

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



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General Plan Advisory Committee Meeting 4

January 28, 2015





Meeting Purpose

Slide 2

- **Project Recap**
 - ▣ **December Workshop**
 - ▣ **January Open House**
- **Review Land Use Survey Responses**
 - ▣ ***Begin Formulating Preferred Alternative***
- **Review Existing Conditions Findings**
- **Preview Next Steps**

City Council Project Objectives



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

Project Steps & Schedule



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

Community Input Highlights



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

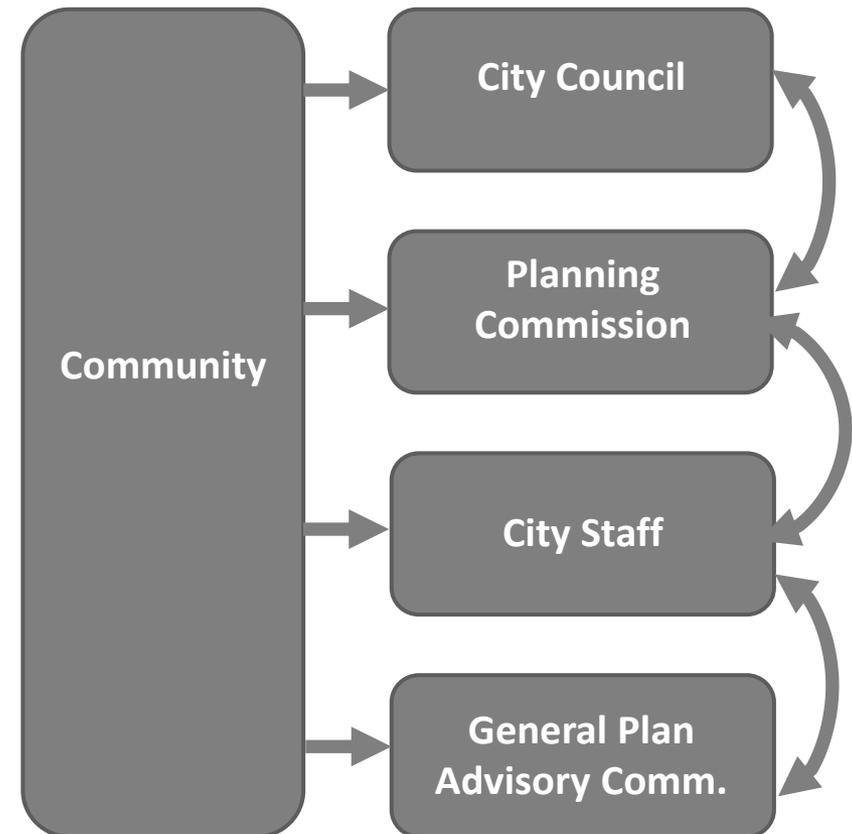
Oct – Mobile Bus Tours, Mobile App Launch, Stakeholder Meetings, Transportation Symposium & Focus Group

Nov – Open House 1

Dec – Workshop 2

Jan – Open House 2, Survey 2

Plus GPAC, Planning Commission and Council Meetings



Public Input: Community Needs



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- Traffic-calming; street, sidewalk and bike improvements
- Community-serving retail (grocery, pharmacy, etc.)
- Healthy food and dining options
- Educational and library improvements
- Job creation for local residents
- Medical services
- Increased transit

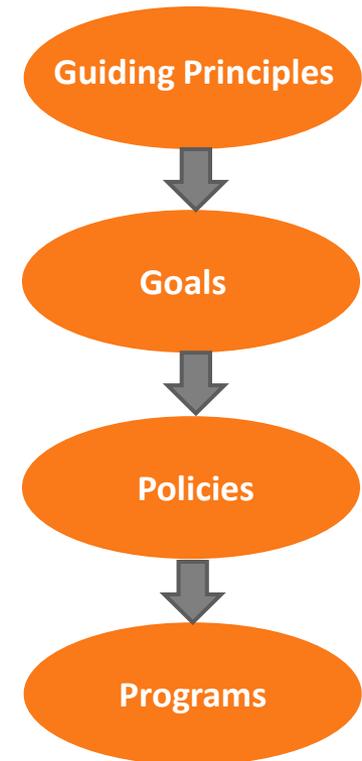
Willingness to allow development if Belle Haven benefits directly and City revenues increase



Guiding Principles

Slide 7

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



Workshop Summary



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- **Started with two Alternatives**
 - current General Plan, and Range of Options from community and M-2 Area property owner input to date
- **Each of four groups produced alternative concepts**
 - Two groups struggled to find agreement
- **Input led to a compiled 3rd Alternative**
 - Introduced via the Survey and at Open House 2
- **Consensus Items**
 - Need to deal with traffic now
 - Bike/ped connections needed across rail, 101 and Bayfront

