CTMP Technical Advisory Committee Meeting
September 30, 2014

Meeting Agenda

- Introductions
- Project Overview
- Task 1 – Stakeholder Engagement
- Task 2 – Existing Conditions and Future Assessment
- Task 3 – Development of Alternatives to Address Needs and Deficiencies
- Next Steps
Project Overview

- History - Local Coastal Program (LCP) leads to CTMP
- DKS Team
- Project Work Scope and Schedule
- TAC and Planning Commission Responsibilities and Meeting Schedule

DKS Team Members

- DKS Associates – Prime, Travel Forecasting, Traffic Analysis, and Fee Program
- Dyett & Bhatia – Buildout Land Use Analysis and Environmental Review
- Flint Strategies – Stakeholder Engagement
- Nelson\Nygaard – Non-motorized Modes, Transit and Parking
- SWCA Environmental – Environmental documentation
- Charles M. Salter Associates – Noise Analysis
**DKS Team Organization**

- San Mateo County Planning Commission
- San Mateo County Planning & Building Department
- Technical Advisory Committee
- Bill Loudon, PE (DKS)
- Project Manager

**Land Use Analysis**
- Marilyn Miller, AICP (D&B)
- Rajeev Bhutia, AICP, ASLA, (D&B)
- Peter Winch, AICP (D&B)
- Josh Pollock (D&B)

**Community Engagement**
- Kendall Firth (FS)
- William Loudon, PE (DKS)
- Steve Firth (SF)

**Transportation & Engineering**
- David Mahambo, PE (DKS)
- Josh Pichowski, PhD (DKS)
- Germany Wing, BT (DKS)

**Environmental Analysis**
- Rajeev Bhutia, AICP, ASLA, (D&B)
- Peter Winch, AICP (D&B)
- Shawna Scott (SWCA)
- Noise Analysis
  - Jeremy Dibble, PE (CSA)

**Alternative Modes & Parking**
- Ria Hutabarat Lo (NN)
- Francesca Nocchi (NN)

**DKS Team Relevant Experience**

- Led the Half Moon Bay Circulation Element Update and Environmental Review
- Led the Half Moon Bay Highway 1 Traffic Safety and Congestion Mitigation Study
- Leading the Half Moon Bay General Plan Update
- Leading the Local Coastal Plan update in Princeton
- Participated in the Midcoast Highway 1 Safety and Mobility Improvements Study
TAC Responsibilities

- Provide stakeholder and agency input
- Review and comment on project deliverables (Task 3 – Feb, Task 4 – May)
- Advise the San Mateo Planning Commission
- Meet 6 or 7 times
Task 1 – Stakeholder Engagement

- Web Site
- Web Survey
- Community Meetings
- Workshops

Public Outreach

- Developed a comprehensive outreach plan to maximize budget and reach widest audience
- Coordination with local agencies, media and stakeholders

DKS
Web Site and eBlasts

- All project documents and background information
- Online surveys
- Over 2,000 site visits since launch
- 3500+ unique Coastside emails
Generated more than 250 unique comments thru September

Community Meetings & Presentations

- Midcoast Community Council
- City of Half Moon Bay
- HMB Rotary
- Senior Coastsiders
- Hispanic Community
- Brews & Views (January 2015)
News and Social Media

County aims to Connect the Coastside

New transit plan seeks improvements from Devil’s Slide to Skyline

Workshops

- Workshop #1: Opportunities and Constraints
  October 2014

- Workshop #2: Alternatives, March 2015

- Workshop #3
  Draft Plan, May 2015
Task 2  
Existing Conditions and Future Assessment

**Existing Conditions**
- Traffic
- Transit
- Bicycle/Pedestrian
- Parking

**Traffic Conditions**

**Source and Scope of LOS Standards:**

- **Congestion Management Program (CMP)**
  - Only CMP Roadway System
  - Segments: Highway 1 and SR 92
  - Intersections: Highway 1 & SR 92, Main Street & SR 92

- **San Mateo County Traffic Impact Study Requirements**
  - All intersections in the County

- **Local Coastal Program (LCP)**
  - All segments in scope
  - All intersections in scope

- **City of Half Moon Bay**
  - Intersections along Highway 1 and SR 92
Task 2
Existing Conditions and Future Assessment

