El Camino Real

CORRIDOR PLAN

Chamber of Commerce
ECONOMIC DEVELOPMENT COMMITTEE
March 7, 2017
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

• 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
Planning Process

- Citizens Advisory Group Meetings
- Stakeholder Interviews
- Existing Conditions Reports
- Community Workshops
- Online Surveys
- Status Update Presentations
Common Streetscape Themes

- Use the right of way as efficiently as possible
- Remove or mitigate bottlenecks
- Focus on *movement* of people, cars, bikes, transit; parking should be secondary
- Emphasize safety for all users
- Upgrade the overall experience of the Corridor—from aesthetics and comfort to safety and operations—to positively impact local businesses and Redwood City as a whole
Priorities

1. Bicycles / Cars
2. Transit
3. Pedestrians
4. Parking
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 for bike lanes provided spaces are replaced elsewhere
- Safety is a primary design concern
Bicycling: Cycle Track on El Camino

Class IV Cycle Track
Bicycling: Cycle Track on El Camino

**Class IV Cycle Track**
Option for typical condition from **Whipple to Woodside**
85’ curb to curb, 4 lanes

Cycle Track with Planting Buffer, No Parking (4 lanes) at 85’ curb to curb
Bicycling: Cycle Track on El Camino

Bike lane through bulb-out
Bicycling: Parallel Routes
On-Street Parking

- 270 parallel parking spaces (2-hour limit)
- Parking spaces are somewhat underutilized
  - Occupancy ranging from 60%-75% (85% considered optimal)
- Parking is also available on side streets and in off-street parking lots
  - Parking on side streets used slightly more than parking on El Camino Real
Pedestrian Improvements

Feedback from Planning Process:

– Safety (particularly while crossing the street) is a primary concern
– Reduce distances between pedestrian crosswalks
– Add pedestrian “refuges” to shorten the crossing distance
– Organized sidewalks to ensure clear walkways

Narrow, obstructed sidewalks

High-visibility crossing with pedestrian “refuge”

Long distances between crossings ~¼ mile in some places!
Activity Centers

High-visibility Crossings

Pedestrian-oriented ground floor uses

Plazas
Activity Centers

- Whipple to ~ Hopkins
- Brewster to Jefferson
- Maple to Pine
- Centered on Charter
Community Benefits Programs: new development is given incentives (bonus) in exchange for providing a benefit to the community.

- Onsite production of affordable housing (or within ¼ mile of office use)
- Parks, plazas, and open space
- Community Fund to support:
  - Child care facilities
  - Community facilities
  - Public parking
  - Façade improvement plan
- Neighborhood program
- Shared parking
Economic Development + Small Business Support

Feedback from Planning Process:

• Corridor Business Assessment District, which could create funds for:
  • Regular cleaning and upkeep
  • Signage and banners
  • Landscaping and planter boxes
  • Public art
• Parcel assembly density bonus
• Business loyalty program
• Façade improvement program
• Tenant retention program
• Signage program
Next Steps

Public Input on Concepts & Options
  – Online Survey: ~ March / April

Progress Update
  – Complete Streets Advisory Committee: March 14th
  – Planning Commission: March 21st

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

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

Community Outreach

- CAG #1
- Stakeholder Interviews
- CAG #2
- Community Workshops #1 + #2
- CAG #3
- Online Survey
- Planning Commission & City Council Study Sessions
- CAG #4
- Community Workshops #3 + #4
- 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

Summer 2016
- CAG #1
- Stakeholder Interviews
- CAG #2
- Community Workshops #1 + #2

Fall 2016
- CAG #3
- Online Survey
- Planning Commission & City Council Study Sessions
- CAG #4
- Community Workshops #3 + #4
- CAG #5
- Public Hearings: Planning Commission & City Council

Winter 2016/17

Spring 2017

Summer 2017