



REGULAR MEETING MINUTES

Date: 5/10/2022
Time: 6:00 p.m.
Location: Zoom

Regular Session

A. Call To Order

Mayor Nash called the meeting to order at 6:03 p.m.

B. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin
Absent: None
Staff: Interim City Manager Justin I.C. Murphy, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

C. Agenda Review

None.

D. Presentations and Proclamations

D1. Proclamation: Recognizing May 2022 as Bike Month (Attachment)

Mayor Nash read the proclamation (Attachment).

Complete Streets Commission Chair Sally Cole accepted the proclamation.

D2. Proclamation: May Mental Health Month (Attachment)

Mayor Nash read the proclamation (Attachment).

San Mateo County Mental Health Substance Abuse Recovery Commissioner Frieda Edgette accepted the proclamation.

D3. Presentation: Update on West Bay Sanitary District's water reclamation efforts in Menlo Park

West Bay Sanitary District Manager Sergio Ramirez and Senior Principal with Woodard & Curran Dave Richardson made the presentation (Attachment).

- Greg Vontz spoke in support of West Bay Sanitary District's water reclamation efforts in Menlo Park and offsetting the demand on potable water.
- Citizens Committee to Complete the Refuge representative Eileen McLaughlin requested clarification on the levee project timeline.

The City Council received clarification on the levee project timeline, impacts from the threat of sea level rise on the project, coordination efforts with other agencies and neighboring jurisdictions,

ecotone levees, providing reclaimed water infrastructure to other areas including Sharon Park, and wildlife safety with reclaimed water.

The City Council discussed scheduling a study session on various sea level rise protection projects along the Menlo Park shoreline, particularly in the area of the Bedwell Bayfront Park entrance.

E. Public Comment

- Jimmy Apffel spoke on an invitation to a Stars and Stripes community run supporting healthcare and hospital workers on July 2, 2022.
- Karen Grove spoke in support of additional low income housing and concerns on City's current below market rate (BMR) program.

F. Advisory Body Vacancies and Appointments

- F1. Consider applicants and make appointments to fill vacancies on the Finance and Audit Committee and the Parks and Recreation Commission (Staff Report #22-085-CC)

City Clerk Judi Herren introduced the item.

- Mayrin Bunyagidj spoke on their application to the Park and Recreation Commission (PRC).
- Larry Perish spoke on their application to the PRC.
- Brian Kissel spoke in support of Larry Perish's appointment to the PRC and formally withdraw their application.
- Miyko Harris-Parker spoke in support of appointing a PRC commissioner to serve all City parks.

The City Council took a brief recess at 7:27 p.m.

The City Council reconvened at 7:31 p.m.

The City Council made appointments to fill vacancies on Finance and Audit Committee and the Parks and Recreation Commission:

Finance and Audit Committee:

- Michael DeMoss – term expiring April 30, 2024
- Susannah Hill – term expiring April 30, 2024

Parks and Recreation Commission:

- Mayrin Bunyagidj – term expiring April 30, 2024

G. Study Session

- G1. Study session for a master plan to redevelop the SRI Campus with a residential, office, research and development, and retail mixed-use project located at 333 Ravenswood Avenue (Staff Report #22-091-CC)

Acting Principal Planner Corinna Sandmeier made a presentation (Attachment).

Applicants Lane Partners representative Mark Murray, SRI International representative John McIntire, and Studios Architecture representative Tom Yee made a presentation (Attachment).

- Jen Michel spoke in support of the redevelop the SRI Campus at 333 Ravenswood Avenue and on concerns related to bio swells.
- Kenneth Mah spoke on the need to address impacts on Laurel Street safety.
- Margarita Mendez in support of the SRI redevelopment for affordable housing and locations of the bike routes.
- Kalisha Webster spoke in support of the SRI redevelopment for maximizing affordable and accessible housing.
- Philip Bahr spoke in support of SRI community involvement and sustainability and of the SRI redevelopment and requested clarification on Menlo Park resident priority, safety, setbacks, building heights, and parking.
- Blanca Escobedo spoke in support of the SRI redevelopment for affordable housing.
- Sue Connelly spoke on concerns of height and density of the proposed project and impacts to traffic safety.
- Denis Gerkin spoke in support of opening the SRI campus to the public and on concerns on the project.
- Karen Grove spoke in support of utilizing all available sites for affordable housing and in support of the SRI project.
- Pam Jones spoke in support of more affordable housing and the SRI redevelopment project.
- Nicola Diolaiti spoke on concerns of traffic safety impacts and in support of redistribution of the amenities of the project.
- Ken Chan spoke in support of the additional housing provided by the redevelopment of the SRI site.
- Michael Hart spoke in support of the project but on concerns of traffic safety and impacts to the surrounding neighborhood.
- Peter Chau spoke on concerns on parking, height, density, and traffic congestion on the proposed project and impacts to traffic safety.
- Adina Levin spoke in support of the SRI redevelopment for affordable housing.
- Michal Bortnik spoke in support of the SRI redevelopment and increased density.
- Steve Pang spoke on concerns to traffic and safety impacts.
- Katie Behroozi spoke on upcoming changes to Laurel Street and supports increased density for this project.
- Brooke Cotter spoke in support of the project with reductions in size, traffic mitigations, and bike/pedestrian safety.

The City Council received clarification on homeownership options and increasing housing and decreasing office in the environmental impact report (EIR).

The City Council discussed the proposed development and options to mitigate noise, security, bike and pedestrian safety, shuttle programs, parking ratios, transit passes, Complete Streets Commission consideration, BMR versus affordable housing, onsite amenities versus community amenities, site density and intensity, water usage after the redevelopment, and open space.

H. Consent Calendar

- H1. Accept the City Council meeting minutes for March 22, April 12 and 26, 2022 (Attachment)
- H2. Adopt a resolution to continue conducting the City's Council and advisory body meetings remotely due to health and safety concerns for the public and to authorize the use of hybrid meetings

(Staff Report #22-084-CC)

- H3. Waive the second reading and adopt Ordinance no. 1089 of the City Council of the City of Menlo Park adding Chapter 2.70 to the Menlo Park Municipal Code, approving a Military Equipment Use Policy for police services (Staff Report #22-088-CC)
- H4. Award a construction contract to Granite Rock Company and approve budget amendment for the Sharon Road sidewalk project and appropriation from the general fund unassigned fund balance (Staff Report #22-090-CC)

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

I. Regular Business

- I1. Approve concept designs for the Burgess Park and Willow Oaks Park improvement projects (Staff Report #22-086-CC)

Assistant Public Works Director Tanisha Werner introduced the item.

Callander Associates representatives Brian Fletcher and Nate Ritchie made the presentation (Attachment).

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

- Adina Levin spoke on pedestrian access to the Willows Oaks Park project.

