



CONNECTMENLO

menlo park land use & mobility update

Summary of Land Use Alternatives Survey

During January, 172 community members completed either an online or paper survey to review and rank three potential future land use and development scenarios, or “alternatives,” for the M-2 Area and Belle Haven and provided written comments on what they like or would change in the alternatives. During the survey period, the online survey received over 400 visits. The following pages summarize the survey results.

The General Plan Advisory Committee will review the survey results at its January 28 meeting and will provide comments to City staff and consultants, who will return with the first draft of a “Preferred Alternative” at the February 12 GPAC meeting. Next, the City Council/Planning Commission will consider this information at a joint study session, and the Council will provide guidance that will lead to presentation of a Draft Preferred Alternative at community workshops on March 12 and 19. Based on the input at the workshops, staff and consultants will finalize the Preferred Alternative for GPAC and Planning Commission review and Council approval in April.

LAND USE ALTERNATIVES

Alternative 1. Current General Plan

Alternative 1 represents no change in the land uses beyond what is already anticipated by the existing 1994 General Plan. The current General Plan land use designation and zoning for the M-2 Area primarily allows general industrial uses, which include warehousing, manufacturing, research and development, and offices. Personal services, convenience stores and cafes are intended to serve only employees in the immediate area, with limited hours and days of operation. Housing is not permitted.

Alternative 2. Range of Options

Alternative 2 incorporates a range of ideas for future development expressed by community members and property owners during the ConnectMenlo process, including more retail (grocery, bank, pharmacy, etc.) in Belle Haven, more walkable areas, and more mixed-use residents can access without needing a car. Willow Road between Hamilton Avenue and Ivy Drive would serve as the primary retail corridor in this alternative.

Alternative 3. Workshop Compilation

Based on their review of Alternatives 1 and 2, participants at a community workshop in December 2014 at the Menlo Park Senior Center created alternatives representing what they would like to see in the M-2 Area. City Staff and consultants assembled these into Alternative 3 to include the range of ideas expressed by the full group of workshop participants. Not every idea could be included, however, without some modification because some of the concepts conflicted. Like Alternative 2, Alternative 3 includes a range of new development types, including housing, retail and hotels, but it shows more mixed-use residential and retail in the “Bohannon Gateway” area bordered by Bayfront Expressway, Chilco Street, the Dumbarton

LAND USE ALTERNATIVES SURVEY SUMMARY

Railway, US 101, and Marsh Road. Unlike Alternative 2, it does not include housing between Willow Road and University Avenue, and instead prioritizes the area for office, life sciences, and open space, with some retail.

SURVEY RESULTS

Of the 172 surveys submitted, 159 were completed online and 13 on paper. A little over half (88) of the survey responses included comments, in addition to ranking the alternatives. Alternative 1 was ranked #1 the least number of times (29). Alternative 2 was ranked #1 by 57 people, and Alternative 3 was ranked #1 by 85 people.

COMMENTS ON THE ALTERNATIVES

A number of broad common themes were found among the 88 comments submitted, as follows. The number of times a comment was made related to the theme is noted in parentheses after each one. Within each theme, however, there may be similarities and differences amongst the comments.

Desire for a walkable, mixed-use, “live/work/play” environment. Proponents of both Alternatives 2 and 3 support more retail, housing, and office/business uses, and more amenities/services in proximity to one another in the M-2 Area, making it more walkable and accessible to Belle Haven residents and future employees. (24)

Utilize Dumbarton Rail and increase public transit. New transit service (whether street car, light rail, shuttles, or bus) should use the Dumbarton Rail corridor to provide people with commute options and take cars off the street. (20)

Increase housing. New housing should be constructed. Some people think housing should be made affordable, some think it should be high-density, and some think it should not be concentrated in Belle Haven and the M-2 Area. (17)

Address gridlock and improve traffic flow. Existing traffic issues must be addressed, in particular along Willow Road, Bayfront Expressway, and Marsh Road. Three people suggested widening and/or tunneling Willow Road (and Marsh Road) and one suggested the new lanes be set aside for mass transit. (16)

Train Stations and Surrounding Development. Help make the area more walkable by clustering higher density development around the proposed train station(s) in Alternative 2 and 3. Retail, housing, and commuter services in particular should be clustered around the train station(s). (11)

Bicycle and pedestrian connectivity. Address the current separation between Belle Haven and the M-2 Area. New development must be easily accessible by Belle Haven residents. Create better connections across the tracks near the Onetta Harris Community Center and/or Kelly Park, and improve pedestrian and bicycle connections across Marsh Road, Bayfront Expressway, Willow Road, and US 101 at Marsh Road. (10)

Generate revenue and sales tax. New development should increase revenue for the City; some respondents said that since office use does not meet this goal, less new office development should be encouraged. (8)

LAND USE ALTERNATIVES SURVEY SUMMARY

Less development. Supporters of Alternative 1 thought too much new development is proposed in Alternative 2 and 3, especially around Willow Road where density can intensify the gridlock. They also expressed concern about potential building heights. (7)

Provide more playing fields and parks. (6)

Developer contributions and public benefits. Developers must pay for infrastructure and roadway improvements, extra services and address sea-level rise. (4)

Too many hotels. Three respondents asked if there is sufficient demand for the number of hotels proposed and expressed concern about how to address their impact on traffic. (3)

Provide more jobs. (3)

Include a grocery store in Belle Haven. (3)

Cluster retail. Retail should be clustered to create a destination and critical mass. Don't spread it out too much by creating two retail areas in both Bohannon and Willow. (2)

REQUESTS FOR FURTHER ANALYSIS

The following requests were made to further study/analyze:

- How new development will impact water, traffic, and emergency response.
- How sea level rise will impact existing and proposed development.
- Proposed housing numbers and projected population.
- Regional impact of new development.
- How to ensure accountability so when development comes in, the amenities promised come with it.

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

All Priority Lists sorted chronologically

As of January 21, 2015, 9:47 AM



As with any public comment process, participation in Open City Hall is voluntary. The priority lists in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

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As of January 21, 2015, 9:47 AM, this forum had:

Attendees:	436
All Priority Lists:	159
Hours of Public Comment:	8.0

This topic started on December 30, 2014, 9:09 AM.

