



**CTMP Technical Advisory Committee Meeting** ↗  
September 30, 2014

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## 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



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## 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



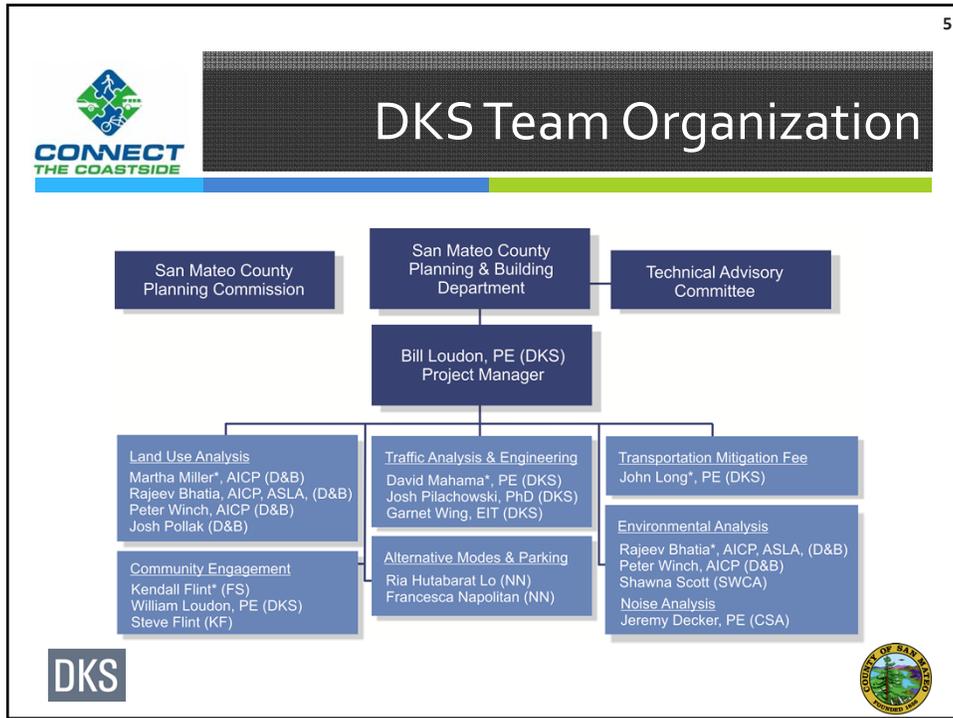
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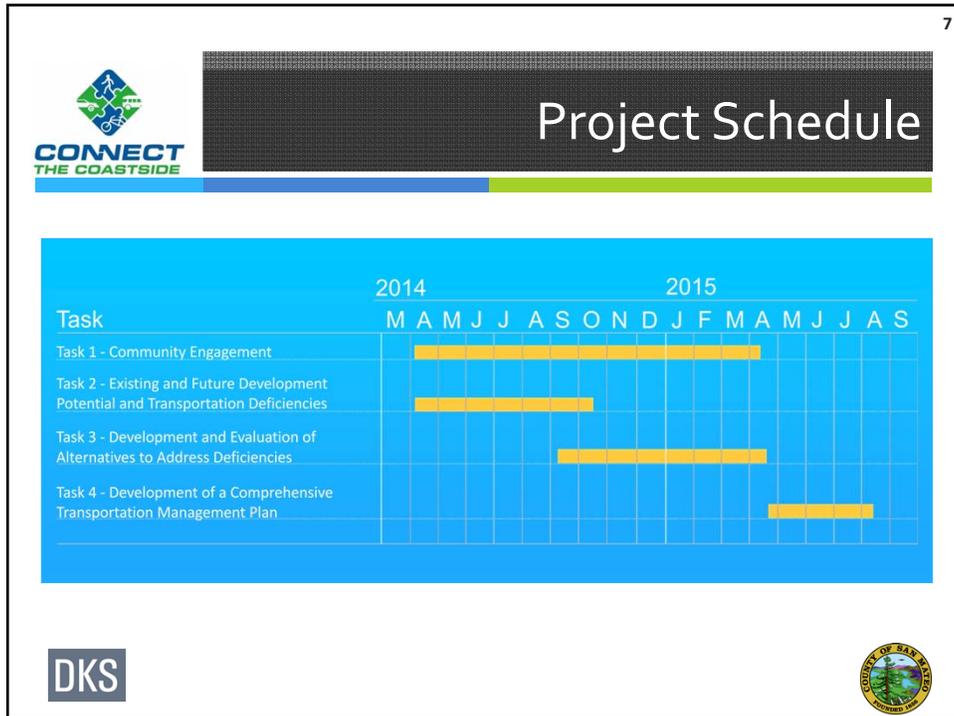
## DKS Team Members

- 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





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- 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
- DKS 



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- CONNECT THE COASTSIDE**
- ## 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
- DKS** 

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## Task 1 – Stakeholder Engagement

- Web Site
- Web Survey
- Community Meetings
- Workshops



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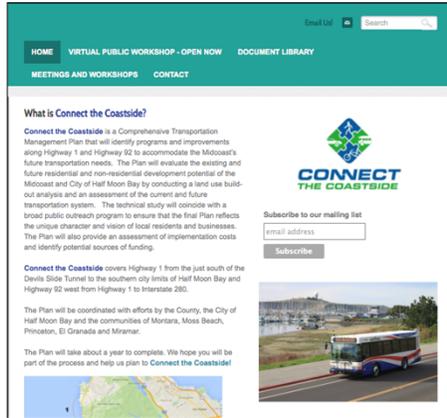
## Public Outreach

