



CONNECTMENLO

menlo park land use & mobility update

GENERAL PLAN

PUBLIC HEARING DRAFT

City of Menlo Park

OCTOBER 2016



Nov. 15, 2016 Council Hearing



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Slide 2

- ▣ Presentation
- ▣ Council questions
- ▣ Public comment
- ▣ Council consideration



Why update the General Plan?



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- Economic Activity
- Community Priorities
- Sustainability



What if we do nothing?



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- 1.8 million unbuilt sq. ft. in current plan
- Limited means to address impacts

Issues	Current Plan	Connect Menlo
Traffic	<i>Worse</i>	<i>Better</i>
Air Quality	<i>Worse</i>	<i>Better</i>
Housing Opportunity	<i>Addressed</i>	<i>Better</i>



How did we get to tonight?

Slide 5

- ❑ 2+ years, surveys, 65 public meetings
- ❑ >25,000 community and team hours
- ❑ A vision for live/work/play



How do we achieve the vision?



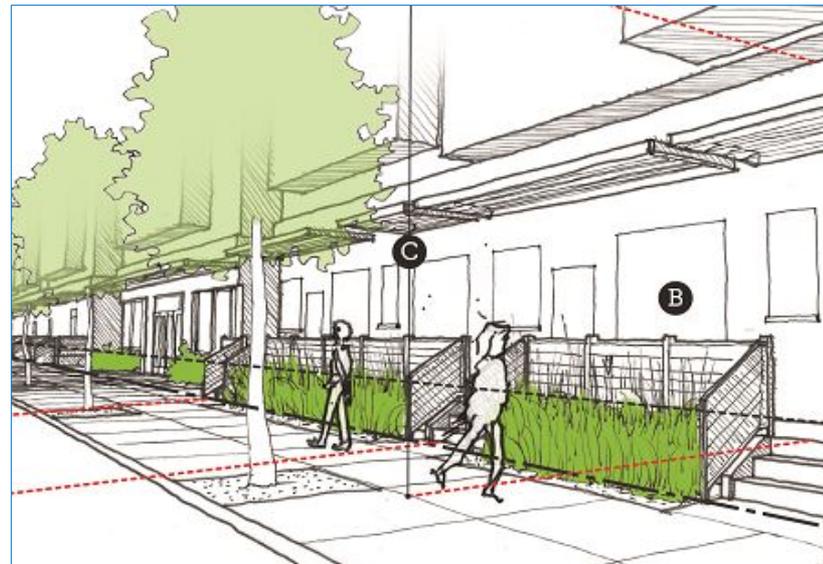
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- New zoning districts
- Transportation Demand Management (TDM)
- Sustainable development



What does live/work/play look like?



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From Principles to Rules



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GUIDING PRINCIPLES

CITYWIDE EQUITY

GREAT
TRANSPORTATION
OPTIONS

HEALTHY
COMMUNITY

COMPLETE
NEIGHBORHOODS
AND COMMERCIAL
CORRIDORS

COMPETITIVE
AND INNOVATIVE
BUSINESS
DESTINATION

ACCESSIBLE
OPEN SPACE AND
RECREATION

CORPORATE
CONTRIBUTION

SUSTAINABLE
ENVIRONMENTAL
PLANNING

YOUTH SUPPORT
AND EDUCATION
EXCELLENCE

General Plan Goals



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□ Land Use Element

- Orderly Development
- Neighborhood Preservation
- Neighborhood-Serving Uses
- Business Development and Retention
- Downtown/El Camino Real
- Open Space
- Sustainable Services

□ Circulation Element

- Safe Transportation System
- Complete Streets (*new classification system*)
- Sustainable Transportation
- Health & Wellness
- Transit
- Transportation Demand Management
- Parking

From Principles to Rules



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Slide 10



GUIDING PRINCIPLES

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GENERAL PLAN

The City's Long-term Blueprint

Goal

A general, overall, desired outcome

Policy

A specific statement of commitment that sets a direction for the City to follow

Program

An action carried out pursuant to a policy to achieve a specific goal

Proposed Zoning to Achieve Vision



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- **New districts: Office, Life Sciences, Residential Mixed Use**
- **Added potential for 2.3 million sq. ft. non-residential uses, 4,500 housing units, 400 hotel rooms**

