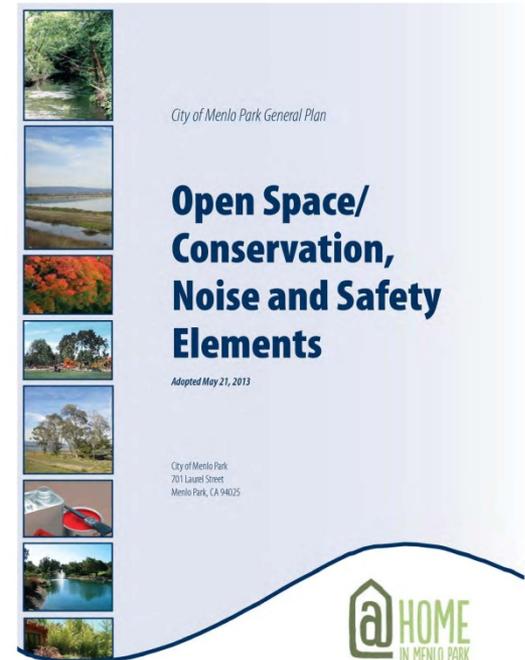
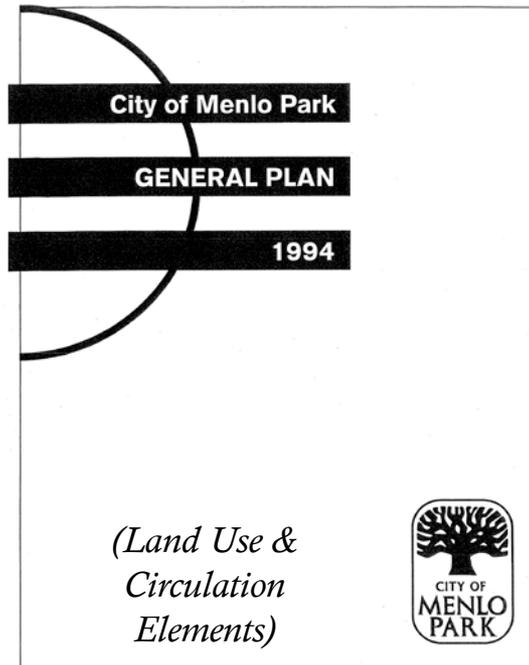
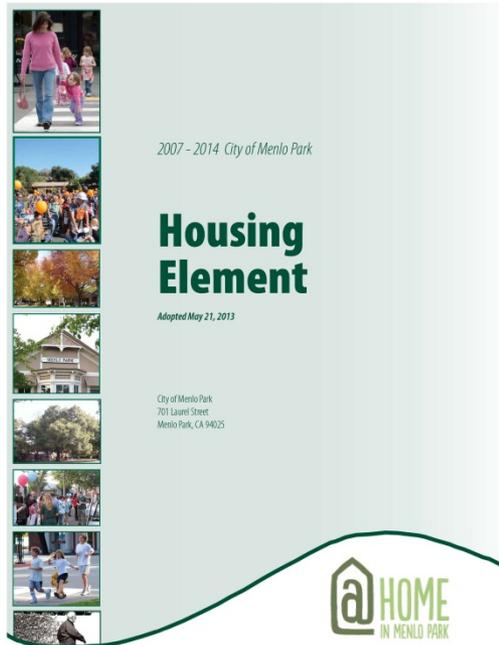


