

DOWNTOWN BUSINESS STAKEHOLDER MEETING

August 28, 2024

Downtown Business Stakeholder Meeting Agenda

The meeting agenda included a presentation from Lisa Porras, Planning Manager, and the consultant team, WRT, and focused on the draft streetscape designs and associated traffic and parking outcomes in the Downtown Specific Plan Area. The primary audience were Downtown business community members including business owners, managers, and employees who provided city staff and the consultant team comments and questions to consider in the Downtown Specific Plan Area. The feedback from Downtown business stakeholders is summarized below.

Downtown Business Stakeholder Input

Project Overview:

1. What loading zones will be provided for the retail businesses on Laurel?
2. What is the net loss of parking on Laurel, and what do you hope to gain in the alleys?
3. Will the parklet structures remain in the 600 block of Laurel as part of this Specific Plan?
4. There has not been architectural control over the look/feel of the parklets. Will the City have architectural control over the look/feel of the parklets so they look cohesive?
5. What is the timeline for project, so that we don't continue to invest into our own storefronts if changes are coming?
6. For the 900 and 1000 blocks on Laurel, will the parklets be eliminated? Will the sidewalks be widened, as well?
7. What is the timeline for the construction to the 600 to 800 blocks on Laurel? Will businesses be closed?
8. Businesses have spent a lot of time and money to build patios and parklets with positive feedback from the community on the parklets. You should ask the public which style they want, or to keep the current parklets as they are.
9. The construction of the last large roadway project was not well thought-out. The work was done one block at a time, and trees were torn down. We need deciduous trees because the existing trees' leaves fall every October.
10. What would the whole project cost? Who is going to pay for it?
11. The farmer's market is a beautiful thing to the community, but can we move the farmer's market to side streets?

12. The market can be moved next week. The City doesn't have to wait until the downtown plan is approved to move it.

Traffic and Circulation Items:

1. Traffic still flows, but have you studied the effect of the 700 block closure to the businesses on the 600 block in terms of access, visibility, encouragement of getting to the 600 block? The traffic to the 600 block has been diminished because of the 700 block.
2. Is the 700 block permanently closed?
3. When the 700 block was being considered by the City Council, some attendees via Zoom raised their hand to speak but were not called upon and could not share their input.
4. Have you considered the impact to delivery drivers (UPS, FedEx)? Our delivery people are frustrated.
5. Have you done any studies showing how busier the alleys are since the 700 block closure? People have been cutting through. We should be using signage of how we want people to reach the 600 block.

Parking Outcomes

1. On the 600 block, would the parallel parking accommodate any accessible parking?
2. What is the peak time for parking? The peak times should be reconsidered to include weekends and other weekday hours.
3. We could give you the retail trends to inform the peak hours.
4. People don't want to use the Wheeler garage. It looks like the Wheeler parking is for the apartments above.
5. There isn't much electric charging in the Wheeler garage. Will there be any electric charging in the whole plan?
6. Have you checked with the Fire Department to see how they like the plan and how they can get to people that need emergency services?
7. The streets are getting dirtier and there is a rodent issue. Businesses are not handling their trash and are storing dry food outdoors.
8. The power washing is not great and has pushed mud into our windows and doors.
9. County of San Mateo Vector control said that were no funds from San Carlos and that there was no program for the City? Is this true?