4 BAY MEADOWS, SAN MATEO: STATION I (4 STORIES)
100,000 SQ FT OF OFFICE



4 BAY MEADOWS, SAN MATEO: FIELD HOUSE
91 FLATS & 17 TOWNHOME APARTMENTS (4 STORIES)

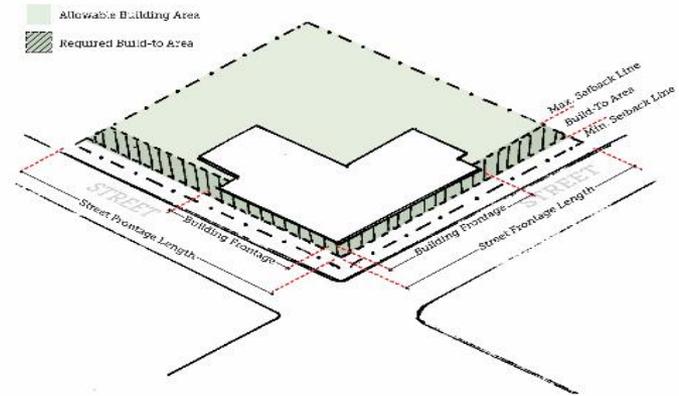
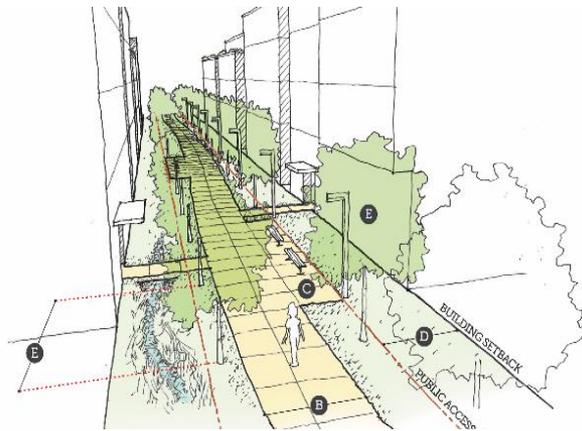


4 BAY MEADOWS, SAN MATEO: DELAWARE STREET (4-5 STORIES)
MIX OF OFFICE, OPEN SPACE ADJACENT TO RESIDENTIAL



Zoning: Design Standards

Slide 13



Zoning: Community Amenities



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- ❑ Required for bonus level development
- ❑ Amenity must be located in area north of Highway 101, except affordable housing
- ❑ Amenities prioritized by community
- ❑ 15% affordable housing required in R-MU district
- ❑ Options for providing amenity

Amenities Desired by Community



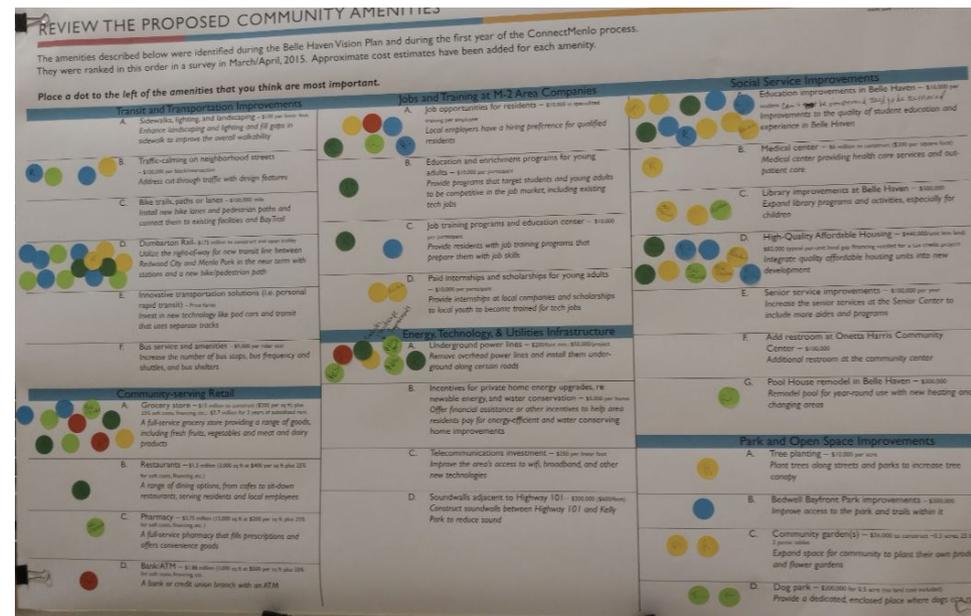
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Top-rated at most recent workshop

- ❑ Activate Dumbarton Rail
- ❑ Improved education in Belle Haven
- ❑ Grocery store in Belle Haven
- ❑ High-quality affordable housing
- ❑ Underground power lines
- ❑ Jobs for local residents



Zoning: Transportation Demand Management



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Reduce vehicle trips by at least 20% below rates



Examples of TDM strategies are pictured: Company vanpools (above), bike-share (right), ample, protected bike parking (middle right), transit passes (middle), car-share options (middle left), and carpool parking (bottom).



