

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



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## General Plan Advisory Committee

## Meeting 8.5

August 24, 2015



# Meeting Purpose



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## Review & Discuss:

- Draft Circulation Element
- Draft Land Use Element & Bayfront (M-2)  
Zoning Framework
- September Open Houses & Next Steps

# City Council Project Objectives



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- Establish and achieve the community's vision
- Realize economic and revenue potential
- Anticipate land use changes 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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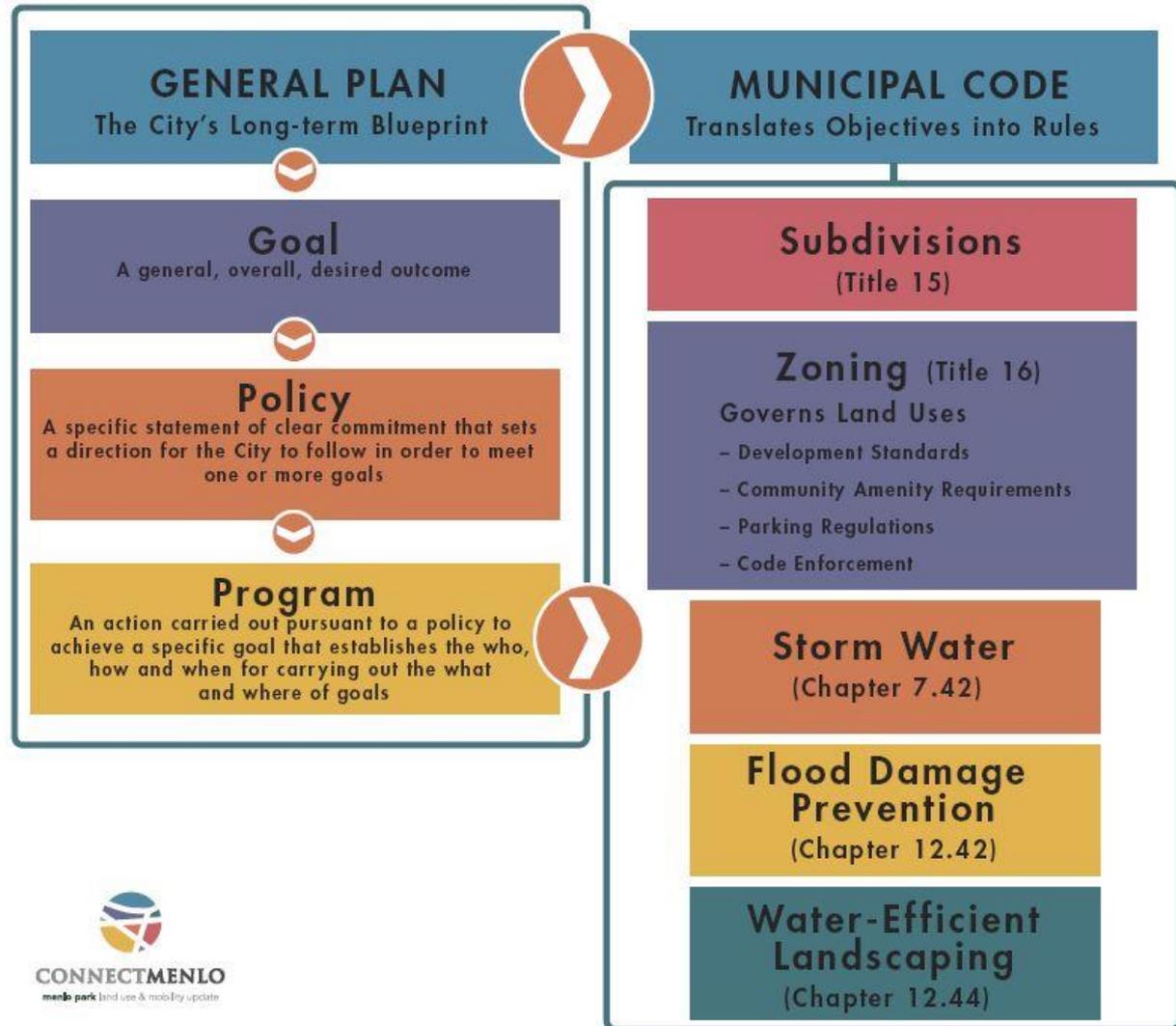
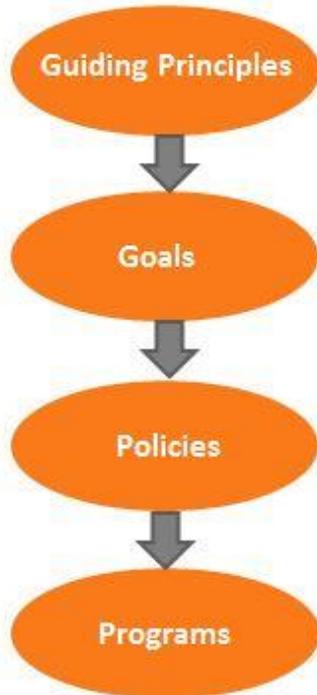
- **Guiding Principles** – *complete*
- **EIR Max. Potential Development** – *complete*
- **Draft General Plan Elements & Zoning Changes**  
– **Sept/Oct 2015**
- **Draft Fiscal Analysis & EIR** – **Feb 2016**
- **Final Adoption** – **July 2016**

