El CAMINO REAL/DOWNTOWN VISION PLAN

Community Workshop #3

City of Menlo Park | *May 1, 2008*

AGENDA

- Vision Plan Background
- Summary of Community Workshop #2
- Summary of Downtown Issues
- Small Group Discussion of Downtown Vision
- Report Back

INPUT TO DATE

- Oversight and Outreach Committee
  - Meetings # 1, 2 and 3
  - Mobile Tour
- Stakeholder Interviews
- Walking Tours
- Two Community Surveys
  - Initial Survey: ~600 responses
  - Follow-up Survey: ~2000 responses
- Community Workshops #1 and 2

COMMUNITY WORKSHOP #2

- Focused on El Camino Real.
- Detailed results of outreach efforts.
- Discussed various land uses and their impacts on the following:
  - Traffic
  - School Population
  - Community Services
  - Tax Revenue

WORKSHOP #2 OUTCOMES

Menlo Park Identity

- Green Menlo Park
- Gateways & signage
- Village/residential feel

WORKSHOP #2 OUTCOMES

Parking

- Underground vs. structured parking
- Parallel parking on El Camino
- Shared parking

WORKSHOP #2 OUTCOMES

Economic Development/Tax Revenue

- Hotel/conference facilities
- Retail on El Camino should not compete with Downtown retail
- "Green Alley" – green technology corridor

WORKSHOP #2 OUTCOMES

Bike and Pedestrian Improvements

- El Camino crossings
- Bike underpass/connection to Burgess Park
- Widen sidewalks
- North-south bicycle route