Green and Sustainable Building



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- ❑ **Adopted target: 27% GHG reduction by 2020**
- ❑ **ConnectMenlo guiding principle: Sustainable Environmental Planning**
- ❑ **State Zero Net Energy goals**
 - ❑ **All new Residential by 2020**
 - ❑ **All new Commercial by 2030**
 - ❑ **50% of Existing Commercial by 2050**

Nearby Cities Comparison



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Menlo Park

- **New Buildings**
 - LEED Gold for 100,000 + sq. ft.
 - LEED Silver for 10,000 + sq. ft.
- **Tenant improvements**
 - LEED Gold ID+C for 25,001 +sq. ft., or energy code upgrade to entire core and shell
 - LEED Silver ID+C for 1,001 + sq. ft. , or energy code upgrade to entire core and shell
- **Four renewable energy options, and upon approval of CEC: Solar feasibility study and install 30% of feasible**
- **EV Chargers 5% wired, 2 or more installed depending on size**
- **Energy Star reporting**

Palo Alto

- **CalGreen Tier 2 for all new buildings**
- **CalGreen Tier 1 for all tenant improvements**
- **Minimum 5 kilowatt solar system installation**
- **Cool roofs (all)**
- **EV Chargers 25% wired, 5% installed**
- **Energy Star reporting**

San Mateo

- **LEED Silver for new construction**
- **LEED Silver for tenant improvements**
- **Minimum 3 kilowatt solar system installation**
- **Cool roofs (low slope only)**
- **EV Chargers 10% wired, 3% installed**

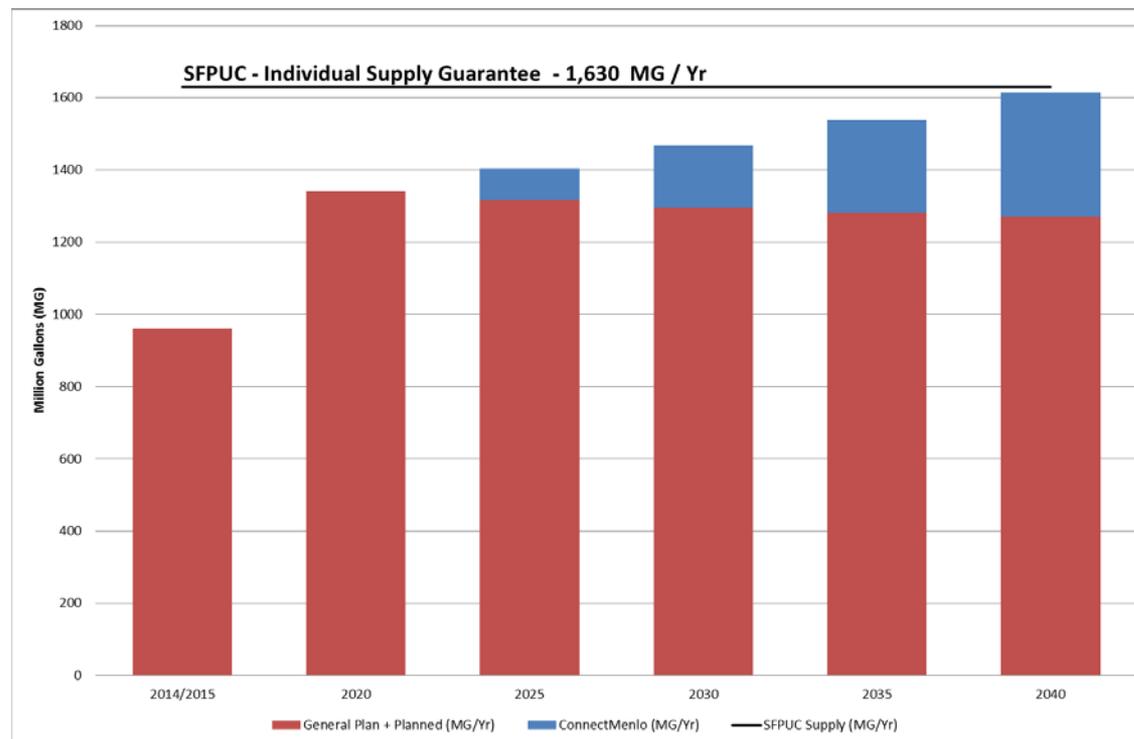
Water Supply – Normal Years



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- **Menlo Park Municipal Water District**
 - Serves half of the City's population
 - Update to the Urban Water Management Plan, 2015
 - Assessment of water supply in normal years



