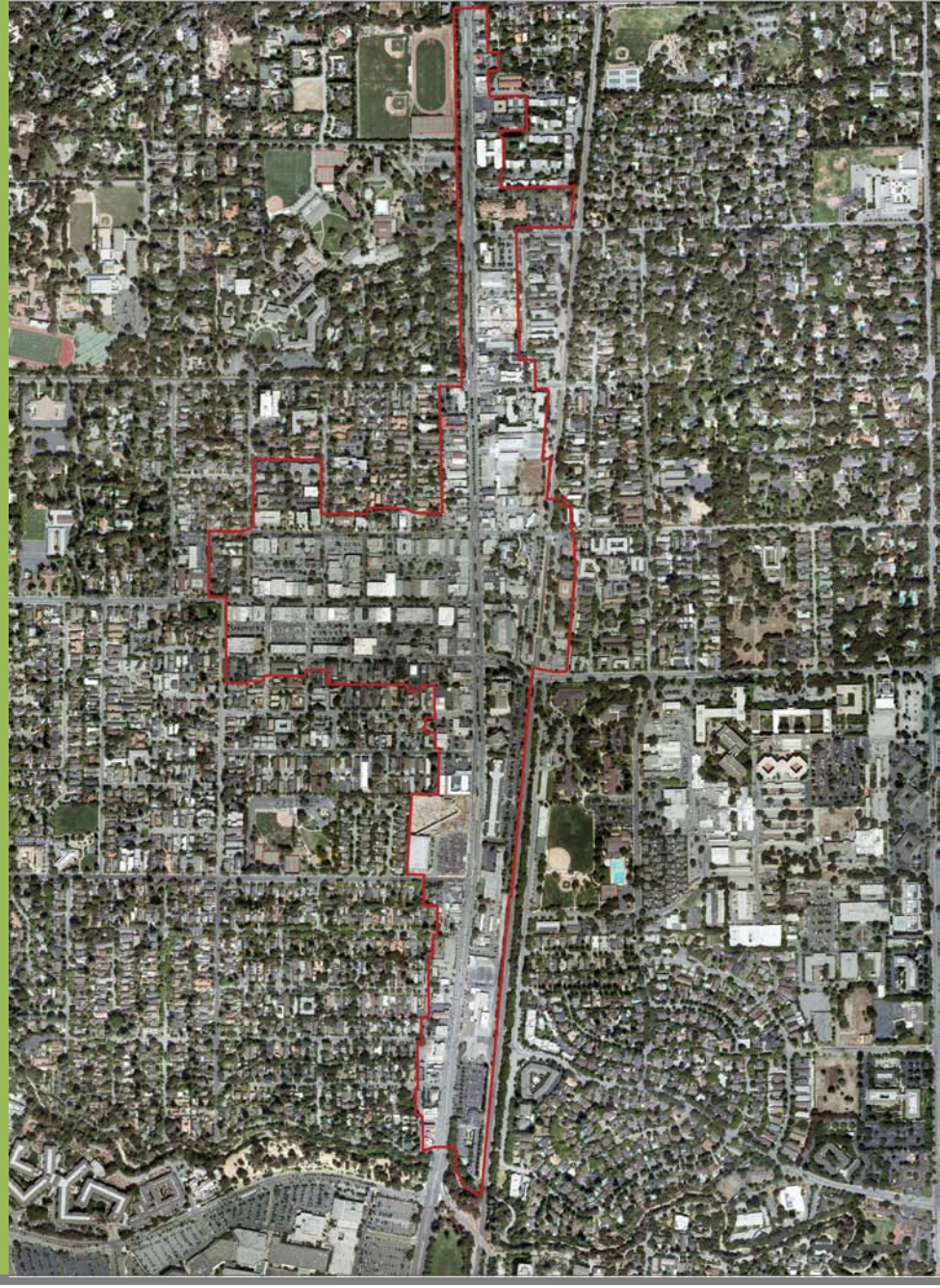
June 1, 2009

Menlo Park Specific Plan

City of Menlo Park



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Agenda

Review of Schedule

Review of Community Meeting #1

Key Directions for Alternatives/Evaluation Criteria

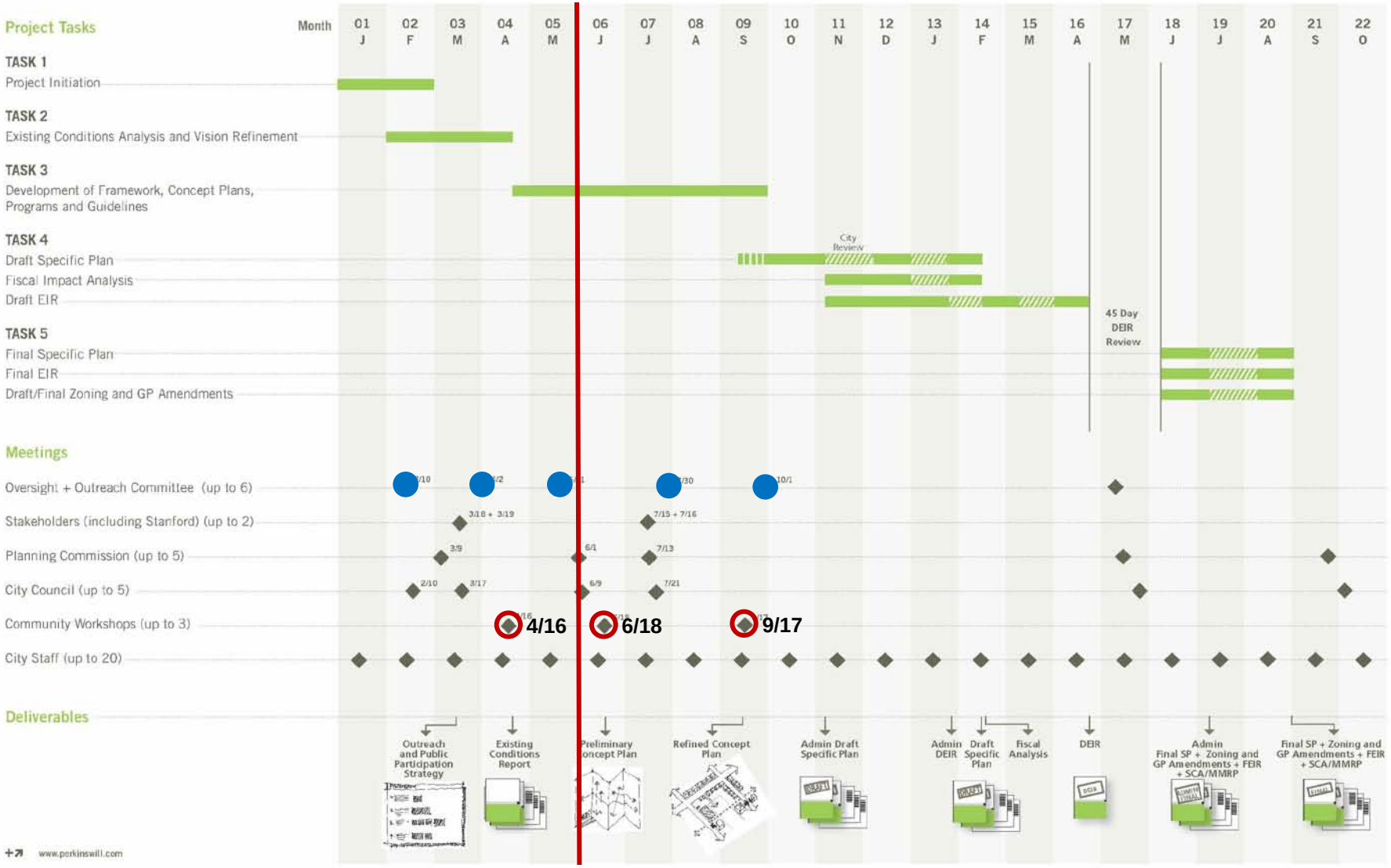
Outline of Community Workshop # 2

Project Schedule — DRAFT

Menlo Park El Camino Real/Downtown Specific Plan, EIR and Amendments

10 February 2009

PERKINS + WILL



www.perkinswill.com

Review:

Community Meeting #1

Vibrancy

Connectivity + Traffic
Pedestrian Realm and Connectivity

Public Space
Record Your Thoughts ...

