

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



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General Plan Advisory Committee

Meeting 6

March 25, 2015



Meeting Purpose



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Slide 2

- ❑ **Comment on Existing Conditions Reports**
- ❑ **Review March Workshop & Open House**
- ❑ **Refine Draft Preferred Alternative Map**
- ❑ **Discuss Community Programs Survey**

Project Milestones



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Slide 3

- **Guiding Principles:** *complete*
- **Preferred Land Use Alternative:** **April 2015**
- **Goals, Policies & Programs:** **Aug 2015**
- **Zoning Changes:** **Aug 2015**
- **Fiscal Analysis & EIR:** **Sept 2015**
- **Final Adoption:** **June 2016**

Community Input Highlights

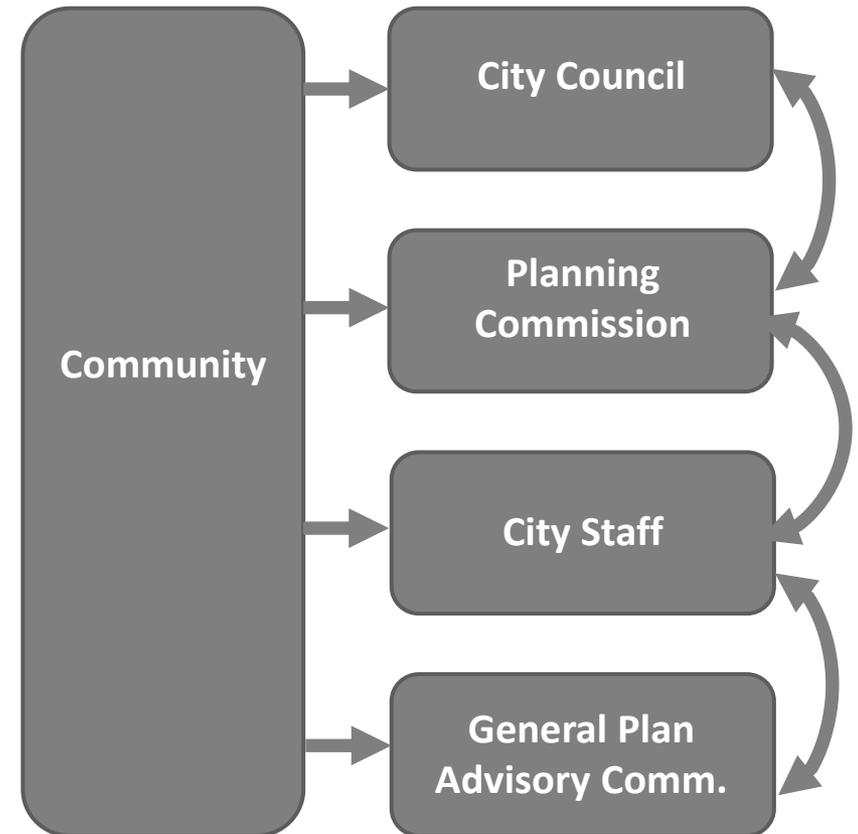


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Slide 4

- 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

Existing Conditions Reports



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Slide 5

- ▣ Land Use
- ▣ Circulation
- ▣ Economics
- ▣ Community Character

❖ *15 Comments Received*

- ▣ *Primarily regarding General Plan policies*

Workshop/Open House 3



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Slide 6

- Learn about planned transportation improvements
- Review the draft preferred land use alternative for the M-2 Area
 - ▣ Comment cards
- Prioritize community programs that could result from new development
 - ▣ Real-time electronic voting at Workshop
 - ▣ Online and paper survey demonstration at Open House