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



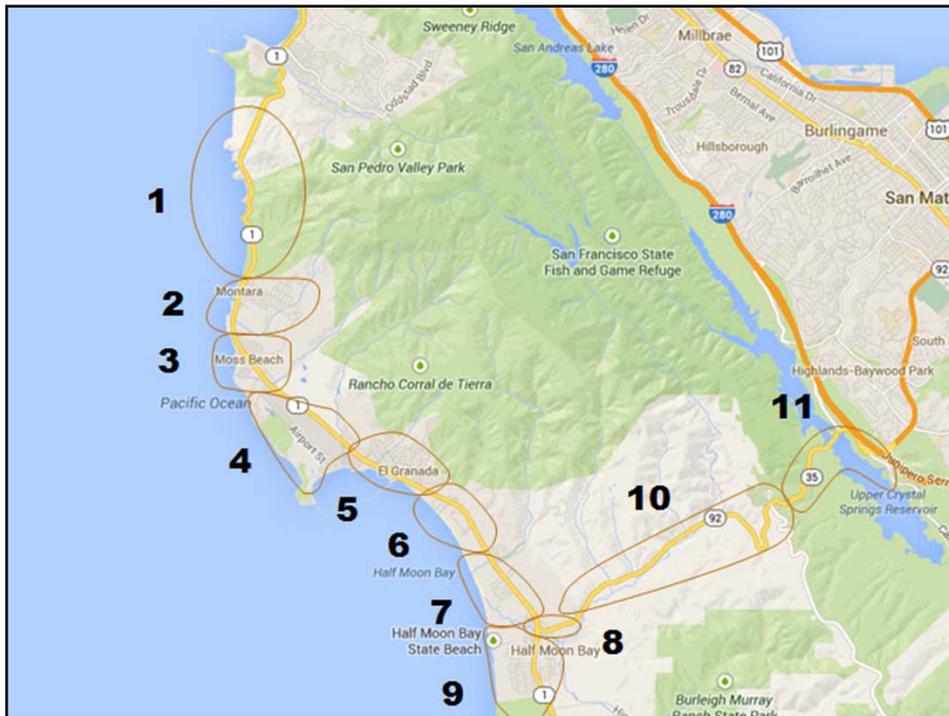


# Web Site and eBlasts



- All project documents and background information
- Online surveys
- Over 2,000 site visits since launch
- 3500+ unique Coastside emails

DKS



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# Web Survey

**Segment One: Devil's Slide, Gray Whale Cove and McNeer Ranch State Park**

Generated more than 250 unique comments thru September





What types of improvements or needs do you think need to be addressed in this segment?

Name \*

First  Last

This comment relates to: \*

Traffic and Roadway Improvements

Transit Needs

Bike Lanes

Pedestrian Access

Other

Email \*

Comment \*



Segment #1: Devil's Slide, Gray Whale Cove and McNeer Ranch State Park  
 Segment #2: Montara  
 Segment #3: Moss Beach  
 Segment #4: Princeton and Half Moon Bay Airport  
 Segment #5: El Granada and Miramar  
 Segment #6: Frenchman's Creek  
 Segment #7: South of Frenchman's Creek to Strawflower Shopping Center  
 Segment #8: Main Street and Highway 1 Intersections with Highway 92  
 Segment #9: Highway 1 South to HMB City Limits  
 Segment #10: Highway 92, East of Main to Skyline Boulevard  
 Segment #11: Highway 92, Skyline Boulevard to 280

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# Community Meetings & Presentations

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





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# News and Social Media

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## County aims to Connect the Coastside

■ New transit plan seeks improvements from Devil's Slide to Skyline

Story **Comments**



Dean Coppola

County planners will consider traffic patterns throughout the region as part of their Connect the Coastside initiative.

Posted: Thursday, September 4, 2014 4:38 pm | Updated: 4:44 pm, Thu Sep 4, 2014.

By Julia Reis [ [julia@hmbreview.com](mailto:julia@hmbreview.com) ]

0 comments

San Mateo County has begun work on a new Coastside transit plan that will make recommendations for future programs based on current and prospective infrastructure.

Connect the Coastside, which was introduced at the Midcoast Community Council meeting on Aug. 27, is a condition of the California Coastal Commission's approval of the county's Local Coastal Program update. The LCP steers many government decisions throughout the San Mateo County Coastside.

The purpose of the new campaign is to gather community input on current traffic, roadway conditions and transportation, as well as proposed development, to ultimately produce a report that identifies potential

**Nextdoor**

 **County Transportation Study for Highway 92 and Highway 1**  
Kendall Flint from Arleta Park

Here as promised is info on Connect The Coastside - the Virtual Workshop is OPEN: Connect the Coastside is a Comprehensive Transportation Management Plan that will identify programs and improvements along Highway 1 and Highway 92 to accommodate the Midcoast's future transportation needs. The Plan will evaluate the existing and future residential and non-residential development potential of the Midcoast and City of Half Moon Bay by conducting a land use build-out analysis and an assessment of the current and future transportation system.

What improvements or enhancements do you think should be considered to accommodate our future transportation needs along the Coastside? What problems already exist? Think about our roads, intersections, bike lanes or walkways. Will they be adequate to meet our future housing, agricultural, economic and tourism based needs?

We have divided our project study area into 11 segments. Please click below to provide your ideas and comments for each one you are interested in. Your comments will be used along with our initial technical analysis to identify potential opportunities and constraints.