# Goals, Policies & Programs



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# Circulation Policy Outline



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- **Safe Transportation System**
- **Complete Streets**
- **Sustainable Transportation**
- **Health & Wellness**
- **Transit**
- **Transportation Demand Management**
- **Parking**

# Proposed Street Classifications



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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

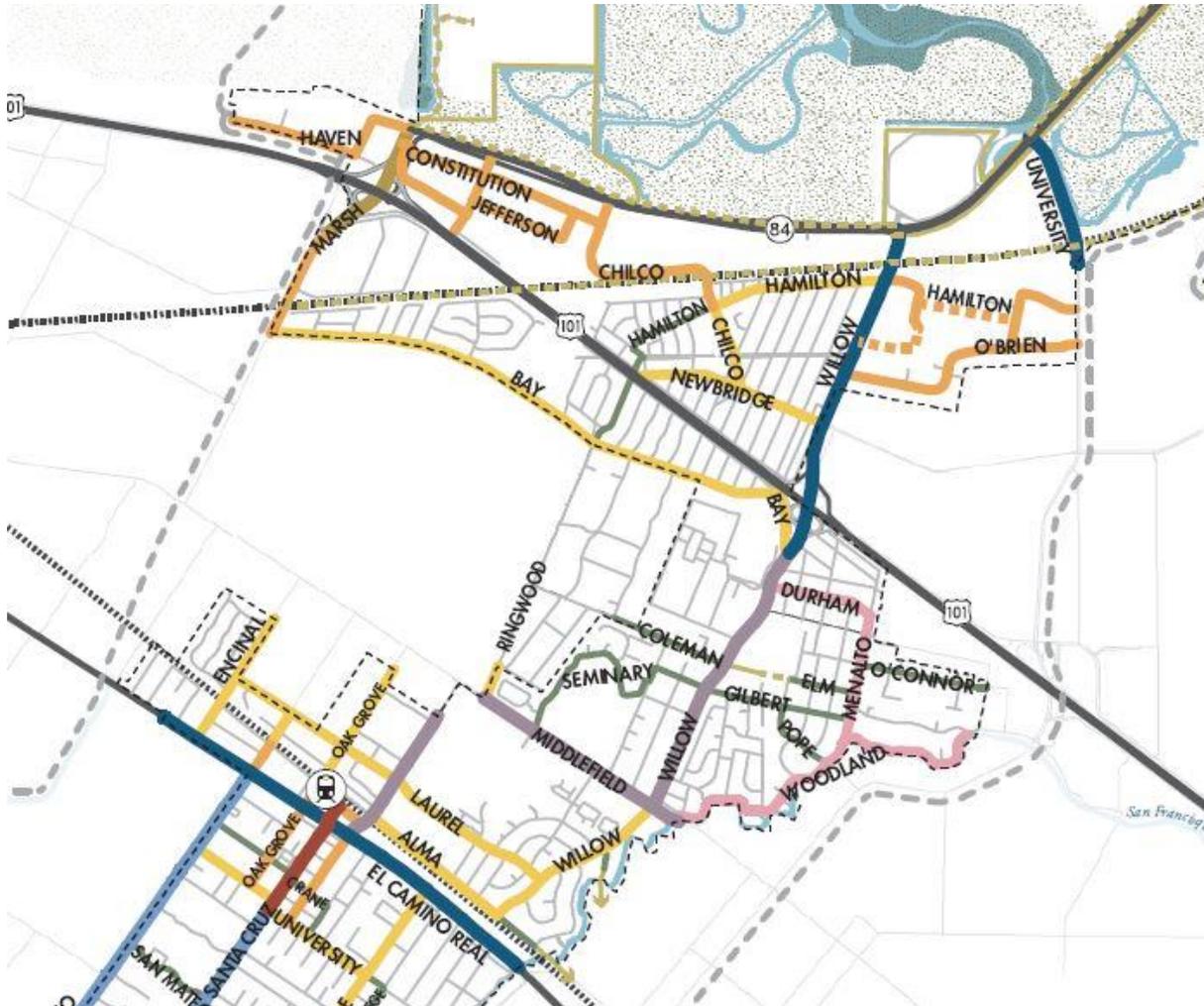
Type	Mode Priority	Examples
Mixed-Use Collector	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Chilco Street (north of Dumbarton Corridor), O'Brien Dr, Haven Ave
Neighborhood Collector	Bicycle: ● Pedestrian: ● Transit: ● Vehicle: ●	Bay Rd, Laurel St, Hamilton Ave
Neighborhood Connector	Bicycle: ● Pedestrian: ● 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

