



5

HEALTH AND WELLNESS

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chapter 5 health and wellness

While the overall health of a community is based on a complex mix of physical and social factors, the nature, quality, and use of the physical environment plays a critical role. A community's physical form can impact health and wellness in myriad ways: safe streets for walking and biking; green space for play and recreation; places to buy and grow healthy food; public spaces that promote social gathering and personal safety; and complete neighborhoods that allow residents to walk and bike to daily goods, services, and other amenities can all improve the health of the community and contribute to higher quality of life. This Community Plan incorporates planning for health as an integral component of a comprehensive plan for North Fair Oaks. It considers the area's physical design, as well as its amenities and facilities, to determine how they affect the health and wellness of residents and how they can be improved to better meet the community's needs.





Promote an active lifestyle



Improve safety for pedestrians and bikers



Provide access to healthy foods

This chapter identifies specific goals and policies designed to improve community health and wellness within North Fair Oaks. The goals are closely tied to the land use, housing, and economic development goals of the Community Plan. As part of a comprehensive planning framework, these health and wellness strategies will help create a more livable community and improve quality of life for North Fair Oaks residents. The goals address access to parks and recreation, healthy food, health services, public transit and active transportation, access to neighborhood goods and services, safety in neighborhoods and public spaces, and environmental quality throughout the community.

This chapter contains the following sections:

5.1 Health and Wellness Findings

5.2 Health and Wellness Goals and Policies

5.1 HEALTH AND WELLNESS FINDINGS

The Existing Conditions Analysis (see Appendix A) presents a comprehensive study of health and wellness conditions in North Fair Oaks. The analysis includes the following Key Findings, which are addressed in this chapter.

Finding 1: North Fair Oaks has a few neighborhood parks, but there is high need for additional parks, play areas, and open space areas throughout the neighborhood.

North Fair Oaks residents are dramatically underserved in parks and recreation, with per capita park acreage well below the standard in nearby communities and across the nation (park acreage per capita standards nationwide vary from as low as 1 - 6 acres per thousand residents, to as high as the Urban Land Institutes guideline of 25.5 acres per thousand residents. North Fair Oaks is substantially below any of these standards). Residents with convenient access to a park are more likely to use parks for recreation and physical activity, leading to health benefits including a reduced risk of heart disease and cancer, the leading causes of death in the neighborhood. In addition, many North Fair Oaks residents are overweight and a quarter of residents are obese, both conditions that can benefit from physical activity. Given the critical role that parks and open space play in healthy living, there is a strong need to address this deficiency.

Finding 2: Although families and children have good access to healthy foods, they also live within walking distance of multiple liquor stores and fast food restaurants.

North Fair Oaks is better served with retail shops selling fresh fruits and vegetables than many other communities with similar demographics, an important factor given that the presence of a grocery store or food market in a neighborhood correlates with higher fruit and vegetable consumption, reduces the prevalence of overweight and obesity and reduces the incidence of hunger and malnutrition. However, the easy access to fast food and liquor stores, which typically sell convenience foods, is still a concern.

North Fair Oaks residents also have limited access to farmers' markets and community gardens, which can provide additional sources of fresh, locally produced fruits, vegetables and other food products. Access to these foods may help residents meet the recommended daily servings of healthy foods such as fruits and vegetables and, in the case of gardens, may increase physical activity and provide opportunities for social interaction and cohesion. Locally produced food also has secondary benefits, such as sustaining the local economy and reducing long-distance shipping, thereby decreasing vehicle emissions, which are associated with chronic diseases and global warming.



Create new open spaces of different sizes throughout the planning area



Design new open spaces for users of all ages and abilities



Improve access to public transit that connect North Fair Oaks with the region



Design streets to ensure safety for all users

Finding 3: Existing health providers in the neighborhood are a strong presence for families and children, but the facilities have limited capacity to serve the extensive needs of residents.

The existing clinics and small providers in North Fair Oaks play a crucial role in keeping families and children in the neighborhood healthy. However, they do not have adequate resources to meet the care needs of residents. Access to additional clinics and medical facilities can help meet the needs of the neighborhood.

The availability of primary care plays a role in preserving good health and preventing morbidity and hospitalizations from chronic and communicable diseases, including asthma and diabetes. Ensuring that medical services are accessible and located throughout the neighborhood affects each resident’s ability to meet their medical needs and the needs of their families in a timely fashion.

