

Menlo Park General Plan & M-2 Area Zoning Update



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menlo park land use & mobility update

General Plan Advisory Committee Meeting 2

November 10, 2014



Agenda



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Slide 2

- 4:00p Review Meeting Purpose
- 4:10p Review and Discussion of Draft Guiding Principles & Survey
- 4:45p Review and Discussion of Findings from Community Engagement
- 5:30p Review and Discussion of Joint City Council/Planning Commission Session
- 5:45p Concluding Remarks
- 6:00p Adjourn

Recap of GPAC Meeting 1



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- Introductions
- Committee Training and Ground Rules
- Project Background
- Preparation for Workshop 1



Committee Ground Rules

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- GPAC is subject to the Brown Act
 - Goal: Conduct business in open, accessible, publicized meetings
- Avoid Serial Meetings
 - No group emails
 - Chair and staff set agendas, objectives
- Avoid Conflicts of Interest
- Be Inclusive and Respectful of All Opinions



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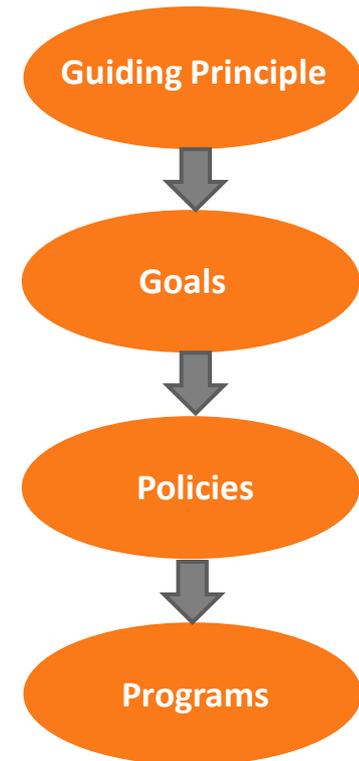
GUIDING PRINCIPLES



Guiding Principles (Vision)

Slide 6

- Compass for project
- Overarching statements that describe the kind of place community members want Menlo Park to be
- Lead to General Plan goals, policies, & implementing programs

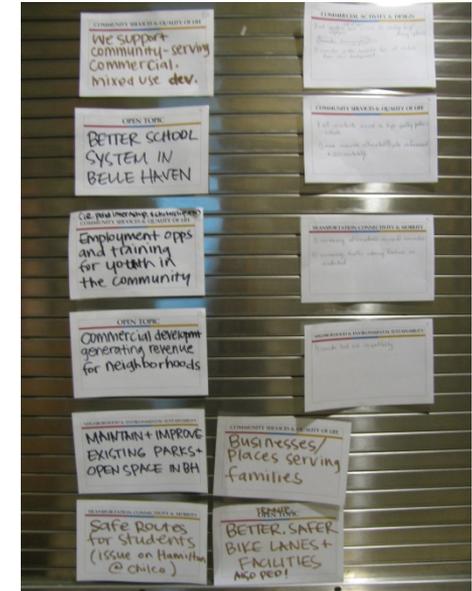




Community Workshops

Slide 7

- Small groups drafted principles
- Each group chose their top two principles
- Summarized into draft guiding principles for survey input





Guiding Principles Process

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- ❑ Drafted Principles during Community Workshops on September 11 and 18
- ❑ Posted online and distributed in Belle Haven for community review and ranking during October
- ❑ Received 57 online responses; 55 paper responses
- ❑ Of the online respondents who provided geographic data, half were from Belle Haven
- ❑ 95% of paper surveys were from Belle Haven



Draft Guiding Principles

□ **Citywide Equity**

Menlo Park neighborhoods have equal access to quality services (especially for youth and elders), a range of affordable housing, open space, schools, and daily shopping, such as grocery stores and pharmacies, and they share both the benefits and impacts of local growth.

□ **Corporate Contribution**

Menlo Park leverages new development to create robust community benefits, including jobs, housing, educational opportunities, childcare, public open space, access to telecommunications, and alternative transportation amenities, especially for the Belle Haven neighborhood regarding development in the M-2 Area.

□ **Healthy Community**

Menlo Park enforces codes and prioritizes improvements that promote safety and healthy living so that community members are well-served by emergency response facilities and community policing, and can safely walk or bike to fresh food, medical services, employment, recreational facilities, and other daily destinations.

