

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



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## Community Workshop 3

March 12, 2015





# Meeting Purpose

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- **Summarize Planned Transportation Improvements**
- **Review the Draft Preferred Alternative**
  - ▣ **A “Vision Map” for the M-2 Area & Belle Haven**
  - ▣ **How it was created**
- **Discuss Potential City Projects and Prioritize Community Programs**

# Group Agreements



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- **Speak one at a time**
- **Speak respectfully**
- **Listen for understanding**
- **Speak from your own experience**
- **Let the facilitator guide the process**



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# *Brief Overview of the General Plan Update*

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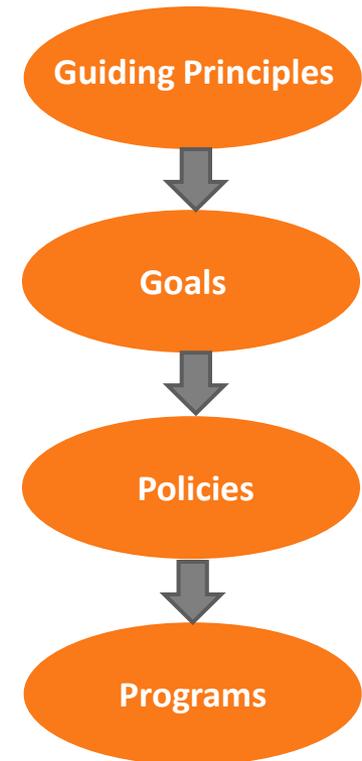
- **Guiding Principles:** *complete*
- **Land Use Alternatives:** **through April 2015**
- **Goals, Policies & Programs:** **through July 2015**
- **Zoning Changes:** **through Aug 2015**
- **Fiscal Analysis & EIR:** **May 2015 - June 2016**
- **Final Adoption:** **June 2016**



# Guiding Principles

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- **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** 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
- Mar** Workshop 3, Open House 3, Survey 3



*Plus GPAC, Planning Commission and Council Meetings*



# *Planned Transportation Improvements*

# What We Heard - Issues



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- **Regional through-traffic**
  - Congestion
  - Impacted emergency response routes
- **Cut-through traffic on neighborhood streets**
- **Barriers to walking and biking**
  - Caltrain and Dumbarton
  - Freeway and major arterials
  - Missing facilities and gaps
- **Some neighborhoods do not want/need sidewalks**
  - Maintain existing character

