



REGULAR MEETING MINUTES

Date: 9/14/2021
Time: 5:00 p.m.
Location: Zoom

Closed Session

A. Call To Order

Mayor Combs called the meeting to order at 5:02 p.m.

B. Roll Call

Present: Combs, Mueller (arrived at 5:50 p.m.), Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Starla Jerome-Robinson, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

C. Agenda Review

None.

D. Closed Session

- C1. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding labor negotiations with the American Federation of State, County, and Municipal Employees Local 829 (AFSCME) and Confidential employees; Service Employees International Union Local 521 (SEIU); Menlo Park Police Sergeants Association (PSA); Menlo Park Police Officers' Association (POA) and Confidential employees; unrepresented management; City Attorney and; City Manager

Attendees: City Manager Starla Jerome-Robinson, Assistant City Manager Nick Pegueros, City Attorney Nira F. Doherty, Legal Counsel Charles Sakai, Interim Human Resources Manager Kristen Strubbe

No reportable actions.

- C2. Closed session conference pursuant to Government Code §54957(b)(1) regarding public employee performance evaluation of the City Attorney

No reportable actions.

- C3. Closed session conference pursuant to Government Code §54957(b)(1) regarding public employee performance evaluation of the City Manager

No reportable actions.

E. Adjournment

Mayor Combs adjourned to the regular session at 6:04 p.m.

Regular Session

F. Call To Order

Mayor Combs called the regular meeting to order at 6:08 p.m.

G. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin

Absent: None

Staff: City Manager Starla Jerome-Robinson, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

H. Report from Closed Session

None.

I. Presentations and Proclamations

I1. Proclamation: Recognizing Ali and Bistro Vida Small Business of the Year (Attachment)

Mayor Combs read the proclamation.

Ali El Safy accepted the proclamation.

I2. Proclamation: Recognizing the Suburban Park Association (Attachment)

Mayor Combs read the proclamation.

Renee Spooner and Raji Pillai accepted the proclamation.

I3. Proclamation: Recognizing Linda Hubbard (Attachment)

Mayor Combs read the proclamation.

Linda Hubbard accepted the proclamation.

I4. Presentation: City manager recruitment (Presentation)

The Hawkins Company Executive Search Consultant Yonnine Hawkins Garr made the presentation (Attachment).

J. Public Comment

None.

K. Consent Calendar

K1. Adopt Resolution No. 6664 accepting the revised joint exercise of powers agreement – San Mateo County Operational Area Emergency Services Organization (Staff Report #21-174-CC)

K2. Authorize the city manager to execute an agreement with Baker & Taylor for the purchasing and

processing of library materials in an amount not to exceed \$90,000 (Staff Report #21-175-CC)

ACTION: Motion and second (Taylor/ Nash), to approve the consent calendar, passed unanimously.

L. Public Hearing

- L1. Consider two appeals of the Planning Commission certification of a final environmental impact report and approval of a use permit, architectural control, below market rate housing agreement, and community amenities operating covenant, and consider the Planning Commission recommendation to approve a vesting tentative map for a major subdivision for the proposed Menlo Uptown project with 483 multifamily dwelling units comprised of 441 rental units and 42 for-sale condominium units and approximately 2,940 square feet of commercial space at 141 Jefferson Drive and 180-186 Constitution Drive (Staff Report #21-169-CC) (Staff Presentation) (Applicant Presentation) – **continued from August 31, 2021**

Senior Planner Tom Smith made a presentation (Attachment).

Greystar Sr. Development Director Andrew Morcos made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made a presentation.

Senior Planner Tom Smith made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made their rebuttal.

Mayor Combs opened the public hearing.

- Kris Johnson spoke in support of the Sequoia Union High School District (SUHSD) appeal.
- Adina Levin provided issues discussed at the Complete Streets Commission.
- Victoria Robledo spoke in support of the SUHSD appeal.
- Lynne Bramlett spoke in support of the SUHSD appeal and in opposition of ConnectMenlo.
- Katie Behroozi spoke on concerns related to bicycle and pedestrian safety impacts.
- Pam Jones spoke in support of the City pursuing sole control of Willow Road and in support of increasing the below market rate requirement to 20 percent.

Mayor Combs closed the public hearing.

The City Council received clarification on student safety when crossing streets, student enrollment decline, number of public hearing limitations and ramifications under Senate Bill 330 (SB 330), implementation of fees and conditionals of approval related to the fiscal impact analysis, transportation impact analysis requirements, requirements for level of service (LOS) intersection improvements studied under the project's transportation impact analysis, the number of SB 330 projects currently in Menlo Park, and the Housing Crisis Act provisions related to this project.

The City Council discussed a payment in lieu of tax (PILOT) agreement proposal, SB 330 requirements, removal of non- transportation impact fee (TIF) LOS requirements, mitigation measures, exploring the inclusion of intersection improvements for Willow Road and Newbridge Street, Van Buren Road and Ringwood Avenue, Willow Road and Ivy Drive, considering a comprehensive sea level rise plan for District 1 including an evacuation plan, exploring the

relinquishment of Willow Road, process to include bike and pedestrian safety, and reexamining TIF projects.

ACTION: Motion and second (Nash/ Wolosin), to adopt Resolution No. 6660 making the required findings per the California Environmental Quality Act (CEQA) and certifying the final environmental impact report (EIR) that analyzes the potential environmental impacts of the proposed project, and adopt an associated Mitigation, Monitoring and Reporting Program (MMRP); and adopt Resolution No. 6662 approving a vesting tentative map for a major subdivision to create 42 condominium townhome units and adjust the lot lines of the three existing parcels on the site; and adopt and amend Resolution No. 6661 denying the appeal of the SUHSD, upholding the Planning Commission's approval of and approving a use permit, architectural control, below market rate (BMR) housing agreement, and community amenities operating covenant and denying the appeal of the City Council call up with two additional considerations of approval:

- 1) Regarding intersections to read all conditions of approval mandating improvements to the following intersections will remain as drafted in the conditions of approval, but may, at a time, determined by the City Council be analyzed and potentially removed from the approved conditions of approval if the City Council does not analyze and/or remove said conditions of approval, the applicant shall continue to be bound by the existing conditions of approval, regarding the following: intersections Willow Road and Coleman Avenue, Willow Road and Gilbert Avenue, those are the near term conditions. Cumulative scenario Chrysler Drive and Jefferson Drive, Chilco Street and Bayfront Expressway, and Chilco Street and Constitution Drive.
- 2) Prior to issuance of the first building permit, the applicant shall enter into a Payment In-Lieu of Taxes Agreement ("PILOT Agreement") with the City of Menlo Park and shall record the executed PILOT Agreement in the San Mateo County Recorder's office. The PILOT Agreement shall require that in the event Owner or any of its operators or lessees or its and their successors or assigns applies for and is granted a "welfare exemption" pursuant to Section 214 of the California Revenue and Taxation Code, or any successor provision, or any other exemption from the payment of real or personal property taxes of any nature, Owner shall pay annually to the City a payment in lieu of taxes in an amount equal to the portion of the real and personal property tax levy the City would have received but for the exemption as determined by the City and as increased annually by the amount permitted under the provisions of Article XIII A, Section 2, of the California Constitution. The PILOT Agreement shall run with the land; and
- 3) a meeting to be scheduled between Greystar and SUHSD, passed 4-1 (Taylor dissenting).

The City Council took a recess at 10:00 p.m.

The City Council reconvened at 10:22 p.m.

- L2. Consider an appeal of the Planning Commission certification of the final environmental impact report impact report and approval of a use permit, architectural control, below market rate housing agreement, and community amenities operating covenant, and consider the Planning Commission's recommendation to approve a public utilities easement abandonment for the proposed Menlo Portal project with 335 multifamily dwelling units and an approximately 34,499-square-foot office space which includes approximately 1,600 square feet of non-office commercial space located at 115 Independence Drive and 104 and 110 Constitution Drive (Staff Report #21-176-CC) (Staff Presentation) (Applicant Presentation)

Contract Principal Planner Payal Bhagat made a presentation (Attachment).

Greystar Sr. Development Director Andrew Morcos made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made a presentation.

Contract Principal Planner Payal Bhagat made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made their rebuttal.

ACTION: By acclamation, the City Council extended the meeting past 11 p.m.

Mayor Combs opened the public hearing

- Pam Jones clarified stance on childcare.

Mayor Combs closed the public hearing.

The City Council received clarification on SUHSD appeals in other cities to Greystar projects, childcare, community amenities, and in-lieu fee options, and non-TIF related modifications that could be further reviewed.

The City Council directed Menlo Park City Attorney's office meet with SUHSD.

ACTION: Motion and second (Combs/ Nash), to adopt Resolution No. 6665 and make the required findings for the California Environmental Quality Act (CEQA) certifying the final environmental impact report (EIR) that analyzes the potential environmental impacts of the proposed project, and adopt an associated Mitigation, Monitoring and Reporting Program (MMRP); and adopt Resolution No. 6667 approving the public utility easement abandonment, which would allow relocation of existing utilities outside the footprints of the proposed buildings and into a new easement within the project site; and adopt Resolution No. 6666 denying the appeal of SUHSD, upholding the Planning Commission's approval of and approving a use permit, architectural control, below market rate (BMR) housing agreement, and community amenities operating covenant with two additional considerations of approval:

- 1) All conditions of approval mandating improvements to the following intersections will remain as drafted and the conditions of approval that may, at a time, determine by City Council be analyzed and potentially removed from the approved conditions of approval. If the City Council does not analyze and/or remove said conditions of approval, the applicant shall continue to be bound by the existing in our conditions of approval related to the following intersections:
Chrysler Drive and Independence Drive
Bayfront Expressway and Chrysler Drive
Turn pocket on Jefferson Drive
- 2) Prior to issuance of the first building permit, the applicant shall enter into a Payment In-Lieu of Taxes Agreement ("PILOT Agreement") with the City of Menlo Park and shall record the executed PILOT Agreement in the San Mateo County Recorder's office. The PILOT Agreement shall require that in the event Owner or any of its operators or lessees or its and their successors or assigns applies for and is granted a "welfare exemption" pursuant to Section 214 of the California Revenue and Taxation Code, or any successor provision, or any other exemption from the payment of real or personal property taxes of any nature, Owner shall pay annually to the City a payment in lieu of taxes in an amount equal to the portion of the real and personal property tax levy the City would have received but for the exemption as determined by the City and as increased annually by the amount permitted under the provisions of Article XIII A, Section 2, of the California Constitution. The PILOT Agreement shall run with the land, and
- 3) A meeting to be scheduled between Greystar and SUHSD, passed 4-1 (Taylor dissenting).

M. Regular Business

- M1. Adopt Resolution No. 6663 to approve permanent installation of the Belle Haven neighborhood traffic management plan (Staff Report #21-173-CC) (Presentation)

This item was continued to a future meeting.

N. Informational Items

N1. City Council agenda topics: September – October 12, 2021 (Staff Report #21-171-CC)

N2. Personnel activity report as of July and August 2021 (Staff Report #21-172-CC)

O. City Manager's Report

None.

P. City Councilmember Reports

None.

Q. Adjournment

Mayor Combs adjourned the meeting at 12:01 a.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of October 12, 2021.

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the City Council, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the closed session and regular meeting
 - Submit a written comment online up to 1-hour before the meeting start time:
menlopark.org/publiccommentSeptember14 *
 - Access the meeting real-time online at:
Zoom.us/join – Meeting ID 998 8073 4930
 - Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 998 8073 4930
Press *9 to raise hand to speak

*Written public comments are accepted up to 1-hour before the meeting start time. Written messages are provided to the City Council at the appropriate time in their meeting.

- Watch meeting:
 - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:
Channel 26
 - Online:
menlopark.org/streaming

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

According to City Council policy, all meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.

CITY OF MENLO PARK

CITY MANAGER EXECUTIVE SEARCH



Presented by
Todd Hawkins, Vice President
Yonnine Hawkins Garr, Vice President

The Hawkins Company: Experience

- 35 plus years of Talent Acquisition Consulting experience
- Proven track record in identifying, recruiting and placing transformational and high performing leaders with urban public agencies and meeting our clients' executive talent acquisition needs with a commitment to DEI.
- Over 800 executive searches

Stakeholder Engagement

- Individual meetings with members of the City Council
- Individual meetings with City's executive leadership.
- Conduct two community meetings and an online survey.

Purpose

- Assist in creating the recruitment profile and guiding the approach in recruiting and evaluating candidates.