Connectivity + Traffic
Record Your Thoughts ...
2009/04/16 21:32

Community Meeting #1

April 16 , 2009

Recurring Themes

- Improve pedestrian realm and bicycle network
- Better vibrancy through mix of uses, extending hours
- Building to (3) stories on Santa Cruz/Downtown; (4 to 5) on ECR
- Desire for vacant stores to be occupied
- Increase alternative modes of transport- including shuttle
- Redesign Santa Cruz/Downtown to create more usable public space
- Don’t reduce parking; reorganize it

Community Meeting #1

April 16 , 2009

Connectivity and Traffic

- 50/50 on increasing traffic delay on ECR for better pedestrian environment
- Improve bike connections
- Consider below-grade regional circulation on El Camino Real
- Improve alternative modes of transport (shuttle, frequent bus services etc…)
- East-west connectivity: Bridges and Tunnels should be considered

Community Meeting #1

April 16 , 2009

Vibrancy

- Provide mix of uses (Entertainment, Retail, Restaurants, Residential, Office)
- Create a place for all ages
- Cultural aspects to be considered (performance art, music, festivals)
- Longer hours in the downtown
- Development to be favorable to small local businesses
- Vibrancy for ECR requires higher density, residential, special uses, below-grade solutions for ECR, and better pedestrian realm

Community Meeting #1

April 16 , 2009

Public Space

- More activities, arts programs, farmer's market, dogs, dining, flexibility and synergy
- Most people would give up street parking to gain public space and wider sidewalks
- Most people are willing to have more development to gain public space
- Increase height, encourage development through density bonuses
- Stronger open space requirements for larger developments
- Have a good strategy (parking structures) to deal with parking demand

Community Meeting #1

April 16 , 2009

Character

- Predominantly accepting of 3 stories in the downtown, 4 stories if appropriately designed (massing, step-backs etc…)
- Acceptance of higher buildings on ECR, primarily east side up to 5 stories if appropriately massed and set back
- Need to make buildings more friendly (Palo Alto and Pasadena examples)
- Questions surround what constitutes a “Village”

Character – *What buildings appeal to you on the boards? Top 6 below*.

