El Camino Real
CORRIDOR PLAN

Community Workshop #1
November 16, 2016
Welcome!

- Project Overview
- Key Issues
- Hearing from You: Tonight’s Workshop
- 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
Why is a Corridor Plan Needed?

• **Prominence:** El Camino Real is a major transportation corridor that serves and connects Redwood City and the Bay Area Peninsula.

• **Issues:** El Camino Real is an auto-oriented roadway. It has limited transit service, and it is not designed for pedestrians and bicyclists.

• **The Vision for the El Camino Real Corridor:**
  
  – The Redwood City General Plan outlines a vision to transform El Camino Real into a “Grand Boulevard” that supports walking, transit, bicycling, and economic development.

  – This vision is aligned with the one adopted by the Grand Boulevard Initiative, a collaboration of 19 cities and 2 counties with jurisdiction over El Camino Real.
How will a Corridor Plan Benefit the Community?

• Consolidate the recently rezoned section of the Corridor (MUC-ECR, MUN, MULW, DTPP) into a cohesive plan
  – The plan will not increase existing height limits or allowable densities/intensities
How will a Corridor Plan Benefit the Community? (Cont’d)

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

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

• 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 improvements to the public realm
How will a Corridor Plan Benefit the Community? (Cont’d)

• Create a friendlier place for the people who live and work in the area
• Support small businesses
What will the Planning Process Entail?

- Community Engagement
  - Web Presence
  - Citizens Advisory Committee (CAG)
  - Stakeholder Interviews
  - Community Workshops
  - Online Survey
  - Public Hearings
What will the Planning Process Entail?

- Data gathering and technical analysis
  - Land use, development, zoning existing conditions analysis
  - Streetscape analysis
  - Roadway, traffic, and transportation conditions analysis
    - Transit operations
    - Parking conditions
    - Vehicle traffic data
    - Bicycle facilities
  - Real estate market study and economic analysis
  - Development feasibility analysis
  - Infrastructure financing strategy
What will the Planning Process Entail?

- Reviewing Potential Development Standards and Street Design Options
  - Land Use
  - Development Standards
  - Conceptual urban design and streetscape options
  - Potential roadway improvement options
What will the Planning Process Entail?

• Draft Corridor Plan
  – Background, Issues, Goals
  – Land Use Policies
  – Zoning Ordinance Amendments
    • Development Standards
    • Design Guidelines
  – Roadway and Streetscape Improvement Policy Recommendations
  – Economics and Community Benefits
Schedule

Community Outreach

- CAG #1
- Stakeholder Interviews
- CAG #2
- Community Workshop #1
- CAG #3
- Planning Commission & City Council Study Sessions
- Online Survey
- CAG #4
- Community Workshop #2
- 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 Issues
Sharing Space on the Roadway

• 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
Sharing Space on the Roadway

Parking

- Space for ~270 vehicles to parallel park (2-hour limit) on El Camino Real
- Parking survey showed that parking spaces on El Camino were 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
- Street parking is important to businesses, particularly those located further from Downtown, and those that don’t have their own parking lots
Traffic

– 10 of the Corridor’s 37 intersections were analyzed
  • While they experience congestion, most function acceptably per Redwood City policy, with peak hour level of service (LOS) ranging from A to D
  • Some queuing for turning movements exceeds capacity
– El Camino Real/Hazel Street/Laurel Street (Woodside Road interchange) saw greater levels of traffic and vehicle queuing during peak hours
  • Here, peak hour LOS was at F
– Many community members have expressed concerns about traffic
Sharing Space on the Roadway

Public Transit

– Caltrain Station is located to the east of El Camino Real
  • Highly utilized; 6th-busiest station in the system
– SamTrans provides bus service with 19 stops along El Camino Real, and greater frequency during peak hours
  • Further research is needed on transit utilization/ridership data
– Community members have expressed that bus service is infrequent and a less attractive mode of travel
Sharing Space on the Roadway

Bicycles

– The only bike facilities on the El Camino Real roadway is a short Class III bike route, designated with sharrows, between Broadway and Brewster Avenue

– Bike use is limited along El Camino Real –
  • May highlight the limited bike infrastructure rather than lack of interest