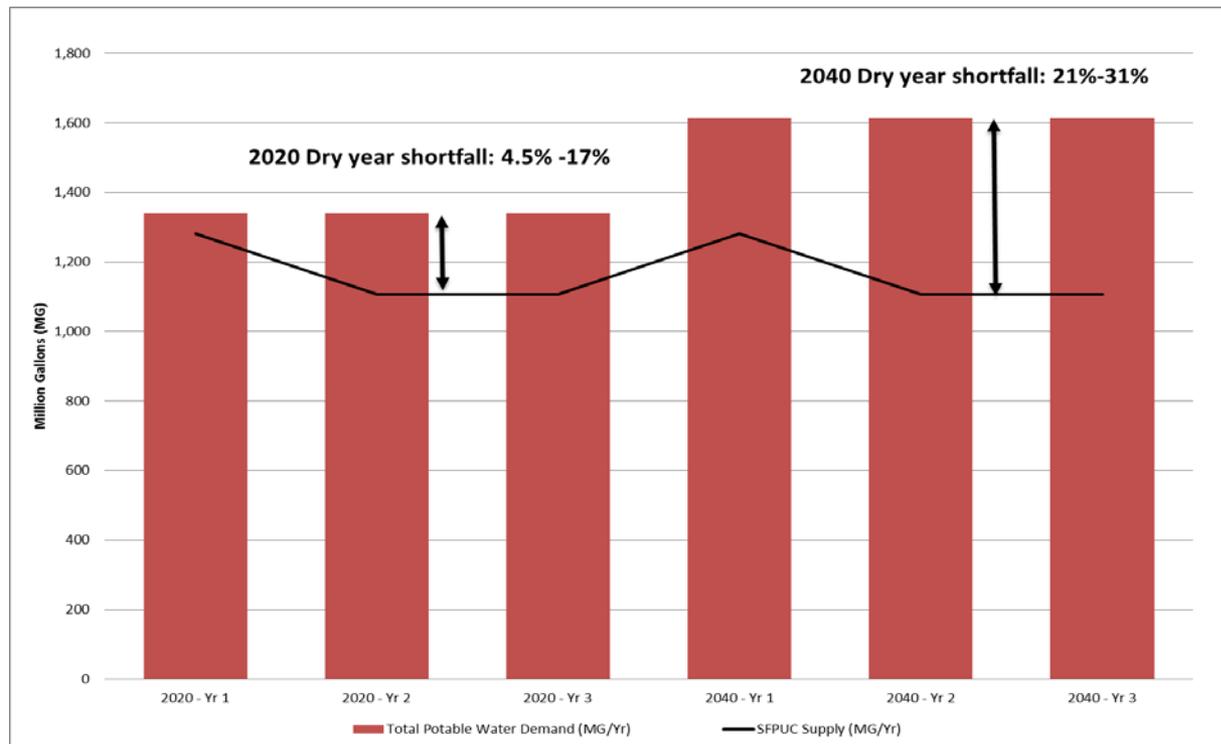
Water Supply Shortfall – Dry Years



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- Potable water supply shortfalls
 - 4.5-17% in 2020
 - 21-31% in 2040



Dry Year Water Shortfall Planning



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- ❑ **Water Shortage Contingency Plan (UWMP 2015)**
 - ❑ Conservation measures
- ❑ **Water System Master Plan**
 - ❑ **Recycled Water Program:** wastewater treated for non-potable uses (irrigation, toilets/urinals, cooling), **offsets water demand**
 - ❑ Purchase from Redwood City, Palo Alto
 - ❑ Requires large infrastructure investment
 - ❑ Long-term strategy: >10 years