The City Council bifurcated the item and discussed the Willow Oaks Park project.

The City Council received clarification on the drinking fountain and parks and recreation master plan approval.

The City Council discussed relocating the play structure, small and large dog parks, fencing of field, increased Measure T funds for the park, play structure with roof, and signage for field related to the Ravenswood School district ownership.

ACTION: Motion and second (Combs/ Nash), to approve the concept plans for the park improvement project for Willow Oaks Park and direct staff to explore additional usage, passed unanimously.

The City Council discussed the Burgess Park and the other parks in the city needing improvements.

ACTION: Motion and second (Nash/ Combs), to approve the concept plans for the park improvement project for Burgess Park project and direct staff to return with other considerations for park improvements including Sharon Park, passed unanimously.

J. Informational Items

- J1. City Council agenda topics: May – June 14, 2022 (Staff Report #22-089-CC)
- J2. Pilot project for neighborhood access to Belle Haven School field (Staff Report #22-087-CC)
- Pam Jones requested clarification on all the stakeholders on the joint use agreement and

concerns on the need for a pilot project to access a field.

K. City Manager's Report

None.

L. City Councilmember Reports

Mayor Nash reported on an ICELEI grant opportunity for \$1M for Menlo Spark.

The City Council took a brief recess at 11:58 p.m.

The City Council reconvened at 11:59 p.m.

M. Closed Session

- M1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 of the Government Code: (one potential case)

The City Council continued the closed session to a future meeting.

N. Report from Closed Session

None.

O. Adjournment

Mayor Nash adjourned at 11:59 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of May 24, 2022.

RECOGNIZING MAY 2022 AS BIKE MONTH

WHEREAS, National Bike Month was established in 1956 to recognize the month of May as an annual recognition of bicycling as a convenient, fun, popular, and healthy form of transportation in the United States; and

WHEREAS, the City of Menlo Park acknowledges that bicycling to work, school, shops, parks, libraries, or just wherever is an integral commute mode in the multimodal transportation network which alleviates traffic congestion, reduces air pollution, and decreases fuel consumption; and

WHEREAS, bike-to-whenever days have proven effective in promoting adults and children to bicycle and educating residents about the environmental importance of biking regularly; and

WHEREAS, the City of Menlo Park encourages its residents and visitors to bike in order to improve air quality and promote the health benefits of cycling; and

WHEREAS, the City of Menlo Park Safe Routes to School program encourages children to bicycle and walk to school to develop life-long skills and independence; and

WHEREAS, the Bay Area will participate in the 11th Annual National Bike-to- School Day on Wednesday, May 4, 2022 and the 28th Annual Bike-to- Work/Wherever Day event on Friday, May 20, 2022 partnering with local bicycle coalitions, public school districts, private schools, and non-profit agencies in promoting a month-long message that bicycling is a fun, healthy, and environmentally viable form of transportation; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Betsy Nash, Mayor of the City of Menlo Park, on behalf of the City Council, do hereby proclaim the month of May 2022 Bike Month in the City of Menlo Park.

DocuSigned by:

Betsy Nash

415F4B216DBF480...

Betsy Nash, Mayor
May 10, 2022

MENTAL HEALTH AWARENESS MONTH

WHEREAS, mental health conditions are one of the most common health conditions worldwide, and the COVID-19 pandemic has triggered a 25% increase in the prevalence of anxiety and depression; and

WHEREAS, last year, the U.S. Surgeon General issued a health advisory on the youth mental health crisis that has been further exposed by the COVID-19 pandemic; and

WHEREAS, one out of every 24 Californian's with a serious mental health condition have difficulty functioning in everyday life and if left untreated, have life expectancies 25 years shorter than the general population; and

WHEREAS, every day, millions of people face stigma related to mental health and substance use conditions and may feel isolated and alone, going years before receiving any help; and


WHEREAS, mental health and substance use conditions are treatable health conditions, and people who have mental health and substance use conditions can recover and lead full and meaningful lives; and

WHEREAS, this year's May Mental Health Month theme, #SMCTakeAction4MH, encourages everyone to take actionable steps towards addressing mental health and substance use conditions with the overarching goal to support mental wellness; and

WHEREAS, Menlo Park has joined the San Mateo County Mayors Mental Health Initiative where mayors across the 20 cities in San Mateo County have come together with the mission of promoting awareness of and access to mental health resources in their communities; and

WHEREAS, the Menlo Park's City Council wishes to increase the public's knowledge of signs and symptoms of mental health and substance use conditions, professional and self-help resources and self-care practices; and

NOW, THEREFORE, be it resolved by the City Council of Menlo Park, State of California, thereof concurring, that the City of Menlo Park hereby recognizes May 2022 as Mental Health Awareness Month to enhance public awareness of mental health to help end the stigma and direct members of the community to resources and support for mental health and substance use conditions.

DocuSigned by:

415F4B216DBF480...
Betsy Nash, Mayor
May 10, 2022



City of Menlo Park and West Bay Sanitary District Bayfront Recycled Water Project

Project Overview
May 10, 2022





Outline

- City of Menlo Park and West Bay Sanitary District (WBSD) Recycled Water Collaboration
- Bayfront Recycled Water Project Overview and Proposed Recycled Water Service Area
- Recycled Water Demands and Customers
- Funding and Support
- Q&A and Discussion





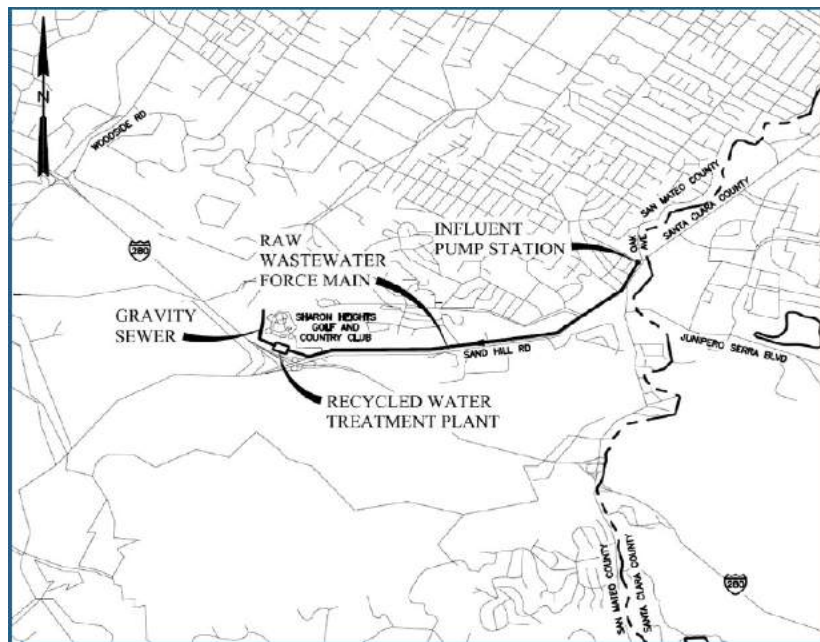
City of Menlo Park and WBSD Collaboration

