

Woodside Town Center Area Plan Update

Open House Presentation

October 2025



WOODSIDE

TOWN CENTER AREA PLAN UPDATE



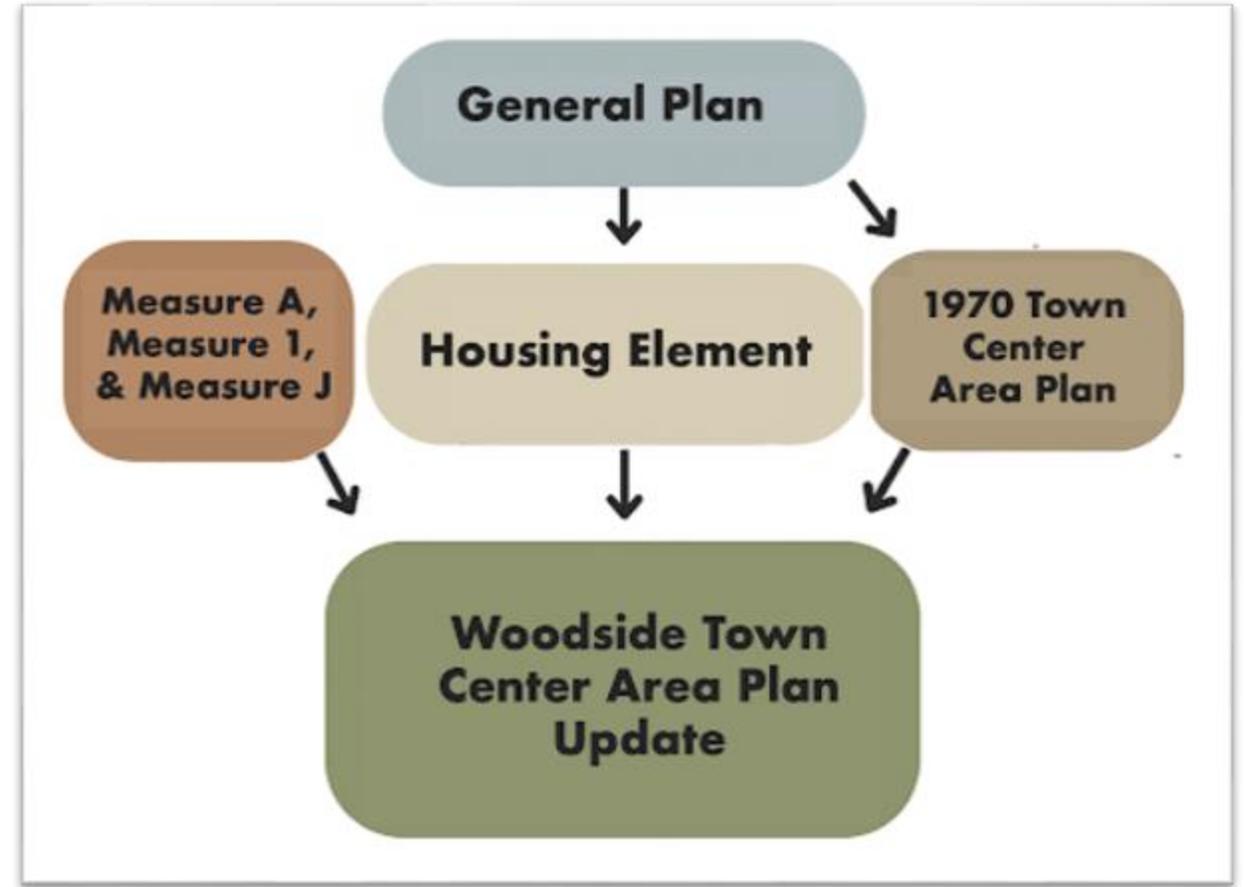
PRESENTATION TOPICS

1. About the Project – why the Town Center Area Plan is being updated
2. Town Center Conditions today
3. Potential Ideas and Improvements
4. How you can share your input

