

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



CONNECTMENLO
menlo park land use & mobility update

City Council Consideration of EIR Notice of Preparation

June 16, 2015





Meeting Purpose

Slide 2

- **Review**
 - ▣ **Community Amenities Survey Results**
 - ▣ **May 2015 Open Houses**
 - ▣ **“Budget 101,” Housing Commission, Transportation & Bicycle Commissions, General Plan Advisory Committee and Planning Commission Meetings**

- **Consider Planning Commission Recommendation regarding ConnectMenlo EIR Notice of Preparation:**
 - ▣ **M-2 Area Maximum Potential Development**

City Council Project Objectives



CONNECTMENLO

menlo park land use & mobility update

Slide 3

- 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 Milestones



CONNECTMENLO

menlo park land use & mobility update

Slide 4

- **Guiding Principles:** *complete*
- **EIR Maximum Potential Development “Alternative”:** *now*
- **Draft Goals, Policies & Programs:** **Aug 2015**
- **Draft Zoning Changes:** **Aug 2015**
- **Fiscal Analysis & EIR:** **June 2015 – June 2016**
- **Final Adoption:** **July 2016**

Community Amenities Survey



CONNECTMENLO

menlo park land use & mobility update

Slide 5

- **194 online and paper surveys received**
- **Amenities list based on rankings from March 2015 Workshop**
- **136 self-identified Belle Haven residents**
- **Will help City Council determine which community amenities happen first**

Overall Ranking Results



CONNECTMENLO

menlo park land use & mobility update

Slide 6

Transit and Transportation Improvements
Sidewalks, lighting, and landscaping
Traffic-calming on neighborhood streets
Bike trails, paths or lanes
Dumbarton Rail
Innovative transportation solutions (i.e. personal rapid transit)
Bus service and amenities
Community-serving Retail
Grocery store
Restaurants
Pharmacy
Bank/ATM
Jobs and Training at M-2 Area Companies
Job opportunities for residents
Education and enrichment programs for young adults
Job training programs and education center
Paid internships and scholarships for young adults

Social Service Improvements
Education improvements in Belle Haven
Medical center
Library improvements at Belle Haven
High-Quality Affordable Housing
Senior service improvements
Add restroom at Onetta Harris Community Center
Pool House remodel in Belle Haven
Energy, Technology, and Utilities Infrastructure
Underground power lines
Incentives for private home energy upgrades, renewable energy, and water conservation
Telecommunications investment
Soundwalls adjacent to Highway 101
Park and Open Space Improvements
Tree planting
Bedwell Bayfront Park improvements
Community garden(s)
Dog park

Most Common Written Comments



CONNECTMENLO

menlo park land use & mobility update

Slide 7

- **Increase maintenance in Belle Haven**
 - Beautification efforts
 - Infrastructure improvements
 - Code and law enforcement
- **Enable current residents to stay**
- **Reduce traffic, improve pedestrian/bike facilities and utilize Dumbarton rail corridor**
- **Improve education in Belle Haven**

May Community Open Houses



CONNECTMENLO

menlo park land use & mobility update

Slide 8

□ Purpose

- Learn more about ConnectMenlo
- Provide feedback on the land use map

□ Stations

- ConnectMenlo Overview
- Land Use
- Community Amenity Survey Results
- Circulation
- Property Owner Plans

□ Facilitated Q&A



Follow-up Meetings

Slide 9

- **Menlo Park Budget 101**
- **Housing Commission**
 - Demographic data and housing policies
 - Panel discussion
 - Affordable housing policies and strategies
 - Anti-displacement strategies
 - Urban Village development
- **Transportation and Bicycle Commissions**
 - Tools to address congestion and parking
 - Multi-modal improvements
 - New performance metrics