We hope you will be part of this process and attend our upcoming workshop this fall. Please visit our project website to stay informed!




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# Workshops

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- Workshop #1:  
Opportunities and Constraints  
October 2014
- Workshop #2:  
Alternatives, March 2015
- Workshop #3  
Draft Plan, May 2015




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## Task 2

### Existing Conditions and Future Assessment

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




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## Task 2

### Existing Conditions and Future Assessment

- Traffic Conditions
  - Source and Scope of LOS Standards:
 

<b>Congestion Management Program (CMP)</b> <ul style="list-style-type: none"> <li>• Only CMP Roadway System</li> <li>• Segments: Highway 1 and SR 92</li> <li>• Intersections: Highway 1 &amp; SR 92 Main Street &amp; SR 92</li> </ul>	<b>Local Coastal Program (LCP)</b> <ul style="list-style-type: none"> <li>• All segments in scope</li> <li>• All intersections in scope</li> </ul>
<b>San Mateo County Traffic Impact Study Requirements</b> <ul style="list-style-type: none"> <li>• All intersections in the County</li> </ul>	<b>City of Half Moon Bay</b> <ul style="list-style-type: none"> <li>• Intersections along Highway 1 and SR 92</li> </ul>




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## Task 2

### Existing Conditions and Future Assessment

➤ Traffic Conditions

➤ LOS Standards

<p><b>Congestion Management Program (CMP)</b></p> <ul style="list-style-type: none"> <li>• Segments: LOS E (S)</li> <li>• Highway 1 &amp; SR 92: LOS E (I)</li> <li>• Main Street &amp; SR 92: LOS F (I)</li> </ul>	<p><b>Local Coastal Program (LCP)</b></p> <ul style="list-style-type: none"> <li>• Commuter Peak: LOS D (S)</li> <li>• Recreational Peak: LOS E (S)</li> <li>• Intersection: LOS D (I)</li> </ul>
<p><b>San Mateo County Traffic Impact Study Requirements</b></p> <ul style="list-style-type: none"> <li>• Intersection: LOS C (I)</li> <li>• Individual Approach: LOS D (I)</li> </ul>	<p><b>City of Half Moon Bay</b></p> <ul style="list-style-type: none"> <li>• Intersection: LOS E (I)</li> </ul>




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## Task 2

### Buildout Conditions

➤ 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

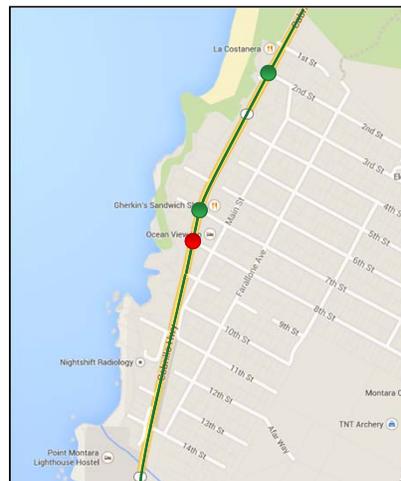
- Traffic Conditions – Scope
  - 48 Intersections (Highway 1, SR 92, Main St)
  - 47 Segments (Highway 1, SR 92)



# Task 2

## Existing Conditions

- Traffic Conditions
  - Montara

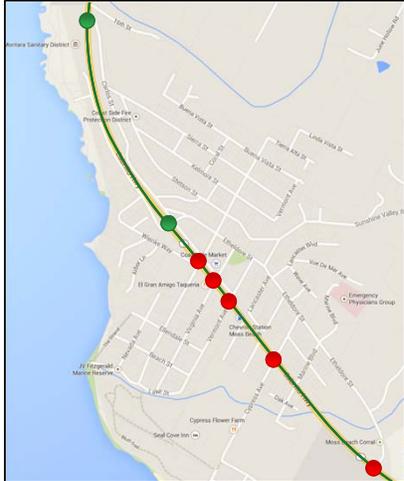


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## Task 2 Existing Conditions

➤ Traffic Conditions  
➤ Moss Beach

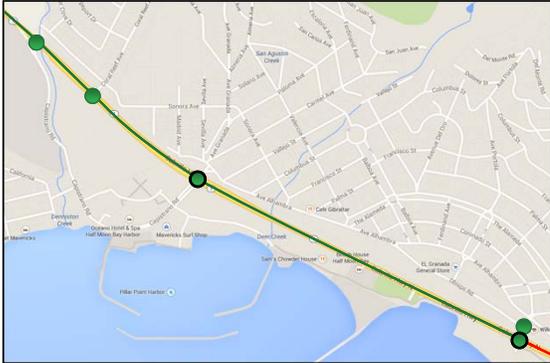


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## Task 2 Existing Conditions

➤ Traffic Conditions  
➤ El Granada



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## Task 2 Existing Conditions

➤ Traffic Conditions  
➤ Miramar

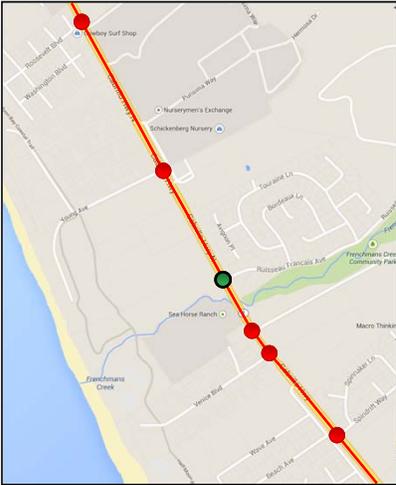


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## Task 2 Existing Conditions