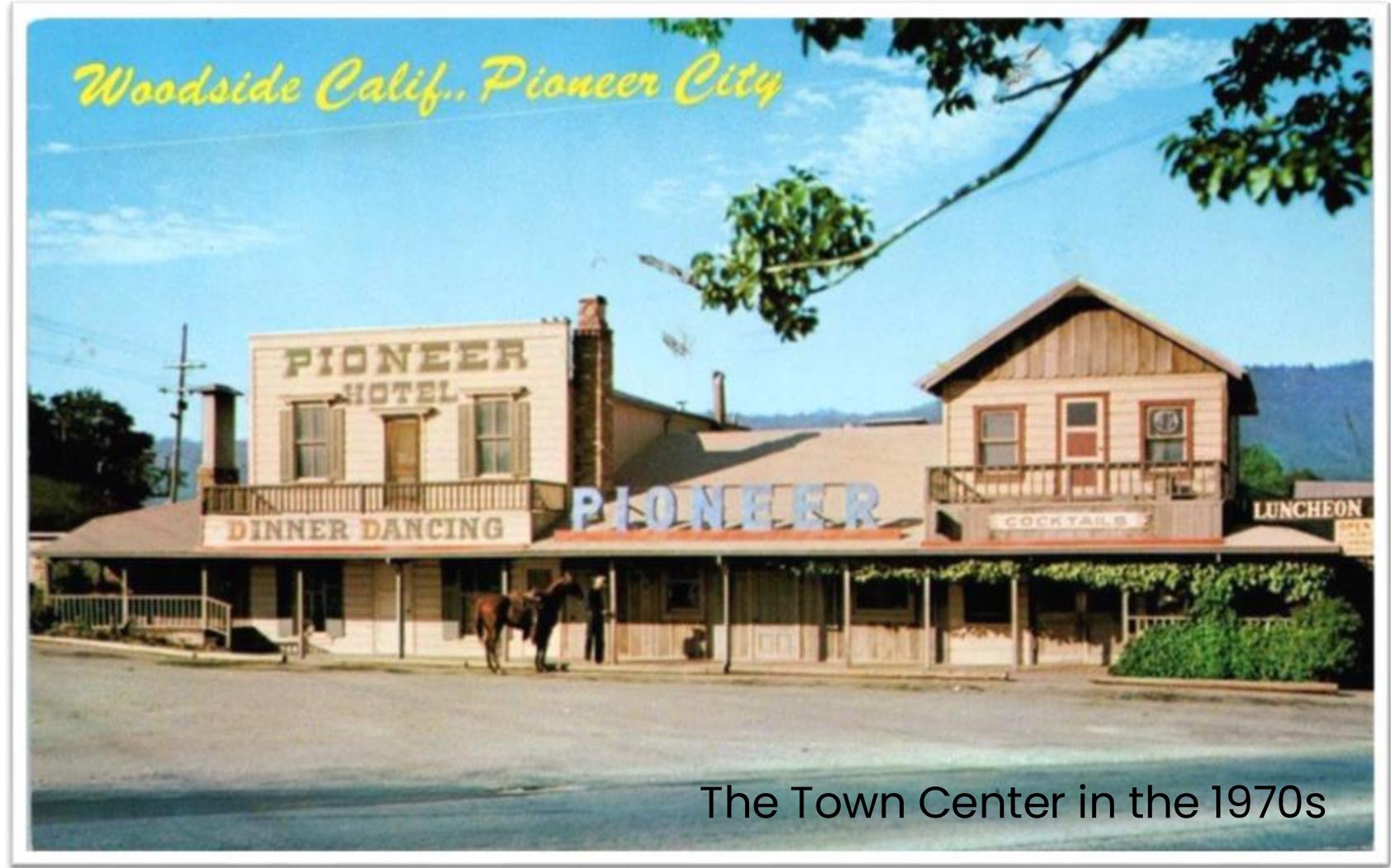


CURRENT TOWN CENTER AREA PLAN

- Part of Woodside's General Plan
- Adopted in 1970, updated 1988
- Guides land use, mobility, and community character
- Still reflects Woodside's values, but conditions and laws have changed



WHY UPDATE THE PLAN NOW?