Finding 4: Residents and employees in North Fair Oaks have good access to local public transit but poor access to regional public transit. In addition, there are many physical and safety barriers to walking and bicycling in the neighborhood.

Although SamTrans operates multiple bus routes in North Fair Oaks, many routes operate infrequently or inconsistently, creating challenges for residents whose primary mode of travel is public transit. While bus routes connect to regional transit service in Redwood City and Menlo Park, no regional transit stops are within walking distance of North Fair Oaks. Additionally, there are few or very limited pedestrian and bicycle amenities and connections in the neighborhood that can promote and support walking and bicycling.

Designing streets that are safe for all users—including pedestrians of all ages, bicyclists, people with disabilities, buses and cars—can reduce the risk of pedestrian and bicycle injuries and encourage more walking or biking to school, work, daily errands and public transit to increase physical activity. Promoting public transit and active transportation options such as walking and biking also reduces vehicle miles traveled and vehicle emissions, contributing to better community air quality and reducing the overall volume of automobile traffic in the neighborhood.

Finding 5: While many services are available in North Fair Oaks, few residents live within walking distance of a complete range of goods and services.

Neighborhood completeness refers to the ability of residents to walk easily to all of the goods and services needed in daily life. A complete neighborhood should have public amenities and retail goods and services located within walking distance of residential parcels. North Fair Oaks lacks a diverse range of goods and services. In addition, existing railroad tracks act as barriers to connectivity, further limiting access. A complete neighborhood also encourages walking and bicycling because goods are nearby, and helps contribute to neighborhood safety by ensuring that many pedestrians are on the street throughout the day, helping to keep eyes on the street.

Finding 6: Residents and community groups in North Fair Oaks are working closely with the Sheriff's Office and other crime prevention organizations to improve public safety; however, crime rates remain significantly higher than in neighboring jurisdictions.

Violence and crime rates, which can be influenced by community design, have a negative effect on the physical and mental health of victims and their families, friends and neighbors. Public safety also shapes the social and economic well-being of a community, influencing business investment, job and housing security, educational attainment, resident participation in community activities, and other aspects of daily life. Continued efforts are needed to build the programs run by the Sheriff's Office and other community groups, and to create new strategies for deterring both violent and property crimes. Vandalism, illegal dumping and graffiti are also significant concerns affecting quality of life in the neighborhood.



Provide easy walking access to services, shops and amenities



Promote programs that involve and strengthen community ties



Improve street tree canopy as a way to reduce negative impacts from traffic, natural elements and industrial land uses

Finding 7: North Fair Oaks has few major environmental hazards that contribute to air, water or soil pollution in the neighborhood, but many residents live along rail corridors and industrial parcels, which can potentially expose them to poor air quality and toxins. In addition, the North Fair Oaks tree canopy coverage is low.

North Fair Oaks has few roadways with daily vehicle traffic over 50,000 cars per day that cause significant air pollution. However, there are nonetheless a number of factors contributing to poor environmental quality in the community. Studies have found consistent associations between living in proximity to a busy roadway and respiratory disease symptoms, including asthma and poor lung function. Health risks increase with closer proximity to roadways with high-volume traffic. Traffic is also a significant source of environmental noise, which can negatively affect health in a number of ways. Many North Fair Oaks residents live along rail corridors or near industrial uses. Should rail traffic increase in the future, the proximity of residential uses to the railroad tracks will become increasingly problematic.

In addition, tree canopy coverage remains low compared to surrounding communities. Trees act as part of a community's "green infrastructure," contributing to clean air and water and helping to mitigate the effects of urban heat island effect, a phenomenon in which urban areas are hotter than neighboring suburban and rural areas with less intense development.

These findings are the basis for the goals and policies included in this chapter. Each goal, policy, and implementing strategy is intended to address the conditions described in the findings, and maintain and improve the overall health and wellness of the North Fair Oaks community.

5.2 HEALTH AND WELLNESS GOALS AND POLICIES

5.2.1 PARKS AND RECREATION

A healthy community promotes physical activity, social cohesion, and access to open space through the design of its built environment.

Goal 5.1: Provide safe neighborhood parks, playgrounds or greenways within a half mile actual walking distance of all homes in North Fair Oaks.

Policy 1A: Improve pedestrian and bicycle connections from residential areas to existing parks and schools within North Fair Oaks, and to community and regional parks, open space, and trails in nearby cities. Provide bicycle racks and bicycle facilities at all local parks.