# What We Heard - Opportunities



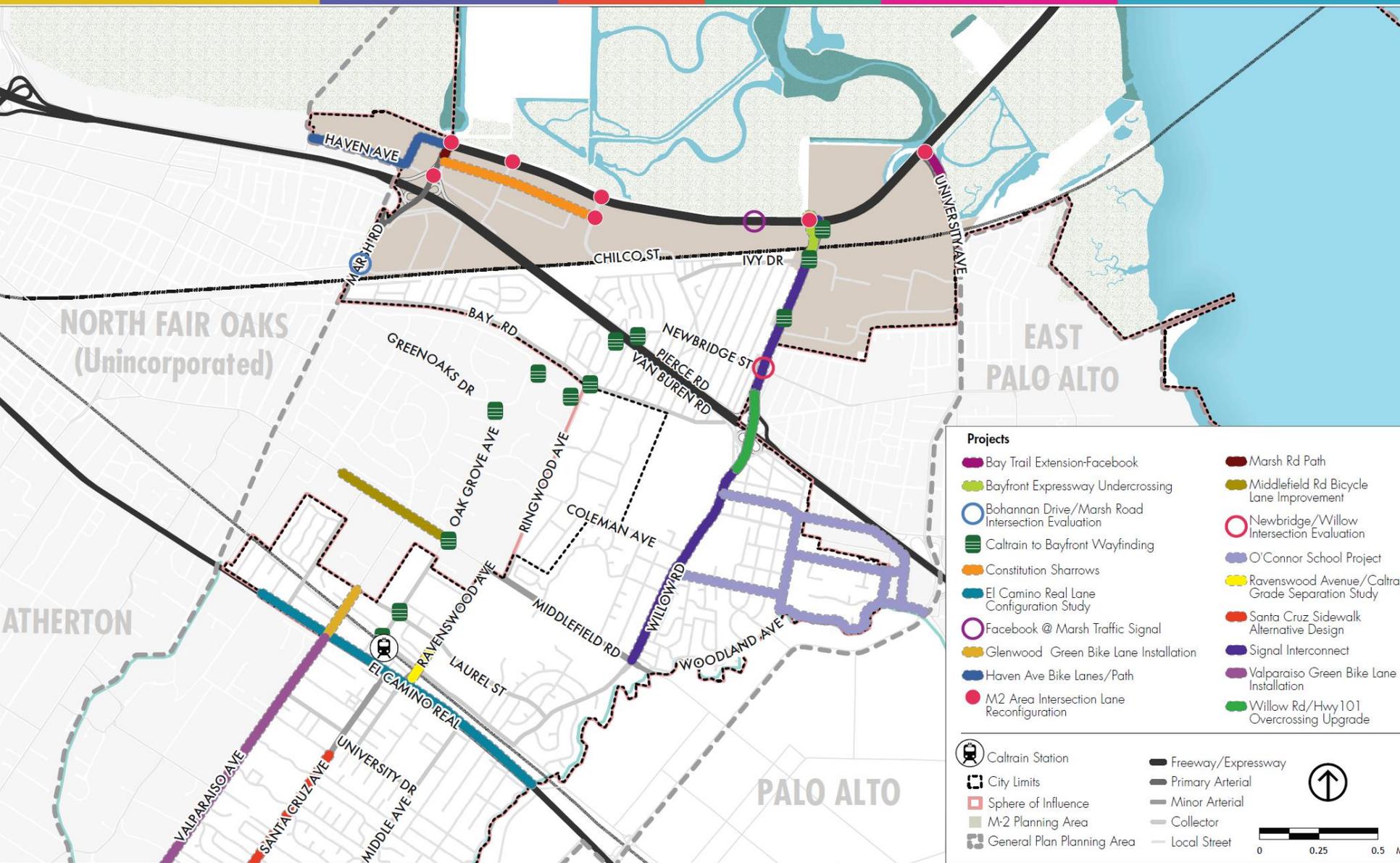
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- ❑ Create “places” to walk/bike/take transit
- ❑ Close walking/biking gaps and improve infrastructure
- ❑ Limit non-residential traffic on neighborhood streets
- ❑ Transportation management strategies
- ❑ Transit, shuttles, Dumbarton Rail
- ❑ Parking requirements and management
- ❑ Multimodal/quality of life metrics

# Planned Transportation Improvements



**Projects**

- Bay Trail Extension-Facebook
- Bayfront Expressway Undercrossing
- Bohannon Drive/Marsh Road Intersection Evaluation
- Caltrain to Bayfront Wayfinding
- Constitution Sharrows
- El Camino Real Lane Configuration Study
- Facebook @ Marsh Traffic Signal
- Glenwood Green Bike Lane Installation
- Haven Ave Bike Lanes/Path
- M2 Area Intersection Lane Reconfiguration
- Marsh Rd Path
- Middlefield Rd Bicycle Lane Improvement
- Newbridge/Willow Intersection Evaluation
- O'Connor School Project
- Ravenswood Avenue/Caltrain Grade Separation Study
- Santa Cruz Sidewalk Alternative Design
- Signal Interconnect
- Valparaiso Green Bike Lane Installation
- Willow Rd/Hwy 101 Overcrossing Upgrade

**Legend**

- Caltrain Station
- City Limits
- Sphere of Influence
- M-2 Planning Area
- General Plan Planning Area
- Freeway/Expressway
- Primary Arterial
- Minor Arterial
- Collector
- Local Street

Scale: 0 0.25 0.5 Miles

# Planned & Not Yet Funded Projects



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- **Newbridge Street/Willow Road Circulation Improvements**
- **Resurfacing, lighting, landscaping improvements:**
  - Haven Avenue
  - O'Brien Drive
  - Pierce Road
  - Willow Road
  - Chilco Road between Terminal and Bayfront
  - Marsh Road
- **City Entry Signage on Willow and Marsh Roads**



