

Palo Alto Comprehensive Plan Amendment

Neighborhood Meeting #3

East Meadow Circle/Fabian Way Concept Plan

September 16, 2009

Summary of Comments

For a full set of illustrations of the preferred alternative presented at the meeting as well as the complete set of notes typed at the meeting, please refer to the City of Palo Alto's Comprehensive Plan website:

<http://www.paloaltocompplan2020.org>

Introduction

- ◆ City staff and the consultant provided an overview of the preferred alternative, developed based on the results of the first two workshops for the area, stakeholder interviews, good planning principles, and the economics of the area.

Issue I: East Meadow Circle Subarea

Participants made the following comments and observations about the preferred alternative for the East Meadow Circle Subarea:

- ◆ Consider undergrounding utilities.
- ◆ Consider vegetation as a buffer between homes and potential new two-story light-industrial buildings. This might be enough, in combination with a buffer in which buildings are not permitted.
- ◆ Consider limiting light industrial to one story on parcels adjacent to residential. Or, leave it all one story, based on a concern that new jobs will create more demand for housing.
- ◆ Consider flood-zone issues, including flood-proofing the buildings, encouraging permeable surfaces.
- ◆ Support for traffic calming, particularly on East Meadow Drive. Consider making East Meadow Circle one-way, possibly along with a narrower street.
- ◆ Consider underground parking or moving the proposed parking garage to the middle of the Circle.
- ◆ Consider the Circle as a location for a school.
- ◆ Comment that when projects are proposed, residents would benefit from 'story poles' showing the height of proposed buildings.
- ◆ Comment that noise from light industrial buildings should be considered.
- ◆ Comments about the proposed park location: some support for more green space, with others believing that there is enough given the proximity to Ramos Park.

Issue II: East of San Antonio Subarea

Participants made the following comments and observations about the preferred alternative for the East of San Antonio Subarea:

- ◆ Concern about providing adequate circulation on Commercial Way.
- ◆ Suggestion that higher-intensity residential be allowed in this area, rather than in the East Meadow Circle Subarea. That tradeoff could then be used to make East Meadow Circle have more of a focus on parks and school uses.
- ◆ Suggestion that commercial development have a focus on grocery, clothing, and family-serving stores.
- ◆ Concern about ensuring that the area provides sales tax for the City. Could it attract Fry's?
- ◆ Suggestion that the commercial area have ground-floor parking with commercial above.

Issue III: Charleston Road Subarea

Participants made the following comments and observations about the preferred alternative for the Charleston Road Subarea:

- ◆ Concern about bicycle safety and connections in the area: unclear how there would be room, but it would be good if more space were given to bicycle circulation in the area. This could help reduce the number of bicycles using the sidewalks.
- ◆ Concerns about traffic on Charleston, particularly at the intersection with Fabian. Suggestion that the City wait until the Center for Jewish Life is fully occupied to see what happens to traffic before making additional changes.
- ◆ Suggestion that there be ample setbacks with buildings that are one story in front and two in the back; less massive than the Center for Jewish Life building.
- ◆ Suggestion that the area be left as it is, except for improvements to traffic flow.
- ◆ Request for the Palo Alto Shuttle to serve the area.

Issues IV and V: Bicycle Path Along Adobe Creek and Baylands Access

Participants made the following comments and observations about the preferred alternative for a bicycle path along Adobe Creek and for improved Baylands access:

- ◆ Comment that the multi-use trail is likely to need a fence separating trail users from the creek.
- ◆ Concern about connecting past Eichler Swim Club along Barron Creek: the path is elevated along Barron Creek, so cyclists and walkers are at the same height as the housing that backs up to the creek. Suggestion that the bicycle lanes along Louis Road connecting to East Meadow Circle are sufficient.
- ◆ Support for the connection past Eichler Swim Club along Barron Creek.

- ◆ Support for more bike paths, including Louis Road and Adobe Creek, with less emphasis on the importance of the Adobe Creek path. Characterize that path as less critical than the Baylands connection.
- ◆ Suggestion that plans include a connection over Barron Creek as it parallels 101 and meets up with Adobe Creek.

Other Issues

- ◆ Question about petitioning for zoning change based on vacancy rate. This policy is applicable only in the Downtown area.
- ◆ Comment that adding office space in the city results in more people commuting in, while many people who live in Palo Alto do not work here. Suggest that no more office space be added.
- ◆ Comment about the north section of West Bayshore Road, which is in the Concept Plan Area, but not within one of the Subareas discussed in the preferred alternative. Suggest retail uses for that area.
- ◆ Request for further documentation of why higher intensity development is needed to encourage redevelopment along East Meadow Circle.