Directions for Alternatives

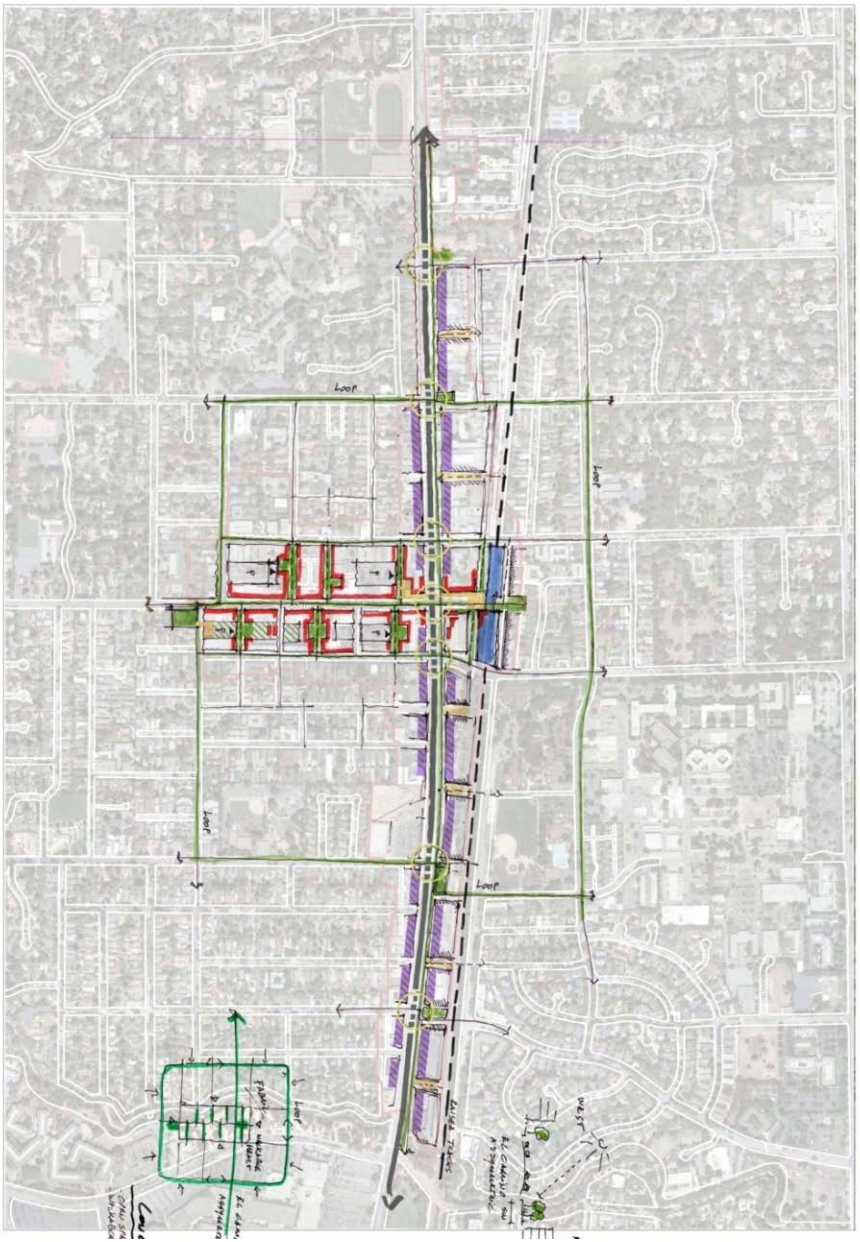
“Compact Village”

Concept

- Downtown Living
- Focus on Santa Cruz Avenue

Strategies

- Maximize infill development, including residential
- Downtown as the main activity hub with an urban plaza
- Caltrain station as an independent node
- El Camino Real as a commercial corridor
- 2 parking structures downtown
- 5 story height on ECR
- 3 to 4 story height in downtown
- Rail below grade