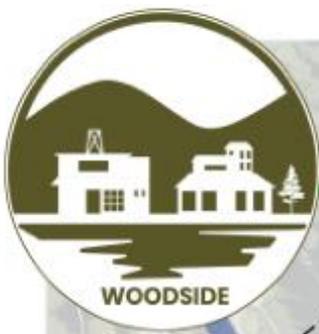


The Town Center in the 1970s

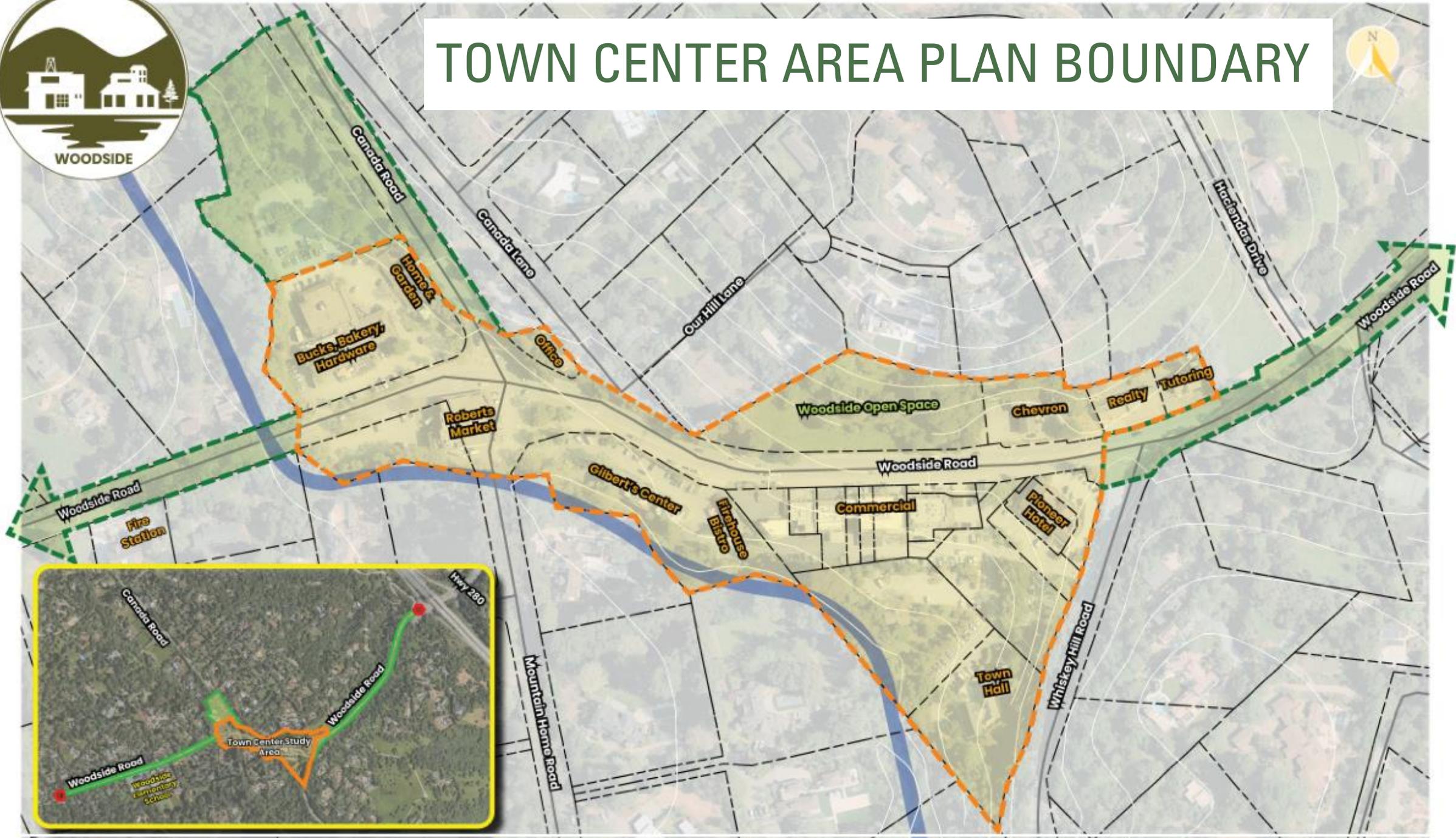
TIMES HAVE CHANGED!



