

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



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General Plan Advisory Committee

Meeting 8

July 23, 2015



Meeting Purpose



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Review & Discuss:

- EIR Notice of Preparation Comments
- Draft Land Use Policy Language and Designations
- Draft Zoning Map and Zoning Overview
- Draft Circulation Policy Language and Street Classification Map
- Upcoming Workshop and Project Schedule

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 Milestones



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- **Guiding Principles** – *complete*
- **EIR Max. Potential Development** – *complete*
- **Draft General Plan Elements and Zoning & Design Standards** – **Oct 2015**
- **Draft Fiscal Analysis & EIR** – **Feb 2016**
- **Final Adoption** – **July 2016**



EIR Notice of Preparation

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- **Approved by Council per GPAC recommendation**
- **30-day public review ended July 20**
 - **16 comments received**
- **Maximum Potential Development Map is basis for EIR analysis**
- **Scenarios with less or more of certain types of development can be separate EIR Alternatives**

Major NOP Comment Topics



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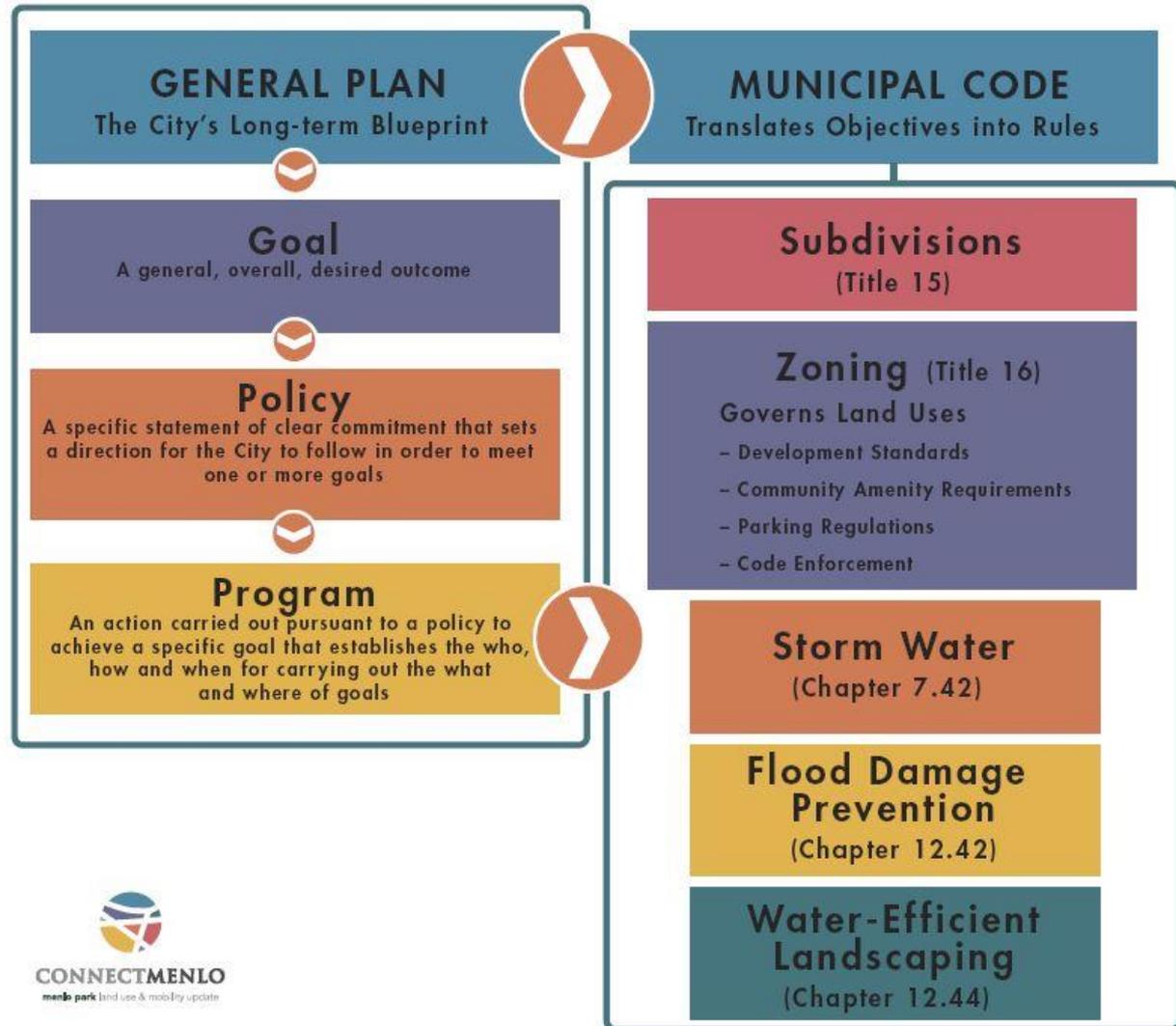
- **Jobs/housing, affordability, displacement**
- **Open space preservation, public access**
- **Wildlife and habitat protection**
- **Shoreline protection, water quality, flooding**
- **Traffic congestion, regional effects and plans**
- **Provision of fire protection and other services**
- **Citywide development potential**