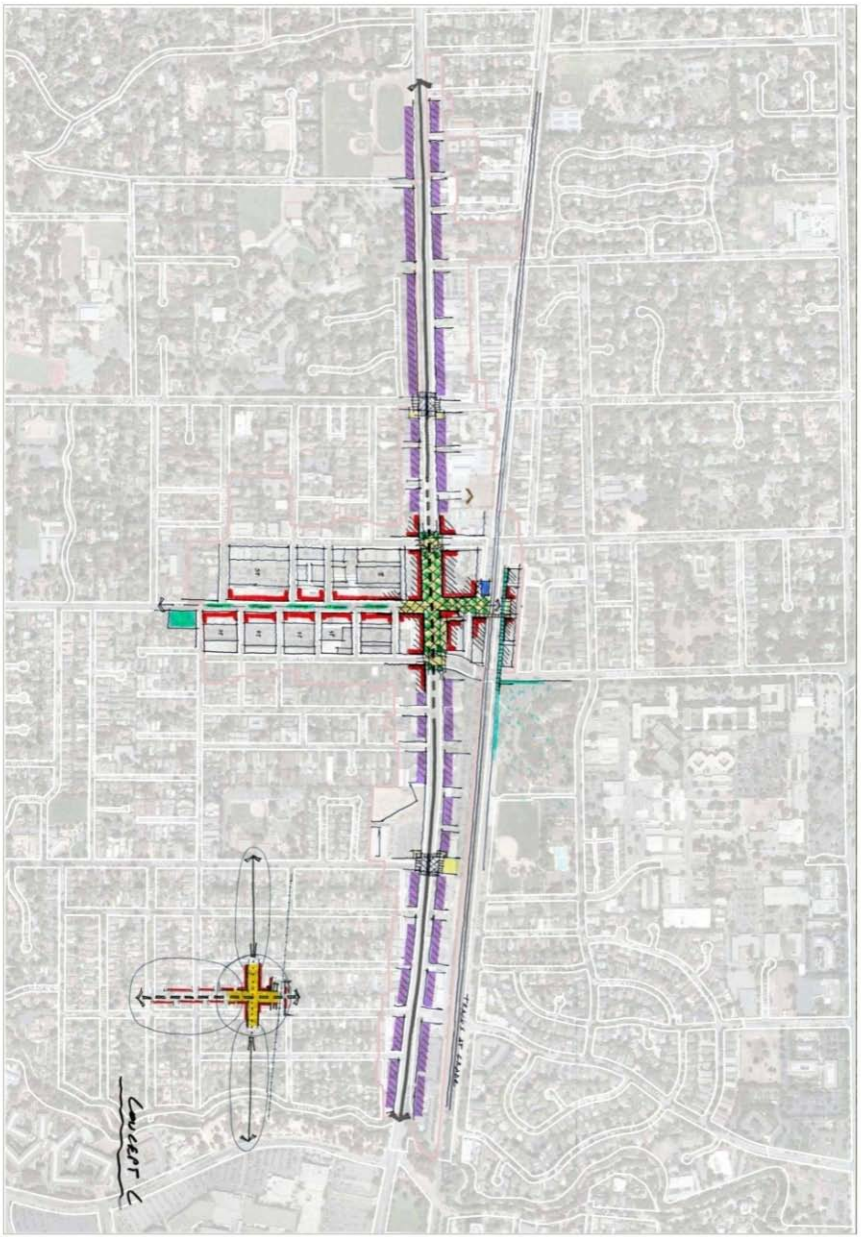
“Connected Downtown”

Concept

- Reinstating downtown as the walkable heart
- Connecting downtown with neighborhoods
- Mixed cultural / entertainment, civic and living downtown

Strategies

- Distributed infill development
- Connected downtown and station area
- Network of public open spaces and paseos in downtown and on El Camino Real
- Improved connectivity to existing parks and adjacent neighborhoods with a bike/pedestrian loop
- Improved transit choices
- 2 parking structures downtown
- Rail elevated



“Central Station”

Concept

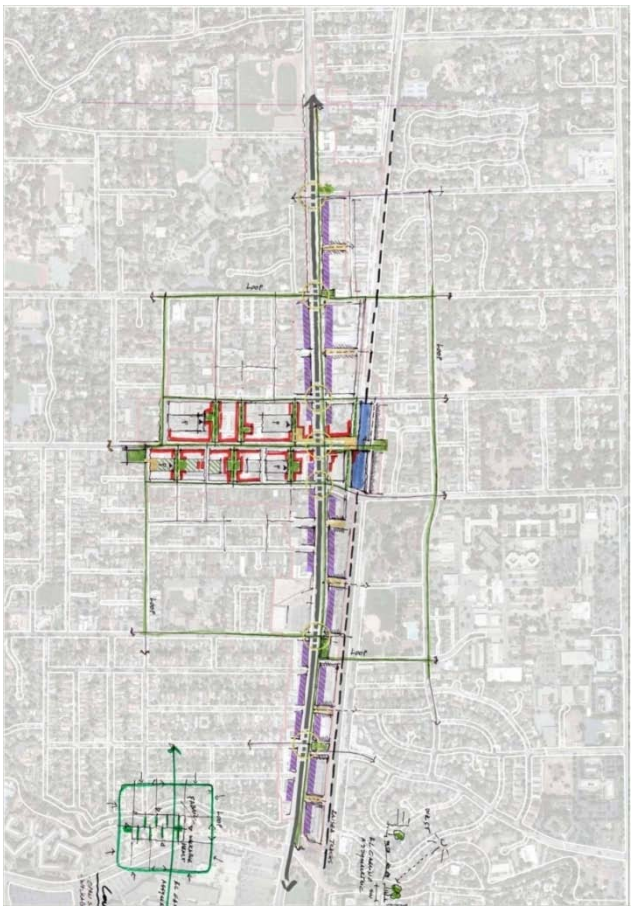
- Urban El Camino Real
- New vibrant mixed-use node at El Camino Real and Santa Cruz Avenue
- Downtown and Station Area come together on El Camino Real