**Thank you for your time and the
opportunity to speak with you.**





MENLO UPTOWN PROJECT

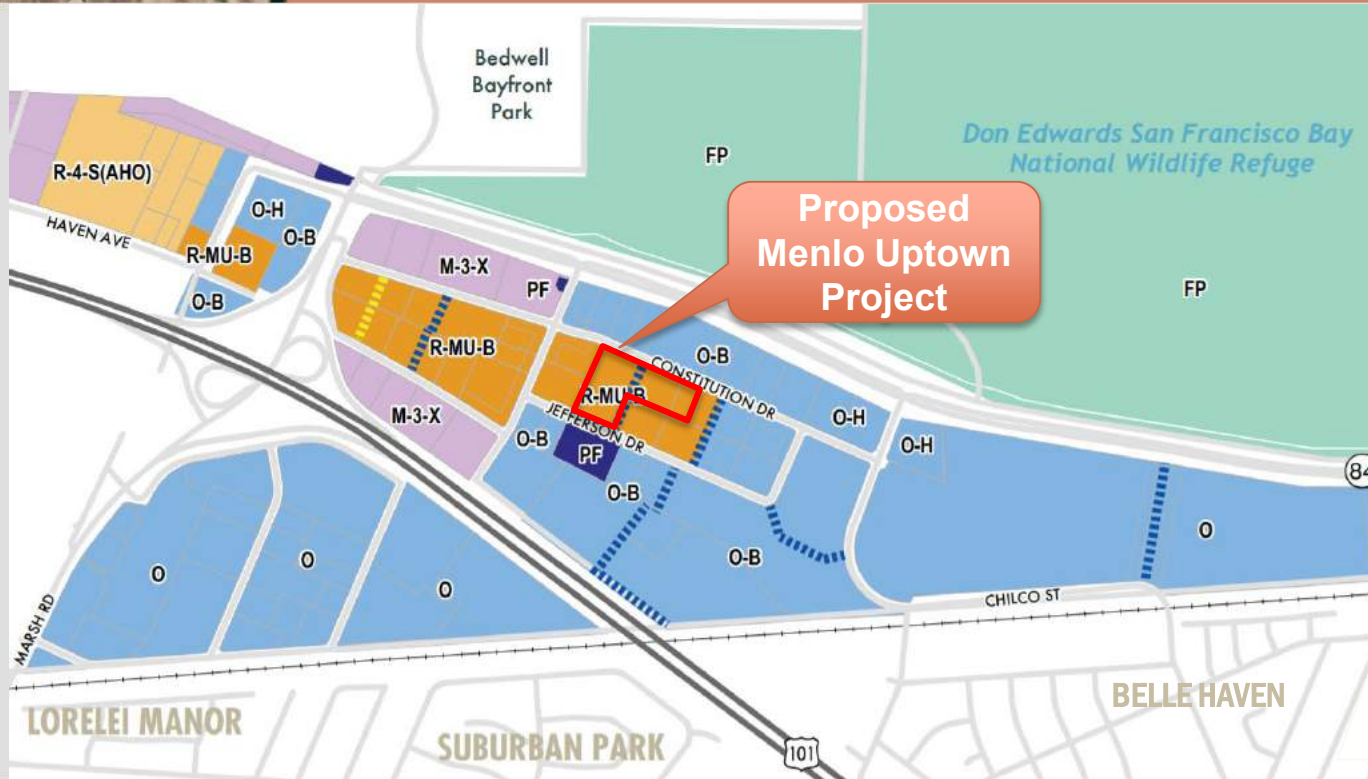
141 Jefferson Drive, 180-186 Constitution Drive

Appeals and Tentative Map Public Hearing

September 14, 2021 Staff Presentation to City Council



MENLO UPTOWN PROJECT



Proposed
Menlo Uptown
Project



MENLO UPTOWN PROJECT

- 483 residential units
 - 441 rentals and 42 for-sale townhomes
- 73 units for BMR households
- \$8.9 million in community amenities for bonus level development
- Subject to SB 330 requirements





RECENT PROJECT HISTORY

- Planning Commission took following actions on June 21, 2021:
 - Certified final EIR and adopted required CEQA findings and MMRP
 - Approved use permit, architectural control, BMR housing agreement, and community amenities operating covenant
 - Recommended that Council approve vesting tentative map
- Two appeals of Commission's actions received on July 6, 2021
 - Sequoia Union High School District
 - City Council, written by Councilmember Taylor



RECOMMENDED MEETING FORMAT

- Appeal Public Hearing
 - Introduction by staff
 - Presentation by applicant
 - Remarks from appellant, Sequoia Union High School District
 - Response from City staff
 - Rebuttal by appellant
 - Clarifying questions from City Council
 - Public comment
 - Deliberation and vote by City Council





RESPONSE TO APPEAL

- Full responses are included in the staff report
- In summary:
 - Planning Commission is acting body on use permits, architectural controls, BMR housing agreements, and community amenities based on the City's Municipal Code
 - ConnectMenlo final EIR and the project final EIR did consider the TIDE Academy in the physical environmental setting and analyses
 - SB 50 considers payment of school impact fees to be full and complete school facilities mitigation for CEQA
 - Project final EIR did address indirect impacts to schools from transportation, air quality, noise, and other topic areas



RECOMMENDATION

- Recommended Actions
 - Deny the appeals and uphold Planning Commission actions
 - Adopt resolution:
 - Certifying the Final Environmental Impact Report (FEIR);
 - Adopting the Mitigation Monitoring and Reporting Program; and
 - Adopting the CEQA Findings
 - Adopt a resolution:
 - Approving the:
 - 1) Use Permit
 - 2) Architectural Control Permit
 - 3) Below Market Rate (BMR) Housing Agreement
 - 4) Community Amenities Operating Covenant
 - Adopt a resolution:
 - Approving a Vesting Tentative Map for a Major Subdivision

The above actions are subject to Conditions of Approval (Attachment B, Exhibit I)



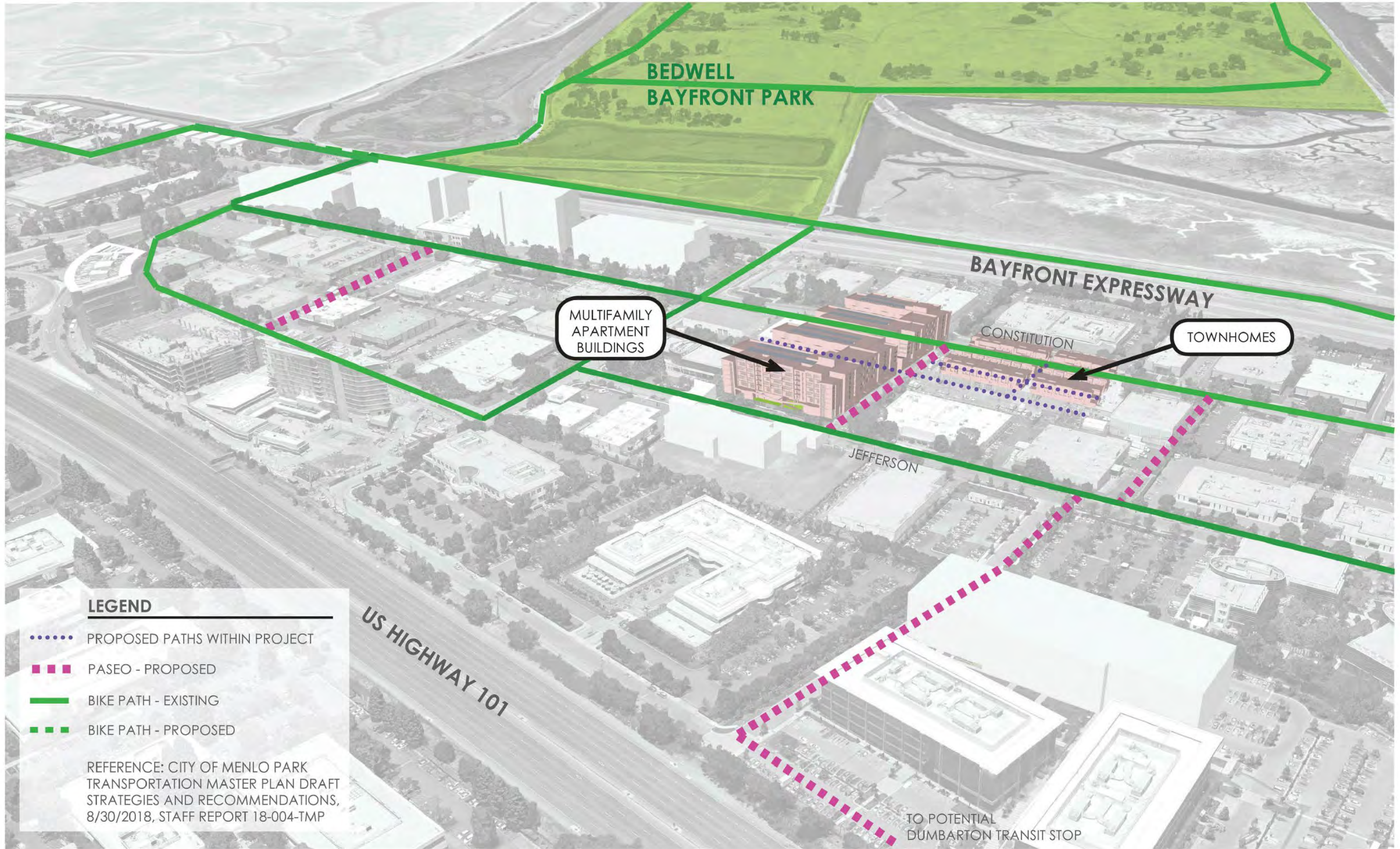
THANK YOU

MENLO UPTOWN

CITY COUNCIL ENTITLEMENT APPROVAL HEARING

SEPTEMBER 14, 2021





Overview of Key Project Features

General Project Info	<ul style="list-style-type: none">▪ 483 units: 441 rental apartments, 42 for-sale townhomes (4.83-acre site)▪ Project is 100% housing, will replace ~110K sf existing office / industrial buildings
Affordability	<ul style="list-style-type: none">▪ 15% units or 73 units to be below market rate, located onsite
Community Amenity	<ul style="list-style-type: none">▪ Option 1: building space + build-out costs for Samaritan House + funds for community land trust (VCLT)▪ Option 2: Ravenswood Family Health Network (RFHN) Urgent Care Building Space + Operating Funds
Open Space	<ul style="list-style-type: none">▪ Approximately 24K sq. ft. of publicly accessible open space (80% more than required)
Connectivity	<ul style="list-style-type: none">▪ Paseo open space designed to connect site to walking and biking routes▪ Walkable or bikeable to some of the largest employers in Menlo Park
Environmental	<ul style="list-style-type: none">▪ LEED Gold design standard (apartments), EV charging, all-electric

PC
SELECTION



PROJECT IS 100% COMPLIANT WITH ALL OBJECTIVE STANDARDS

Community Amenity

	OPTION 1	OPTION 2
DESCRIPTION	<ul style="list-style-type: none"> ➤ Building space + funds for Samaritan House ➤ Funds for Valley Community Land Trust (VCLT) 	<ul style="list-style-type: none"> ➤ Building space + funds for Ravenswood Family Health Network (RFHN)
PROPOSED PARTNER DETAIL	<p>Samaritan House: non-profit supporting Belle Haven community</p> <p>VCLT: community land trust for affordable housing in Belle Haven</p>	<p>Ravenswood Family Health Network: non-profit medical clinic for low-income patients in Belle Haven</p>
TOTAL AMENITY VALUE	\$8,900,000	\$8,900,000
VALUE BREAKDOWN	<p>Samaritan House</p> <ul style="list-style-type: none"> ➤ 2,940 sf building space (\$4.5M construction value) ➤ Build-out costs (\$975K) <p>Community land trust (VCLT)</p> <ul style="list-style-type: none"> ➤ Affordable housing in Belle Haven (\$3.5M) 	<p>Ravenswood Family Health Network</p> <ul style="list-style-type: none"> ➤ 2,940 sf building space (\$4.5M construction value) ➤ Tenant improvements (\$1.8M)¹ <ul style="list-style-type: none"> • Any leftover funds will be paid to City or given as funds to support operations ➤ Specialty equipment (\$882K)² ➤ Funds to support operations (\$1.7M)

PC SELECTION

¹ Includes warm shell build-out for healthcare-grade space; ² Includes required specialty medical equipment including x-ray or imaging equipment

BMR Proposal

- The proposed BMR unit mix will mirror the overall unit breakdown for the project
- Based on request from Housing Commission, we added an Equivalent Alternative with mix of affordability levels to BMR proposal

BMR Alternatives

- Alternative 1:
 - Low Income Units: 67
- **Alternative 2 (Equivalent Alternative):**
 - **Very Low Income Units: 7**
 - **Low Income Units: 23**
 - **Moderate Income Units: 37**
 - **Note: BMR rents capped at 75% comparable market rents**
- Townhome for-sale BMR units: 6 units at Moderate Income