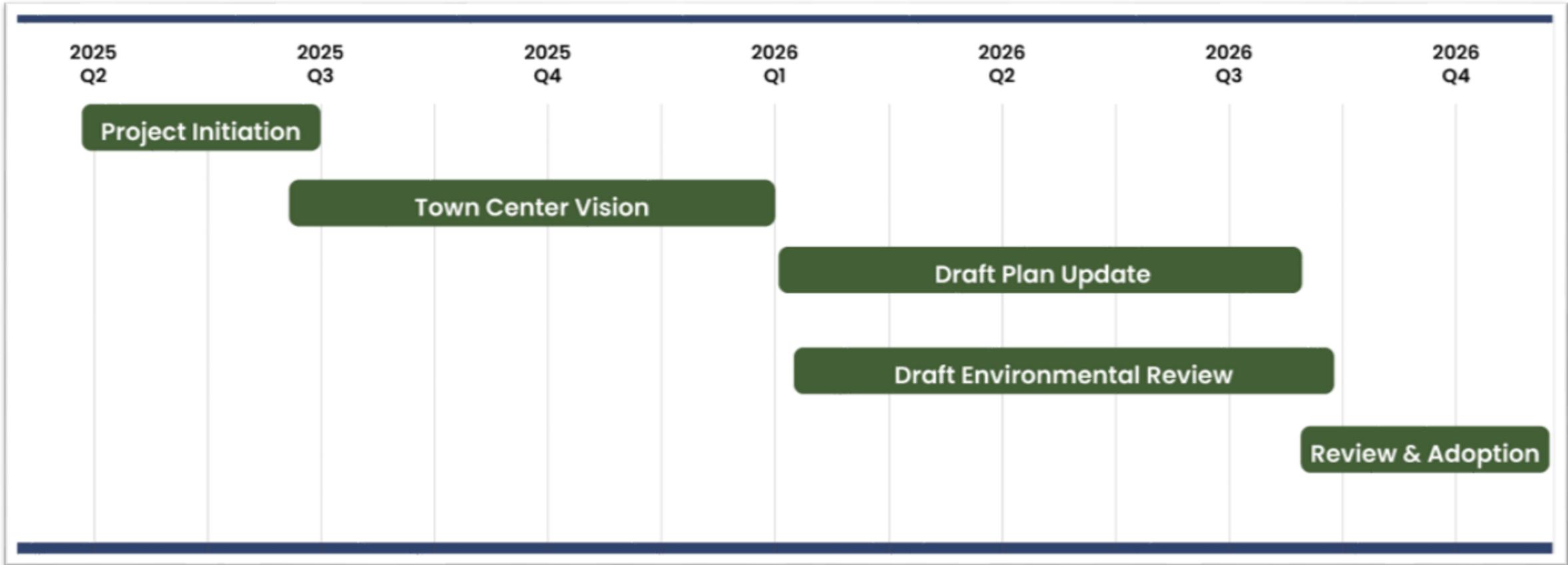
The Town Center in 2025



TOWN CENTER AREA PLAN BOUNDARY



PROJECT SCHEDULE



PLAN UPDATE OBJECTIVES



1. Effective Engagement

- Build a vision collaboratively for the Town Center with Woodside community members and key stakeholders
- Prioritize local concerns



2. Improve Circulation and Parking

- Make it easier and safer to get around (by car, bike, on foot & horseback)



3. Determine Appropriate Land Use Mix and Design

