

# Willow Business Area

Coordinated Planning Effort for  
a Portion of the M-2 Zoning District including  
the Proposed Dumbarton Transit Station

March 31, 2009

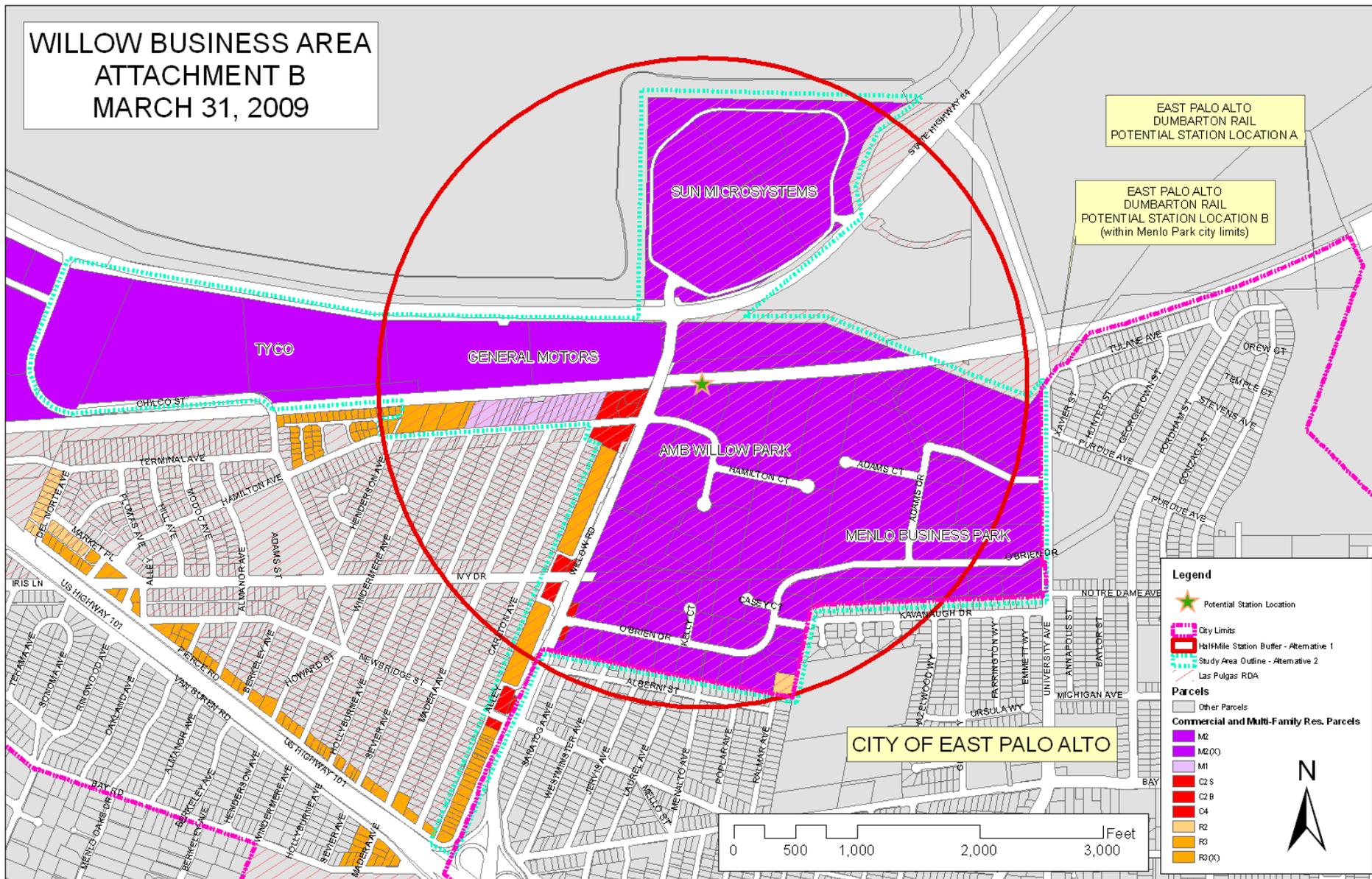
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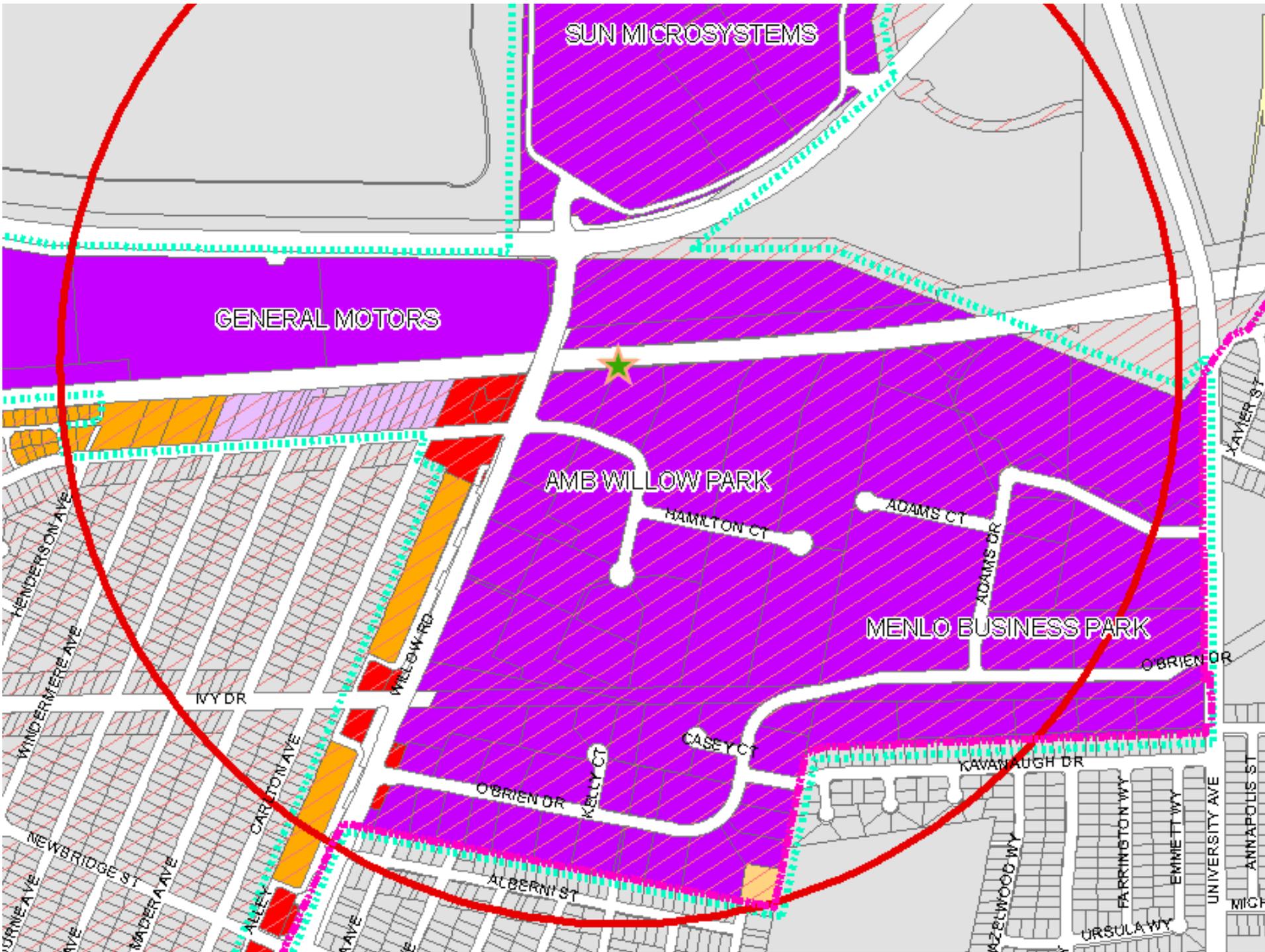
- **Feb '08** – Council approves revised scope of work
- **Jul '08** – City issues RFP to consultants
- **Aug '08** – GM puts property on market
- **Sep '08** – MTC redirects Dumbarton Rail \$ to BART
- **Nov '08** – MTC submits updated funding agreement
- **Nov '08** – Council review's Business Development Plan
- **Feb '09** – Council adopts Economic/Budget goal