Policy 1B: Increase park acreage per capita in North Fair Oaks. Monitor park acreage over time to ensure that park needs for existing residents, and park needs created by new development and new population, are assessed and addressed.

Policy 1C: Acquire land for new park space throughout the community to meet current and future needs.

Policy 1D: Develop additional parks, open space, or greenways along the Hetch-Hetchy right-of-way.

Policy 1E: Seek joint-use agreements with the Redwood City School District to expand access to playgrounds in the Fair Oaks and Garfield schools after school hours and on weekends.

Policy 1F: Partner with Redwood City to expand the joint-use agreements with the Redwood City School District and with Redwood City Parks and Recreation to improve access for North Fair Oaks residents to facilities at the nearby Taft and Hoover schools after school hours and on weekends.

Policy 1G: Improve safety at existing parks and open spaces through collaborations between County departments, interjurisdictional collaboration, and collaboration with the community and other organizations. Work with community members to establish and expand neighborhood watch programs and ensure that neighborhood watch programs address safety in area parks and open spaces.

Policy 1H: During Plan implementation, analyze and identify ideal park locations, based on walking shed maps and analysis of accessibility from various points within the community, and identify and prioritize potential park space near these identified locations.



Create pedestrian and bicycle paths to improve connections through the Plan Area



Develop greenways along the Hetch-Hetchy right-of-way if possible, such as the Hetch-Hetchy Trail in the City of Mountain View



Inviting and well maintained park in North Fair Oaks

Goal 5.2: Adequately maintain parks and playgrounds in North Fair Oaks.

Policy 2A: Improve, update and adequately maintain existing parks and recreation facilities.

Policy 2B: Establish new and expand existing partnerships with local resident groups and organizations to help maintain smaller local parks and playgrounds in North Fair Oaks.

Policy 2C: Post and adequately maintain signage to indicate park rules and hours in multiple languages.

Goal 5.3: Provide quality recreational facilities in or near North Fair Oaks to offer a diverse range of programs and activities for residents of all ages.

Policy 3A: Expand recreation programs at parks and recreation facilities to increase efficient use of existing facilities and the diversity of recreation and leisure options available for residents of all ages and abilities.



Local residents working to remodel and upgrade a local park in the City of Vallejo



Include open spaces that offer unique amenities and play opportunities

5.2.2 HEALTHY FOODS

A healthy community promotes healthy food options, including grocery stores, farmers' markets, and small food markets, through the design of its built environment.

Goal 5.4: Expand resident access to affordable fresh fruits and vegetables, quality staple foods, and safe drinking water, particularly for families with children.

Policy 4A: Explore the potential for school-based farmers' markets or other farm-to-school programs in North Fair Oaks.

Policy 4B: Limit the addition of new fast food restaurants and liquor stores within North Fair Oaks.

Policy 4C: Over time, reduce the density of fast food restaurants and liquor stores within North Fair Oaks such that the per capita densities within North Fair Oaks do not exceed 120 percent of the per capita density of each of these business types in the County overall.

Policy 4D: Limit the concentration of fast food restaurants and liquor stores within a quarter mile of schools.

Policy 4E: Develop incentive programs for convenience stores to carry more healthy food options and to support existing healthy food outlets.

Policy 4F: Encourage new neighborhood-serving businesses selling healthy foods to locate near underserved residential areas

Policy 4G: Encourage all businesses selling food to place healthier products in prominent, visible, and accessible locations within the business through incentives and other programs.

Policy 4H: Provide assistance to support and maintain businesses that have demonstrated a commitment to selling healthy food to remain in the community, and prioritize retention of these businesses in any new development in North Fair Oaks.

Policy 4I: Explore the use of taxes, fees, and other policy measures to increase the cost of unhealthy foods and beverages and use revenues for health prevention programs.

Policy 4J: Ensure that all residents of North Fair Oaks live within a half mile of actual walking distance of a full-service grocery store or corner store selling fresh fruits and vegetables.

Policy 4K: Increase the percentage of eligible residents participating in the Special Supplemental Nutrition Program for Women, Infants and Children (WIC), the CalFresh Program (formerly known as Food Stamps), free and reduced price school lunch programs, and other food assistance programs.

Policy 4L: Increase the number of stores accepting WIC and CalFresh (food stamps) in North Fair Oaks.



Increase opportunities to easily access healthy, fresh food



Encourage fresh fruits and vegetables to be sold at local markets and in temporary movable carts along the street

Policy 4M: Encourage provision of healthy food options at restaurants and other food vendors in North Fair Oaks through incentive programs.