- Stay true to Woodside's rural, small-town character
- Plan for the right balance of shops & services and explore housing
- Create welcoming public spaces for the community to gather



COMMUNITY ENGAGEMENT GOALS

1. Involve as many residents as possible
2. Work collaboratively
3. Be open and transparent
4. Put local values and priorities first
5. Create a shared vision

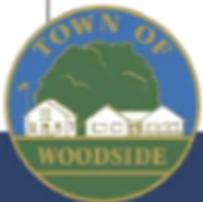
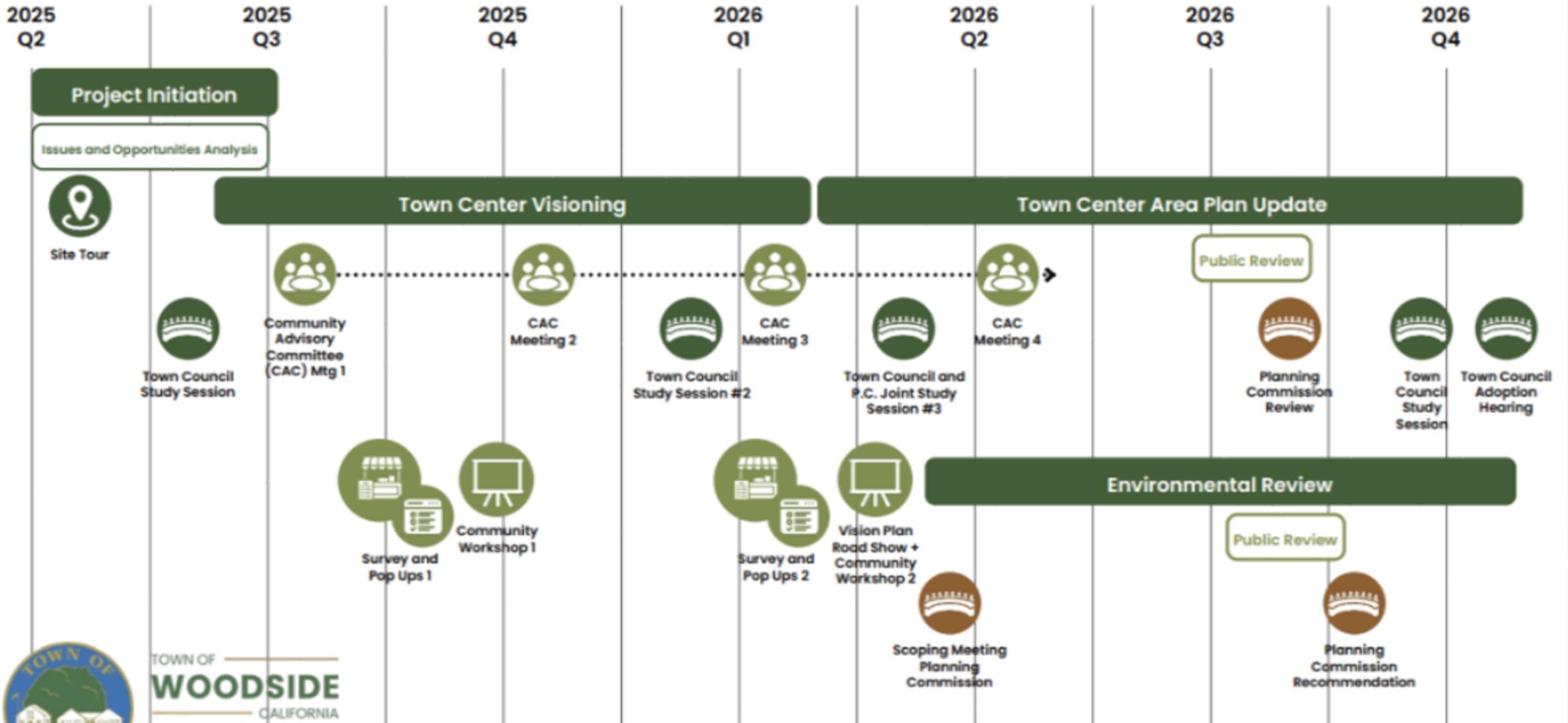