Goals, Policies & Programs



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Land Use Policy Highlights



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- **Bonus floor area and height in Bayfront Innovation Area beyond currently allowed**
 - Only with community amenities & in certain locations
- **Live/work/play environment**
 - Mix of jobs, housing, retail, services
- **Sustainable construction and operations**
 - Green building, water conservation, GHG reduction
- **Quality of life**
 - Excellence in education, healthy lifestyles

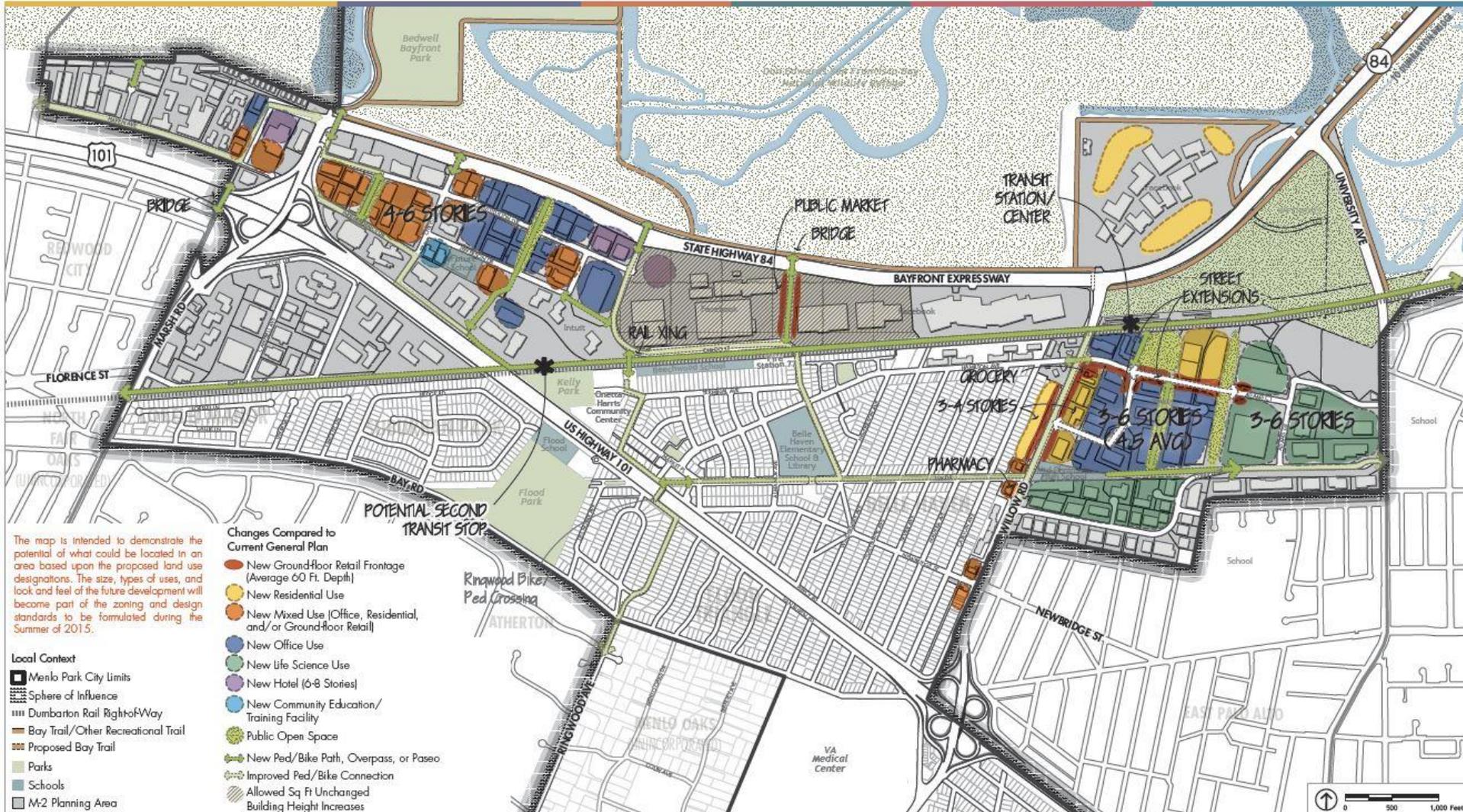
Maximum Potential Development



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Draft Land Use Framework



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New General Plan Designation: Bayfront Innovation Area

<i>CURRENT / PROPOSED SUB-DESIGNATION</i>	<i>CURRENT / PROPOSED ZONING DISTRICT</i>
Office	O
Life Sciences	LS
Mixed Use Residential	R-MU
<i>General Industrial / Light Industrial</i>	<i>M-2 / I-L</i>
<i>Commercial Business Park</i>	<i>M-3 / BP</i>

Draft Bayfront Zoning Overview



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New Zoning Districts	Max Height	Max Stories	DU/Acre	Max FAR	Bonus Max Height*	Bonus Max Stories*	Bonus Max FAR*	Max Added Potential (per NOP)	Encouraged Uses
O – Office (-B = bonus available)	35 feet	2	Not Applicable	45%	110 feet (not incl. mech. equipment)	6 (more for hotel)	100%	0.7M sq. ft.	Offices, high tech businesses, and R&D that does not involve potentially volatile chemicals or disruptive noise; supporting retail, restaurants and entertainment; hotel option in three locations