□ **Youth Support and Education Equality**

All Menlo Park children and young adults have access to high-quality child care, education, meaningful employment opportunities, and useful training.



Draft Guiding Principles

□ **Multi-Modal Access**

Menlo Park provides thoroughly-connected, safe and convenient transportation, including emergency vehicle access and innovative options for people travelling by foot, bicycle, shuttle, bus, train and car.

□ **Complete Commercial Corridors**

Menlo Park's thoroughfares house community-focused businesses and mixed-use developments that conveniently serve adjacent neighborhoods, while respecting the character of those neighborhoods.

□ **Sustainable Environmental Planning**

Menlo Park supports regional collaborative efforts and uses best practices to address climate change, adapt to sea-level rise, protect natural resources, and promote energy conservation and renewable energy.

□ **Accessible Open Space and Recreation**

Menlo Park provides safe and convenient access to local and regional open space, recreational facilities, trails and enhancements to wetlands and the Bay.

Draft Guiding Principles



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- ***Innovative Business Destination***

Menlo Park embraces emerging technologies, local intelligence, and entrepreneurship and development to grow and attract successful companies that generate tax revenue.

- ***Revitalized Dumbarton Rail Right-of-Way***

Menlo Park encourages improved regional connections by utilizing the Dumbarton Rail Corridor for daily transportation of people into and out of Menlo Park.

- ***Property Upkeep (New)***

Menlo Park land owners and occupants take pride in the appearance and maintenance of property and buildings.

Today's Goal



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- ▣ Discuss community input and revisions
- ▣ Finalize Guiding Principles



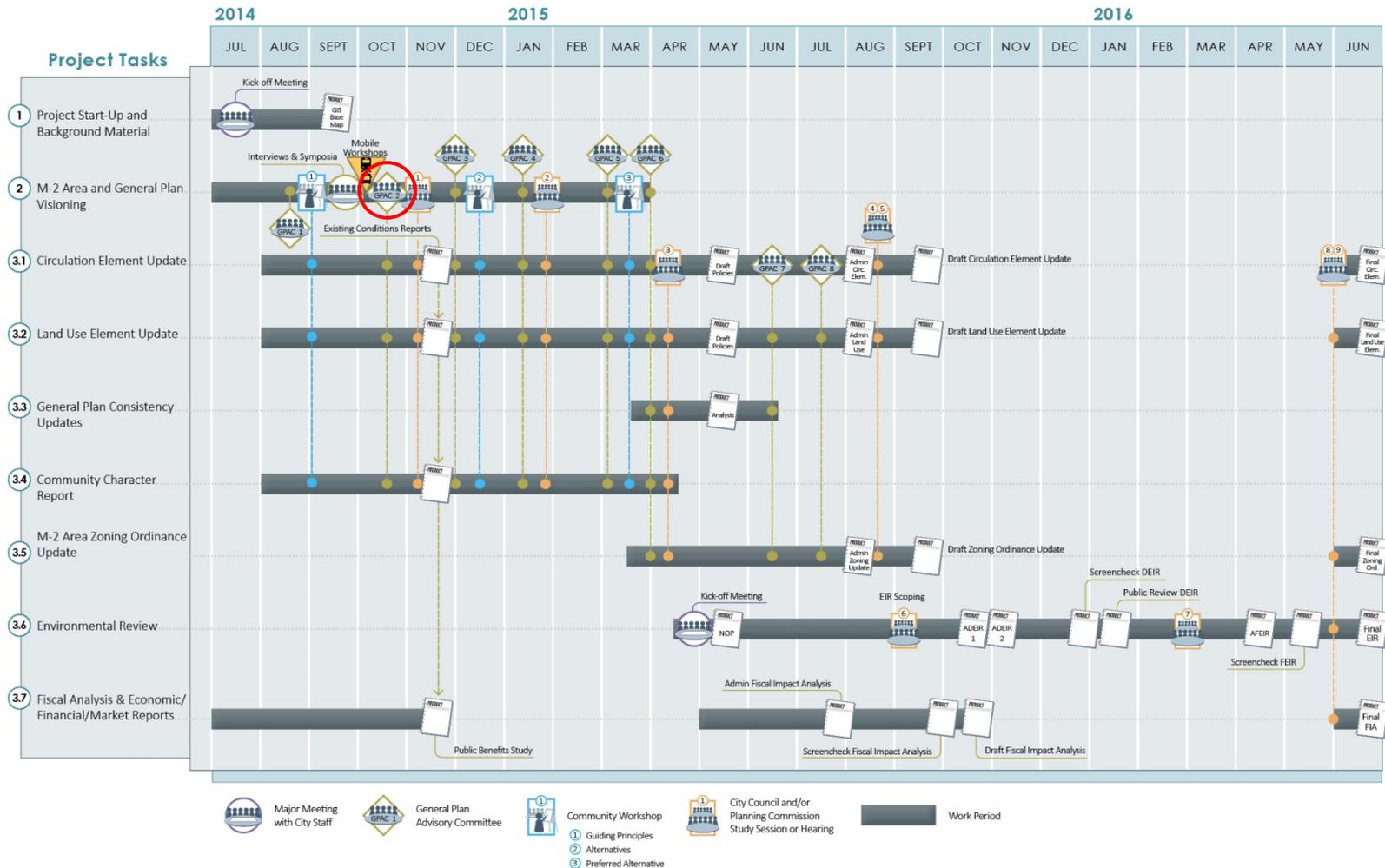
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COMMUNITY ENGAGEMENT