➤ Traffic Conditions  
➤ North Half Moon Bay



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## Task 2 Existing Conditions

➤ Traffic Conditions

- Downtown
- Half Moon Bay (North)



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## Task 2 Existing Conditions

➤ Traffic Conditions

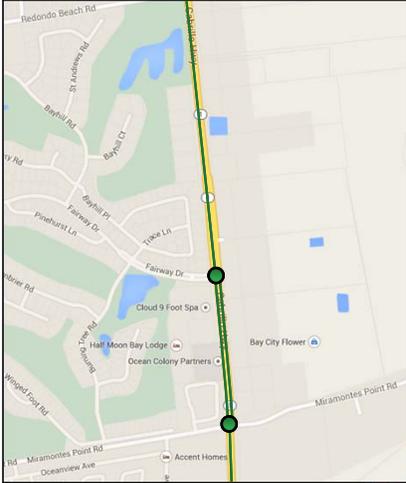
- Downtown
- Half Moon Bay (South)



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 **Task 2**  
Existing Conditions

➤ Traffic Conditions  
➤ South Half Moon Bay







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 **Task 2**  
Existing Conditions

➤ Traffic Conditions  
➤ Downtown Half Moon Bay (North)







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## Task 2

### Existing Conditions

➤ Traffic Conditions

➤ SR 92





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## Task 2

### Existing Conditions

➤ 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)




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## Task 2

### Existing Conditions

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




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## 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




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## Task 2

### Existing Conditions

➤ **Bicycle Conditions**

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






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## 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




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## 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



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## Task 2 Buildout Analysis and Land Use

# Buildout Analysis and Land Use



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## 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




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## Task 2

### Buildout Analysis and Land Use

- **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




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## Task 2

### Buildout Analysis and Land Use

- **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



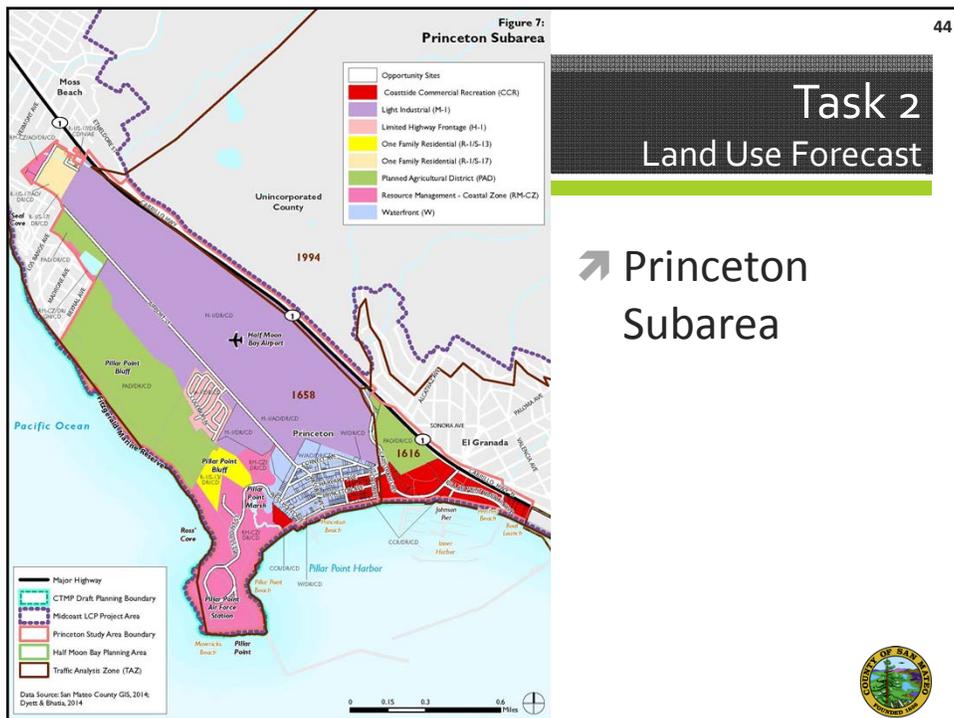
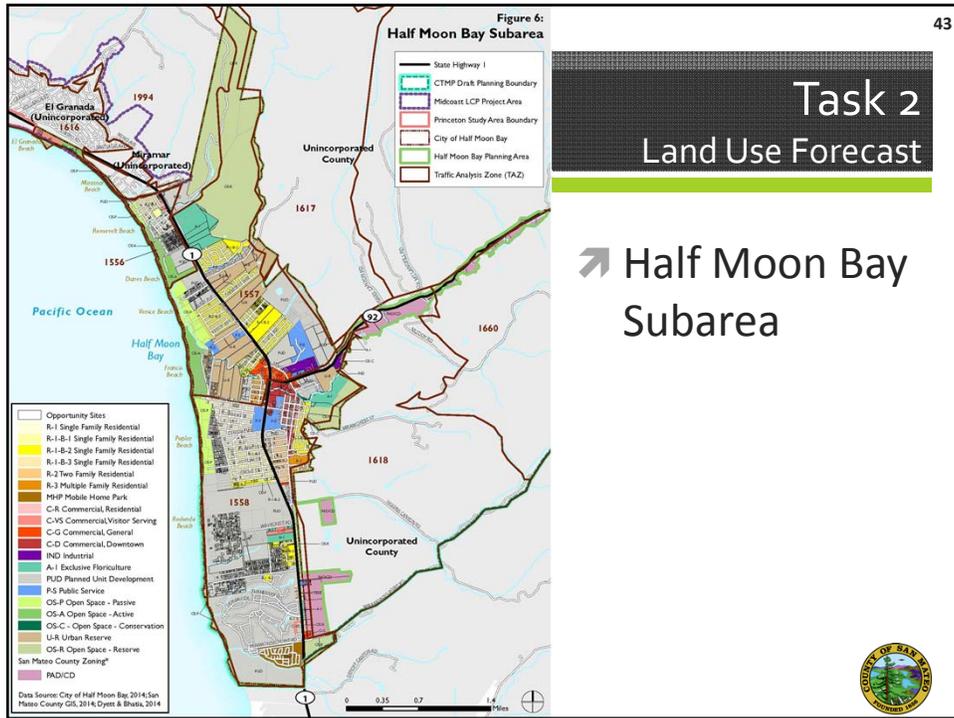