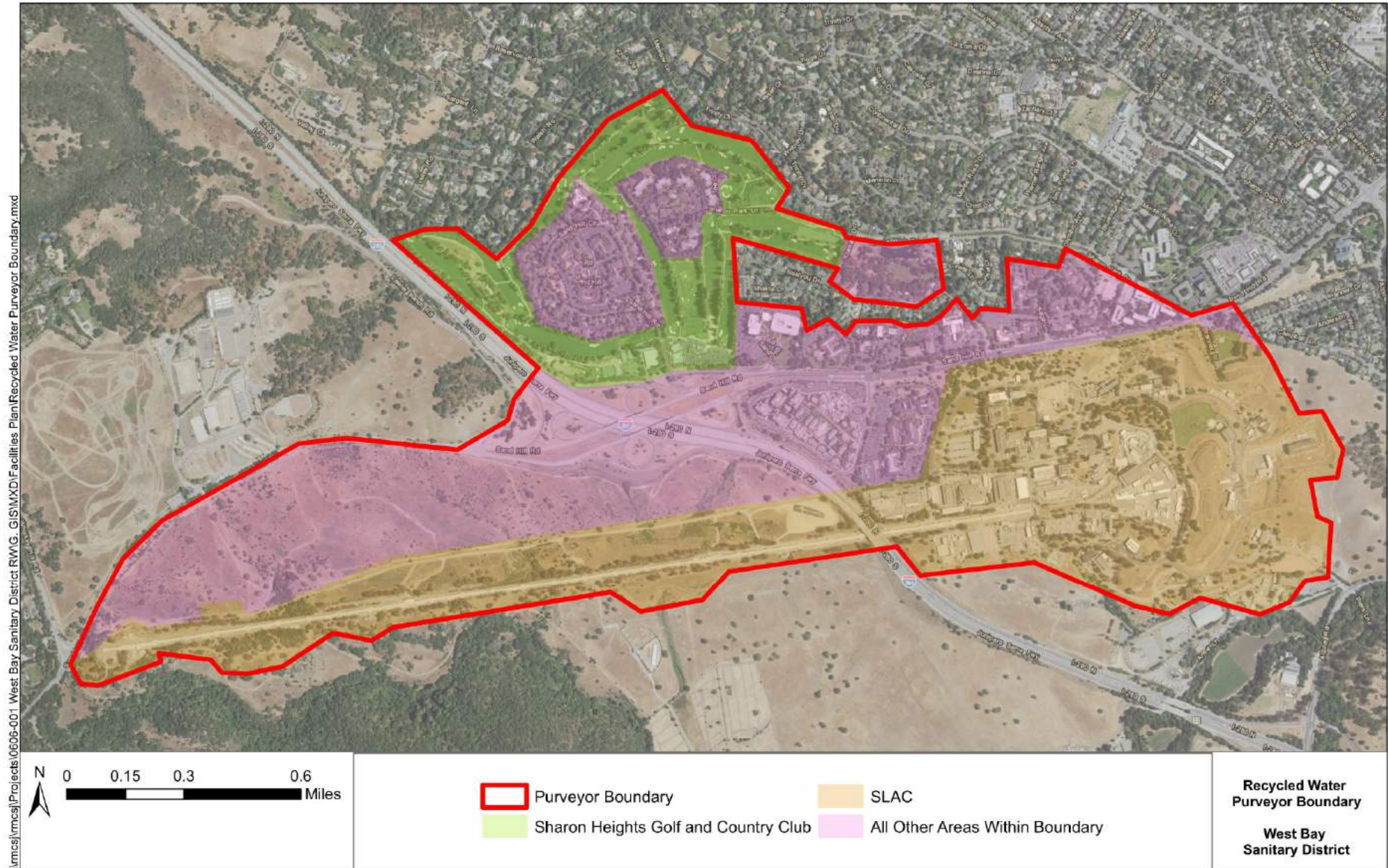
- ▶ WBSD is committed to increasing the use of recycled water. Efforts include
 - Sharon Heights and Bayfront Recycled Water Projects
 - Installation of recycled water distribution pipelines in advance (e.g., Chilco Street)
- ▶ City of Menlo Park and WBSD collaborated in the past for the Sharon Heights Recycled Water Project (existing MOU)
- ▶ City of Menlo Park's Onsite Water Management requirements positively driving recycling
- ▶ City of Menlo Park's support for the Bayfront Recycled Water Project crucial to project success
- ▶ WBSD's recycled water projects are included in City of Menlo Park's water management plans

City of Menlo Park and WBSD Recycled Water Experience

Sharon Heights (Existing Facility)

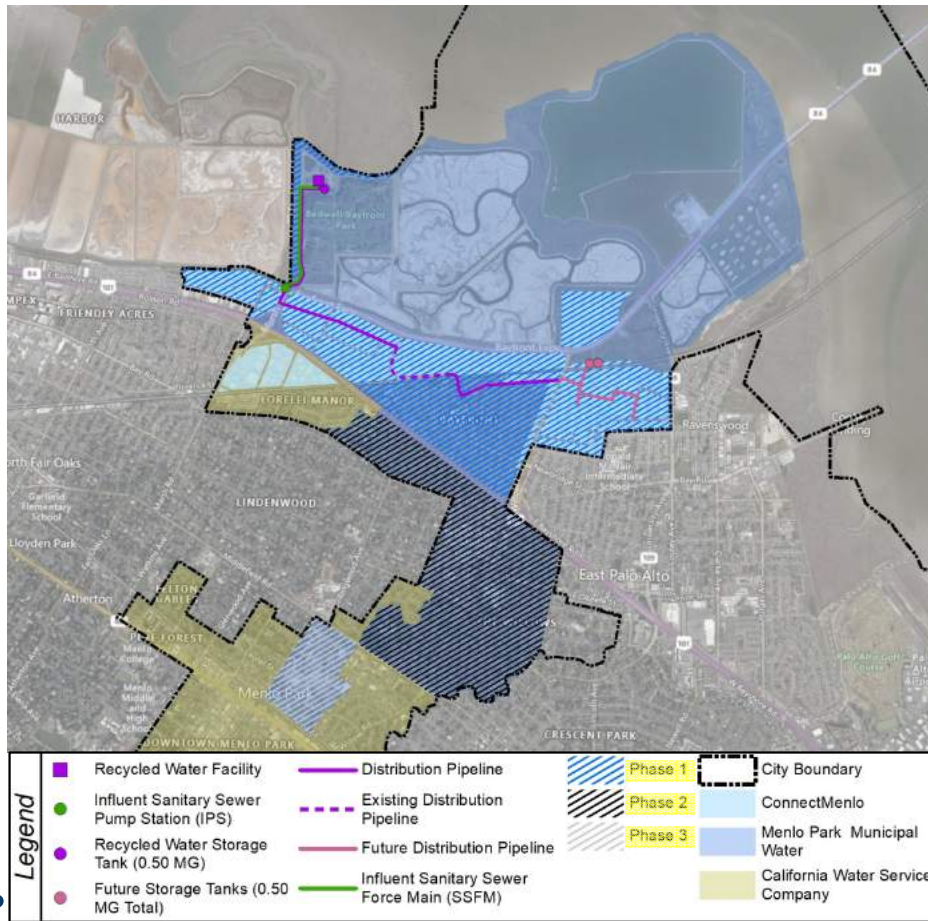
- Design Capacity: 0.5 MGD
- Operations began in July 2020
- Delivered 54 MG of recycled water in 2021 (offset City of Menlo Park's potable water and met City goals)



