

General Plan (Land Use & Circulation) & M-2 Area Zoning Update



CONNECTMENLO

menlo park land use & mobility update

Land Use Alternatives Community Workshop

December 18, 2014



Workshop Format



CONNECTMENLO

menlo park land use & mobility update

Slide 2

- **Welcome & Introductions**
- **Presentation: Project summary, background information and tonight's objective**
- **Activity: Make your own land use alternative**
- **Report Back: Each group shares its ideas**
- **Summary: Common ground**

City Council Project Objectives



CONNECTMENLO

menlo park land use & mobility update

Slide 3

- ❑ Establish and achieve the community's vision
- ❑ Realize economic and revenue potential
- ❑ Land use changes expected only in the M-2 Area
- ❑ Streamline development review process
- ❑ Improve mobility for all travel modes
- ❑ Preserve neighborhood character
- ❑ Reduce emissions and adapt sustainably

Project Steps & Schedule



CONNECTMENLO

menlo park land use & mobility update

Slide 4

- **Guiding Principles**
- **Land Use Alternatives – thru April 2015**
- **Goals, Policies & Programs – Feb to July 2015**
- **Zoning Changes – Mar to Aug 2015**
- **Fiscal Analysis & EIR – May 2015 to June 2016**
- **Final Adoption – June 2016**



Community Input to Date

Slide 5

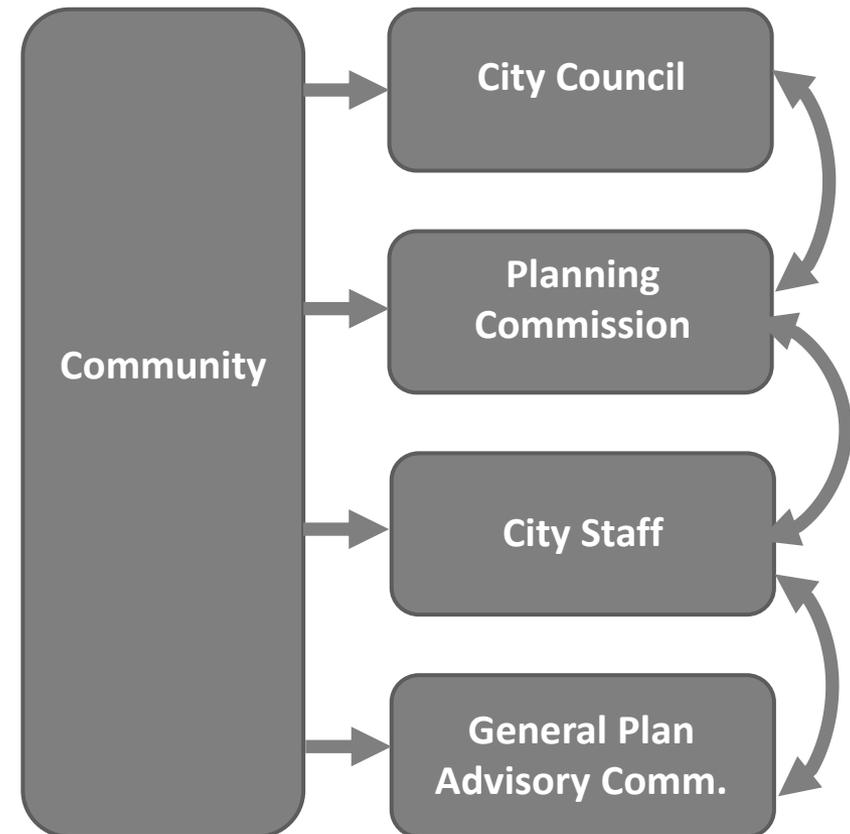
Aug – GPAC Meeting 1

Sept – Community Workshop 1,
Online Survey 1, Economics
Symposium & Focus Group

Oct – Mobile Bus Tours, Mobile
App Launch, Stakeholder
Meetings, Transportation
Symposium & Focus Group

Nov – Belle Haven Open House 1,
GPAC 2, Council Presentation

Dec – GPAC 3, Council/Planning
Commission Meetings



Community Input



CONNECTMENLO

menlo park land use & mobility update

Slide 6

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

Woodside
Loop 2
Portola Valley
Los Altos Hills
Mountain View
Esri, HERE, DeLorme [...]