WORKSHOP #2 OUTCOMES

Expanded Housing Opportunities

- Affordable housing
- Jobs/housing balance
- Housing near Caltrain station

WORKSHOP #2 OUTCOMES

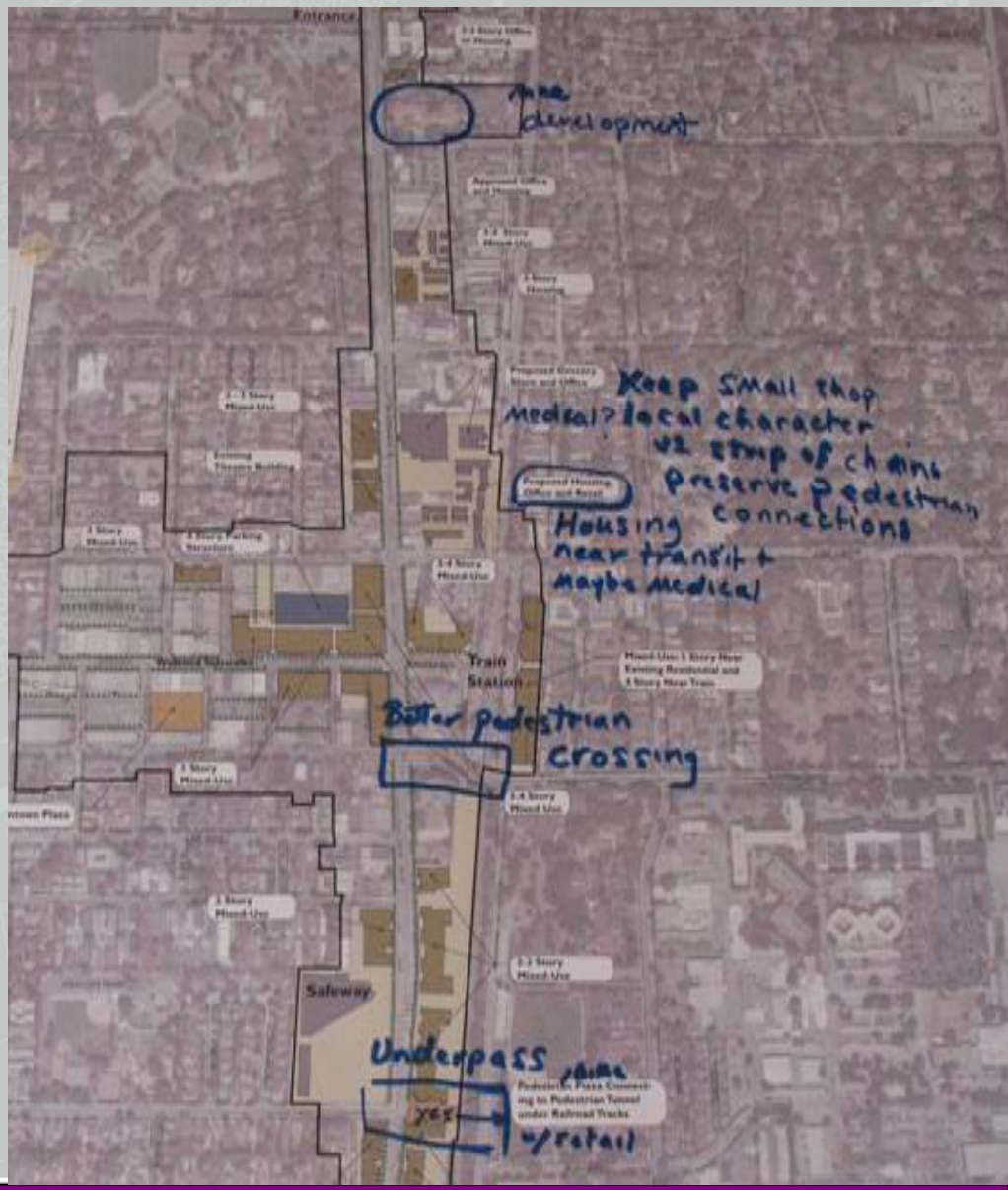
Scale of Development

- Height near tracks
- Height near Downtown and Caltrain station area
- Lower height near neighborhoods

WORKSHOP #2 OUTCOMES

Aesthetic Character

- Landscaping/street trees
- Underground parking
