El Camino Real

CORRIDOR PLAN

Community Workshop 2
CONCEPTS & OPTIONS
March 1, 2017
Welcome!

• Short Presentation
  – Project Overview
  – Key Options and Tradeoffs
• Small Group Discussion
• Report Key Points from Small Groups
• Next Steps
Project Overview
What is a Corridor Plan?

A comprehensive, cohesive document to guide future development and improvements to the El Camino Real Corridor in Redwood City

Key Components:

• Roadway and streetscape improvements to improve mobility, safety, and aesthetics
• Consolidated zoning, development standards, design guidelines to better guide new development
• Community benefits
How will a Corridor Plan Benefit the Community?

• Create a **cohesive plan** for the Corridor
  – The plan will *not* increase existing height limits or allowable densities/intensities

• Develop strategies to address current development challenges and promote **economic development**

• Improve the Corridor’s **relationship** with the Caltrain station, Downtown, and surrounding neighborhoods
How will a Corridor Plan Benefit the Community? (continued)

• Improve the streetscape to promote walking, transit, bicycling, and economic development

• Incorporate **community benefits**, such as strategies for affordable housing, transitions from the Corridor to the neighborhoods, and public realm improvements

• Create a **friendlier place** for the people who live and work in the area

• Support **small businesses**
Study Area

EL CAMINO REAL CORRIDOR PLAN

Study Area

- Caltrain Station
- Caltrain
- US Highway
- State Highway
- Ramps
- Railroads
- Study Area Parcels
- Parks/Open Space/Public Facilities
- Schools/Educational Facilities
- El Camino Real Corridor Planning Boundary
- Downtown Precise Plan Boundary
- Redwood City Limits
Schedule

Community Outreach

- CAG #1
- Stakeholder Interviews
- CAG #2
- Community Workshop #1
- CAG #3, 3.5
- Community Workshop #2
- Planning Commission Update
- CAG #4
- Online Survey
- CAG #5
- Public Hearings: Planning Commission & City Council

Technical Work

- Data Gathering and Technical Analysis
- Develop and Review Potential Standards and Street Design Options
- Drafting Corridor Plan
Key Options and Tradeoffs
The El Camino Real roadway has two purposes:

1. Regional thoroughfare
2. Road to access local homes, businesses, and destinations

There is limited space to accommodate different uses and priorities:

- Vehicle Travel
- Street Parking
- Bicycles
- Pedestrians
- Transit
Bicycles

Feedback from Planning Process:

- Support for protected, Class IV bike lanes (i.e., cycle tracks) along entirety of El Camino Real
- Open to removal of on-street parking to make room for bike lanes
- Safety is a primary design concern
Bicycles on El Camino Real

• Advantages
  – Straightforward path for cyclists
  – Potential to increase business at local shops
  – Redwood City would be a leader on the Peninsula
  – Consistent with General Plan and Grand Boulevard Initiative

• Disadvantages
  – Safety is a primary design concern for painted lanes
  – Some cyclists may never feel comfortable biking along El Camino
  – In most instances, on-street parking will need to be removed
Bicycles at Intersections

- Intersections should be designed to reduce conflicts between vehicles and bicycles
- Multiple design options to consider:
  - Right Turn Pocket Maintained; Car/Bike Mixing Zone
  - Right Turn Pocket Maintained; Cycle Track Transitions to Bike Lane
  - No Right Turn Pocket; Bikes Go Around Bulb-Out
  - No Right Turn Pocket; Bikes Go Through Bulb-Out/Buffer
On-Street Parking

On-street parking (~270 spaces, 60-75% occupancy) would be removed to make space to accomplish other objectives (e.g., bike lanes)

• Advantages
  – Locations for replacement parking would be identified
  – Signs would direct drivers to nearby parking sites
  – Improves traffic flow, as drivers will not slow down on El Camino to look for parking
  – Reduces potential conflicts between cars and bikes
  – Improves the visibility of business frontages

• Disadvantages
  – Removes a parking resources that many see as convenient and necessary for small businesses
Activity Center(s)

