

Ad Hoc Subcommittee Review of Options for Housing

- Review of Major Streets
- Review of Fire District Option – 29 Almendral
- Review of Gilmore House Option – Holbrook-Palmer Park
- Review of Corporation Yard Option – at Town Center
- Review of 23 Oakwood Overlay (not recommended by AHC)
- Reconsider Other Options (Bay Road, NW Middlefield, Sacred Heart)
- Review of ADU/JADU and SB9 Lot Split Projections
- Review of Inclusionary Housing Impact Fee
- Review of Other Ideas



General Plan Major and Minor Arterials

Roadway	Type	# of Lanes
El Camino Real	State Highway	Multi (3)
Alameda de las Pulgas	Minor Arterial	1 Lane
Marsh Road	Minor Arterial	1 Lane
Middlefield Road	Minor Arterial	1 Lane
Ravenswood	Minor Arterial	1 Lane
Valparaiso Avenue	Minor Arterial	1 Lane

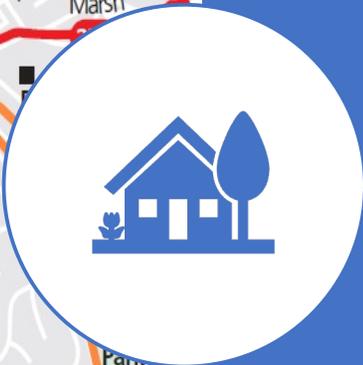
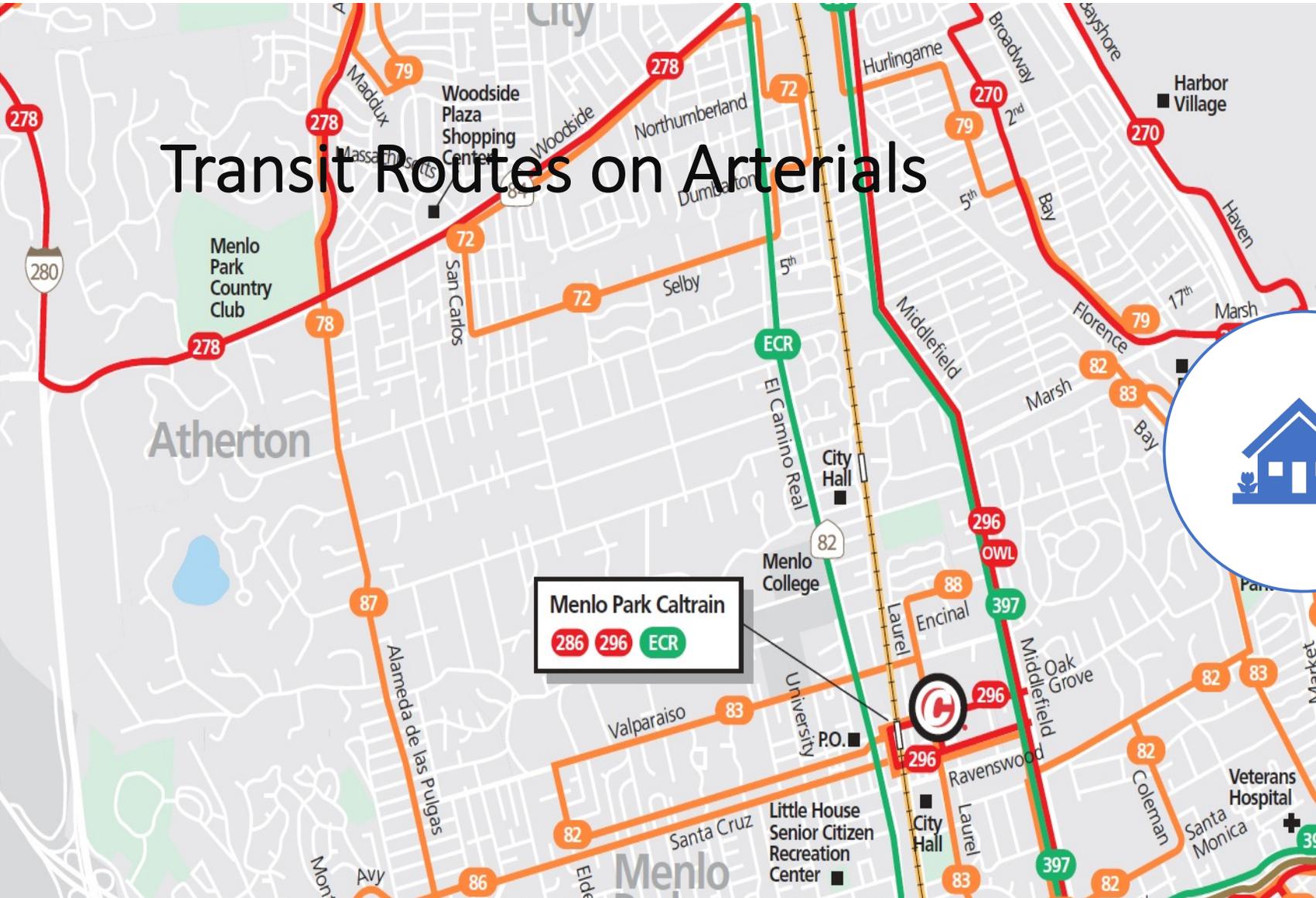