Policy 4N: Enact and implement policies and programs to increase availability of nutrition facts for foods served at restaurants in North Fair Oaks.

Policy 4O: Restrict the availability of unhealthy food and beverage options at neighborhood public schools, the Senior Center, the Community Center, and other public facilities.

Policy 4P: Provide incentives to encourage mobile vendors and food carts to sell fresh fruits and vegetables and other healthy foods, and limit the number of mobile food vendors selling foods other than fresh fruits, vegetables and other healthy foods within a quarter mile of schools.



Policy 4Q: Encourage local organizations and schools to provide education programs on nutrition and healthy eating habits.

Policy 4R: Encourage public and private agencies and organizations to continue centralized food distribution to North Fair Oaks families in need.

Policy 4S: Support Meals on Wheels and other services that provide food to residents who require in-home support.

Policy 4T: Collaborate with residents and community groups to build new community gardens (community gardens are defined as areas that provide space for individuals or community members to grow plants for household use, education, recreation, and community distribution) on vacant public parcels in neighborhoods, school yards, church yards, and potentially as part of private development projects.

Policy 4U: Work with local farmers in San Mateo County and adjacent agricultural areas to supply fresh fruits and vegetables to North Fair Oaks schools and organizations.

Policy 4V: Create incentives for markets and restaurants to use local and/or organic foods.

Policy 4W: Identify a location for and facilitate creation of a farmers' market along Middlefield Road, or at another conveniently accessible central location.

Policy 4X: Ensure that residents have access to clean drinking water in homes and throughout the community.

Goal 5.5: Expand opportunities for residents to grow food in North Fair Oaks.

Policy 5A: Collaborate with residents and community groups to build new community gardens and urban farms on vacant public parcels in neighborhoods, in schoolyards, in church yards, and potentially as part of private development projects. Explore these opportunities within the existing right-of-way of neighborhood streets as well as the Hetch-Hetchy right-of-way.

Policy 5B: Consider community gardens as an interim and potentially permanent use of vacant/underutilized land.

Policy 5C: Reduce or eliminate barriers in the zoning code to creation of community gardens, and consider allowing community gardens “by right” in parts of North Fair Oaks.

Policy 5D: Encourage the Redwood City School District to develop and maintain school gardens on K-8 school campuses in North Fair Oaks. Provide educational programs for children, through Redwood City Schools or other forums, to demonstrate how the produce they grow can be used by their families, in their community, and in their school cafeterias.

Policy 5E: Include community garden components in the development of new parks or play areas in North Fair Oaks.

Policy 5F: Create an educational program to encourage backyard gardening in North Fair Oaks. Encourage and adopt appropriate policies to allow the sale and trade of specified produce from backyard gardens.

Policy 5G: Provide support for community groups to develop lease agreements with owners of vacant lots to establish short-term gardens to mitigate blight.



Encourage vegetables, fruits and flowers grown in community gardens



Increase health education, preventive care and access to medical services

5.2.3 HEALTH SERVICES

A healthy community promotes preventive care and access to neighborhood-level health care through the design of its built environment.

Goal 5.6: Expand access to affordable health services, preventive care, and medical supplies for residents of North Fair Oaks by improving health facility options and expanding the capacity of existing clinics.

Policy 6A: Partner with SamTrans to improve bus frequency and routes to neighborhood clinics and regional health facilities.

Policy 6B: Work with paratransit providers to ensure that seniors and residents with disabilities or impaired mobility have reliable access to neighborhood clinics, regional medical facilities, and adult day care.



Policy 6C: Improve bicycle and pedestrian access to clinics and other health facilities within the neighborhood to ensure that residents have safe and convenient access to these facilities.

Policy 6D: Partner with Redwood City School District, the Fair Oaks Senior Center, the Fair Oaks Community Center, and other community organizations to provide health education and health service delivery at existing community facilities and campuses.

Policy 6E: Encourage and facilitate development of a pharmacy in North Fair Oaks.

Policy 6F: Use incentive programs, information and education, and other strategies to encourage employers in San Mateo County, including in North Fair Oaks, to provide a living wage and sick days to all employees.

Policy 6G: Promote and facilitate service providers in North Fair Oaks that reflect the diversity of the community and offer services in languages other than English.

Policy 6H: Maintain existing health facilities, and ensure that new development does not displace existing health services. Consider location of health facilities and potential impacts on existing facilities in all decisions on new development.