Traffic Conditions

LOS Standards

<table>
<thead>
<tr>
<th>Congestion Management Program (CMP)</th>
<th>Local Coastal Program (LCP)</th>
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</thead>
<tbody>
<tr>
<td>Segments:</td>
<td>Commuter Peak:</td>
</tr>
<tr>
<td>• Highway 1 &amp; SR 92:</td>
<td>• LOS D (S)</td>
</tr>
<tr>
<td>• Main Street &amp; SR 92:</td>
<td>• Recreational Peak:</td>
</tr>
<tr>
<td></td>
<td>• LOS E (S)</td>
</tr>
<tr>
<td></td>
<td>• Intersection:</td>
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<td></td>
<td>• LOS D (I)</td>
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<table>
<thead>
<tr>
<th>San Mateo County Traffic Impact Study Requirements</th>
<th>City of Half Moon Bay</th>
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</thead>
<tbody>
<tr>
<td>• Intersection: LOS C (I)</td>
<td>• Intersection:</td>
</tr>
<tr>
<td>• Individual Approach: LOS D (I)</td>
<td>• LOS E (I)</td>
</tr>
</tbody>
</table>

Proposed New Standards

- Increased interest in multimodal standards
- Modal priority by segment
- Connectivity and accessibility
- Pedestrian crossing delay
Task 2
Existing Conditions and Future Assessment

► Traffic Conditions – Scope
► 48 Intersections (Highway 1, SR 92, Main St)
► 47 Segments (Highway 1, SR 92)

Task 2
Existing Conditions

► Traffic Conditions
► Montara
Task 2
Existing Conditions

Traffic Conditions
Moss Beach

Traffic Conditions
El Granada
Task 2
Existing Conditions

Traffic Conditions
- Miramar

Traffic Conditions
- North Half Moon Bay
Task 2
Existing Conditions

Traffic Conditions
- Downtown Half Moon Bay (North)

Traffic Conditions
- Downtown Half Moon Bay (South)
Task 2
Existing Conditions

Traffic Conditions
South Half Moon Bay

Downtown Half Moon Bay (North)
Task 2
Existing Conditions

**Traffic Conditions**
- SR 92

**Transit Conditions**
- 2 fixed routes (17, 294)
- Infrequent service, particularly on weekends
- Lack of special event service/shuttles for recreational users
- Limited regional connections (BART, Caltrain, job centers)
Task 2
Existing Conditions

Pedestrian Conditions
- Within developed areas, pedestrian network is generally complete
- Lack of connectivity between communities and within communities

DKS

Task 2
Existing Conditions

Pedestrian Conditions
- Many sidewalks do not meet ADA standards
- Improved crossings could increase pedestrian safety
- Highway 1 is a major connector but lacks designated pedestrian facilities

DKS
Task 2
Existing Conditions

Bicycle Conditions
- Major gaps in the network
- Highway 1 is a major connector but lacks designated bicycle facilities

DKS

Task 2
Existing Conditions

Bicycle Conditions
- Improved and increased crossings along Hwy 1 could improve safety
- Lack of bicycle parking at major destinations
- Additional bicycle facilities within communities could encourage cycling for shorter distance trips

DKS
Task 2
Existing Conditions

- Parking Conditions
  - Public parking - free and unrestricted (Exception, time limits in downtown HMB)
  - Lack of sufficient parking for coastal access during peak times
  - Need for more wayfinding signage

Task 2
Buildout Analysis and Land Use

Buildout Analysis and Land Use
Task 2
Buildout Analysis and Land Use

Where is Future Development Likely to Occur?
- Vacant Land
- Underutilized Commercial Land
- Residential Land on Large Parcels

Land With Current Development Projects Calculated Separately

Minor Distinctions between Subareas

Density and Intensity Assumptions
- Density: Residential Units per Acre
- Intensity: Non-Residential Floor Area Ratio

Assumptions based on:
- Housing Elements and Local Coastal Programs (LCPs)
- What is Allowed by Zoning
- Typical Density and Intensity of Existing Development
- Typical Employee/Square Foot Ratios
Local Coastal Program (LCP) Consistency

- Midcoast LCP
  - Contiguously-Owned Substandard Parcels
  - Density Credits in Rural Lands
- Half Moon Bay LCP
  - Development Allowed in Each Planned Unit Development (PUD) Area