Project Schedule

City of Menlo Park General Plan and M-2 Area Zoning Update Schedule





Community Engagement

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- Sept 11 & 18, 2014 – Community Workshops
- Sept 19, 2014 – Online Survey begins & runs through Oct 26
- Sept 23, 2014 – Growth Management Symposia
- Sept 29, 2014 – Growth Management Focus Group
- Oct 1, 2014 – Mobile Bus Tour of Menlo Park
- Oct 2, 2014 – Stakeholder Meetings with Business owners, property owners, commercial brokers, housing and environmental advocates
- Oct 8, 2014 – Transportation Symposia
- Oct 14, 2014 – Mobile Bus Tour (Sunnyvale, Mountain View & Foster City)
- Oct 16, 2014 – Transportation Focus Group; Mobile App is live
- Nov 5, 2014 – Belle Haven Open House

Community Workshops



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Symposia



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- Presentations on Growth Management & Transportation
- Questions & Comment Period followed
- Recording Available online





Symposium: Growth Mgt

Slide 18

- Rapidly growing high-tech sector
- More balanced “live-work-play” environment
- Current focus for office developers is 4-story to 8-story Class A office buildings
- No developer interest in new industrial buildings

Symposium: Transportation



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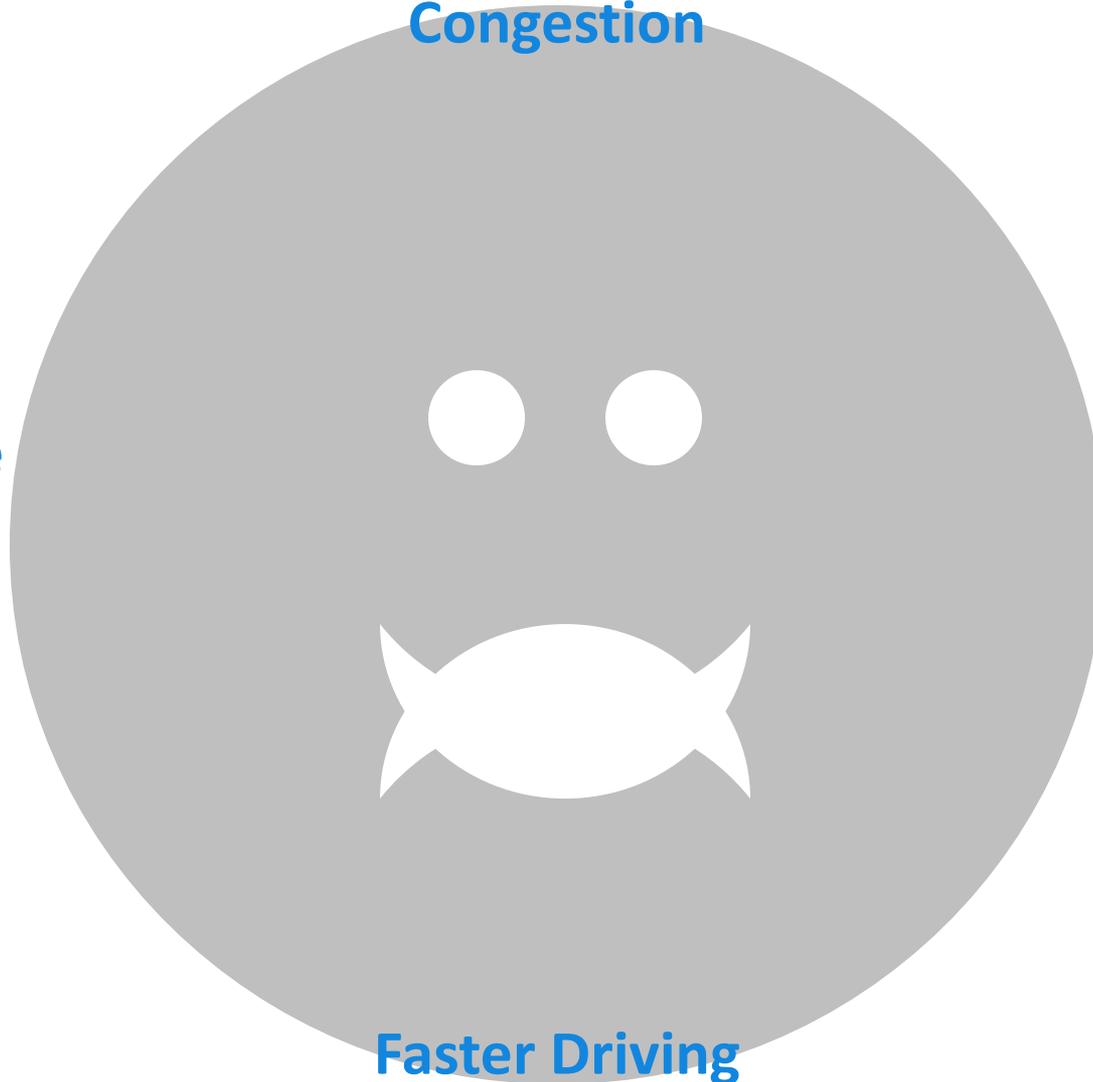
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Congestion