- Increased setbacks
- Upper floor setbacks to mitigate "canyon" feel
- Utilities undergrounding
- Quality of building materials



WORKSHOP #2 OUTCOMES

Civic Gathering Places/Open Space

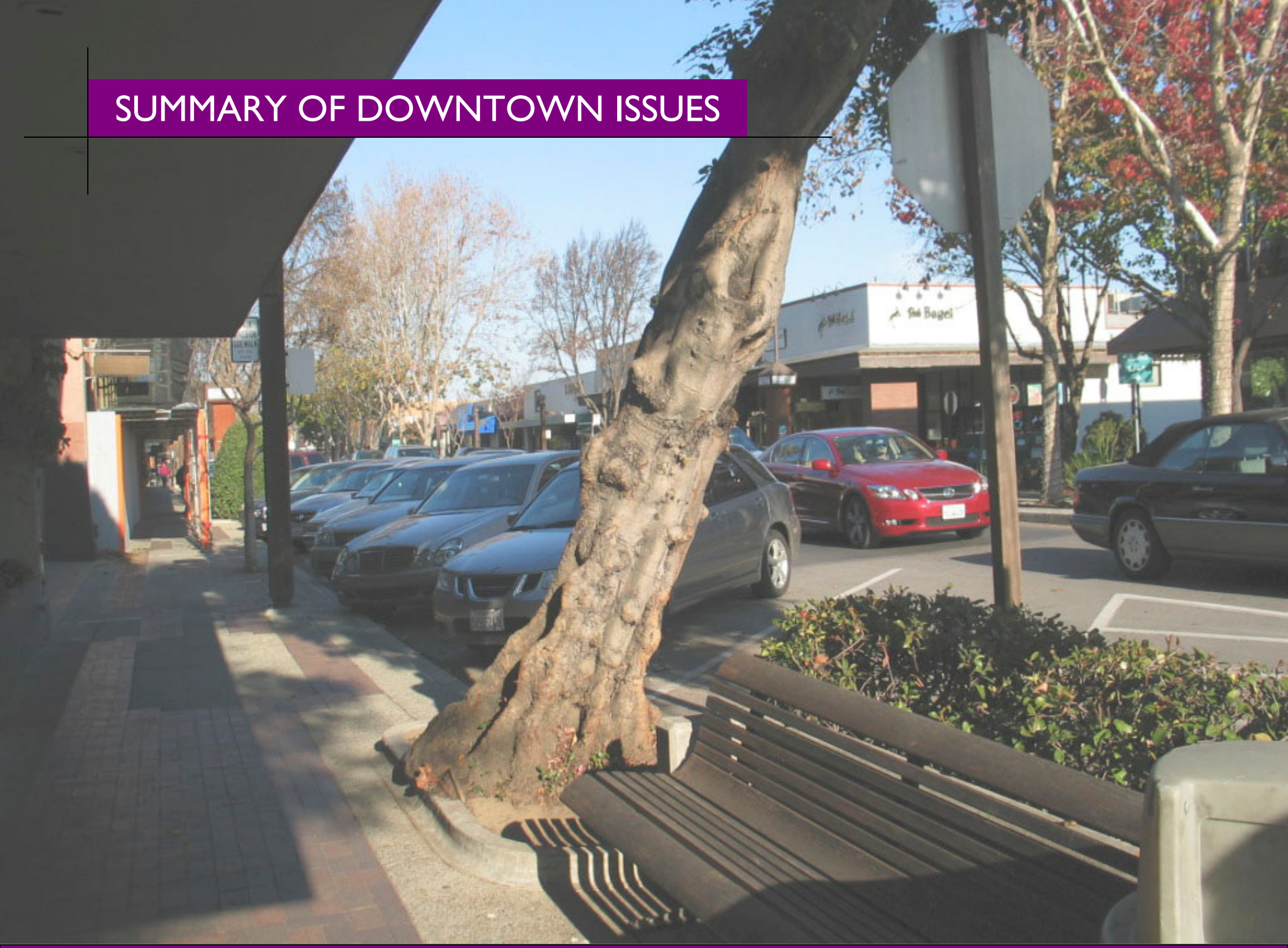
- New residential uses need to be supported with amenities
- Amenities should provide something for all ages, including seniors and children
- Plaza area near El Camino associated with bike underpass