CTMP Study Area Extends from Devils Slide to South End of Half Moon Bay, I-280 to Ocean
Task 2
Land Use Forecast

Half Moon Bay Subarea

Princeton Subarea
Task 2

Land Use Forecast

Midcoast Subarea: Montara, Moss Beach, El Granada and Miramar

Rural Lands Subarea
Task 2  
Buildout Analysis and Land Use

**Residential Development**

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Existing</th>
<th>Buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Units</td>
<td>Single-Family</td>
</tr>
<tr>
<td>Half Moon Bay</td>
<td>4,072</td>
<td>3,084</td>
</tr>
<tr>
<td>Princeton</td>
<td>235</td>
<td>4</td>
</tr>
<tr>
<td>Midcoast</td>
<td>3,961</td>
<td>3,679</td>
</tr>
<tr>
<td>Rural Lands</td>
<td>76</td>
<td>76</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>8,344</td>
<td>6,843</td>
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</table>

**Overall Increase of 4,287 Units at Buildout (51% Increase)**

**Greatest Capacity is in Midcoast Subarea (2,597 Future Units, or 66% Increase)**

**Half Moon Bay Has Estimated Capacity for 1,462 Future Units (36% Increase)**
Non-Residential Development - Buildout

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Non-Residential Sq. Ft.</th>
<th>Total Jobs</th>
<th>Retail</th>
<th>Services</th>
<th>Agricultural &amp; Natural Resources</th>
<th>Manufacturing</th>
<th>Wholesale &amp; Trade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Half Moon Bay</td>
<td>5,151,000</td>
<td>6,671</td>
<td>1,148</td>
<td>4,742</td>
<td>329</td>
<td>155</td>
<td>297</td>
</tr>
<tr>
<td>Princeton</td>
<td>2,276,000</td>
<td>1,987</td>
<td>249</td>
<td>1,015</td>
<td>25</td>
<td>481</td>
<td>217</td>
</tr>
<tr>
<td>Midcoast</td>
<td>1,161,100</td>
<td>1,212</td>
<td>411</td>
<td>718</td>
<td>50</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Rural Lands</td>
<td>-</td>
<td>82</td>
<td>-</td>
<td>-</td>
<td>82</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total (Increase)</td>
<td>8,588,100 (47%)</td>
<td>9,951 (42%)</td>
<td>1,808 (42%)</td>
<td>6,476 (41%)</td>
<td>486 (-5%)</td>
<td>636 (81%)</td>
<td>514 (75%)</td>
</tr>
</tbody>
</table>

Task 2
Buildout Analysis and Land Use

Non-Residential Development

- Overall Increase of Approximately 2.7 M Sq. Ft.
- Increase of 2,919 Jobs (42%)
- 65% of Jobs are in Services Sector
- Greatest Capacity is in Half Moon Bay (1.5 M Sq. Ft. Future Development)
- Most Percentage Growth in Midcoast Subarea (89% Increase, to 1.0 M Sq. Ft.)
Water and Wastewater Capacity

Two Water Districts Serve the Study Area
- Montara Water and Sanitary District (MWSD)
- Coastside County Water District (CCWD)

Three Sanitary Sewer Districts
- Montara Water and Sanitary District (MWSD)
- Granada Sanitary District (GSD)
- City of Half Moon Bay

LCPs Require Water and Sewage Treatment Capacity to Be Reserved for Priority Uses

Water Reserved for Priority Uses

Midcoast LCP
- 61,000 to 77,000 gpd (gallons/day) reserved at buildout (MWSD)
- 490,000 to 532,000 gpd reserved at buildout (CCWD)

Half Moon Bay LCP
- 1.0 M gpd reserved at buildout (CCWD)
- Assumed Most Irrigation for Local Recreation Would Use Recycled Water; This System has not Been Created
Task 2
Water and Wastewater Capacity

Water Demand
- MWSD (Public Works Plan, 2013)
  - 128,000 gpd available for priority uses, 47,000 gpd available for non-priority uses
- CCWD (Urban Water Management Plan, 2010)
  - 2,265 acre-feet/year (afy) demand, projected to rise to 3,149 afy by 2035
  - 2,455 afy can be purchased from SFPUC

