are they? / ¿Le faltan a esta lista algunas **oportunidades o retos** claves? Si así lo cree ¿cuales son?

What are some **potential solutions** to address key challenges in the community for this topic area? / ¿Cuales son algunas de las **soluciones potenciales** para tratar los retos claves en la comunidad relacionados a este tema?

---

**5A. Pedestrian and Bicycle Safety, Access and Connectivity / Seguridad, Acceso y Conectividad para Peatones y Ciclistas**

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**5B. Barriers to Connectivity and Linkages / Barreras a la Conectividad**

---

**5C. Local and Regional Public Transit Service and Connections / Servicios Locales y Regionales de Transporte Público y Conexiones**

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**5D. Traffic Calming and Safety / *Reducción de la Velocidad del Tráfico y Seguridad***

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**5E. Parking Demand Management / *Manejo de la Demanda de Estacionamiento***

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**5F. Major Rail Improvement Projects / *Proyectos Importantes de Mejoras Ferroviarias***

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**5G. Other Issues or Opportunities and Solutions / *Otras Problemáticas o Oportunidades y Soluciones . . .***

## 6 COMMUNITY FACILITIES / INSTALACIONES COMUNITARIAS

Are any key **challenges or opportunities** missing from the list? If yes, what are they? / ¿Le faltan a esta lista algunas **oportunidades o retos** claves? Si así lo cree ¿cuales son?

What are some **potential solutions** to address key challenges in the community for this topic area? / ¿Cuales son algunas de las **soluciones potenciales** para tratar los retos claves en la comunidad relacionados a este tema?

---

**6A. Additional Park and Recreation Facilities and Amenities / Parques e Instalaciones Recreativas Adicionales**

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**6B. Joint Use of Community Facilities / Utilización Conjunta de Instalaciones Comunitarias**

---

**6C. High-Quality Community Facilities / Instalaciones Comunitarias de Primera Calidad**

---

**6D. Infrastructure Improvements / *Mejoras a la Infraestructura***

---

**6E. Streets and Sidewalks / *Calles y Banquetas***

---

**6F. New Neighborhood Connections / *Nuevas Conexiones en el Vecindario***

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**6G. Other Issues or Opportunities and Solutions / *Otras Problemáticas o Oportunidades y Soluciones . . .***



**Challenges and Opportunities Posters (for Six Topic Areas)**





# Neighborhood Quality Calidad de Vecindario

place your dots here <i>ponga sus puntos aquí</i>	challenges and opportunities <i>problemáticas y oportunidades</i>	
	<p><b>1A Revitalization of Major Community Streets</b> <i>Mejoramiento de Calles Principales de la Comunidad</i></p> <ul style="list-style-type: none"> <li>• El Camino Real</li> <li>• Middlefield Road</li> <li>• Fair Oaks Avenue</li> <li>• 5th Avenue</li> </ul>	
	<p><b>1B Reuse of Vacant and Underutilized Parcels</b></p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Industrial</li> <li>• Commercial</li> </ul> <p><i>Reuso de terrenos vacíos o con baja utilización</i></p> <ul style="list-style-type: none"> <li>• Residencial</li> <li>• Industrial</li> <li>• Comercial</li> </ul>	
	<p><b>1C Code Enforcement</b></p> <ul style="list-style-type: none"> <li>• Boarded Up and Abandoned Buildings</li> <li>• Graffiti, Illegal Dumping and Blight</li> <li>• Abandoned Vehicles</li> </ul> <p><i>Cumplimiento de la Ley</i></p> <ul style="list-style-type: none"> <li>• Edificios Abandonados y Cubiertos</li> <li>• Graffiti, Tiradero Ilegal y Abandono</li> <li>• Vehículos bandonados</li> </ul>	
	<p><b>1D Neighborhood Cleanup and Maintenance</b></p> <ul style="list-style-type: none"> <li>• Street Sweeping and Trash Collection</li> <li>• Condition of Storefronts and Vacant Parcels</li> <li>• Maintenance of Fence Along Railroad Tracks</li> </ul> <p><i>Limpieza del Vecindario y Mantenimiento</i></p> <ul style="list-style-type: none"> <li>• Barrer las Calles y Recoger la Basura</li> <li>• Condición de los aparadores de las tiendas y los terrenos vacíos</li> <li>• Mantenimiento de la reja a lo largo de la vía de tren</li> </ul>	
	<p><b>1E Incompatible Uses</b></p> <ul style="list-style-type: none"> <li>• Industrial Parcels Along the Railroad Tracks</li> <li>• Liquor Stores Close to Schools and Parks</li> </ul> <p><i>Usos Incompatibles</i></p> <ul style="list-style-type: none"> <li>• Parcelas Industriales a lo largo de las vías del tren</li> <li>• Tiendas de vinos y licores cerca de escuelas y parques</li> </ul>	
	<p><b>1F Barriers to Development for Some Parcels</b></p> <ul style="list-style-type: none"> <li>• Small Lot Sizes</li> <li>• Zoning Inconsistencies</li> </ul> <p><i>Barreras de desarrollo para algunos terrenos</i></p> <ul style="list-style-type: none"> <li>• Terrenos pequeños</li> <li>• Inconsistencias en la zonificación</li> </ul>	



# ②

# Health and Safety Salud y Seguridad

place your dots here <i>ponga sus puntos aquí</i>	challenges and opportunities <i>problemáticas y oportunidades</i>	
	<p><b>2A Crime and Violence</b></p> <ul style="list-style-type: none"> <li>• Gang Activity, Loitering and Public Drinking</li> <li>• Community Policing and Neighborhood Watch</li> <li>• Police Response and Inter-Jurisdictional Coordination</li> <li>• Safety at Parks, School and Other Public Facilities and Places</li> </ul> <p><b>Crimen y Violencia</b></p> <ul style="list-style-type: none"> <li>• <i>Actividad de Pandillas, Basura, Consumo de Alcohol en Público</i></li> <li>• <i>Vigilancia y Patrulla Comunitaria</i></li> <li>• <i>Respuesta de la Policía y Coordinación Inter-Jurisdiccional</i></li> <li>• <i>Seguridad en los Parques, Escuelas y Otras Instalaciones y Lugares Públicos</i></li> </ul>	 
	<p><b>2B Environmental Quality</b></p> <ul style="list-style-type: none"> <li>• Noise, Vibrations and Emissions from Industries and Heavy Rail</li> <li>• Air Pollution from Vehicles and Trains</li> <li>• Hazardous Waste from Industries</li> </ul> <p><b>Calidad Ambiental</b></p> <ul style="list-style-type: none"> <li>• <i>Ruido, Vibraciones y Emisiones de Industrias y Trenes de Carga</i></li> <li>• <i>Polución del Aire por parte de vehículos y trenes</i></li> <li>• <i>Desechos Nocivos para la Salud</i></li> </ul>	 
	<p><b>2C Tree Canopy Coverage and Street Trees</b></p> <ul style="list-style-type: none"> <li>• Residential Neighborhoods</li> <li>• Commercial Streets</li> <li>• Schools, Parks and Other Community Facilities</li> </ul> <p><b>Arboleda y Arbolado Urbano</b></p> <ul style="list-style-type: none"> <li>• <i>Vecindarios Residenciales</i></li> <li>• <i>Calles Comerciales</i></li> <li>• <i>Escuelas, Parques y Otras Instalaciones Comunitarias</i></li> </ul>	 
	<p><b>2D Access to Programs and Services</b></p> <ul style="list-style-type: none"> <li>• Seniors, Families, Persons with Disabilities and At-Risk Youth</li> <li>• Substance Abuse and Second-Hand Smoke</li> <li>• Childcare, Education, Adult Learning and Health Care</li> <li>• Community-Based Alcohol and Drug Prevention</li> </ul> <p><b>Acceso a programas y Servicios</b></p> <ul style="list-style-type: none"> <li>• <i>Jubilados, Familias, Personas con Discapacidades y Juventud en Riesgo</i></li> <li>• <i>Abuso de Sustancias y Exposición a Humo de cigarrillo de Terceros</i></li> <li>• <i>Cuidado de niños, Educación, Educación para Adultos y Cuidado de la Salud</i></li> <li>• <i>Prevención Comunitaria de Alcohol y Drogas</i></li> </ul>	 
	<p><b>2E Access to Healthy Foods</b></p> <ul style="list-style-type: none"> <li>• Farmers' Markets, Community Gardens and Edible Gardens at Schools</li> <li>• Fast Food Restaurants and Liquor Stores Close to Schools and Parks</li> </ul> <p><b>Acceso a Comida Saludable</b></p> <ul style="list-style-type: none"> <li>• <i>Mercado de Agricultores, Jardines Comunitarios y Comestibles en las Escuelas</i></li> <li>• <i>Restaurantes de Comida Rápida y Venta de Alcohol Próximos a las Escuelas y Parques</i></li> </ul>	 
	<p><b>2F Access to Medical Services</b></p> <ul style="list-style-type: none"> <li>• Neighborhood and Mobile Clinics</li> <li>• Pharmacies</li> <li>• Emergency Services</li> </ul> <p><b>Acceso a Servicios Medicos</b></p> <ul style="list-style-type: none"> <li>• <i>Clínicas del Vecindario y Móviles</i></li> <li>• <i>Farmacias</i></li> <li>• <i>Servicios de Emergencia</i></li> </ul>	 