WORKSHOP #2 OUTCOMES

Vehicular Circulation

- El Camino lane configuration
- Parallel parking during commute hours
- Alma extension
- Trench El Camino
- Trench Caltrain

SUMMARY OF DOWNTOWN ISSUES



DEVELOPMENT AND PUBLIC AMENITY

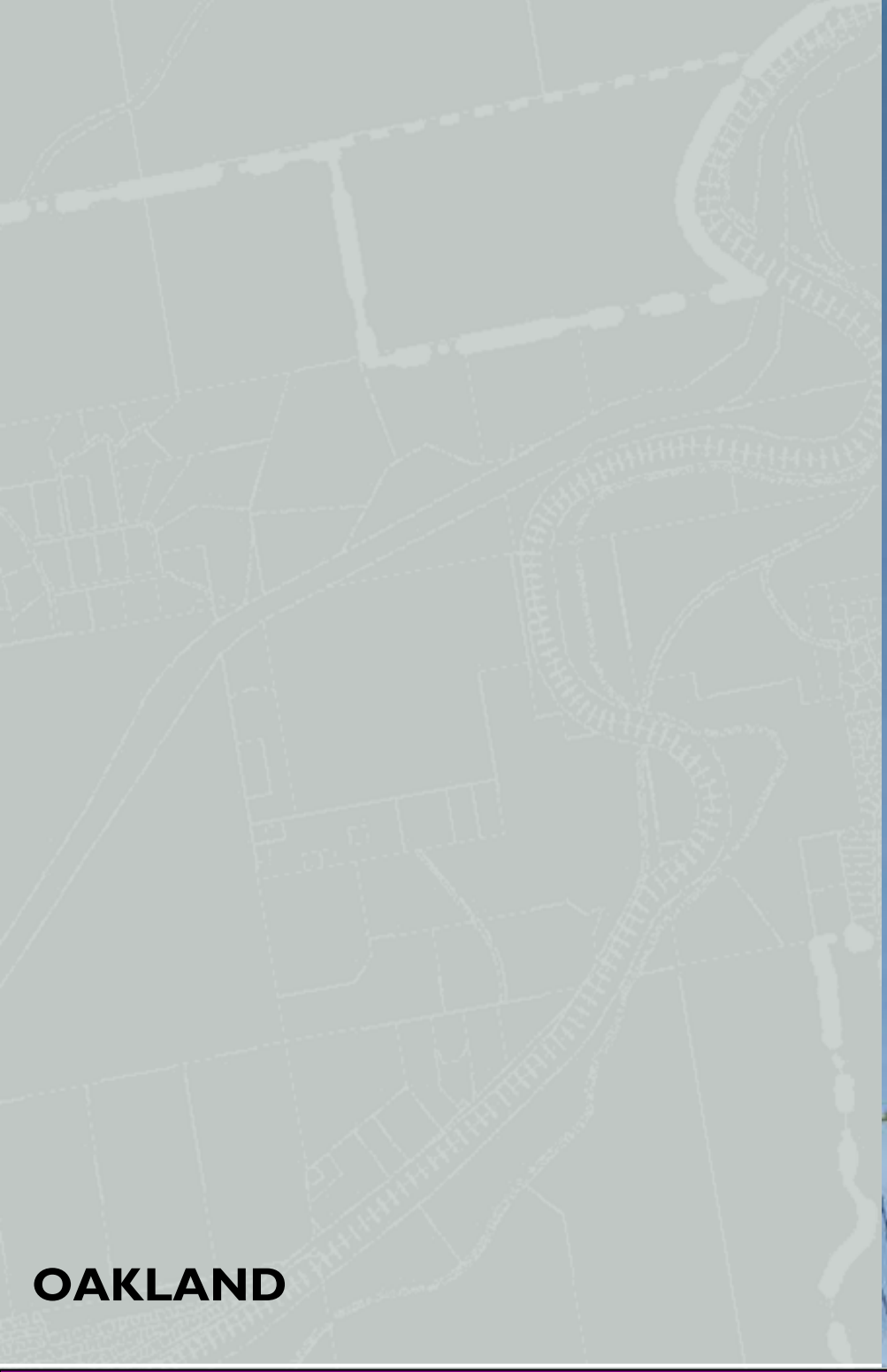
- Correlate development intensity with public amenity
- Amenities can be funded in other ways:
  - City investments
  - Metered parking
  - Benefit assessment district
  - Competitive grant funding
  - Tax program