Average Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

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Name not shown inside Menlo Park (on forum)

January 20, 2015, 11:51 PM

I believe alternative 3 is the best option. What the area needs is good walkable space and access to retail (shops/restaurants). Doing nothing, alternative 1 is not an option. Here are some of the reasons why I believe alternative 3 is the best alternative.

1) It concentrates the retail area (shops/restaurants) more in one area...away from Willow road. The residence for instance wouldn't need to join the busy Willow road to do their shopping etc. Cuts down on unnecessary traffic on Willow & they don't need to join the main artery just to get groceries.

2) Having the train station near the main shopping/housing area will further limit the need to drive to the retail areas. Again, will encourage people to either walk/bike/or take the train to do many of their regular chores and not have to worry about driving and going on Willow.

3) There are more retail options in #3 vs. #2. That in itself is a plus. If the residence of Belle Haven (and the general Menlo Park area) don't have to leave Menlo Park to shop, that's a big plus. Having more retail options will make living in the area that much easier.

4) Option 3 still has some retail between Willow and University; this will be used mainly by the people who work and/or in the area, they won't necessarily need to drive to go to retail locations. There's another train stop there so that will also help reduce traffic and allow people who want to get to that area do so easily.

5) Having no housing around Willow and University, reduce the number of cars parking (traffic) in that area. It's already very busy and will always be, but we don't need to make matters worse. If people stop, it won't be for very long periods....only to shop and work. Not housing and guests.

Otherwise, it would be good to have a bigger and better library in the M2 area. This would greatly benefit the residence of Menlo Park. It could be a sister library to the one on the west side.

Ultimately, enabling the M2 area to flourish into a more diverse area would make it a better place to live and one that's more self-sustaining. We wouldn't need to drive in and out of the city if we could easily find what we need within its borders. The whole of Menlo Park can really become a more complete, livable, workable and family-friendly community.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 20, 2015, 11:50 PM

I believe that Alternative 3 is the best of the three alternatives. Alternative #3 should not be taken at face value as to what the residents at the workshop all supported. I was at the workshop and there was a lot of disagreement in the group over the placement of things. There was agreement on the desire for a "live, work, play" environment.

Menlo Park General Plan Update: Land Use Survey

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Generally, I would like to see a mixture of housing, retail and business in close proximity. This mixture will allow residents and employees to easily walk/bike to retail shops, a grocery store, a pharmacy and restaurants. Wherever there is retail and business, and think that housing also makes sense. We need more housing.

I am not convinced that we need (or should have) all of the hotels drafted on Alternative 3. I am concerned that our community will look like El Camino in south Palo Alto with a couple hotels on each block. If there is a need for hotels, it is reasonable to fill that need--to a point. However, with websites like Airbnb and Vrbo, I'm not so sure that hotels will be that popular in the future. Hotels need to be balanced with residential-serving commerce like coffee shops, grocery stores, a pharmacy, and good, healthy restaurants that are open at night.

I would like to see one "downtown" in Belle Haven. Right now, Alternative 3 has two "downtowns." One is by Willow, the other is near Bohannon. I don't think that it is a good idea to have two downtowns. My concern is that both areas will be marginally built up, leaving residents without one full center. I think that it is better to focus on one area as the downtown. I would hate to be criss-crossing Belle Haven to get my groceries by Willow and my prescription medication by Bohannon. Two downtowns will only add to our congestion problem as it will encourage people to drive because it is difficult to run errands on foot in two locations.

Neighborhoods that are close to transit and retail are the most desirable. I am concerned that having the "downtown" near Bohannon would mean that all current Belle Haven residents would be a train track away from the most desirable neighborhood.

If the "downtown" is put near Bohannon, it will be important to have true connectivity between the Bohannon neighborhood and the existing Belle Haven neighborhoods.

For example, at the Harris Center, there could be a wide and welcoming railroad crossing. Landscaping could be similar on both sides of the track, so that it has the feel of one neighborhood, as opposed to leaving one neighborhood and going into another. Then, on the Bohannon side of the tracks, there should be easily walkable/bikeable paths to the retail. There shouldn't be any real or symbolic barriers like gates (even if they are open) that make it seem like the two areas are separate communities. Chilco should also be improved in a way reduces the speed limit, creates sidewalks, and widens bike lanes. Again, landscaping should reflect that the entire area is part of Belle Haven.

If there is a crossing at Harris Center, Beechwood School should be taken into consideration. The street is very busy in the morning with cars and children walking to school. A safe route to school program may be helpful to ensure that the children still feel safe walking. I think that the crossing will add both ped/bike and car traffic, especially once the Dumbarton Rail is up and running. I am concerned that once the Dumbarton Rail is activated, the street may become inhospitable to children walking.

No matter where a transit station is added, it should be co-located with retail--coffee shop, restaurant, dry cleaner--and anything else the commuters may want on their way to or from work.

Somewhere in Belle Haven, whether it's near the transit station or the "downtown," there should be room for small, local businesses to thrive. The Ferry Building in SF is a good example. They have small shops that seem very successful. It would be great to have Belle Haven residents supported in opening up local shops that serve Belle Haven residents and local employees.

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Throughout the community, I would like to see more safe crossings and more connectivity--including a crossing from Kelly Park to the plot of land where Orrick is. I'd also like to see better crossings at Marsh, so that Belle Haven residents can get to Marsh Manor safely.

Thank you.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 20, 2015, 11:44 PM

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1) It concentrates the retail area (shops/restaurants) more in one area...away from Willow road. The residence for instance wouldn't need to join the busy Willow road to do their shopping etc. Cuts down on unnecessary traffic on Willow & they don't need to join the main artery just to get groceries.

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My Priorities

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 20, 2015, 11:24 PM

The M-2 Area needs more retail, dining options and services. Anything that can be done to make traffic flow more efficiently through this area must be done. It would be very helpful to provide information such as the number of housing units and projected population densities given the proposed housing. It would also be helpful to show how the proposed changes compare to what is happening throughout our entire city so that we can be sure that the new high density housing is being spread throughout Menlo Park.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (unverified)

January 20, 2015, 10:30 PM

2 or 3, mixed use is key. Walkable is key. Help balance the housing need.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 20, 2015, 9:47 PM

This survey format is very poor.