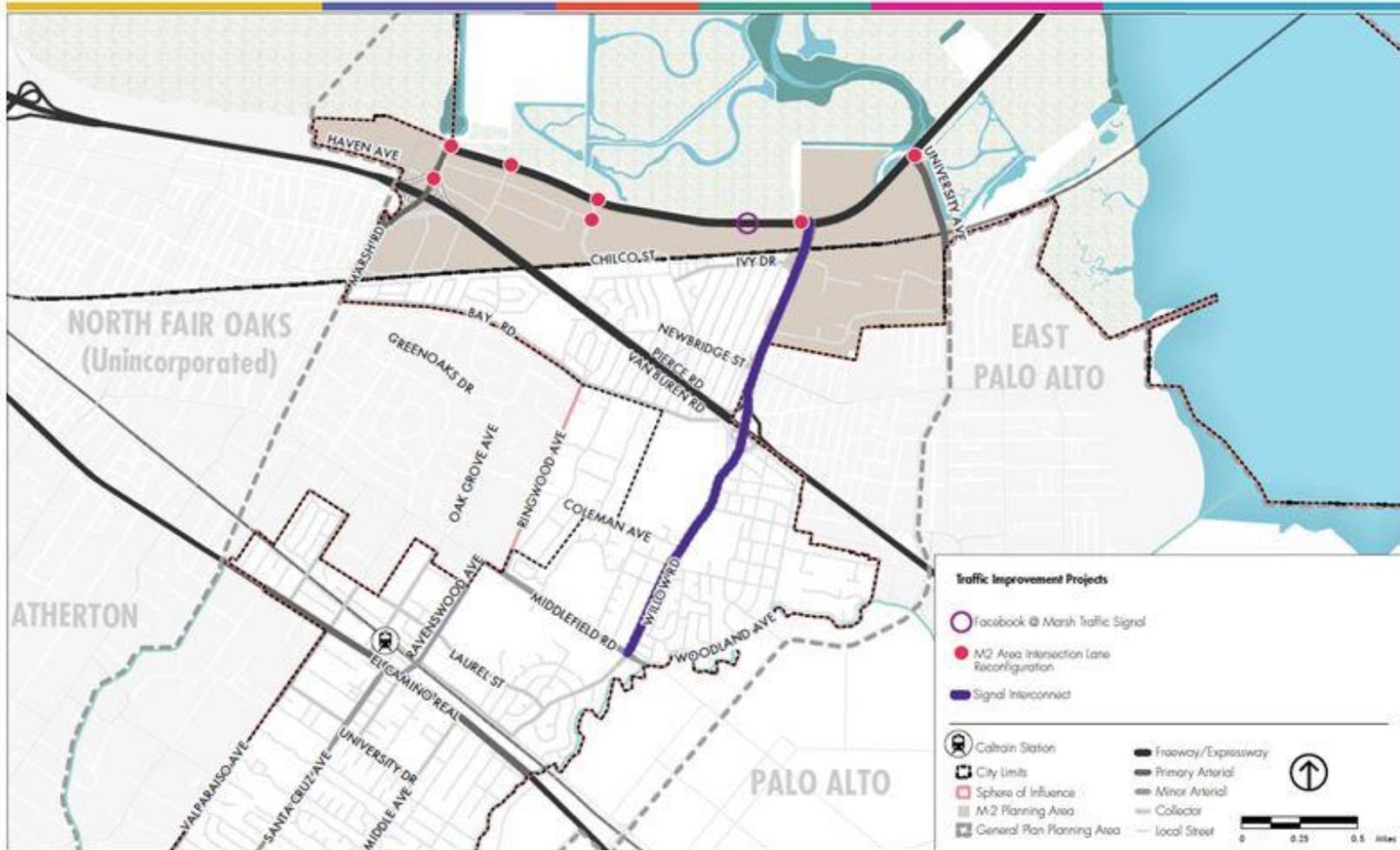


Planned Traffic Improvements



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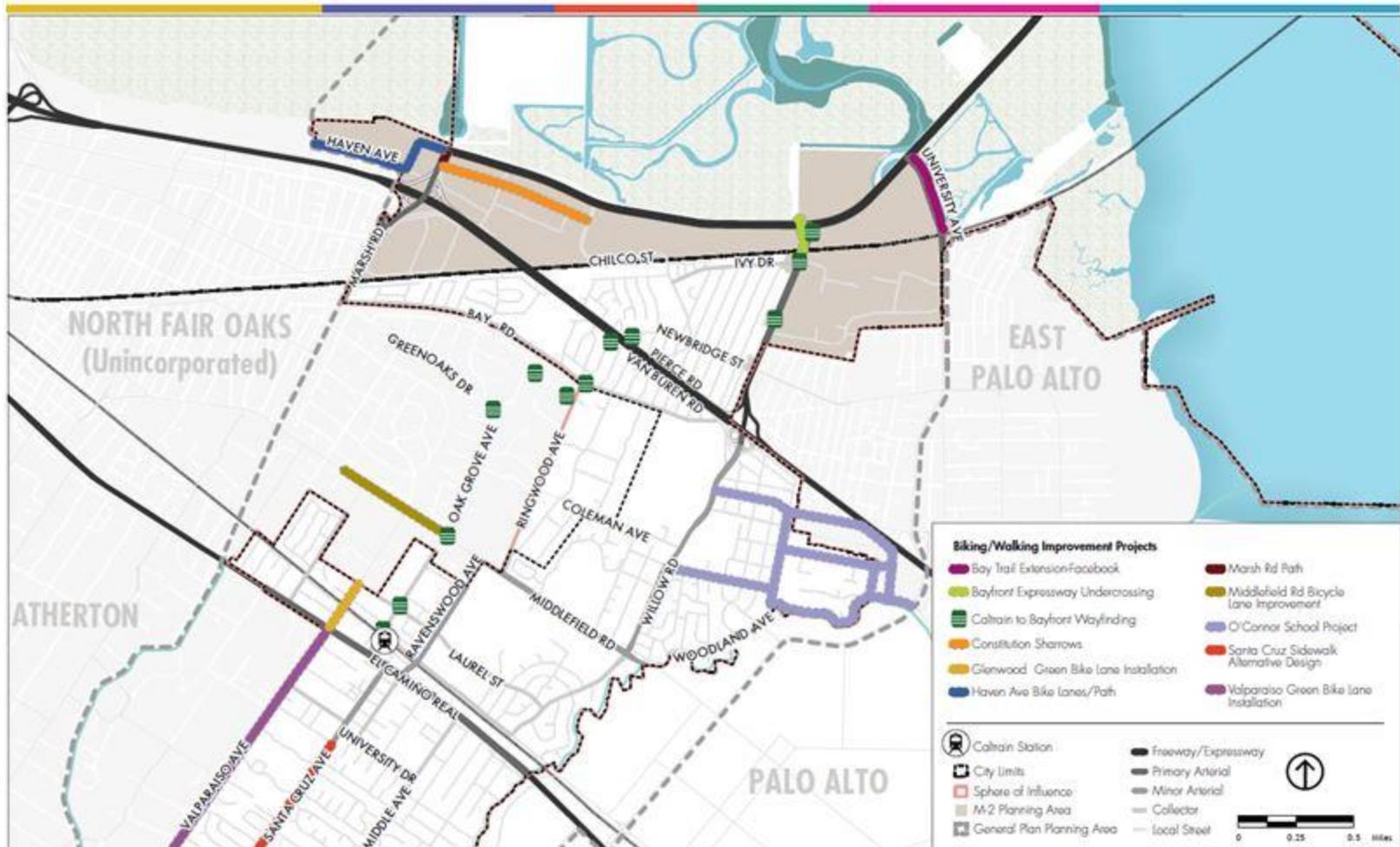


Planned Bike/Ped Improvements



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Other Planned Circulation Projects



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Slide 9

- **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**

Workshop 3 – Ranking Results



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Slide 10

Community Program Category Priorities

1. Transit & Transportation Improvements
2. Community-Serving Retail
3. Jobs and Training at M-2 Area Companies
4. Social Service Improvements
5. Energy, Technology & Utilities Infrastructure
6. Park & Open Space Improvements

Top-ranked Program per Category



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Slide 11

- ▣ Sidewalks, lighting and landscaping
- ▣ Grocery Store
- ▣ Job Opportunities for Residents
- ▣ Education Improvements
- ▣ Underground Power Lines
- ▣ Bedwell Bayfront Park Improvements

Workshop/Open House Comments



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Slide 12

- ❑ Need affordable housing for current residents
- ❑ Too much housing
- ❑ Improve quality of education
- ❑ Provide full-service grocery
- ❑ Deal with existing traffic
- ❑ Improve bike/ped access & safety
- ❑ Protect wildlife
- ❑ Add more Life Sciences space
- ❑ Buildings too tall



Draft Preferred Alternative

Slide 14

- **Two distinct places: Bohannon & Willow**
- **Supports the Guiding Principles but will require:**
 - *programs to manage traffic and parking*
 - *physical means to address sea level rise*
- **Allows new development in exchange for increased revenue & community programs**
 - *~2M sq ft nonresidential beyond current General Plan*
 - *~4500 new housing units*
 - *~5300 new jobs*
 - *~600 hotel rooms*