Strategies

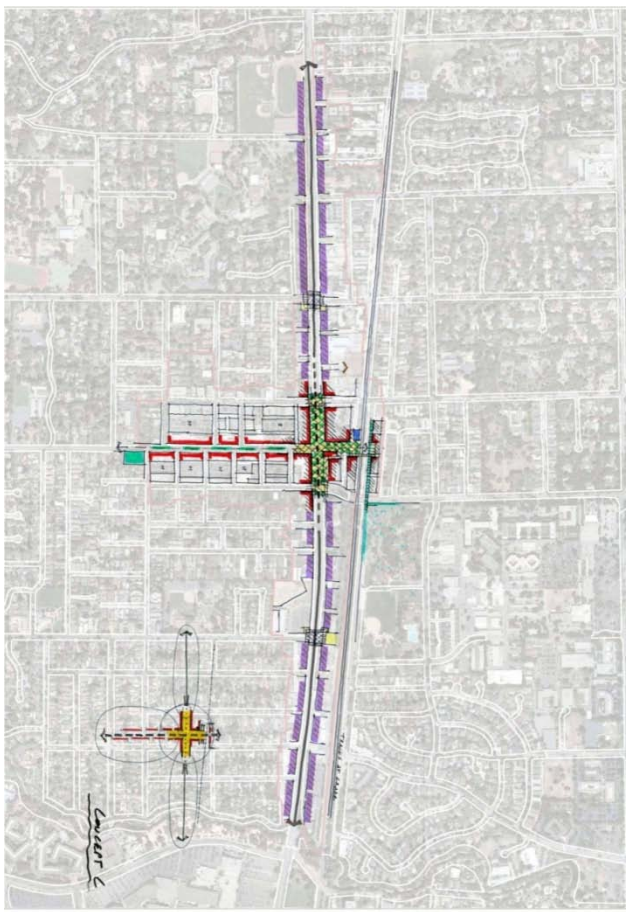
- Infill development focused on El Camino Real and station area
- Possible gourmet destination/market place downtown
- ECR is depressed between Oak Grove and Menlo Avenue
- 1 Parking Structure downtown
- Rail at grade

“Compact Village”

“Connected Downtown”



“Central Station”



Alternatives Matrix (Example)

	"Compact Village"	"Connected Downtown"	"Central Station"
Building Heights - Downtown	3-4 storeys	2-4 storeys	2-3 storeys
Building Heights - ECR	4-5 storeys	3-4 storeys	3-5 storeys
High Speed Rail	Below grade	Raised	At-grade

3-D Model View

Downtown – existing

3-D Model View

Downtown – proposed (in progress)

Evaluation Criteria

Connectivity and Traffic

- Complete streets: Which alternative offers most opportunities for a complete street – that can safely accommodate cars, bicycles and pedestrians?
- Connectivity: Which alternative provides for better E-W connectivity in the form of pedestrian crossing facilities across ECR and Caltrain tracks?
- Which Alternative best handles overall traffic issues?