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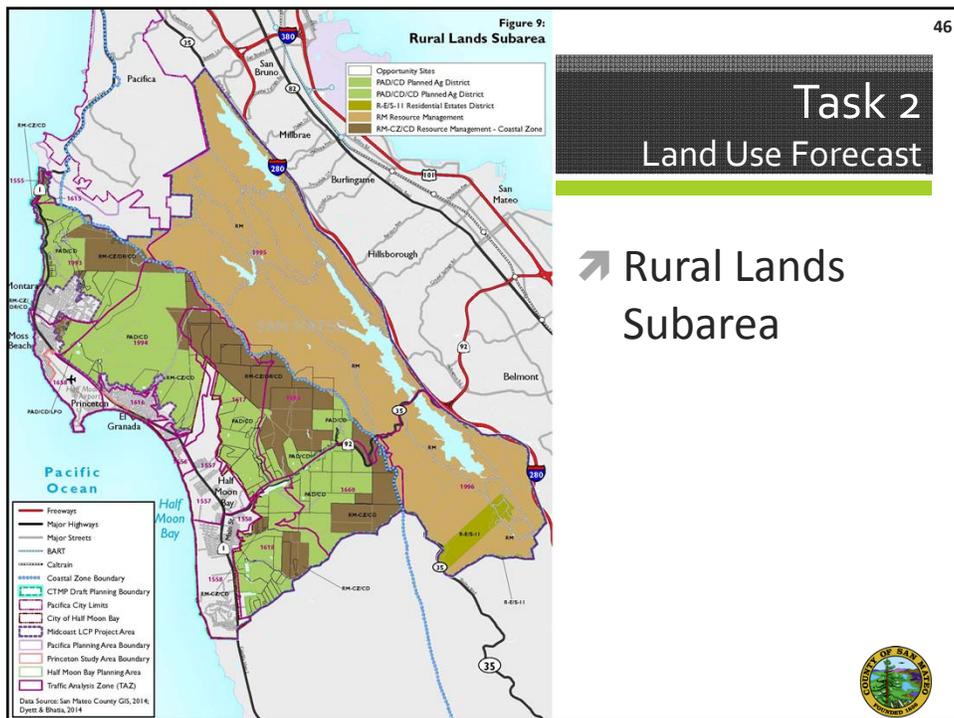
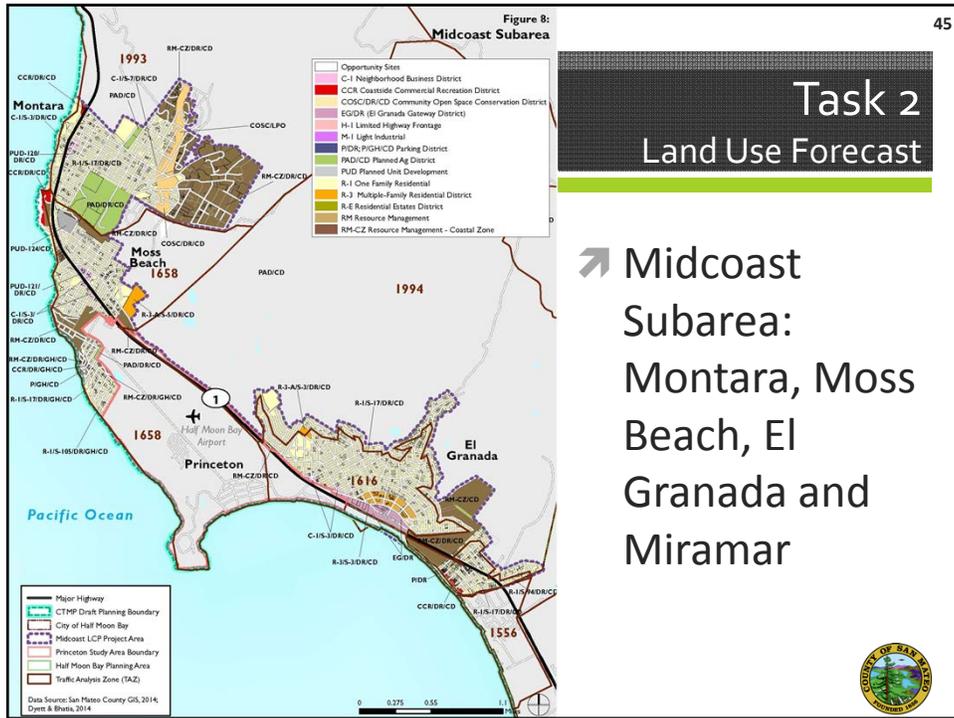