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*Questions?*



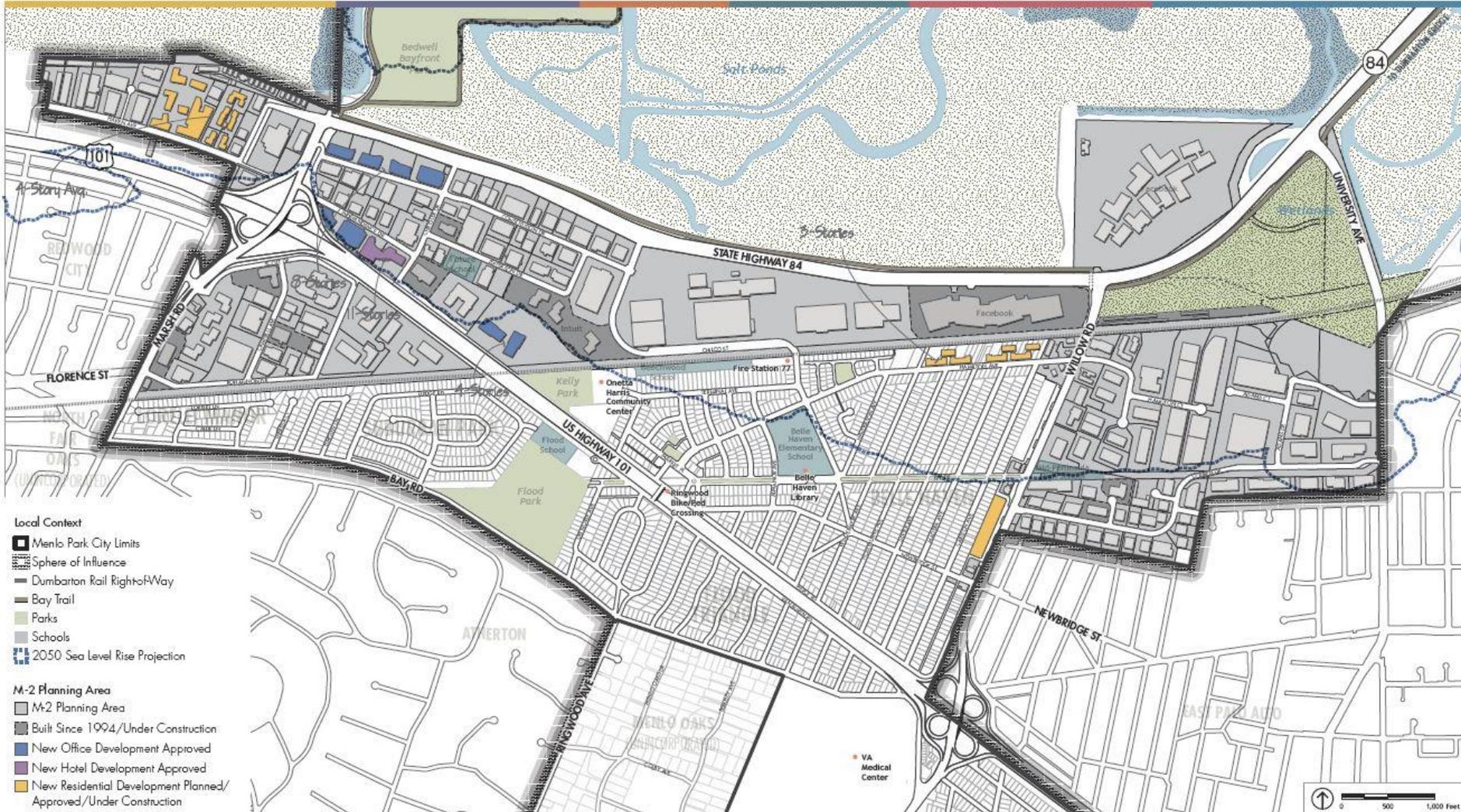
# *Draft Preferred Land Use Alternative*