My Priorities

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Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Name not available (unclaimed)

January 20, 2015, 9:38 PM

retail should be clustered about viable nodes to generate critical mass.
dumbarton rail use for transit or street car, temporary or permanent, is critical to connecting workers w retail, parks

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 20, 2015, 5:57 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Aubrey Blanche inside Menlo Park (on forum)

January 20, 2015, 5:35 PM

I support the Workshop Compilation because it allows all community members to be represented when deciding land use policies. This will also provide greater transit and walkable amenities and resources for residents, which can create a richer community life as well as more diversity among residents.

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 20, 2015, 4:33 PM

How about looking at water, traffic, emergency response. How does proposed development effect the region, not just Menlo Park but Atherton & EPA

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Jeff Bird inside Menlo Park (on forum)

January 20, 2015, 4:19 PM

I am in favor of healthy thoughtful new development to revitalize the city, to attract growth oriented commercial businesses, and to bring modern planning principles into action

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Sarah Sobel inside Menlo Park (on forum)

January 20, 2015, 3:58 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 20, 2015, 2:15 PM

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My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 20, 2015, 2:08 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (unverified)

January 20, 2015, 12:18 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown outside Menlo Park (on forum)

January 20, 2015, 11:18 AM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not shown inside Menlo Park (on forum)

January 20, 2015, 11:08 AM

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My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 20, 2015, 10:30 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 20, 2015, 10:24 AM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not shown inside Menlo Park (on forum)

January 20, 2015, 9:38 AM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 20, 2015, 6:41 AM

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My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not shown inside Menlo Park (on forum)

January 19, 2015, 8:03 PM

I prefer alternative 3 because I would like to see more amenities in Zone 2.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Bronwyn Alexander inside Menlo Park (on forum)

January 19, 2015, 6:26 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 19, 2015, 5:06 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 19, 2015, 5:05 PM

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My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 19, 2015, 5:02 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 19, 2015, 4:52 PM

Preserve sales tax and other revenue generation in M2. Offices for tech. and more lawyers and other service firms don't do this in general.

Ensure developers pay full cost of necessary extra services, all road improvements, pessary 100 year flood protection, etc. MP residents should not bear these costs.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Name not available (unclaimed)

January 19, 2015, 4:44 PM

Avoid lots of density increase. More housing, less office in general.

My Priorities

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Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Name not shown outside Menlo Park (on forum)

January 19, 2015, 4:43 PM

I'm a homeowner in unincorporated Menlo Park and feel that Menlo Park needs more walkable, mixed-use neighborhoods with retail, housing, and office in the same place. The Bay Area is growing, and it's important for Menlo Park to expand transit accessibility and housing to new neighborhoods to address rising rents. We should make sure that sufficient housing supply is permitted in this area along with office to support a good mix of retail in a real walkable neighborhood, so that commuters can live near work rather than commuting by car.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Virginia Chang Kiraly inside Menlo Park (unverified)

January 19, 2015, 4:32 PM

As the discussion continues about the exciting direction that Menlo Park is going, I would like to see the Menlo Park Fire Protection District included in the discussion and planning phases. As your fire department, the fire district wants to be sure there are adequate resources to ensure the safety of residents, employees, families, and anyone else who will be part of this exciting phase in Menlo Park's history. The fire district's entire service area (MP, EPA, Ath, SMC) will be touched in some way. This is the best opportunity for our entire community to work together to promote and encourage public safety and disaster preparedness during this exciting time for Menlo Park.

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

David Bohannon inside Menlo Park (unverified)

January 19, 2015, 4:07 PM

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My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Doug Marks inside Menlo Park (on forum)

January 19, 2015, 3:37 PM

Alternative 3 seems to represent what was expressed in December workshops. Another item that I think would be extremely worth considering is opening/using the Dumbarton rail corridor (more) for passenger trains. It would be very helpful to have more public transportation to the east side of 101 and Caltrain is an existing well-used public transportation system that should be expanded.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Beth Martin inside Menlo Park (on forum)

January 19, 2015, 2:20 PM

I think both Alternative 1 and 2 include too much office, particularly without commitments for traffic improvement. I don't want to see Menlo Park go the way of Redwood City or Mountain View.

Existing M2 zoning includes industrial and offices, plus cafes, stores, personal services, and day care to serve the employees. It doesn't include housing, yet at least two big apartment projects are approved in the M2. For example, the Menlo Gateway project will include an 11-story hotel, 8-story offices, and 3-4 story apartment buildings, restaurant, health club, retail and community facilities. But according to the Menlo Gateway web page on menlopark.org, the city will create a new zone (M3) for that area, which is not noted on the Alternatives presented here.

Do these alternatives represent what we would really see, that is, impose any constraints on codes? I ask because the projects so far proposed for the Downtown/El Camino area do not match the recurring themes established in those community workshops. What is to stop the city from simply approving tons of office projects in M2 and not following through with schools, retail, affordable housing, and overall accessibility/connectivity?

One last note. I see a dotted blue line on the maps that represents proposed sea level rise. I assume there are some levee projects in the works so that the M2 area is still above water in 30 years?

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My Priorities

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Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown outside Menlo Park (on forum)

January 19, 2015, 2:20 PM

The 3 alternatives offer limited choice. But I would sooner see nothing (or as little as possible) happen to an overcrowded, high traffic area than either of the 2 alternatives with new development. Without massive reconstruction of the Marsh exit from Hwy 101, additional development in the area will have catastrophic traffic results.

Additionally, if you do the development projected in either alternative 2 or 3, you might as well shut down Kelly Field. Because no youth sports clubs will use those fields when it becomes impossible to get to them. As it is, it often takes 30 minutes to get from Marsh and Middlefield to Kelly Field on a weekday evening.