# 3

# Economic Development Desarrollo Económico

place your dots here <i>ponga sus puntos aquí</i>	challenges and opportunities <i>problemáticas y oportunidades</i>	
	<p><b>3A Neighborhood-Serving Retail Stores</b></p> <ul style="list-style-type: none"> <li>• Along Existing Commercial Streets and Key Intersections</li> <li>• Pharmacy, Hardware Store, Bank or Credit Union and General Merchandise</li> </ul> <p><b>Tiendas Comerciales que Abastezcan al Vecindario</b></p> <ul style="list-style-type: none"> <li>• A lo Largo de Calles Comerciales Existentes e Intersecciones Claves</li> <li>• Farmacia, Ferretería, Banco o Unión de Crédito y Mercadería General</li> </ul>	
	<p><b>3B Support for Small and Local Businesses</b></p> <ul style="list-style-type: none"> <li>• Seed Money or Loan Program</li> <li>• Technical Assistance</li> </ul> <p><b>Apoyo a Negocios Pequeños y Locales</b></p> <ul style="list-style-type: none"> <li>• Programas Financieros y de Prestamos</li> <li>• Asistencia Técnica</li> </ul>	
	<p><b>3C Well-Paying Jobs for Local Residents</b></p> <ul style="list-style-type: none"> <li>• New Jobs and Businesses</li> <li>• Living Wages and Benefits</li> </ul> <p><b>Empleos Bien Pagos para Residentes Locales</b></p> <ul style="list-style-type: none"> <li>• Trabajos y Negocios Nuevos</li> <li>• Salarios y Beneficios Razonables</li> </ul>	
	<p><b>3D Job Training and Workforce Development</b></p> <ul style="list-style-type: none"> <li>• High Schools</li> <li>• Adult Schools</li> <li>• Community Colleges</li> </ul> <p><b>Capacitación Laboral y Desarrollo de Mano de Obra</b></p> <ul style="list-style-type: none"> <li>• Escuelas Secundarias</li> <li>• Escuelas para Adultos</li> <li>• Educación Terciaria</li> </ul>	
	<p><b>3E Services for Day Laborers</b></p> <ul style="list-style-type: none"> <li>• Job-Matching Program</li> <li>• Wage Claims Assistance</li> <li>• Medical Services</li> <li>• Education and Training</li> </ul> <p><b>Servicios para Jornaleros</b></p> <ul style="list-style-type: none"> <li>• Programa de Trabajo de Correspondencia de Habilidades</li> <li>• Asistencia en el Reclamo de Salarios</li> <li>• Servicio Medico</li> <li>• Educación y Entrenamiento</li> </ul>	
	<p><b>3F Local Business Improvement District or Association</b></p> <ul style="list-style-type: none"> <li>• Finance Local Improvements</li> <li>• Organize Local Businesses</li> </ul> <p><b>Distrito o Asociación de Mejoramiento de Negocios Locales</b></p> <ul style="list-style-type: none"> <li>• Financiación de Mejoras Locales</li> <li>• Organización de Negocios Locales</li> </ul>	



# ④ Housing Vivienda

place your dots here <i>ponga sus puntos aquí</i>	challenges and opportunities <i>problemáticas y oportunidades</i>	
	<p><b>4A Neighborhood Stabilization in Highly Impacted Areas</b></p> <ul style="list-style-type: none"> <li>• Purchase and Rehabilitation of Foreclosed Homes</li> <li>• Protected as Affordable Units</li> </ul> <p><b><i>Estabilización del Vecindario en Áreas Altamente Impactadas</i></b></p> <ul style="list-style-type: none"> <li>• <i>Compra y Rehabilitación de Casas Embargadas</i></li> <li>• <i>Protegidas como Unidades Económicas</i></li> </ul>	
	<p><b>4B Affordable Housing Options</b></p> <ul style="list-style-type: none"> <li>• Low-Income Residents, Seniors and Persons with Disabilities</li> <li>• Young and Large Families</li> <li>• Renters</li> </ul> <p><b><i>Alternativas de Vivienda Económica</i></b></p> <ul style="list-style-type: none"> <li>• <i>Residentes de Bajos Ingresos, Jubilados, Personas con Discapacidad</i></li> <li>• <i>Familias Grandes y Jóvenes</i></li> <li>• <i>Inquilinos</i></li> </ul>	
	<p><b>4C Quality of Housing Units</b></p> <ul style="list-style-type: none"> <li>• Code Violations</li> <li>• Age of Housing Units</li> <li>• Health and Safety Issues</li> </ul> <p><b><i>Calidad de la Vivienda</i></b></p> <ul style="list-style-type: none"> <li>• <i>Violación de Códigos</i></li> <li>• <i>Edad de las Unidades de Vivienda</i></li> <li>• <i>Problemáticas de Salud y Seguridad</i></li> </ul>	
	<p><b>4D Overcrowding and Sub-Standard Living Conditions</b></p> <ul style="list-style-type: none"> <li>• Supply of Affordable Housing</li> <li>• Updated Codes to Meet Community Needs</li> </ul> <p><b><i>Viviendas Abarrotadas y Condiciones de Vida por Debajo de los Estándares</i></b></p> <ul style="list-style-type: none"> <li>• <i>Suministro de Vivienda Económica</i></li> <li>• <i>Actualizar Códigos para alcanzar las Necesidades Comunitarias</i></li> </ul>	
	<p><b>4E Shelter and Services for the Homeless</b></p> <ul style="list-style-type: none"> <li>• Housing Assistance</li> <li>• Support Services</li> </ul> <p><b><i>Refugios y Servicios para Personas sin Vivienda</i></b></p> <ul style="list-style-type: none"> <li>• <i>Asistencia de Vivienda</i></li> <li>• <i>Servicios de Apoyo</i></li> </ul>	
	<p><b>4F Displacement of Low-Income Residents and Renters</b></p> <ul style="list-style-type: none"> <li>• Equitable Economic Opportunities</li> <li>• Adequate Rental Housing Units</li> </ul> <p><b><i>Desplazamiento de Residentes de Bajos Ingresos e Inquilinos</i></b></p> <ul style="list-style-type: none"> <li>• <i>Oportunidades Económicas Equitativas</i></li> <li>• <i>Unidades de Alquiler Adecuadas</i></li> </ul>	



# 5

# Transportation Transporte

place your dots here / ponga sus puntos aquí

challenges and opportunities / problemáticas y oportunidades

**5A Pedestrian and Bicycle Safety, Access and Connectivity**

- Pedestrian amenities, connections and signage
- Bicycle routes and lanes, parking and signage
- Safe Routes to Schools

**Seguridad, Acceso y Conectividad para Peatones y Ciclistas**

- Instalaciones, Conexiones y Señalización para Peatones
- Rutas y Sendas, Estacionamiento y Señalización para Ciclistas
- Rutas Seguras a las Escuelas



**5B Barriers to Connectivity and Linkages**

- Major Streets and Intersections
- At-Grade Railroad Crossings

**Barreras a la Conectividad**

- Calles Importantes e Intersecciones
- Cruces de Ferrocarril a Nivel de Calle



**5C Local and Regional Public Transit Service and Connections**

- To Parks, Schools, Medical Facilities, Transit Stations and Job Centers in Neighboring Cities
- To Regional Job Centers and Destinations

**Servicios Locales y Regionales de Transporte Público y Conexiones**

- A parques, Escuelas, Centros Médicos, Estaciones de Transporte Público, Centros de Trabajo en Ciudades Vecinas
- A Centros Regionales de Trabajo y Destinaciones



**5D Traffic Calming and Safety**

- Residential and Commercial Streets
- Major Intersections

**Reducción de la Velocidad del Tráfico y Seguridad**

- Calles Residenciales y Comerciales
- Intersecciones Importantes



**5E Parking Demand Management**

- Commercial and Industrial Areas
- Residential Areas

**Manejo de la Demanda de Estacionamiento**

- Áreas Comerciales e Industriales
- Áreas Residenciales



**5F Major Rail Improvement Projects**

- Dumbarton Rail and California High-Speed Rail
- Transit-Oriented Development Opportunity

**Proyectos Importantes de Mejoras Ferroviarias**

- Tren Dumbarton y de Alta Velocidad de California
- Oportunidades de Desarrollos Edilicios en Estaciones de Transporte





# 6

# Community Facilities Instalaciones Comunitarias

place your dots here <i>ponga sus puntos aquí</i>	challenges and opportunities <i>problemáticas y oportunidades</i>	
	<p><b>6A Additional Park and Recreation Facilities and Amenities</b></p> <ul style="list-style-type: none"> <li>• Vacant Industrial Parcels</li> <li>• Hetch Hetchy Right-Of-Way</li> </ul> <p><b>Parques Adicionales y Instalaciones Recreativas</b></p> <ul style="list-style-type: none"> <li>• Terrenos Industriales Vacíos</li> <li>• Terrenos del Hetch Hetchy</li> </ul>	
	<p><b>6B Joint Use of Community Facilities</b></p> <ul style="list-style-type: none"> <li>• School Districts, Neighboring Cities and Other Agencies</li> <li>• Shared Maintenance and Operational Costs</li> </ul> <p><b>Utilización Conjunta de Instalaciones Comunitarias</b></p> <ul style="list-style-type: none"> <li>• Distrito Escolar, Ciudades Vecinas y Otras Agencias</li> <li>• Mantenimiento Compartido y Costos Operacionales</li> </ul>	
	<p><b>6C High-Quality Community Facilities</b></p> <ul style="list-style-type: none"> <li>• Maintenance of Schools, Community Center, Library, Parks and Playgrounds, etc.</li> <li>• Periodic Upgrades and Enhancements</li> </ul> <p><b>Instalaciones Comunitarias de Primera Calidad</b></p> <ul style="list-style-type: none"> <li>• Mantenimiento de Escuelas, Centro Comunitario, Biblioteca, Parques y Áreas de Juegos de Niños, etc.</li> <li>• Mejoras y Modernizaciones Periódicas</li> </ul>	
	<p><b>6D Infrastructure Improvements</b></p> <ul style="list-style-type: none"> <li>• Pedestrian-Scale Lighting</li> <li>• Stormwater Drainage and Flooding</li> <li>• Sewer Capacity</li> <li>• Undergrounding of Utilities Along Commercial Streets</li> </ul> <p><b>Mejoras a la Infraestructura</b></p> <ul style="list-style-type: none"> <li>• Iluminación para Peatones</li> <li>• Drenaje de Agua de Lluvia e Inundaciones</li> <li>• Capacidad de la Red Cloacal</li> <li>• Enterrar Cables a lo Largo de Calles Comerciales</li> </ul>	
	<p><b>6E Streets and Sidewalks</b></p> <ul style="list-style-type: none"> <li>• Streetscape Improvements</li> <li>• Adequate Maintenance</li> </ul> <p><b>Calles y Veredas</b></p> <ul style="list-style-type: none"> <li>• Mejoras en el Ambiente de las Calles</li> <li>• Mantenimiento Adecuado</li> </ul>	
	<p><b>6F New Neighborhood Connections</b></p> <ul style="list-style-type: none"> <li>• Disconnected Streets Across Railroad Tracks</li> <li>• Bicycle and Pedestrian Trails Along and Across Railroad Tracks</li> </ul> <p><b>Nuevas Conexiones en el Vecindario</b></p> <ul style="list-style-type: none"> <li>• Calles Desconectadas por Vías del Ferrocarril</li> <li>• Senderos para Peatones y Ciclistas para Cruzar Vías de Ferrocarril</li> </ul>	



## Outreach Flyer



# San Mateo County

## north fair oaks community plan

Please join us!  
**¡Por favor acompáñenos!**

**WE WANT TO HEAR  
YOUR IDEAS FOR IMPROVING  
NORTH FAIR OAKS!**

San Mateo County is updating the North Fair Oaks Community Plan, which will help shape the future of our community. A workshop has been scheduled to receive public input.

**¡QUEREMOS ESCUCHAR  
SUS IDEAS PARA MEJORAR  
NORTH FAIR OAKS!**

El Condado de San Mateo está actualizando el Plan Comunitario de North Fair Oaks, el cual ayudará a configurar el futuro de nuestra comunidad. Se ha programado un taller comunitario para recibir las aportaciones comunitarias.