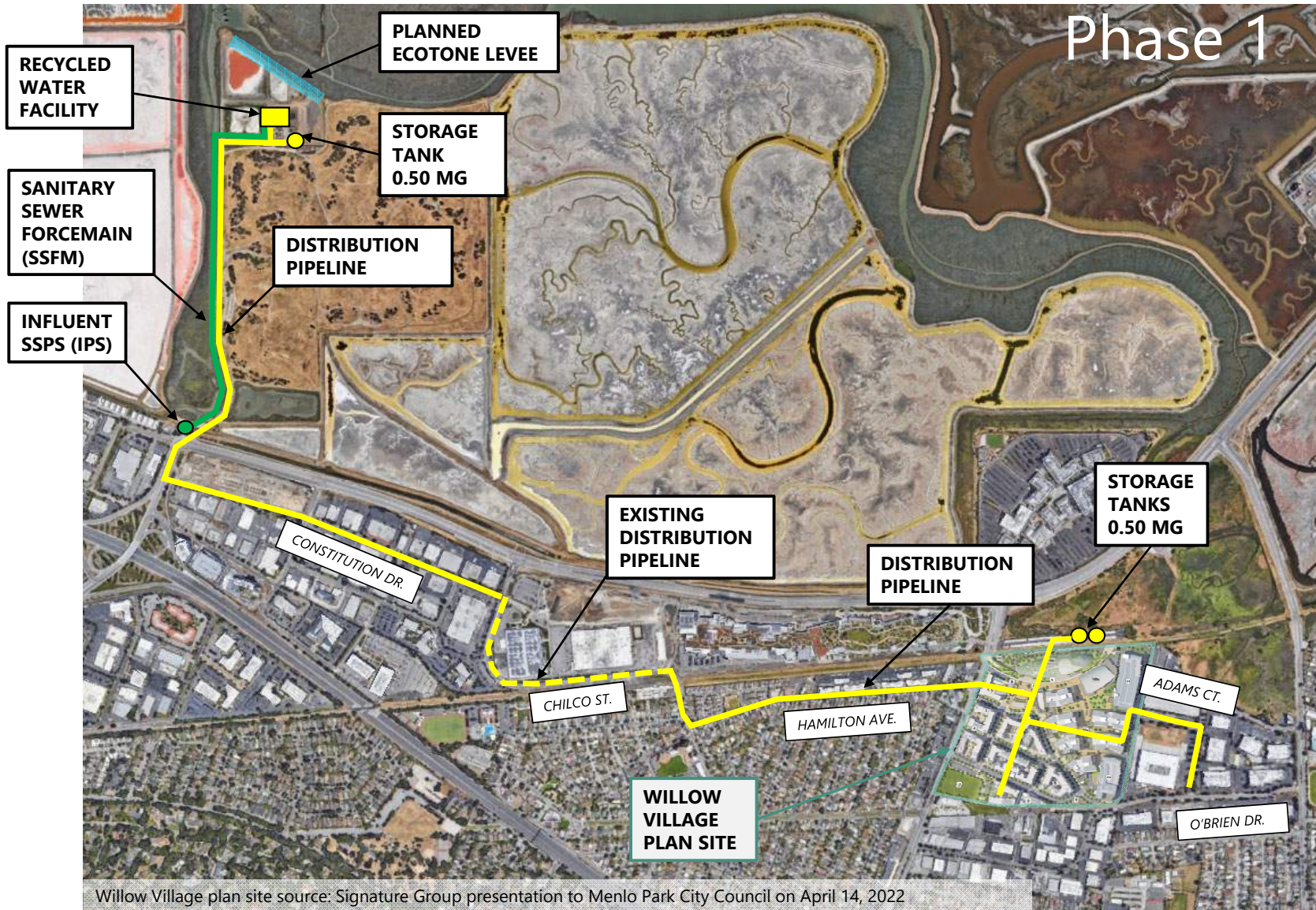




WBSD Bayfront Recycled Water Project



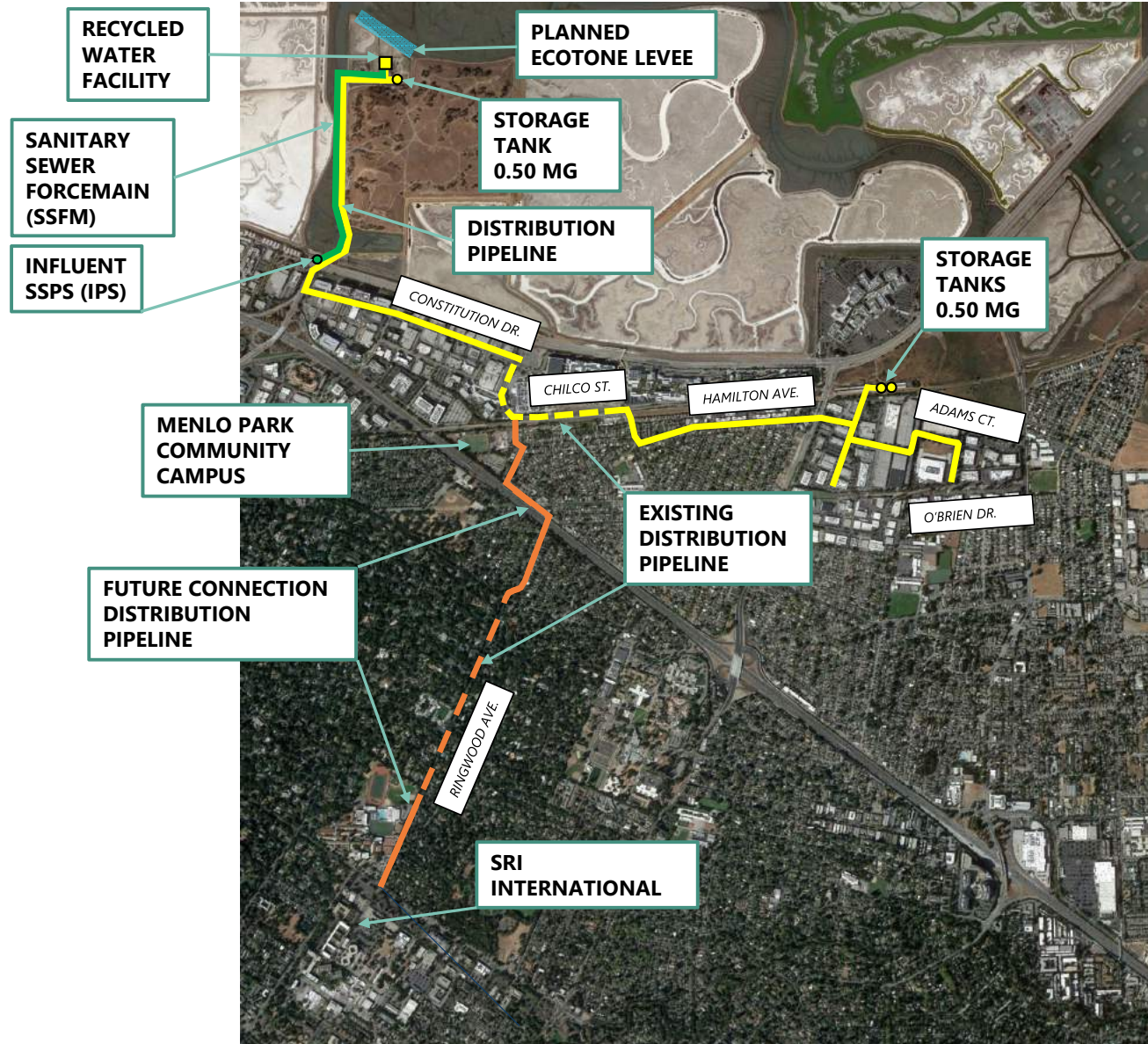
- ▶ Design Capacity: 0.6 MGD with ability to expand to 0.8 MGD
- ▶ Facilities Plan completed in May 2019
- ▶ EIR Notice of Determination submitted in May 2021
- ▶ RW Distribution System: 3 phases
- ▶ Service area would be phased
- ▶ RW Uses
 - Irrigation
 - Dual plumbing
 - Cooling water



Willow Village plan site source: Signature Group presentation to Menlo Park City Council on April 14, 2022



Phase 1 and Potential Future Phase

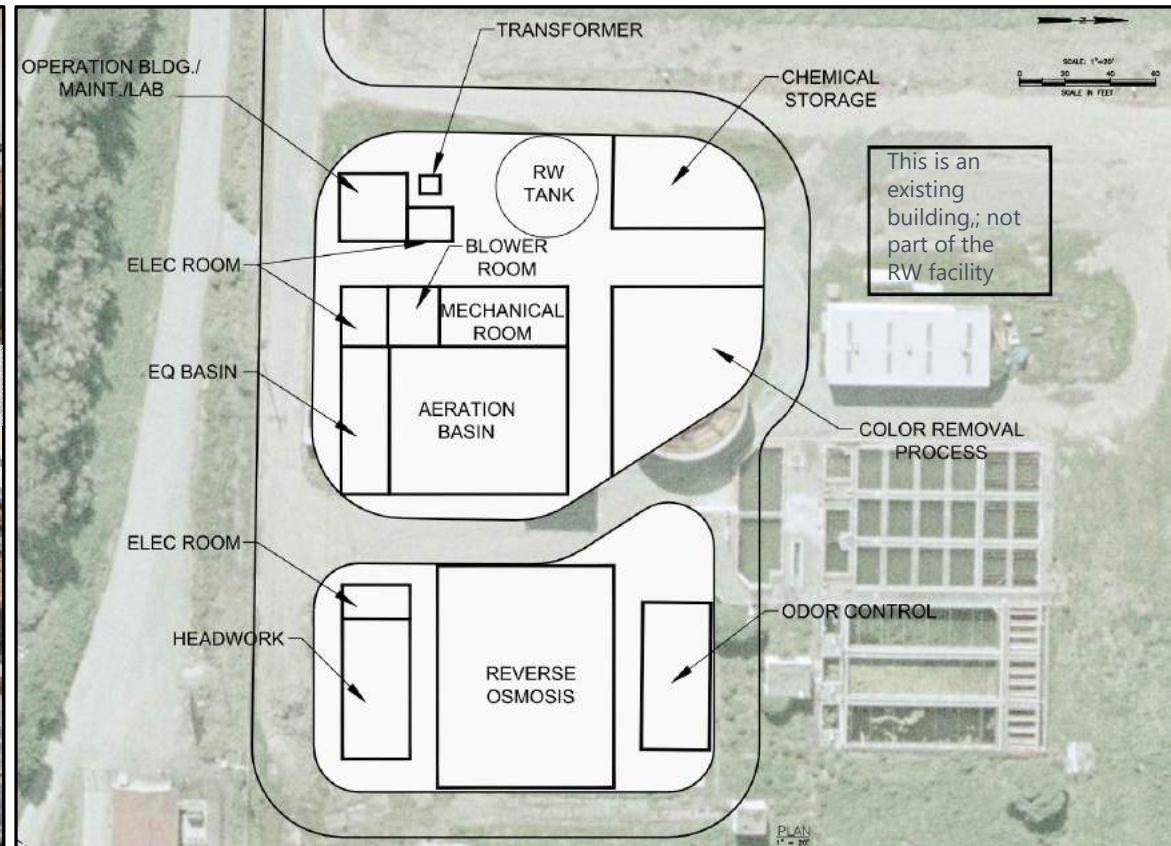




WBSD Bayfront Recycled Water Project Layout

Influent Pump Station

Proposed Layout (at decommissioned treatment plant site)





Proposed Developments in WBSD's Boundaries

Name of Development	Project Type	Dwelling Units	Nonresidential Square Feet	Location
Willow Village - Facebook	Mixed use	1,729	1,600,000	Willow Village
Parkline – SRI International	Mixed use	400	1,100,000	Laurel Street and Ravenswood
123 Independence	Mixed use	432	88,750	123 Independence Drive
Commonwealth Corporate Center Building 3	Office		249,500	162-164 Jefferson Dr.
CSBio Phase 3	Office and R & D		126,291	1075 O'Brien Drive and 20 Kelly Court
1005 O'Brien Drive and 1320 Willow Road	R & D		236,050	1005 O'Brien Dr & 1320 Willow Rd
1105-1165 O'Brien Dr	R & D		131,285	1105-1165 O'Brien Drive
1350 Adams Court	R & D		260,000	1350 Adams Court
Hampton Inn	Hotel		36,410	1704 El Camino Real
Hotel Moxy	Hotel		58,000	3723 Haven Ave
Menlo Flats	Mixed Use	158	14,400	165 Jefferson Drive
Menlo Portal	Mixed use	320	34,708	104 Constitution Dr., 110 Constitution Dr., and 115 Independence Dr.
Menlo Uptown	Mixed use	483	2,000	141 Jefferson Dr. and 180-186 Constitution Dr.
TOTAL	--	3,522	3,927,000	--

Sources:

- West Bay Sanitary District, Questionnaire Response, 10/13/21.