Transit Routes on Arterials

Non-School Routes Street	Stops
El Camino Real	N/S Routes (7 stops)
Middlefield	N/S Routes (6 stops)
Marsh	None
School Routes Street	Stops (AM and PM Only)
Alameda de las Pulgas	Multiple N/S Routes – AM/PM School Route and Weekday Service
Ravenswood & Bay	Multiple E/W Routes – AM/PM School Focused Route
Valparaiso	Multiple E/W Routes – AM/PM School Focused Route



Transit Routes on Arterials

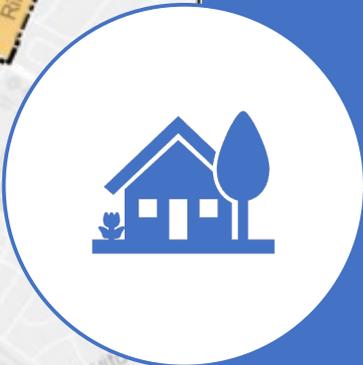
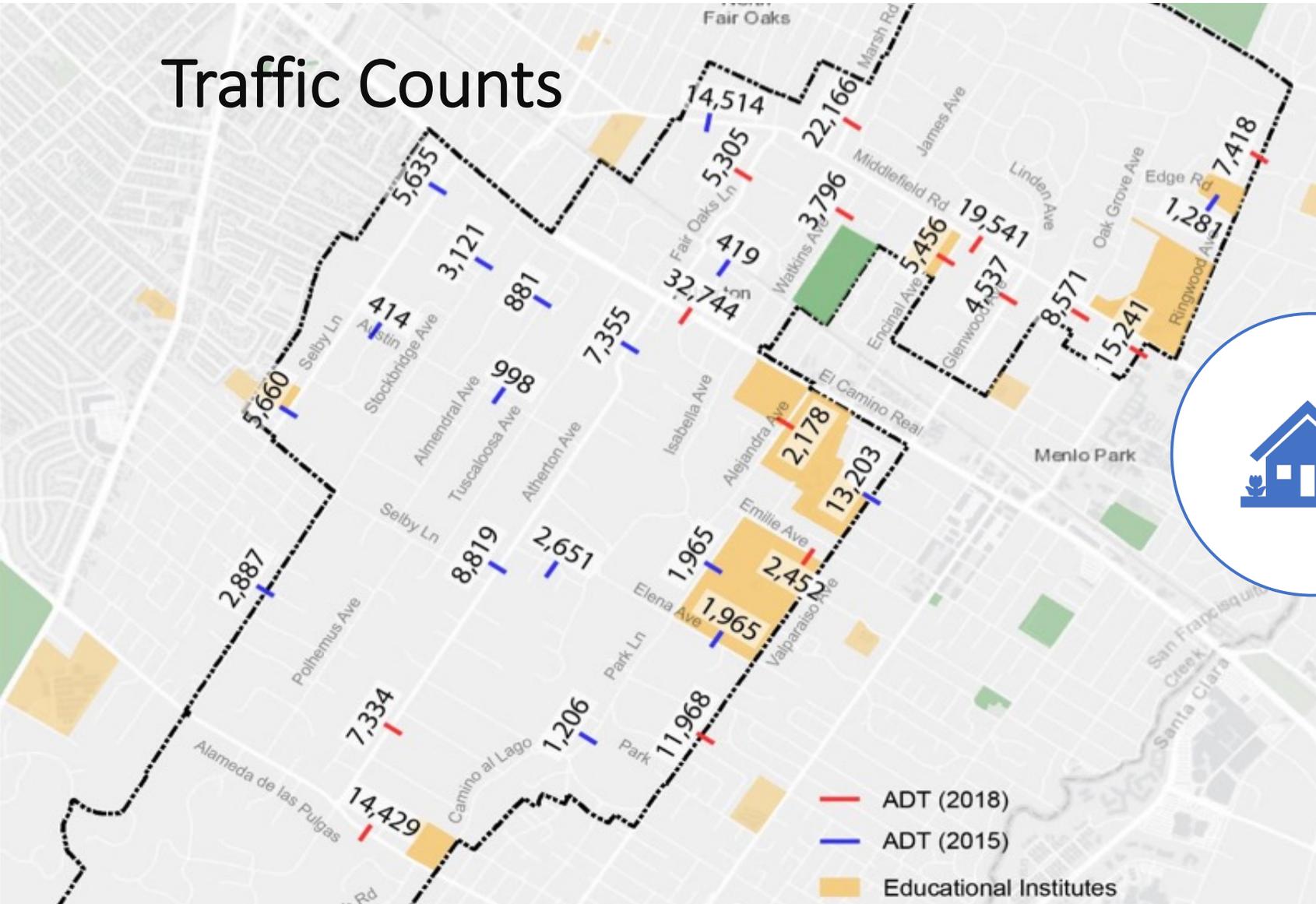


Traffic Counts on Highway/Arterials

Roadway	2018 Average Daily Traffic
El Camino Real	32,750
Middlefield	19,550
Valparaiso	12,000
Marsh	22,000
Ravenswood/Ringwood	15,000
Alameda de las Pulgas	14,450



Traffic Counts



- ADT (2018)
- ADT (2015)
- Educational Institutes

Recommendations from Roadway Type, Traffic & Bus Stops

- El Camino Real remains the best option (32,750) – Supported by Planning
- Middlefield Road is a secondary option with multiple bus routes (19,550)
- Ravenswood/Bay is a third option
- All other roadways have school focused routes; however, such routes may be beneficial to teachers and students



Menlo Park Fire Protection District Property - 29 Almendral

- District is formulating plans for use of the property. Ideas include:
 - Workforce Housing
 - Expansion of existing/adjacent Fire Station
 - Sale of Property
- District Board has not yet discussed uses for property
- Fire Chief has advised that there are no concrete plans set for use of the property and any use requires Board approval.
- If Board uses property for housing, potential is 4 to 6 units of unknown type (just under 1 acre)
- Staff will continue to engage with the Board on future plans
- **Recommendation: Leave out of Plan but continue to engage with District**