### Community Workshop

Saturday, May 22  
10 am to 12:30 pm

Garfield School Auditorium  
3600 Middlefield Road  
North Fair Oaks

### Taller Comunitario

Sábado, 22 de mayo  
10 am to 12:30 pm

Auditorio de la escuela Garfield  
3600 Middlefield Road  
North Fair Oaks



Please visit  
[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)  
for more information on the  
project and how you  
can get involved.

Por favor visite  
[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)  
para más información acerca  
del proyecto y de cómo se  
puede involucrar.

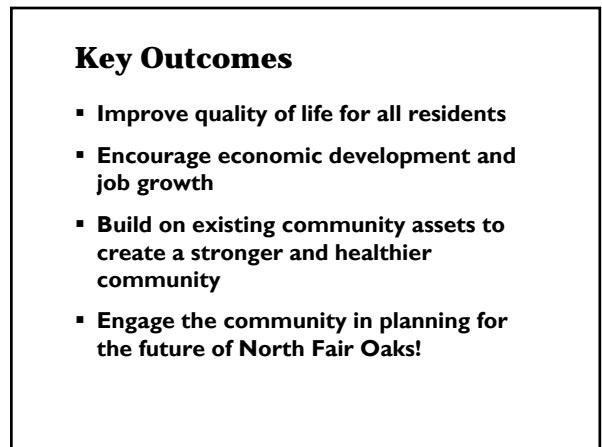
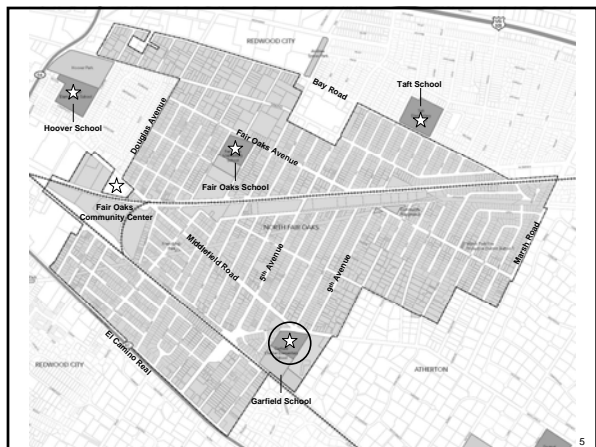
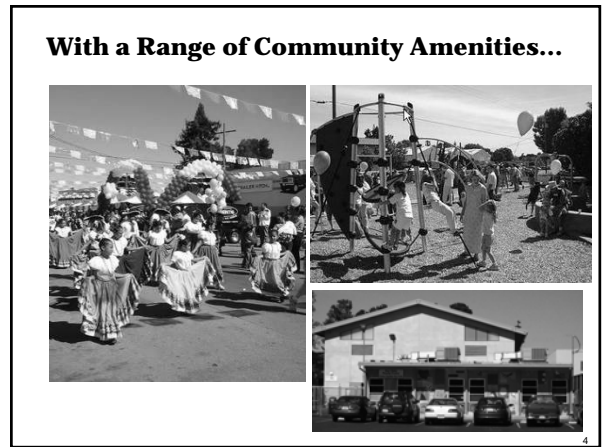
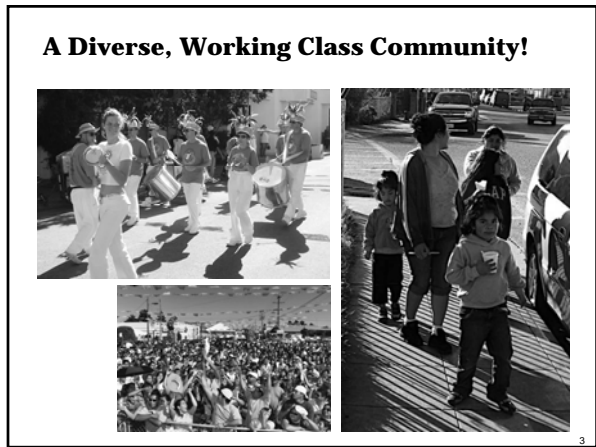
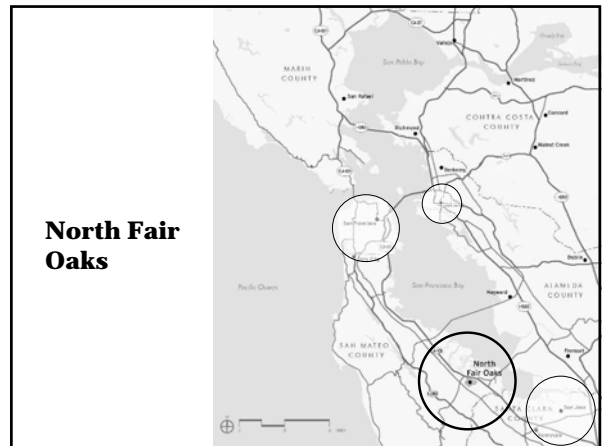
Contact / Contacto  
William Gibson, Planner  
WGibson@co.sanmateo.ca.us  
or 650-363-1816

Refreshments and on-site children's activities will be provided so bring your family!  
*Se proveerán refrigerios, actividades para niños, así que ¡traiga a su familia!*

In collaboration with Redwood City 2020 and Multicultural Institute  
*En colaboración con la Ciudad de Redwood 2020 y el Instituto Multicultural*



## Workshop Presentation



## Planning Process



- **Baseline Conditions Analysis**
- **Range of Plan Alternatives**
- **Preferred Alternative**
- **Policy Framework**
- **Environmental Analysis**
- **Planning Commission / Board of Supervisors Review**

Community Engagement

## Community Engagement



### north fair oaks: now! ahora!

THE NORTH FAIR OAKS COMMUNITY PLAN | PLAN COMUNITARIO DE NORTH FAIR OAKS

**sign up / registre**

to receive automatic email notices

para recibir correo electrónico automático de actualización

**Get Involved / involucrar**

About The Plan / Sobre El Plan

Frequently Asked Questions / Preguntas Frecuentes

**welcome / bienvenidos**

to North Fair Oaks Now!—your information center regarding the North Fair Oaks Community Plan. Please check back often for updated information, important documents and materials and offer your own suggestions!

a North Fair Oaks Ahora—su centro de información con respecto al Plan Comunitario de North Fair Oaks. Por favor, visite con frecuencia para obtener información actualizada, documentos y materiales importantes y ofrecer sus sugerencias!

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**WHAT'S NEW / lo nuevo**

Community Plan Steering Committee Report! A Steering Committee comprised of members from the community will help guide the North Fair Oaks Community Plan process over the next two years. The Steering Committee will provide guidance and support to the Board of Supervisors, Planning Commission and county staff in conducting an extensive community outreach process and developing recommendations for the Community Plan. Steering Committee members will work with the citizens and stakeholders they represent as well as the rest of the community to provide information on the project and the planning process, communicate information about upcoming public meetings and events, and gather input on staff documents and work products on an ongoing basis.

For more information on Steering Committee roles and responsibilities, membership and scheduled meetings, see the Steering Committee Charge document. [Learn more...](#)

**NEWS / noticias**

North Fair Oaks Community Plan process issues held in Fall 2009, the County of San Mateo launched a two-year planning process to update the North Fair Oaks Community Plan, which was last revised in 1975. [Read more...](#)

**EVENTS / eventos**

Steering Committee Kick-Off Meeting

The North Fair Oaks Community Plan update process will be guided by a Steering Committee comprised of representatives from the community. See the attached meeting agenda for more details on the meeting.

- Date: Sat 11/21/09
- Time: 1:00 pm - 4:00 pm
- Where: Fair Oaks Community Center, 2600 Redwood Road, Redwood City

[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)

## Contents of the Community Plan

## The Plan will address . . .

- **Land Use and Urban Design**



## Vacant and Underutilized Parcels



## The Plan will address . . .

- Economic Development



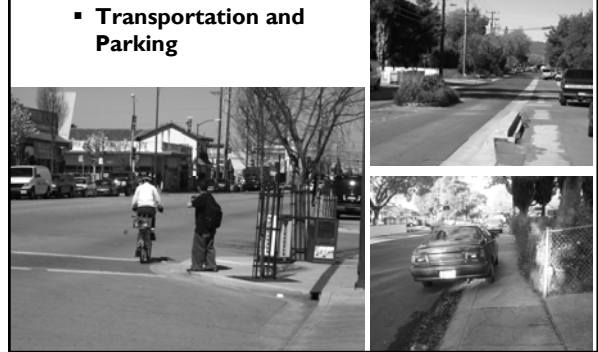
## The Plan will address . . .

- Housing Opportunities

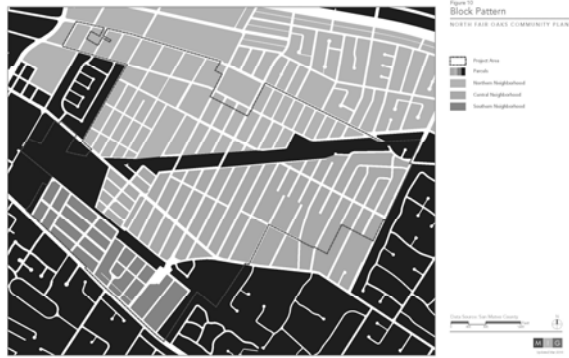


## The Plan will address . . .

- Transportation and Parking



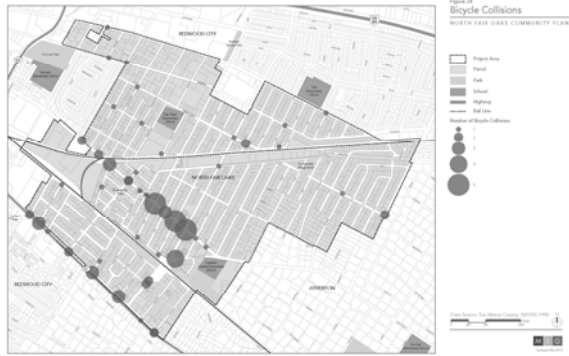
## Block Pattern



## Pedestrian Collisions



## Bicycle Collisions



## The Plan will address . . .

- Parks, Playgrounds & Community Facilities



## Parks and Recreation



## The Plan will address . . .

- Health and Safety



## Access to Liquor Stores



## Tree Canopy Coverage



## Recent Successes!

25

## Increased Code Compliance . . .

- Code compliance activities increased.
- Code Compliance Officer appointed.
- Online Complaint System established.
- Citizen Complaint Guide published and circulated.



## Tightened Alcohol Licensing . . .

- AOD (Alcohol and Other Drugs) Prevention Partnership initiated!
- Facilitated by PCRC and Redwood City 2020.



## Resources for Homeless . . .

- Economic Urgency Response Initiative established in 2008.
- \$1 million for food assistance, emergency shelter and eviction prevention, among other services.
- Food and Shelter Workgroup to coordinate efforts and generate additional resources.