# Base Map (presented at December Workshop)



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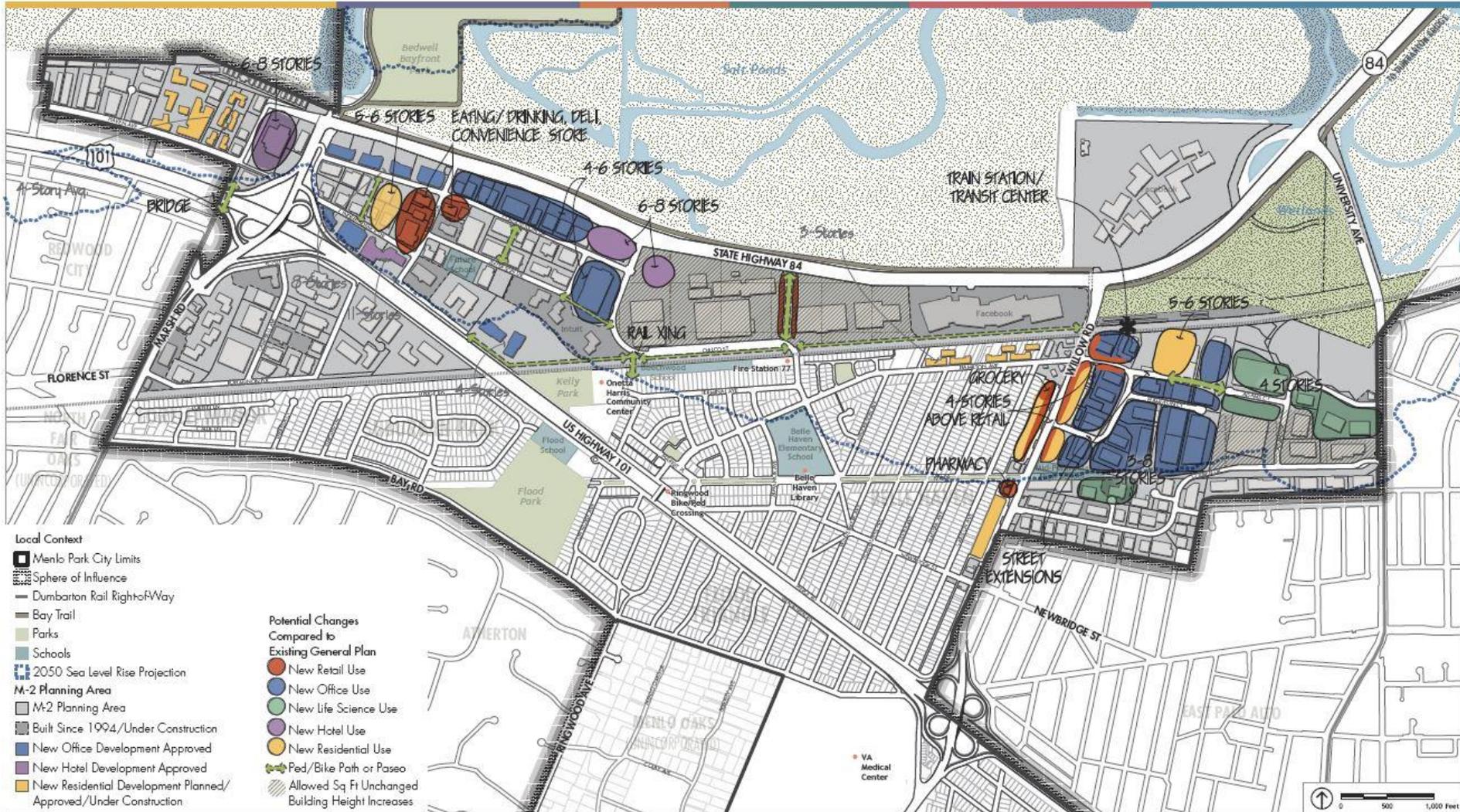
# Options Map (presented at December Workshop)