LS – Life Sciences (-B = bonus available)				55%			100-125%**	1.4M sq. ft.	Bioscience and biomedical product development and manufacturing
R-MU – Mixed Use Residential	80 feet	6	30-100	Not Applicable			4500 units	Attached multifamily residences; offices per O District; ground floor, street front retail and restaurants per C-2-B District	

*Requires provision of community amenities (at value in \$/sq. ft. of development TBD).

**FAR not used in LS area may be transferred via permanent purchase into LS-B area to achieve FAR greater than 100%.

Additions to Existing Districts

C-2-B Neighborhood Commercial: Residential allowed above retail

R-4-5 (AHO) – High Density Residential: Retail allowed on ground floor

Circulation Policy Outline



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- *Restructured per GPAC, Transportation Commission, and community input:*
 - **Safe Transportation System**
 - **Complete Streets**
 - **Sustainable Transportation**
 - **Health and Wellness**
 - **Transit**
 - **Transportation Demand Management**
 - **Parking**

Draft Street Classifications



Type	Mode Priority	Examples
Freeway/ Expressway	Vehicle: ●	Bayfront Expressway
Boulevard	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	El Camino Real
Thoroughfare	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Marsh Rd, Sand Hill Rd
Main Street	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Santa Cruz Ave
Avenue – Mixed Use	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Willow Rd (south of Bay), Middlefield Rd
Avenue – Neighborhood	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Santa Cruz Ave (s of University Dr), Valparaiso Ave