SUMMARY OF DOWNTOWN ISSUES

- Downtown Identity
- El Camino Real crossings
- Underground vs. Structured Parking
- Paid parking strategies
- Expanded housing opportunities
- Caltrain station area
- Pedestrian facilities
- Civic gathering places
- Aesthetic Quality
- Scale of Development

Downtown Identity

City of Menlo Park



OAKLAND

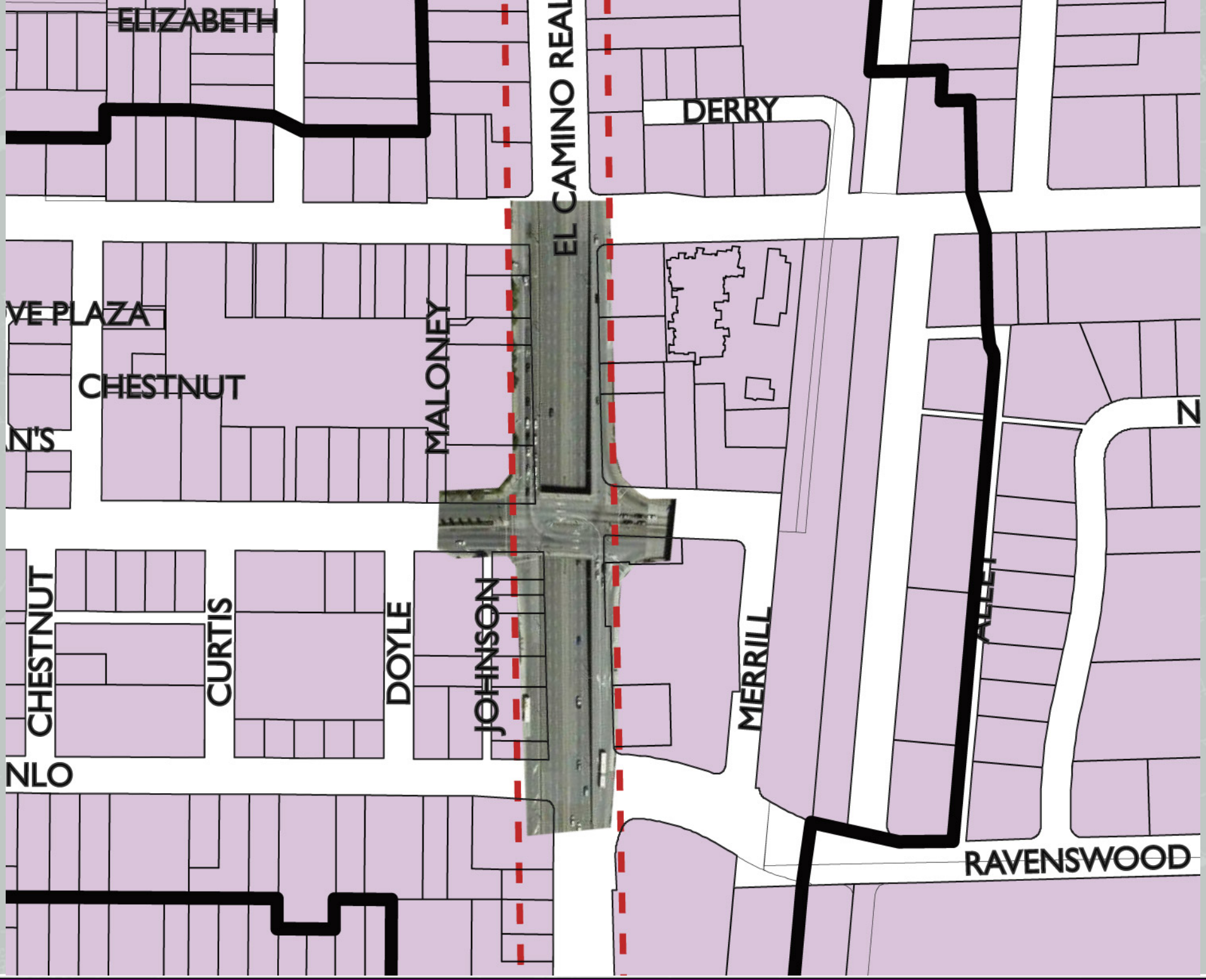
BETTE'S TO GO
TACOS
SANDWICHES
PIZZA
HOT DOGS
HOURS
BETTE'S OCEAN VIEW DINER
BETTE'S TO-GO
BERKELEY