Projected Recycled Water Demands

Project/Developer	Average Day Peak Month (GPD)
Willow Village (Signature)	260,000
Menlo Park Community Campus	3,000
Planned Developments	10,000 - 80,000
Other Developments*	<i>Unknown</i>
Potential Existing Demands	30,000 - 200,000
TOTAL	300,000 - 540,000 GPD

*Other developments may include: 1005 O'Brien Drive and 1320 Willow Road, 1105-1165 O'Brien Dr, Hampton Inn, Hotel Moxy, Parkline – SRI International.



Funding and Support

- ▶ State Revolving Fund application completed in December 2021
- ▶ \$4.9M from National Fish and Wildlife Foundation grant for ecotone levee
- ▶ Letters of support from:
 - City of Menlo Park
 - Silicon Valley Clean Water dated June 14, 2021
 - SFEI dated May 12, 2021
 - Save the Bay dated February 16, 2020





Q&A and Discussion





Proposed Developments in WBSD's Boundaries

Name of Development	Developer	Project Type	Dwelling Units	Nonresidential Square Feet	Location	Status
Willow Village - Facebook	Peninsula Innovation Partners, LLC and Signature Development Group	Mixed use	1,729	1,600,000	Willow Village	Under review
Parkline – SRI International	Lane Partners, LLC	Mixed use	400	1,100,000	Laurel Street and Ravenswood	Under review
123 Independence	Sobrato	Mixed use	432	88,750	123 Independence Drive	Under review
Commonwealth Corporate Center Building 3	Sobrato	Office		249,500	162-164 Jefferson Dr.	Under review
CSBio Phase 3	CSBio	Office and R & D		126,291	1075 O'Brien Drive and 20 Kelly Court	Under review
1005 O'Brien Drive and 1320 Willow Road	Tarlton	R & D		236,050	1005 O'Brien Dr & 1320 Willow Rd	Under review
1105-1165 O'Brien Dr	Tarlton	R & D		131,285	1105-1165 O'Brien Drive	Under review
1350 Adams Court	Tarlton	R & D		260,000	1350 Adams Court	Under review
Hampton Inn	Sagar Patel	Hotel		36,410	1704 El Camino Real	Under review
Hotel Moxy	FPG Development Group	Hotel		58,000	3723 Haven Ave	Under review
Menlo Flats	Greystar	Mixed Use	158	14,400	165 Jefferson Drive	Under review
Menlo Portal	Greystar	Mixed use	320	34,708	104 Constitution Dr., 110 Constitution Dr., and 115 Independence Dr.	Approved
Menlo Uptown	Greystar	Mixed use	483	2,000	141 Jefferson Dr. and 180-186 Constitution Dr.	Approved
TOTAL			3,522	3,927,000		

Sources:

- West Bay Sanitary District, Questionnaire Response, 10/13/21.
- City of Menlo Park Website, <https://www.menlopark.org/509/Under-review> accessed on 12/30/21.





Potential RW Demands (Capacity: 0.6 MGD)

Project/Developer	Average Day Peak Month (MGD)	Average Day (Annual) (MGD)	Annual Total (MG)	Anticipated Percentage of Annual Average Demand Needed				
				2023	2024	2025	2026	2027
Willow Village (Signature)	0.26	0.17	58			62%	62%	100%
123 Independence (Sobrato)	0.00058	0.00039	0.14	<i>Information needed (assumes 100% by 2027)</i>				100%
Commonwealth 3 (Sobrato)		<i>Information needed</i>					100%	100%
Tarlton	0.039	0.026	9.5	<i>Information needed (assumes 100% by 2027)</i>				100%
Menlo Portal (Greystar)	0.013	0.0085	3.1	50%	80%	100%	100%	100%
Menlo Uptown (Greystar)	0.012	0.0079	2.9	50%	80%	100%	100%	100%
Menlo Flats (Greystar)	0.007	0.0044	1.6		50%	100%	100%	100%
CS Bio		0.004	1.5		100%	100%	100%	100%
Mid Pen Housing		<i>Small demand</i>		100%	100%	100%	100%	100%
Subtotal (New Development)	0.34	0.22	77	3 MG	7 MG	45 MG	45 MG	77 MG
Menlo Park Community Campus	0.0029	0.0019	0.7	<i>Information needed (assumes 100% by 2027)</i>				100%
Other Future Developments	0.263	0.18	64	100%	100%	100%	100%	100%
TOTAL	0.60 MGD	0.40 MGD	141 MG	67 MG	71 MG	109 MG	109 MG	141 MG
<i>Sharon Heights (for reference)</i>	<i>0.5</i>	<i>0.14</i>	<i>50</i>					



Potential RW Customers & Demands

Project/Developer	Average Day Peak Month (MGD)
Willow Village (Signature)	0.26
Menlo Park Community Campus	0.0029
123 Independence (Sobrato)	0.00058
Commonwealth 3 (Sobrato)	<i>No demand data at the moment</i>
1350 Adams Court (Tarlton)	0.039
Menlo Portal (Greystar)	0.013
Menlo Uptown (Greystar)	0.012
Menlo Flats (Greystar)	0.007
CS Bio	0.006
Mid Pen Housing	<i>Small demand</i>
Subtotal	0.34
WBSD Extra Capacity	0.263
TOTAL	0.60 MGD



PARKLINE PROJECT 333 RAVENSWOOD AVENUE



**City Council Study Session
May 10, 2022**



PROJECT SITE & VICINITY





PROJECT OVERVIEW

- 53-acre office/R&D campus
- 10-acre residential area
- Community-serving retail uses
- 25 acres of publicly-accessible open space
- New pedestrian/bicycle paths/connections





NON-RESIDENTIAL COMPONENT

- No net increase of non-residential s.f.
- Approximately 284,000 s.f. retained for SRI (Bldgs. P, S, and T)
- Approximately 1.1 million new s.f. of office/R&D uses in 5 main structures (3-5 stories)
- New office tenant amenity building
- Modern architectural style
- Three parking structures for non-residential uses