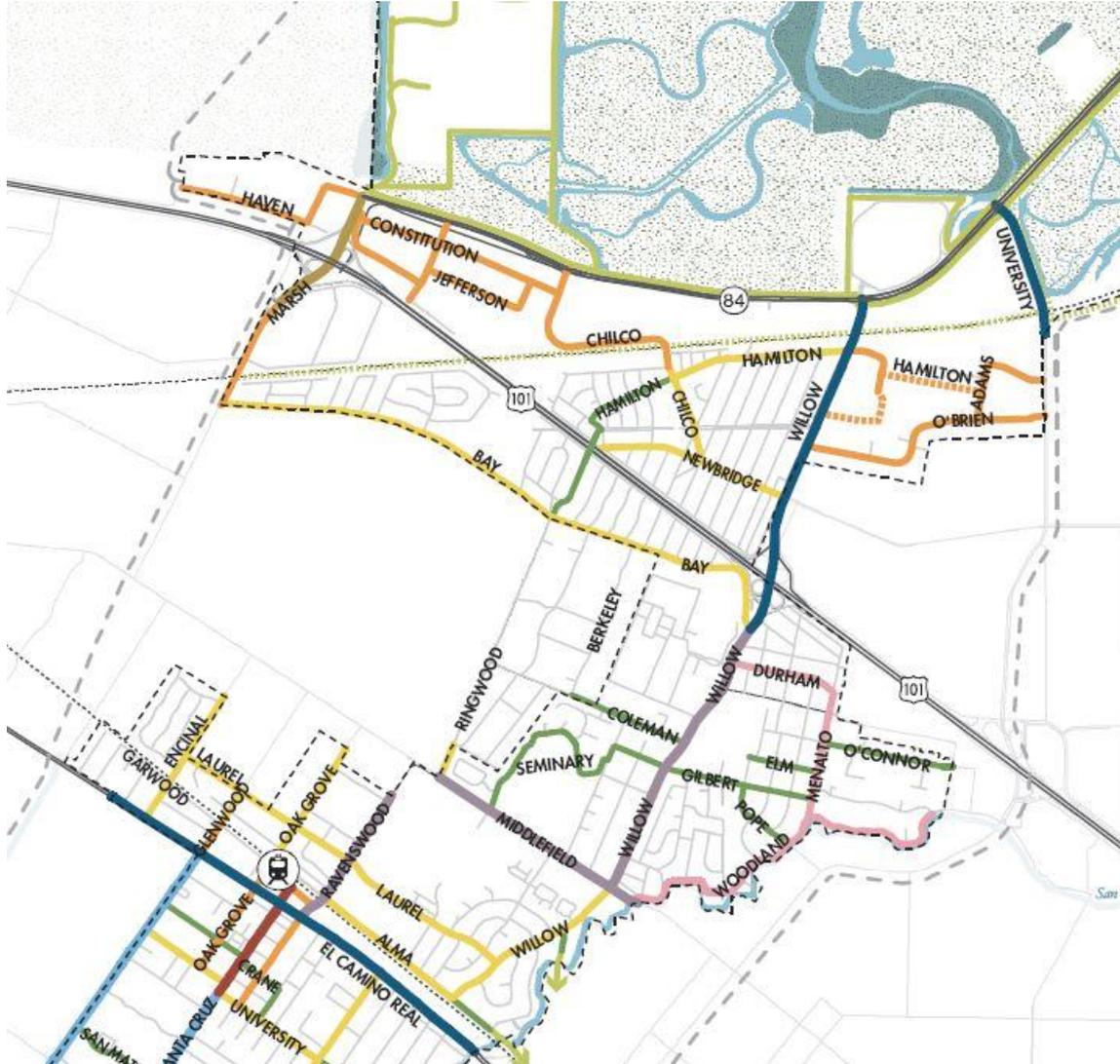
Type	Mode Priority	Examples
Mixed-Use Collector	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Chilco Street (north of Dumbarton Corridor), O'Brien Dr, Haven Ave
Neighborhood Collector	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Bay Rd, Laurel St, Hamilton Ave
Neighborhood Connector	Bicycle: ● Pedestrian: ● Transit: ○ Vehicle: ●	Monte Rose Ave, Woodland Ave
Bicycle Boulevard	Bicycle: ● Pedestrian: ● Transit: ○ Vehicle: ●	San Mateo Dr, Hamilton Ave
Local Access	Bicycle: ● Pedestrian: ● Transit: ○ Vehicle: ●	San Mateo Dr
Multi-Use Pathway	Bicycle: ● Pedestrian: ●	Bay Trail

Draft Street Classification Map



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Street Classifications

- Freeway/Expressway
- Boulevard
- Thoroughfare
- Main Street
- Avenue - Mixed Use
- Avenue - Neighborhood
- Mixed Use Collector
- Mixed Use Collector - future
- Neighborhood Collector
- Neighborhood Connector
- Bicycle Boulevard
- Local Access
- Multi-use Pathway
- Multi-use Pathway - future
- Caltrain Station
- City Limits
- Planning Area