Attempting to improve those areas is a positive idea. Adding light rail transit into Facebook and the surrounding area is a positive idea. But filling the space with 6-8 story office buildings is a terrible idea.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Name not available (unclaimed)

January 19, 2015, 2:18 PM

I am encouraged to see us examine higher density housing, especially tied into existing or proposed shared traffic solutions, like CalTrains.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 19, 2015, 12:23 PM

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

I support the workshop compilation created by the residents of Belle Haven. I'd like to see this develop as a walkable, downtown neighborhood that could become a second downtown area for Menlo Park. I'm excited by the prospect of seeing this occur within the next few years rather than over decades.

I believe that requires three things for land uses:

- 1) We should make sure that this area is permitted to have sufficient density of both office and housing to support the amenities that would make this feel like a downtown. Areas like downtown Mountain View and downtown Redwood City are successful live/work/play environments and make good comparisons in terms of allowable density. In particular, we should make sure that we maximize the potential of this area as small unit housing for the area's mostly twenty-something office workers to reduce commute traffic and alleviate Menlo Park's high and rising rental prices.
- 2) The city should plan for building a strong transit program for the Dumbarton line that can reduce commute traffic into and out of this area.
- 3) In order to see the benefits provided quickly, we should follow land use best practices and set clear requirements for public benefits and fees up front rather than requiring a long, drawn-out negotiation with the developers over each parcel.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 19, 2015, 11:22 AM

Solutions for safer public pedestrian/bike transit across 101 and programs to alleviate traffic on Willow and 84 need to be considered as part of the development plan.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Leigh Flesher inside Menlo Park (on forum)

January 19, 2015, 9:36 AM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 19, 2015, 9:32 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 19, 2015, 9:28 AM

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not shown inside Menlo Park (on forum)

January 19, 2015, 8:16 AM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Peter Bostwick inside Menlo Park (on forum)

January 19, 2015, 7:24 AM

Menlo Park General Plan Update: Land Use Survey

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We need to bring energy and vibrancy to Menlo Park in a responsible way.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 18, 2015, 10:35 PM

Adds value to the Belle Haven Community and makes it more desirable to families to live.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 18, 2015, 10:28 PM

I like the idea of having a pharmacy close by and grocery store. My only concern with the development is that it would add to the traffic problem that is currently present. What I would like to see is affordable housing development for our community.

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 18, 2015, 6:01 PM

More mixed use with a higher percentage of below market so people who work here, can live here.

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 18, 2015, 5:58 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 18, 2015, 5:52 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 18, 2015, 5:19 PM

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Name not shown inside Menlo Park (on forum)

January 18, 2015, 2:01 PM

Menlo Park General Plan Update: Land Use Survey

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I have been involved for years now getting a sensible downtown plan in place and the elected officials to implement it. Measure M was soundly defeated reinforcing the desires of Menlo Park residents for smart development, development to keep us competitive with the towns up and down the peninsula that realize the value of increased density and mixed use development. Alternative 3 best reflects that approach and the desires of most of the Menlo Park community. I would really like to see increased development, density, and amenities in the M-2 zone. Just look at the comparisons in Redwood City, downtown Los Altos, San Carlos, and so and so on. We need to promote mixed use revenue producing and tax generating uses that will benefit Menlo Park. Alternatives 2 and 3 are the only proposals that take a modern and realistic view of the demographics in our country and of our younger populations that are critical to sustained health of our community and school systems and that is urbanization with access to public transportation. If adopted, Alternative #3 would help create a vibrant mixed use center perfect for supporting the future and creating a Menlo Park that will attract residents and businesses. The best proof of that is go stand on Santa Cruz Avenue on a Saturday night, or a weekday at lunch time. Now go try that on University Avenue in Palo Alto, Main Street in Redwood City, Laurel Street in San Carlos, 3rd Avenue in San Mateo, downtown Burlingame, main street Campbell. The list is endless and the comparison is ridiculous. Shame on Menlo Park for being so complacent and stuck in thinking that is at least 20 years out of date with reality.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 18, 2015, 12:35 PM

This is a TERRIBLE plan without fixing transit.

1. Widen / update willow NOW. With Facebook traffic, willow has become a NIGHTMARE. I am not a traffic engineer, but I suspect the problem is poor light timing at Willow / Marsh to speed traffic for facebook. Have the traffic engineers make a proposal. A design of Willow that WORKS and is not gridlocked back to the VA hospital must be proposed. As a long term resident of the area and frequent user of the Dumbarton commute over the decades, through several tech booms, it's never been like this. I can't even get to 101 to go up to Marsh to go around "the long way". WIDEN / FIX / SUBMERGE Willow before adding shops and retail around the edges. Now is the time, before putting in businesses. And get Facebook to chip in.

2. The Dumbarton ROW is _dead_. Staff decided to contribute the rail money to electrification of caltrain, more DB busses, and helping BART WarmSprings. There are NO subsequent meetings of the Dumbarton project scheduled. Placing a train station on these maps is a FANTASY without an extra \$700M, and by asking the public to comment on a map that includes rail when there is _no rail in the future_ is simply poor governance.

Finally, since you're asking only for a ranking of the plans, either of these new plans is strong if you fix transit. More residential and retail (including something like a supermarket, which I don't see in any plan) is the right

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

answer.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 18, 2015, 10:47 AM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 18, 2015, 9:55 AM

I would like to support the notion of two train stations and housing at both of them. Menlo Park needs to allow as great a density and diversity of development as possible -- without necessarily expecting that the market will support the maximal allowed density -- committing to flexibility of use in order to be part of the solution to the regional housing crisis, not part of the problem.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 18, 2015, 7:13 AM

My Priorities

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 17, 2015, 6:30 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 17, 2015, 4:55 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Alexander Key inside Menlo Park (on forum)

January 17, 2015, 4:54 PM

I would like to see the maximum amount of new housing, including high density housing. There are plenty of single family homes in Menlo Park; I would like to see greater diversity of housing solutions.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 17, 2015, 3:50 PM

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

More mixed use and high density housing should be a priority.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 17, 2015, 3:05 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 17, 2015, 2:47 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Carol Kelly inside Menlo Park (on forum)

January 17, 2015, 2:46 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Menlo Park General Plan Update: Land Use Survey

