



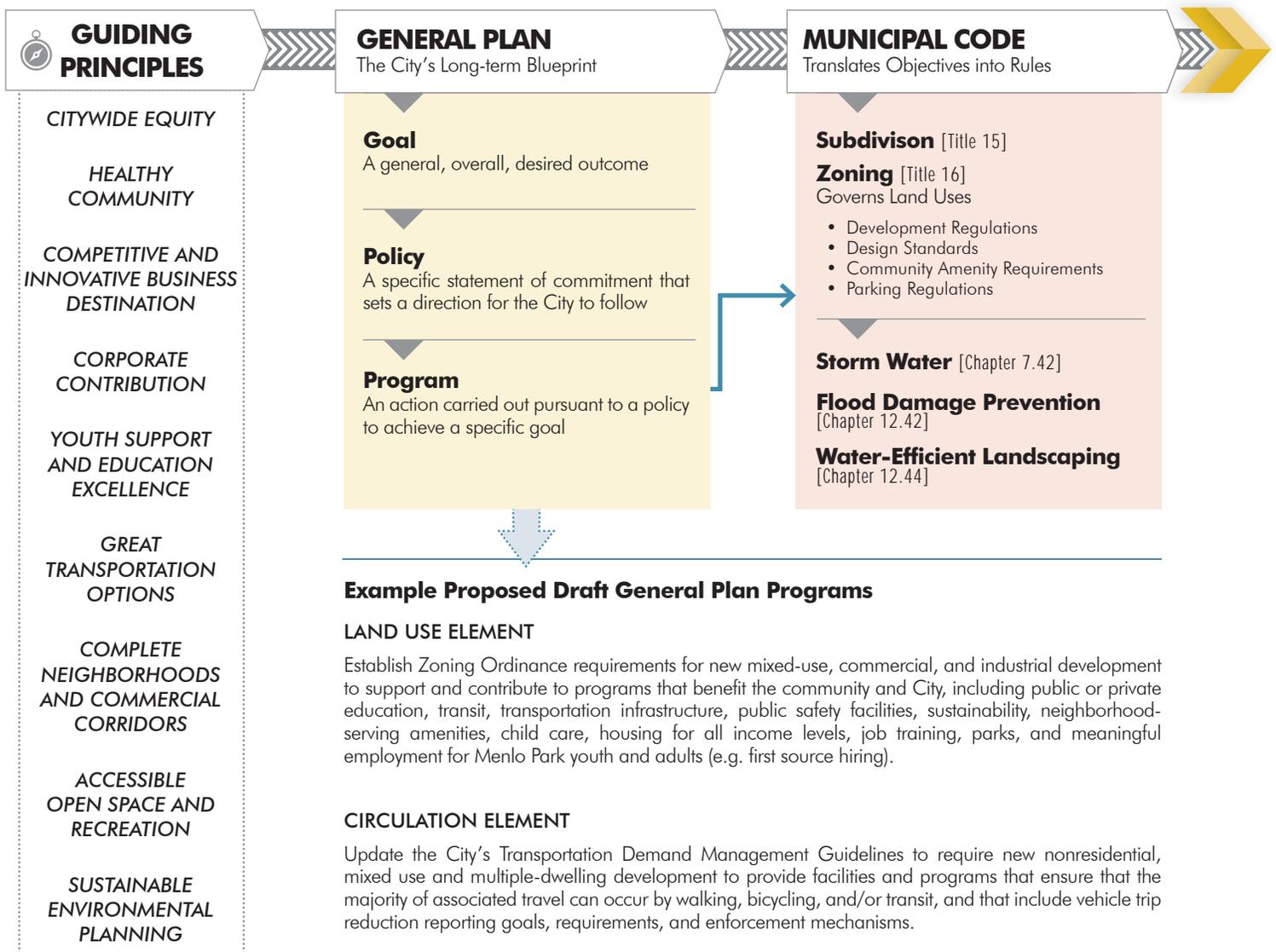
ConnectMenlo So Far

FROM GUIDING PRINCIPLES TO RULES FOR DEVELOPMENT

This Guide charts the year-long ConnectMenlo progression from the community's vision to ideas for development and design standards.