# Dumbarton Rail Project Update

- June 2009 target release for EIR
- EIR will include phasing options to address funding shortfall
- Full funding not likely to be restored until 2019

# Geographic Area





SUN MICROSYSTEMS

GENERAL MOTORS

AMB WILLOW PARK

MENLO BUSINESS PARK

HENDERSON AVE

WINDERMERE AVE

IVY DR

WILLOW RD

HAMILTON CT

ADAMS CT

ADAMS DR

O'BRIEN DR

NEWBRIDGE ST

MADERA AVE

CARLTON AVE

O'BRIEN DR

KELLY CT

CASEY CT

KAVANAUGH DR

ALBERNI ST

UNIVERSITY AVE

ANNAPOLIS ST

MIF

URSULA WY

FARRINGTON WY

AZELWOOD WY

EMMETT WY

XAVIER ST

# Opportunity Areas

- Menlo Business Park
- AMB's Willow Park
- GM's Property at Bayfront and Willow



**MENLO · BUSINESS · PARK**

**LAB & OFFICE  
SOLUTIONS**

SUITES AVAILABLE  
FROM  
6,000-50,000±



Tarlton Properties  
**650 · 330 · 3600**



**MENLO · BUSINESS · PARK**

PRIVATE  
PROPERTY



# Menlo Business Park as viewed from University Avenue





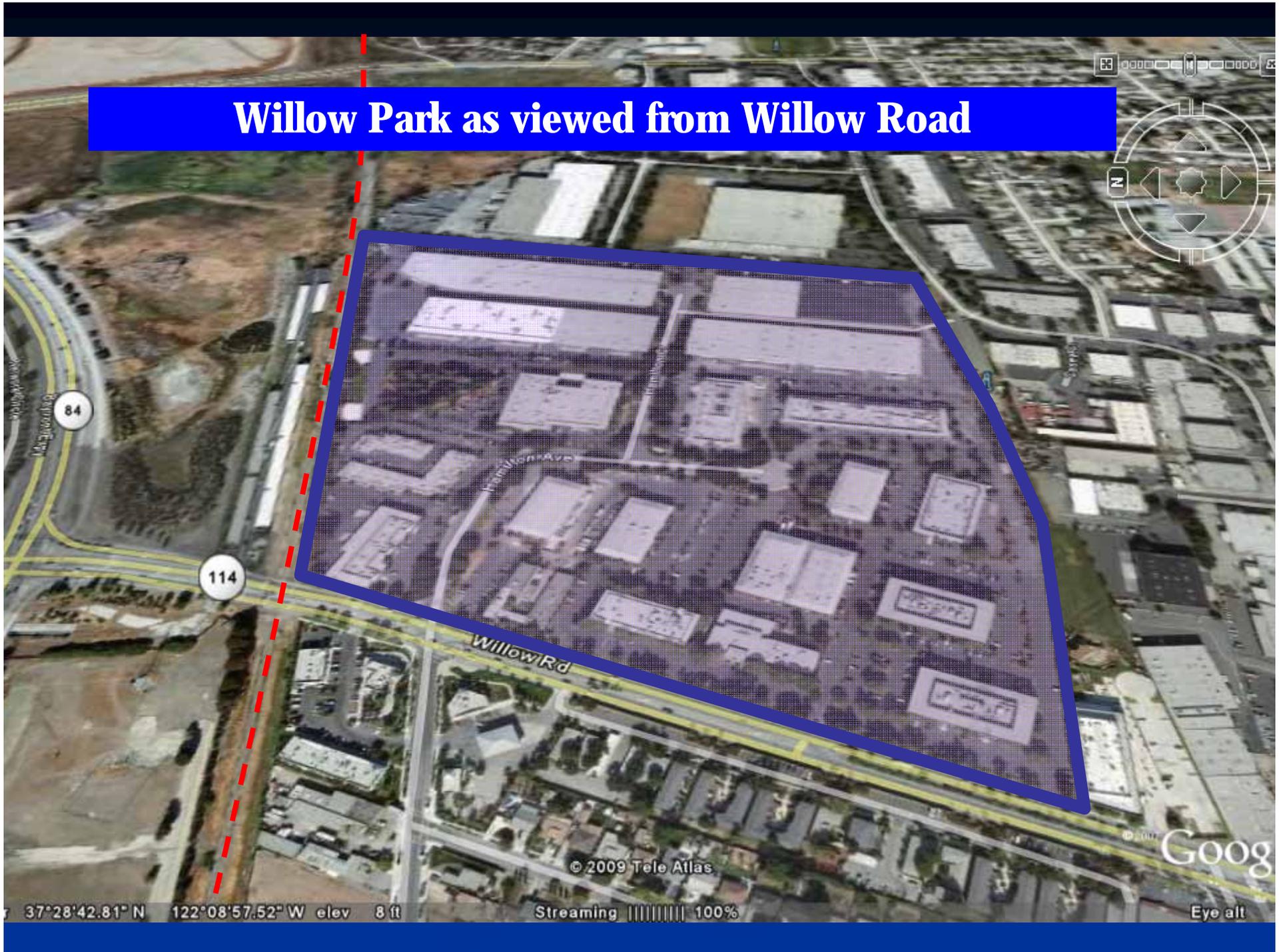