Task 2  
Land Use Forecast

- CTMP Study Area Extends from Devils Slide to South End of Half Moon Bay, I-280 to Ocean







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## Task 2

### Buildout Analysis and Land Use

## ➤ Residential Development

Subarea	Existing			Buildout		
	Total Units	Single-Family	Multifamily	Total Units	Single-Family	Multifamily
Half Moon Bay	4,072	3,084	988	5,534	4,234	1,300
Princeton	235	4	231	371	13	358
Midcoast	3,961	3,679	282	6,558	5,319	1,240
Rural Lands	76	76	0	168	168	0
<b>Total</b>	<b>8,344</b>	<b>6,843</b>	<b>1,501</b>	<b>12,631</b> (51%)	<b>9,734</b> (42%)	<b>2,897</b> (93%)




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## Task 2

### Buildout Analysis and Land Use

## ➤ Residential Development

- 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)




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## Task 2

### Buildout Analysis and Land Use

➤ Non-Residential Development - Buildout

Subarea	Non-Residential Sq. Ft.	Total Jobs	Retail	Services	Agricultural & Natural Resources	Manufacturing	Wholesale & Trade
Half Moon Bay	5,151,000	6,671	1148	4,742	329	155	297
Princeton	2,276,000	1,987	249	1,015	25	481	217
Midcoast	1,161,100	1,212	411	718	50	-	-
Rural Lands	-	82	-	-	82	-	-
<b>Total (Increase)</b>	<b>8,588,100 (47%)</b>	<b>9,951 (42%)</b>	<b>1,808 (42%)</b>	<b>6,476 (41%)</b>	<b>486 (-5%)</b>	<b>636 (81%)</b>	<b>514 (75%)</b>




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## 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.)




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## Task 2

### Water and Wastewater Capacity

- **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**




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## Task 2

### Water and Wastewater Capacity

- **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




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## 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




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## Task 2

### Water and Wastewater Capacity

- 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




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**Task 2**  
Buildout Analysis and Land Use

Travel Forecast  
and Buildout Conditions



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**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



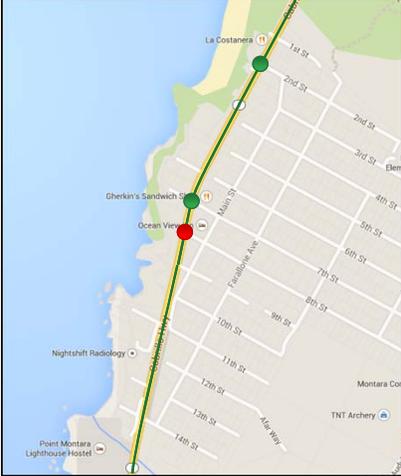
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## Task 2 Existing Conditions

➤ Traffic Conditions

➤ Montara



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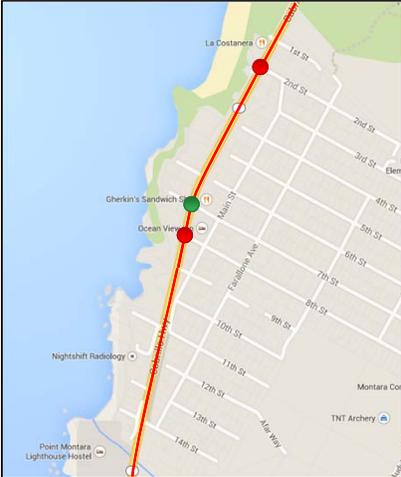


## Task 2 Buildout Conditions

➤ Traffic Conditions

➤ Montara

- Highway 1 conditions worsen
- 2<sup>nd</sup> St intersection worsens to LOS F

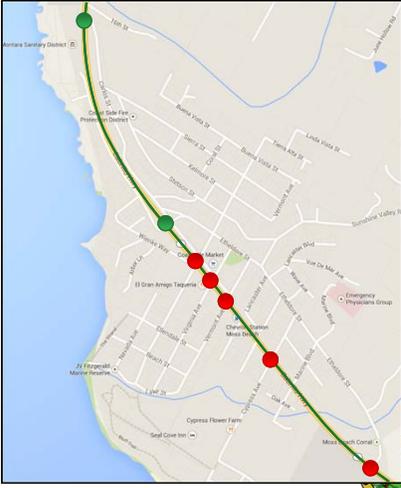


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## Task 2 Existing Conditions

- Traffic Conditions
  - Moss Beach

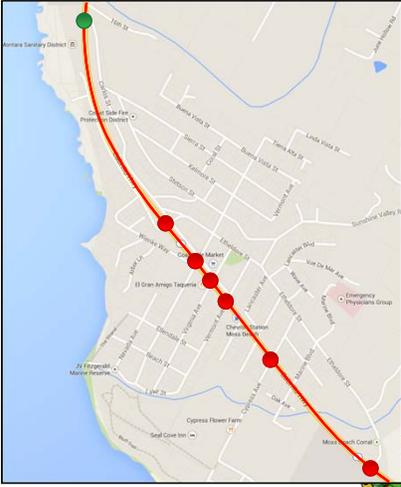


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## Task 2 Buildout Conditions