29 Alameda

Menlo Park Fire District Station 3

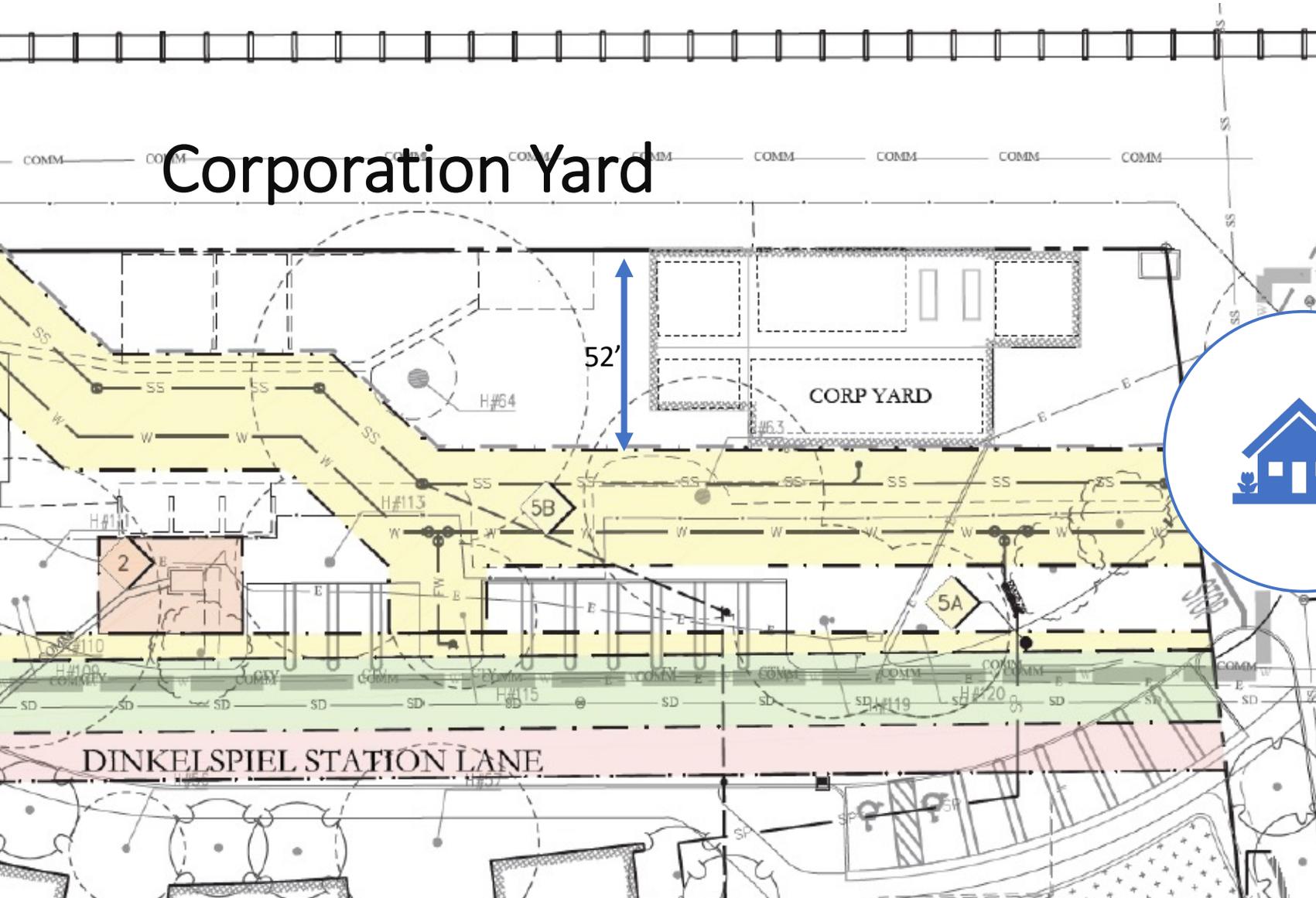


Corporation Yard at Town Center

- Based on configuration, required setbacks, and rights-of-way challenges, this property is not suitable for housing
- Edge of Easements to Rail Right-of-Way/Property Line is approximately 52 feet
- Development will require setbacks from property line and easements
- Property is presently used as a Corporation Yard and will require environmental review and remedial work before use as residential housing
- **Recommendation: Keep As Corporation Yard**