COMMUNITY ENGAGEMENT ACTIVITIES

- Stakeholder Interviews
- Pop-Ups (4x)
- Community Workshops (2x)
- Online Surveys (2x)
- CAC Meetings (4x)
- Town Council Meetings (4x)



Woodside Town Center Area Plan Engagement Timeline



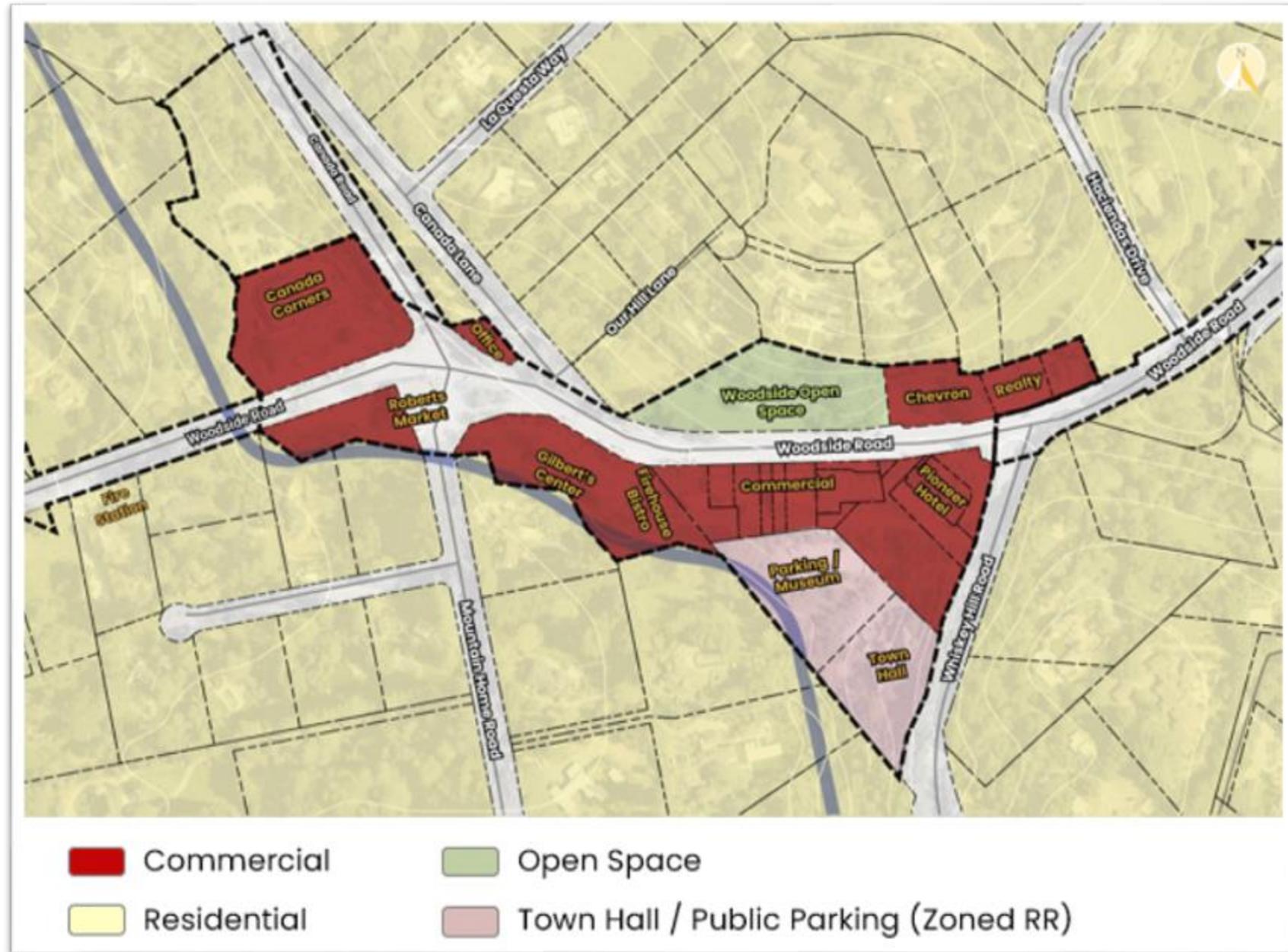
TOWN OF
WOODSIDE
CALIFORNIA



EXISTING CONDITIONS

WHAT'S ALLOWED

- Retail, services, offices, civic uses
- No mixed-use zoning
- Parking limits growth
- Voter measures protect scale & character



LOOK & FEEL

- Nothing signals arrival into the Town Center (signs or landmarks)
- Condition of sidewalks and landscaping varies
- Very few public gathering spaces
- No true design standards