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



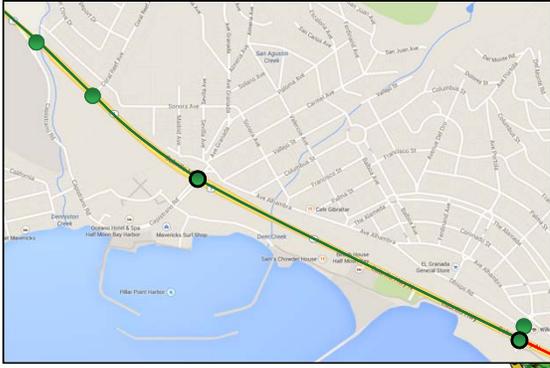
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## Task 2 Existing Conditions

➤ Traffic Conditions

➤ El Granada



DKS



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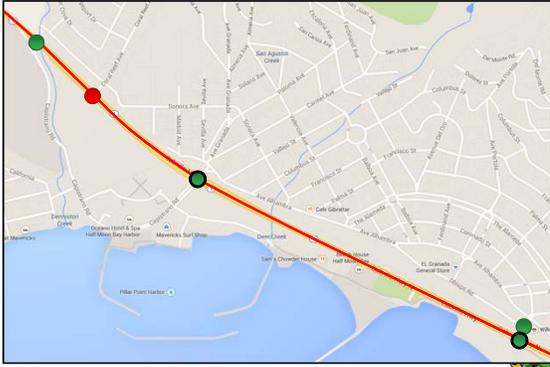


## Task 2 Buildout Conditions

➤ Traffic Conditions

➤ El Granada

- Highway 1 conditions worsen
- Coral Reef intersection worsens to LOS F



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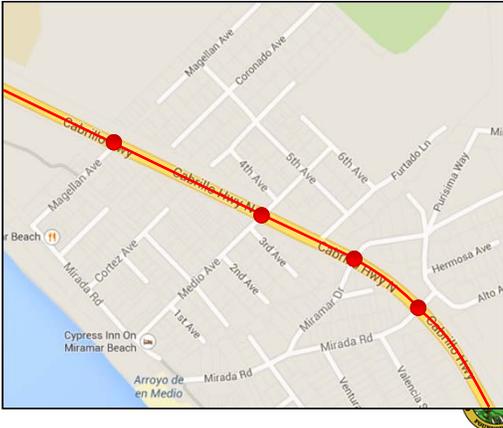
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## Task 2 Existing Conditions

➤ Traffic Conditions

➤ Miramar



DKS

Detailed description: This slide shows the existing traffic conditions for the Miramar area. It features a map of the coastal region from Miramar Beach to Cabo Wabo. A red and yellow highlighted route follows the coastline, passing through Miramar Beach, Miramar, and Cabo Wabo. The map includes street names such as Magellan Ave, Coronado Ave, 4th Ave, 5th Ave, 6th Ave, Fureado Ln, Purgama Way, Hermosa Ave, Alto A, Valencia, Ventur, Mirada Rd, Miramal Dr, 3rd Ave, 2nd Ave, Medio Ave, 1st Ave, Cortez Ave, and Mirada Rd. Landmarks like Cypress Inn On Miramar Beach and Arroyo de en Medio are also marked. The slide includes the 'CONNECT THE COASTSIDE' logo, a 'Task 2 Existing Conditions' title, and a 'DKS' logo.

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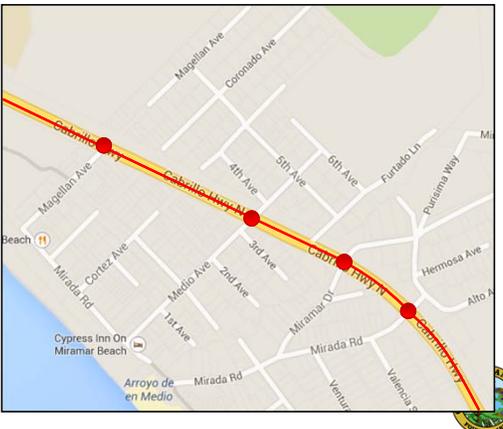


## Task 2 Buildout Conditions

➤ Traffic Conditions

➤ Miramar

- Area already operating below standard



DKS

Detailed description: This slide shows the buildout traffic conditions for the Miramar area. It features the same map as slide 63, showing the coastal route from Miramar Beach to Cabo Wabo. The route is highlighted in red and yellow. The slide includes the 'CONNECT THE COASTSIDE' logo, a 'Task 2 Buildout Conditions' title, and a 'DKS' logo. A note indicates that the area is already operating below standard.

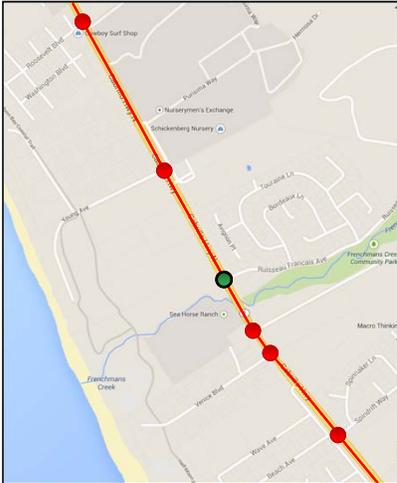
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## Task 2 Existing Conditions