## Improved Health Clinic . . .

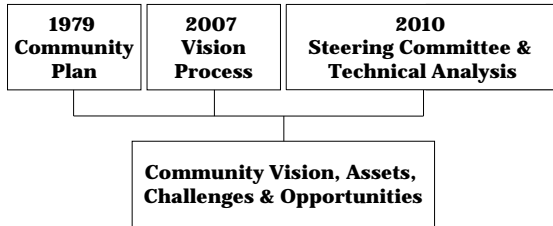
- North Fair Oaks Clinic renovated!
- Future plans to expand and rebuild the clinic.
- Funded in part by the Sequoia HC District

## Building On Success . . .

Today's Workshop!

30

## Community Vision, Assets, Challenges and Opportunities



## Small Group Discussion

### Station I

- Neighborhood Quality
- Health and Safety

### Station II

3. Economic Development
4. Housing

### Station III

5. Transportation
6. Community Facilities

## Small Group Discussion

- Community Assets
- Challenges and Opportunities
- Potential Solutions and Strategies





# Community Workshop #2

DRAFT SUMMARY  
**COMMUNITY WORKSHOP #2**

Saturday, December 4, 2010  
Garfield School Auditorium  
10:30am – 12:30pm

For more information on the project please visit the website at:  
**[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)**

San Mateo County (County), in collaboration with MIG, the Peninsula Conflict Resolution Center (PCRC) and Multicultural Institute (MI), hosted the second of three community workshops for the North Fair Oaks (NFO) Community Plan Update on Saturday, December 4, 10:30am to 12:30pm at the Garfield School Auditorium. Approximately 40 people attended the workshop, including residents and business owners in NFO, and more than 30 comment cards were submitted by the participants.

The purpose of the workshop was to provide a summary of the progress of the Community Plan Update project and to review the proposed urban design, land use, circulation and infrastructure improvements. The emphasis of the workshop was to receive the community's input on a draft set of preliminary goals developed for the following topic areas: Land Use, Circulation and Parking, Infrastructure, Parks and Recreation, Health and Wellness, Housing, and Economic Development.

MIG facilitated the workshop, and PCRC and the Multicultural Institute, with County staff, provided facilitation and translation assistance for small group discussions, and for the workshop as a whole.

In addition to the agenda, participants received a workshop packet that included comment cards related to the goals for each one of the topic areas. All meeting materials were bilingual, in English and Spanish. The agenda for the workshop included the following topics:

- I. Welcome, Introductions, and Project Overview
- II. Emerging Urban Design and Land Use Framework and Draft Goals
- III. Small Group Discussion
- IV. Small Group Reports
- V. Summary and Next Steps

**Community Outreach**

The County conducted extensive outreach for the workshop in coordination with MIG, PCRC and MI. In addition to working with Steering Committee members to disseminate information about the workshop, the County reached out to the community using the following methods:

- Notice in the San Mateo County Times;
- Notices sent home with students at Fair Oaks and Garfield elementary schools;
- Notices distributed and posted at key community locations;
- Email notices to various community partners, local organizations, service providers and interested residents, among others; and
- Announcements at local community meetings and forums.



This report provides a summary of key comments and action steps from the workshop. The summary is organized by the agenda topics. Please see the appendix for meeting materials and displays.

### **I. Welcome and Introductions**

Steve Monowitz, Interim Deputy Director at San Mateo County Planning and Building Department, opened the meeting and welcomed the participants. Steve recognized County staff and key community leaders in the audience, and introduced Daniel Iacofano and Dave Javid from MIG, Inc. as the meeting facilitators.

### **II. Overview of the Project**

Daniel welcomed the participants and provided an overview of the agenda. He made a brief presentation that provided an overview of the Community Plan Update project, major findings from previous planning efforts in the community including Community Workshop 1, and a review of the Urban Design Framework illustrating the proposed land use and circulation improvements in the plan area. Dave then presented an overview of the emerging draft goals. Daniel also outlined the intent of the small group discussion.

### **III. Small Group Discussion**

The purpose of the small groups was to engage workshop participants in detailed discussions about the emerging Draft Goals. The discussions were organized by seven topic areas, grouped into the four 'stations' listed below. Each station was assigned a facilitator and recorder to manage the discussion. Each station also had a series of relevant maps and a flip chart pad for recording comments.

Participants were randomly assigned to one of four groups. The groups started at one station and moved to the next station at the end of an allotted time. Bilingual speakers were available to provide support where needed. In addition to providing verbal comments, participants could also fill out a comment card specific to each topic area. The emerging goals were reviewed to ensure they supported the overall community vision, were easy to understand, were comprehensive, and were worded appropriately. The four stations and seven topic areas included:

### *Station I*

- Land Use

### *Station II*

- Housing
- Economic Development

### *Station III*

- Parks and Recreation
- Health and Wellness

### *Station IV*

- Circulation and Parking
- Infrastructure

Following is a summary of comments from the small group discussions that were recorded on both the flip charts and the comment cards. These comments will be used as a guide to develop draft policies for each of the goals related to the specific topic areas. Please note that this summary includes the key points of all comments received in small group discussions; therefore, some comments may be mutually contradictory.

## Land Use

The following represents the input provided by workshop participants related to the Land Use goals:

- Encourage **use of vacant land as community meeting places (i.e. open space, parks, and community gardens)**. Consider a park or plaza located centrally within the plan area.
- Proposed land uses and densities must account for parking needs - consider **shared parking and market-priced parking**.
- **Encourage locally-oriented and local-serving uses** (i.e. neighborhood-oriented retail) particularly along Middlefield Road and discourage chain stores throughout the community.
- Provide **“affordable” business opportunities/locations** that will in turn encourage local economic development.
- Support multi-modal transit hub at northern end of Middlefield Road, at the railroad crossing. This is the most appropriate location for high density transit-oriented development.
- Encourage **higher densities** in centrally located mix-use areas.
- Improve access to transit options – consider a free shuttle.
- Provide **space for educational/institutional uses** (i.e. college classes and workforce training).
- Encourage in-fill and consider combining lots to maintain and improve residential area character.
- Respect character of industrial area along Edison Avenue.
- Be **sensitive to residential uses** in the surrounding areas and ensure uses are compatible.
- Consider pedestrian and bike access only at new crossings.



## Housing

The following represents the input provided by workshop participants related to the Housing goals:

- **Encourage in-fill/high-density housing around future multi-modal transit station** with shops and grocery stores within walking distance. This will also provide easy access to transportation and reduce impact on infrastructure.
- **Ensure housing meets the needs of households** within North Fair Oaks (i.e. seniors, families, and workforce). Provide a balance of higher and lower densities.
- Encourage **more affordable housing** to decrease overcrowding and reduce parking issues in residential areas.
- Enforce **mitigation for sub-standard living conditions** and code violations.
- Allow more duplexes in existing neighborhoods.
- **Increase densities and heights in designated mix-use areas** (i.e. along Middlefield Road and existing commercial and industrial areas).
- **Preserve and improve character** of existing neighborhoods.
- **Ensure that new development respects the character** and form of current neighborhoods through appropriate architectural details, heights, setbacks, and setbacks.

## Economic Development

The following represents the input provided by workshop participants related to the Economic Development goals:

- **Strengthen existing retail uses in North Fair Oaks** through measures such as a Beautification program to enhance storefronts and make them more welcoming.
- **Encourage local and affordable businesses** (i.e. local shops and retail stores) that are unique and diverse.
- Develop **signage design standards and programs** for retail uses to “de-clutter” signage and street scene particularly along Middlefield Road.
- Provide space for **training facilities for workforce development** and educational opportunities (i.e. satellite community college classes, etc.)
- Encourage **street trees and undergrounding overhead lines** along Middlefield Road and El Camino Real.
- Improve street lighting in areas in North Fair Oaks where safety may become an issue.
- Middlefield corridor should be **less industrially-oriented and more friendly to residential uses**.
- Use the Edison commercial area as a model of what works in the area with parking, adequate separation from other uses, and other desirable characteristics of the Edison area.
- Consider providing additional parking areas in existing vacant or underutilized land along El Camino Real.



## Parks and Recreation

The following represents the input provided by workshop participants related to the Parks and Recreation goals:

- Strengthen **relationship with schools to share their existing facilities** (playgrounds, ball fields, etc.).
- Encourage **community gardens within parks and recreational space**. Consider rooftop gardens.
- Provide more **outdoor environments or green space for teens** and consider another youth center like Rieker Center near Middlefield Road.
- Consider making the NFO Community Park and Friendship Park (both on the Hetch-Hetchy right-of-way) part of the park system supported and maintained by County or with CSAS funding.
- Allow for high-density housing to decrease the footprint of residential buildings and provide more space for open space and parks.
- Create space in Hetch-Hetchy right-of-way for parks.
- Provide **more and better pedestrian and bicycle crossings** as well as bike lanes and bike racks.

## Health and Wellness

The following represents the input provided by workshop participants related to the Health and Wellness goals:

- **Promote community gardens** as an easy and fast access to healthy foods. Consider community gardens around schools and as an interim and potentially permanent use of vacant/underutilized land.
- **Encourage a farmers' market** along Middlefield Road.
- Enhance **more access to healthy food** – increase food carts and mobile vendors.
- Promote **health and nutrition education**.

- Consider adding **provision for local, organic foods** at markets.
- **Replace ads for tobacco and alcohol** on billboards and in restaurants. Place controls/incentives over the content and availability of advertisements in storefronts and promotional areas and outlets.
- **Discourage or ban chain businesses** that are not local.
- Discourage liquor stores.
- Encourage/facilitate active transportation beyond simply access to transit.
- Consider a **circular shuttle bus to provide east-west transportation** options (i.e. a trolley similar to Stanford Marguerite.) A shuttle could also provide access to healthcare.
- Target commercial lots where neighborhood-friendly businesses can be located (i.e. the corner of Fair Oaks and San Benito Avenue should promote healthy food/drink/entertainment outlet vs. another liquor or cigarette outlet)
- Provide crossings at railroad at no more than one-quarter mile apart in the form of an underpass/overpass/other crossing to reduce barriers.

## Infrastructure

The following represents the input provided by workshop participants related to the Infrastructure goals:

- Ensure that adequate policies and standards are in place to **address lighting, street design, maintenance and sidewalks.**
- Enforce **Low-Impact-Development (L.I.D.) strategies** to reduce flooding. Consider measures such as rain gardens as a solution.
- Permit **grey/recycled water systems** and work with planned Redwood City purple pipe system to procure use of recycled water.
- Mandate recycled water for commercial uses and landscaping.
- **Improve existing water treatment facilities.** Reference LAFCO's study for stormdrain and infrastructure improvements, September 2010.
- **Address areas where major flooding occurs** including: Bay Road from 11th to 5th Avenue; residential area between 6th and 8th Avenues; northern edge of the site near the Stanford Medical Area; and the west side of Dumbarton railroad tracks at 2nd Ave.
- Encourage **permeable ground surfaces** in residential and commercial areas.
- Regulate pollution concerns from sources such as oil from car repair shops going into sewer/storm drains.
- Develop a plan for garbage disposal on Middlefield Road.
- Consider providing rain barrels to residents at a reduced price.