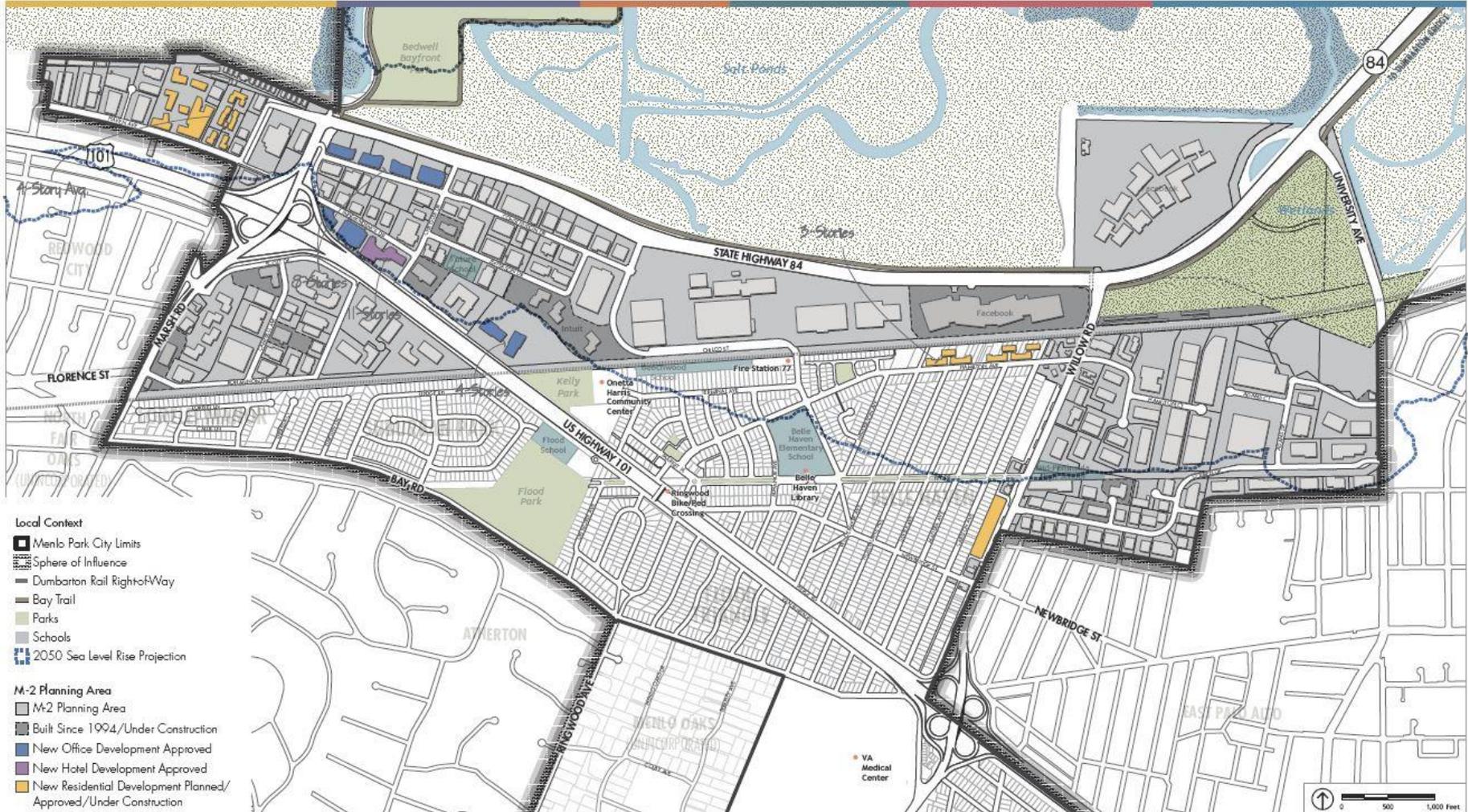
Alternative 1: Existing General Plan



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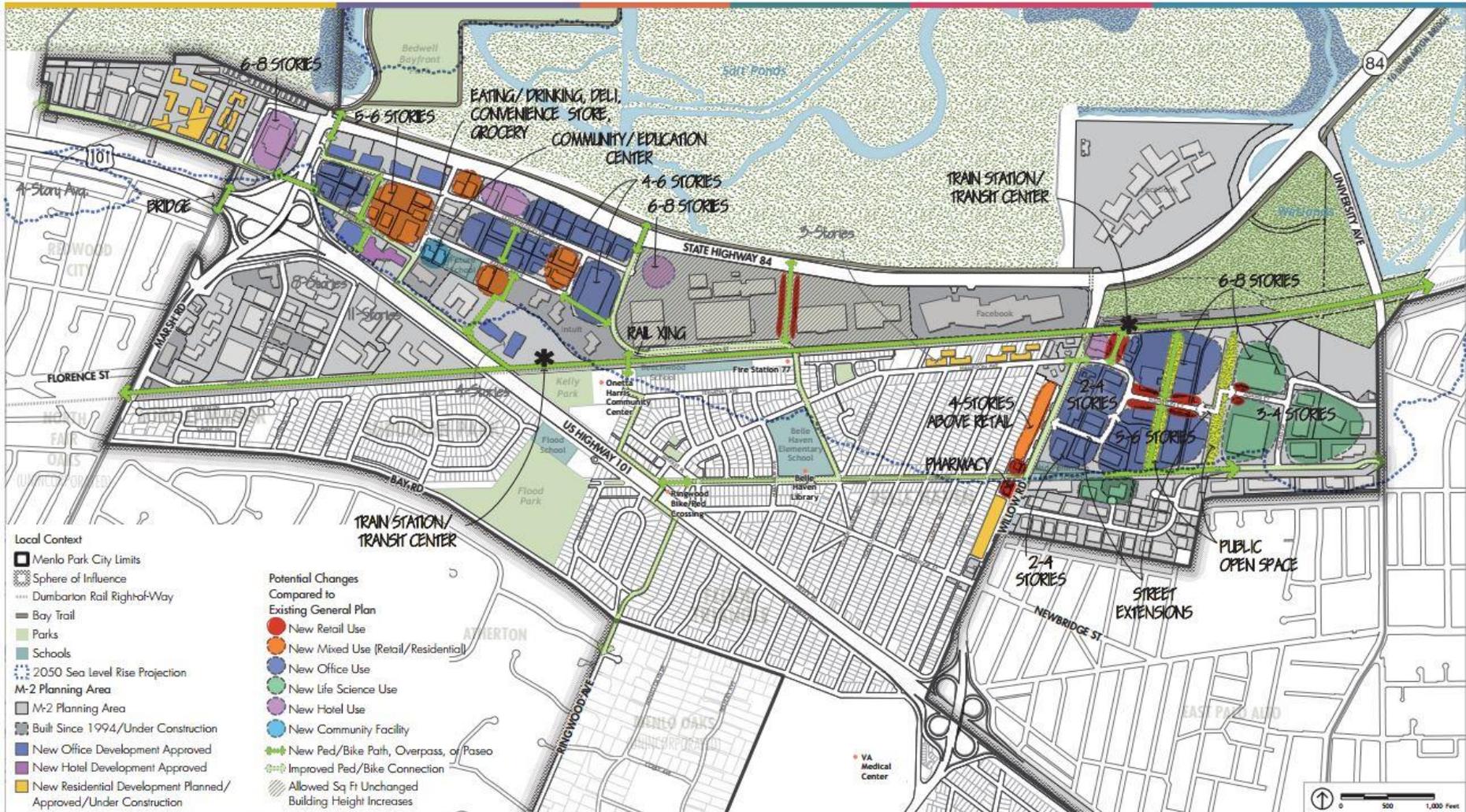


Alternative 3



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Slide 11



Alternatives 2 & 3 Comparison



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□ 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

□ Differences in Alternative 3

- More change in Bohannon area vs. Willow
- Potential for a second train station

Open House 2 Summary



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- ❑ **Complement and follow-up to Workshop 2**
- ❑ **Online survey demonstration**
- ❑ **Paper surveys handed out**
- ❑ **Comments:**
 - ❑ *We need to deal with traffic now*
 - ❑ *New Development should mitigate its impacts*
 - ❑ *Bike/ped improvements should happen before additional development*
 - ❑ *Add Bohannon development south of US 101?*

