Nov. 15, 2016 Council Hearing

- Presentation
- Council questions
- Public comment
- Council consideration
Why update the General Plan?

- Economic Activity
- Community Priorities
- Sustainability
What if we do nothing?

- 1.8 million unbuilt sq. ft. in current plan
- Limited means to address impacts

<table>
<thead>
<tr>
<th>Issues</th>
<th>Current Plan</th>
<th>Connect Menlo</th>
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<tbody>
<tr>
<td>Traffic</td>
<td>Worse</td>
<td>Better</td>
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<tr>
<td>Air Quality</td>
<td>Worse</td>
<td>Better</td>
</tr>
<tr>
<td>Housing Opportunity</td>
<td>Addressed</td>
<td>Better</td>
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</table>
How did we get to tonight?

- 2+ years, surveys, 65 public meetings
- >25,000 community and team hours
- A vision for live/work/play
How do we achieve the vision?

- New zoning districts
- Transportation Demand Management (TDM)
- Sustainable development
What does live/work/play look like?
From Principles to Rules

GUIDING PRINCIPLES

CITYWIDE EQUITY

HEALTHY COMMUNITY

COMPETITIVE AND INNOVATIVE BUSINESS DESTINATION

CORPORATE CONTRIBUTION

YOUTH SUPPORT AND EDUCATION EXCELLENCE

GREAT TRANSPORTATION OPTIONS

COMPLETE NEIGHBORHOODS AND COMMERCIAL CORRIDORS

ACCESSIBLE OPEN SPACE AND RECREATION

SUSTAINABLE ENVIRONMENTAL PLANNING
General Plan Goals

- **Land Use Element**
  - Orderly Development
  - Neighborhood Preservation
  - Neighborhood-Serving Uses
  - Business Development and Retention
  - Downtown/El Camino Real
  - Open Space
  - Sustainable Services

- **Circulation Element**
  - Safe Transportation System
  - Complete Streets (*new classification system*)
  - Sustainable Transportation
  - Health & Wellness
  - Transit
  - Transportation Demand Management
  - Parking
From Principles to Rules

GUIDING PRINCIPLES

- Citywide Equity
- Healthy Community
- Competitive and Innovative Business Destination
- Corporate Contribution
- Youth Support and Education Excellence
- Great Transportation Options
- Complete Neighborhoods and Commercial Corridors
- Accessible Open Space and Recreation
- Sustainable Environmental Planning

GENERAL PLAN
The City’s Long-term Blueprint

Goal
A general, overall, desired outcome

Policy
A specific statement of commitment that sets a direction for the City to follow

Program
An action carried out pursuant to a policy to achieve a specific goal
Proposed Zoning to Achieve Vision

- New districts: Office, Life Sciences, Residential, Mixed Use

- Added potential for 2.3 million sq. ft. non-residential uses, 4,500 housing units, 400 hotel rooms
Zoning: Community Amenities

- Required for bonus level development
- Amenity must be located in area north of Highway 101, except affordable housing
- Amenities prioritized by community
- 15% affordable housing required in R-MU district
- Options for providing amenity
Amenities Desired by Community

Top-rated at most recent workshop

- Activate Dumbarton Rail
- Improved education in Belle Haven
- Grocery store in Belle Haven
- High-quality affordable housing
- Underground power lines
- Jobs for local residents
Zoning: Transportation Demand Management

Reduce vehicle trips by at least 20% below rates

Examples of TDM strategies are pictured: Company vanpools (above), bike-share (right), simple, protected bike parking (middle right), transit passes (middle), car-share options (middle left), and carpool parking (bottom).
Green and Sustainable Building

- Adopted target: 27% GHG reduction by 2020
- ConnectMenlo guiding principle: Sustainable Environmental Planning
- State Zero Net Energy goals
  - All new Residential by 2020
  - All new Commercial by 2030
  - 50% of Existing Commercial by 2050
Nearby Cities Comparison

**Menlo Park**
- **New Buildings**
  - LEED Gold for 100,000 + sq. ft.
  - LEED Silver for 10,000 + sq. ft.
- **Tenant improvements**
  - LEED Gold ID+C for 25,001 + sq. ft., or energy code upgrade to entire core and shell
  - LEED Silver ID+C for 1,001 + sq. ft., or energy code upgrade to entire core and shell
- **Four renewable energy options, and upon approval of CEC: Solar feasibility study and install 30% of feasible**
- **EV Chargers 5% wired, 2 or more installed depending on size**
- **Energy Star reporting**

**Palo Alto**
- **CalGreen Tier 2 for all new buildings**
- **CalGreen Tier 1 for all tenant improvements**
- **Minimum 5 kilowatt solar system installation**
- **Cool roofs (all)**
- **EV Chargers 25% wired, 5% installed**
- **Energy Star reporting**

**San Mateo**
- **LEED Silver for new construction**
- **LEED Silver for tenant improvements**
- **Minimum 3 kilowatt solar system installation**
- **Cool roofs (low slope only)**
- **EV Chargers 10% wired, 3% installed**
Water Supply – Normal Years

- Menlo Park Municipal Water District
  - Serves half of the City’s population
  - Update to the Urban Water Management Plan, 2015
  - Assessment of water supply in normal years

![Graph showing water supply projections for Menlo Park Municipal Water District](chart)
Water Supply Shortfall – Dry Years