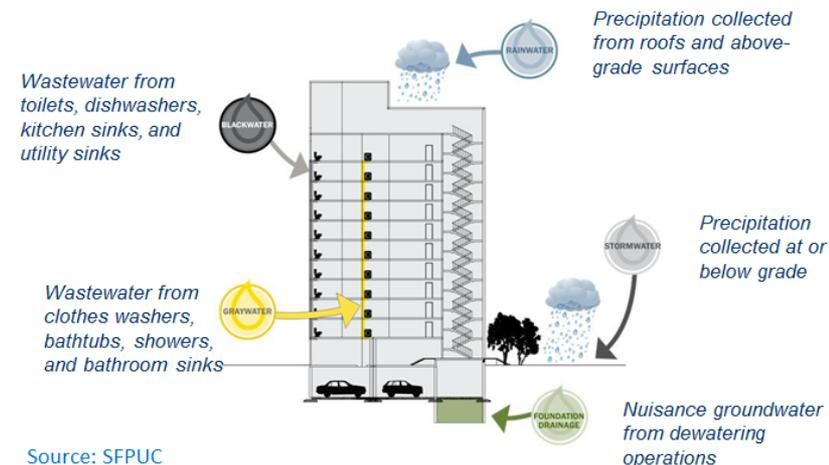
Proactive Water Solutions



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- ❑ **Green and Sustainable Building Requirements** (not part of current General Plan):
 - ❑ Dual plumbing
 - ❑ Ban single pass cooling systems
 - ❑ Water budgets
 - ❑ Developments $\geq 250,000$ sq. ft., alternate water source for non-potable uses = 30% minimum water reduction
 - ❑ SFPUC requirement, Non-potable Water Ordinance (2012)
 - ❑ 12 systems in SF
 - ❑ Graywater, blackwater, rainwater, etc.
 - ❑ 1% of total construction
 - ❑ **Recycled water use in <5 yr time frame**



Source: SFPUC

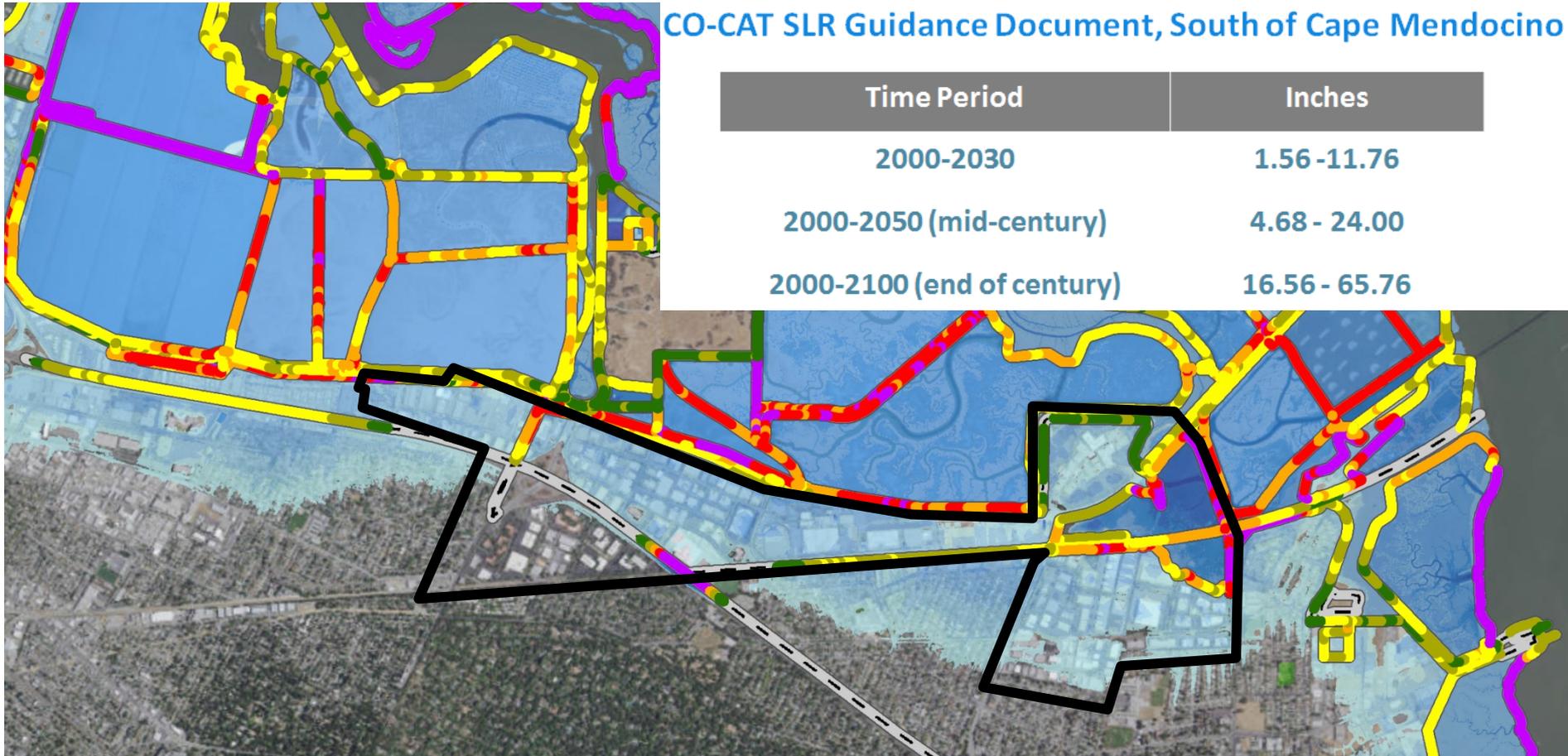
Sea Level Rise – 24”

