

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



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General Plan Advisory Committee Meeting 5

February 12, 2015





Meeting Purpose

Slide 2

- **Project Recap** *(for community reference)*
- **Discuss Existing Conditions Reports**
 - ▣ *Added focus on Circulation issues*
- **Discuss Draft Preferred Alternative**
- **Preview Workshop 3 & Open House 3**
- **Recommendation to City Council and Planning Commission**

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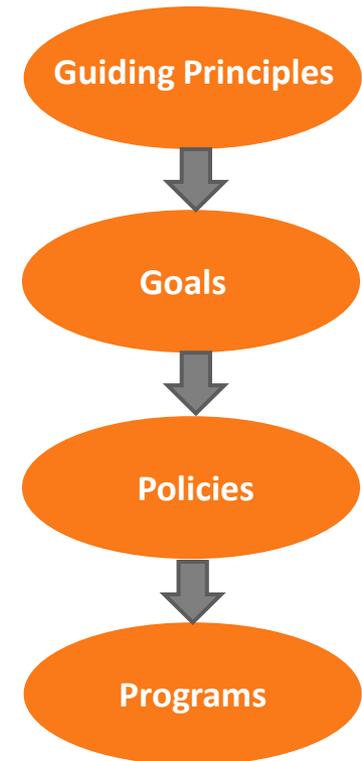
- **Guiding Principles:** *complete*
- **Land Use Alternatives:** **through April 2015**
- **Goals, Policies & Programs:** **Feb – July 2015**
- **Zoning Changes:** **Mar – Aug 2015**
- **Fiscal Analysis & EIR:** **May 2015 - June 2016**
- **Final Adoption:** **June 2016**



Guiding Principles

Slide 5

- **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**



Community Input Highlights



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

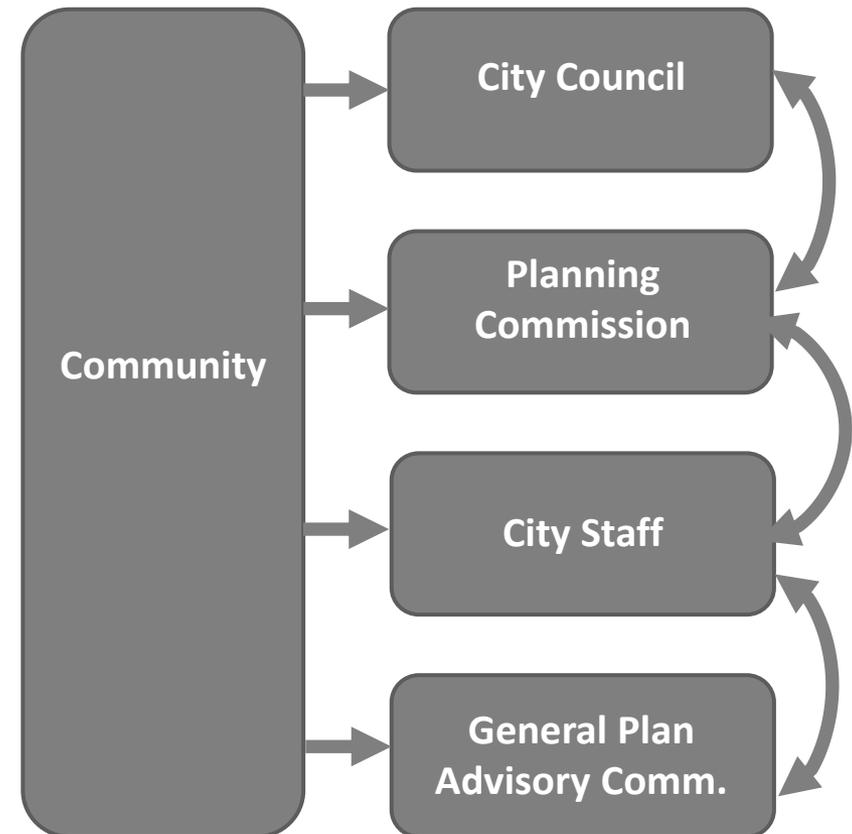
Oct – Mobile Bus Tours, Mobile App Launch, Stakeholder Meetings, Transportation Symposium & Focus Group

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



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



Circulation Findings

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- **Regional commute traffic ~80% through M-2 Area**
- **Opportunities**
 - **Create “places” to walk/bike/take transit**
 - **Transportation management strategies**
 - **Transit, shuttles, Dumbarton Rail**
 - **Parking requirements and management**
 - **Multimodal/quality of life metrics**
 - **Street classifications – streets as public space**