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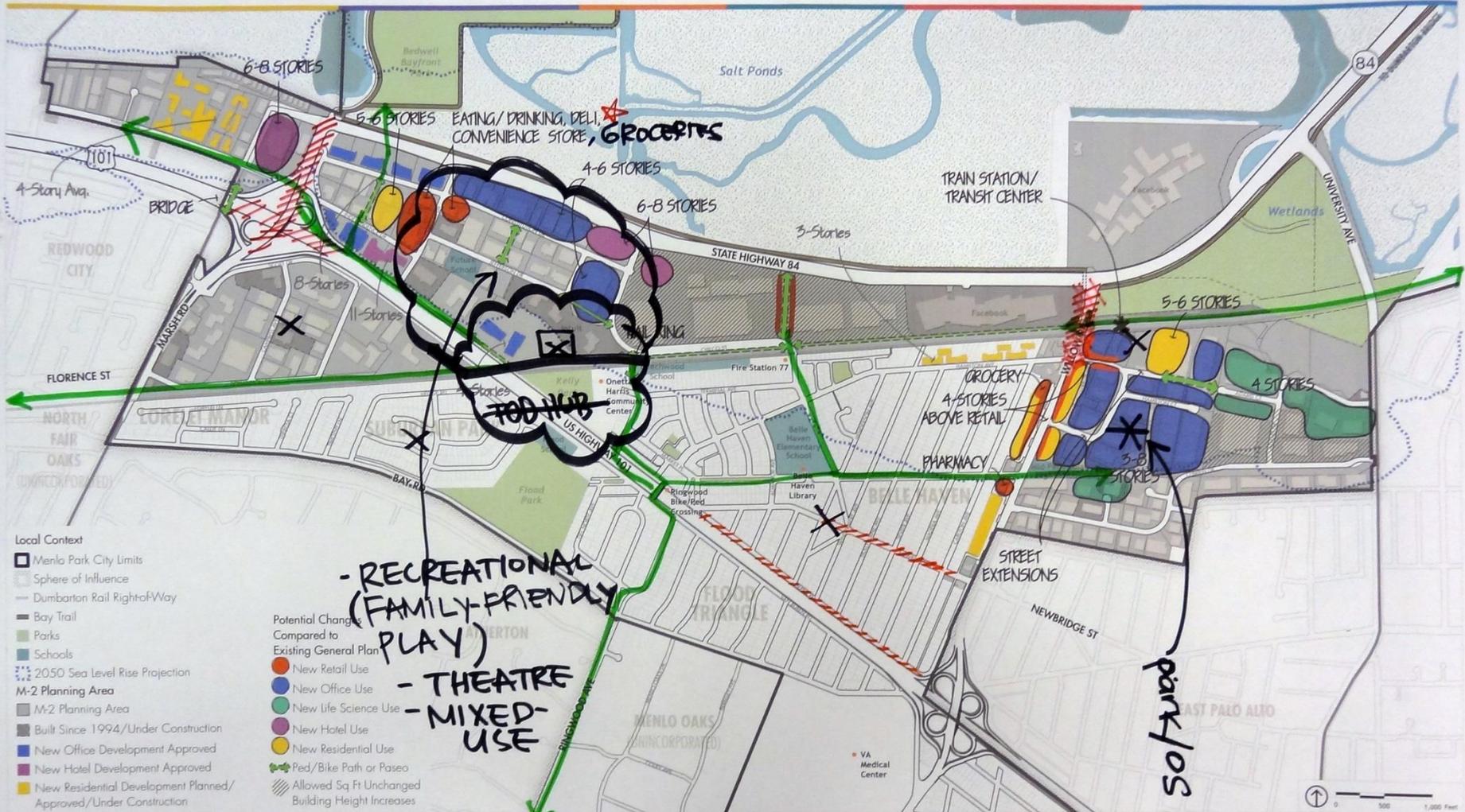