1 Bike Lane Improvem...

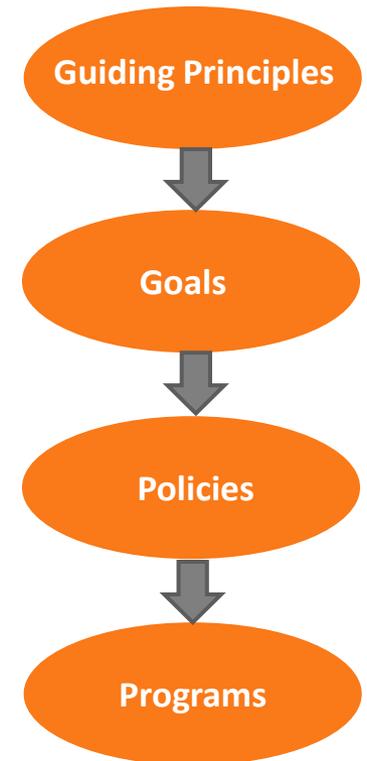
City of Menlo Park
Transportation Manager Nikki Nagaya describes some of the...



Guiding Principles

Slide 7

- ❑ **Overarching Vision Statements**
- ❑ **Land Use Decisions should reflect their intent**
 - ❑ **Starting now with Alternatives**
- ❑ **Set the stage for General Plan programs**
 - ❑ **Actions the City will take**



Workshop Materials



CONNECTMENLO

menlo park land use & mobility update

Slide 8

- **Display Boards**
 - ▣ **Guiding Principles**
 - ▣ **Key Planning Considerations**
 - ▣ **Graphics of approved projects**
 - ▣ **Examples of development types**
- **Basemap for Each Table**
- **Options Map**
 - ▣ **Palette of Potential Future Development**

Guiding Principles



CONNECTMENLO

menlo park land use & mobility update

Slide 9

- ❑ **Citywide Equity**
- ❑ **Healthy Community**
- ❑ **Competitive and Innovative Business Destination**
- ❑ **Corporate Contribution**
- ❑ **Youth Support and Education Excellence**
- ❑ **Great Transportation Options**
- ❑ **Complete Neighborhoods and Commercial Corridors**
- ❑ **Accessible Open Space and Recreation**
- ❑ **Sustainable Environmental Planning**



Key Planning Considerations

Slide 10

- High and rising housing demand and costs
- Strong market for multifamily, office/R&D uses & “live-work-play” mix of retail, housing, jobs
- Planned but unfunded public improvements
- Severe traffic is primarily pass-through
- Need for multimodal improvements and more transit, including Dumbarton Rail
- Health and fitness influenced by geography

Benefits Desired by Community



CONNECTMENLO

menlo park land use & mobility update

Slide 11

- **Community-serving retail (grocery, pharmacy, etc.)**
- **Healthy food and dining options**
- **Educational and library improvements**
- **Traffic-calming on residential streets**
- **Job creation for local residents**
- **Medical services**
- **Transit station**



Potential City Projects

Slide 12

- ❑ **Citywide street, sidewalk & bike improvements**
- ❑ **Bedwell Bayfront Park enhancements**
- ❑ **Senior Center and pool upgrades**
- ❑ **Flood control**
- ❑ **Storm drain system upgrades**
- ❑ **Streetscape beautification**

Alternatives Features



CONNECTMENLO

menlo park land use & mobility update

Slide 15

□ Potential Commonalities

- More development in M-2 than currently allowed, in exchange for increased revenue citywide & community benefits, especially for Belle Haven
- Tools to manage traffic and parking, including a Transportation Management Association
- Sea level rise and climate change adaptation

□ Potential Differences

- Amount and locations of future development

Alternatives Process



CONNECTMENLO

menlo park land use & mobility update

Slide 16

- **Online survey – Dec 23 to Jan 18**
- **Belle Haven Open House 2 – Jan 8**
- **GPAC Review – Late Jan**
- **Council/Planning Commission Review – Early Feb**
- **A single Preferred Alternative is developed**
 - **Likely to combine components from alternatives**

For More Information



CONNECTMENLO

menlo park land use & mobility update

Slide 17

- Visit: www.menlopark.org/connectmenlo
- Download App at: connectmenlo2go.com
- Contact: Deanna Chow
Senior Planner
City of Menlo Park
Tel: (650) 330- 6733
Email: connectmenlo@menlopark.org