

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



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menlo park land use & mobility update

Planning Commission Recommendation on EIR Notice of Preparation

June 8, 2015





Meeting Purpose

Slide 2

□ Review

- ▣ Community Amenities Survey Results
- ▣ May Open Houses
- ▣ Housing & Transportation Meetings

□ Recommend to City Council

- ▣ ConnectMenlo EIR Notice of Preparation:
M-2 Area Maximum Potential Development

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

Community Amenities Survey



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

Overall Ranking Results



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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



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

May Community Open Houses



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□ 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

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- **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

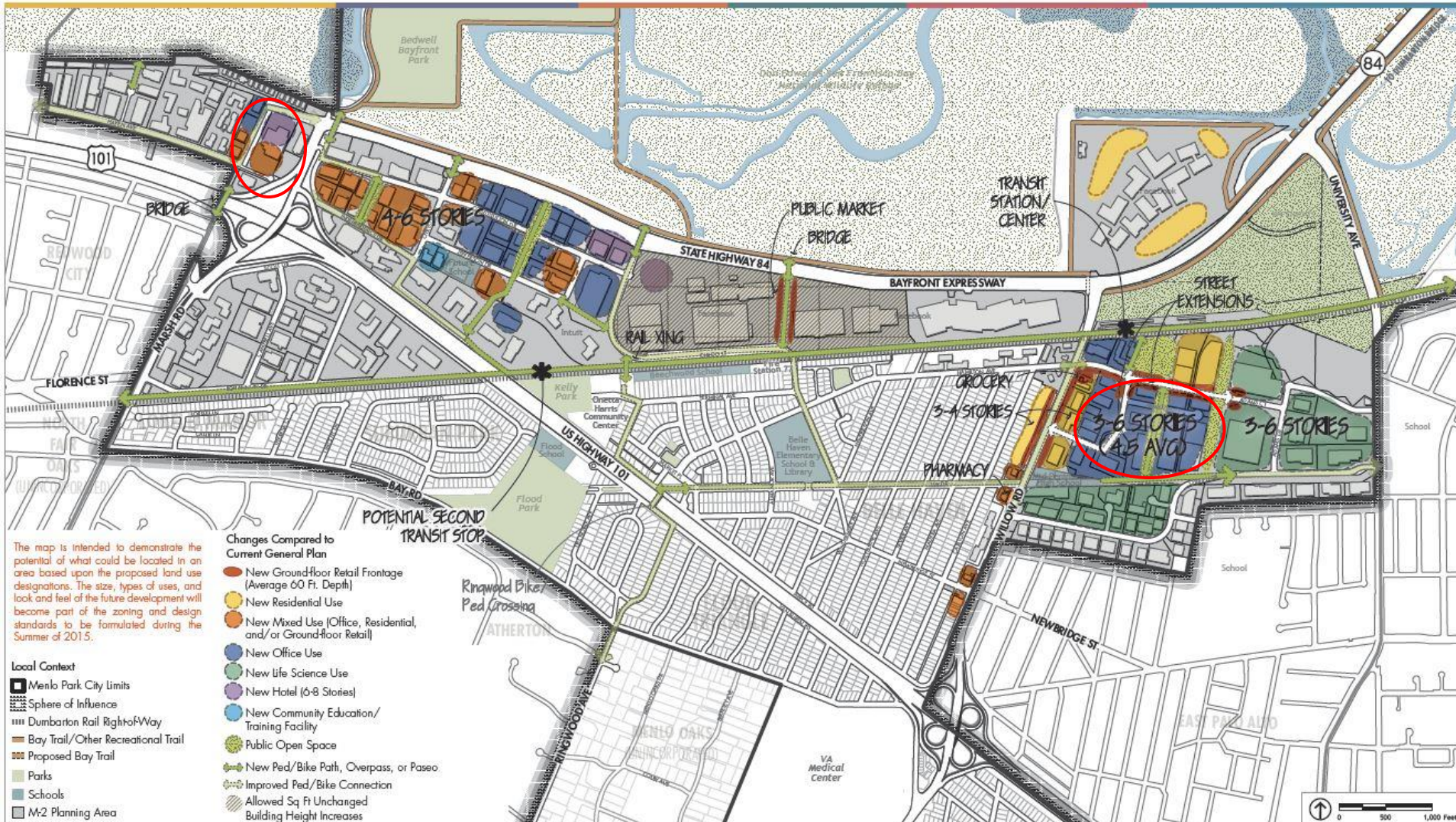
Draft Max. Potential Development



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Draft Max. Potential Development



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- **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 beyond current General Plan*
 - *~4500 new housing units*
 - *~600 hotel rooms*
 - *~5500 new jobs*



Housing Being Considered

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- **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

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- **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



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- 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

Next Steps



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- Council consideration of NOP – June 16
- NOP Comment Period – June 18-July 20
- GPAC Review of Draft goals, policies, programs – June 25/TBD
- 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



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