Coastal Flooding and Permanent Inundation

Slide 23

CO-CAT SLR Guidance Document, South of Cape Mendocino

Time Period	Inches
2000-2030	1.56 - 11.76
2000-2050 (mid-century)	4.68 - 24.00
2000-2100 (end of century)	16.56 - 65.76



Source: San Mateo County Sea Level Rise Vulnerability Assessment

Sea Level Rise Protection

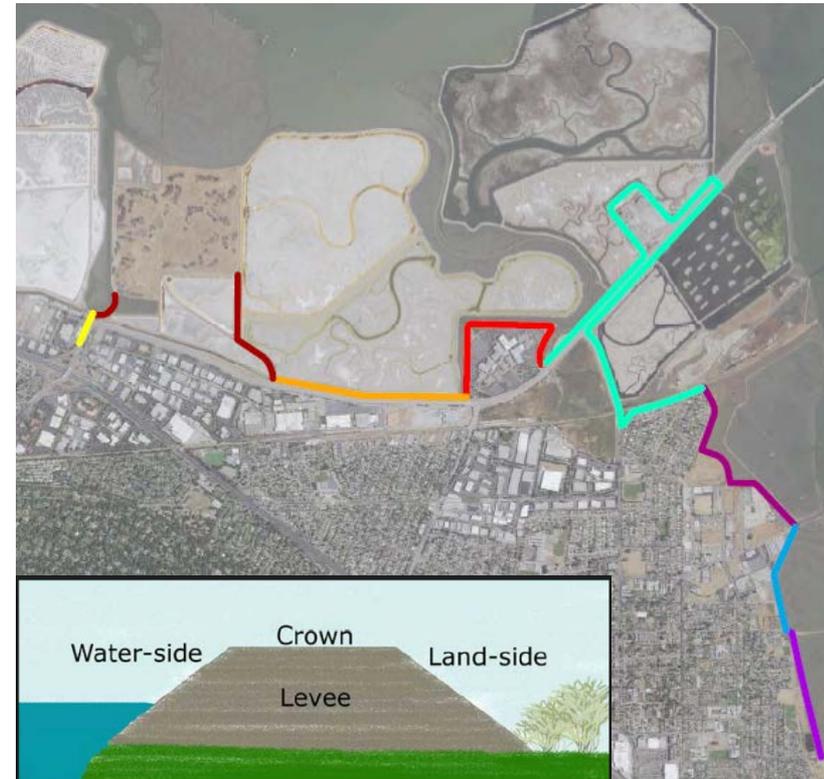
Long and short-term strategies



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- Regional, long-term effort: SAFER Bay Project
- General Plan proposal: New buildings / first floor 24" above the base flood elevation



Circulation Element Goals



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- **Safe Transportation System**
- **Complete Streets** (*new classification system*)
- **Sustainable Transportation**
- **Health & Wellness**
- **Transit**
- **Transportation Demand Management**
- **Parking**