# Group 1 (created at December Workshop)



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GROUP #1



# Group 2 (created at Dec. Workshop)



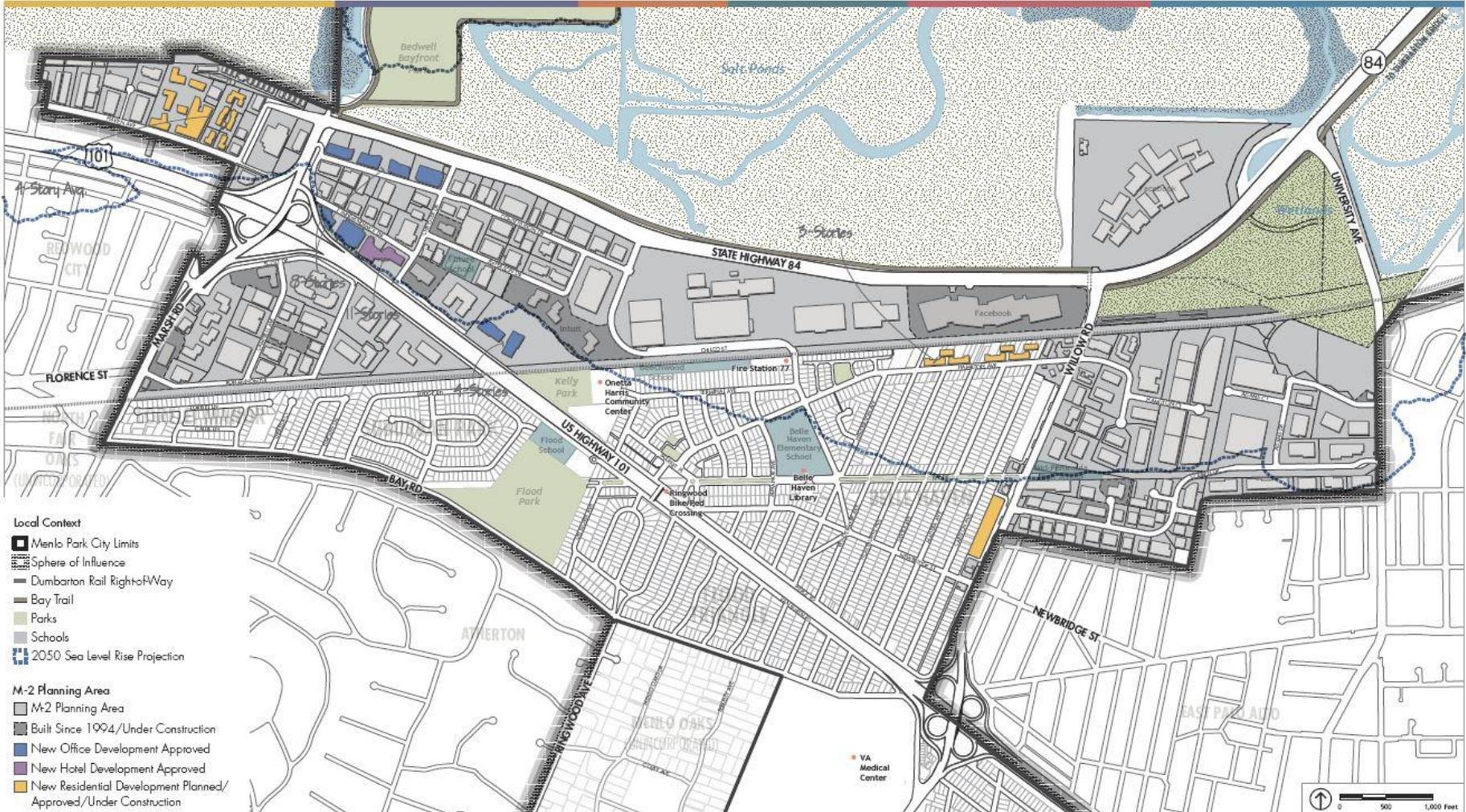
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# Alternative 1 (reviewed in survey)