Policy 6I: Support in-home provision of supportive services to special needs groups, to help residents remain in independent housing.

Goal 5.7: Provide North Fair Oaks residents with health education, including healthy eating, preventive care, and active living to promote a healthier population.

Policy 7A: Work to reduce the amount of advertisements and messaging in storefronts, promotional areas, and other locations that emphasize or promote unhealthy eating and tobacco and alcohol products.

Policy 7B: Work with community organizations to promote health and nutrition education.

Policy 7C: Translate prevention and educational materials into multiple languages, including Spanish, and ensure that materials are written appropriately for the literacy levels of the target audience.



Promote activities and lifestyle that improve health in the community and creates positive change





Provide inviting pedestrian paths to encourage walking



Promote public transit use and alternative transportation modes

5.2.4 PUBLIC TRANSIT AND ACTIVE TRANSPORTATION

A healthy community promotes walking, bicycling and public transit through the design of its built environment.

Goal 5.8: Enhance access for all North Fair Oaks residents and employees, especially the most vulnerable, to local public transit, regional public transit, and active transportation modes throughout the community.

Policy 8A: Implement measures to enhance local and regional connectivity for all travel modes, ages, and ability levels as outlined in Chapter 3: Circulation and Parking.

Policy 8B: Partner with SamTrans and other transit and nonprofit service providers to expand service and promote public transit as a viable transportation mode in North Fair Oaks.

Policy 8C: Explore the potential for developing a regional, multi-modal transit center in North Fair Oaks to expand access for local residents and employers to regional destinations.

Policy 8D: Partner with the San Francisco Public Utilities Commission (SFPUC) to create trail segments or pocket parks along the Hetch-Hetchy right-of-way.

Policy 8E: Create “complete streets” that balance all modes of travel and provide a safe and comfortable pedestrian environment along commercial corridors, major arterials, and appropriate residential streets.

Policy 8F: Adopt new level of service standards for local streets that consider all modes of travel when assessing street performance, while still ensuring that streets and intersections meet minimum emergency response standards. Current level of service standards evaluate street performance based on automobile speed, volume and delay time, but do not consider safety or mobility of pedestrians and bicyclists.

Policy 8G: Address access for people with disabilities and special needs in all transportation improvements.

Policy 8H: Consider creation of a circular shuttle bus route through North Fair Oaks, to provide east-west transportation options and better connect residents to healthcare, transit, and other essential services.

Goal 5.9: Ensure that all eligible North Fair Oaks residents have access to effective, convenient and affordable paratransit services.

Policy 9A: Work with paratransit and nonprofit service providers to expand service for seniors and residents with disabilities or impaired mobility.

Goal 5.10: Provide safe, accessible, and convenient pedestrian routes throughout North Fair Oaks.

Policy 10A: Assess and address pedestrian barriers such as narrow or blocked sidewalks that prevent residents from walking to schools and other amenities in the neighborhood.

Policy 10B: Increase monitoring and enforcement in neighborhoods with rolling curbs to ensure that parked automobiles do not block sidewalks.

Policy 10C: Implement Safe Routes to School plans and similar programs at all area schools serving North Fair Oaks students, consistent with the County’s countywide Safe Routes to School program.

Policy 10D: Ensure that there are safe pedestrian paths or sidewalks along all streets in North Fair Oaks, and improve crosswalks, signage, and signals at key intersections.

Policy 10E: Where pedestrian crossings are signalized, ensure that the crossing time is sufficient for all residents to cross safely, and install pedestrian countdown signals wherever feasible.

Policy 10F: Install signal loop detectors (detectors that sense the presence of vehicles at intersections and trigger appropriate signal changes) that are sensitive to bicycles at signalized intersections.

Policy 10G: Create and facilitate new pedestrian connections across the Southern Pacific Railroad and Caltrain tracks to expand access to community amenities and facilities throughout the neighborhood.



Improve public transit services to all users



Increase bicycle safety to promote it as an effective transportation mode



Design appropriate bicycle infrastructure to effectively serve bicycle users

Goal 5.11: Provide safe and convenient bicycle routes throughout North Fair Oaks, and encourage and facilitate bicycle usage by area residents.

Policy 11A: Expand the North Fair Oaks bicycle network through the use of bicycle lanes, signage, wide paved shoulders, “sharrows” (lanes shared by bicycles and automobiles), and bicycle paths, with prominent signage that directs bicyclists to paths and bicycle routes. Wherever possible, create protected—or physically separated—bicycle lanes.