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Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 17, 2015, 2:44 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Name not available (unclaimed)

January 17, 2015, 2:18 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 17, 2015, 1:16 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Peter Carpenter outside Menlo Park (on forum)

January 17, 2015, 12:31 PM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 17, 2015, 11:10 AM

We are in favor of Plan 2 as it will help Menlo Park financially and improve the eastern areas of the city.
Jeanette and Joe Mell

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not shown inside Menlo Park (on forum)

January 17, 2015, 11:10 AM

Any land use plan 20 years old needs updating and re-thinking. Let's not fossilized Menlo Park.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 17, 2015, 11:02 AM

We are in favor of Plan 2 and support the Council's desire to upgrade the area in question,, thus improving our financial picture and bettering the Belle Haven residential area.
Joseph and Jeanette Mell

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Rob Silano inside Menlo Park (on forum)

January 17, 2015, 10:51 AM

Please consider emergency response routes for public safety agencies. No light rail unless electric function and building of routes are lowered: recessed surface to reduce noise and ugly site of rail cars and traffic. Tunneling under of major streets as Willow or Marsh to reduce traffic congestion.

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Triona Gogarty inside Menlo Park (on forum)

January 17, 2015, 10:50 AM

I am concerned with height of the new buildings along Willow and the negative effect for the current houses along Carlton. 4 stories will plunge Carlton homes into shade.

We need to solve problems with transportation. Menlo Park in general is becoming gridlocked several times per day. The area approaching 101 in the morning, midday and evening commute windows will become unusable unless there are proactive and aggressive measures built into a plan. So I approve these plans only if they are accompanied with transportation solutions.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

1 Supporter

Name not shown inside Menlo Park (on forum)

January 17, 2015, 10:23 AM

Blended mix of uses that Belle Haven "wants" is the way forward. Get office space to complement tech sector along with other M-2 uses and offer services to office workers...so they don't have to drive to Downtown MP.

Menlo Park General Plan Update: Land Use Survey

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My biggest concern is water use. Transit and traffic can be addressed but when the water runs out...we're all done!

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

dana hendrickson inside Menlo Park (on forum)

January 17, 2015, 9:32 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 17, 2015, 9:28 AM

We need more housing options as well as retail options but away from El Camino so that it's not so congested on the west side. In addition, we need more outdoor fields (i.e. baseball fields) so that we can keep our kids active.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (unverified)

January 16, 2015, 11:04 PM

While I applaud the ideas of increasing density and bringing services to that density I am concerned about the expansion of development in an area subject to flooding as the water level rises in the Bay. Has any thought been given to this matter and protective plans discussed. If not commercial and residential projects are at risk and the costs of maintenance and saving them will be substantial.

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 11:03 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 10:56 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 16, 2015, 10:21 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 9:12 PM

Menlo Park General Plan Update: Land Use Survey

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Concerned about impact on traffic of approved 11 floor hotel, 8 & 4-floor office buildings, expansion in the M2 zone - to include: Marsh Road, Bayfront, Willow, Ringwood, Ravenswood, Bay rd. and Middlefield, particularly during peak commute times. These streets are already over congested at peak times, add to that the enhanced possibility of huge office building on El Camino at the old dealership sites.

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 16, 2015, 8:42 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 7:52 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 16, 2015, 7:50 PM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 7:50 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Name not available (unclaimed)

January 16, 2015, 7:31 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

John Lazar inside Menlo Park (on forum)

January 16, 2015, 6:57 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 16, 2015, 6:31 PM

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 6:07 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 16, 2015, 6:02 PM

Both Alternative 2 and 3 seem to include far too much development. While I would like to see some development in our area (for example; the addition of a grocery store) I certainly do not want the whole area turned into a huge shopping/office/housing complex.

Above all, I am most concerned about traffic on Willow Rd. It is already absolutely horrible from 3-7 pm. The kind of development outlined in these proposals will draw even more people into the neighborhood, which is exactly what we don't want given the current traffic situation. If some way to alleviate the traffic can be found, then I would be more supportive of the development.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

1 Supporter

Mark Duncan inside Menlo Park (on forum)

January 16, 2015, 5:55 PM

I think it is preferable to have regions where most routine services can be obtained without having to drive outside the area. It is preferable to increase density in order to achieve these characteristics, realizing that

Menlo Park General Plan Update: Land Use Survey

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without a minimal amount of nearby population, that there is insufficient business for retail stores to survive.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 5:49 PM

Walkable retail a good idea for Bellhaven residents as well as nearby office workers but nothing higher than 3 stories.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

James Madison inside Menlo Park (on forum)

January 16, 2015, 4:33 PM

Alternative 2 proposes a good middle ground between alternatives 1 and 3, including provision for additional housing to balance the additional jobs already being generated in the area. By allowing for additional office development, Alternative 3 would exacerbate the jobs-housing imbalance in Menlo Park.

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 16, 2015, 4:20 PM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 16, 2015, 4:15 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

John Sebes inside Menlo Park (unverified)

January 16, 2015, 4:04 PM

I favor more development, esp. more services that make the area more attractive to businesses locating because of Facebook

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 16, 2015, 3:51 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 16, 2015, 3:50 PM

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 16, 2015, 3:48 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Mary Gilles inside Menlo Park (on forum)

January 15, 2015, 5:49 PM

I support an overhaul of the M2 so that it becomes a vibrant residential, commercial and retail destination in Menlo Park. I am in favor of zoning this area for mixed use and more density. Transportation solutions should be integral to any discussion and plan but fear of more traffic should not rule or delay the process of moving forward with changes to the M2. We are an intelligent city and there are solutions to mitigating traffic that comes hand in hand with the density. Traffic is only a problem when there is congestion. Keeping the traffic moving is the key. Managing the traffic flow is crucial on every main artery in our city and with improvements in the M2 the traffic circulation in particular on Willow, Marsh and Bayfront will need to be addressed.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

1 Supporter

Name not available (unclaimed)

January 15, 2015, 12:39 PM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Edward Syrett inside Menlo Park (on forum)

January 15, 2015, 4:28 AM

The crucial element here, to my mind, is the vitalization of the Dumbarton Rail line. I don't know how this would be funded, but it is long overdue and should not be prohibitively expensive.. That right-of-way is bought and paid for, and its bridges are in place. Compare HSR, which cannot economically be shoehorned into the CalTrain corridor along the Peninsula.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

1 Supporter

Name not shown inside Menlo Park (on forum)

January 14, 2015, 4:35 PM

This area represents a great opportunity for our city to deliver valuable services to our residents and businesses, especially in that region of town. It also represents the most realistic opportunity to meet our housing needs, while delivering economic vitality that will help pay for overall city services. I'm in favor of seeing higher density and FAR type limits in this area to support the needed growth.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Mario Escalante inside Menlo Park (on forum)

January 13, 2015, 10:21 PM

I like Alternative 3, but adding eating/drinking or grocery store on the west side of Willow Rd. similar to what alternative 2 shows in that area between Ivy and Hamilton.