Vibrancy

- Destinations and activities: which alternative provides more opportunities for a vibrant downtown by providing destinations for Menlo Park residents that will encourage activity during the day as well as night?
- Housing Choices: Which alternative provides more opportunities for a diversity of housing types?
- Healthy City: Which alternative supports the best healthy city ideals?
- Financial: Which alternative supports the best sales tax and retail sales volume?

Public Space

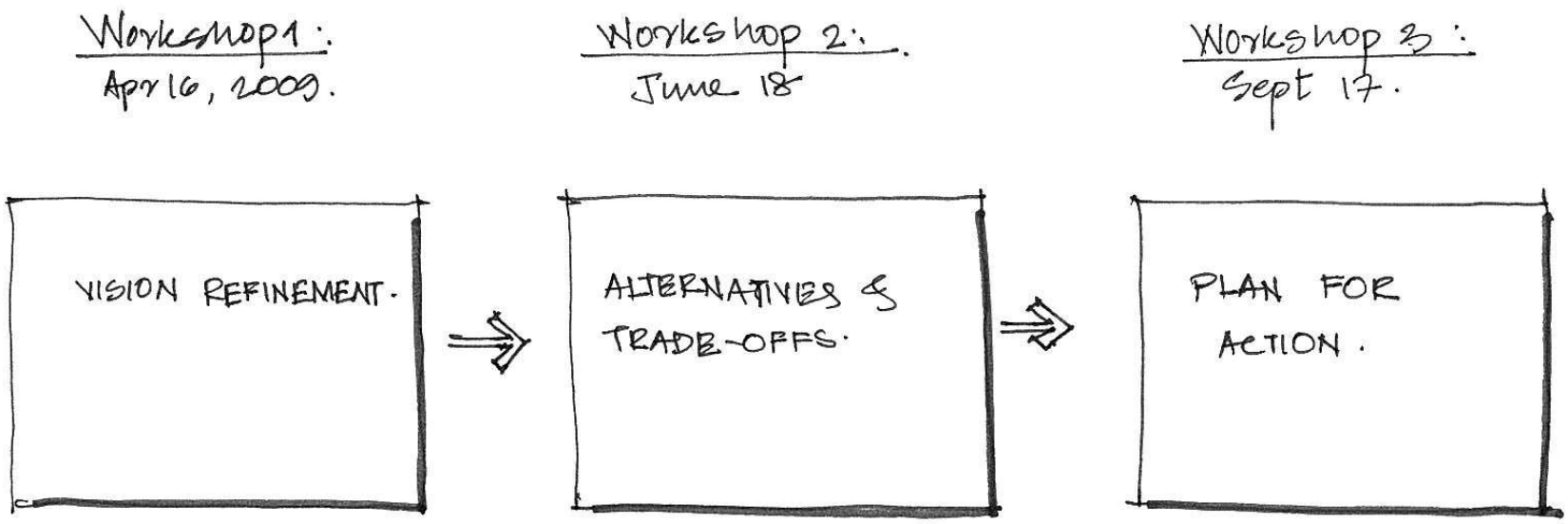
- Location: Which Alternative provides the best location(s) for usable public space?
- Variety and Quantity of Public Space: Which alternative provides most opportunities for having a variety of public spaces in the project area? Diversity of activities?

Character

- Visual: Which alternative creates a visually cohesive/compelling downtown and El Camino Real corridor?
- Compatibility: Which alternative provides a built environment that is most compatible with existing development in Menlo Park?
- Which alternative best supports a “Village Character”?