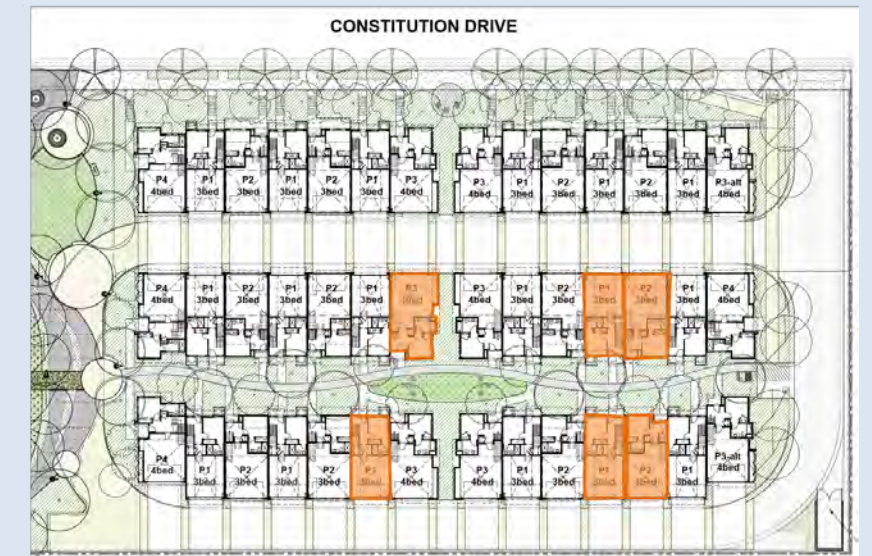
PC SELECTION →

Apartments

(Sample Building Floorplan Shown)



Townhome



VIEW OF MULTIFAMILY + TOWNHOME BUILDINGS FROM CONSTITUTION DR.



VIEW OF MULTIFAMILY BUILDINGS AND PASEO ENTRY



VIEW OF TOWNHOME BUILDINGS AND PASEO ENTRY



Summary of Response to City Council Appeal

Concern

Water shortages due to drought

Extreme heat and climate crisis

Naming rights for urgent care

**Transportation improvements
In Belle Haven**

**Community involvement in
amenity process**

**BMR policy not addressing
community needs**

Menlo Uptown Project Response

- Water budget informs City about project's water use and keeps it in check
- Water efficient design such as low-flow plumbing fixtures and future recycled water use

- Apartment buildings will be LEED Gold certified
- 100% renewable energy will be used to power the project
- Net reduction of pervious surface area reduces "heat island effect"

- Ravenswood Family Health Network (RFHN) is pleased to work with community on a name but does require the RFHN logo/name to be included
- RFHN can discuss its naming policy during community outreach

- Transportation impacts studied by City consultant under the project Final EIR
- No intersections internal to the Belle Haven neighborhood were identified as meeting the criteria for study in the TIA guidelines, and less than 10 trips per travel lane would be estimated to pass through intersections within the Belle Haven neighborhood to the project site

- 3 in-person community meetings and 50+ one-on-one phone calls with the community
- Received and incorporated feedback on the community amenity
- Proposed community amenity is from the City's Community Amenity List

- Menlo Uptown complies with the BMR policy by providing 73 inclusionary BMR units
- The HNA further explains that by reducing on-site jobs, the project actually increases housing availability by 498 units thereby moderating or counteracting displacement

Summary of Response to Sequoia Union High School District (SUHSD)

Concern

Menlo Uptown Project Response

Project CEQA was inadequate

- Final EIR Response A2-2 through A2-24 explains how the Draft EIR adequately analyzed impacts

TIDE Academy not considered in “environmental setting”

- EIR recognizes the proximity of the TIDE Academy as it relates to project impacts
- EIR concludes that environmental impacts would be less than significant with mitigation (see Final EIR Response A2-3)

Project EIR improperly tiered from ConnectMenlo EIR

- Project EIR outlines ConnectMenlo as a programmatic level environmental document
- Menlo Uptown fits within the scope of the ConnectMenlo EIR (see Final EIR Response A2-4)

EIR does not consider cumulative impacts to public services

- Cumulative impact on public services and on SHUSD facilities was studied in ConnectMenlo (see Final EIR Response A2-7)

Project will increase harmful traffic

- EIR concludes that transportation impacts are less than significant
- TIDE Academy was included in the study area and no circulation conflicts were found

Project will cause SUHSD to lose money

- SUHSD FY2020-2021 budget indicates that enrollment will decline 46% (1,165 students) over 5 years presumably due to high housing costs resulting from the lack of housing development
- Increased property tax over time will create greater revenue sources

Appendix



MULTIFAMILY: COLORS/FINISHES



ALUMINUM SIDING
(PRODEMA/LONGBOARD
OR SIMILAR)

STUCCO (SMOOTH TROWELED)

FIBER CEMENT (CAST STRIPE-PEARL)

ALUMINUM SIDING
(PRODEMA/LONGBOARD
OR SIMILAR)

VINYL WINDOW

FIBER CEMENT (MODERN STRIPE-CHARCOAL)

FIBER CEMENT (ZEN GARDEN-DESERT TAN)

ALUMINUM STOREFRONT SYSTEM

FIBER CEMENT (BOARD FORMED CONCRETE-FOG GRAY)

TOWNHOME: COLORS/FINISHES



FIBER CEMENT REVEAL
PANEL SYSTEM (JAMES
HARDIE OR EQUAL)

METAL CANOPY

BOARD FORM CONCRETE TILE
(REFINED WOODSTONE-
DEADWOOD CORONADO
STONE)

VINYL WINDOW
(MILGARD OR EQUAL)

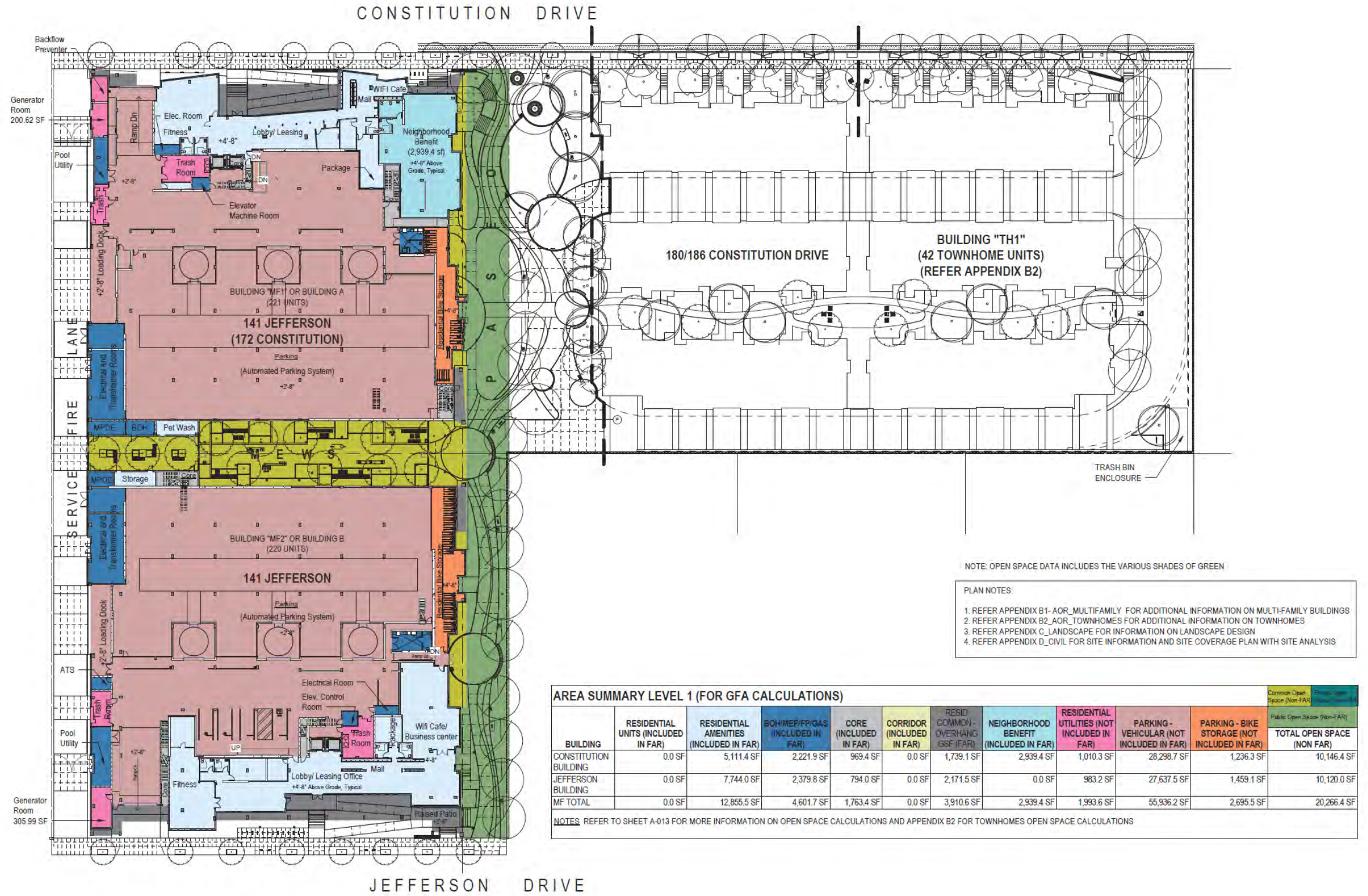
CLOPAY GARAGE
DOORS (OR EQUAL)

STUCCO (SMOOTH TROWELED)

OVERALL SITE PLAN



CLOSE-UP VIEW OF PASEO



NOTE: OPEN SPACE DATA INCLUDES THE VARIOUS SHADES OF GREEN

PLAN NOTES:

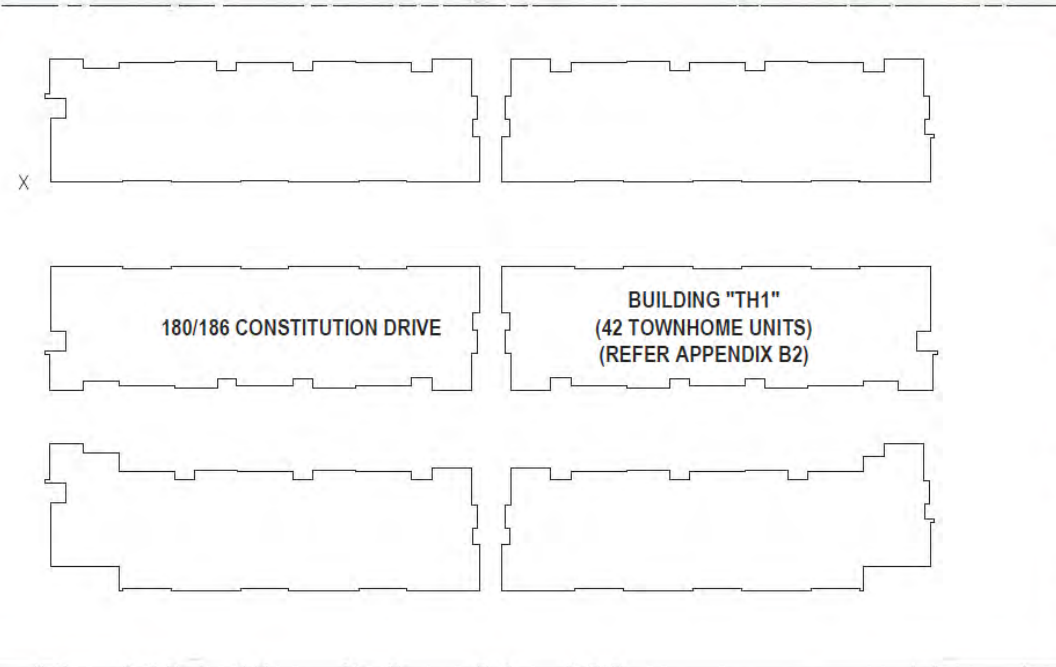
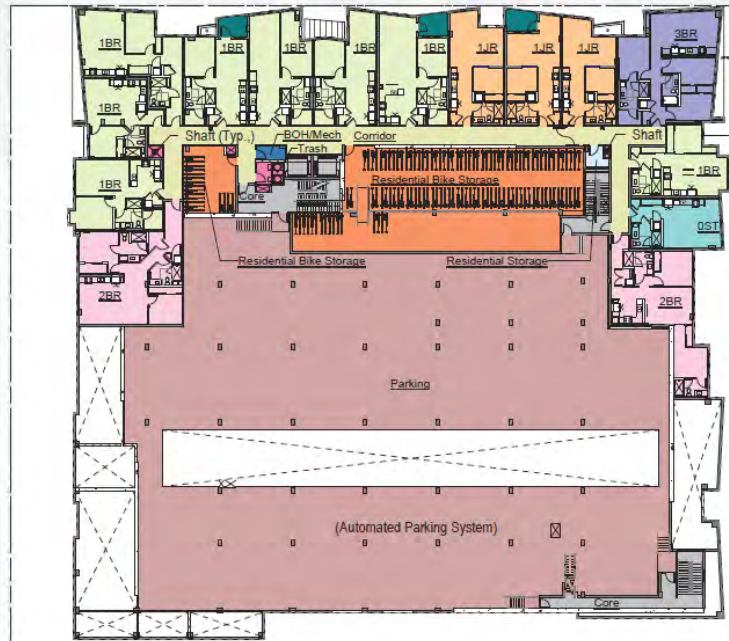
1. REFER APPENDIX B1- AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
2. REFER APPENDIX B2_AOR_TOWNHOMES FOR ADDITIONAL INFORMATION ON TOWNHOMES
3. REFER APPENDIX C_LANDSCAPE FOR INFORMATION ON LANDSCAPE DESIGN
4. REFER APPENDIX D_CIVIL FOR SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS