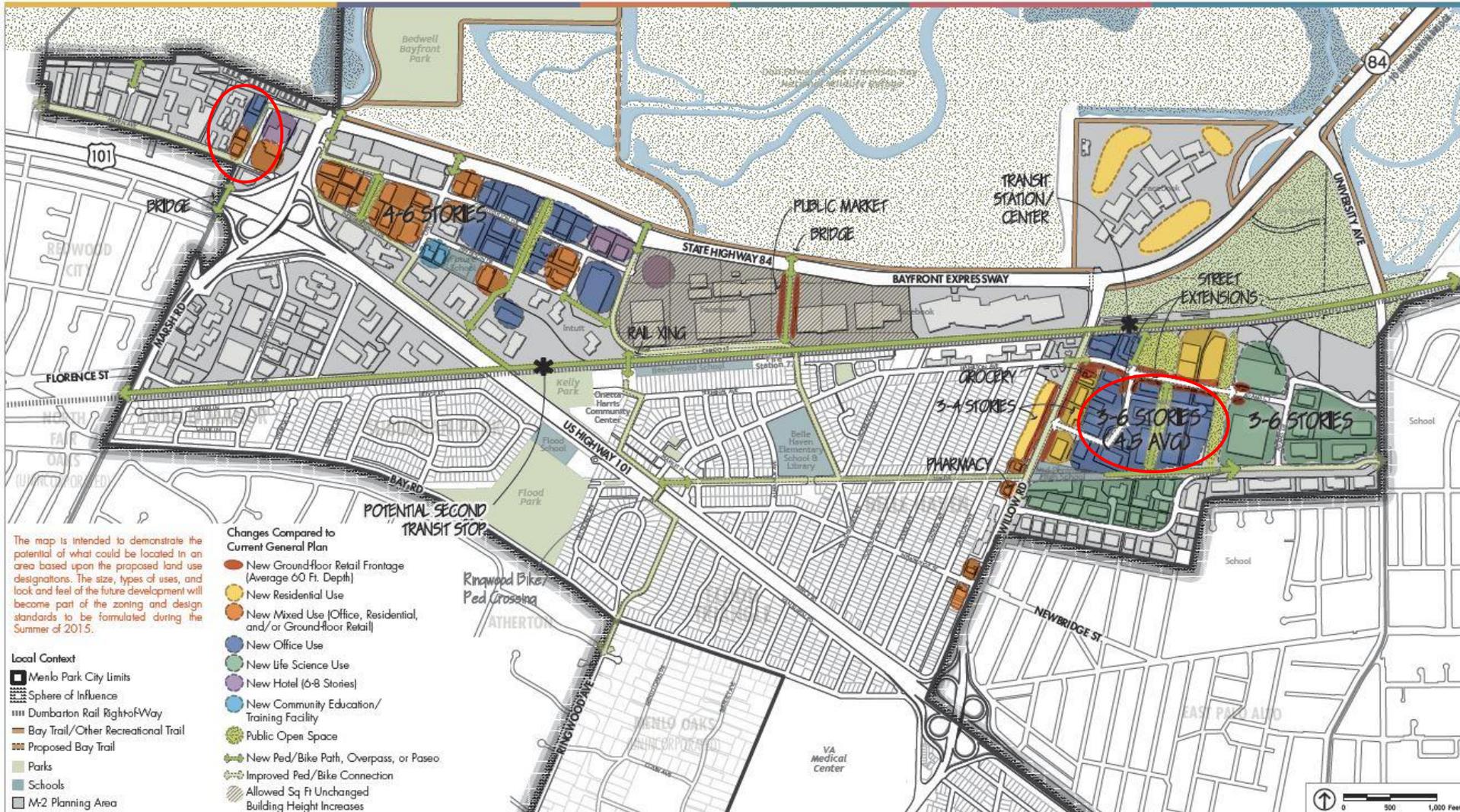
Draft Max. Potential Development



CONNECTMENLO

menlo park land use & mobility update

Slide 10



The map is intended to demonstrate the potential of what could be located in an area based upon the proposed land use designations. The size, types of uses, and look and feel of the future development will become part of the zoning and design standards to be formulated during the Summer of 2015.

Draft Max. Potential Development



CONNECTMENLO

menlo park land use & mobility update

Slide 11

- **Two distinct places: Jefferson & Willow**
- **Supports the Guiding Principles but will require programs to manage traffic and parking**
- **Allows new development in exchange for increased revenue & community amenities**
 - *~2.1Msf nonresidential on top of current General Plan*
 - *~4500 new housing units*
 - *~600 hotel rooms*
 - *~5500 new jobs*



Housing Being Considered

Slide 12

- **Strengthen market for full-service grocery and other retail uses**
- **Expand ridership base for various types of transit**
- **Alleviate potential for additional commute traffic**
- **Potential locations**
 - **~1500 units on Facebook East Campus**
 - **~2000 units in Willow Road Area**
 - **~1000 units in Jefferson Drive Area**



Topics for Further Study

Slide 13

- **Address infrastructure**
- **M-2 Area design standards**
 - **Pedestrian-friendly buildings and streetscape**
 - **Vary size and form**
 - **Respect adjacent neighborhood building heights**
- **Require community benefits in exchange for additional development potential**
- **Develop policies to address affordable housing to keep existing residents**



EIR Notice of Preparation

Slide 14

- Required by CEQA
- Public review/comment period of EIR Scope
June 18 – July 20
- EIR will utilize Maximum Potential Development Map as basis for analysis
- Scenarios with less or more of certain types of development can be separate EIR Alternatives
- “No Project” alternative – development under existing rules and regulations

Next Steps



CONNECTMENLO

menlo park land use & mobility update

Slide 15

- Council consideration of NOP – June 16
- NOP Comment Period – June 18-July 20
- GPAC Review of Draft goals, policies, programs – June 30
- GPAC Review of Draft Land Use & Circ Elements – July 23
- Community Workshop: Draft LU & Circ Elements – Aug 13
- Plng Comm review of Draft GP Elements & Zoning – Aug 24
- Council consideration of GP Elements & Zoning – Sept 8
- EIR Scoping Session with Planning Comm – Sept 21

For More Information



CONNECTMENLO

menlo park land use & mobility update

Slide 16

- 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