El Camino Real Crossings

City of Menlo Park

FRUITVALE
FRUITVALE
Entretenimiento
Actividades Para Los Niños
Artesenias y más....
Orgullosamente Aceptamos
WIC y EBT
Patrocinado por El Unity Council
VILLAGE
SHOPS ARE OPEN
ESTAN A

OAKLAND


ELIZABETH
EL CAMINO REAL
DERRY
VE PLAZA
CHESTNUT
N'S
MALONEY
N
CHESTNUT
CURTIS
DOYLE
JOHNSON
MERRILL
ALLEY
NLO
RAVENSWOOD

Underground or Structured Parking

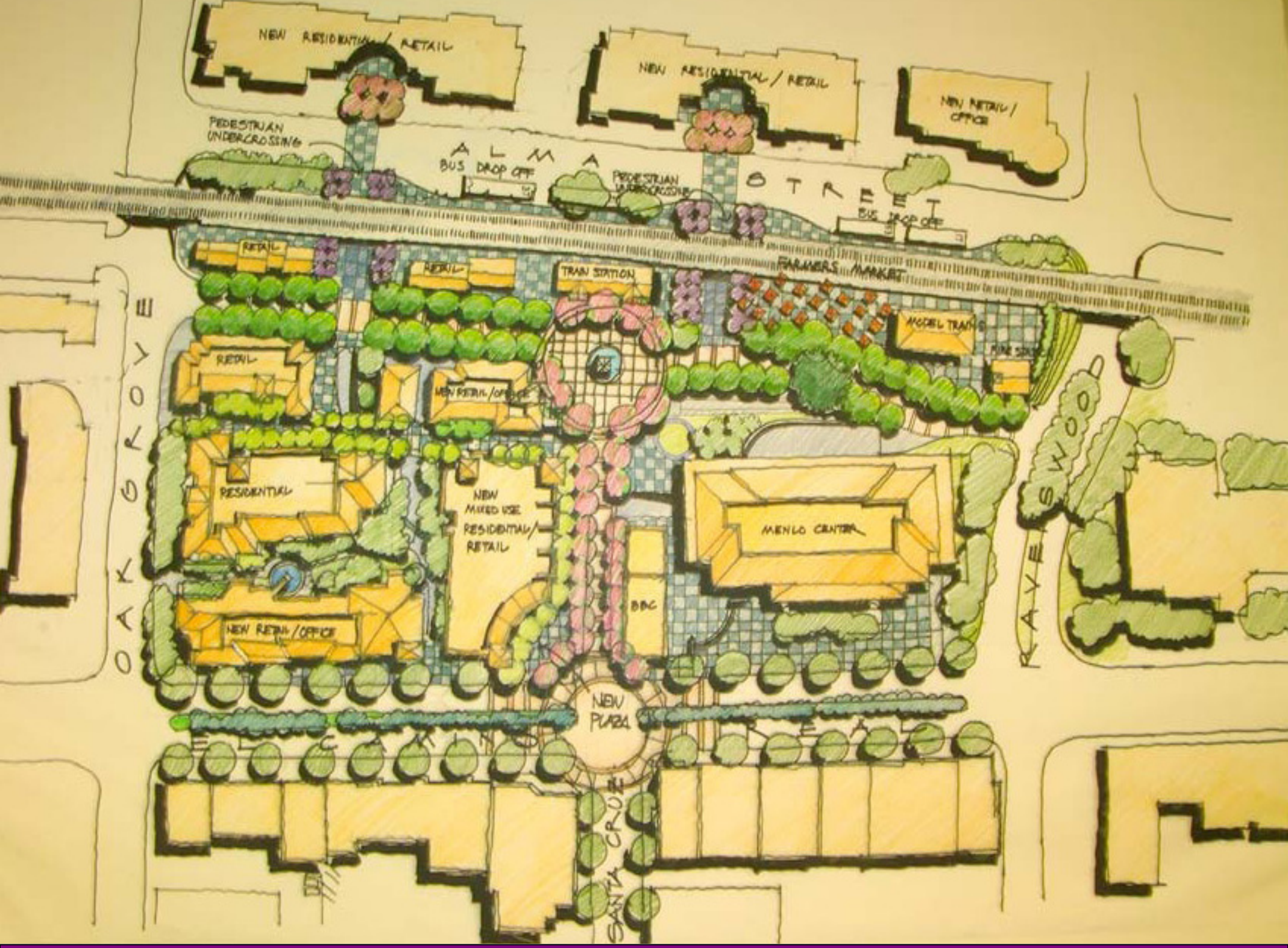
City of Menlo Park

SAN LUIS OBISPO

- “Park once” strategy
- Metered parking
- Parking fees by district
- Variable timing