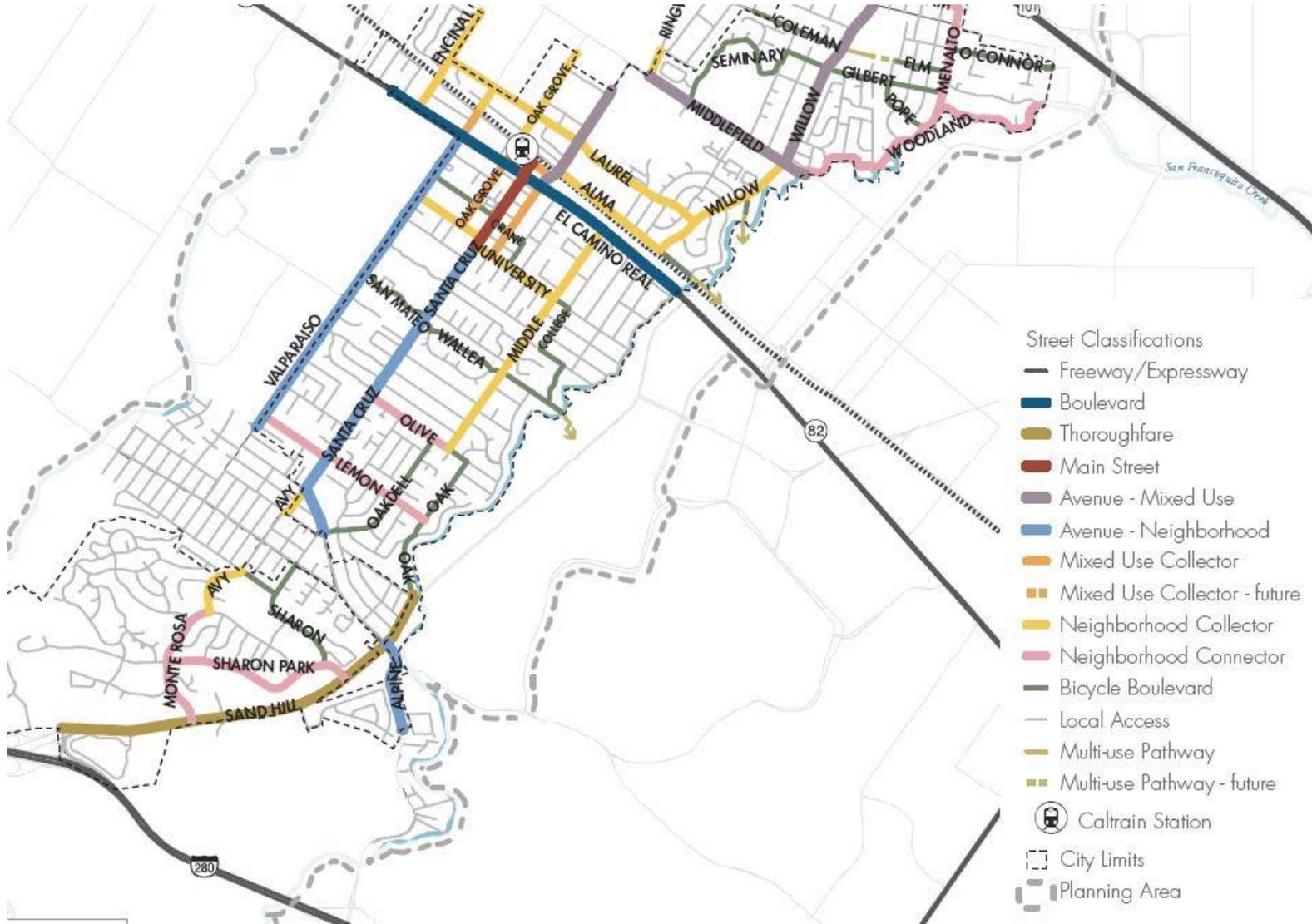
# Draft Street Classification Map



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Slide 9



# Land Use Policy Highlights



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- **Live/work/play environment**
  - Mix of jobs, housing, retail, services
- **Community amenities required**
  - In exchange for increased development
- **Sustainable development**
  - Green building, water conservation, GHG reduction, climate & sea level adaptation, habitat protection
- **Quality of life**
  - Excellence in education, healthy lifestyles