Policy 11B: Support efforts of public agencies and community organizations to increase bicycle use in North Fair Oaks through programs such as bike-sharing programs, bicycle giveaways, and other efforts.

Policy 11C: Improve bicycle facilities such as secure storage lockers, bicycle racks, and other amenities throughout all neighborhoods.

Policy 11D: Partner with business owners to install bicycle racks in front of businesses along major roadways including Middlefield Road, 5th Avenue, Edison Way, and Spring Street.

Policy 11E: Improve bicycle safety at major intersections and along key corridors.

Policy 11F: Work to create and facilitate safe bicycle connections across the Southern Pacific Railroad and Caltrain tracks, to expand connectivity throughout the community.

Policy 11G: Promote connectivity for bicycle to other jurisdictions through coordination and integration with other jurisdictions’ bicycle plans and bicycle routes.

Goal 5.12: Foster “complete streets” that balance auto, transit, pedestrian, and bicycle uses on key streets in North Fair Oaks.

Policy 12A: Ensure that major corridors in North Fair Oaks such as Middlefield Road and 5th Avenue include sidewalks; bike lanes or wide paved shoulders; prominent signage; dedicated bus lanes if appropriate; accessible, sheltered bus stops; frequent and safe crossing opportunities; medians or islands to serve as resting points mid-crossing where needed; accessible pedestrian signals; and narrower auto travel lanes to create a balance between auto, transit, bicycle and pedestrian modes.

5.2.5 NEIGHBORHOOD GOODS AND SERVICES

A healthy community provides residents with walkable access to needed daily goods services.

Goal 5.13: Encourage and provide space for public amenities and daily goods and services within walking distance of a majority of residential areas while reducing physical barriers that limit access to these uses.

- Policy 13A:** Allow and encourage small-scale neighborhood-serving retail and amenities such as child care centers in underserved areas.
- Policy 13B:** Enhance local connectivity for residents by implementing the recommendations in the circulation, parking, pedestrian and bicycle strategies in Chapter 3: Circulation and Parking.
- Policy 13C:** Improve bicycle and pedestrian access to all neighborhood services, including clinics, to ensure that residents have safe and convenient access to these facilities.
- Policy 13D:** Partner with SamTrans and other transit and paratransit providers to improve access to neighborhood clinics and regional medical facilities for all residents including seniors, families, and people with disabilities.

Policy 13E: Attract new retail stores and service providers to existing underutilized commercial corridors such as Middlefield Road and El Camino Real.

Policy 13F: Promote creation of new childcare space in and around larger residential, mixed-use, commercial and other larger developments, and as part of transit stations and transit-oriented development projects.

Policy 13G: Explore policies to streamline and facilitate creation of new childcare facilities, particularly neighborhood based large family childcare facilities, through changes to County code, changes to permitting processes, fee waivers, exemption from permitting requirements, and other incentives. Identify and remove barriers to, and provide incentives and assistance for, large-scale and small-scale childcare provision in all parts of North Fair Oaks. Encourage multiple new developments to pool needed childcare space in centrally accessible locations, and to contribute to creation of shared childcare space on- or offsite.

Policy 13H: Allow childcare as a use permitted by-right in all areas designated Commercial Mixed-Use.



Provide amenities and services, such as childcare, within easy access from any point within the community



Encourage affordable mixed-use housing within easy access to shops



Provide pedestrian routes buffered from the roadway and parking areas

Goal 5.14: Encourage new housing developments in proximity to existing neighborhood goods and services, including grocery stores, clinics, the Fair Oaks Community Center, and schools.

Policy 14A: Promote higher-density mixed-use development along Middlefield Road and El Camino Real through changes to land use regulations and codes, as described in Chapter 2: Land Use Designations.

Policy 14B: Encourage infill development that respects the scale of surrounding homes on residential streets.

Policy 14C: Encourage affordable housing, particularly in areas that have access to public transportation within walking distance.

Goal 5.15: Provide safe and convenient pedestrian and bicycle routes to essential neighborhood destinations.

Policy 15A: Address physical barriers that prevent residents, visitors and workers from walking or bicycling safely and conveniently to public amenities and retail services in and around North Fair Oaks.

5.2.6 SAFETY IN NEIGHBORHOODS AND PUBLIC SPACES

A healthy community promotes safety, social interaction, cohesion and sense of place through the design of its built environment.

Goal 5.16: Eliminate graffiti and illegal dumping in North Fair Oaks, and improve the condition of public and private structures and spaces in North Fair Oaks.