Menlo Park General Plan Update: Land Use Survey

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However, I don't see any of the traffic issues being addressed at all. I hope the train stations help to alleviate traffic, but I really believe the city needs to address the traffic issues before moving forward with this project. It is impossible like it is right now.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

andrew barnes inside Menlo Park (on forum)

January 13, 2015, 5:48 PM

For the long-term fiscal health of Menlo Park, the following are important to me:

- Density levels (upzoning) in the update are increased enough to achieve the City's 20--50 year economic development needs.
- Density levels in the update are increased enough to attract employers to locate into the M2, making Menlo Park a competitive business destination vis-a-vis our neighboring cities.

I am married with a three year old son and we have made Menlo Park our home. We live in the Willows. We are not afraid of vibrancy. We welcome the following in the M2 area:

1. more employers and office space close to where we live
2. more restaurants and retail to enjoy
3. more managed transportation choices, and functioning transit stations.

Let's talk traffic:

Traffic issues are important. AND can be worked on managed. Having to decide between smart land use & new economic vibrancy - or - "traffic" is a false choice for our City.

It's reported that approximately 80% of the traffic on our major access roads is "cut through traffic" from our neighboring cities. Neighboring cities which enjoy the benefits of those trips. We enjoy the congestion.

We need to understand what traffic is addressable by Menlo Park (originating or terminating in Menlo Park), and what is only addressable at a regional level. And let's start specifically addressing what we can impact. And work to make this a more vibrant place.

As a city we can't stop new development or reviewing everything on a project-by-project basis until traffic gets better. This narrative has been used effectively to stop progress in our City. We can do better. We can solve these problems.

In this process I'd like the following clearly detailed to the residents:

- Are we increasing density to the levels required to accomplish what we are saying we want to accomplish?

Menlo Park General Plan Update: Land Use Survey

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- Do we have a development approval process which is clear enough to accomplish what it is we are saying we want to accomplish?

Thank you. I am very excited about the opportunities that await the residents of our City.

1 Attachment

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/12vdc0fkzzlc.2fk/undefined> (228 KB)

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

1 Supporter

Name not available (unclaimed)

January 13, 2015, 2:23 PM

This cannot be a meaningful process in its present format. It is not only too vague and general, but the specific advantages and disadvantages of each component, or even all components in an alternative do not have sufficient background information for any ranking of priorities to be helpful or meaningful.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 13, 2015, 12:23 PM

Residents of Belle Haven have informed many City officials that we want pedestrian walk ways improved to access newly suggested stores, banks and a major upmarket(Trader Joes) to compliment the existing supermarkets and no more HOTELS !! Where is the affordable housing and not Midpens already new 90 added.. Fix Chilco, lights, bik paths, Bart rail !!!

My Priorities

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

steven battcher outside Menlo Park (on forum)

January 13, 2015, 11:25 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 13, 2015, 10:25 AM

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Charles Catalano inside Menlo Park (unverified)

January 12, 2015, 8:37 PM

Alternate 3 offers more of the ideas that appeal to community members, such as neighborhood adjacent retail spots, lots of walkable areas, and housing options that combine with retail to make it easier for people to take care of their needs without getting in a car. Bringing more jobs and city revenues along with more development and people will help strengthen the area economically and make it easier to do things right (like high quality public & alternate transit options). It would be great if the area evolves into a destination attracting residents from all across Menlo Park.

My Priorities

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Cindy Welton inside Menlo Park (on forum)

January 12, 2015, 8:02 PM

I support opening the Dumbarton Rail.

Alternative 3 appears to have essential elements such as housing, grocery, restaurants and retail to support Belle Haven residents and offer employment opportunities. It also appears to support active transportation and open space.

As a city we need to develop a cycling network of connected infrastructure to make bicycling a safe and viable option to help mitigate traffic congestion. Option 3 includes a very important bike/ped bridge to get people safely across Hwy 101 at Marsh Rd so they can get to work, home and recreation facilities.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 11, 2015, 6:33 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Lydia Lee inside Menlo Park (on forum)

January 10, 2015, 10:36 PM

It's really nice to see mixed-use development in Alternative 3. It would be a shame to see this promising area turn into a series of office parks and strip malls. It would be great if the developers were encouraged to hire more than one architect for their parcels to promote a diversity of design--even if it's all new, it doesn't have to all look the same. For instance, there is a new mixed-use development in the Dogpatch (in San Francisco) with two architects doing the two halves plus a public arts plaza next door. You can see renderings of 650 Indiana

Menlo Park General Plan Update: Land Use Survey

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St. at the link below:

http://sf.curbed.com/archives/2014/05/01/major_dogpatch_housing_project_looks_for_approvals_today.php

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

skip hilton inside Menlo Park (on forum)

January 10, 2015, 12:54 PM

I voted for Alternative 3 because it best reflects the desires and interests of the community based on workshops and input. I would also like to see more development, density, and amenities in the M-2 zone, as well as revenue producing and tax generating uses that will benefit Menlo Park. I also like the fact that both Alternatives 2 and 3 are thinking about public transit and pedestrian/outdoor access. If adopted, Alternative #3 would help create a "second downtown" for Menlo Park that will attract residents and businesses.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

3 Supporters

Name not available (unclaimed)