**More People
Drive**

**Widen
Roadway**

Faster Driving





Focus Group: Growth Mgt

Slide 20

- ❑ M-2 and Belle Haven should be better connected to and integrated to region
- ❑ Changes in M-2 and Belle Haven should foster greater livability:
 - ❑ Services
 - ❑ Education
 - ❑ Live/work/play
- ❑ Plan should be inclusive, rigorous, and forward-thinking





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Focus Group: Transportation

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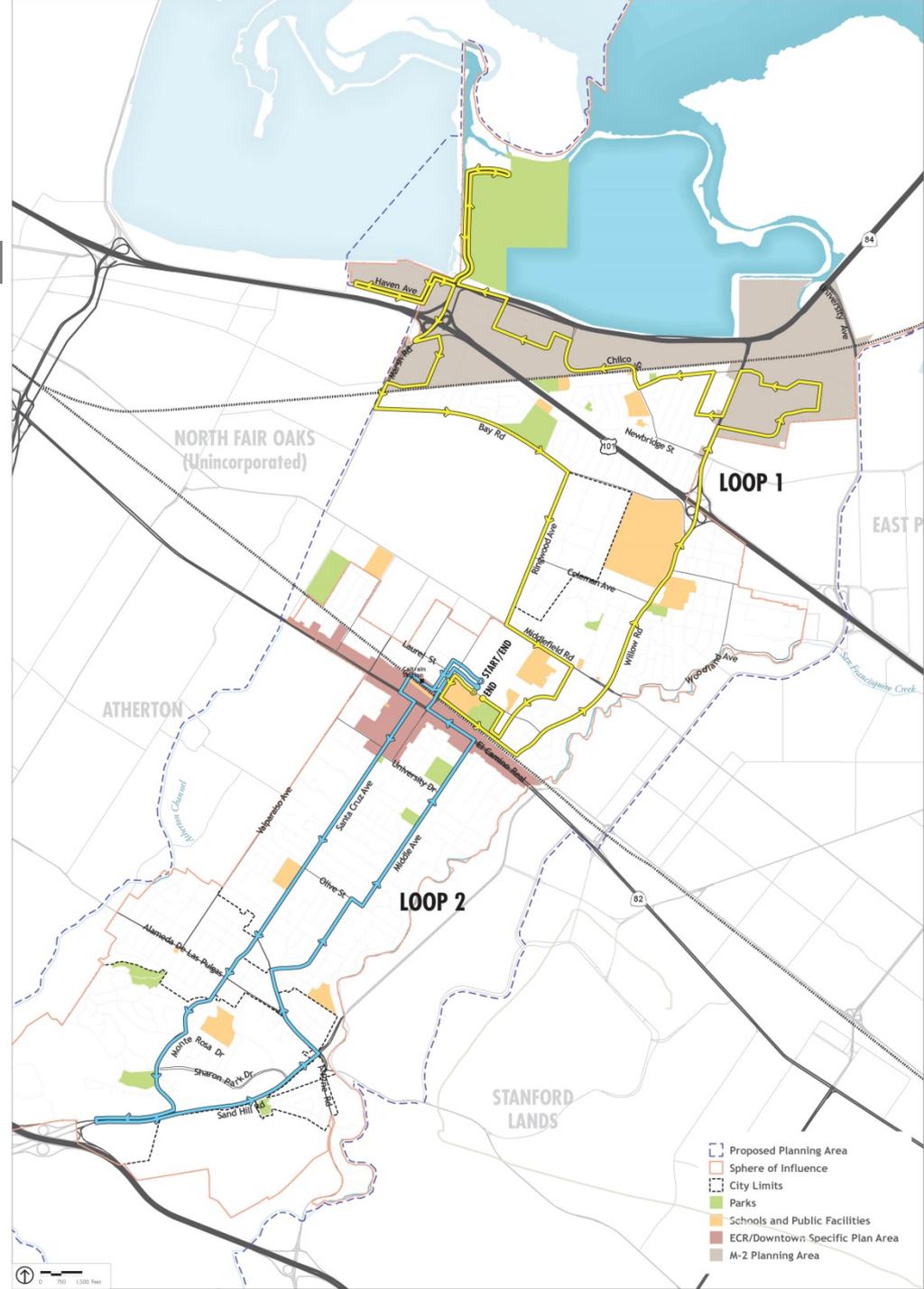
- North/South connectivity is a challenge
- Must look at other modes of transportation to reduce congestion:
 - Dumbarton rail
 - Transportation alternatives
 - Parking management