## Circulation and Parking

The following represents the input provided by workshop participants related to the Circulation and Parking goals:

- Promote/facilitate transit and non-motorized transportation.
- Focus **pedestrian and bicycle improvements along Middlefield Road.**
- Make it **easier/safer for pedestrians** to cross Middlefield Road and provide additional access from Middlefield Road to El Camino Real.

- Encourage **traffic calming measures** in addition to pedestrian facilities to ensure pedestrian safety.
- Improve lighting and pedestrian safety along railroad tracks on Westmoreland between Nottingham and Loyola.
- Accommodate bikes along Middlefield Road, consider three lanes for vehicles (one in each direction and a center turn lane) and a bike lane in each direction
- Provide **continuous bike lanes** throughout North Fair Oaks to increase access for bicyclists.
- Designate more “sharrows” (stamped roadways that indicate bikes share the road with cars) on roadways for bicyclists. Also **reduce speed limits** and use more traffic control devices to allow bicycles full use of the lane.
- Provide **safe routes (bike and pedestrian) to schools**.
- Incorporate improvements from the 2010 Bike Plan that will soon be approved by the San Mateo County Board of Supervisors.
- **Encourage a transit center on Middlefield Road**, especially one that connects to other transit systems (HSR, Caltrain, etc.). Build a community-oriented transit station by emphasizing public spaces and neighborhood-oriented retail.
- Manage parking to reduce incentive to drive and support transit and non-motorized transportation.
- **Encourage shared parking among various uses** (churches, libraries, commercial, schools). Organize a parking benefit district that provides for market-based parking with the revenues being directed back into the commercial district in cleaning, maintenance, graffiti removal, and facilities upgrades, etc.
- Specify **better parking zones and enforcement**. Provide guidelines that will discourage cars parked on sidewalks and in yards, especially with increasing housing density.
- Provide **parking behind buildings**, especially for new commercial development on Middlefield Road.
- Replace angled parking on Middlefield Road with parallel parking, which creates a safer environment for bicyclists
- Consider an additional railroad crossing in the northern part of NFO (near Orchard Supply Hardware).
- Improve the crossing/intersection at Florence Road and Bay Road.
- Consider an additional crossing at Bay Road and Florence at Dumbarton tracks.
- Improve pedestrian-orientation and lighting between Target (at the northwest end of North Fair Oaks) and Berkshire Road.

#### IV. Small Group Reports

After every group had an opportunity to visit each station, the facilitators of each group reported back to the entire workshop with a summary of key points raised during small group discussion.

#### V. Summary and Next Steps

Daniel informed the participants about next steps for the project, as well as upcoming community events, and closed the workshop. The next phase of the Community Plan Update will involve development of specific policies and recommended changes for the updated Community Plan, relying on the input from the community to-date, including the community workshops, stakeholder interviews, steering committee guidance, and feedback from a variety of other sources. Additional information on future phases of the project, a project timeline, upcoming meetings and events, and other project materials are available at [www.northfairoaksnow.org](http://www.northfairoaksnow.org).



## **Appendix**

The appendix includes the following workshop materials:

- Workshop Agenda
- Outreach Flyer
- Comment Cards
- Workshop Presentation



## COMMUNITY WORKSHOP #2 / TALLER COMUNITARIO #2

Saturday, December 4, 2010 / *Sábado, 4 de Diciembre de 2010*  
Garfield Elementary School Auditorium / Auditorio de la Escuela Primaria Garfield  
3600 Middlefield Road, North Fair Oaks  
10 a.m. – 12:30 p.m.

# A G E N D A

### Meeting Objectives / *Objetivos de la Reunión:*

1. Receive information about the Community Plan Update project and find out how you can get involved in shaping the future of your neighborhood.

*Recibir información acerca del proyecto de Actualización del Plan Comunitario y enterarse de cómo puede involucrarse en la creación del futuro de su vecindario.*

2. Come to the workshop and give us your input on the proposed changes to land use, urban design, and other potential improvements.

*Participe del taller y dénos su opinión sobre los propuestos cambios a los usos del suelo, diseño urbano, y otras posibles mejoras.*

---

9:45 a.m.      **Doors Open / Se Abren las Puertas . . .**

---

10:00          I.      **Welcome, Introductions, and Project Overview / Bienvenida, Presentaciones y Visión General del Proyecto**

---

10:10          II.     **Emerging Urban Design and Land Use Framework and the draft Goals and Policies / Marco Emergente del Diseño Urbano y Usos del Suelo y del borrador de Objetivos y Legislaciones**

---

11:00          III.    **Small Group Discussion / Discusión en Grupos Pequeños**

1. Land Use / *Usos del Suelo*
2. Housing and Economic Development / *Vivienda y Desarrollo Económico*
3. Health and Wellness and Parks and Recreation / *Salud y Bienestar y Parques y Recreación*
4. Circulation and Parking and Infrastructure / *Circulación y Estacionamiento e Infraestructura*

---

12:00          IV.    **Small Group Reports and Large Group Discussion / Reporte de los Grupos Pequeños y Discusión con el Grupo Grande**

- Confirm Goals and Provide Input for Improvement / *Confirmar Objetivos y Proveer Sugerencias para Mejorarlos*

---

12:25          V.      **Summary and Next Steps / Resumen y Próximos Pasos**

---

12:30 p.m.      **Close / Cierre . . .**

---

# San Mateo County

## north fair oaks community plan

Please join us!  
**¡Por favor acompáñenos!**

### WE WANT TO HEAR YOUR IDEAS FOR IMPROVING NORTH FAIR OAKS!

Based on the community's feedback, this second workshop will present proposed changes to land use, urban design, and other potential improvements in North Fair Oaks. We invite you to come and share your input on the initial ideas for improvements.

### ¡QUEREMOS ESCUCHAR SUS IDEAS PARA MEJORAR NORTH FAIR OAKS!

Basado en los comentarios de la comunidad, esta próxima reunión presentara cambios propuestos sobre el uso de terreno, el diseño urbano, y otras mejoras posibles. Les invitamos a venir a compartir sus ideas sobre estas mejoras iniciales.



Please visit  
[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)  
for more information on the  
project and how you  
can get involved.

Por favor visite  
[www.NorthFairOaksNow.org](http://www.NorthFairOaksNow.org)  
para más información acerca  
del proyecto y de cómo se  
puede involucrar.

### Community Workshop #2

Saturday, December 4th

10:30 am to 12:30 pm

Garfield School Auditorium  
3600 Middlefield Road  
North Fair Oaks

### Taller

### Comunitario #2

Sábado, 4 de diciembre

10:30 am to 12:30 pm

Auditorio de la escuela Garfield  
3600 Middlefield Road  
North Fair Oaks

Contact / Contacto  
William Gibson, Planner  
WGibson@co.sanmateo.ca.us  
or 650-363-1816

Refreshments and on-site children's activities will be provided so bring your family!  
*Se proveerán refrigerios, actividades para niños, así que ¡traiga a su familia!*

In collaboration with Redwood City 2020 and Multicultural Institute  
*En colaboración con la Ciudad de Redwood 2020 y el Instituto Multicultural*



# 1

## LAND USE / USOS DEL SUELO

How can the goals below be improved? Are any key **goals** missing? If yes, what are they? / *Cómo se pueden mejorar los objetivos listados debajo? Hay algún objetivo importante que falte? Cuál/es?*

What are other **opportunities for land use improvements** within the North Fair Oaks Plan area? / *Cuáles son otras oportunidades para realizar mejoras del uso del suelo en el área de Planeamiento de North Fair Oaks?*

---

**GOAL LU1:** Encourage mixed-use development along major commercial corridors and within industrial areas.

**OBJETIVO LU1:** *Promover desarrollos edificios de usos múltiples a lo largo de corredores comerciales principales y dentro de áreas industriales.*

---

**GOAL LU2:** Promote revitalization through redevelopment of underutilized and vacant land in North Fair Oaks to serve local and regional needs, and to support community and economic development.

**OBJETIVO LU2:** *Promover la revitalización a través del desarrollo/construcción en tierras con baja utilización o terrenos baldíos dentro de North Fair Oaks para satisfacer necesidades locales y regionales, y para apoyar el desarrollo comunitario y económico.*

---

**GOAL LU3:** Amend and streamline land use categories to strengthen neighborhood and community character and to incentivize needed and appropriate development.

**OBJETIVO LU3:** *Corregir y hacer más eficiente las categorías de usos del suelo para fortalecer el carácter de vecindarios y la comunidad y para incentivar desarrollos edificios necesarios y apropiados.*

---

**GOAL LU4:** Encourage transit-oriented development around a future multi-modal transit center.

**OBJETIVO LU4:** *Promover desarrollos edificios orientados al transporte alrededor de un futuro centro de transporte público.*

---

**GOAL LU5:** Create distinct gateways at key locations in North Fair Oaks that reflects the areas unique identity and celebrates its diversity. /

**OBJETIVO LU5:** *Crear portales y entradas definidas en ubicaciones importantes dentro de North Fair Oaks que reflejen la identidad única de la zona y celebren su diversidad.*

---

**Other opportunities for land use improvements. / *Otras oportunidades para mejoras del uso de suelos?***

# 2

## HOUSING /VIVIENDA

How can the **goals** below be improved? Are any key *goals* missing? If yes, what are they? / *Cómo se pueden mejorar los objetivos listados debajo? Hay algún objetivo importante que falte? Cuál/es?*

---

**GOAL H1:** Plan to accommodate future housing demand.

**OBJETIVO H1:** *Plan para acomodar futuras demandas de vivienda.*

---

**GOAL H2:** Increase affordable housing options.

**OBJETIVO H2:** *Incrementar opciones de vivienda económica.*

---

**GOAL H3:** Improve the quality of existing housing units.

**OBJETIVO H3:** *Mejorar la calidad de unidades de vivienda existentes.*

---

**GOAL H4:** Address overcrowding and sub-standard living conditions.

**OBJETIVO H4:** *Resolver problemáticas de hacinamiento y condiciones de vida por debajo de estándares.*

---

**GOAL H5:** Prevent and mitigate displacement of low-income residents and renters.

**OBJETIVO H5:** *Prevenir y mitigar el desplazamiento de residentes de bajos recursos e inquilinos.*

---

**GOAL H6:** Increase accessibility of homes for households of all types.

**OBJETIVO H6:** *Incrementar la posibilidad de acceder a viviendas para familias de todo tipo.*

## 2 ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

How can the **goals** below be improved? Are any key goals missing? If yes, what are they? / *Cómo se pueden mejorar los objetivos listados debajo? Hay algún objetivo importante que falte?Cuál/es?*

---

**GOAL ED1:** Plan to accommodate potential demand for new office, R&D and industrial space once the market recovers.

**OBJETIVO ED1:** *Plan para acomodar la potencial demanda de nuevas oficinas, R&D y espacios industriales una vez que el Mercado se recupere.*

---

**GOAL ED2:** Encourage new retail development in North Fair Oaks.

**OBJETIVO ED2:** *Promover nuevos desarrollos de comercios minoristas en North Fair Oaks.*

---

**GOAL ED3:** Expand employment opportunities in North Fair Oaks and establish a balance between jobs and housing opportunities. /

**OBJETIVO ED3:** *Expandir oportunidades de trabajo en North Fair Oaks y establecer un balance entre oportunidades laborales y de vivienda.*



# 3 HEALTH AND WELLNESS / SALUD Y BIENESTAR

How can the **goals** below be improved? Are any key goals missing? If yes, what are they? / ¿Como se pueden mejorar las siguientes metas? ¿Faltan algunas metas? Si si, ¿Cuáles?