January 10, 2015, 11:58 AM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Peter Levins inside Menlo Park (on forum)

January 9, 2015, 9:02 PM

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

While addressing the new City Plan, the City of Menlo Park also needs to be proactive in working with county and state transportation agencies to address traffic flow on Willow Road both East and West of Hwy 101. During the upcoming rebuild of the Willow Road overpass, residents will see additional congestion around that construction site for a couple of years. Also, mitigation efforts to address increased traffic along all of Willow Road must continually be monitored for signal light synchronization and timing, as well as any other means the transportation agencies employ to tackle tough intersection backup issues along city streets.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 9, 2015, 6:16 PM

Avoid a development similar to what is on San Antonio Rd. That is unattractive. Prioritize the preferences of nearby residents. Give weight to pedestrian (bay trail) and bike amenities.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 9, 2015, 3:16 PM

Here are my priorities.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 9, 2015, 12:05 AM

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 8, 2015, 4:59 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 8, 2015, 4:35 PM

The City MUST pursue transportation alternatives as development occurs, particularly the Dumbarton transit from Willow/Bayfront to Redwood City. Otherwise, the neighborhood will be overwhelmed with traffic.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

1 Supporter

Name not available (unclaimed)

January 8, 2015, 1:44 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Menlo Park General Plan Update: Land Use Survey

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Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 7, 2015, 8:35 PM

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 7, 2015, 1:41 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 7, 2015, 9:46 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Amanda Rose inside Menlo Park (on forum)

January 6, 2015, 9:54 PM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

David Rummler inside Menlo Park (on forum)

January 6, 2015, 7:19 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 5, 2015, 7:27 AM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 4, 2015, 3:23 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 4, 2015, 1:18 PM

Menlo Park General Plan Update: Land Use Survey

Interested in future development & land use changes affecting Menlo Park over the next 20 years? The area of focus, between US 101 & SF Bay (M-2 zone), is part of the General Plan update. We've heard your ideas for suggested improvements/land uses, & now need help prioritizing where they should go.

My Priorities

- Alternative 3. Workshop Compilation
 - Alternative 2. Range of Options
 - Alternative 1. Maintain the Current General Plan
-

Name not available (unclaimed)

January 4, 2015, 12:11 PM

My Priorities

- Alternative 1. Maintain the Current General Plan
 - Alternative 2. Range of Options
 - Alternative 3. Workshop Compilation
-

Name not available (unclaimed)

January 3, 2015, 8:07 PM

This area needs restaurants, shops, and grocery stores in walking distance to Belle Haven.

My Priorities

- Alternative 2. Range of Options
 - Alternative 3. Workshop Compilation
 - Alternative 1. Maintain the Current General Plan
-

Eva Cuffy inside Menlo Park (on forum)

January 3, 2015, 7:10 PM

My Priorities

- Alternative 2. Range of Options
 - Alternative 3. Workshop Compilation
 - Alternative 1. Maintain the Current General Plan
-

David Mineau inside Menlo Park (on forum)

January 3, 2015, 6:58 PM

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 3, 2015, 5:34 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 3, 2015, 5:22 PM

With the increased development East of 101, please get the developers to pay for a wider bridge over 101 at Marsh, and traffic mitigation on Marsh and Willow. It is horrible at rush hour already.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 3, 2015, 4:40 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 3, 2015, 4:29 PM

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Name not shown inside Menlo Park (on forum)

January 3, 2015, 4:06 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 3, 2015, 4:04 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 3, 2015, 2:27 PM

The Alternatives don't show whether the Office could be Professional or Corporate, and if the latter whether it's for companies that provide sales or use taxes. We should care, because MP is losing its revenue base, and promotion of professional offices or other types of offices that don't produce sales/use taxes won't support our residential community over time.

For streets adjacent to residential in Belle Haven, there should be required first level retail and other resident-serving uses including things like auto repair. In other words, office uses should not be allowed so they don't crowd out these other uses.

The book about Geography of Jobs describes benefits of innovation companies and spillover to other jobs. The Plan must promote those to happen HERE in Menlo Park. None of the maps for the Alternatives indicate that this is part of the Plan. It must be or benefits will happen someplace else. For example, if innovation jobs are supposed to produce 5 more other jobs, then the land use should reflect innovation jobs taking up less than 1/5

Menlo Park General Plan Update: Land Use Survey

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(technically 1/6?) of the development to allow the rest to happen.

Also development with new jobs need to provide enough more housing units so that Menlo Park's jobs:housing imbalance improves. We should not assume or promote these to occur someplace else. It won't happen.

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

ANNE MOSER inside Menlo Park (on forum)

January 3, 2015, 10:49 AM

CONSIDER SHUTTLE BUS SERVICE LINKING ALL AREAS OF MP

CITY SUPPORT FOR LOW COST HOUSING SO WORKERS CAN LIVE CLOSE TO WORK AVAILABILITY

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

1 Supporter

Name not shown (unverified)

January 3, 2015, 8:27 AM

Menlo East should be as cute and livable as central Menlo.. Do Not Sell out to Facebook, keep our town from looking like a puppet to a single industry.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Rachael Kaci inside Menlo Park (on forum)

January 3, 2015, 7:43 AM

Very high interest in transit center. Promenade space is necessary due to proposed height of new buildings.

Menlo Park General Plan Update: Land Use Survey

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Concern for height of mixed use backing up to Carlton homes- how much space btw properties line & buildings? Transportation is key! With new residents & much greater activity, how will transit needs be supported?? Some days it can take an hour to drive from the Willows market to our home in BH... That's about 2 miles per hour?!

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Ed Vail inside Menlo Park (on forum)

January 3, 2015, 5:23 AM

I like the bike path and train station/transit stations of the alternative plans.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 2, 2015, 11:40 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not shown inside Menlo Park (on forum)

January 2, 2015, 9:07 PM

Every time a developer wishes to build out-of-plan high-density housing in a neighborhood (like the Linfield Oaks development) the City Council tends to approve. This benefits developers and takes away from the character of the city. Please no more high-density housing.