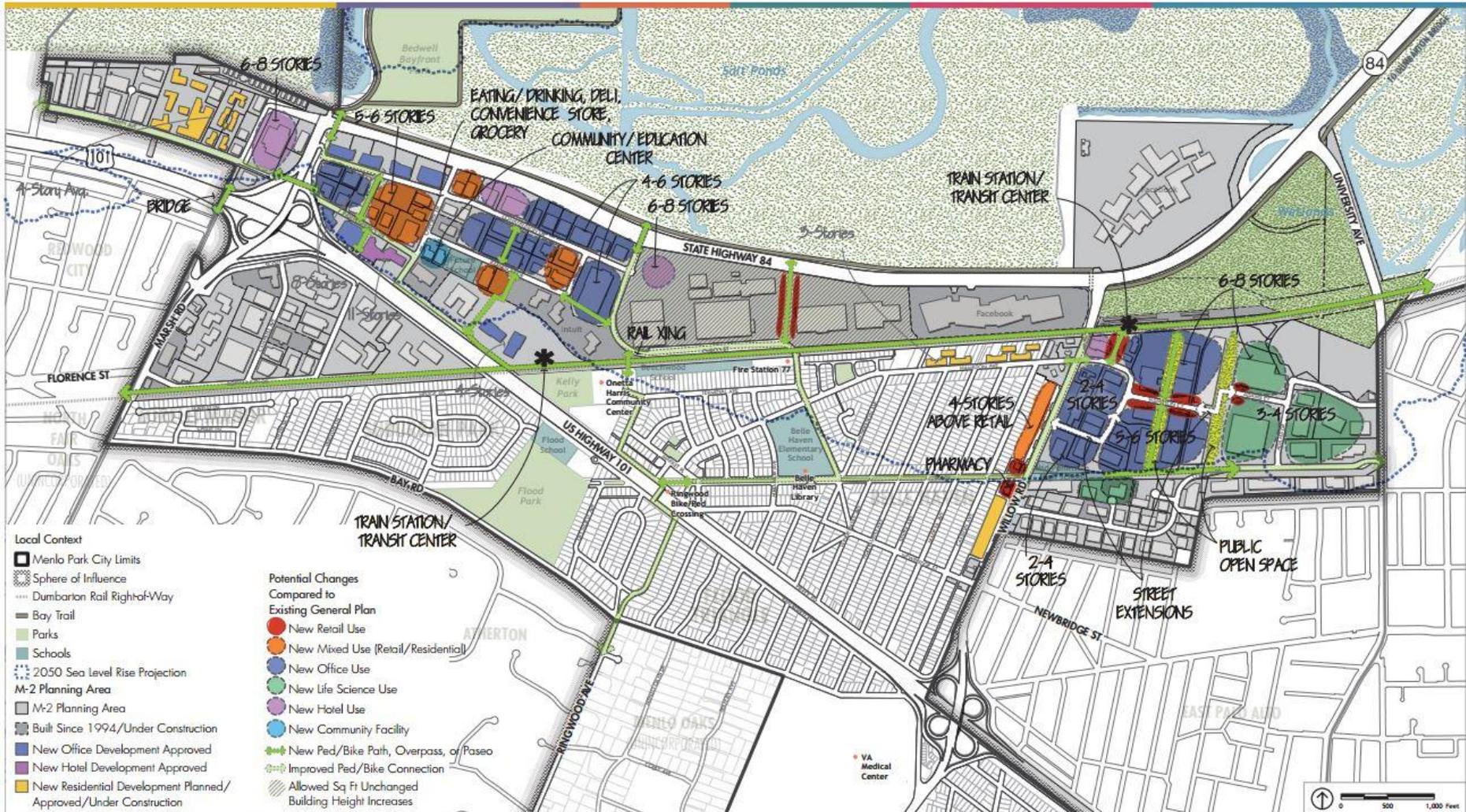




# Alternative 3 (reviewed in survey)



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# Survey Ranking



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	Rank 1	Rank 2	Rank 3	Cumulative
Alternative 1	29	23	119	2.5
Alternative 2	57	102	12	1.7
Alternative 3	85	46	40	1.7

- Change from current General Plan was favored
- Alternative 3 was ranked #1 the most
- Cumulative score
  - Alternative 2 and 3 tied at 1.7
  - Alternative 1 was 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 housing in and near the M-2 Area
- Address gridlock and improve traffic flow
- Develop around rail station(s)
- Improve bicycle and pedestrian connections
- Generate revenue and sales tax







