El Camino Real

CORRIDOR PLAN

YOUTH & TEEN ADVISORY BOARDS
PROGRESS UPDATE
April 5, 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?

• 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
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

Aesthetics
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

Figure 5: CONCEPT 2
Parallel Routes to El Camino Real
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

Figure 9: Small Activity “Nodes” 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
Ramp
Railroad
Potential New Streets
Study Area Parcels
El Camino Real Corridor Planning Boundary
Downtown Precise Plan Boundary
Redwood City Limits

Potential Activity Centers

1/4 mile
(5 minute walk)

2/5 mile
(10 minute walk)

Data Source: City of Redwood City GIS, 2016. ESRI, 2016. Chevron & Rhine. 2
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
Next Steps

Public Input on Concepts & Options
  – Online Survey: April
  – Business outreach: April

Refine Options & Draft Outline
  – Citizens Advisory Group: May

Visit [www.redwoodcity.org/elcaminoplan](http://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**
- **Fall 2016**
- **Winter 2016/17**
- **Spring 2017**
- **Summer 2017**