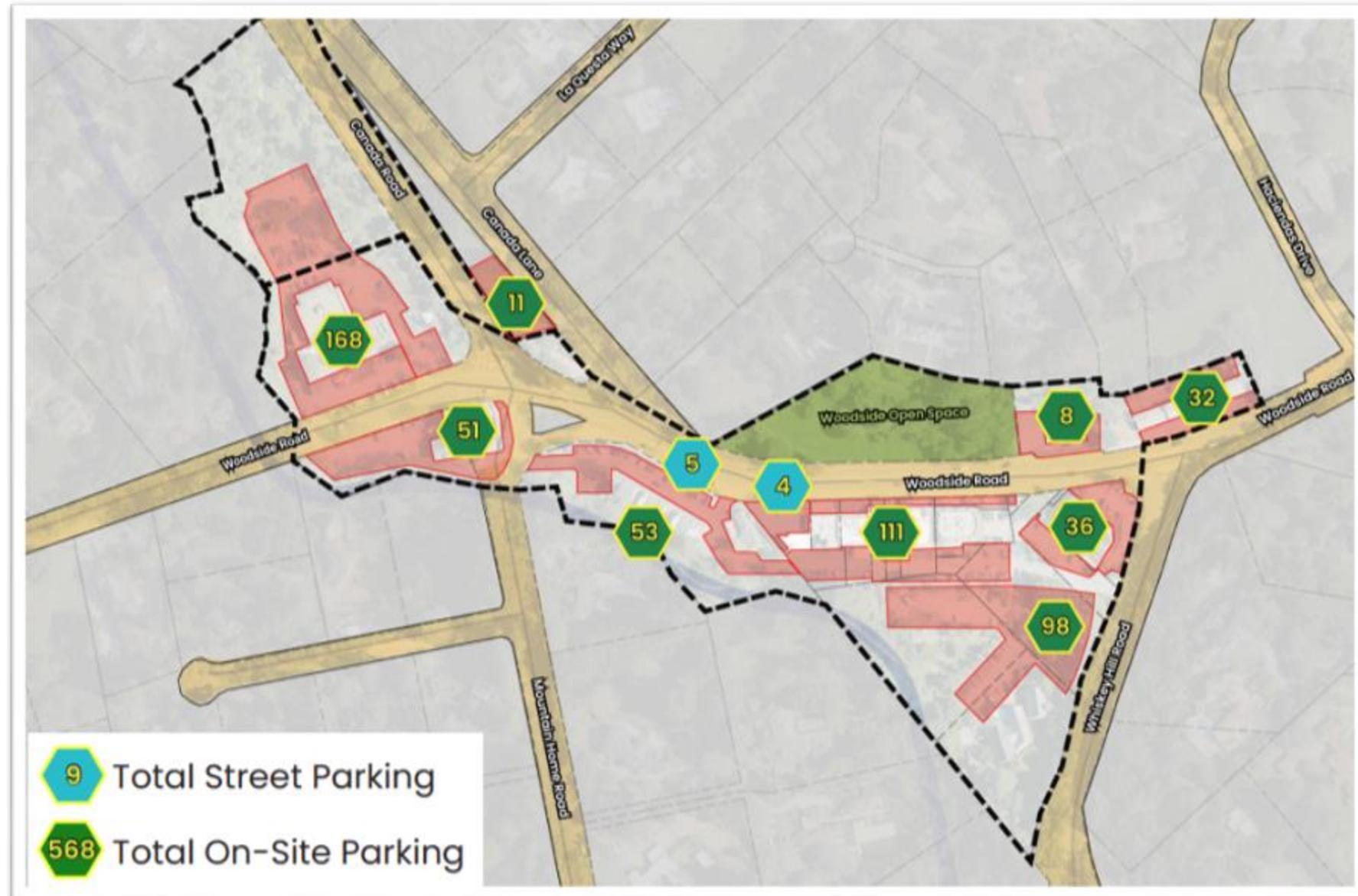
CIRCULATION & CONNECTIVITY

- Woodside & Cañada intersection pinch point
- Informal circulation through parking lots is a challenge (ins & outs)
- Major gaps in pedestrian, bicycle, and trail networks



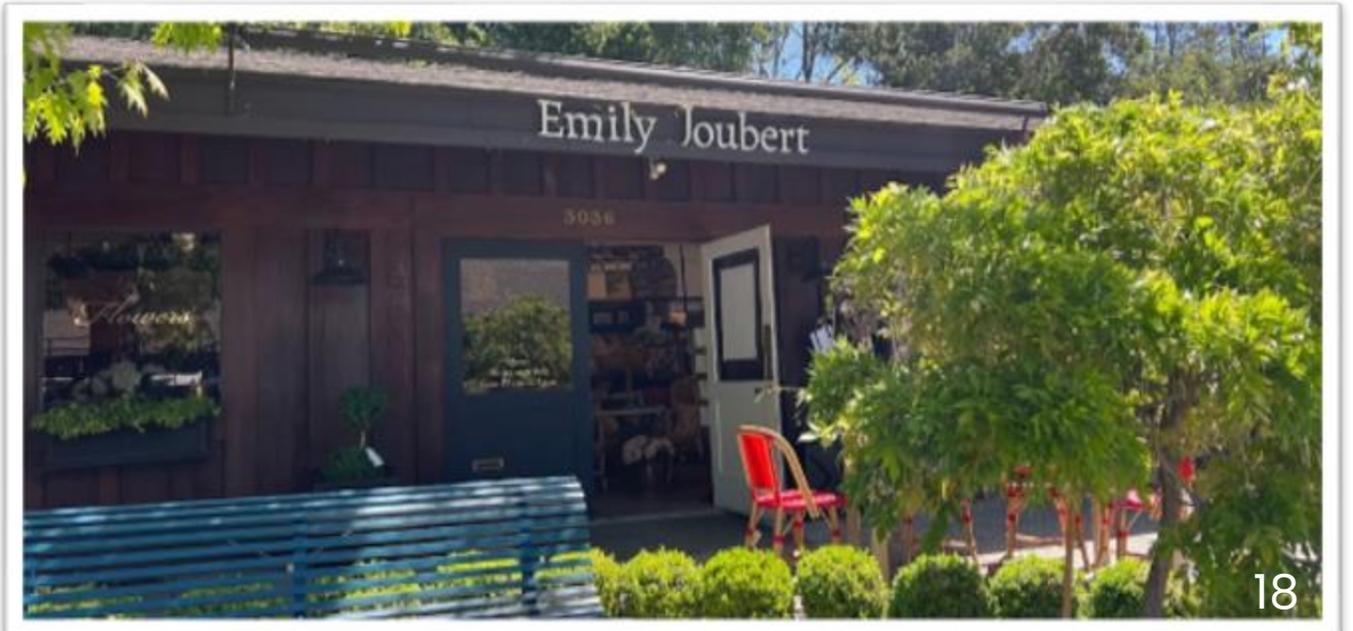
PARKING

- Mostly privately owned/controlled
- Demand exceeds supply, esp. at peak hours
- No employee parking
- Shortage limits business growth/expansion



ECONOMIC CONTEXT

- Stable businesses with strong local support
- Long-time property owners
- Existing restaurants are popular anchors (top performing sector)
- Demand for additional cafes/eateries & small offices