Mobile Tour 1

Slide 22

- Unique vantage point to see the City
- Two loops:
 - M-2 Area & Belle Haven
 - Downtown to Sand Hill Road



Mobile Tour 2

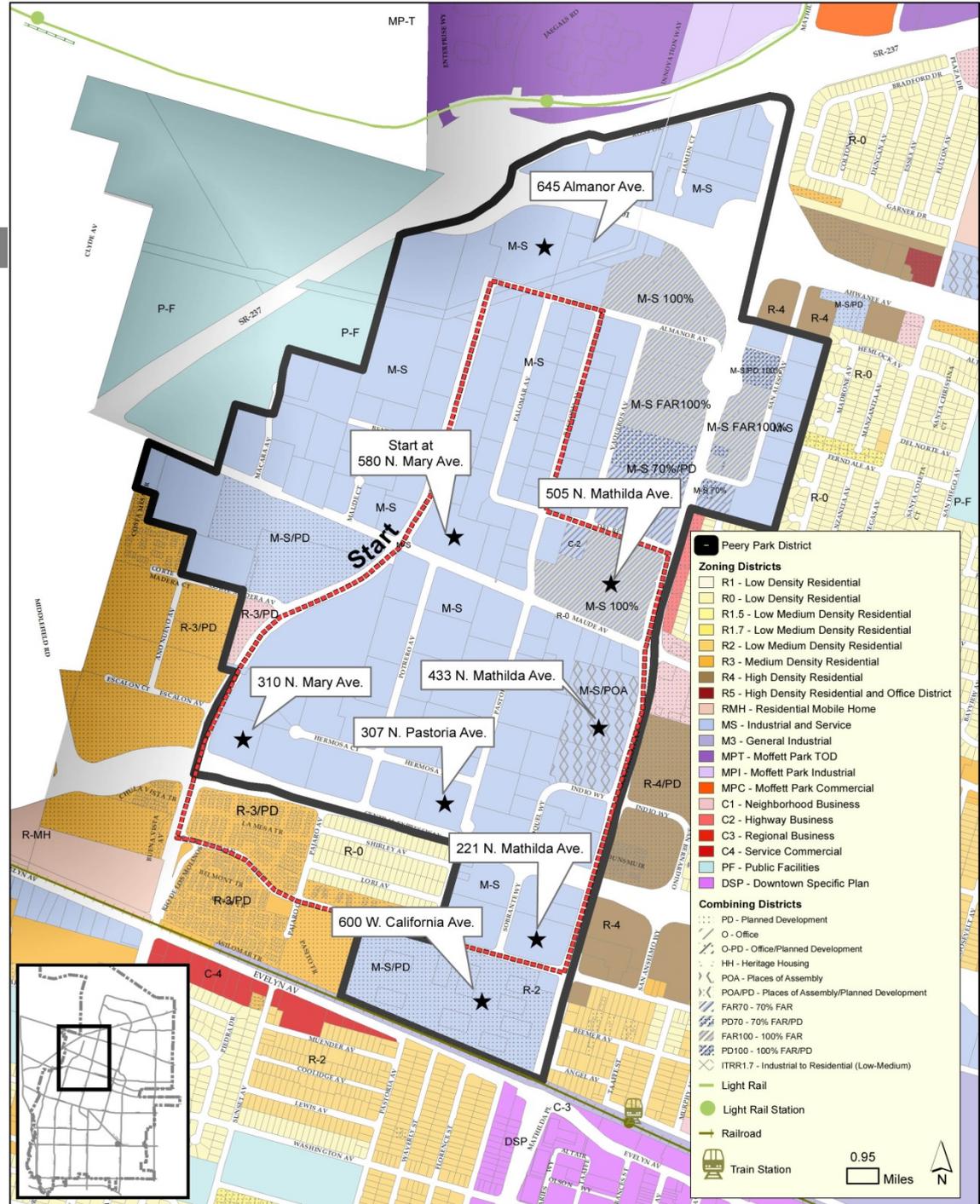
Slide 23

- ▣ Opportunity to learn from other cities



Peery Park

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North Bayshore



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Vintage Park



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Mobile Tour App



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T-Mobile 3G 1:25 PM

Mobile Tour 1

The October 1 tour provided an overview of the existing character of Menlo Park neighborhoods, and...

HIDE TITLE

List Map Media

SHOW TITLE

4 Traditional One-Story Development

City of Menlo Park Development Services Manager Justin Murphy describes the traditional one-story concrete tilt-up development in the M-2 area along O'Brien Drive and contrasts it to recent 3-story development.



Woodside

Portola Valley

Los Altos Hills

Mour Vie

Esri, HERE, DeLorme |... esri

1 Bike Lane Improvem...

City of Menlo Park Transportation Manager Nikki Nagaya describes some of the...

POST A COMMENT OR PHOTO

Do you have an idea or comment about future land use or circulation in Menlo Park? Want to share a photo of an example you love or something that could be improved? Post your comment below and attach an image (if you have one).

LEAVE A REPLY

T-Mobile 3G 1:25 PM

T-Mobile 3G 1:21 PM



Belle Have Open House

Slide 28

- Co-hosted with:
 - Community Services
 - Belle Haven Neighborhood Association
 - Peninsula Conflict Resolution Center

- Opportunity to discuss:
 - Belle Haven Action Plan and its Implementation
 - ConnectMenlo





Key Findings Thus Far

- Traffic, traffic, traffic
 - Halting development won't solve regional issue
 - Will require multiple innovative solutions
- Willingness to have development if
 - Development directly benefits Belle Haven (primary)
 - Increases city revenue (secondary)



Community Benefits

- Improved schools & educational opportunities in Belle Haven
- Willow Road circulation improvements
- Improved pedestrian and bicycle facilities
 - Across 101 and Bayfront Expressway
 - Citywide
- Community-serving retail in Belle Haven
 - Grocery store, pharmacy
 - Bank/atm
 - Healthy food and dining options
- Community services in Belle Haven
 - Library
 - Medical
 - Job training, internships, etc.



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NOV 18th
STUDY SESSION
PREPARATION



Objectives for Study Session

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- Finalization of Guiding Principles
- Update on where we're headed
- Guidance on preparing a range of alternatives
 - Trade-offs and benefits to the City as whole, but specifically the Belle Haven neighborhood
 - To be vetted by community in December



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NEXT STEPS

Upcoming Meetings



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- **Joint Session with City Council & Planning Commission: Nov 18**
- **GPAC 3: Preparation for Workshop 2 (Alternatives) Dec 4**
- **Community Workshops: Review of Alternatives Dec 11 & 18**
- **GPAC 4: Workshop 2 Findings Jan 15 (tentative)**

For More Information



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THANK YOU