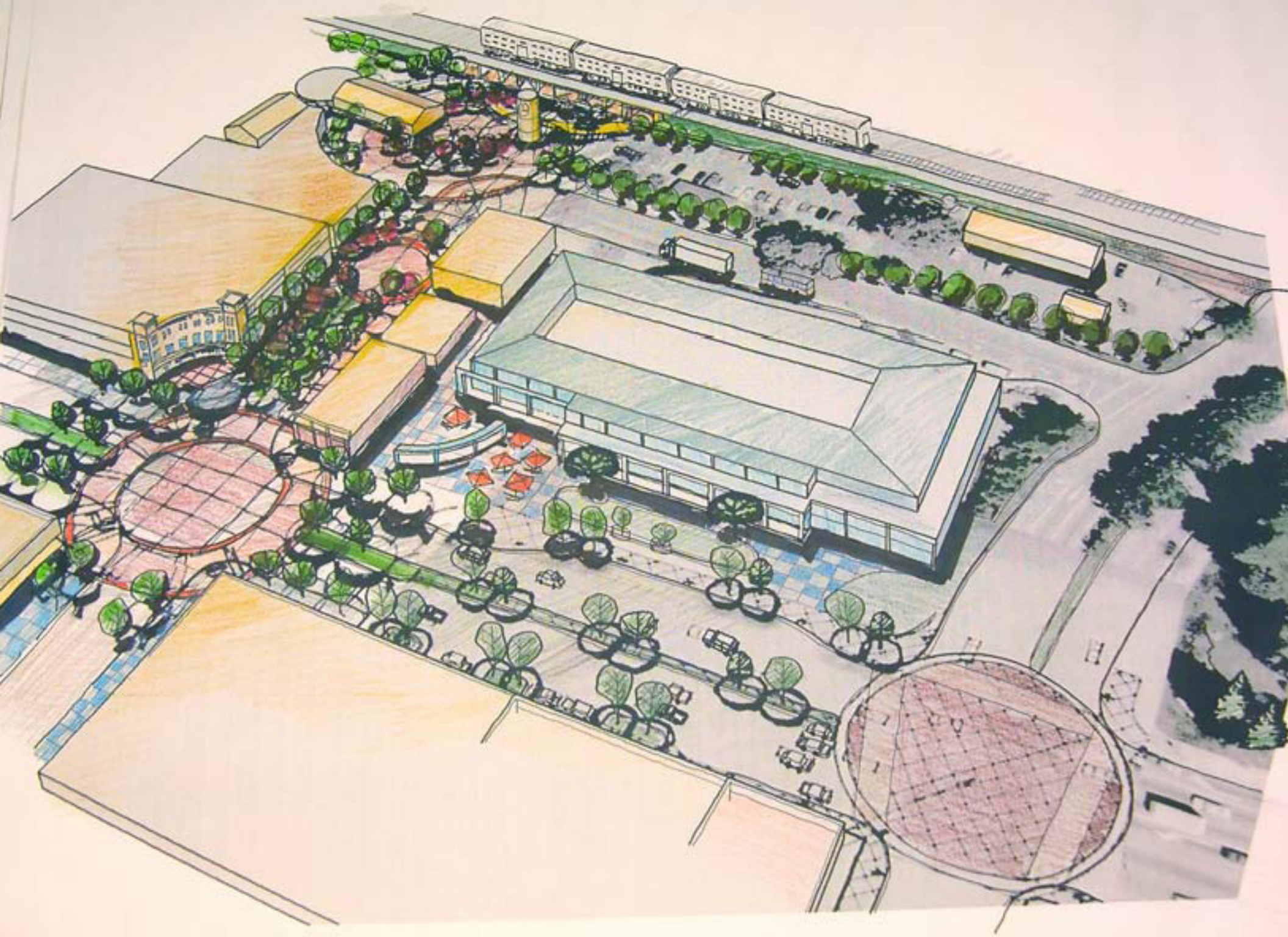
BURLINGAME

SAN LUIS OBISPO



Caltrain Station Area

City of Menlo Park



Caltrain Station Area

City of Menlo Park

Pedestrian Character of Santa Cruz Avenue

City of Menlo Park

Pedestrian Character of Santa Cruz Avenue

City of Menlo Park

Occasions, etc...
Personalized Gifts
CLEANERS
PREUSS PHARMACY
844
Light Point

GROCERY

PALM DESERT
FedEx

PEARL STREET, BOULDER

CAFE BORRONE

1142 CRANE STREET
PENINOU
Est. 1903
French Laundry & Cleaners, Inc.
MENLO PARK

Scale of Development: 1 Story

City of Menlo Park

Scale of Development: 1 Story

City of Menlo Park

Scale of Development: 2 Story Mixed-Use

City of Menlo Park

Scale of Development: 3 Story Mixed-Use

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DALLAS

Traffic	Lowest number of daily trips, spread over the day
School Population	Highest impact—but lower than single-family residential
Community Services (fire/police)	Highest impact
Tax Revenue for City	Lowest revenue generation rate

Traffic	Highest number of daily trips, more concentrated at pm peak
School Population	No impact
Community Services (fire/police)	Low impact
Tax Revenue for City	Medium tax generator; higher than office

Traffic	Low number of daily trips, higher number of trips at am/pm peaks
School Population	No impact
Community Services (fire/police)	Low impact
Tax Revenue for City	Low to medium tax generator; higher than residential

Menlo Park Presbyterian Church

City of Menlo Park

CHURCH PROJECTS

- Sanctuary Renovations
- Site Design

Presbyterian Church
Parking Plaza 3
Johnson St.
Fremont Park
Peet's
University Ave.