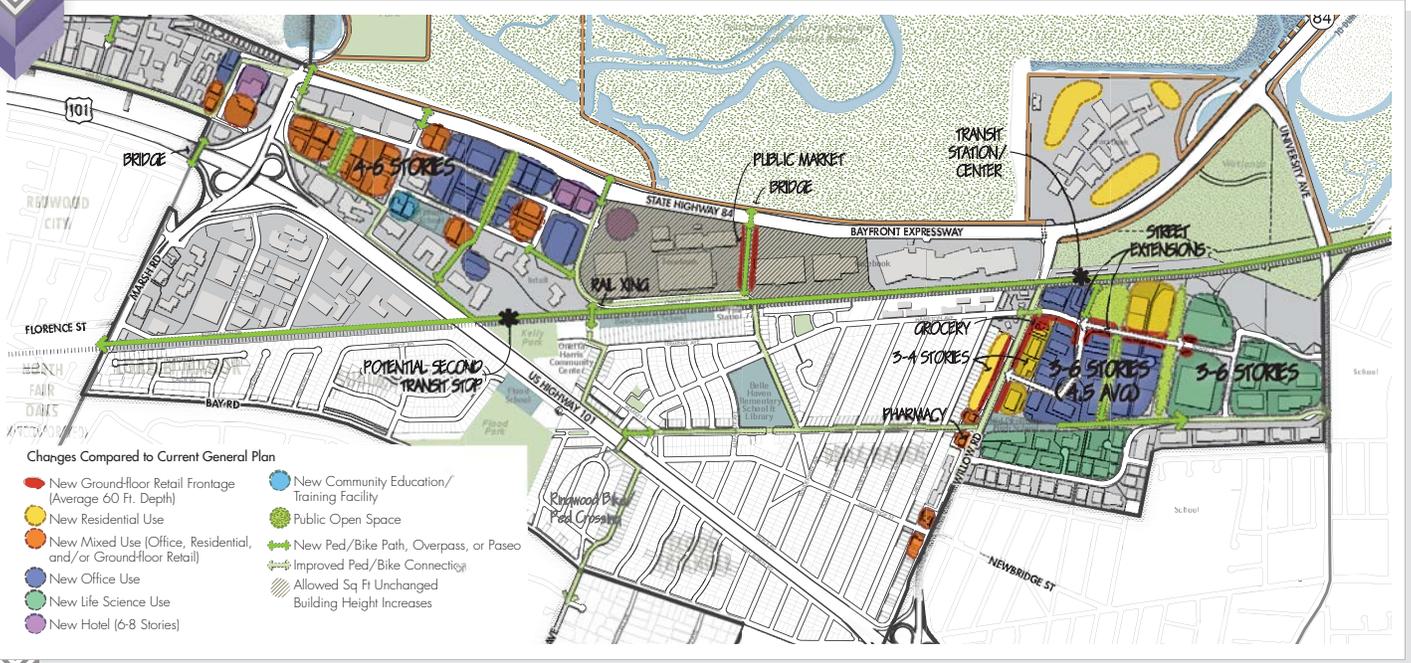
The **Guiding Principles** describe the kind of place that community members want Menlo Park to be. City representatives and community members developed them in a collaborative public process for consideration in guiding growth and preserving the City over the next 25 years. Future change in Menlo Park will involve a careful balance of benefits and impacts. Current work on drafting the General Plan Land Use and Circulation Element is intended to support the Guiding Principles and reflect the community's values. Key components of the Land Use and Circulation Elements are the **programs** that support City **policies** to achieve community **goals**. The ConnectMenlo process includes updating City regulations and policies to promote a "live/work/play" environment through close placement of jobs, housing, retail, and services, and to seek community amenities in exchange for increased development opportunity in the Bayfront Area.