PROPOSED SITE PLAN





RESIDENTIAL COMPONENT

- 400 residential rental units
 - 15% BMR units
 - 19 townhomes (2-story)
 - attached 2-car garages
 - 381 apartments (3 bldgs./3-5 stories)
 - Approximately 1 parking space per unit
- Mission architectural style





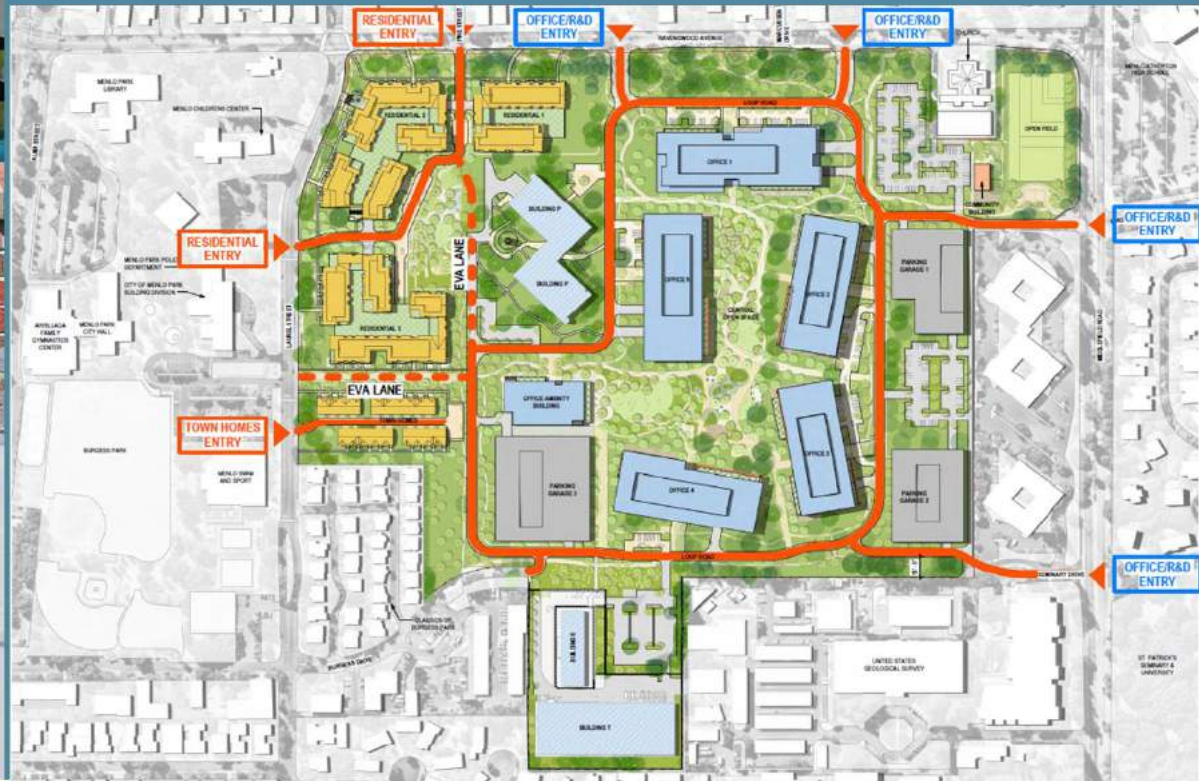
PROPOSED CIRCULATION

- Private internal streets
- An internal road to the three main residential buildings and parking garages
- An internal loop road to all non-residential buildings





PROPOSED CIRCULATION



SCALE: 1" = 100'





REQUESTED ENTITLEMENTS

- General Plan Amendment
- Zoning Ordinance Amendment
- Rezoning
- Development Agreement
- Conditional Development Permit
- Architectural Control
- Vesting Tentative Map
- Environmental Review





FEEDBACK FROM PC STUDY SESSION (3/28)

- Residential densities/number of affordable units
- Parking
- Programming for the sports field
- Pre-pandemic parking needs and number of employees at SRI
- Traffic
- Realignment of Ravenswood Avenue and Ringwood Avenue





KEY TOPICS FOR CITY COUNCIL

- Proposed land uses and site density and intensity
- Site layout, including building orientations
- Site access (vehicular, pedestrian and bicycle)
- Conceptual architectural styles
- Design and layout of open space
- Parking locations and ratios
- Proposed sustainability measures





NEXT STEPS

- Selection of an EIR consultant
- EIR public scoping meeting





Thank you





Figure 1: Aerial view of SRI campus and environs.

PARKLINE MASTER PLAN

CITY COUNCIL STUDY SESSION: MAY 10, 2022

PARKLINE'S VISION FOR THE 63.2-ACRE SITE:



1. RESIDENTIAL

- 400 new rental housing units: affordable and market rate rental housing



2. SUSTAINABLE DESIGN

- High performance building design
- Vast reduction in impervious surface
- Reduce greenhouse gas emissions by 50%



3. TREE PRESERVATION

- Preserve heritage trees
- 1,375 existing trees, 1,489 after redevelopment



4. OPEN SPACE & CONNECTIVITY

- Over 25 acres of landscaped, publicly accessible open space
- A network of new bike and pedestrian pathways



5. REVITALIZATION

- Replacement of 1.1 million square feet of outdated research buildings



Figure 2: Public Outreach Meeting.



Figure 3: Public Outreach Meeting.