Policy 16A: Increase monitoring and enforcement of illegal dumping.

Policy 16B: Continue to work with residents, community organizations and youth organizations to address public vandalism.

Policy 16C: Support programs that create new strategies for deterring and preventing crimes, including vandalism, illegal dumping, and graffiti, that are significant concerns affecting quality of life. Encourage community groups and other service providers to develop anti-crime strategies inclusive of residents who may not be comfortable participating in programs run by public agencies or reporting crimes to authorities.

Policy 16D: Provide monitored spaces for legal graffiti as an outlet for positive artistic expression by neighborhood youth and others.

Policy 16E: Continue and expand coordination between residents, business owners, and public agencies to implement graffiti abatement strategies.

Policy 16F: Work with community partners and public agencies in multiple jurisdictions to expand monitoring and enforcement of code compliance.

Policy 16G: Encourage property owners to maintain and upgrade their properties.

Policy 16H: Support façade improvement projects.

Policy 16I: Develop strategies to address distressed properties and structures to prevent vandalism.

Goal 5.17: Provide pedestrian-scale street lighting along all streets in North Fair Oaks.

Policy 17A: Provide pedestrian-scale lighting throughout North Fair Oaks, and especially in the neighborhoods north of the Southern Pacific railroad spur.

Policy 17B: Encourage building owners along major corridors such as Middlefield Road to install and turn on outdoor lighting to light entries to their buildings.

Policy 17C: Ensure that vacant lots have adequate lighting at night to prevent these areas from attracting criminal activity.

Policy 17D: Collaborate with Southern Pacific Railroad and Caltrain to increase monitoring of rail rights-of-way and create safe, well-lit legal crossings across tracks.



Encourage highly visible pedestrian crosswalks



Provide safe and inviting pedestrian routes

Goal 5.18: Create safer environments for pedestrians and bicyclists, by clearly delineating bicycle and pedestrian routes and crossings, installing pedestrian and bicycle safety improvements, and decreasing speeds of vehicular traffic near pedestrian crossings and along residential streets.

Policy 18A: Ensure that all crosswalks are clearly visible and, where necessary, install signalized pedestrian crossings. Install pedestrian countdown signals at signalized intersections, and install bicycle-sensitive signal loop detectors where feasible.

Policy 18B: Install traffic calming devices on appropriate residential streets near schools and other locations in the community, where such measures are not already in place.

Policy 18C: Where appropriate, reduce the number of travel lanes on streets in North Fair Oaks to slow traffic speeds and allow bicyclists and pedestrians to travel more safely.

Policy 18D: Clearly designate and demarcate bicycle paths with signage and other indicators to ensure that both bicyclists and drivers are aware of the areas designated for and most likely to be used by bicyclists.

Policy 18E: Ensure that adequate signage is posted near railroad corridors to promote crossing safety.

Goal 5.19: Reduce personal and property crime throughout North Fair Oaks.

Policy 19A: Encourage design and programming of private and public spaces that will increase the level of activity and the number of residents using spaces as a strategy to deter crime by increasing “eyes on the street.”

Policy 19B: Continue to invest in and maintain joint-use agreements for public facilities such as neighborhood parks, playgrounds, and the Fair Oaks Community and Senior Centers to ensure that North Fair Oaks residents have access to social, economic, and community programs to support their well-being.

Policy 19C: Collaborate with the Redwood City School District and community organizations to provide after-school and out-of-school activities and programs for neighborhood children and youth to ensure that they have safe places to gather and socialize.

Policy 19D: Work with community partners and agencies and departments in relevant jurisdictions to develop new and expand existing programs for children, youth, and young adults in North Fair Oaks.

Policy 19E: Develop and expand business associations for merchants along major retail corridors to promote communication and collaboration and to improve the physical condition of North Fair Oaks business districts.

- Policy 19F: Work with businesses and residents to increase security and surveillance in high-crime areas.
- Policy 19G: Encourage and expand neighborhood block watch programs.
- Policy 19H: Increase police foot patrols along major retail corridors.
- Policy 19I: Educate residents about Crime Prevention Through Environmental Design (CPTED) principles—strategies to reduce crime by ensuring that the physical design of communities does not support criminal activity—that they can implement in their neighborhoods to reduce crime.
- Policy 19J: Promote active use of public spaces in commercial areas in North Fair Oaks at all times of day to provide “eyes on the street.”
- Policy 19K: Along major retail corridors, encourage business owners to actively use windows that face the street to allow passersby to see in and employees to see out.
- Policy 19L: Continue and expand employment programs to support the re-entry, transition and integration of prison inmates into the community, with special attention to youth offenders.
- Policy 19M: Expand youth engagement programs.
- Policy 19N: Collaborate with the Sheriff’s Office, Redwood City and Menlo Park fire departments, and community and faith-based organizations and leaders to promote crime prevention and public safety.