---

**GOAL HW1:** Support access for families and children to healthy affordable foods.

**OBJETIVO HW1:** *Apoyar el acceso a comidas saludables y accesibles para las familias y niños.*

---

**GOAL HW2:** Encourage and provide space for public amenities and retail daily goods and services within walking distance of a majority of residents while reducing physical barriers that limit access.

**OBJETIVO HW2:** *Promover y proveer espacio para servicios públicos y venta de víveres y servicios dentro de una distancia que se pueda caminar para la mayoría de los residentes y reducir las barreras físicas que limitan el acceso.*

---

**GOAL HW3:** Enhance access for all residents and employees to local public transit, and establish access to regional public transit opportunities.

**OBJETIVO PR1:** *Mejorar el acceso al servicio de transporte público para todos los residentes y empleados, y establecer acceso a oportunidades de transporte publico regional.*

---

**GOAL HW4:** Improve medical facility options and capacity of existing clinics to serve the needs of residents.

**OBJETIVO HW4:** *Mejorar las opciones de instalaciones medicas y la capacidad de las clinicas existentes para servir las necesidades de los residentes.*

---

**GOAL HW5:** Support programs run by the Sheriff's Office and other community groups, to create new strategies for deterring both violent and property crimes (including vandalism, illegal dumping, and graffiti).

**OBJETIVO HW5:** *Apoyar programas llevados a cabo por la oficina del Sheriff y otros grupos comunitarios, para crear nuevas estrategias para disuadir crímenes violentos y de propiedad (incluyendo el vandalismo, el vertedero ilegal y el graffiti).*

---

**GOAL HW6:** Improve conditions for residents in North Fair Oaks by reducing potential environmental impacts such as residential units in close proximity to industrial uses or other incompatible uses.

**OBJETIVO HW6:** *Mejorar las condiciones de los residentes de North Fair Oaks al reducir los posibles impactos ambientales tales como unidades residenciales cerca de usos industriales u otros usos incompatibles.*

# 3 PARKS AND RECREATION / PARQUES Y RECREACIÓN

How can the **goals** below be improved? Are any key goals missing? If yes, what are they? / ¿Como se pueden mejorar las siguientes metas? ¿Faltan algunas metas? Si si, ¿Cuáles?

---

**GOAL PR1:** Integrate new park spaces throughout the North Fair Oaks Community.

**OBJETIVO PR1:** *Integrar nuevos espacios para parques en todo North Fair Oaks.*

---

**GOAL PR2:** Promote access to and maintenance of existing parks and playgrounds throughout the North Fair Oaks Community.

**OBJETIVO PR2:** *Promover el acceso y mantenimiento a los parques y juegos existentes en toda la comunidad de North Fair Oaks.*

---

**GOAL PR3:** Enhance access to existing and new parks and playgrounds.

**OBJETIVO PR3:** *Mejorar el acceso a los parques y juegos nuevos y existentes.*

---

**GOAL PR4:** Expand recreational opportunities and services currently available in North Fair Oaks to meet community needs, particularly for youth.

**OBJETIVO PR4:** *Expandir las oportunidades recreacionales y los servicios actualmente disponibles en North Fair Oaks para cumplir con las necesidades de la comunidad y en particular para la juventud.*

# 4 CIRCULATION AND PARKING/ CIRCULACIÓN Y ESTACIONAMIENTO

How can the **goals** below be improved? Are any key goals missing? If yes, what are they? / ¿Como se pueden mejorar las siguientes metas? ¿Faltan algunas metas? Si si, ¿Cuáles?

What are other **opportunities for circulation improvements** within the North Fair Oaks Plan area? / ¿Cuáles son otras oportunidades para mejoras de circulación en el área del plano de North Fair Oaks?

---

**GOAL CP1:** Improve overall neighborhood connectivity throughout North Fair Oaks.

**OBJETIVO CP1:** *Mejorar la conectividad del barrio en todo North Fair Oaks.*

---

**GOAL CP2:** Improve existing pedestrian facilities (sidewalks, sidewalk furniture, trees, paths, etc.), and provide new facilities throughout North Fair Oaks.

**OBJETIVO CP2:** *Mejorar las instalaciones peatonales existentes (banquetas, amueblado, árboles, caminos, etc.) y proveer nuevas instalaciones en todo North Fair Oaks.*

---

**GOAL CP3:** Improve bike connectivity throughout North Fair Oaks by providing additional designated bicycle infrastructure (bike lanes and paths) and improving the safety of existing infrastructure.

**OBJETIVO CP3:** *Mejorar la conectividad ciclista en todo North Fair Oaks proveyendo mas infraestructura designada para bicicletas (ciclo vías y caminos) y mejorando la seguridad y la infraestructura existente.*

---

**GOAL CP4:** Strengthen the local and regional transit connectivity of the North Fair Oaks community.

**OBJETIVO CP4:** *Reforzar la conectividad local y regional en la comunidad de North Fair Oaks.*

---

**GOAL CP5:** Improve the efficiency of existing parking, including off-street parking, and reduce overall parking demand by leveraging diverse transportation strategies.

**OBJETIVO CP5:** *Mejorar la eficiencia de estacionamientos, incluyendo estacionamientos no de la calle y reducir la demanda general con una balanza de diferentes estrategias de transportación.*

---

**Other opportunities for circulation improvements. / *Otras oportunidades para las mejoras de circulación***

# 4 INFRASTRUCTURE/ INFRAESTRUCTURA

How can the **goals** below be improved? Are any key goals missing? If yes, what are they? / ¿Como se pueden mejorar las siguientes metas? ¿Faltan algunas metas? Si si, ¿Cuáles?

---

**GOAL INF1:** Establish infrastructure to enable the use of recycled water within the North Fair Oaks Community.

**OBJETIVO INF1:** *Establecer infraestructura para permitir el uso de agua reciclada en la comunidad de North Fair Oaks.*

---

**GOAL INF2:** Improve potable water system that currently contains older conveyance pipes and lacks emergency storage facilities.

**OBJETIVO INF2:** *Mejorar el sistema de agua potable que actualmente tiene tubería vieja y no tiene instalaciones de almacenaje para emergencia.*

---

**GOAL INF3:** Improve conveyance and treatment capability of sanitary sewer system facilities within North Fair Oaks.

**OBJETIVO INF3:** *Mejorar el transporte y capacidad de las instalaciones del sistema de tratamiento del drenaje sanitario de North Fair Oaks.*

---

**GOAL INF4:** Improve stormwater treatment facilities.

**OBJETIVO INF4:** *Mejorar las instalaciones del tratamiento de aguas pluviales.*

---

**GOAL INF5:** Improve conveyance facilities of current storm drain system within North Fair Oaks.

**OBJETIVO INF5:** *Mejorar las instalaciones de transporte del sistema actual del drenaje pluvial de North Fair Oaks.*

---

**GOAL INF6:** Integrate measures to reduce the impact of flooding in North Fair Oaks. /

**OBJETIVO INF6:** *Integrar medidas para reducir el impacto de inundaciones en North Fair Oaks.*

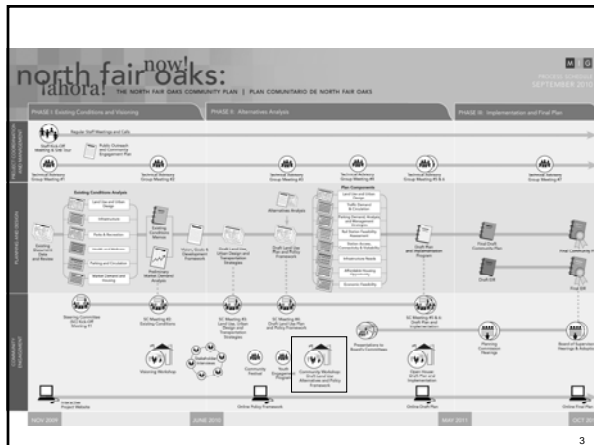




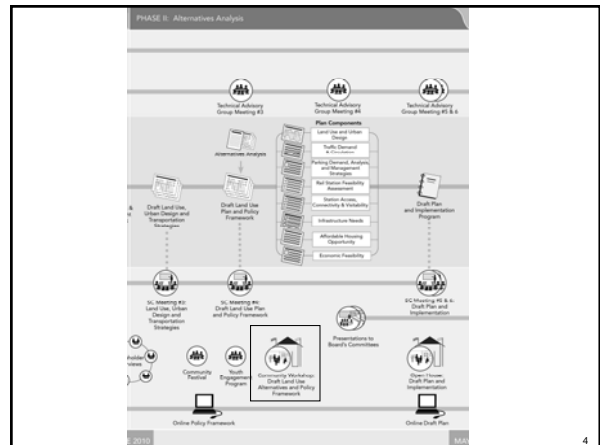
## Meeting Agenda

- I. Welcome, Introductions and Project Overview
- II. Emerging Urban Design and Land Use Framework and draft Goals and Policies
- III. Small Group Discussion
- IV. Small Group Reports
- V. Summary and Next Steps

2



3



4

## Community Workshop #1

Saturday, May 22

## Community Workshop #1

### Goals of the Meeting

- Provided overview of the North Fair Oaks Community Plan process
- Assembled community members to get involved in shaping the future of their neighborhood
- Received input on the future vision for North Fair Oaks
- Developed strategies for improving the neighborhood



5

6

## Community Workshop #1

Participated in Small Group Discussion

- Discussed the following topics:
  - Community assets
  - Vision for the future
  - Challenges and opportunities
  - Potential solutions and strategies



7

## Community Workshop #1

Community Vision for NFO:

- Higher quality of life
- Abundant parks, playgrounds public spaces and greenery
- Safe, clean and walkable streets
- Vibrant businesses
- Safe neighborhood
- High quality education
- Convenient public transit
- Diverse community



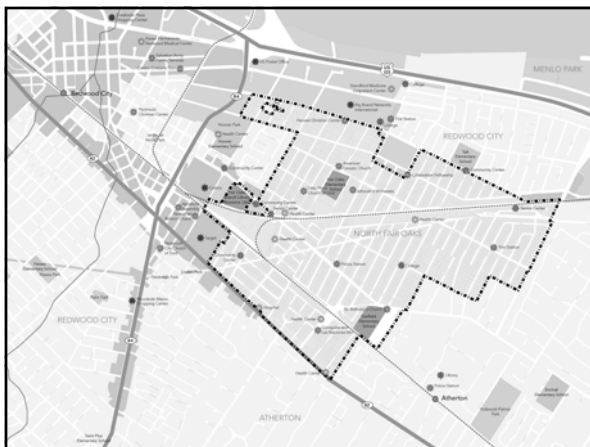
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## Regional Context

9



10



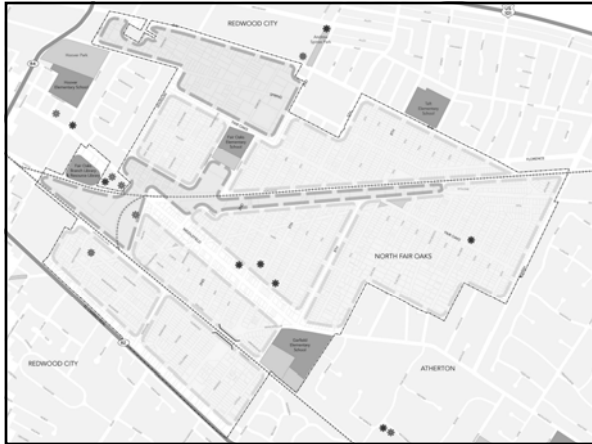
## Emerging Goals & Policies

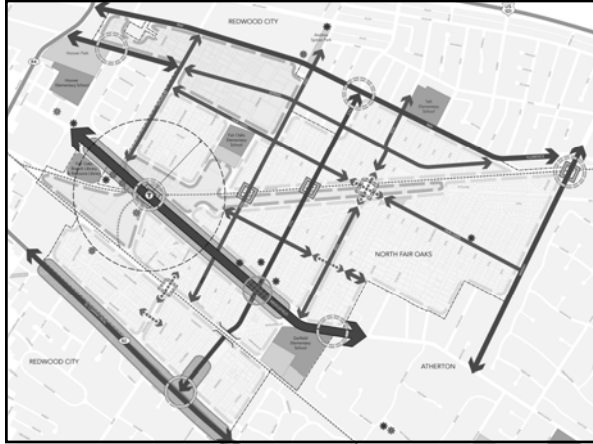
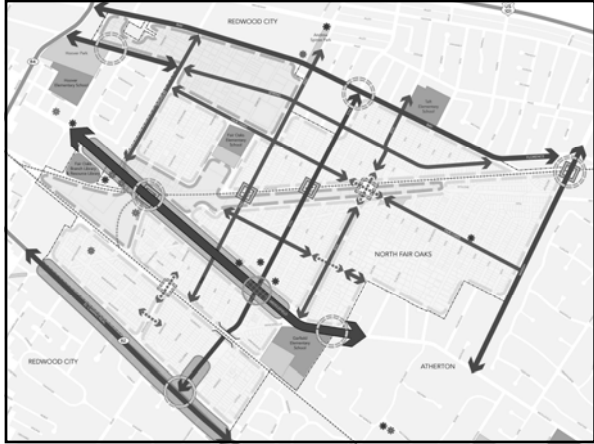
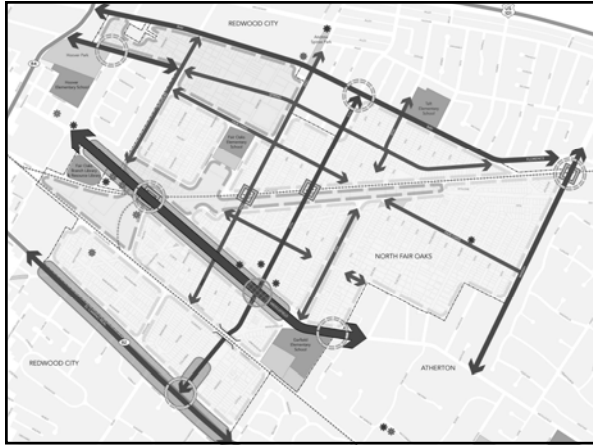
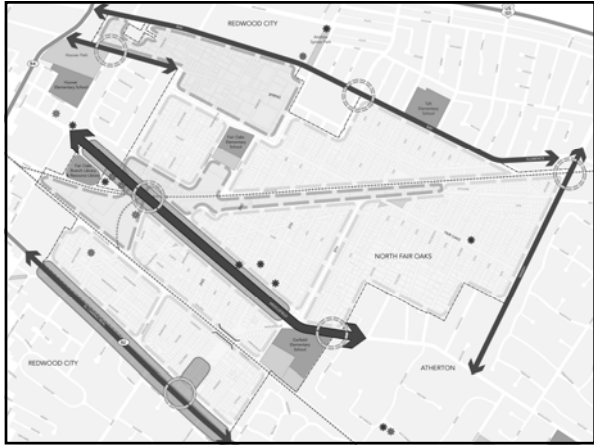
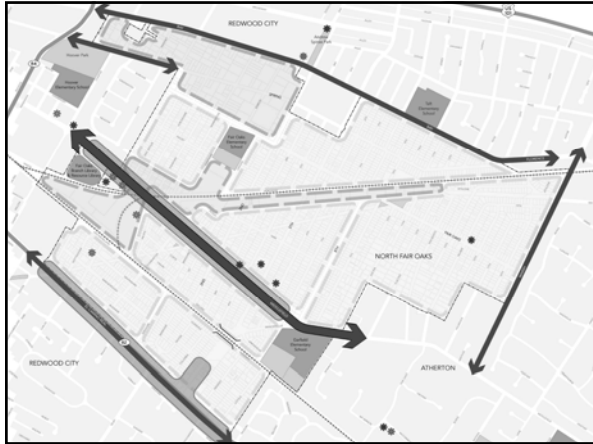
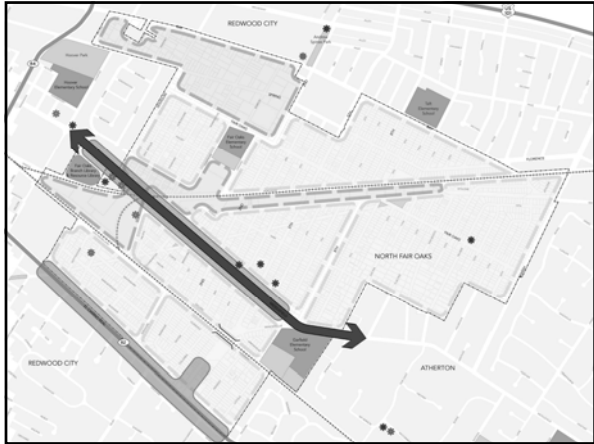
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- Circulation and Parking
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- Infrastructure
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- Housing
- Economic Development

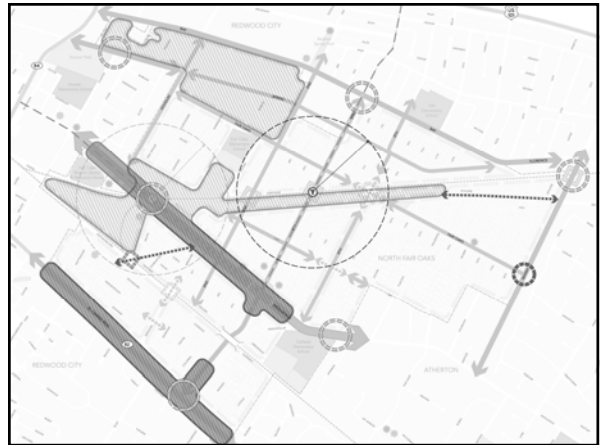
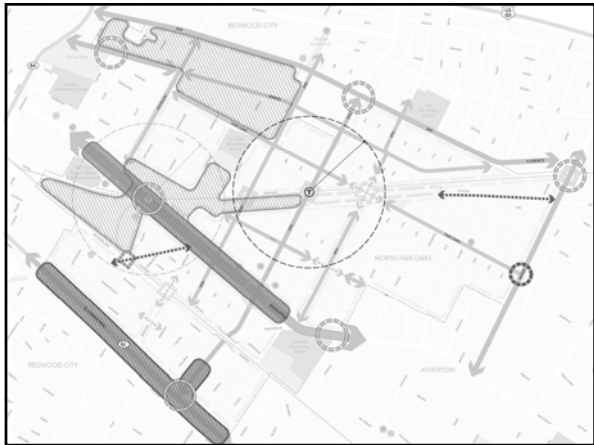
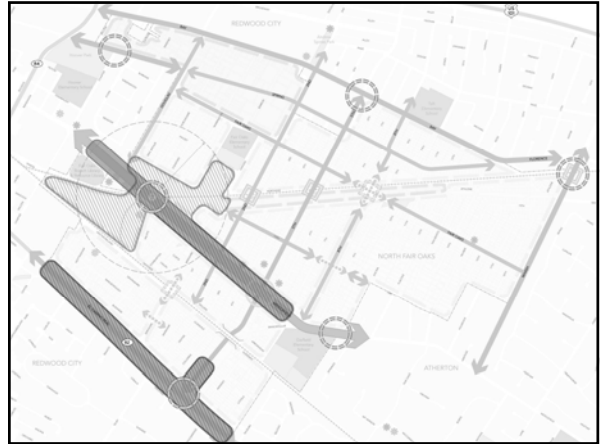
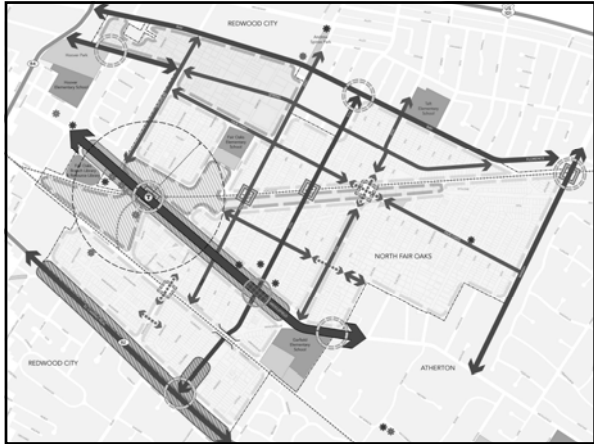
12

# Emerging Goals & Policies

Urban Design and Land Use  
Circulation and Parking  
Parks and Recreation  
Infrastructure  
Health and Wellness  
Housing  
Economic Development







**Existing and Proposed  
Land Use Map**

29







## Emerging Goals and Policies

### GOAL LUD1:

Encourage mixed-use development along major commercial corridors and within industrial areas.