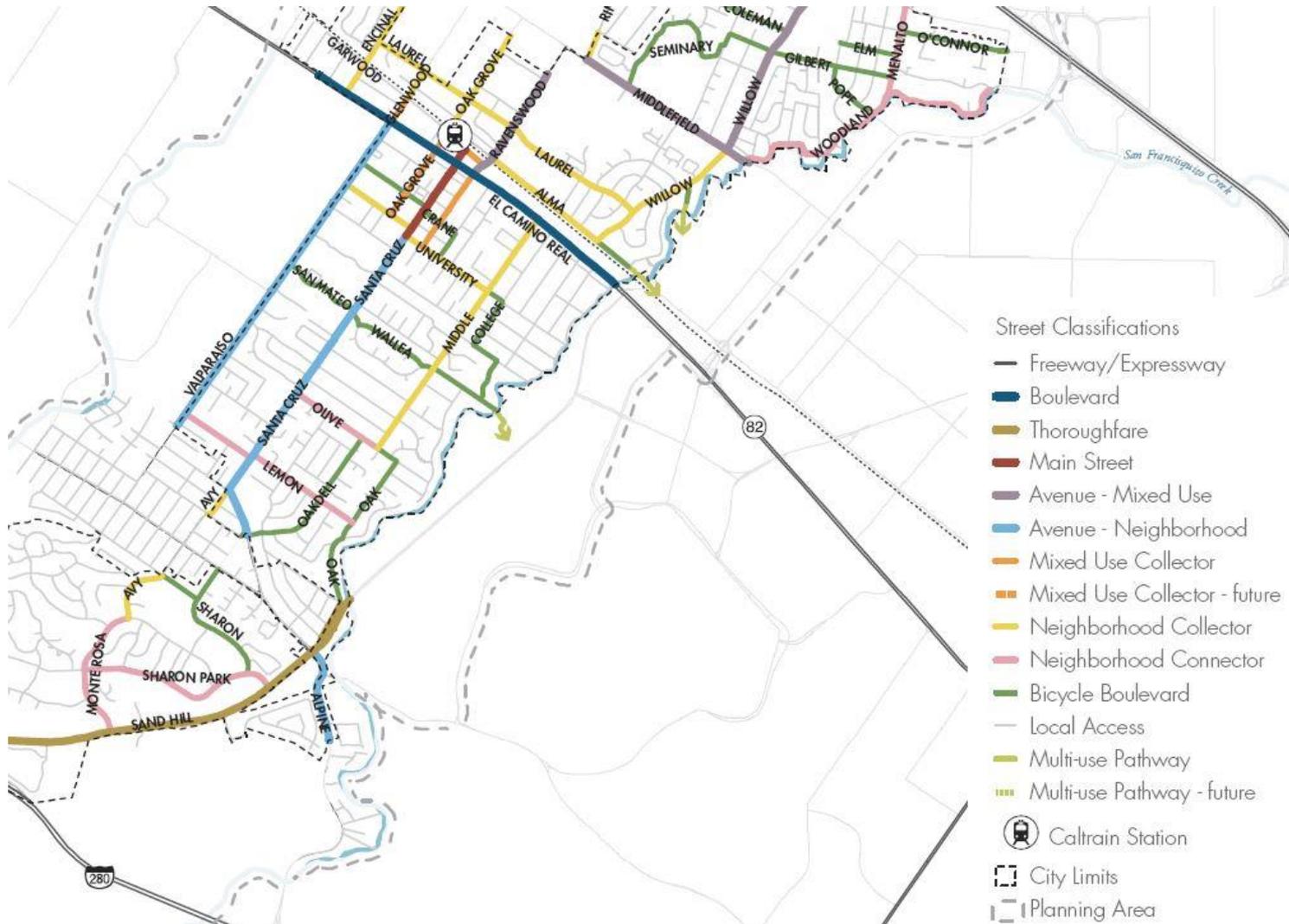
Draft Street Classification Map



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Next Steps



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- ❑ **Community Open House – Aug 13 & 19**
 - ❑ Display/discussion stations, Q&A, comment cards
- ❑ **Planning Commission Review of Draft General Plan Elements & Zoning/Design Standards – Aug 24**
- ❑ **Council Review – Sept 8**
- ❑ **Planning Commission EIR Scoping meeting – Sept 21**
- ❑ ***Additional GPAC meeting – Oct?***

For More Information



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