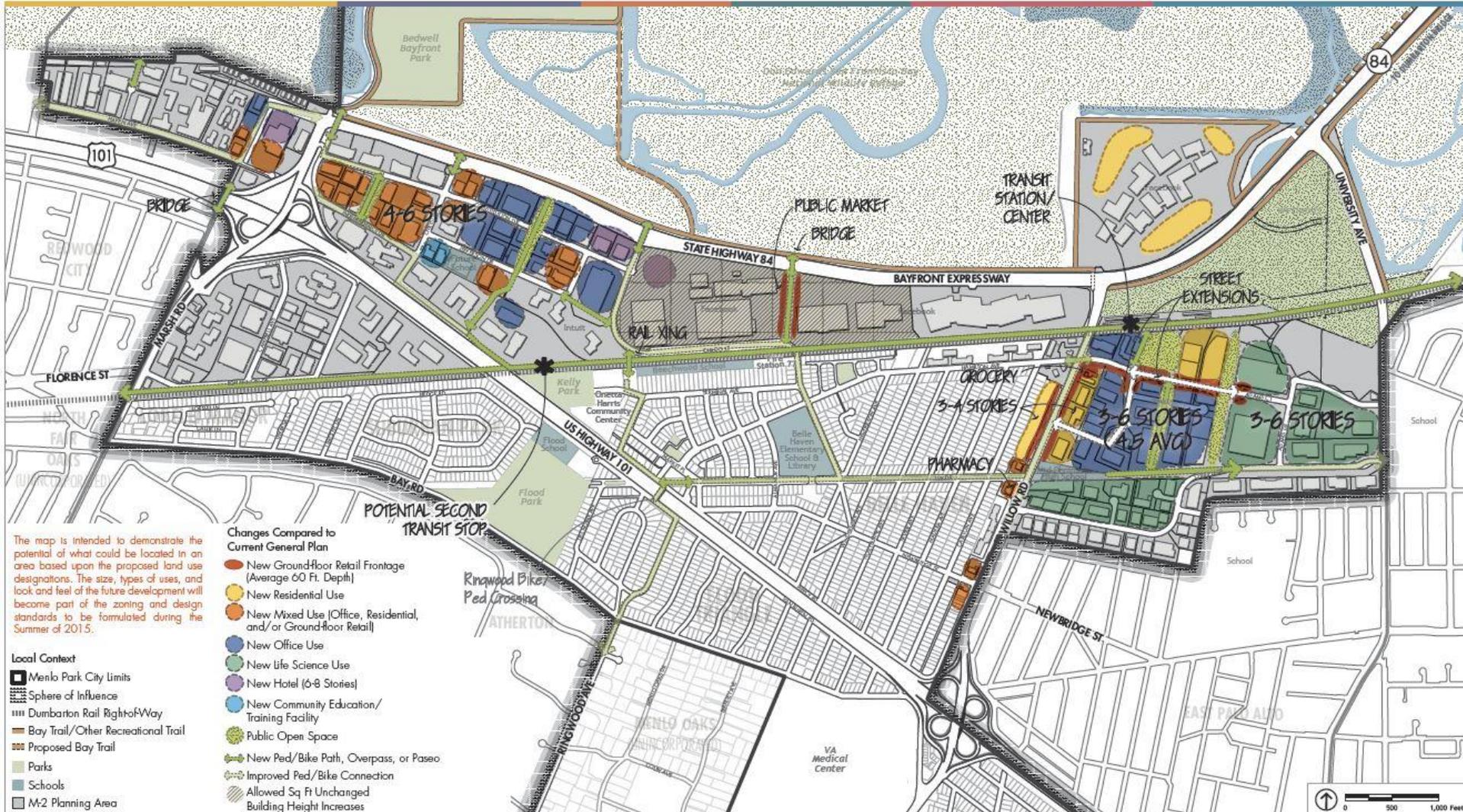
# Maximum Potential Development



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Slide 11



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.

- Local Context**
- Menlo Park City Limits
  - Sphere of Influence
  - Dumbarton Rail Right-of-Way
  - Bay Trail/Other Recreational Trail
  - Proposed Bay Trail
  - Parks
  - Schools
  - M-2 Planning Area