Potential Refinements to Draft Preferred Alternative



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Slide 15

- Add 500,000 sq ft of Life Sciences area
 - Several ~6-story buildings north of O'Brien
- Allow 6-8 stories in portions of Willow area to accommodate housing to balance new jobs
 - *Scenarios with either less or more of certain types of development could be separate EIR Alternatives*
- Renderings on next slides show maximum development potential suggested to date

Envisioned Refined Alternative – Bohannon Area



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Slide 16



Envisioned Refined Alternative – Willow Area



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Slide 17



Community Programs Survey



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Slide 18

- List order based on initial ranking of categories and programs from March 12 Community Workshop
- Runs through **April 8**
 - ▣ Available online and paper version
- Will help City Council Determine which community programs happen first

Online Survey Instructions



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- Go to the project website's survey page:
www.menlopark.org/connectmenlosurvey
- Log in (*you can be anonymous*)

Open City Hall

The screenshot shows the top navigation bar of the Open City Hall website. The navigation bar is dark blue and contains the following links: HOME, INFO, SIGN IN, and HELP. The SIGN IN link is circled in red. Below the navigation bar are social media icons for Facebook, LinkedIn, and Twitter. Below the social media icons is the heading "Sign In or Join" and a green button that says "Use your email address to sign in or join". Below this is a section titled "You can also use:" followed by three buttons for social login: Facebook, Google, and LinkedIn.

Online Survey Instructions



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- Click “Your Response”
- Drag your choices to the top for each topic
- Click “Done” to submit

Open City Hall

Once you have reviewed and ranked the programs within each category, you will then be asked to rank the categories against each other.

At the end of the survey you will have the opportunity to share any new ideas you would like to add to the list and provide comments about the community programs and city projects list for the Belle Haven and M-2 Area.

Transit and Transportation Improvements

Hide

Drag **1** up or down to reflect how you would prioritize the items. The top priority should be at the top of your list with your lowest priority at the bottom of the list.

If you prefer, instead of dragging items you can enter the List Order numbers manually, then click *Update List* at the bottom of the list. You can also restore the items to their initial default order by clicking *Restore Defaults*.

List Order	Item	
1	1 Bike trails, paths or lanes	Details
2	1 Sidewalks, lighting, and landscaping	Details
3	1 Dumbarton Rail	Details
4	1 Traffic-calming on neighborhood streets	Details
5	1 Bus service and amenities	Details

Online Survey Instructions



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- Click “Feedback” to see others’ choices
- “Off-Forum” responses = people who don’t log in

A screenshot of the online survey interface. At the top, there is a question: "What are your priorities for the Belle Haven and M-2 Area?". Below the question, there are four tabs: "Introduction", "Feedback", "Your Response", and "Outcome". The "Feedback" tab is highlighted with a red circle. Below the tabs, there are two buttons: "On Forum (4)" and "Off Forum (4)". Below these buttons, there are three icons: "Demographics", "Map", and "Summary". At the bottom right of the interface, there is a link: "Download: PDF | CSV".

4 Responses On Forum

← Previous 1 2 3 4 Next →

Name not shown inside Menlo Park
March 18, 2015, 2:56 PM

Transit and Transportation Improvements

1. Bus service and amenities
2. Innovative transportation solutions (i.e. personal rapid transit)
3. Bike trails, paths or lanes
4. Sidewalks, lighting, and landscaping
5. Traffic-calming on neighborhood streets
6. Dumbarton Rail

Community-serving Retail

1. Grocery store
2. Pharmacy
3. Restaurants
4. Bank/ATM

Next Steps



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Slide 22

- ❑ Council/Plg Comm Review of Pref Alt – **Mar 31**
- ❑ Council Consideration of Preferred Alt – **Apr 7/14**
- ❑ EIR Notice of Preparation – **May 14**
- ❑ Trans Comm meeting on Circ Element – **June 10**
- ❑ GPAC 7: Draft goals, policies, programs – **June 25**
- ❑ GPAC 8: Draft Land Use & Circ Elements – **July 23**
- ❑ Council/Plg Comm Review of draft updated Land Use & Circulation Elements & zoning – **Aug 24**
- ❑ EIR Scoping Session – **Sept 10**

For More Information



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- Visit: www.menlopark.org/connectmenlo
- Download App at: connectmenlo2go.com
- Contact: Deanna Chow
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