- **Potable water supply shortfalls**
  - 4.5-17% in 2020
  - 21-31% in 2040
Dry Year Water Shortfall Planning

- **Water Shortage Contingency Plan (UWMP 2015)**
  - Conservation measures

- **Water System Master Plan**
  - **Recycled Water Program:** wastewater treated for non-potable uses (irrigation, toilets/urinals, cooling), *offsets water demand*
  - Purchase from Redwood City, Palo Alto
  - Requires large infrastructure investment
  - Long-term strategy: >10 years
Proactive Water Solutions

- **Green and Sustainable Building Requirements** (not part of current General Plan):
  - Dual plumbing
  - Ban single pass cooling systems
  - Water budgets
  - Developments ≥ 250,000 sq. ft., alternate water source for non-potable uses = 30% minimum water reduction
    - SFPUC requirement, Non-potable Water Ordinance (2012)
      - 12 systems in SF
      - Graywater, blackwater, rainwater, etc.
      - 1% of total construction
  - Recycled water use in <5 yr time frame

Source: SFPUC
Sea Level Rise – 24”
Coastal Flooding and Permanent Inundation

CO-CAT SLR Guidance Document, South of Cape Mendocino

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Inches</th>
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<tbody>
<tr>
<td>2000-2030</td>
<td>1.56 -11.76</td>
</tr>
<tr>
<td>2000-2050 (mid-century)</td>
<td>4.68 - 24.00</td>
</tr>
<tr>
<td>2000-2100 (end of century)</td>
<td>16.56 - 65.76</td>
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Source: San Mateo County Sea Level Rise Vulnerability Assessment
Sea Level Rise Protection
Long and short-term strategies

- Regional, long-term effort: SAFER Bay Project

- General Plan proposal: New buildings / first floor 24” above the base flood elevation
Circulation Element Goals

- Safe Transportation System
- Complete Streets *(new classification system)*
- Sustainable Transportation
- Health & Wellness
- Transit
- Transportation Demand Management
- Parking
Proposed Street Classifications

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
- Paseo - future
Improving Mobility

- 20% vehicle trip reduction
  - Re-evaluated with new transit
- Parking maximums
- Paseo and new street connections
- Street improvements
Regional & Local Improvements

**Transportation Master Plan**
*General Plan Policy Circulation-2.C*
- Community engagement on key issues
- Identify projects
- Cost estimates
- Prioritize improvements

**Adopt Impact Fee Program**
*General Plan Policy Circulation-6.C*
- Establish connection between new development and new infrastructure
- Update fee program
- Set fee rates by land use

**Development Pays New Fees**
- Fees due at building permit stage
- Improvements constructed as funds accumulate
EIR Overview

- Identifies potential impacts on the environment
  - Impacts must be mitigated or City adopt statement of overriding considerations

- Program-level EIR describes broad, long-term issues
  - Mitigation through policies, programs, and zoning as feasible
  - Streamlined environmental review for projects that comply with zoning
Alternatives

- **“No Project”** *(current General Plan stays in place)*
  - Highest impact alternative

- **Reduced Overall Development**
  - 25% less than per ConnectMenlo
  - Similar impacts to project

- **Reduced Nonresidential Development**
  - 50% of office/R&D etc. allowed per ConnectMenlo
## Comparison to Updated Plan

<table>
<thead>
<tr>
<th>ConnectMenlo</th>
<th>Current General Plan</th>
<th>Reduced Nonresidential</th>
<th>Reduced Overall</th>
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<tbody>
<tr>
<td>Regional Air Quality &amp; Construction Emissions</td>
<td>More</td>
<td>Less</td>
<td>Less</td>
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<tr>
<td>Greenhouse Gas Emissions</td>
<td>More</td>
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<tr>
<td>Roadway &amp; Intersection Level of Service</td>
<td>More</td>
<td>Less</td>
<td>Similar</td>
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<tr>
<td>Bike &amp; Pedestrian Connections</td>
<td>More</td>
<td>Less</td>
<td>Similar</td>
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<tr>
<td>Transit Demand</td>
<td>Less</td>
<td>Similar</td>
<td>Similar</td>
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Fiscal Impact Analysis

- **Net annual fiscal benefits to City**
  - +$2.6M – current General Plan buildout
  - +$5.7M – ConnectMenlo added development
    - +$2.6M – Reduced Non-Residential Alternative
    - +$4.2M – Reduced Intensity Alternative
  - **MP Fire Protection District**: +$2.4M/year

- **Other Minor Beneficiaries**
  - County Community College District
  - Midpeninsula Regional Open Space District
  - Sequoia Healthcare District
School District Fiscal Impacts

- Ravenswood City & Redwood City: None
- Menlo Park & Las Lomitas: No new fiscal impacts beyond existing General Plan
- Sequoia Union: -$1.6M/year (1.3% of current budget)
Project Benefits

- Promote live/work/play environment
- Provide for amenities, *i.e.* grocery store
- Create sense of place desired by community
- Establish green/sustainable standards
- Foster economic vitality
- Emphasize complete streets

*Environmentally superior to current General Plan*
Next Steps

- Clarifying questions from Council, public comment, and Council discussion
- Council guidance to staff on additional information or changes for next meeting
- Continuation of Council Hearing and Council Action - November 29
- Second Reading of Ordinances - December 6