Street Classification

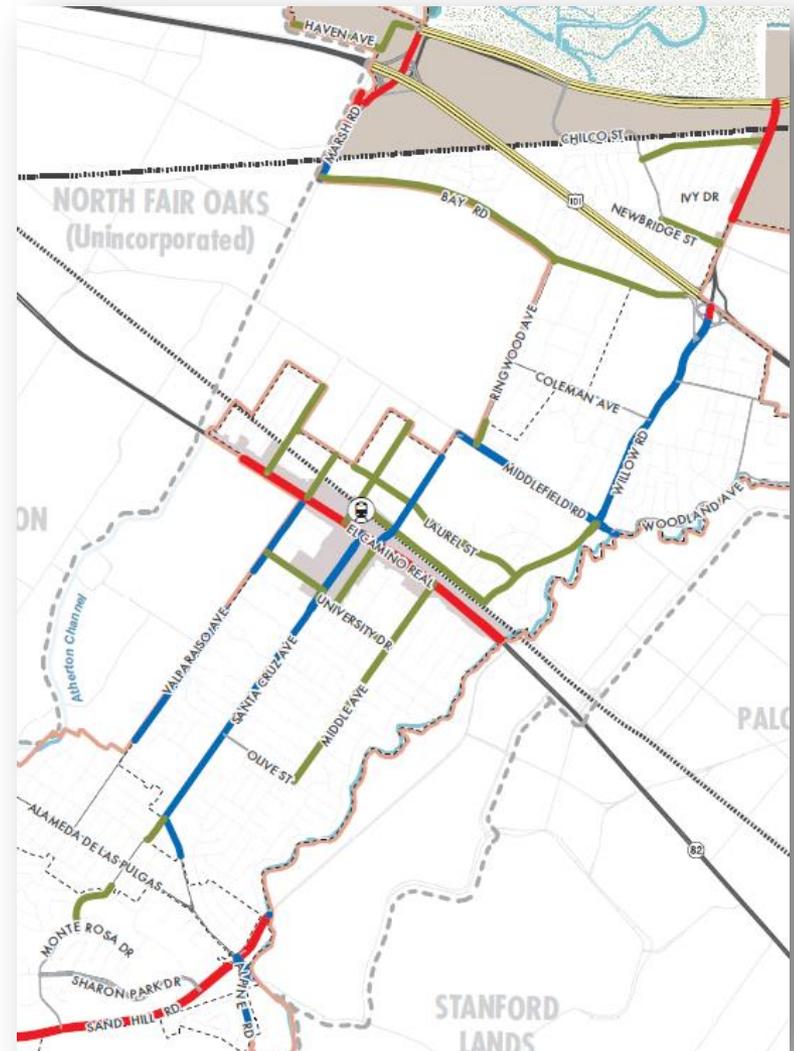
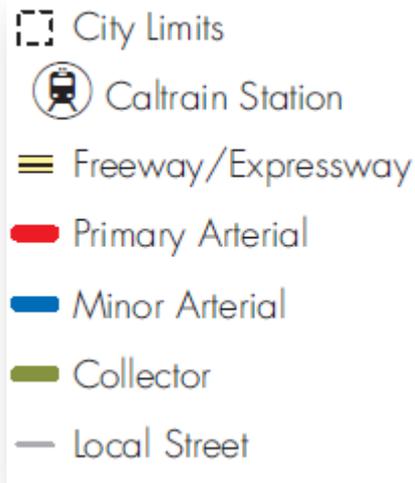


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▣ Circulation Existing Conditions Figure 4: conventional approach