AREA SUMMARY LEVEL 1 (FOR GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESID COMMON-OVERHANG (GSF (FAR))	NEIGHBORHOOD BENEFIT (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	TOTAL OPEN SPACE (NON FAR)
CONSTITUTION BUILDING	0.0 SF	5,111.4 SF	2,221.9 SF	969.4 SF	0.0 SF	1,739.1 SF	2,939.4 SF	1,010.3 SF	28,298.7 SF	1,236.3 SF	10,146.4 SF
JEFFERSON BUILDING	0.0 SF	7,744.0 SF	2,379.8 SF	794.0 SF	0.0 SF	2,171.5 SF	0.0 SF	983.2 SF	27,637.5 SF	1,459.1 SF	10,120.0 SF
MF TOTAL	0.0 SF	12,855.5 SF	4,601.7 SF	1,763.4 SF	0.0 SF	3,910.6 SF	2,939.4 SF	1,993.6 SF	55,936.2 SF	2,695.5 SF	20,266.4 SF

NOTES: REFER TO SHEET A-013 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS AND APPENDIX B2 FOR TOWNHOMES OPEN SPACE CALCULATIONS

CONSTITUTION DRIVE



180/186 CONSTITUTION DRIVE

BUILDING "TH1"
 (42 TOWNHOME UNITS)
 (REFER APPENDIX B2)

UNIT TYPES - PLAN LEGEND

- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)



PLAN NOTES:

1. REFER APPENDIX B1_AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
2. REFER APPENDIX B2_AOR_TOWNHOMES FOR ADDITIONAL INFORMATION ON TOWNHOMES
3. REFER APPENDIX C_LANDSCAPE FOR INFORMATION ON LANDSCAPE DESIGN
4. REFER APPENDIX D_CIVIL FOR SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS

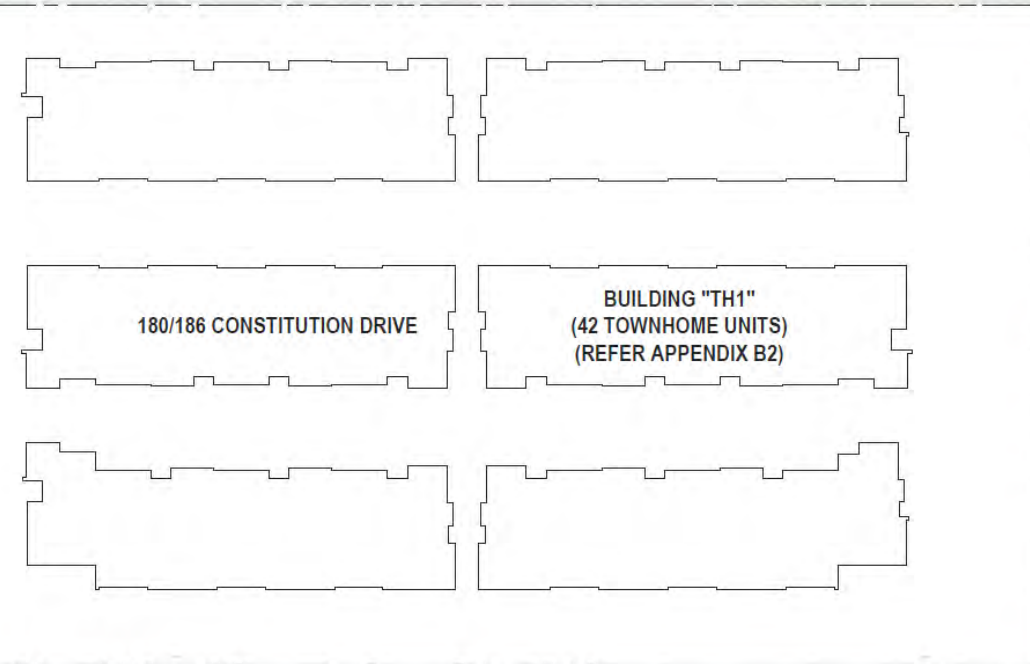
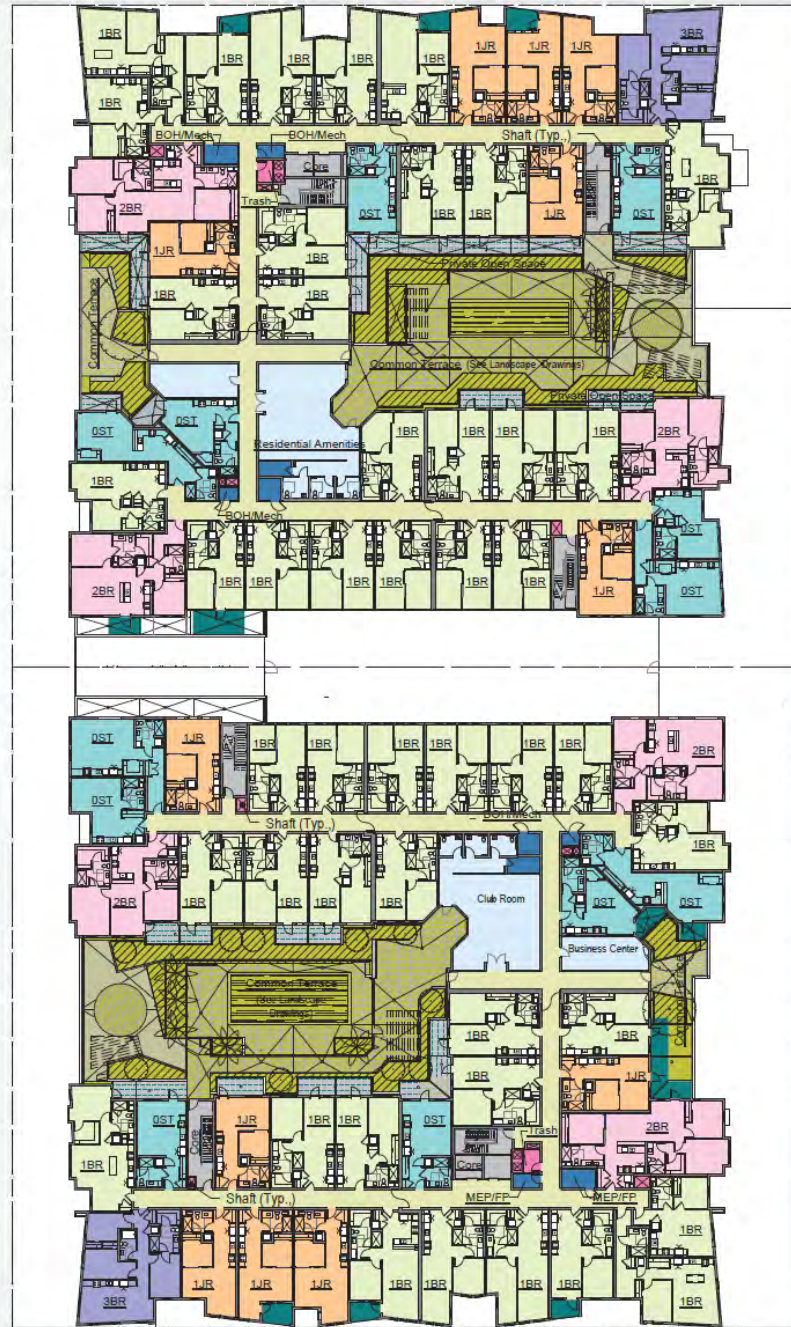
AREA SUMMARY LEVEL 2 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	Public Open Space (Non-FAR)	Private Open Space (Non-FAR)
CONSTITUTION BUILDING	12,257.1 SF	57.7 SF	53.8 SF	1,295.2 SF	1,604.4 SF	136.14 SF	38,619.0 SF	3,518.5 SF		240.6 SF
JEFFERSON BUILDING	12,411.7 SF	61.1 SF	56.3 SF	913.2 SF	1,608.9 SF	126.69 SF	38,862.9 SF	3,659.0 SF		236.1 SF
MF TOTAL	24,668.8 SF	118.8 SF	110.1 SF	2,208.5 SF	3,213.3 SF	262.83 SF	77,481.9 SF	7,177.5 SF		476.7 SF

NOTES - REFER TO SHEET A-013 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS AND APPENDIX B2 FOR TOWNHOMES OPEN SPACE CALCULATIONS

JEFFERSON DRIVE

CONSTITUTION DRIVE



UNIT TYPES - PLAN LEGEND

- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)

PLAN NOTES:

1. REFER APPENDIX B1- AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
2. REFER APPENDIX B2_AOR_TOWNHOMES FOR ADDITIONAL INFORMATION ON TOWNHOMES
3. REFER APPENDIX C_LANDSCAPE FOR INFORMATION ON LANDSCAPE DESIGN
4. REFER APPENDIX D_CIVIL FOR SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS

AREA SUMMARY LEVEL 3 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDINGS	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	Open Space (Non-FAR)	
									Common Open Space (Non-FAR)	Private Open Space (Non-FAR)
CONSTITUTION BUILDING	28,728.3 SF	1,742.7 SF	315.5 SF	904.1 SF	3,416.9 SF	168.84 SF	0.0 SF	0.0 SF	8,965.9 SF	
JEFFERSON BUILDING	28,848.1 SF	1,743.4 SF	324.3 SF	892.8 SF	3,426.2 SF	180.68 SF	0.0 SF	0.0 SF	8,646.1 SF	
MF TOTAL	57,576.3 SF	3,486.1 SF	639.8 SF	1,796.9 SF	6,843.1 SF	349.53 SF	0.0 SF	0.0 SF	17,612.0 SF	

NOTES - REFER TO SHEET A-013 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS AND APPENDIX B2 FOR TOWNHOMES OPEN SPACE CALCULATIONS

JEFFERSON DRIVE

CONSTITUTION DRIVE



AREA SUMMARY LEVEL 1 (FOR IDENTIFICATION OF GFA CALCULATIONS)

- 3 Bedroom (FAR)
- 4 Bedroom (FAR)