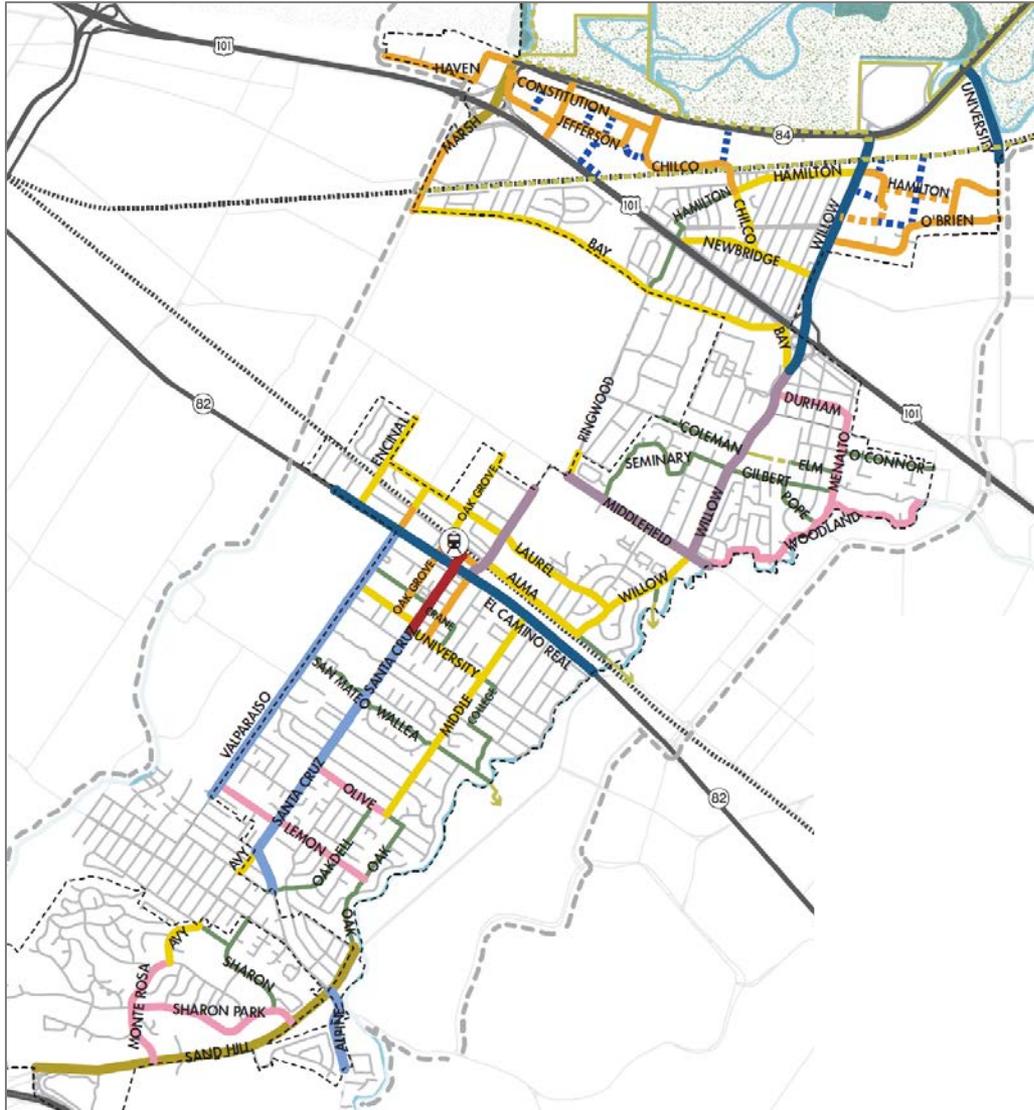
Proposed Street Classifications



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Street Classifications

- Freeway/Expressway
- Boulevard
- Thoroughfare
- Main Street
- Avenue - Mixed Use
- Avenue - Neighborhood
- Mixed Use Collector
- Mixed Use Collector - future
- Neighborhood Collector
- Neighborhood Connector
- Bicycle Boulevard
- Local Access
- Multi-use Pathway
- Multi-use Pathway - future
- Paseo - future

Improving Mobility

Slide 27

- ▣ 20% vehicle trip reduction
 - ▣ Re-evaluated with new transit
- ▣ Parking maximums
- ▣ Paseo and new street connections
- ▣ Street improvements



