

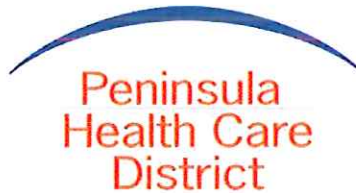
BOARD OF DIRECTORS

LONG TERM PLANNING COMMITTEE

**Wednesday, April 6, 2016
District Office at 1819 Trousdale
5:00-6:30 PM**

Minutes

1. **Call to Order** – Co-chair Emmott called the meeting to order. Chair Cappel arrived at 1705 hours
Present: Cameron Emmott, MD, Lawrence Cappel, PhD, Dan Quigg, Sarki Sarkisian,
Absent: Mark Johnson, Wade Aubry, David Cropper, Ricardo Ortiz, Michael Brownrigg
Guest presenters: Jane Bierstedt, Fehr & Peers, Prakash Pinto, Candace Hathaway, Joel Roos.
Others: Directors Galligan and Zell, and Robert DeMann **Staff:** Cheryl Fama, Paul Wright
2. **Approval of Minutes from March 2, 2016.** Minutes were approved as written.
3. **Peninsula Wellness Community:**
 - a. **March 12th Neighborhood Engagement Session**
CEO Fama reported on the March 12th Neighborhood Engagement Session. There were 12 attendees representing the broad diversity of the immediate neighborhood such as home owners, apartment dwellers, parents with school aged children, seniors, new to the area and those who have lived here for >20 years. They came well-prepared, offered comments and were willing to share ideas. All expressed support of the plan to date with the caution to pay attention to traffic and noise. There was an interactive element to the meeting. Posters were put up around the classroom showing examples of design elements. Participants were asked to indicate their preferences and add comments. The next outreach session is scheduled for June and will focus on ideas for the small pocket park area at the most southwest corner of the development area.
 - b. **March 19th Burlingame Joint Council and Planning Commission Study Session**
CEO Fama reported that the March 19th Burlingame Joint Council and Planning Commission Study Session went well. The plan was generally well received.
Mr. Pinto continued that the Daily Journal had a complementary article on the project and revised their terms from previous articles for the better. I.e. did not use “massive” development. The plan was very well received by both the Council and



Planning Commission. The EIR process moving along as planned and is expected to finish in the fall. **CEO Fama** commented that only three people commented under Public Comment during the city's joint session: one asking to take care of the trees, another stated that public gardens never work, and Brian Neider, CEO of Gatepath to offer his support of the project and vision for creating a national model for service delivery to his special needs clients and families. **Mr. Pinto** added that the affordable housing issue needs to be kept upfront and council members commented on the unused hospital parking encouraging PHCD to work with MPHS to explore shared parking opportunities. **Ms. Galligan** asked if anyone knew if the City of Burlingame has set aside any money for affordable housing. **Mr. Pinto** responded that they allocated a deed of land. He said he thinks it's important as we go forward to emphasize the services and amenities of the project, as they will be unique to the area.

c. Traffic Study Report

Ms. Bierstedt reported on the traffic and transportation impact analysis her firm is developing for the PWC Project. She included the various intersections, trip analysis - especially of the traffic to and from the schools on Trousdale, and mentioned that much of the traffic on Trousdale is going to the major roadways, the 280 and 101. The city asked and she has included the Quesada and Castenada intersections up Trousdale adding that it's important to have a comprehensive analysis in the EIR, so you don't have to go back and include something later.

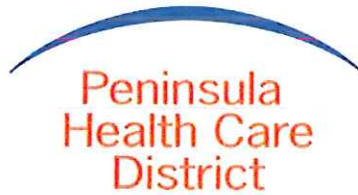
Mr. DeMann, the Sutter Health Regional Facilities Director, asked if she looked at how the peak hospital traffic will impact the peak traffic of this project. **Ms. Bierstedt** responded that they looked at the various peak times of school, commuter, and hospital traffic.

Mr. Sarkisian mentioned Trousdale is often a way people get to the 101 and the 280, but may take side streets with the increased traffic of the project.

Ms. Bierstedt continued that traffic studies are difficult because it's trying to predict human behavior. Transportation Demand Management (TDM) are being required by more cities. Items like adequate bike parking, public transportation, shuttles, flextime, subsidized transit and car share programs should be emphasized.

Dr. Emmott asked if the BART and Caltrain are at their capacities. **Ms. Bierstedt** responded that BART plans to increase their number of cars, and updating their control system but will be at least 5 years before these improvements are in place. Caltrain is planning improvements as well.

Ms. Bierstedt continued speaking about the parking supply and demand, and what the city requires. Some of the parking demand will be reduced by employees who work at both places, but park at the hospital. There is also about 15 parking spaces



on Marco Polo Way. She said the hospital seems to have extra parking, and that there might be the possibility of shared parking.

Director Zell commented that Sutter has been approached a number of times but does not seem interested in shared parking. He suggested there should be an official letter to Sutter about shared parking, so we can have a record on file.

CEO Fama asked if making Ogden one-way going north was a possibility. **Ms.**

Bierstedt responded that it would make traffic more difficult in that area.

Dr. Emmott asked if anyone has spoken to the Dharma Realm Buddhist Association on Murchison Drive if they'd be willing rent some of their parking spaces. **CEO Fama** replied they were contacted in regards to the Trousdale Project only, but past attempts at a partnership were not successful.

d. Developer search and selection process


CEO Fama reported three qualified consultants were brought before the Board at the March meeting, CBRE, EPS, and Sedway. A follow up questionnaire was sent to all to get further information about their capabilities and make sure they will be working directly with the principals. **Chair Cappel** commended Cheryl and Prakash on a very well done questionnaire.

8. The Trousdale – Project Status

CEO Fama reported the permit should be picked up by the end of April and construction anticipated to start by April 22nd. Documents have been prepared to secure an additional amount of debt. **Mr. Sarkisian** commented that during the Trousdale construction, give some planning worker for parking as there will be 60 onsite.

4. Announcements. No announcements were given.

Adjournment: The meeting was adjourned at 18:05 hours.

Written and submitted by Paul Wright, Office Coordinator 

APPROVED: 

DATE: 7-6-16

Lawrence W. Cappel, PhD, Committee Chair