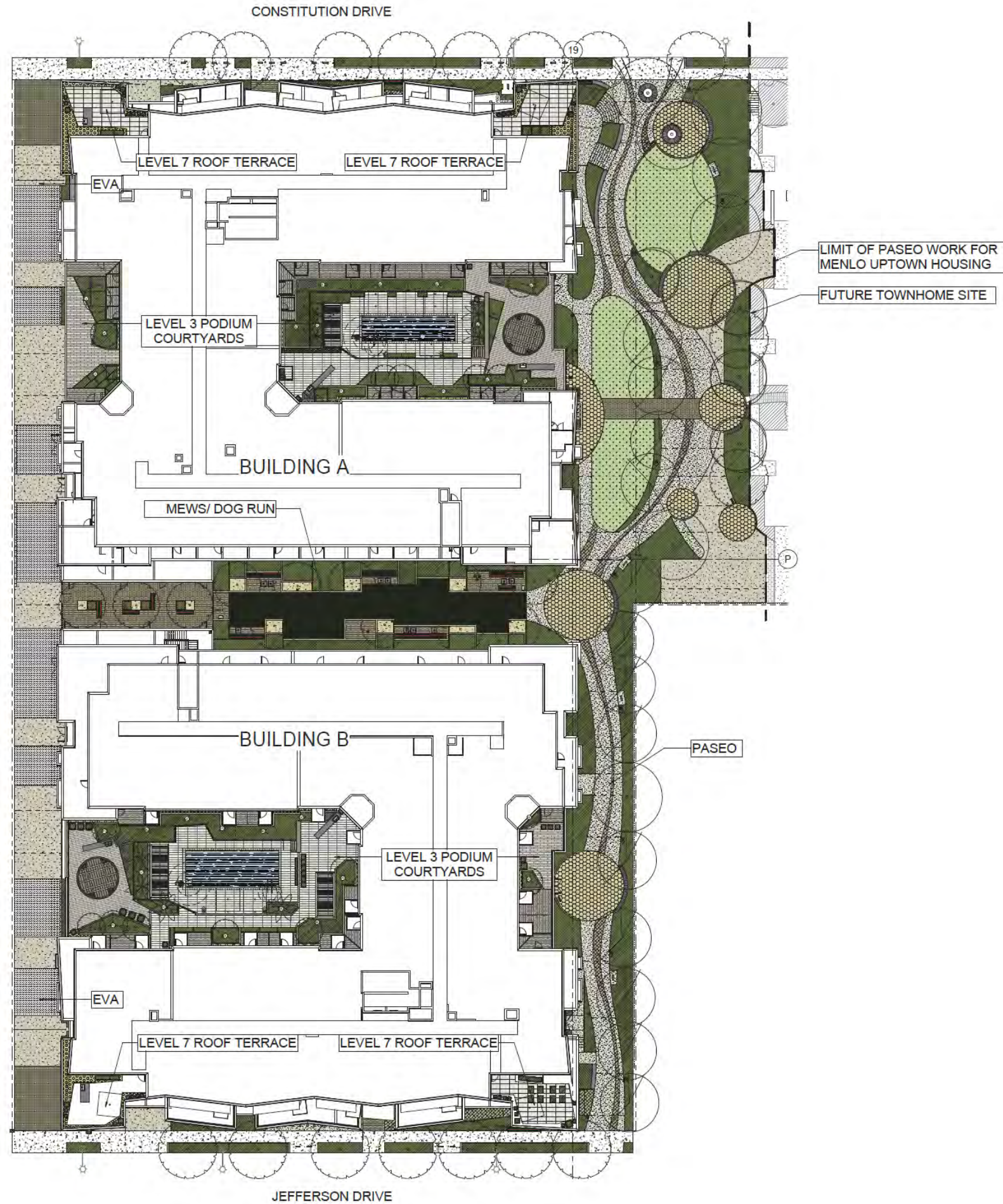
BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	ELEC.METER (INCLUDED IN FAR)	PRIVATE GARAGE (NOT INCLUDED IN FAR)	TRASH AREA (NOT INCLUDED IN FAR)	USABLE OPEN SPACE -PUBLIC/ COMMON/ PRIVATE/LANDSCAPE AREA (NOT INCLUDED IN FAR)
TOWNHOMES	17,251.0 SF	238.8 SF	16,873.8 SF	322.6 SF	20,604.9 SF

NOTE: REFER TO SHEET A-1.2.1 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS
 REFER TO APPENDIX C (LANDSCAPE SHEETS) FOR PLANTING, LANDSCAPE DESIGN, DETAILS AND ETC.

REFER TO LANDSCAPE SHEETS FOR THE LOCATION OF SHORT-TERM BIKE RACKS
 LONG-TERM BIKE PARKING SPACES LOCATED IN THE UNIT PRIVATE GARAGES. SEE UNIT PLANS SHEETS A5.0.0, A5.0.1, A5.0.2 & A5.0.3

TRASH ENCLOSURE
 REFER TO SHEET A-8.0.0
 FOR MORE DETAIL





GENERAL SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- LIMIT OF WORK
- CENTERLINE
- SCORELINE
- EXPANSION JOINT
- POINT OF BEGINNING
- EQ. EQUAL
- O.C. ON CENTER
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- TYP. TYPICAL
- QTY. QUANTITY
- V.I.F. VERIFY IN FIELD
- S.A.D. SEE ARCHITECTURAL DRAWINGS
- S.C.D. SEE CIVIL DRAWINGS
- S.S.D. SEE STRUCTURAL DRAWINGS
- S.M.D. SEE MECHANICAL DRAWINGS
- S.E.D. SEE ELECTRICAL DRAWINGS
- S.P.E. SEE PLUMBING DRAWINGS
- S.B.E.D. SEE BUILDING ENVELOPE DRAWINGS
- (A101) DETAIL CALLOUT
- (S101) SECTION CALLOUT

LANDSCAPE GENERAL NOTES

1. EXISTING SITE INFORMATION IS PROVIDED ON THE SURVEY PLAN BY OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. TYP OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED TYP ONLY ONCE WHEN THEY FIRST OCCUR.
3. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
4. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
5. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
6. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM. LINES WHICH APPEAR PARALLEL, ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
7. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
8. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION. AT TIME OF FIRST SITE VISIT AND BEFORE ANY MAJOR EXCAVATION, THE GENERAL LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED. IN A SEPARATE SITE VISIT, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF FORMS.
9. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
10. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.

BDE ARCHITECTURE
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 SAN FRANCISCO
 CA 94103
 P. (415) 677-0966
 CLIENT

CONSULTANT
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 LANDSCAPE ARCHITECT
 1415 15th Street, Suite 100
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MENLO UPTOWN HOUSING
 MENLO PARK, CA

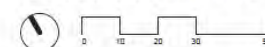
NO.	DESCRIPTION	DATE
1	ISSUE	11/15/2021
2	REVISION	11/15/2021
3	REVISION	11/15/2021



LANDSCAPE PLAN - OVERALL

DATE: As indicated
 PROJECT: 10141 Menlo Uptown
 SHEET NO: 001 of 001





TREES



ACER RUBRUM 'OCTOBER GLORY'
(OCTOBER GLORY RED MAPLE)



GLEDITSIA TRIACANTHOS 'SHADEMASTER'
(SHADEMASTER HONEY LOCUST)



LAGERSTROEMIA INDICA
(CREPE MYRTLE)



ROBINIA X AMBIGUA 'PURPLE ROBE'
(PINK FLOWERING LOCUST)



TRISTANIOPSIS LAURINA 'ELEGANT'
(WATER GUM)



ZELKOVA SERRATA 'VILLAGE GREEN'
(VILLAGE GREEN ZELKOVA)

DESIGN MATERIALS & INSPIRATION

PRIVACY FENCING AT PATIOS



3' HIGH WOOD FENCE, STAINED TO MATCH BOARDFORM CONCRETE.

SEATING AT CENTRAL GREEN SPINE



FORMS + SURFACES VAYA FURNISHINGS
VAYA CHAIR (MODEL SCVYA-W), <https://www.forms-surfaces.com/vaya-chair>.
VAYA TABLE (MODEL STVYA-2526), <https://www.forms-surfaces.com/vaya-table>.
VAYA BENCH (MODEL SBVYA-W), <https://www.forms-surfaces.com/vaya-bench>.

PLANTING PALETTE



GREYSTAR, HM, BKF 100 YEARS, PGAdesign, kt|gy, MENLO UPTOWN HOUSING, MENLO PARK, CA, JUNE 15, 2020, SB330 SUBMITTAL, LANDSCAPE MATERIALS PALLETTE, L2.2

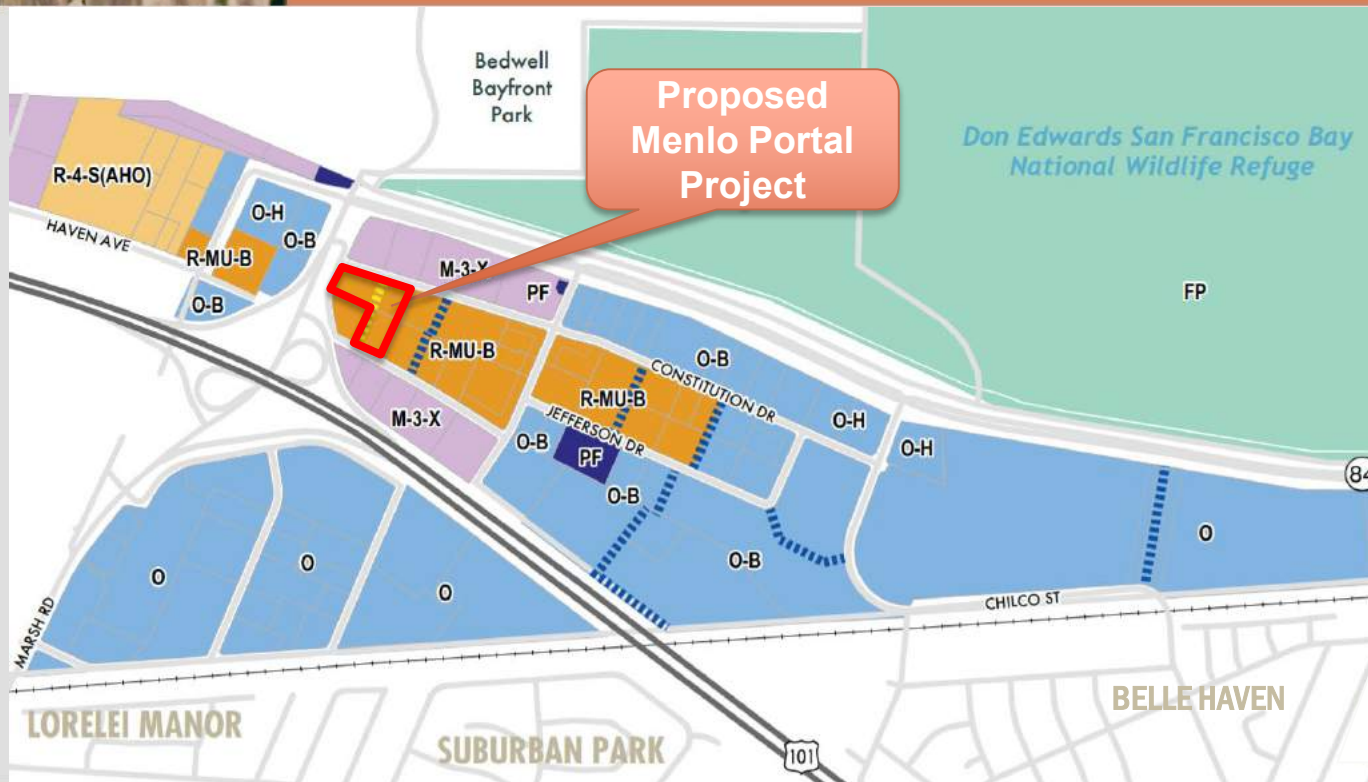


MENLO PORTAL PROJECT

**115 Independence Drive and 104 and 110 Constitution Drive
Appeal and Public Utilities Easement Abandonment Public Hearing
September 14, 2021 Staff Presentation to City Council**



MENLO PORTAL PROJECT



Proposed
Menlo Portal
Project



MENLO PORTAL PROJECT



- 335 multifamily apartment units + 34,499 square-foot office
- 48 units affordable to lower income households (BMR units)
- 1,609 square-foot childcare facility with \$2.0M in tuition subsidies and \$3.77M in-lieu fee

- Subject to SB 330 requirements



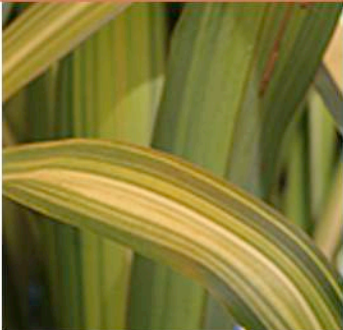
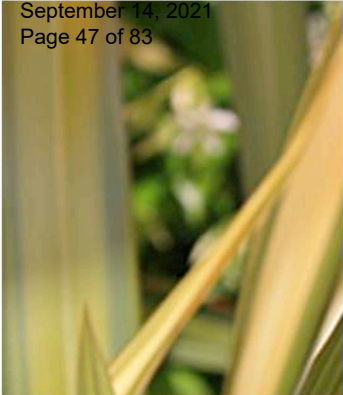
RECENT PROJECT HISTORY

- Planning Commission took following actions on August 9, 2021:
 - Certified final EIR and adopted required CEQA findings and MMRP
 - Approved use permit, architectural control, BMR housing agreement, and community amenities operating covenant
 - Recommended that Council approve public utilities easement abandonment request
- An appeal of Commission's actions received on August 24, 2021
 - Sequoia Union High School District



RECOMMENDED MEETING FORMAT

- Appeal Public Hearing
 - Introduction by staff
 - Presentation by applicant
 - Remarks from appellant, Sequoia Union High School District
 - Response from City staff
 - Rebuttal by appellant
 - Clarifying questions from City Council
 - Public comment
 - Deliberation and vote by City Council