# Draft Preferred Alternative

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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 more nonresidential development in M-2 than current General Plan, in exchange for increased revenue & community benefits**
- **Creates two distinct places: Bohannon & Willow**
- **Includes potential second Train Station**
- **Increases housing significantly**

# Draft Preferred Alternative



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- **2 million added non-residential square feet (20% above what the Current General Plan allows in the M-2 Area)**
- **About 4,500 new housing units**
- **About 5,300 additional jobs**



# Feedback & Next Steps

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- **Fill out your comment card**
- **Turn in before you leave tonight**
- **They will be compiled and presented to GPAC on March 25**
- **Then reviewed by Planning Commission & City Council on March 31**
- **Presented to City Council in April for final approval to start environmental review**



# *Questions & Feedback?*



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# *Potential City Projects & Community Programs*

# Community Programs & City Projects



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- A. Community-Serving Retail**
- B. Social Service Improvements**
- C. Jobs and Training at M-2 Area Companies**
- D. Energy, Technology & Utilities Infrastructure**
- E. Transit and Transportation Improvements**
- F. Healthy Living Programs**



# Prioritization Exercise

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## □ Goal:

- Determine your top priorities
- Help determine which projects get funded first

## □ Exercise:

- Review programs
- Ask clarifying questions as needed
- Vote

*A survey will also be available online*



# How it works:

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- Press “Go” on your clicker
- Review your handout
- For each question:
  - ▣ Decide on your priorities
  - ▣ Press the button with the corresponding letter for your highest priority, wait for the green light to go away
  - ▣ Then select your next highest priority
  - ▣ Repeat



# Sample Question:

## Rank your favorite animated films



- A. Toy Story
- B. The LEGO Movie
- C. Brave
- D. Pinocchio
- E. Yellow Submarine
- F. Frozen

- If your favorite is Brave, press “C” first.
- If your second favorite is “Frozen”, press “F” next.
- Continue until you’ve ranked all choices.
- Allow a pause between each selection.



# 1. Community-serving retail

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- A. Grocery Store
- B. Pharmacy
- C. Restaurants
- D. Bank/ATM



## 2. Social Service Improvements

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- A. Education improvements in Belle Haven
- B. Library improvements in Belle Haven
- C. Senior services improvements
- D. Medical center
- E. Pool House remodel in Belle Haven
- F. Add restroom at Onetta Harris  
Community Center

# 3. Jobs & Training at M-2 Area Companies



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- A. Job opportunities for residents**
- B. Job training programs and education center**
- C. Paid internships and scholarships for young adults**
- D. Education and enrichment programs for young adults**

# 4. Energy, Technology & Utilities Infrastructure



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- A. Underground power lines
- B. Incentives for private home energy upgrades, renewable energy, & water conservation
- C. Telecommunications investment
- D. Soundwalls adjacent to Highway 101

# 5. Transit & Transportation Improvements



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- A. Dumbarton Rail
- B. Sidewalks, lighting & landscaping
- C. Bike trails, paths or lanes
- D. Bus service and amenities
- E. Traffic-calming on neighborhood streets
- F. Innovative transportation solutions



# 6. Healthy Living Programs

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- A. Bedwell Bayfront Park improvements**
- B. Dog park**
- C. Tree planting**
- D. Community garden(s)**



# *Rank the Categories*

# Overall Category Ranking



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- A. Community-serving Retail**
- B. Social Service Improvements**
- C. Jobs and Training at M-2 Area Companies**
- D. Energy, Technology & Utilities Infrastructure**
- E. Transit and Transportation Improvements**
- F. Healthy Living Programs**



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# *Next Steps*

# Next Steps



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- ❑ **Open House – next Thursday, Mar 19**
- ❑ **Survey – mid-Mar – mid-April**
- ❑ **GPAC Meeting 6 – Mar 25**
- ❑ **Council/Planning Commission Review – Mar 31**
- ❑ **Council Consideration of Pref Alt – Apr 7 or 14**

# For More Information



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



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*Thank You!*