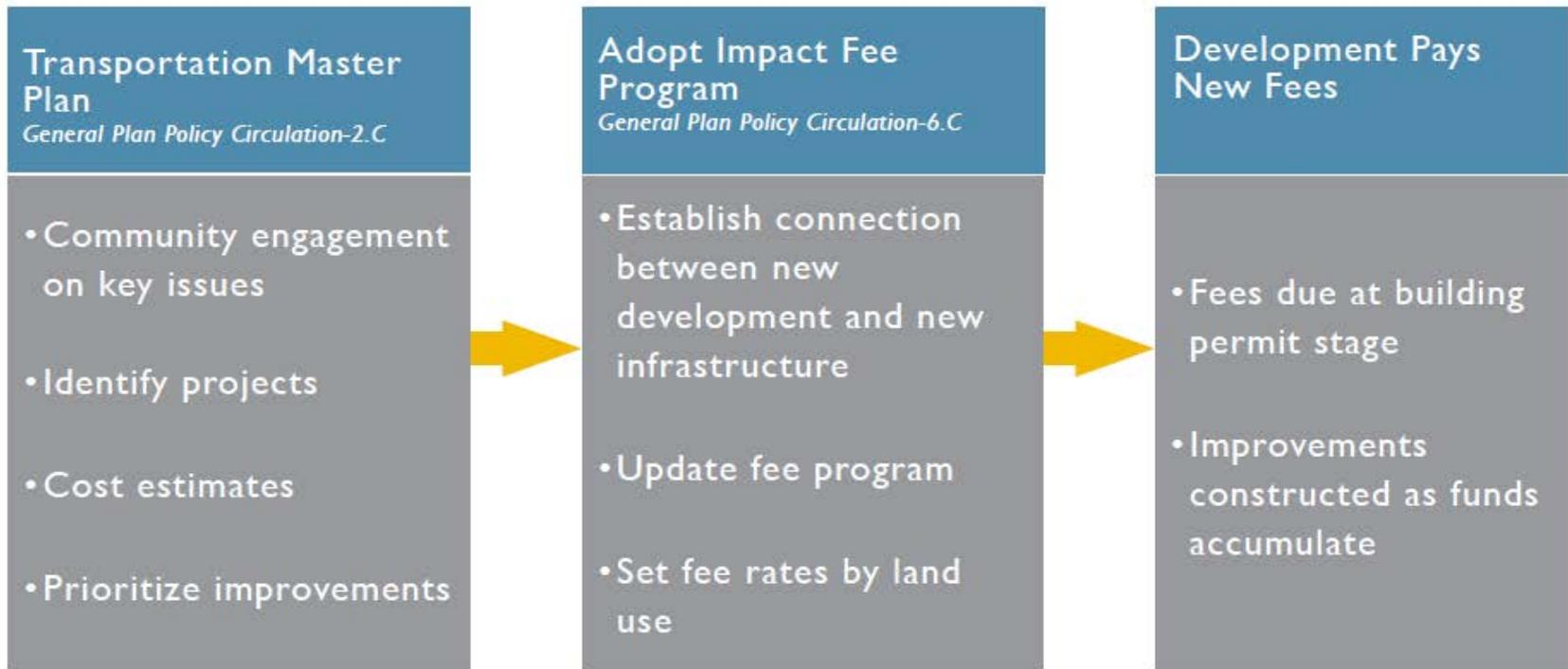
Regional & Local Improvements



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EIR Overview



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- ❑ **Identifies potential impacts on the environment**
 - ❑ **Impacts must be mitigated or City adopt statement of overriding considerations**
- ❑ **Program-level EIR describes broad, long-term issues**
 - ❑ **Mitigation through policies, programs, and zoning as feasible**
 - ❑ **Streamlined environmental review for projects that comply with zoning**

Alternatives



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- **“No Project”** *(current General Plan stays in place)*
 - **Highest impact alternative**
- **Reduced Overall Development**
 - 25% less than per ConnectMenlo
 - Similar impacts to project
- **Reduced Nonresidential Development**
 - 50% of office/R&D etc. allowed per ConnectMenlo

Comparison to Updated Plan



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ConnectMenlo	Current General Plan	Reduced Nonresidential	Reduced Overall
Regional Air Quality & Construction Emissions	More	Less	Less
Greenhouse Gas Emissions	More	Less	Similar
Roadway & Intersection Level of Service	More	Less	Similar
Bike & Pedestrian Connections	More	Less	Similar
Transit Demand	Less	Similar	Similar

Fiscal Impact Analysis



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- **Net annual fiscal benefits to City**
 - **+\$2.6M – current General Plan buildout**
 - **+\$5.7M – ConnectMenlo added development**
 - **+\$2.6M – Reduced Non-Residential Alternative**
 - **+\$4.2M – Reduced Intensity Alternative**
- **MP Fire Protection District: +\$2.4M/year**
- **Other Minor Beneficiaries**
 - **County Community College District**
 - **Midpeninsula Regional Open Space District**
 - **Sequoia Healthcare District**

School District Fiscal Impacts



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- ❑ **Ravenswood City & Redwood City: None**
- ❑ **Menlo Park & Las Lomas: No new fiscal impacts beyond existing General Plan**
- ❑ **Sequoia Union: -\$1.6M/year (1.3% of current budget)**

Project Benefits



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- Promote live/work/play environment
- Provide for amenities, *i.e. grocery store*
- Create sense of place desired by community
- Establish green/sustainable standards
- Foster economic vitality
- Emphasize complete streets

Environmentally superior to current General Plan

Next Steps



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- Clarifying questions from Council, public comment, and Council discussion
- Council guidance to staff on additional information or changes for next meeting
- Continuation of Council Hearing and Council Action - **November 29**
- Second Reading of Ordinances - **December 6**