- Policy 19O: Increase the economic security of residents by increasing local employment opportunities and wages for local residents.
- Policy 19P: Promote workforce development opportunities throughout North Fair Oaks.
- Goal 5.20: Ensure that North Fair Oaks residents are prepared for emergencies such as earthquakes, floods, fires, or other disasters.
- Policy 20A: Coordinate with neighboring jurisdictions, local employers and industries, and residents to ensure that emergency preparedness and disaster response programs are in place, and that evacuation routes are clearly designated and do not conflict with the evacuation plans of nearby cities and counties who may be relying on the same freeways or bridges.
- Policy 20B: Ensure that all neighborhood schools and community centers have disaster response plans in place, and that these facilities are prepared to serve as shelters as appropriate.



Promote activities in public spaces



Encourage stormwater planters and vegetation to help improve stormwater and air quality

5.2.7 ENVIRONMENTAL QUALITY

A healthy community promotes environmental protection and conservation through the design of its built environment.

Goal 5.21: Ensure that North Fair Oaks has clean, healthy air and water.

Policy 21A: Reduce the impact of direct, indirect and cumulative impacts of stationary and non-stationary sources of pollution such as heavy industry, railroads, diesel trucks and nearby roadways.

Policy 21B: Ensure that sensitive uses such as schools, childcare centers, parks and playgrounds, housing and community gathering places are protected from adverse impacts of emissions wherever and to the greatest extent possible.

Policy 21C: Protect residents and employees in the neighborhood from the harmful effects of second-hand smoke in indoor and outdoor areas.

Policy 21D: Reduce storm water runoff and seasonal flooding in North Fair Oaks to protect water quality in nearby bodies of water through the use of sustainable and green infrastructure design, construction and maintenance techniques.

Policy 21E: Improve the tree canopy coverage through street tree programs.

Policy 21F: Support regional, state and national initiatives and programs to reduce greenhouse gas emissions and air quality impacts locally.

Policy 21G: Collaborate with Redwood City School District, the Fair Oaks Senior Center, the Fair Oaks Community Center, and other community organizations to promote recycling and composting.

Policy 21H: Ensure that any new developments or redevelopments include “green” features such as rainwater collection, green roofs, bicycle storage, alternative energy systems, and others. Specifically encourage features that reduce reliance on non-renewable sources of energy.

Policy 21I: Encourage, as part of new development projects, and as part of public and private right-of-way improvements, installation of electrical vehicle (EV) charging stations, and/or provisions of infrastructure (including appropriate conduit) for future installation of EV charging stations, to provide opportunities for future EV charging without requiring retrofitting of existing facilities.

Goal 5.22: Identify and mitigate toxic or contaminated sites within North Fair Oaks.

Policy 22A: Promote the clean-up and reuse of contaminated and toxic sites to protect both resident health and the local environment. Where the source of the contamination is known, require appropriate mitigation measures and clean-up of sites by the parties responsible.

Policy 22B: Prevent soil and water contamination from industrial operations and other activities that use, produce or dispose of hazardous or toxic substances.

Policy 22C: Require regional and state agencies to provide adequate mitigation and community benefits as part of any railroad and other infrastructure improvements to address current and future impacts.

Policy 22D: Require strict assessment and adequate mitigation that meet state and national standards for site cleanup when redeveloping existing industrial and contaminated sites.

Goal 5.23: Maintain acceptable noise levels in North Fair Oaks.

Policy 23A: Reduce or eliminate existing objectionable noise sources and require new noise sources to comply with noise standards.

Policy 23B: Consider both indoor and outdoor noise levels to protect health and safety.

Policy 23C: Mitigate new noise impacts from traffic along Middlefield Road, El Camino Real, 5th Avenue, the rail corridor, and industrial uses within the neighborhood by buffering development sites or using other strategies to reduce or absorb sound. Where there are existing impacts, coordinate with nearby jurisdictions and agencies to advocate for design improvements that will reduce noise impacts.



Provide inviting and comfortable pedestrian and bicycle environments