Corporation Yard



Gilmore House @ Holbrook-Palmer Park

- Property Use must be consistent with deed restriction and covenant of the Park
- Potential Uses Include:
 - Stand Alone Home
 - Split From Park and Rezone to Senior Housing or Workforce Housing
 - Demolish Existing Use and Convert to Corporation Yard
- Split From Park and Rezone
 - Potential 6-10 Units
 - Could be workforce or senior housing with restricted units
- Demolish and Convert to Corporation Yard
 - Allows for a single Corporation Yard for Town
 - Opens Park Corporation Yard for Park Use
 - Opens Town Corporation Yard for Other Uses
 - Will require separate ingress/egress
 - Likely Neighbor Concerns
- **Recommendation: Rezone and Consider Senior or Workforce Housing**



Gilmore House



23 Oakwood Overlay @ 10 u/a

- City Council included an overlay at 10 units per acre for 23 Oakwood as part of the January 31 Adoption and Submittal to the State
- Removal of 23 Oakwood will require the identification of an additional 4 very low and low units
- 23 Oakwood is near a multimodal transit route (ECR) (~.3m)
- 23 Oakwood is near other multifamily housing (w/in 400')
- The Town will develop objective multifamily development standards that will address setbacks, height, parking, screening and objective design
- **Recommendation: Keep in current plan**



ADU/JADU and SB9 Lot Split Projections

- Re-Examine the ADU/JADU Production Projections
 - HCD is not likely to accept the Town's projected production at 35 units per year (280 total)
 - HCD is likely to reduce the Town's reliance on ADU/JADUs to 20-25 units per year
 - At 25 units per year, that results in 200 total units and a loss of 80 units.
 - Of the 80-unit loss, 32 will be lost at the very low and low category
 - These must be replaced by other opportunity sites.
- Re-Examine the SB9 Lot Split Projections
 - Staff is confident that at the current inquiry and application rate, 48 units is an achievable projection.
 - HCD may object; however, all of these units are projected at the above moderate category where the Town has a considerable buffer.



Other Options Discussed

- **97 Santiago** – Builder has reached out for consideration of the property as an Overlay (a la 23 Oakwood). Lot is 1.4 acres. Potentially 10-14 units with 20% restricted (3 units). Property Owner considering options.
- **Bay Road** – Included within the initial overlay proposal; could include at 6 units per acre with 20% restricted (2-3 units).
- **NE Middlefield Road** – consider an overlay of properties along the east side of Middlefield from Marsh to Town northern border at 6-10 units per acre with 20% restricted (2-3 units).
- Evaluation of **Neighborhood Overlays** – Redwood Way Neighborhood
- **Sacred Heart Schools** – if supported by SHS, include potential renovation of Oakwood Units as workforce housing. Potentially 4-6 units.
- **Strengthen 2nd ADU Provisions** – allow a square foot exemption for a 2nd ADU on lots 2-acres or greater; but require 1 of the 2 units as deed restricted.
- Consider Town/Developer partnership opportunities to **purchase property** along El Camino Real for potential multifamily development.
- Identify a **balance** between the **Housing Impact Fee and Unit production to favor unit production.**



Current Housing Production Table

	Very Low/Low	Mod	Above Mod	Total
ADUs	112	56	112	280
SB 9			48	48
Vacant Sites			10	10
RM10 (23 Oakwood)	4		12	16
Menlo College	30	30		60
Menlo School	10	10		20
Total	156	96	182	434
RHNA	148	56	144	348



Modified Housing Production Table

	Very Low/Low	Mod	Above Mod	Total
ADUs	80	40	80	200
SB 9			48	48
Vacant Sites			10	10
RM10 (23 Oakwood)	4		12	16
RM10 (97 Santiago)	3		11	14
Menlo College	30	30		60
Menlo School	10	10		20
Gilmore House	10			10
Add'l Overlays	6		24	30
SHS	6			6
Total	149	80	185	414
RHNA	148	56	144	348