Community Workshop #2
Outline

Community Workshop Work Plan



Objectives

- To present alternatives developed from Community Workshop #1 to gain critical feedback
- To help evaluate Alternatives
- To help decide on key strategies, and features to be incorporated in the preferred alternative/final plan

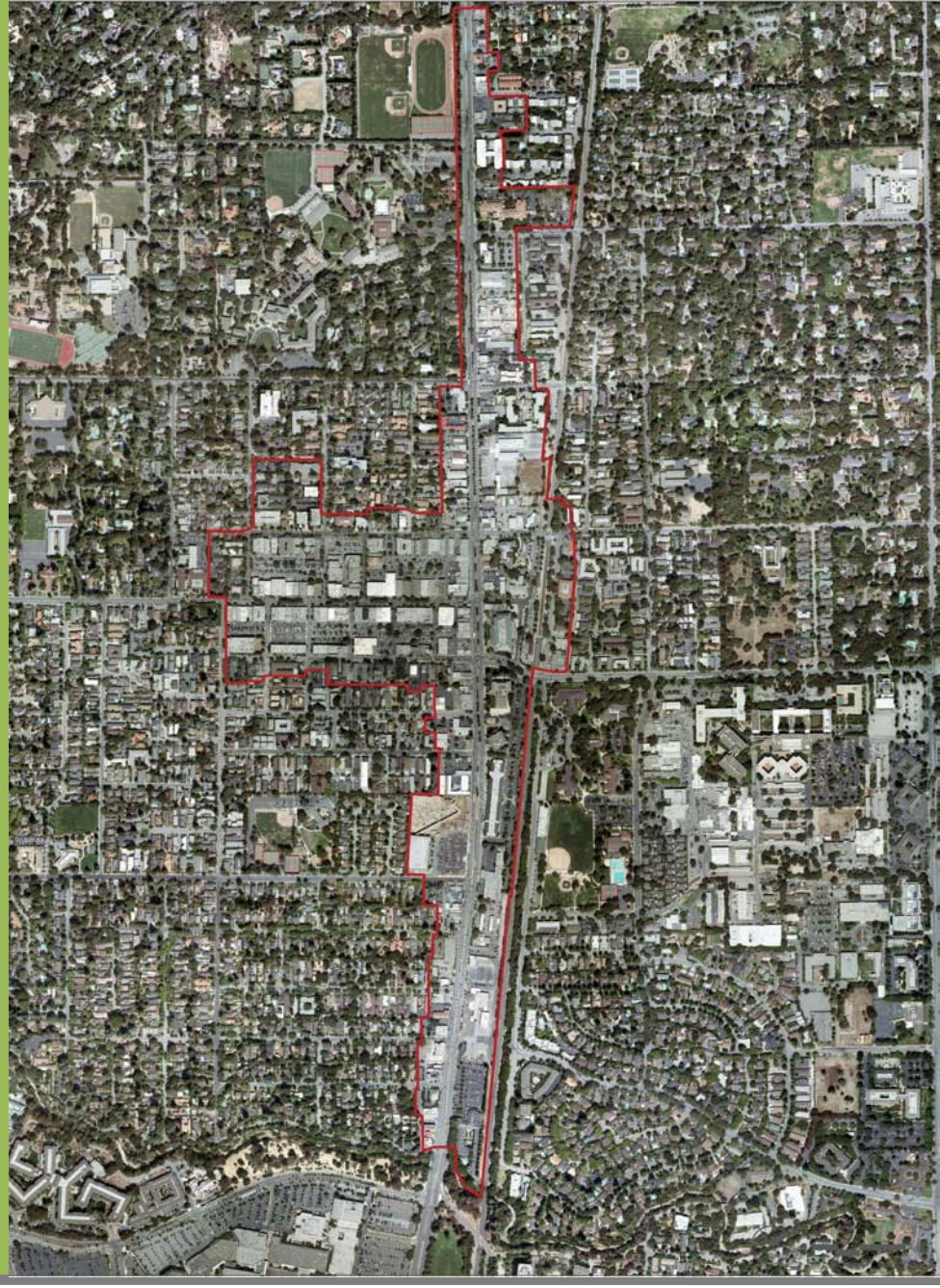
Format

- Presentation to review key directions from Community Workshop #1
- Presentation of how these key directions lead to Alternatives
- Presentation of Alternatives and Evaluation Criteria
- Break-out groups to discuss each Alternative for comments
- Report back from each group

June 1, 2009

Menlo Park Specific Plan

City of Menlo Park



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