RESPONSE TO APPEAL

- Full responses are included in the staff report
- In summary:
 - Planning Commission is acting body on use permits, architectural controls, BMR housing agreements, and community amenities based on the City’s Municipal Code
 - ConnectMenlo final EIR and the project final EIR did consider the TIDE Academy in the physical environmental setting and analyses
 - SB 50 considers payment of school impact fees to be full and complete school facilities mitigation for CEQA
 - Project final EIR did address indirect impacts to schools from transportation, air quality, noise, and other topic areas
 - FIA conducted for the project is not a requirement under CEQA and its results are not related to physical impacts on the environment that require mitigation



RECOMMENDATION

- Recommended Actions
 - Deny the appeal and uphold Planning Commission actions
 - Adopt resolutions:
 - Certifying the Final Environmental Impact Report (FEIR);
 - Adopting the Mitigation Monitoring and Reporting Program; and
 - Adopting the CEQA Findings
 - Adopt a resolution:
 - Approving the:
 - 1) Use Permit
 - 2) Architectural Control Permit
 - 3) Below Market Rate (BMR) Housing Agreement
 - 4) Community Amenities Operating Covenant
 - Adopt a resolution:
 - Approving the Public Utilities Easement Abandonment

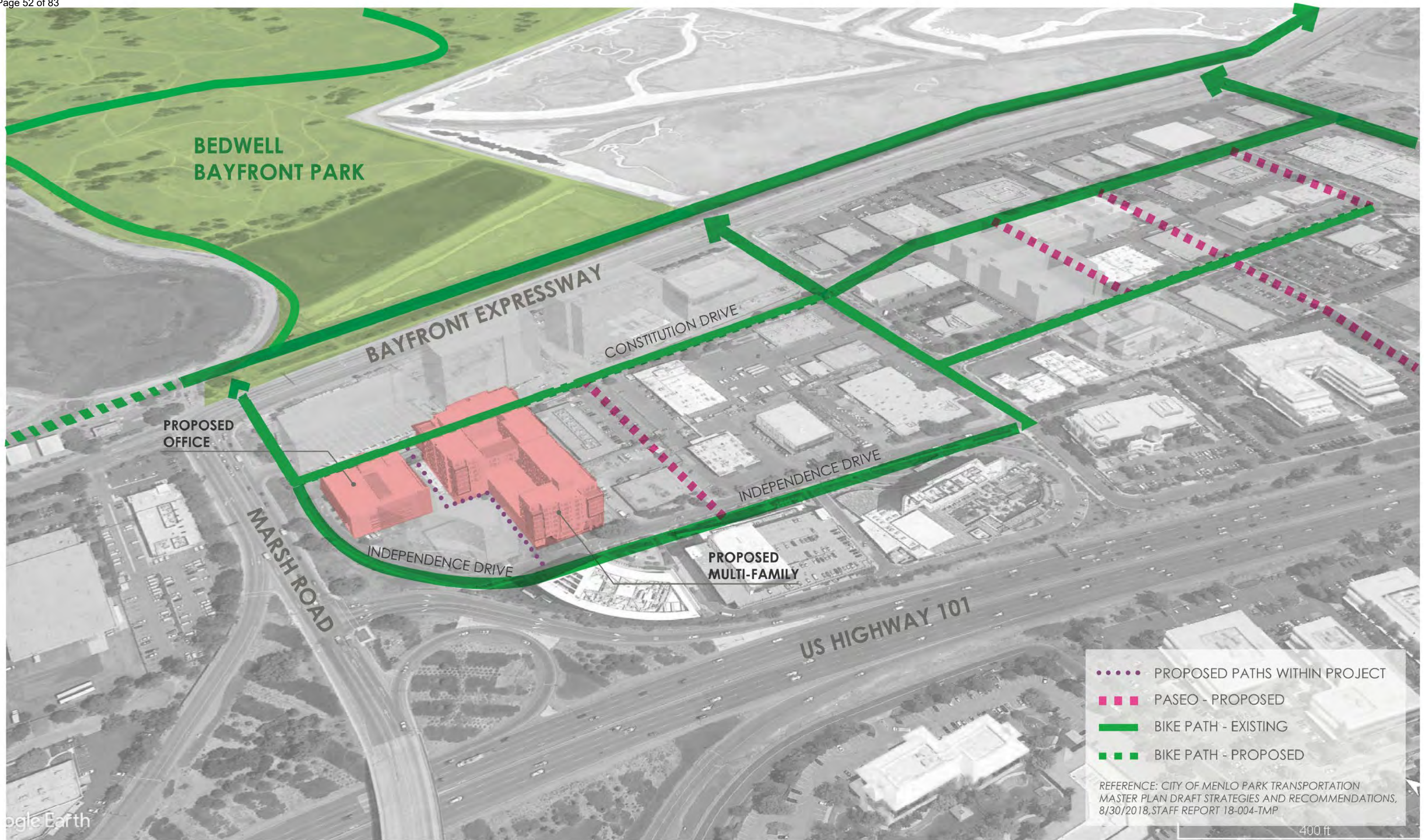
The above actions are subject to Conditions of Approval (Attachment B, Exhibit H)



THANK YOU

MENLO PORTAL CITY COUNCIL ENTITLEMENT APPROVAL HEARING SEPTEMBER 14, 2021





Overview of Key Project Features

General Project Info

- 335 apartment units + ~35K sq. ft. commercial office (3.20-acre site)
- Project replaces ~65K sq. ft. existing office buildings, net reduction of ~30K sq. ft.

Affordability

- 48 units to be below market rate, located onsite

Community Amenity

- Childcare space + build-out costs for All Five + \$2.0M tuition subsidy + \$3.8M to City in-lieu fund inclusive of 10% administrative fee

PC
SELECTION

Open Space

- Approximately 10K sq. ft. of publicly accessible open space excluding the outdoor childcare space (10% more than required)

Connectivity

- Central Plaza open space designed to connect site to walking and biking routes
- Walkable or bikeable to some of the largest employers in Menlo Park

Environmental

- LEED Gold design standard (apartments), EV charging, all-electric, onsite renewable (solar PV)

PROJECT IS 100% COMPLIANT WITH ALL OBJECTIVE STANDARDS

Updated Community Amenity: Overview

PC SELECTION

	OPTION 1	OPTION 2	IN-LIEU FEE
DESCRIPTION	<ul style="list-style-type: none"> ➤ Building space + build-out funds for All Five ➤ Student tuition subsidy 	<ul style="list-style-type: none"> ➤ Building space + build-out funds for All Five ➤ Student tuition subsidy ➤ City in-lieu payment (includes 10% fee) 	
PROPOSED PARTNER DETAIL	<p>All Five:</p> <ul style="list-style-type: none"> ➤ Non-profit provider of early childhood education in Belle Haven since 2015 ➤ All Five program is accredited by the National Association of Young Children (NAEYC) ➤ Priority for tuition subsidies would be given to Belle Haven families 		
TOTAL AMENITY VALUE	\$8,550,000	\$8,892,783*	\$9,405,000*
VALUE BREAKDOWN	<p>All Five</p> <ul style="list-style-type: none"> ➤ 3,790 sf building space (\$2.8M real estate value) ➤ Build-out costs (\$360K)** ➤ Student tuition subsidy (\$5.4M) 	<p>All Five</p> <ul style="list-style-type: none"> ➤ 3,790 sf building space (\$2.8M real estate value) ➤ Build-out costs (\$360K)** ➤ Student tuition subsidy (\$2.0M) ➤ City in-lieu payment (\$3.8M) 	

* City in-lieu payment includes 10% administrative fee as required by code ** Includes funds to cover interior / exterior fit-out, furniture, play yard equipment, technology, professional development and other startup costs

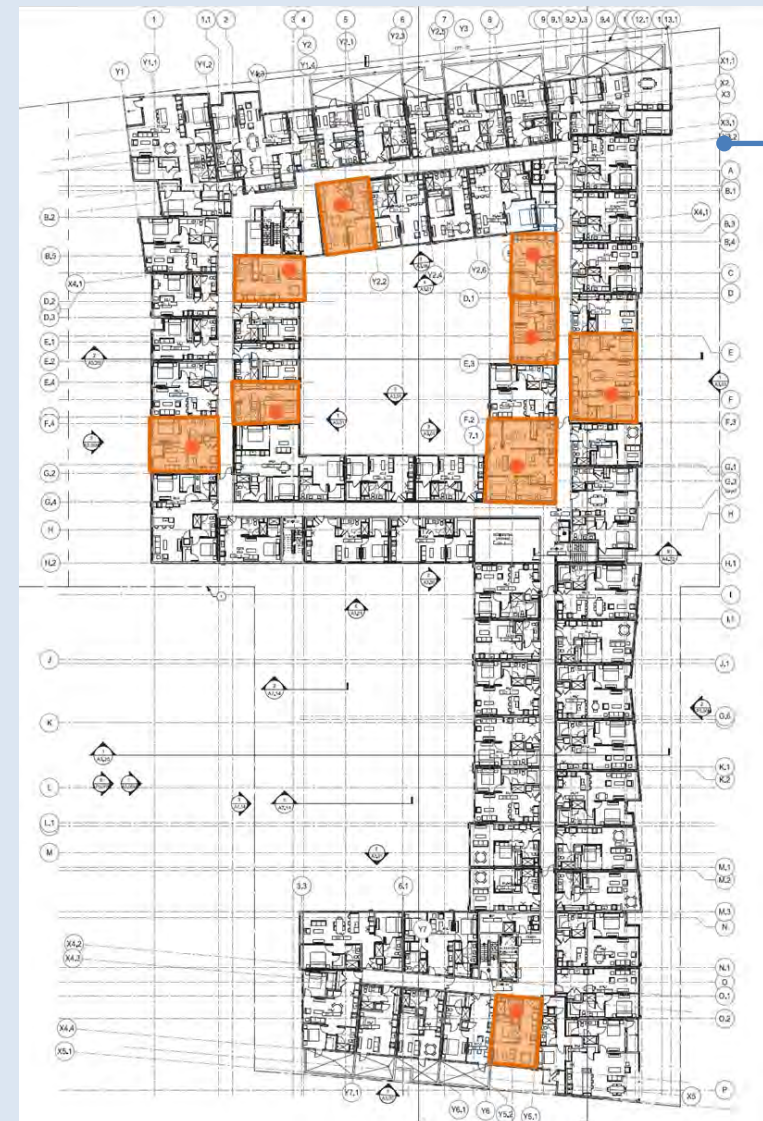
Proposed BMR Unit Mix

- The proposed BMR unit mix will mirror the overall unit breakdown for the project
- Based on request from Housing Commission on Menlo Uptown, we added an Equivalent Alternative with mix of affordability levels to BMR proposal

BMR Alternatives

- Alternative 1:
 - Low Income Units: 48
- **Alternative 2 (Equivalent Alternative):**
 - Very Low Income Units: 3
 - Low Income Units: 14
 - Moderate Income Units: 31
 - Note: BMR rents capped at 75% comparable market rents

PC/HC
SELECTION



Sample building floorplan shown

Units will be distributed throughout the project, indistinguishable from market-rate units

 Indicates BMR location

AERIAL VIEW FROM MARSH ROAD



VIEW OF MULTIFAMILY + OFFICE BUILDINGS FROM CONSTITUTION DR.