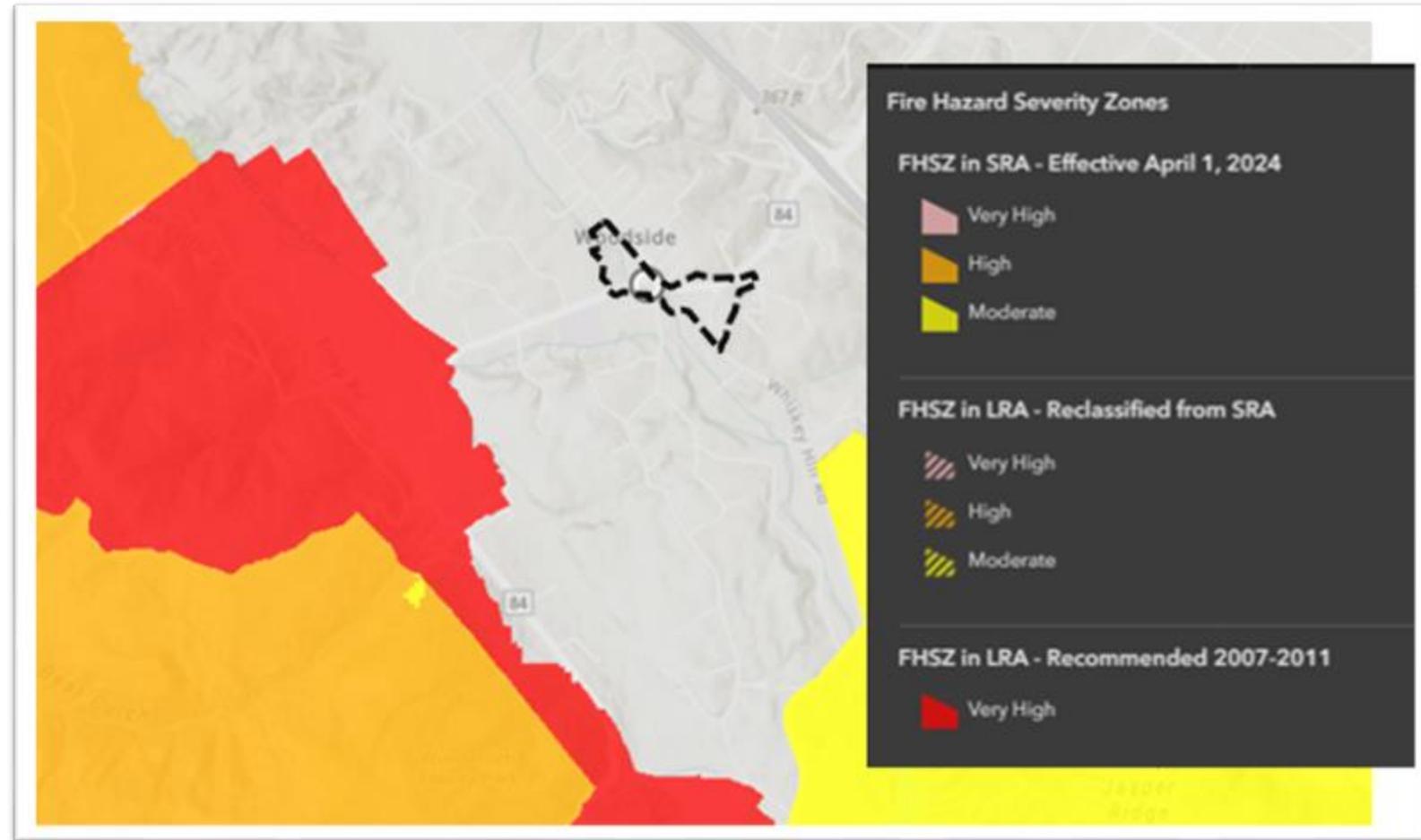
ENVIRONMENTAL HAZARDS

- Most of the Plan Area is in a liquefaction zone; fault rupture passes through Town Center
- Traffic on Woodside Road causes air quality impacts (within 200')
- Area adjacent to Dry Creek are in Flood Zone X (0.2 to 1% annual risk)



WILDFIRE RISK

- Town Center not in any State Fire Hazard Zone
- Is in a Local Responsibility Area and a Wildland Urban Interface (WUI) area



STRENGTHS

- Distinctive rural charm & scenic, small-town setting
- Strong equestrian identity
- Stable community businesses and owners (low turnover)
- Civic uses anchor the area



CHALLENGES

- Mobility gaps & safety concerns
- Shortage of parking
- Fragmented ownership
- No housing or mixed-use zoning to add activity
- Policy constraints
- Car dependence (no local transit)



IDEAS FOR BETTER STREETS & PARKING

- Add new paths, build continuous sidewalks & new, safer crossings
- Transform Woodside Road into a real “Main Street” by narrowing it
- Expand Safe Routes to School improvements
- Implement parking enforcement, valet parking, mobile parking apps, a Town shuttle, etc.



COMMUNITY SPACES/SERVICES

- Adaptively reuse existing buildings to add spaces & services that fit Woodside's character
- Hold community events & activities; construct a community center
- Bring back outdoor dining
- Update policies and zoning to attract businesses that locals want (such as pharmacy, urgent care, yoga/fitness studio, cultural or entertainment space, daycare, corner store)



Thank You!

One week remains to complete the online survey (closing on October 17th)



Project Website



Survey



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