1 GOALS, POLICIES, & PROGRAMS



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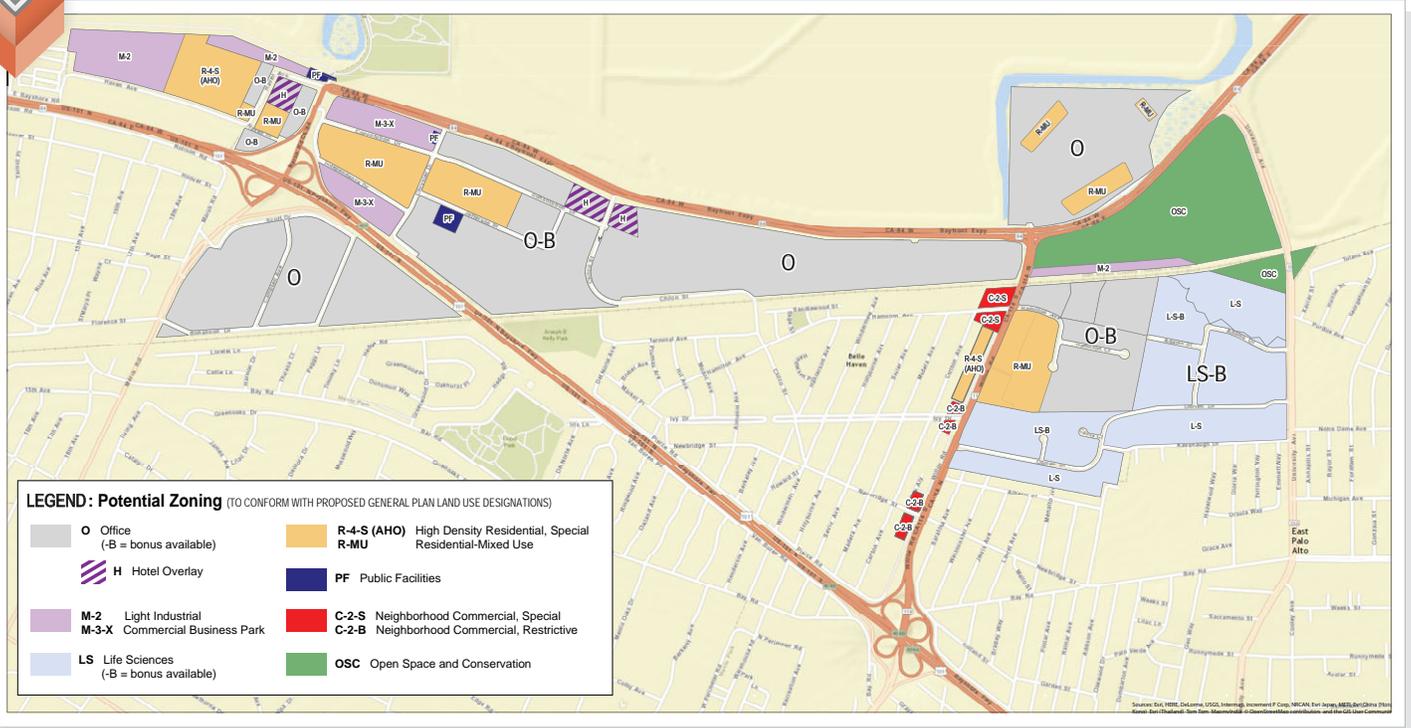
MAXIMUM POTENTIAL DEVELOPMENT MAP



A key step in the ConnectMenlo process was identifying the community’s vision for future land uses in the Bayfront Area (M-2 Area). The **Maximum Development Potential Map** shows the types and locations of future land uses as well as potential infrastructure improvements such as new roadway and bicycle/pedestrian connections that are intended to create a “live/work/play” environment in the Bayfront Area.

3a

PRELIMINARY DRAFT ZONING MAP FOR BAYFRONT AREA



Source: DTA, 1999; Datasource, USGS, Intermap, Incorporated; City of Menlo Park, 2004; East Palo Alto, 2004. All rights reserved. See also: Menlo Park, 2004; Intermap, Incorporated; City of Menlo Park, 2004.