Classification Example

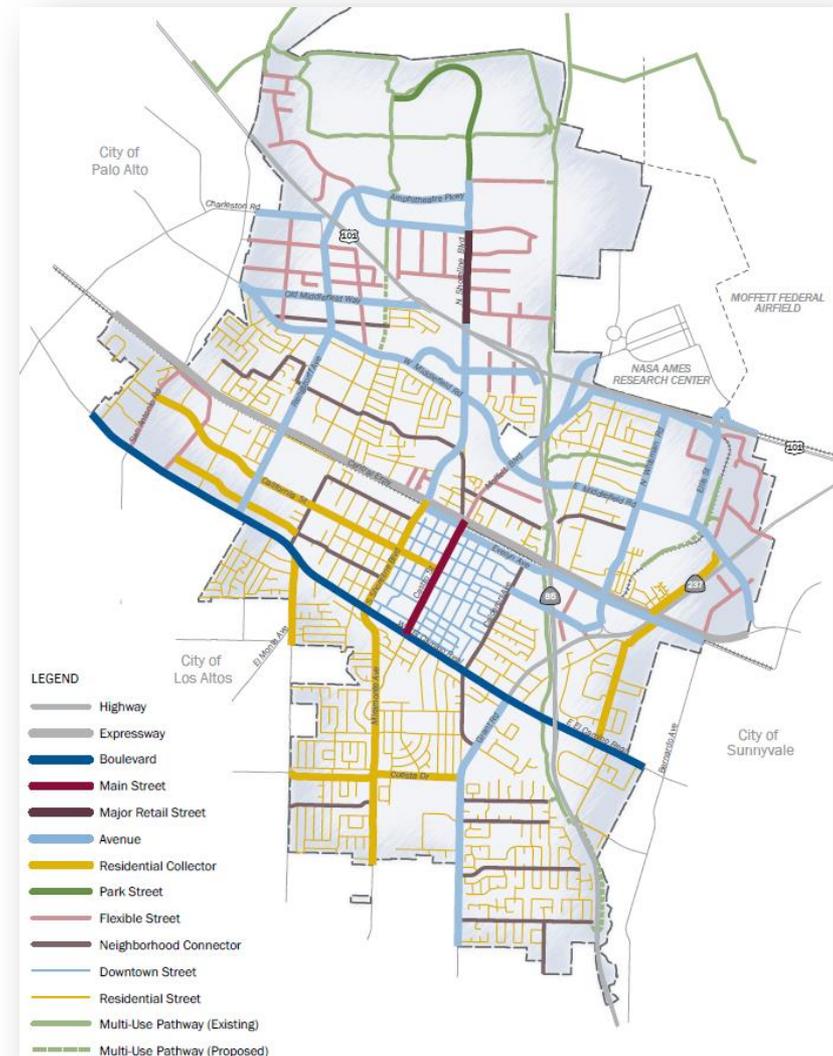
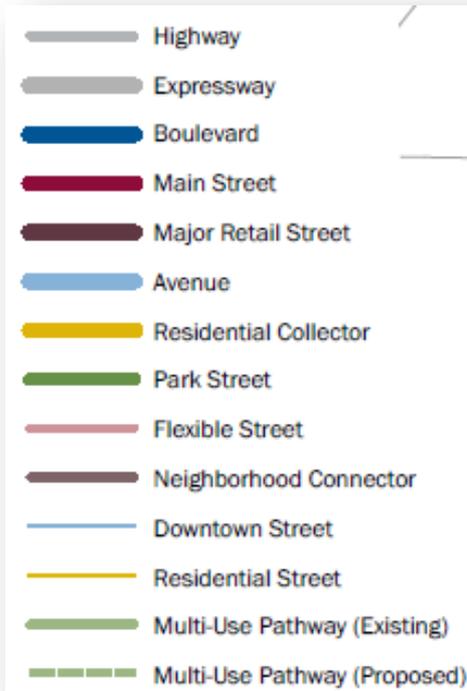


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- Mountain View
- 14 categories (compared to ~5)



Classification Example



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Describes street function and user priority

	Highway
	Expressway
	Boulevard
	Main Street
	Major Retail Street
	Avenue
	Residential Collector
	Park Street
	Flexible Street
	Neighborhood Connector
	Downtown Street
	Residential Street
	Multi-Use Pathway (Existing)
	Multi-Use Pathway (Proposed)

Boulevard

Major arterial with high frequency of transit service and mixed commercial and retail frontages

Bicycle: to Transit:
Pedestrian: Vehicle:

Avenue

Tree-lined arterials and collectors with mixed residential and commercial frontages

Bicycle: to Transit: to
Pedestrian: Vehicle:

Main Street (Castro)

High intensity, pedestrian-oriented retail street

Bicycle: to Transit:
Pedestrian: Vehicle:

Major Retail Street (N. Bayshore)

Pedestrian-oriented retail street that is also a major arterial

Bicycle: Transit:
Pedestrian: Vehicle:

Downtown Street

Mixed-use and pedestrian-oriented neighborhood street

Bicycle: to Transit: to
Pedestrian: Vehicle:

Online 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

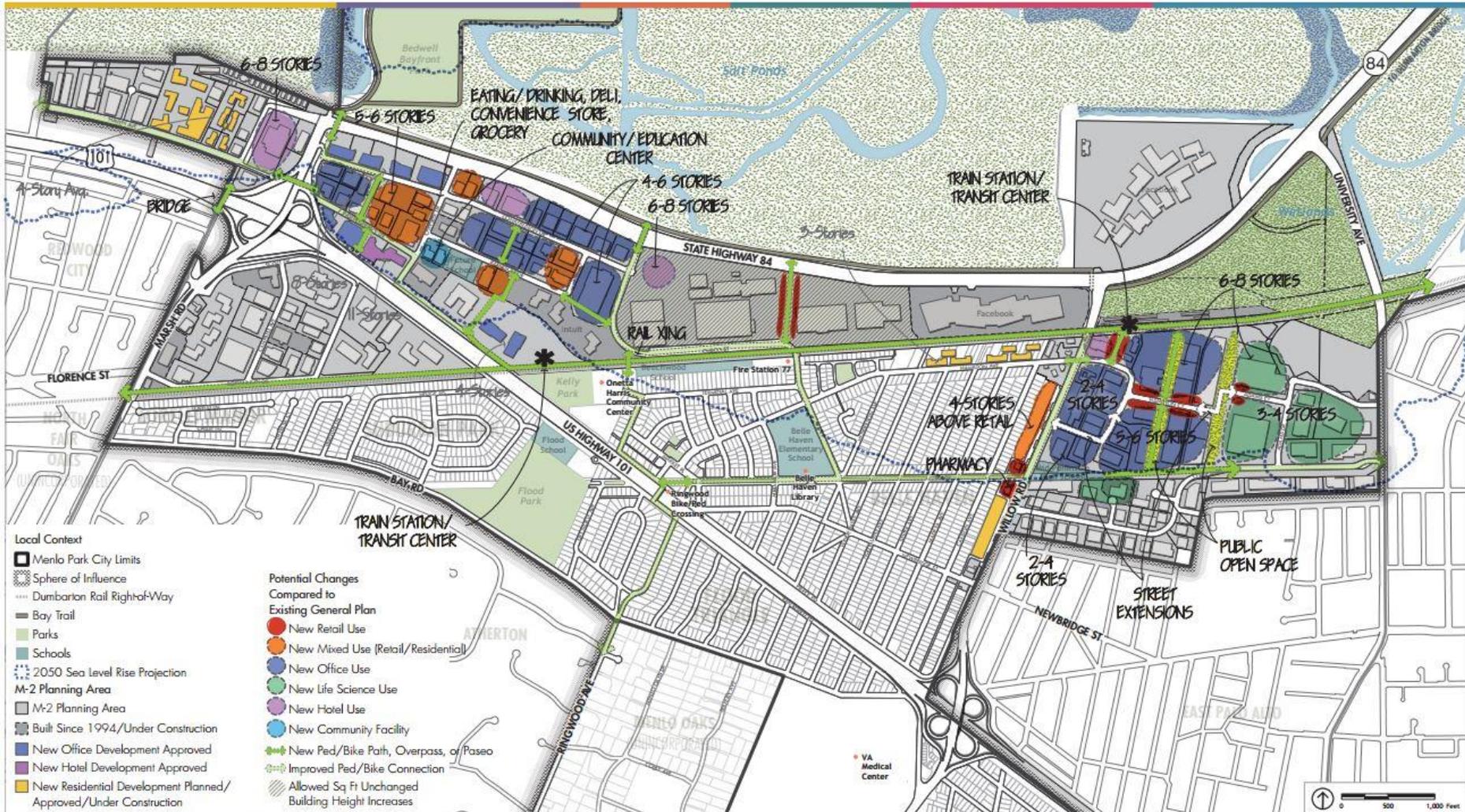
Alternative 3



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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 housing in and near M-2
- Address gridlock and improve traffic flow
- Develop around rail station(s)
- Improve bicycle and pedestrian connections
- Generate revenue and sales tax



Preferred Alternative Features

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- **Supports all of the Guiding Principles, but will specifically require:**
 - *programs to manage traffic and parking*
 - *physical means to address sea level rise*
- **Allows ~25% more nonresidential development in M-2 than current General Plan, in exchange for increased revenue & community benefits**
- **Two distinct places: Bohannon and Willow**
- **Potential second Train Station**

Workshop and Open House



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- ❑ **Project Summary**
- ❑ **Draft Preferred Land Use Alternative**
- ❑ **Priorities for Infrastructure Improvements and Community Benefits Projects and Programs**
- ❑ **Planned Transportation Improvements**
- ❑ **Voting Activity**
- ❑ **Lots of time for Questions and Answers**

Next Steps



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- ❑ Preferred Alternative Workshop – Mar 12
- ❑ Preferred Alternative Open House – Mar 19
- ❑ Tentative Survey – mid-Mar – mid-April
- ❑ GPAC Meeting 6 – Mar 25
- ❑ Council/Planning Commission Review – Mar 31
- ❑ Council Approval of Preferred Alt. – Apr 14

For More Information



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