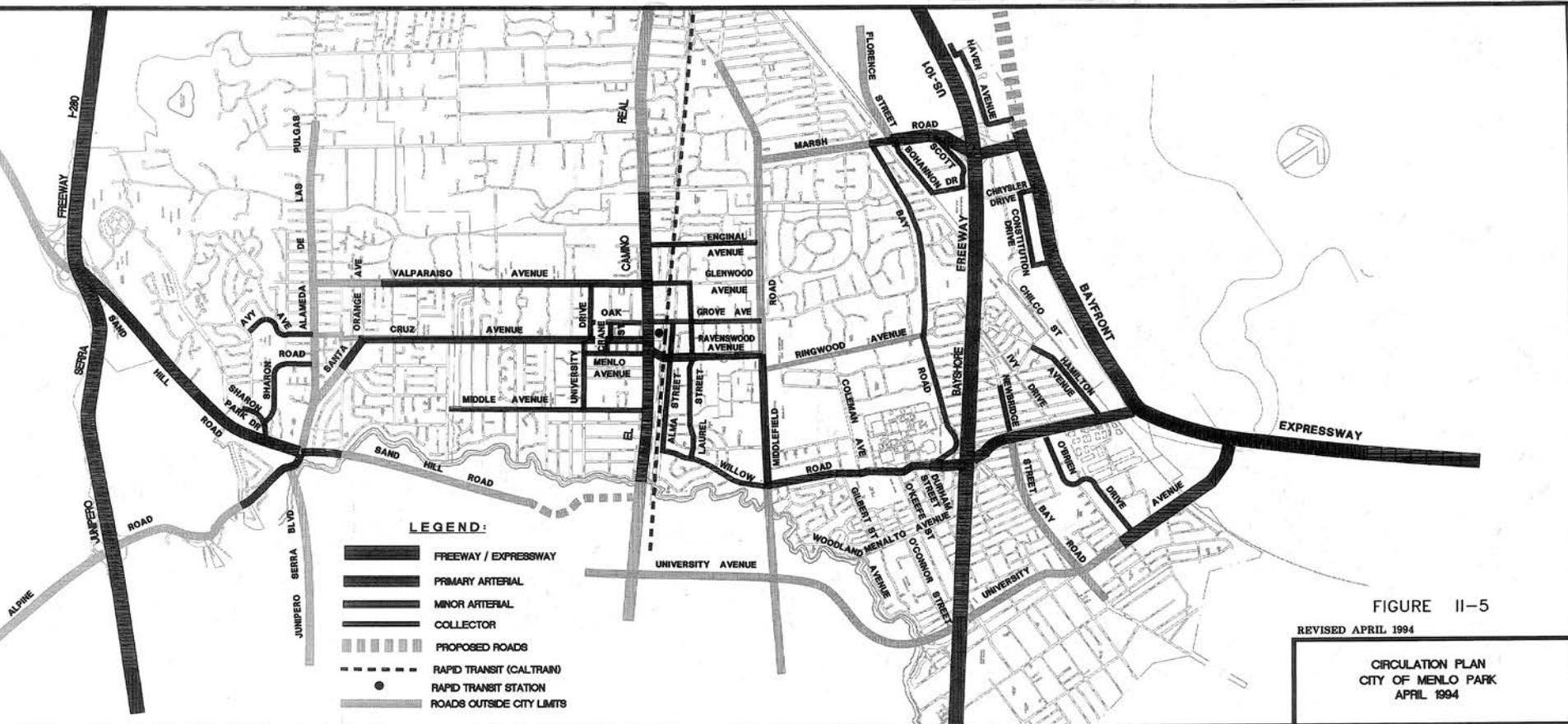
# City of Menlo Park General Plan Update & M-2 Area Zoning Update

**City Council Meeting  
February 11, 2014**

# Existing General Plan



# Adopted Circulation Map





# Outreach Since December

- 6 City Commissions
  - Transportation
  - Bicycle
  - Parks and Recreation
  - Environmental Quality
  - Planning
  - Housing
  
- 5 Major M-2 Property Owners
  - Bohannon
  - Facebook
  - Prologis
  - Tarlton
  - TE

# Commission Updates

➤ **Planning Commission** voted last night to accept the summary of comments attached to the staff report with the following added stress:

- Circulation Element, in every opportunity, should emphasize east/west connectivity, and
- Provision should be made for research and time allotted for residential guidelines.

➤ **Environmental Quality Commission** submitted a memo that was distributed to the Council today covering:

- Climate Change Mitigation
- Climate Change Adaption
- Hazardous Materials Permitting

# Initial Givens for General Plan Update

- Community outreach and engagement
- *Focus on the M-2 zoning district*
- Streamlining of environmental and development review process
- Inclusion of new concepts and strategies (complete streets, transportation management associations, sea level rise)
- 2040 horizon year
- Environmental Impact Report and Fiscal Impact Analysis
- Comply with State law

# RFP Parameters for General Plan Update

- Circulation Element Update
- Complete Streets Compliance
- Measuring Transportation Impacts for All Modes (peds, bikes, vehicles)
- Land Use Changes Limited to M-2
- Potential FAR Increase and Mixed Use (Retail, Hotel, Residential)
- Concurrent M-2 Area Zoning Ordinance Update (HazMat)
- Sustainability, Integration, Connection
- Open Space/Conservation, Noise & Safety Elements update as needed
- Housing Element update only if needed
- Stretch goal – two years after contract signing
- Consultant team characteristics
- OPTIONAL: Community Character Element

# Request for Proposal (RFP) Preparation

- Givens
- Parameters
- Commission Comments
- M-2 Property Owner Comments
- Additional Outreach (*February 13<sup>th</sup> – Belle Haven Neighborhood*)
- Next Step: COUNCIL REVIEW OF DRAFT RFP ON FEB. 25

# Recommended Meeting Procedure

- Staff presentation
- Public comments
- Council questions
- Council discussion and feedback