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Name not shown inside Menlo Park (on forum)

January 2, 2015, 8:57 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 2, 2015, 8:24 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

January 2, 2015, 6:22 PM

A plan that looks forward through the years to benefit several generations would be best. I don't see small neighborhood parks. I DON'T MEAN BALCONIES ON OFFICE BUILDINGS. I want to state that explicitly. Every neighborhood needs a small pocket park. I like the idea of providing a possibility of quality shopping for EPA as "a rising tide floats all boats". Each new development should be revenue neutral at the least and at best revenue positive in order to make up for areas of the city which do not support themselves.

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

January 2, 2015, 6:05 PM

I would like to be able to look down the generations and plan for our great grandchildren... SO MORE SMALL PARKS everywhere would show foresight. I don't see that anywhere in the plans??? I DON'T mean balconies on office buildings. Helping our neighbors in EPA with access to quality food markets is preferable. "A rising tide floats all boats." Each new area of development should be able to support itself from a tax revenue perspective or in the best case scenario support other areas which have been developed unwisely within the city.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

J Amend outside Menlo Park (on forum)

January 2, 2015, 11:16 AM

Waiting for the Fremont to Redwood City rail extension/construction would mean I won't see this plan go into effect after I'm "gone" so my vote goes to No. 2

J F Amend
Menlo Oaks

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

mickie winkler inside Menlo Park (on forum)

January 1, 2015, 3:06 PM

The success of this project depends on the activation of the Dumbarton Rail to the Caltrain station in Redwood

Menlo Park General Plan Update: Land Use Survey

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City.

The Dumbarton provides a link to Caltrain, to entertainment and to major grocery shopping and more. New development should wait until that line is approved and under construction. At least two rail stations must serve the area.

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Kevin Rose inside Menlo Park (on forum)

January 1, 2015, 2:13 PM

The additional train station and bike paths of Alternative 3 really make it a massive improvement over Alternative 2. I can't believe Alternative 1 is even an option.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

January 1, 2015, 10:24 AM

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Adam Storek inside Menlo Park (on forum)

January 1, 2015, 9:24 AM

We need a grocery store on this side of 101. Right now it is extremely inconvenient to try and go to any other store especially during rush hour.

Menlo Park General Plan Update: Land Use Survey

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My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

December 31, 2014, 10:54 PM

Expand Willow Road to four lanes between Middlefield and 101, with the new lanes for mass transit only.
Between 101 and Bayfront, set aside one of the lanes for mass transit only.

My Priorities

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Name not shown inside Menlo Park (on forum)

December 31, 2014, 3:41 PM

My Priorities

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Name not available (unclaimed)

December 30, 2014, 10:15 PM

My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

Name not available (unclaimed)

December 30, 2014, 3:51 PM

Menlo Park General Plan Update: Land Use Survey

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Maintain the current General Plan which has stood us in good stead these many years. We're already looking at two over-sized projects of some 450,000 sq. ft. each. That's more than enough. Keep our original zoning intact.

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

December 30, 2014, 2:53 PM

My Priorities

Alternative 2. Range of Options

Alternative 1. Maintain the Current General Plan

Alternative 3. Workshop Compilation

Name not available (unclaimed)

December 30, 2014, 2:15 PM

My Priorities

Alternative 1. Maintain the Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Name not available (unclaimed)

December 30, 2014, 1:47 PM

My Priorities

Menlo Park General Plan Update: Land Use Survey

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Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Maintain the Current General Plan

LAND USE SURVEY

PAPER SURVEY RESULTS

1. De todos modos lo van a hacer

Translation:

They will do it no matter what

My Priorities:

Alternative 1. Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

2. Mas escuelas; mas parques ninos puedan jugar areas cerradas; menos contaminacion; menos trafico

Translation:

More schools; more parks where children can play in closed areas; less pollution; less traffic

My Priorities:

Alternative 1. Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

3. Mas un poco de todo; mas parques, comicio vivienda

Translation:

A little bit of everything; more parks more housing

My Priorities:

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Current General Plan

4. Progreso para ganar mas queremos trabajos

Translation:

Progress to be able to earn more, we want jobs

My Priorities:

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Current General Plan

5. Cuando hay muchas casas se necesitan mas cosas escuelas, porques, etc. Mi gusta mas industria a poque taxes.

Translation:

When there are many more homes, more schools, parks, etc. are needed. I like industry to pay more taxes.

My Priorities:

Alternative 3. Workshop Compilation

Alternative 2. Range of Options

Alternative 1. Current General Plan

6. Me gusta ven avance, soy joven y me gusta saber de oportunidades

Translation:

I like to look forward, I'm young and I like knowing about opportunities

My Priorities:

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Current General Plan

7. Me gusta de todo on poco. un de verdad habran trabajos locales y viviendas para notener a marjor ujos. yo voy a SJ

Translation:

I like a little bit of everything. indeed there will be local jobs and housing so people don't have to go far. I will go to San Jose.

My Priorities:

Alternative 3. Workshop Compilation

Alternative 1. Current General Plan

Alternative 2. Range of Options

8. As estamos bien hemos perdido nuestras casas

Translation:

As well we have lost our homes

My Priorities:

Alternative 1. Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

9. Muchos carros/trafico malas calles

Translation:

Many cars / bad traffic, bad streets

My Priorities:

Alternative 1. Current General Plan

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

10. No queremos mas no cabemos. No mas carros. Todo sube con mas y nosotros perdemos

Translation:

We do not want more, we will not fit. No more cars. Prices go up with more and we lose

My Priorities:

None listed.

11. Muchas familias se podran beneficiar de todo. Que va a pasar con las viviendas que se perdieron? Vivienda a bajo costo? habra escuela? Ayudas de consejerias? Talleres de actividades para toda la comunidad?

Translation:

Many families will be able to benefit from everything. What will happen to the houses that are lost? Affordable housing? Will there be school? Welfare? Workshops and activities for the whole community?

My Priorities:

Alternative 2. Range of Options

Alternative 2. Current General Plan

Alternative 3. Workshop Compilation

12. My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Current General Plan

13. My Priorities

Alternative 2. Range of Options

Alternative 3. Workshop Compilation

Alternative 1. Current General Plan