# Willow Park



AMB PROPERTY CORPORATION



# Willow Park as viewed from Willow Road



© 2009 Tele Atlas

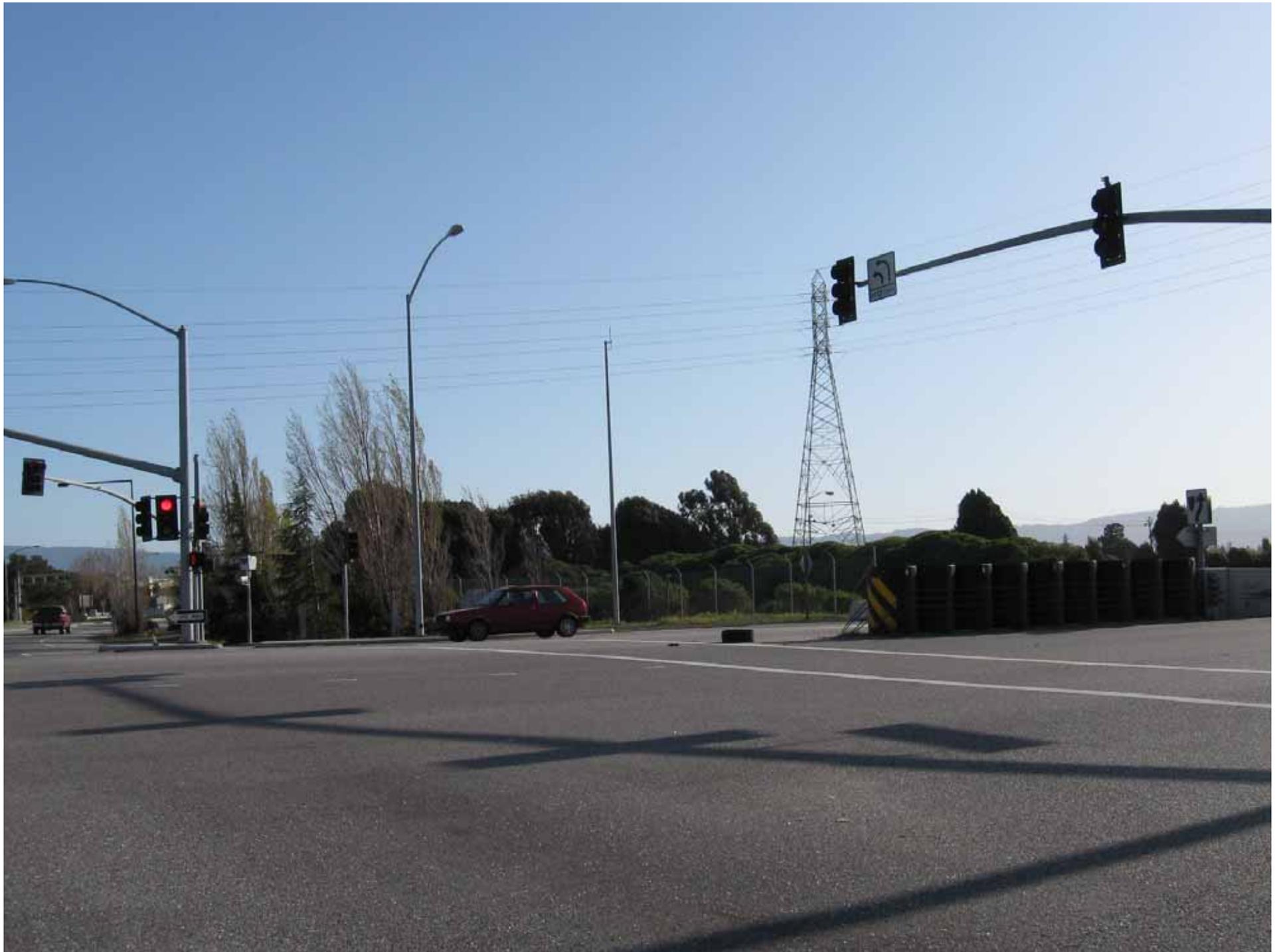
Streaming 100%

Google

Eye alt

37°28'42.81" N 122°08'57.52" W elev 8 ft





# GM Property as viewed from Bayfront Expressway





GATE CLOSED

GATE CLOSED  
TYCO ELECTRONICS  
TRAFFIC USE  
CHILCO STREET  
ENTRANCE



# 3 Options for Council

1. Dumbarton Transit Station Area Plan
2. City Visioning and Planning Effort
3. Coordinated Review of Applicant-Sponsored Development Proposals

# 1. Dumbarton Transit Station Area Plan

- Covers ½ mile radius around proposed station location
- Basis for Vision: MTC's Transit Oriented Development Policy
- Need to plan for approximately 1,526 additional housing units
- Split funding between City & Other Agencies

## 2. City Visioning and Planning Effort

- Customized boundaries of study area
- Basis for Vision: Community Driven
- Open Ended, “Bottom Up” Process
- City funded

### **3. Coordinated Review of Applicant-Sponsored Development Proposals**

- Focused on development opportunities at Menlo Business Park, Willow Park and the GM property
- Basis for Vision: City's 1994 General Plan
- Aligned with City Business Development Plan
- Funded by private property owners

# Staff Recommendation – Option 3

- Proactively work with business and property owners in coordinated effort
- Minimal direct cost to the City
- Work products
  - **Program Level EIR**
  - **Fiscal Impact Analysis**
  - **Land Use Entitlements**

# Option 3 – Next Steps

- Commence Community Outreach Effort in 2 Steps
  - Step 1: Redevelopment Implementation Plan
  - Step 2: Project Specific Community Engagement Plan
  
- Report back to Council in June/July 2009 on the following:
  - Community Outreach Efforts
  - Initial Proposals from Property Owners
  - Dumbarton Rail EIR Status

Questions?