High-visibility Crossings

Pedestrian-oriented ground floor uses

Plazas
Concept - Focus Activity Near Downtown

Figure 10: Focus Activity Near Downtown Concept

Potential Opportunity Sites By Category
- Vacant
- Underutilized (AV Ratio less than or equal to 0.5)
- Underutilized (AV Ratio over 0.5 and less than 1.0)
- Current Development Projects

- Caltrain Station
- Caltrain
- US Highway
- State Highway
- Ramps
- Railroads
- Potential New Streets
- Study Area Parcels
- El Camino Real Corridor Planning Boundary
- Downtown Precise Plan Boundary
- Redwood City Limits

Potential Activity Centers
- Potential Activity Center/Node

Brewster to Main

15 min. walk

2/3 mile (15 minute walk)
Concept - Series of Activity Centers

Whipple to ~ Hopkins
Brewster to Jefferson
Maple to Pine
Centered on Charter
# Activity Center(s)

## Near Downtown

<table>
<thead>
<tr>
<th>Advantages:</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Positions new development near transit</td>
<td>• Potential strain on infrastructure</td>
</tr>
<tr>
<td>• Contributes to Downtown</td>
<td>• May not adequately support business elsewhere</td>
</tr>
<tr>
<td>• Supports redevelopment of Sequoia Station</td>
<td>• Many parcels aren’t good redevelopment candidates</td>
</tr>
</tbody>
</table>

## Series of Activity Centers

<table>
<thead>
<tr>
<th>Advantages:</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Supports businesses outside of Downtown</td>
<td>• May be less market support</td>
</tr>
<tr>
<td>• Potential to create travel options and improvements along more of El Camino</td>
<td>• Potential to impact poor performing intersections (Woodside Rd)</td>
</tr>
</tbody>
</table>
Pedestrian Improvements

Feedback from Planning Process:

– Safety (particularly while crossing the street) is a primary concern
– Some are skeptical that people will walk along El Camino Real, even if improvements are made

Long distances between crossings – ~¼ mile in some places!
Pedestrian Improvements

Options for making El Camino safer and more pleasant for pedestrians include:

- Reducing distances between pedestrian crosswalks
- Widening sidewalks
- Adding pedestrian “refuges” and curb bulb-outs

High-Visibility Crossing with Pedestrian “Refuge”

Street Furniture + Landscaping

Pedestrian Bulb-Outs
Identity + Branding
Small Group Discussion
Bicycles

**Cycle Tracks:** Do you support putting protected bike lanes (a.k.a. cycle tracks) on El Camino Real, if they are safely designed?

**Intersections:** What are the most important considerations for intersections that are approached from a cycle track? How best to ensure safety and mobility?
On-Street Parking

**Priorities:** How important is parking on the street on El Camino Real?

– More or less important than putting bike lanes on El Camino Real?

**Alternate Parking Locations:** How far away from your destination might you be willing to park and walk?
Activity Centers

**Number:** How many activity centers should there be along El Camino Real?

**Look and Feel:** How should these activity centers look & feel?
Pedestrian Comfort and Safety

Pedestrian Improvements: What would it take to make El Camino Real an attractive place to walk?

- Do you walk El Camino Real now? Why or why not?

Priorities: Where is it most important to improve the safety and comfort of pedestrians?

- Use the map!
Identity and Branding

Driving Experience: Is it important for drivers on El Camino Real to know when they enter/leave Redwood City?

Identity: Is it important for Redwood City’s stretch of El Camino Real to have a cohesive brand or identity?

– If so, what should this identity look like?
Ground Rules for Small Groups

• Speak one at a time
• Listen for understanding
• Suspend snap judgments
• Stay on the timeline, keep comments concise, avoid repetition
• Each member of the group is equal, all comments matter – One person reports out

PARTICIPATE!
Report Out to Whole Group

- Pick a spokesperson
- Share the group’s overall preferences and top three issues or topics of discussion
Wrap-Up and Next Steps

Input on Concepts & Options:
– Complete Streets Advisory Committee on March 14th
– Planning Commission on March 21st
– Online Survey: ~March/April

Refine Options & Draft Plan Outline
– Citizens Advisory Group: ~April/May

Visit www.redwoodcity.org/elcaminoplan for information and updates