

NORTH FAIR OAKS COMMUNITY PLAN – FACT SHEET

WHAT IS THE NORTH FAIR OAKS COMMUNITY PLAN?

- ❖ The North Fair Oaks Community Plan describes the vision and goals for the development of North Fair Oaks (NFO) over the next 30 years, and establishes policies and programs to meet those goals. The Plan focuses on physical development (types and amounts of housing, commercial, industrial and other uses; improvements to infrastructure, such as streets and sewers; types of physical amenities, such as parks and playgrounds), but also includes policies to address the broader needs of the community. The new Plan was adopted by the Board of Supervisors in 2011, replacing the prior Community Plan, which was adopted in 1979. The Plan can be found at <http://www.co.sanmateo.ca.us/planning>.

HOW WAS THE COMMUNITY PLAN CREATED?

- ❖ Between 2009 and 2011, the Planning and Building Department worked with the NFO community to identify the community's goals, and craft appropriate policies to meet those goals. With the assistance of a consultant team, and direction from a Steering Committee made up of members with experience and commitment to NFO, the County drafted the Plan to respond to the needs and concerns of residents.

PUBLIC PARTICIPATION IN THE PLAN

- ❖ The Plan is based on significant public participation. Public participation during creation of the Plan included multiple community workshops; interviews with local stakeholders; input from neighborhood groups; outreach to community and neighborhood forums; guidance from the Steering Committee; and other participation. Public input received from every source was integrated into the Plan.

KEY COMPONENTS AND GOALS OF THE PLAN

- ❖ The Plan addresses land use, circulation, parking, parks and recreation, infrastructure, health and wellness, housing, and economic development. Overall, the Plan envisions North Fair Oaks as a complete, vibrant community where residents of all types can live and work safely and comfortably, with access to a broad range of transportation, recreation, housing, jobs, and services. Key goals include:
 - Encouraging a diverse mix of land uses in appropriate areas.
 - Revitalizing vacant and underutilized land.
 - Preserving and strengthening neighborhood and community character.
 - Making streets safe and accessible for all types of transportation.
 - Improving the transportation network and connectivity within North Fair Oaks
 - Improving and increasing recreational opportunities.
 - Improving infrastructure, including streets, water, sewer, and drainage.
 - Addressing code violations, unsafe housing, illegal dumping, and similar issues.
 - Enhancing overall community health and wellness.

SPECIFIC DETAILS OF THE PLAN

- ❖ Specific changes to land uses and other elements included in the Plan include:
 - A higher intensity mix of commercial, residential, and other uses allowed along parts of Middlefield Rd, the Dumbarton rail tracks, El Camino Real, and 5th Ave.
 - A mix of medium-density, locally oriented uses including smaller scale commercial and residential uses allowed along parts of Middlefield Rd.
 - A mix of light industrial, commercial, public, and institutional uses, with some residential permitted along portions of the Dumbarton rail tracks, and in the Spring Street industrial area at the northwest corner of North Fair Oaks.
 - Middlefield Road is recognized as the core of North Fair Oaks, where a locally-oriented mix of uses and amenities should be concentrated.

ACHIEVEMENTS TO DATE

- ❖ The North Fair Oaks Plan has already played a role in a number of community improvements, including:
 - Middlefield Road Redesign
 - Community Entry Signage and Public Art Program
 - North Fair Oaks Parking Study
 - Semicircular Avenue Bicycle Improvements

PLAN IMPLEMENTATION

- ❖ The Plan was adopted in 2011. The Plan is now in the implementation phase, and the Planning and Building Department, Health Department, Housing Department, Department of Public Works, and other County partners continue to work with community members, the North Fair Oaks Council, the Planning Commission, and Board of Supervisors to implement the policies incorporated in the Plan. Key steps include adopting zoning amendments to formalize the land use changes in the Plan, addressing parking issues, completing redesign and safety improvements to Middlefield Road, and a number of other steps. For additional information, please call 650.363.4084 or visit www.nfoforward.org.