CHURCH GOALS

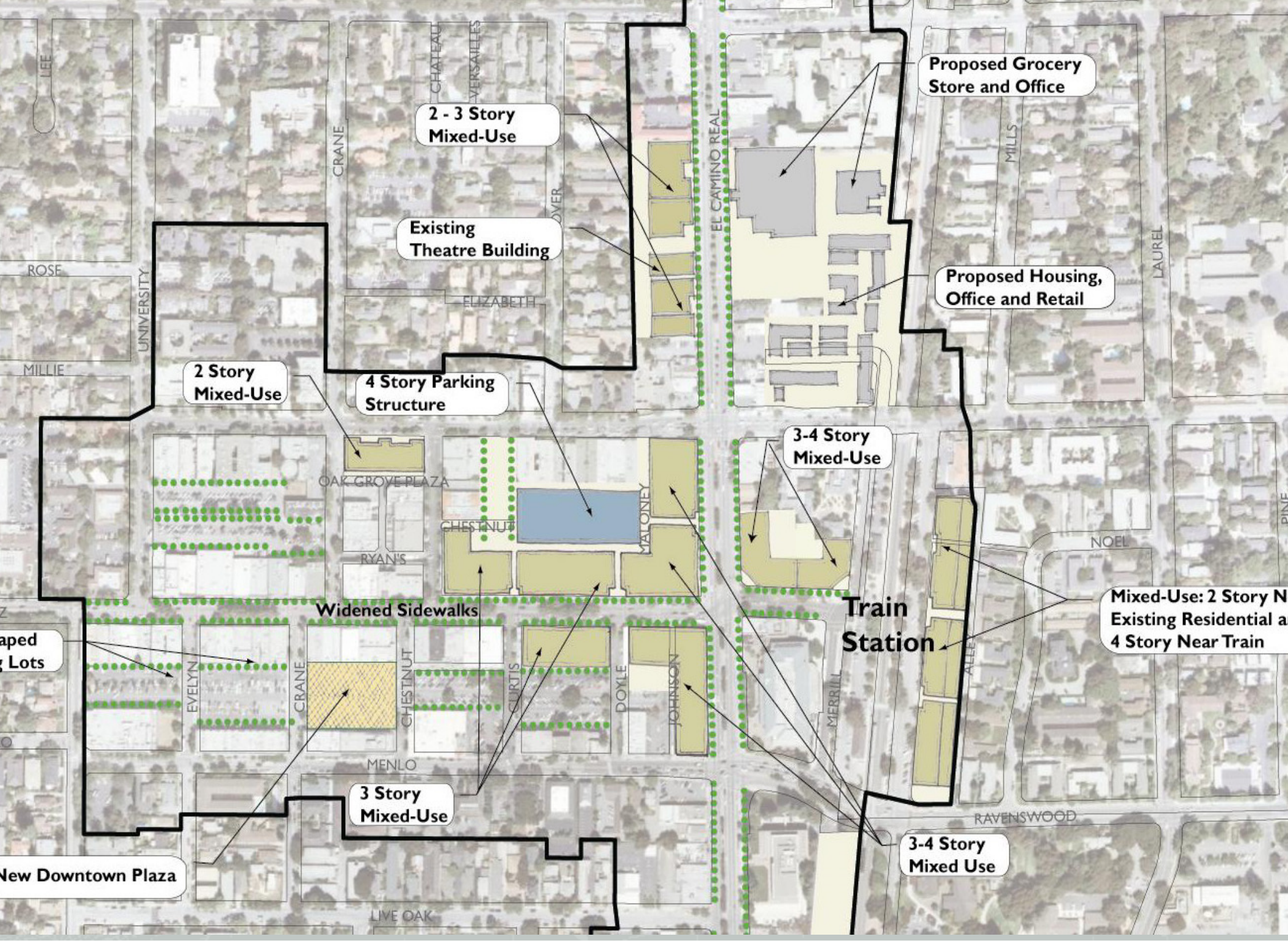
- Strengthen position in Downtown Menlo Park
- Program activities turned outward
- Passive activities as buffers to neighborhood
- Potential partnerships with City

Menlo Park Presbyterian Church

City of Menlo Park

SMALL GROUP DISCUSSION

- Vision for Downtown
  - Discuss big-picture ideas of what Downtown should be like.
  - How should it change over the next 20 years?
- Review three conceptual alternatives of Downtown
  - Facilitators will explain alternatives
  - Present a range of options for group discussion.
  - Provide limited text describing land uses.


Proposed Grocery Store and Office
2 - 3 Story Mixed-Use
Existing Theatre Building
Proposed Housing, Office and Retail
2 Story Mixed-Use
4 Story Parking Structure
3-4 Story Mixed-Use
Widened Sidewalks
Train Station
Mixed-Use: 2 Story N
Existing Residential a
4 Story Near Train
3 Story Mixed-Use
3-4 Story Mixed Use
New Downtown Plaza
LEE
CHATEAU
VERSAILLES
CRANE
EL CAMINO REAL
MILLS
LAUREL
ROSE
UNIVERSITY
ELIZABETH
MILLIE
OAK GROVE PLAZA
CHESTNUT
MALONEY
RYAN'S
NOEL
EVELYN
CURTIS
DOYLE
JOHNSON
MERRILL
ALLE
MENLO
RAVENSWOOD
LIVE OAK

SMALL GROUP DISCUSSION

- Select conceptual alternative closest to your group's vision
- Modify that alternative to reflect vision for Downtown
  - Move buildings, uses and open spaces from one place to another.
  - Change text on land use descriptions to reflect group vision.
- Report back

NEXT STEPS

- Next Committee Meeting: Thursday May 8th, 7 p.m.
- Speaker Series: Wednesday, May 14th, 6 p.m.

  Jim Daisa, Kimley-Horn and Associates:

  "Context-Sensitive Thoroughfare Solutions"
- Planning Commission Workshop: Monday, May 19th, 7 p.m.

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