CENTRAL PLAZA ENTRY



Summary of Response to Sequoia Union High School District (SUHSD)

Concern

Project CEQA was inadequate

TIDE Academy not considered in “environmental setting”

Project EIR improperly tiered from ConnectMenlo EIR

EIR does not consider cumulative impacts to public services

Project will increase harmful traffic

Project will cause SUHSD to lose money

Menlo Portal Project Response

- Final EIR Response A2-2 through A2-24 explains how the Draft EIR adequately analyzed impacts

- EIR recognizes the proximity of the TIDE Academy as it relates to project impacts
- EIR concludes that environmental impacts would be less than significant with mitigation (see Final EIR Response A2-3)

- Project EIR outlines ConnectMenlo as a programmatic level environmental document
- Menlo Uptown fits within the scope of the ConnectMenlo EIR (see Final EIR Response A2-4)

- Cumulative impact on public services and on SHUSD facilities was studied in ConnectMenlo (see Final EIR Response A2-7)

- EIR concludes that transportation impacts are less than significant
- TIDE Academy was included in the study area and no circulation conflicts were found

- SUHSD FY2020-2021 budget indicates that enrollment will decline 46% (i.e. 1,165 students) over 5 years presumably due to high housing costs resulting from the lack of housing development
- Increased property tax over time will create greater revenue sources

Appendix





PARKING SUMMARY* (NOTE: Additional 15 units are not included in Vehicular parking calculation)

OFFICE - PARKING	
Vehicular Parking	94 spaces
Bike Parking	12 spaces (10 long term and 2 short term)
Motorcycle Parking	4
MULTIFAMILY - PARKING REQUIREMENTS & PROVISIONS	
Vehicular Parking	320 spaces
Bike Parking	503 Long Term spaces: Level 1 (424 spaces) & Level 2 (79 spaces) 65 Short Term spaces at entries/plaza

- PLAN NOTES:**
1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
 2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
 4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
 5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 1									
OFFICE (INCLUDED IN FAR)	NEIGHBORHOOD BENEFIT (INCL. IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	1,609.2	1,088.5		841.0	457.8		21,232.2	3,368.1	3,538.7

RESIDENTIAL AREA SUMMARY LEVEL 1								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	9,234.9	6,247.6	4,879.6	2,488.4	53,779.3	6,205.6	20,362.1	

RESIDENTIAL UNIT TYPE LEGEND	
	0ST - STUDIO
	1JR - 1 BED JUNIOR
	1BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM

- NOTES:**
1. REFER TO SHEET A-002a AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS
 2. RESIDENTIAL LOBBY AREA INCLUDES AREA UNDER OVERHANG AND INCLUDES THE COLUMN LINE. REFER TO A-034a SF AREA CALCULATIONS FOR MORE DETAILED OVERHANG AREA EXTENTS
 3. OPEN SPACE AREA INCLUDED IN THE AREA SUMMARY INCLUDES PUBLIC OPEN SPACE IN THE CENTRAL PLAZA ONLY. OTHER SITE LANDSCAPE FEATURES ARE NOT INCLUDED IN THE OPEN SPACE CALCULATIONS.



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 2								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0		1,010.9	333.2	1,094.0	22,360.4	0.0	1,344.1

RESIDENTIAL UNIT TYPE LEGEND	
	0ST - STUDIO
	1JR - 1 BED JUNIOR
	1BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM

RESIDENTIAL AREA SUMMARY LEVEL 2								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
27,719.9	379.7		7,410.9	1,509.3	1,158.1	37,454.0	84.9	37,018.7

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 3								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
20,020.0	1,239.8	1,148.3	0.0	0.0	0.0	0.0	0.0	28,449.0

RESIDENTIAL AREA SUMMARY LEVEL 3								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
44,891.8	2,608.0	6,562.0	378.1	431.7	0.0	0.0	24,823.0	84,240.0

RESIDENTIAL UNIT TYPE LEGEND	
	0ST - STUDIO
	1JR - 1 BED JUNIOR
	1BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM

NOTES:
 1. REFER TO SHEET A-002 AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

MULTIFAMILY: COLORS/FINISHES



VINYL WINDOW (BLACK)

STUCCO (SMOOTH TROWELED)

FIBER CEMENT (ZEN GARDEN - GREY)

FIBER CEMENT (MODERN STRIPE - CHARCOAL)

STEEL GUARDRAIL (BLACK FINISH)

FIBER CEMENT (CAST STRIPE - PEARL)

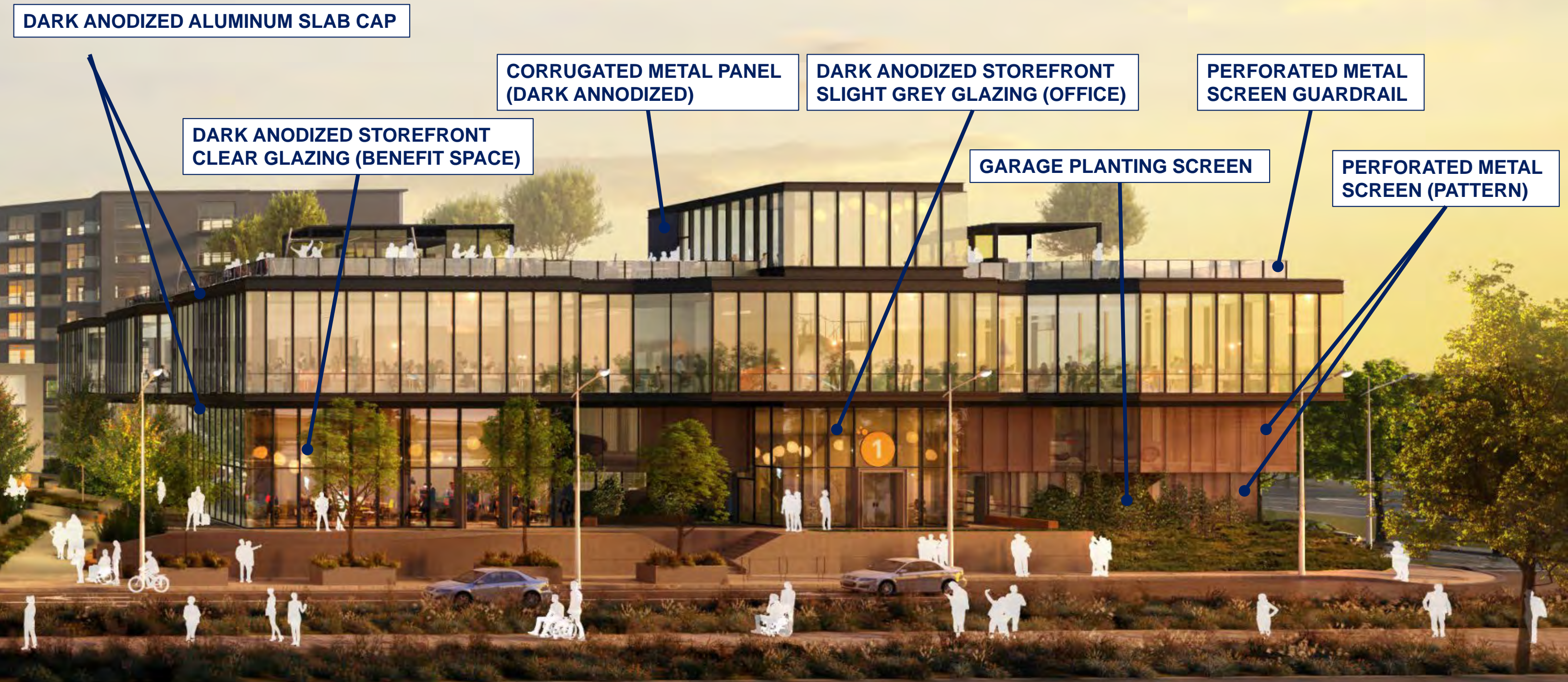
ALUMINUM SIDING (CHARCOAL FINISH)

STUCCO (SMOOTH TROWELED)

ALUMINUM STOREFRONT SYSTEM (BLACK FINISH)

ALUMINUM SIDING (DOUG FIR FINISH)

COMMERCIAL OFFICE: COLORS/FINISHES



DARK ANODIZED ALUMINUM SLAB CAP

**DARK ANODIZED STOREFRONT
CLEAR GLAZING (BENEFIT SPACE)**

**CORRUGATED METAL PANEL
(DARK ANNODIZED)**

**DARK ANODIZED STOREFRONT
SLIGHT GREY GLAZING (OFFICE)**

GARAGE PLANTING SCREEN

**PERFORATED METAL
SCREEN GUARDRAIL**

**PERFORATED METAL
SCREEN (PATTERN)**



BDE
ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. 415.1 677-0966
CLIENT

GREYSTAR
CONSULTANT

PGAdesign
LANDSCAPE ARCHITECTS

MENLO PORTAL MULTI-FAMILY
MENLO PARK, CA

REV. NO. DATE
00 1 1/23/20

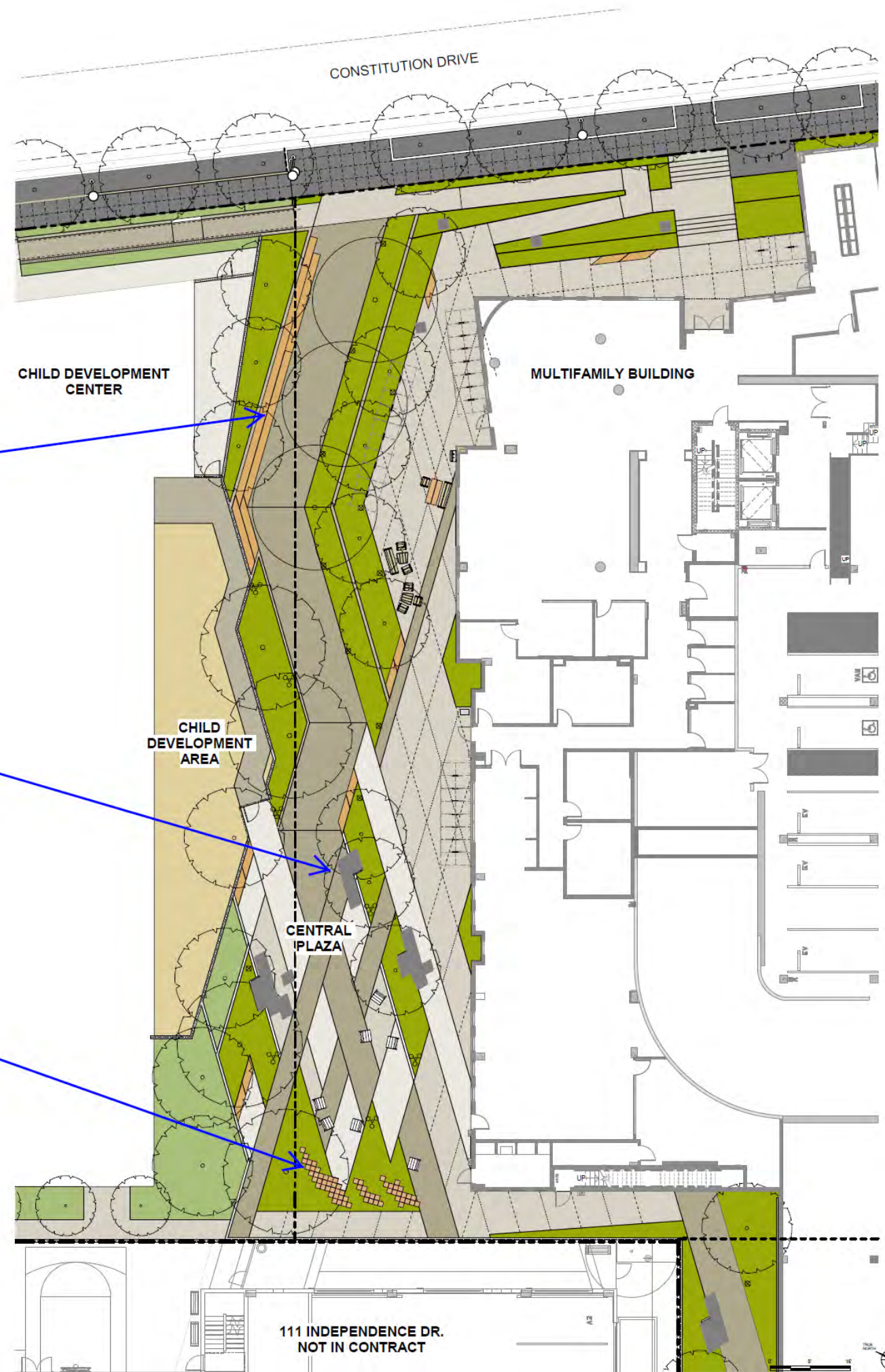
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LANDSCAPE PLAN