➤ Traffic Conditions

- North Half Moon Bay



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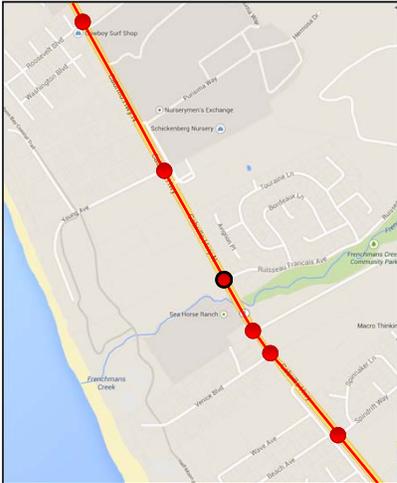
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## Task 2 Buildout Conditions

➤ Traffic Conditions

- North Half Moon Bay
  - Area already operating below standard
  - Signalized intersection Ruisseaux Francais worsen to LOS F (weekend)



DKS

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## Task 2 Existing Conditions

- Traffic Conditions
  - Downtown Half Moon Bay (North)



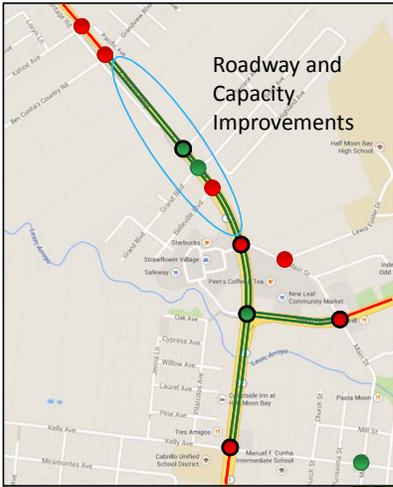


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## Task 2 Buildout Conditions

- 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



**Roadway and Capacity Improvements**




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## Task 2 Existing Conditions

- Traffic Conditions
  - Downtown Half Moon Bay (South)



DKS

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## Task 2 Buildout Conditions

- Traffic Conditions
  - Downtown Half Moon Bay (South)
  - Highway 1 conditions worsen



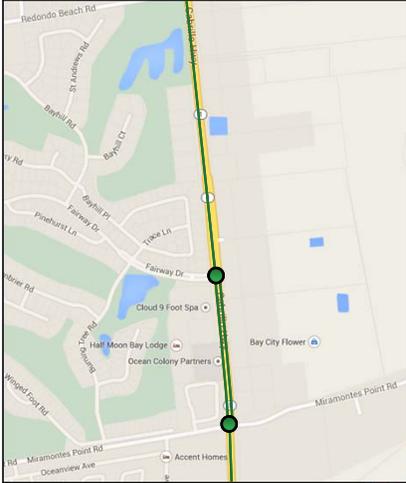
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## Task 2 Existing Conditions

- Traffic Conditions
  - South Half Moon Bay

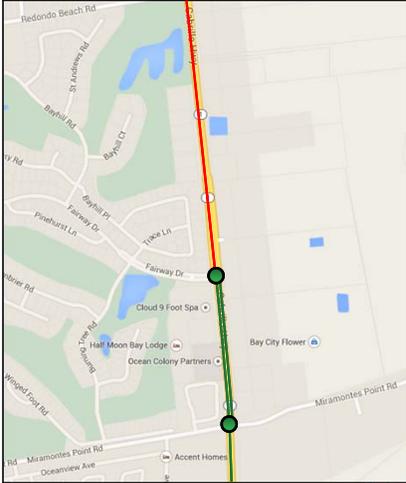


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## Task 2 Buildout Conditions

- Traffic Conditions
  - South Half Moon Bay
    - Highway 1 conditions worsen



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## Task 2 Existing Conditions

➤ Traffic Conditions

➤ SR 92



DKS



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## Task 2 Buildout Conditions

➤ Traffic Conditions

➤ SR 92  
➤ SR 92 conditions worsen



DKS



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## 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




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## Task 3 Development of Alternatives

➤ Potential Infrastructure and Service Improvements

- Gray Whale Cove Parking Lot
  - Striped highway crossing
  - Left turn bay
  - Merge lane





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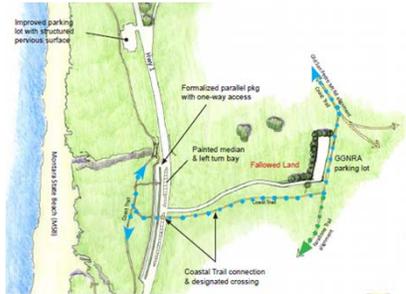


## Task 3

# Development of Alternatives

➤ Potential Infrastructure and Service Improvements

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






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## Task 3

# Development of Alternatives

➤ Potential Infrastructure and Service Improvements

- Montara
  - Raised medians
  - Restrict and consolidated left turns
  - Designated pedestrian crossings
  - 9<sup>th</sup> Street roundabout





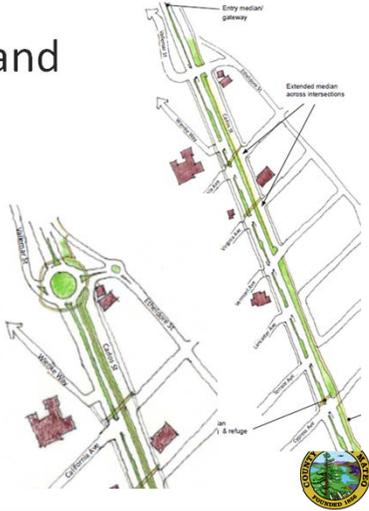

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## Task 3 Development of Alternatives

➤ Potential Infrastructure and Service Improvements

- Moss Beach
  - Parallel trail
  - Medians to manage access
  - Roundabouts at gateway intersections





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## Task 3 Development of Alternatives

➤ 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

DKS