Water Connections
- MWSD
  - Consistency with MWSD Public Works Plan
- CCWD
  - 209 unsold priority water connections
  - Zero unsold non-priority connections; new non-priority developments must trade or buy
  - Consistency with El Granada Pipeline Project Coastal Development Permit
Task 2
Buildout Analysis and Land Use

Travel Forecast
and Buildout Conditions

Task 2
Travel Forecast

➡ Travel Forecast
➡ San Mateo County C/CAG-VTA travel demand model
➡ Current year to 2040 model growth
➡ 10%-50% growth in traffic along Hwy 1
➡ 15%-35% growth in traffic along SR 92
Task 2
Existing Conditions

- Traffic Conditions
- Montara

Task 2
Buildout Conditions

- Traffic Conditions
- Montara
  - Highway 1 conditions worsen
  - 2nd St intersection worsens to LOS F
Task 2
Existing Conditions

- Traffic Conditions
- Moss Beach

Task 2
Buildout Conditions

- Traffic Conditions
- Moss Beach
  - Highway 1 conditions worsen
  - St Etheldore intersection worsens to LOS F
Task 2
Existing Conditions

Traffic Conditions
- El Granada

Task 2
Buildout Conditions

Traffic Conditions
- El Granada
- Highway 1 conditions worsen
- Coral Reef intersection worsens to LOS F
Task 2
Existing Conditions

Traffic Conditions
Miramar

Task 2
Buildout Conditions

Traffic Conditions
Miramar
Area already operating below standard
Task 2

Existing Conditions

📍 Traffic Conditions
📍 North Half Moon Bay

Task 2

Buildout Conditions

📍 Traffic Conditions
📍 North Half Moon Bay
📍 Area already operating below standard
📍 Signalized intersection Ruisseau Francais worsen to LOS F (weekend)
Task 2
Existing Conditions

Traffic Conditions
Downtown Half Moon Bay (North)

Task 2
Buildout Conditions

Traffic Conditions
Downtown Half Moon Bay (North)
Proposed roadway projects improve operations between Main and Grandview
Belleville, Lewis Foster, and Kelly worsen to LOS F
Task 2
Existing Conditions

➤ Traffic Conditions
➤ Downtown
Half Moon Bay (South)

Task 2
Buildout Conditions

➤ Traffic Conditions
➤ Downtown
Half Moon Bay (South)
➤ Highway 1 conditions worsen
Task 2
Existing Conditions

Traffic Conditions
- South Half Moon Bay

Task 2
Buildout Conditions

Traffic Conditions
- South Half Moon Bay
  - Highway 1 conditions worsen
Task 2
Existing Conditions

Traffic Conditions
SR 92

Task 2
Buildout Conditions

Traffic Conditions
SR 92
SR 92 conditions worsen
Task 3
Development of Alternatives

Potential Infrastructure and Service Improvements

- Regional pedestrian and bicycle improvements
  - Improved pedestrian crossing beacons
  - Pedestrian count-down indicators at signalized crossings
  - Increased sidewalk widths
  - Connect existing sidewalks and remove obstacles
  - Extension of multiuse coastal trail along Highway 1
  - ADA compliant ramps
  - Pedestrian lighting

Potential Infrastructure and Service Improvements

- Gray Whale Cove Parking Lot
  - Striped highway crossing
  - Left turn bay
  - Merge lane
Task 3
Development of Alternatives

Potential Infrastructure and Service Improvements

- Montara Beach and Trail Access
  - Striped highway crossing
  - Formalized parallel beach parking

- Montara
  - Raised medians
  - Restrict and consolidated left turns
  - Designated pedestrian crossings
  - 9th Street roundabout
Task 3
Development of Alternatives

- Potential Infrastructure and Service Improvements
  - Moss Beach
    - Parallel trail
    - Medians to manage access
    - Roundabouts at gateway intersections

- Potential Infrastructure and Service Improvements
  - Half Moon Bay
    - Signalization Hwy 1 and South Main Street
    - Signalization, roadway improvements and access consolidation at Grand Blvd and Terrace Ave
Next Steps

- TAC Comments on Task 2 Report
- Discuss Task 2 with Midcoast Community Council
- Workshop #1
- Planning Commission Review of Task 2
- Development of Alternatives
- TAC Meeting #2