SHEET TITLE
SCALE 1/16" = 1'-0"
DATE 08/20/20
SHEET NO. 00 1 OF 04

L0.00









BELLE HAVEN NEIGHBORHOOD TRAFFIC CALMING PLAN – PERMANENT INSTALLATION

City Council Meeting: September 14, 2021

ARRIVE AT THE PARK
ON A SURE FOOT

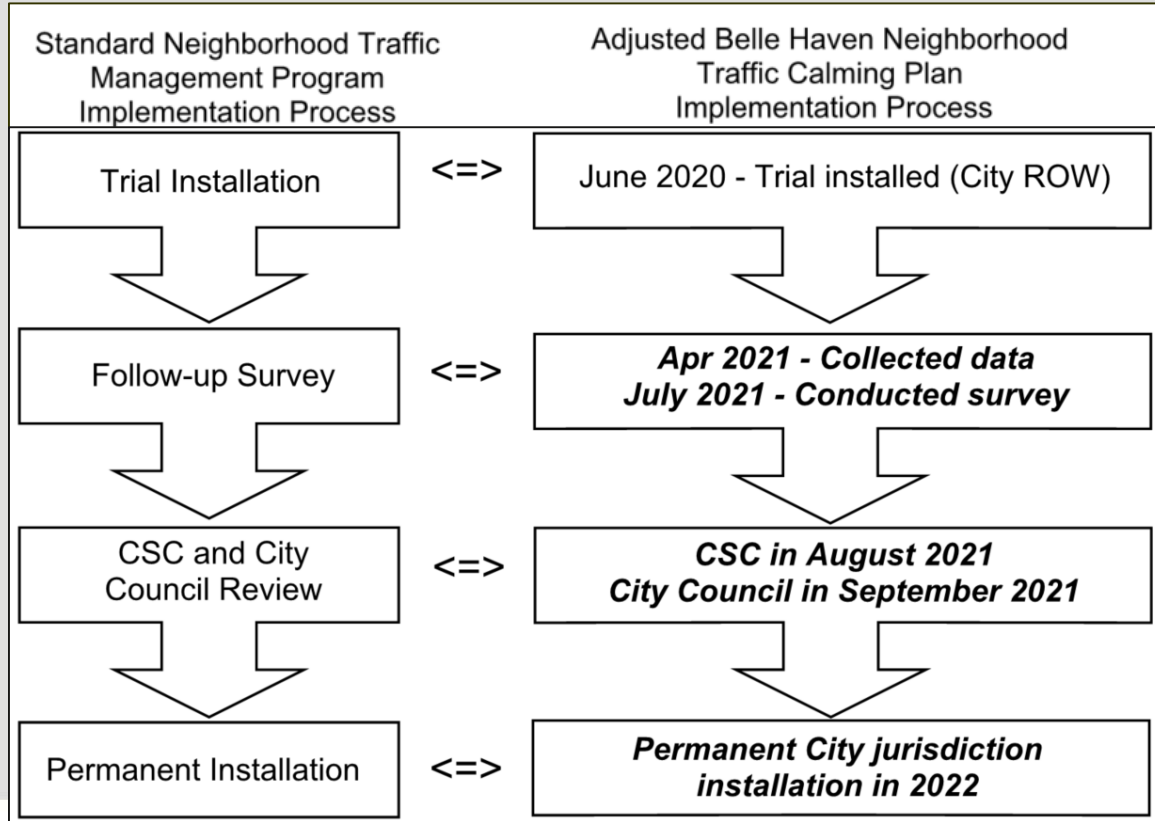
AGENDA

- Plan milestones
- Implementation process
 - Data collection
 - Survey results
- Recommendations
- Next steps





REVISED IMPLEMENTATION PROCESS





DRAFT PLAN



Right-of-Way
Approval Authority

City

San Francisco Public
Utilities Commission

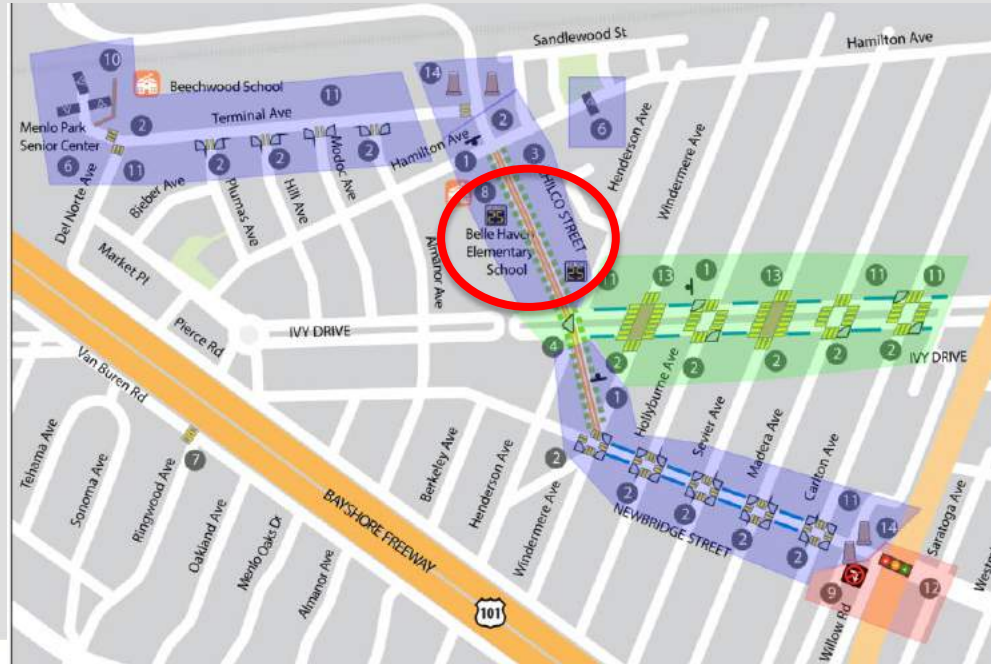
Caltrans

Legend			
1 Updated School Signage	4 Sharrow	7 Raised Crosswalk	10 New Sidewalk
2 Marked Crosswalk	5 Edge Line Stripe	8 Speed Feedback Sign	11 Bulbout**
3 Yellow Centerline	6 Speed Hump	9 Blank Out Sign*	12 Left Turn Arrow
			13 Raised Intersection
			14 Gateway Treatment

*No right turn blank out sign will activate concurrent with Northbound left turn. Will require removal of localized on-street parking spaces (~ 2-4 spaces per location)

SURVEY RESULTS – SPEED LIMIT SIGNS

- Speed reduction effectiveness (83)
 - increase: 4%, decrease: 24%, no change: 72%



SURVEY RESULTS – BULBOUTS (CITY ROW)

- Permanent installation (82)
 - Support: 52%, oppose: 32%, neutral: 16%
- Designs should focus on (89):
 - Pedestrian access/safety: 57%, vehicular access/maneuverability: 22%, neutral: 21%
- Bulbout design style: traditional vs. detached



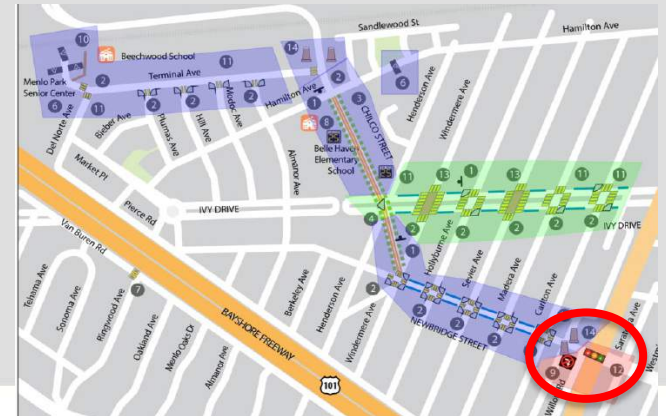
Traditional



Detached

SURVEY RESULTS – WILLOW RD. / NEWBRIDGE ST. (CALTRANS)

- Reverse Newbridge St. signal phase sequence
- Convert Newbridge St. left turn to a protected phase
- Prohibit Newbridge St. right turn when Willow Rd. eastbound left is activated (84): weekdays from 4 to 6 p.m.
 - Modification awareness: 33% yes, 67% no
 - Concern: longer congestion on Newbridge St. during the morning peak hours





SURVEY RESULTS – IVY DRIVE (SFPUC)

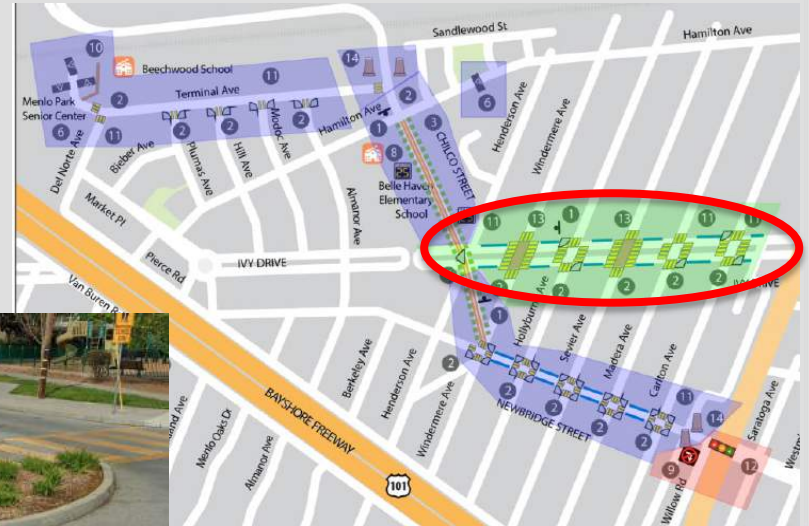
- Bulbouts, crosswalks/nose medians (84)
 - Support: 49%, Oppose: 26%, Neutral: 25%



Existing



Proposed:
Crosswalk/
nose median



NEWBRIDGE ST. BULBOUTS

- Slow down right turning vehicles
- Shorten crossing distance
- Less confident bicyclists may experience discomfort sharing space with vehicles at intersections





PLAN COMPARISON



Draft Plan



Recommended Plan

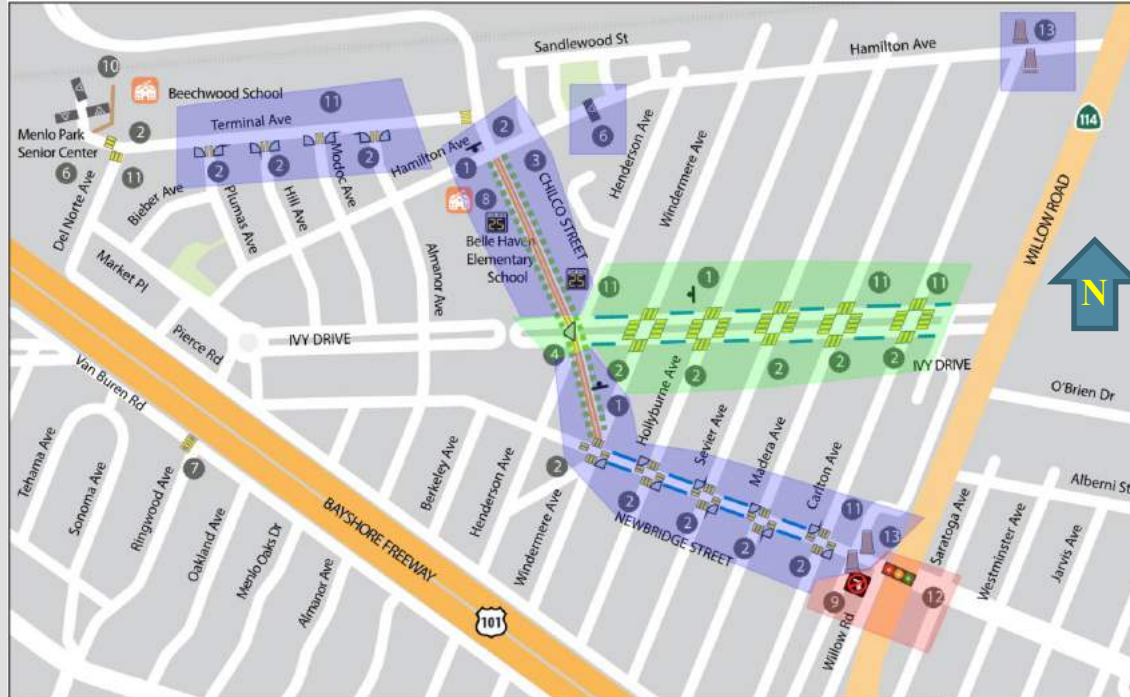


RECOMMENDATIONS

- Permanent installation
 - Chilco St.: speed feedback signs
 - Newbridge St. and Hamilton Ave: gateways
 - Terminal Ave. and Newbridge St. cross streets: bulbouts
 - Willow Rd. / Newbridge St.: signal improvements
 - c. No right turn blank out sign: weekdays 4 – 6 p.m.
 - **Newbridge St.: bulbouts**
 - **Ivy Dr.: substitute bulbouts/raised intersections with median noses**



RECOMMENDED PLAN



Right-of-Way
 Approval Authority

City

San Francisco Public
 Utilities Commission

Caltrans

Legend					
1 Updated School Signage	4 Sharrow	7 Raised Crosswalk	10 New Sidewalk	13 Gateway Treatment	
2 Marked Crosswalk	5 Edge Line Stripe	8 Speed Feedback Sign	11 Bulbout**		
3 Yellow Centerline	6 Speed Hump	9 Blank Out Sign* Weekdays from 4 to 6 p.m.	12 Left Turn Arrow		

*No right turn blank out sign will activate concurrent with Northbound left turn **Will require removal of localized on-street parking spaces (~2-4 spaces per location)



NEXT STEPS

- Incorporate City Council direction
- Commence steps for final design and implementation



THANK YOU