Online Survey



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Indicators Tool



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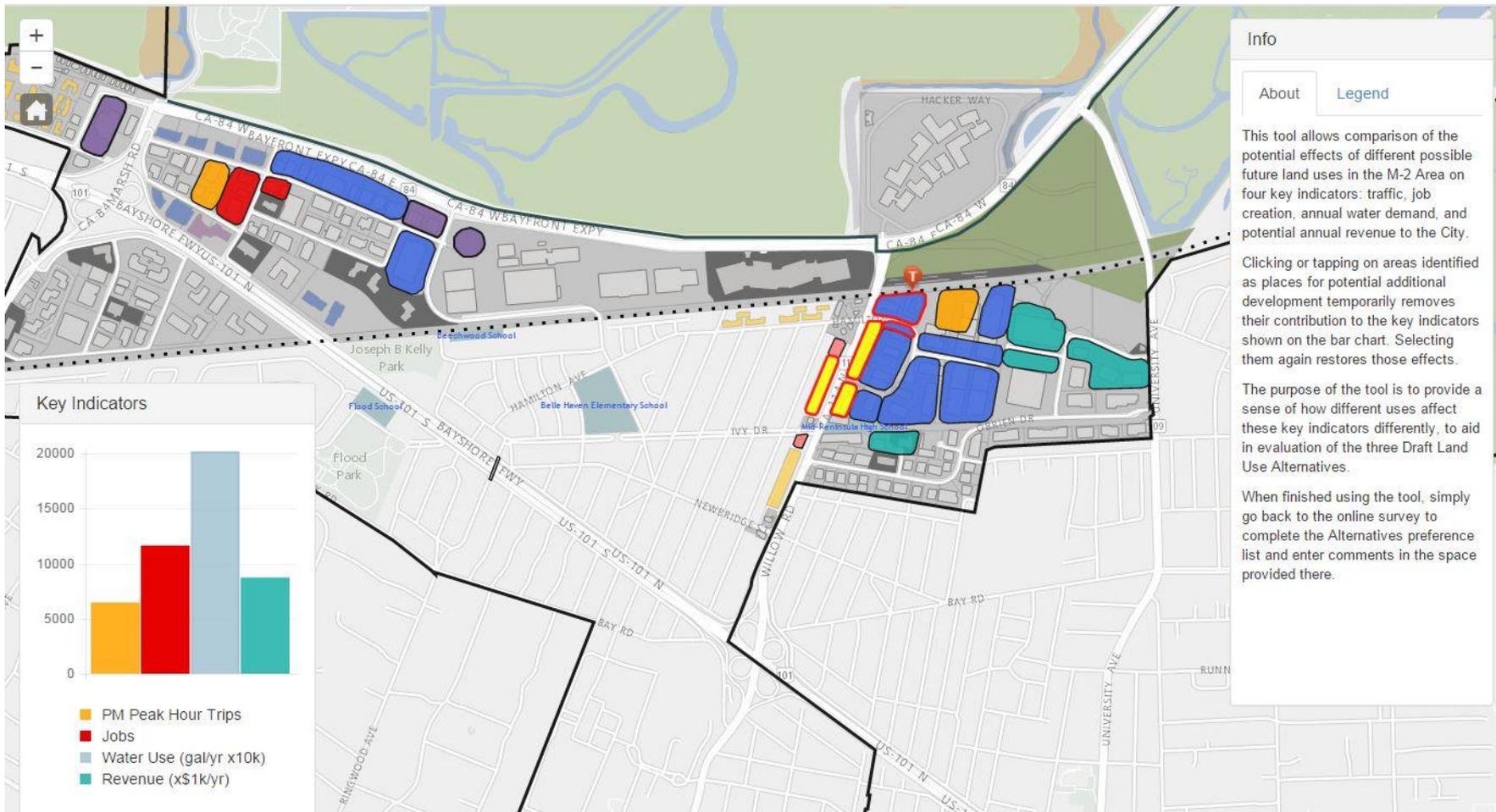
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Slide 15



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Menlo Park General Plan Update M-2 Area Potential Future Land Use Comparison Tool



Alternatives Ranking



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	Rank 1	Rank 2	Rank 3
Alternative 1	29	23	119
Alternative 2	57	102	12
Alternative 3	85	46	40

- Change from current General Plan favored
- Cumulative score (1 = highest) a tie at 1.7 for Alternatives 2 and 3
 - Alternative 1 = 2.5

Most Common Survey Comments



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- Provide a walkable, mixed-use, live/work/play environment
- Utilize Dumbarton Rail and increase public transit
- Build more housing citywide
- Address gridlock and improve traffic flow
- Develop around rail station(s)
- Improve bicycle and pedestrian connections
- Generate revenue and sales tax



Key Existing Conditions Findings

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- High and rising housing demand and costs
- Strong market for multi-family, office/R&D uses & “live-work-play” mix of retail, housing, jobs
- Planned but unfunded public improvements
- Severe traffic is primarily pass-through
 - ▣ Halting development won’t solve regional issue
 - ▣ Will require multiple innovative solutions
- Need for multi-modal improvements and more transit, including Dumbarton Rail
- Health and fitness influenced by geography

Next Steps



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- **GPAC Meeting 5 – Feb 12**
 - Discuss Existing Conditions Reports
 - Review Draft Preferred Alternative (closest to Alternative 3 with some components of Alternative 2)
 - Prepare for Workshop 3
- **Preferred Alternative Workshop – Mar 12, 19**
- **GPAC Meeting 6 – Mar 25**
 - Recommend Preferred Alternative
- **Council/Planning Commission Review – Mar 31**

For More Information



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