### POLICIES

- Allow mixed-use development along commercial corridors and within existing industrial areas close to a potential multi-modal transit station and specifically along:
  - Middlefield Rd.
  - El Camino Real
  - Spring St. and 5th Ave.
- Allowed land uses should support street design guidelines for residential and commercial streets.

## Emerging Goals and Policies

### GOAL LUD2:

Promote revitalization of underutilized and vacant land in North Fair Oaks to serve local and regional needs, and to support community and economic development.



### POLICIES

- Identify areas to be preserved for current and future industrial and job-generating uses.
- Take advantage of the proximity to the Stanford Medical Campus.
- Promote residential infill through incentives and land use regulations.

## Emerging Goals and Policies

### GOAL LUD2:

Promote revitalization of underutilized and vacant land in North Fair Oaks to serve local and regional needs, and to support community and economic development.



### POLICIES (cont.)

- Use vacant and/or underutilized parcels in residential areas for parks, play lots, community gardens and/or residential parking lots.
- Address incompatible industrial uses in residential and mixed-use areas.

## Emerging Goals and Policies

### GOAL LUD3:

Streamline residential land use categories to strengthen neighborhood and community character.



### POLICIES

- Simplify land use categories for residential uses to reflect neighborhood character.
- Modify commercial and industrial land use categories to promote mixed-use development.
- Update the zoning ordinance to be consistent with the proposed new land use map for the North Fair Oaks area.

43

## Emerging Goals and Policies

### GOAL LUD4:

Encourage transit-oriented development around a future multi-modal transit center.



### POLICIES

- Identify potential locations for a future multi-modal transit station, potentially including bus, BRT, and train service.
- Establish a higher density mixed-use district within a ¼ - ½ mile of potential multi-modal-transit station.
- Identify key parcels with development potential, and remove barriers to development.

44

## Emerging Goals and Policies

### GOAL LUD5:

Create distinct gateways at key locations in North Fair Oaks that reflects the areas unique identity and celebrates its diversity.



### POLICIES

- Provide incentives and allow flexibility to creative building forms and design elements that embrace the prominence of gateway locations.
- Designate the following locations as gateways:
  - El Camino Real & 5th Ave.
  - Middlefield Rd. & 5th Ave.
  - Middlefield Rd. & Northside
  - 5th Ave. & Bay Rd.
  - Spring St. & Charter St.
  - Marsh Rd. & Fair Oaks Ave.

45

## Emerging Goals & Policies

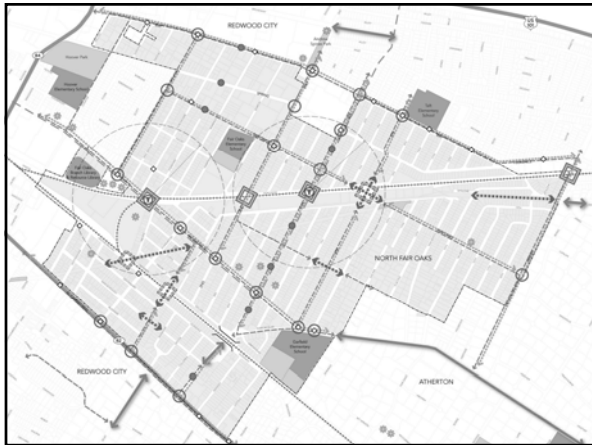
Urban Design and Land Use  
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Infrastructure  
Health and Wellness  
Housing  
Economic Development

46









## Emerging Goals and Policies

### GOAL CP1:

Improve overall neighborhood connectivity throughout North Fair Oaks.



### POLICIES

- Strengthen and improve pedestrian and bicycle safety and access across the railroad tracks at the four existing at-grade Southern Pacific Railroad crossings
  - Pacific Ave.
  - 2<sup>nd</sup> Ave.
  - 5<sup>th</sup> Ave.
  - Marsh Rd.
- Identify new multi-modal railroad crossings across both the railroad corridors, including a cross at 8<sup>th</sup> Ave, Berkshire and Douglass Ave.

58

## Emerging Goals and Policies

### GOAL CP2:

Improve pedestrian facilities (sidewalks, sidewalk furniture, trees, paths, etc.), and provide new facilities.



### POLICIES

- Improve pedestrian facilities along key streets that connect to destinations to prioritize complete streets design standards.
- Modify road standards to allow for wider sidewalks, street trees, midblock crossings, etc.
- Emphasize ongoing maintenance of facilities.

59

## Emerging Goals and Policies

### GOAL CP2:

Improve pedestrian facilities, and provide new facilities throughout North Fair Oaks.



### POLICIES

- Use low-cost pedestrian and stormwater improvements for unimproved areas.
- Ensure all streets meet appropriate safety and accessibility standards.

60

## Emerging Goals and Policies

### GOAL CP3:

Improve bike connectivity throughout North Fair Oaks by providing additional designated bicycle infrastructure and improving the safety of existing infrastructure.



### POLICIES

- Build on San Mateo County Bicycle Route Plan (2000) to create a network of bike facilities along:
  - Middlefield and El Camino, and secondary facilities along Fair Oaks, Douglass, Spring, Berkshire, 2<sup>nd</sup>, 5<sup>th</sup>, and 8<sup>th</sup> Avenues.
- Provide bicycle parking along commercial areas, designated bike routes, transit corridors, and at parks and schools.

61

## Emerging Goals and Policies

### GOAL CP3:

Improve bike connectivity throughout North Fair Oaks by providing additional designated bicycle infrastructure and improving the safety of existing infrastructure.



### POLICIES (cont.)

- Designate "bicycle boulevards". Where located on main streets provide separated bike lanes.
- Improve pedestrian and bicycle connectivity with new off-street pedestrian/bicycle paths along:
  - Hetch Hetchy right-of way
  - Existing Southern Pacific Railroad line
  - Caltrain line, if right-of-way permits.

62

## Emerging Goals and Policies

### GOAL CP4:

Strengthen the local and regional transit connectivity of the North Fair Oaks community.



### POLICIES

- Study and identify potential locations for a future multi-modal transit station.
- Explore the feasibility of various service types at identified multi-modal station locations.
- Make required circulation, transportation, and access improvements.

63

## Emerging Goals and Policies

### GOAL CP4:

Strengthen the local and regional transit connectivity of the North Fair Oaks community.



### POLICIES (cont.)

- Support SamTrans' long-range planning goals for BRT service, which would likely include high-frequency rapid service along El Camino Real.

64

## Emerging Goals and Policies

### GOAL CP5:

Improve availability and condition of existing parking areas, and reduce overall parking demand by leveraging diverse transportation strategies.



### POLICIES

- Support the use of transportation options other than the automobile.
- Develop a parking management plan.
- Revise parking requirements in transit-oriented and mixed-use developments and corridors.
- Identify funding mechanisms to support increased parking enforcement.
- Require TDM programs for new higher intensity development.

65

## Emerging Goals & Policies

Urban Design and Land Use  
Circulation and Parking  
Parks and Recreation  
Infrastructure  
Health and Wellness  
Housing  
Economic Development

66

## Emerging Goals and Policies

### Parks and Recreation

GOAL PR1: Integrate new park spaces throughout the North Fair Oaks Community.



67

## Emerging Goals and Policies

### Parks and Recreation

GOAL PR2: Promote access to and maintenance of existing parks and playgrounds throughout the North Fair Oaks Community.



68

## Emerging Goals and Policies

### Parks and Recreation

GOAL PR3: Enhance access to existing and new parks and playgrounds.



69

## Emerging Goals and Policies

### Parks and Recreation

GOAL PR4: Expand recreational opportunities and services currently available in North Fair Oaks to meet community needs, particularly for youth.



70

## Emerging Goals & Policies

Urban Design and Land Use  
Circulation and Parking  
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Infrastructure  
Health and Wellness  
Housing  
Economic Development

71

## Emerging Goals and Policies

### Infrastructure

GOAL INF1: Establish infrastructure to enable the use of recycled water within the North Fair Oaks Community.

GOAL INF2: Improve potable water system that currently contains older conveyance pipes and lacks emergency storage facilities.



72

## Emerging Goals and Policies

### Infrastructure

**GOAL INF3:** Improve conveyance and treatment capability of sanitary sewer system facilities within North Fair Oaks.

**GOAL INF4:** Improve stormwater treatment facilities.



73

## Emerging Goals and Policies

### Infrastructure

**GOAL INF5:** Improve conveyance facilities of current storm drain system within North Fair Oaks.

**GOAL INF6:** Integrate measures to reduce the impact of flooding in North Fair Oaks.



74

## Emerging Goals & Policies

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Infrastructure  
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Housing  
Economic Development

75

## Emerging Goals and Policies

### Health and Wellness

**GOAL HW1:** Support access for families and children to healthy foods.

**GOAL HW2:** Encourage space for public amenities and retail daily goods and services within walking distance of a majority of residents while reducing physical barriers that limit access.



76

## Emerging Goals and Policies

### Health and Wellness

**GOAL HW3:** Enhance access for all residents and employees, to local public transit, and establish access to regional public transit opportunities.

**GOAL HW4:** Improve medical facility options and capacity of existing clinics to serve the extensive needs of residents.



77

## Emerging Goals and Policies

### Health and Wellness

**GOAL HW5:** Support programs run by the Sheriff's Office and other community groups, to create new strategies for deterring both violent and property crimes (including vandalism, illegal dumping, and graffiti).



78

## Emerging Goals and Policies

### Health and Wellness

**GOAL HW6:** Improve conditions for residents in North Fair Oaks by reducing potential environmental impacts such as residential units in close proximity to industrial uses or other incompatible uses.



79

## Emerging Goals & Policies

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Circulation and Parking  
Parks and Recreation  
Infrastructure  
Health and Wellness  
Housing  
Economic Development

80

## Emerging Goals and Policies

### Housing

**GOAL H1:** Plan to accommodate future housing demand.

**GOAL H2:** Increase affordable housing options.



81

## Emerging Goals and Policies

### Housing

**GOAL H3:** Improve the quality of existing housing units.

**GOAL H4:** Address overcrowding and sub-standard living conditions.



82

## Emerging Goals and Policies

### Housing

**GOAL H5:** Prevent and mitigate displacement of low-income residents and renters.

**GOAL H6:** Increase accessibility of homes for households of all types.



83

## Emerging Goals & Policies

Urban Design and Land Use  
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Infrastructure  
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Housing  
Economic Development

84