DRAFT ZONING SUMMARY CHART FOR BAYFRONT AREA

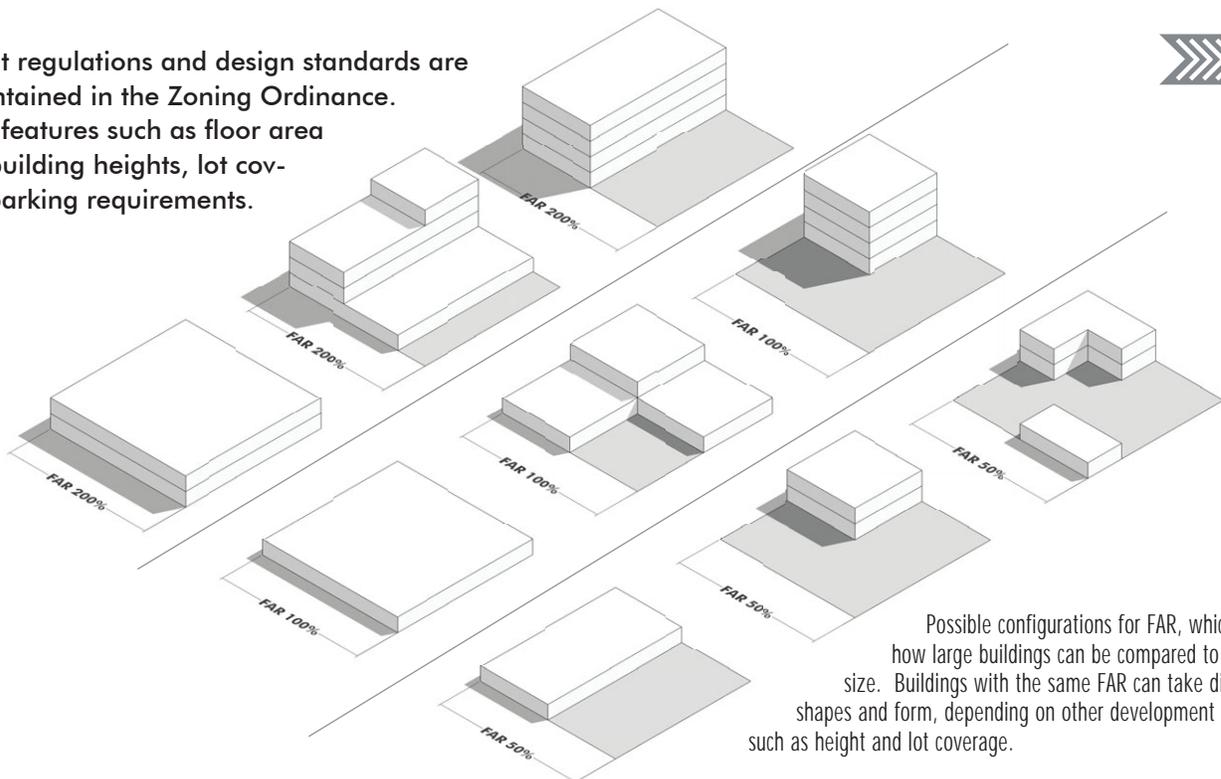
NEW ZONING DISTRICTS	NONRESIDENTIAL DEVELOPMENT ALLOWED BY CURRENT ZONING (BASE LEVEL)				ALLOWABLE WITH COMMUNITY AMENITIES/BENEFITS			Max Added Potential (per NOP)	ENCOURAGED USES
	Max Height	Equivalent Stories	DU/Acre	Max FAR	Bonus Max Height	Bonus Equivalent Stories	Bonus Max FAR		
O – Office (-B = bonus available)	35 feet	2	N/A	45%	110 feet (not incl. mech. equip.)	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 several locations
LS – Life Sciences (-B = bonus available)				55%			100-125%**	1.4M sq. ft.	
R-MU – Mixed Use Residential	Residential uses up to 80 feet in height (6-story equivalent) and 50 du/acre plus office and retail uses							4500 units	Attached multifamily residences for all income levels; offices per O District; ground floor, street front retail, restaurants, and services per C-2-B District

Note: Parcels in the same designation that are in close proximity may calculate residential density and FAR based on aggregate lot area provided the maximum overall residential density and/or FAR of the combined parcels is not exceeded. **Additions to Existing Districts:** C-2-B Neighborhood Commercial: Residential allowed above retail

Zoning is a way to manage the physical development of land and specify that areas in which different land uses may be located. The **Preliminary Draft Zoning Map** identifies the locations of three potential new zoning districts for the Bayfront Area: Office, Life Sciences, and Residential-Mixed Use to help encourage the live/work/play environment. The **Draft Zoning Summary Chart** describes the size, density and heights associated with future development.

4 DEVELOPMENT REGULATIONS

Development regulations and design standards are primarily contained in the Zoning Ordinance. They control features such as floor area ratio (FAR), building heights, lot coverage, and parking requirements.



Possible configurations for FAR, which describes how large buildings can be compared to property size. Buildings with the same FAR can take different shapes and form, depending on other development regulations such as height and lot coverage.

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EXAMPLES OF DESIGN CONCEPTS



Ground floor windows contribute to an inviting space for pedestrians at the sidewalk.



Stepbacks help keep buildings from appearing too large.



Consistent build-to lines in certain locations help define public gathering spaces.



Facade openings break up large building mass.



Architectural features add variety to otherwise long facades



Windows and frequent entrances create inviting spaces for pedestrians and support outdoor activity.



Paseos offer open space that can be used for recreation or travel.



Wide pathways ensure sufficient space for shared pedestrian or bicycle access.



Landscaping, vegetation, and furniture make public spaces more useful and enjoyable.

NEXT STEPS

Refined drafts of the Land Use and Circulation Elements and Bayfront Area zoning framework will be presented to the Planning Commission and City Council for review and comment on September 21 and 29, respectively. The Planning Commission will also be conducting a scoping session on the Environmental Impact Report at its meeting.

For more information about ConnectMenlo, please visit the webpage at www.menlopark.org/connectmenlo. Questions or comments? Please contact us at connectmenlo@menlopark.org.