– Cyclists have advocated for a bike lane along El Camino Real
Sharing Space on the Roadway

- Questions to consider:
  - How should the limited space be shared?
  - What are the tradeoffs?
Sharing Space on the Roadway

• Questions to consider:
  – How should the limited space be shared?
  – What are the tradeoffs?
Sharing Space on the Roadway

Questions to consider:

– How should the limited space be shared?
– What are the tradeoffs?
Making El Camino Safer and More Pleasant

- El Camino Real restricts peoples’ movement
- It’s not easy to cross or particularly attractive to walk along
  - Very long distances between marked/signaled crossings (almost a quarter mile in some places!)
  - Wide roadway is difficult to cross in one light cycle
Making El Camino Safer and More Pleasant

- Auto-oriented roadway
  - Fast vehicle speeds
  - Many driveways interrupt sidewalks
  - Narrow sidewalks with obstructions
  - Highway-style lighting; few trees
Making El Camino Safer and More Pleasant

Woodside Road Interchange

- The Woodside Road overpass creates a barrier between the Corridor’s northern and southern segments:
  - Sidewalks under the overpass are narrow
  - Lanes are overly wide without designated bicycle accommodation
  - Sidewalk lighting is minimal
  - Feels unsafe and looks unattractive
Making El Camino Safer and More Pleasant

Collisions

- The calculated intersection collision rates of many intersections are higher than the statewide average for similar facilities.
- The planning process may consider safety improvements in other key locations:
  - Intersections where different user groups (e.g., buses, pedestrians, bicyclists) interact a lot.
  - Heavily-utilized pedestrian crossings.
Making El Camino Safer and More Pleasant

• Questions to consider:
  – Where are the highest priority areas for safety improvements?
  – What are tradeoffs – should a portion of the travel lanes be given to improve pedestrian safety?
  – What could be done to make the street environment look and feel more pleasant?
Potential New Development

• Current development pattern
  – Mostly low-rise (1-2 stories)
  – Mostly retail/commercial, with some office and housing
  – Very little public open space
  – Many buildings are set back far from the sidewalk, with large parking lots in front
Potential New Development

• Questions to consider:
  – If new development were to occur, what type is most desirable? Think about –
    • Uses (for example, housing, retail, office, etc.)
    • Design
    • Integration/interface with adjacent neighborhoods
  – How should parking be managed?
  – Where should activity be concentrated?
    • Spread out evenly along the Corridor
    • Concentrated near Downtown
    • In a series of small centers
Benefiting the Community

• The planning process will:
  – Identify and advance initiatives to retain small businesses
  – Help individuals of a wide range of incomes afford to live in the area
  – Determine strategic locations for public spaces and potential funding sources
  – Ensure that the Redwood City community at large stands to benefit from new development on the El Camino Real Corridor
Benefiting the Community

- Questions to consider:
  - What community benefits should development under the Plan provide? Some ideas include...
    - Affordable housing
    - Public open space/community space
    - Small business assistance
    - Shared parking
  - What is the right balance between incentives and requirements?
Hearing from You

TONIGHT’S WORKSHOP
Purpose and Objectives

• This plan is only valuable if it reflects your ideas and responds to your concerns
• Options and concepts that we develop and test out will be based on your input
• This workshop is only one of many opportunities to share your thoughts and give feedback
  – Advisory Group meetings
  – Planning Commission/City Council check-ins
  – Online survey
  – Follow-up workshops
  – Website
This Evening

• Please visit all “stations”
  – Where you live and work
  – How you use El Camino Real today
  – DIY Roadway Design
  – Safety Improvements and Activity Centers
  – Bicycle Options
  – Traffic and Parking
  – Community Benefits
This Evening

• Ask questions
• Learn from the planning team and from your neighbors
• Provide any additional feedback on comment cards
• Have fun!
Next Steps

• Planning Commission and City Council Review Sessions: Winter 2016/17
• CAG Meeting #3: January 2017
  – Develop potential options based on expressed priorities

Visit [www.redwoodcity.org/elcaminoplan](http://www.redwoodcity.org/elcaminoplan) for information and updates!