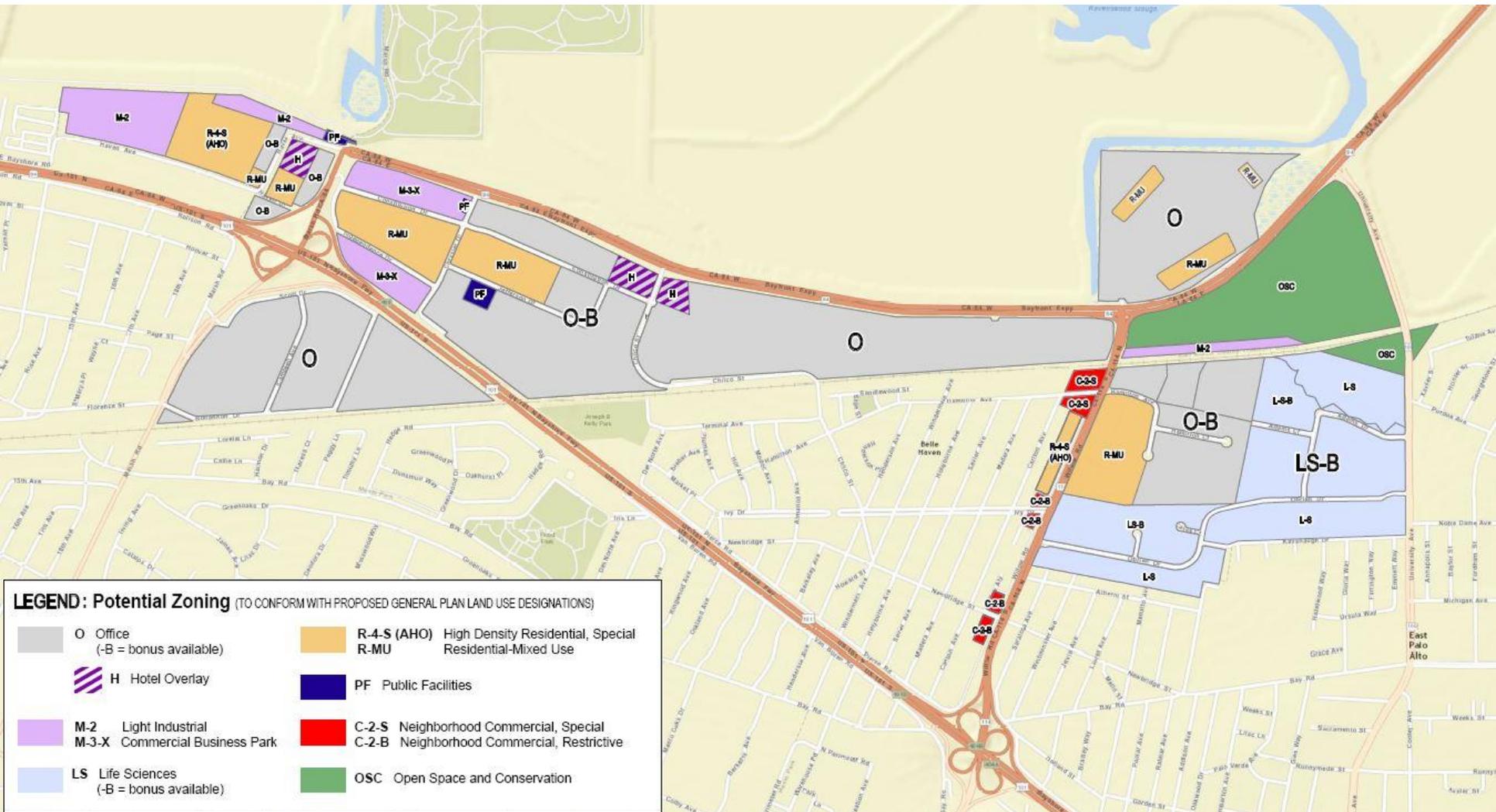
- Changes Compared to Current General Plan**
- New Ground-floor Retail Frontage (Average 60 Ft. Depth)
  - New Residential Use
  - New Mixed Use (Office, Residential, and/or Ground-floor Retail)
  - New Office Use
  - New Life Science Use
  - New Hotel (6-8 Stories)
  - New Community Education/Training Facility
  - Public Open Space
  - New Ped/Bike Path, Overpass, or Paseo
  - Improved Ped/Bike Connection
  - Allowed Sq Ft Unchanged
  - Building Height Increases

# Draft Bayfront Zoning Map



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Slide 12



**LEGEND: Potential Zoning** (TO CONFORM WITH PROPOSED GENERAL PLAN LAND USE DESIGNATIONS)

O Office (-B = bonus available)	R-4-S (AHO) High Density Residential, Special Residential-Mixed Use
H Hotel Overlay	PF Public Facilities
M-2 Light Industrial	C-2-S Neighborhood Commercial, Special
M-3-X Commercial Business Park	C-2-B Neighborhood Commercial, Restrictive
LS Life Sciences (-B = bonus available)	OSC Open Space and Conservation



# Community Open Houses

Slide 13

- ❑ **Chestnut Street Paseo – Wed Sept 2, 7pm**
- ❑ **Senior Center – Wed Sept 9, 7pm**
- ❑ **Spanish translation & childcare provided**
- ❑ **Display/discussion stations**
  - ❑ *Land Use – from Guiding Principles to Zoning, Draft Programs*
  - ❑ *Circulation – Street Classifications, Planned Improvements, Dumbarton Rail Options, Draft Programs*
  - ❑ *Live/work/play Development – Examples*
  - ❑ *Property Owners – Plans & Information*
- ❑ **Question & Answer Session**
  - ❑ **Comment cards**

# Next Steps



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- **Planning Commission Meeting to:**
  - Review Draft Land Use & Circulation Elements
  - Review Bayfront (M-2) Zoning Framework
  - Conduct Scoping for the ConnectMenlo EIR – **Sept 21**
- **Council Review – Sept 29**
- **Meeting(s) on M-2 Area Zoning Requirements, Community Amenities Program, & Transportation Implementation – Oct/TBD**

# For More Information



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- ▣ Visit: [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo)
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