

**CITY COUNCIL
AGENDA REPORT**



CITY OF MILLBRAE
621 Magnolia Avenue
Millbrae, CA 94030

SUBJECT: General Plan - Planned Development Area Alternatives ATTACHMENTS: 1. Community Workshop Series: Summary of Public Input 2. Concept Alternatives 3. Power Point Presentation 4. Planning Commission Meeting Summary	Report No. 5922
	For Agenda of: March 14, 2017
	Department: Community Development Originator: Tonya Ward, Director <i>TW</i>
	Approved: <i>mr</i>
Budget Action Yes: ___ No: <u>X</u> Finance Review:	

REPORT TYPE: ACTION ___ INFORMATIONAL <u>X</u>
ITEM TYPE: CONSENT ___ PUBLIC HEARING ___ EXISTING BUSINESS <u>X</u> NEW BUSINESS ___

RECOMMENDATION:

That the City Council receive a presentation from the General Plan/Priority Development Area (PDA) Specific Plan Consultants and provide input on the alternative concepts for consideration in the General Plan/PDA Specific Plan. Specifically, that the City Council provide feedback on the following:

- Concept: Create Anchors
 - Does the City Council support the approach of generating more foot traffic downtown by creating a community anchor?
 - Are the locations for community and neighborhood anchors on the attached PDA Concept Alternatives diagram appropriate?
 - What challenges does the City Council foresee in implementing this strategy?
- Concept: District Character and Urban Form
 - Are the recommended character and urban form for the districts within the PDA (heights, active frontages, etc.), appropriate?
- Concept: Flexible Land Uses
 - Does the City Council agree with a recommendation to allow a flexible range of land uses within the PDA?
 - What uses are preferred, and why?
 - What uses are not appropriate for the area, and why?
- Concept: Public Realm – Circulation Network
 - Does the City Council prefer Alternative 1 (bike loop around downtown) or Alternative 2 (bike lanes on El Camino) or both?

- Does the City Council have a preference for a streetscape concept for Broadway?
 - Does the City Council concur with the improvement of pedestrian crossings at key intersections along El Camino Real?
 - Does the City Council agree with the recommendation for reconfiguring of the frontage road entry/exit and extending frontage road improvements to the block between Hillcrest and Taylor?
- Concept: Public Realm – Public Spaces
 - Does the City Council prefer Alternative 1 (public plaza at anchor and public park at current City parking lot) or Alternative 2 (dispersed open space/parkettes) or both?

BACKGROUND:

During the week of November 1 through November 7, 2016, the City’s Consulting Team preparing the General Plan, Priority Development Area Specific Plan, and the Active Transportation Plan, held a series of events to receive community input. A November 7, 2016 “wrap-up” included a Special Meeting of the Planning Commission, which was televised live and is replayed by MCTV. On November 22, 2016, a summary of the Workshops and results was presented to the City Council. In the months following the November 2016 Workshops, the General Plan Consulting Team has been working internally and have met with a few key property owners to review some of the ideas from the Community Workshops. (Attachment 1 represents a summary of the workshop results). The Consulting Team has evaluated the input to date and presented concepts for consideration by the Planning Commission on February 22, 2016. On March 14, 2017, the City Council will receive a presentation and provide input on key concepts for the Priority Development Area (Downtown and El Camino Real). Following a presentation of the Concept Alternatives (Attachment 2) and a Power Point (Attachment 3), the City Council will be asked to comment on the concepts by addressing the questions in the recommendation above regarding Anchors, District Character and Urban Form, Land Uses, Circulation Network, and Public Spaces.

ANALYSIS:

1) Creation of Concepts

The primary objective of the Priority Development Area Specific Plan effort is to leverage Millbrae’s key assets into a cohesive, vibrant, and unique El Camino Real and Downtown that serves residents well, attracts visitors to Millbrae, and enhances the City’s identity. Building off of the themes and ideas generated by the Community Workshop participants, the Consulting Team has identified four key concepts for the PDA Specific Plan to help achieve this objective: 1) create a community-oriented anchor at the northwestern end of Downtown to encourage more foot traffic through the downtown; 2) provide clear guidance on the character, scale, massing, and design of the buildings; 3) maintain a flexible approach to land uses, allowing a range of compatible uses; 4) enhance the public realm with pedestrian crossings, bicycle improvements, plazas, parks, and other community gathering places.

2) Planning Commission Input

The Planning Commission considered concepts for the Priority Development Area on February 22, 2017. The following is a brief summary of the Planning Commission feedback:

- The Planning Commission supported the concept of creating the community and neighborhood anchors in the locations shown in the Concept Alternatives (Attachment 1).
- The Planning Commission was generally supportive of the district character described in the presentation and the concept of taller buildings on the east side of El Camino with buildings at a smaller scale as they get closer to Downtown. There was some concern about compatibility with the residential area neighboring El Camino and a desire to include policies to ensure the buildings step down as they get closer to the residential area.
- The Planning Commission strongly supported the notion of allowing a flexible range of uses.
- The Planning Commission expressed support for including both of the public space alternatives: a central community gathering space and plaza as well as dispersed parklets and wider sidewalks Downtown.
- The Planning Commission was supportive of introducing bike lanes on El Camino.
- The Planning Commission expressed a preference for parallel parking on Broadway with consistently wider sidewalks; however, they would like more information on what the loss of parking spaces would be going from diagonal to parallel parking.
- The Planning Commission strongly supported more and safer pedestrian crossings on El Camino, but would like to see a feasible, more detailed plan.
- The Planning Commission expressed general support for realigning the El Camino Real frontage roads, but would like to understand how the frontage road would interface with bike lanes.

A full summary of Planning Commission comments along with public comments from the February 22, 2017 Planning Commission Study Session is included as Attachment 4.

NEXT STEPS:

Once the Consulting Team has received input and direction from the City Council on a preferred approach to the concepts for the PDA Specific Plan, the Team will then prepare a Preliminary Draft PDA Specific Plan for review by the Planning Commission. The Team will then prepare a Public Review Draft PDA Specific Plan to present to the public at a Community Workshop. The Council will then review and provide feedback on the Draft Specific Plan. The Consulting Team will be working in parallel to prepare the General Plan and Active Transportation Plan and take those documents through the public review process as well.

The Draft Planned Development Area Specific Plan, General Plan, and Active Transportation Plan are scheduled to be released in late Spring/early Summer 2017. There will be a series of public meetings, including meetings with the Planning Commission, City Council, and a Community Workshop on the Draft Plans. The Consultants will then conduct environmental review on the draft plans beginning in Fall/Winter 2017. Following environmental review there will be another round of public meetings, culminating in the adoption of the documents in late Spring/early Summer 2018.

FISCAL IMPACT:

The General Plan/Planned Development Area and Active Transportation Plan are funded in the Capital Improvement Program. Expenses related to the Planned Development Area (PDA) Specific Plan are reimbursable from the PDA grant. Expenses related to the Active Transportation Plan are reimbursable from the Bicycle/Pedestrian Grant.

COUNCIL ACTION:

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