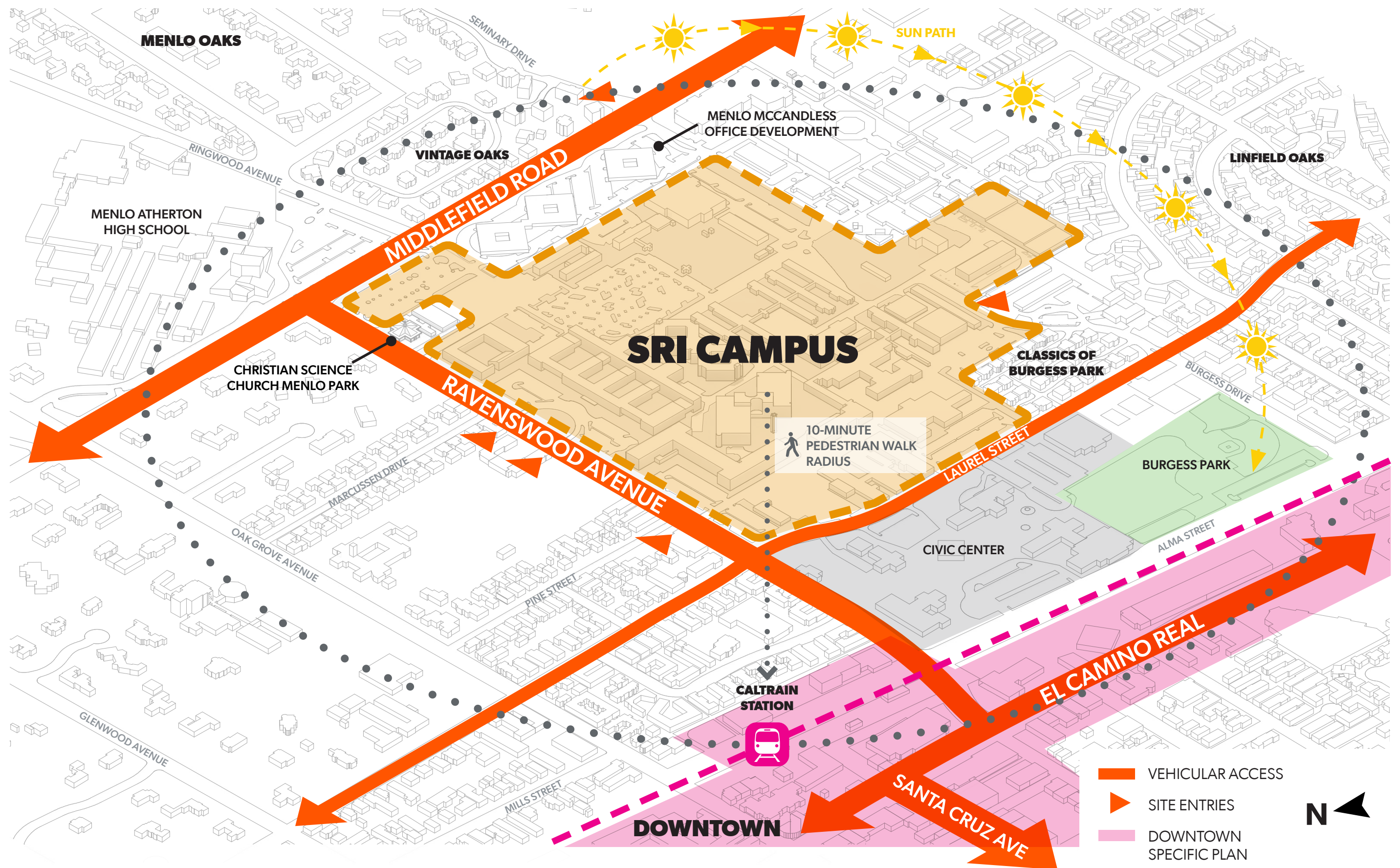


Figure 4: Public Outreach Meeting.

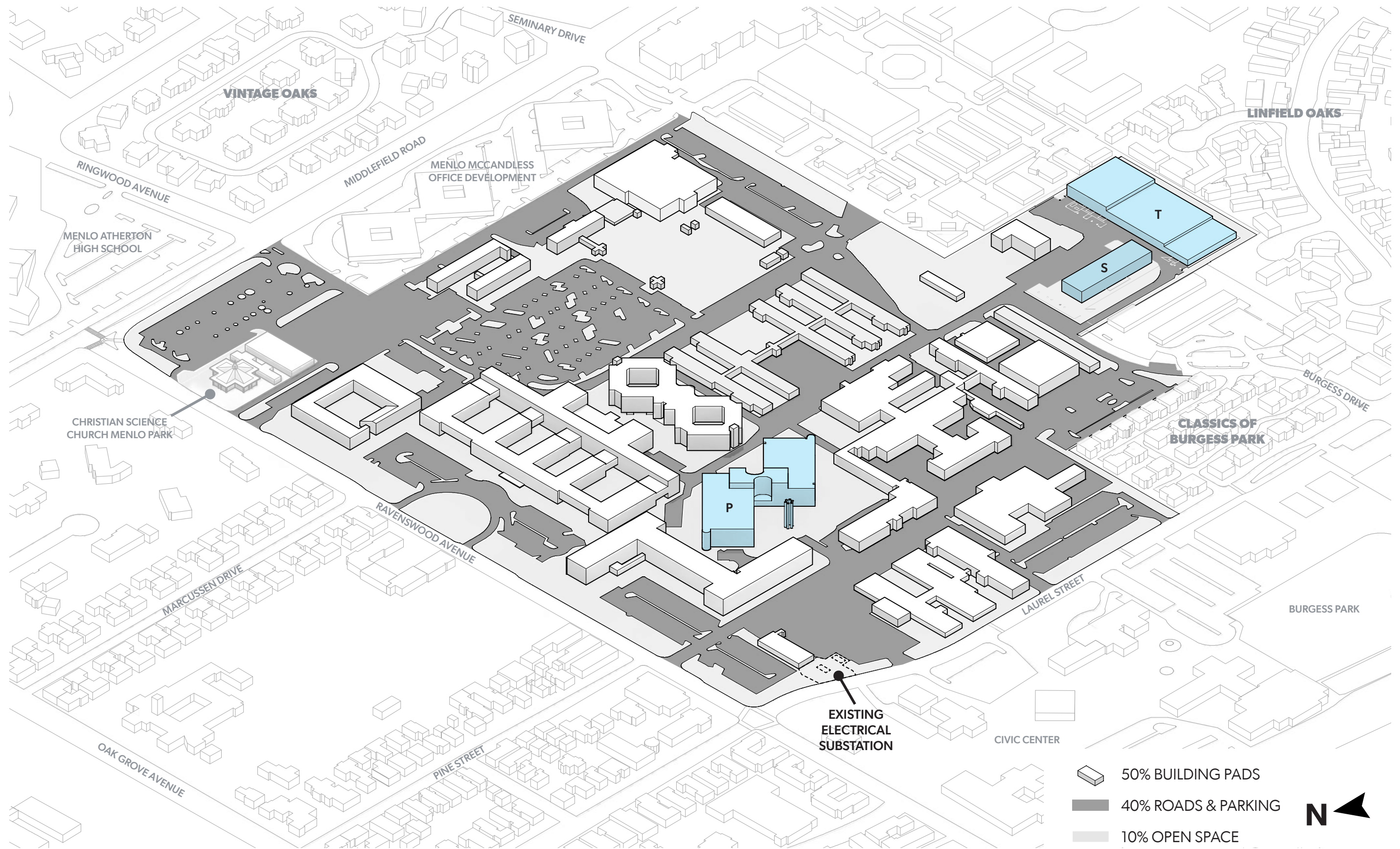


Figure 5: Public Outreach Meeting.

COMMUNITY OUTREACH



SITE ANALYSIS



EXISTING SRI CAMPUS



Figure 6: View on Laurel Street Toward South



Figure 7: View on Laurel Street Toward North



Figure 8: East Existing Tree Grove



Figure 9: View on Laurel Street Toward East



Figure 10: View on Middlefield Toward Church



Figure 11: Existing East Driveway

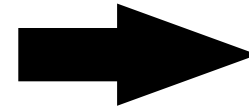
EXISTING CONDITIONS



EXISTING TREES

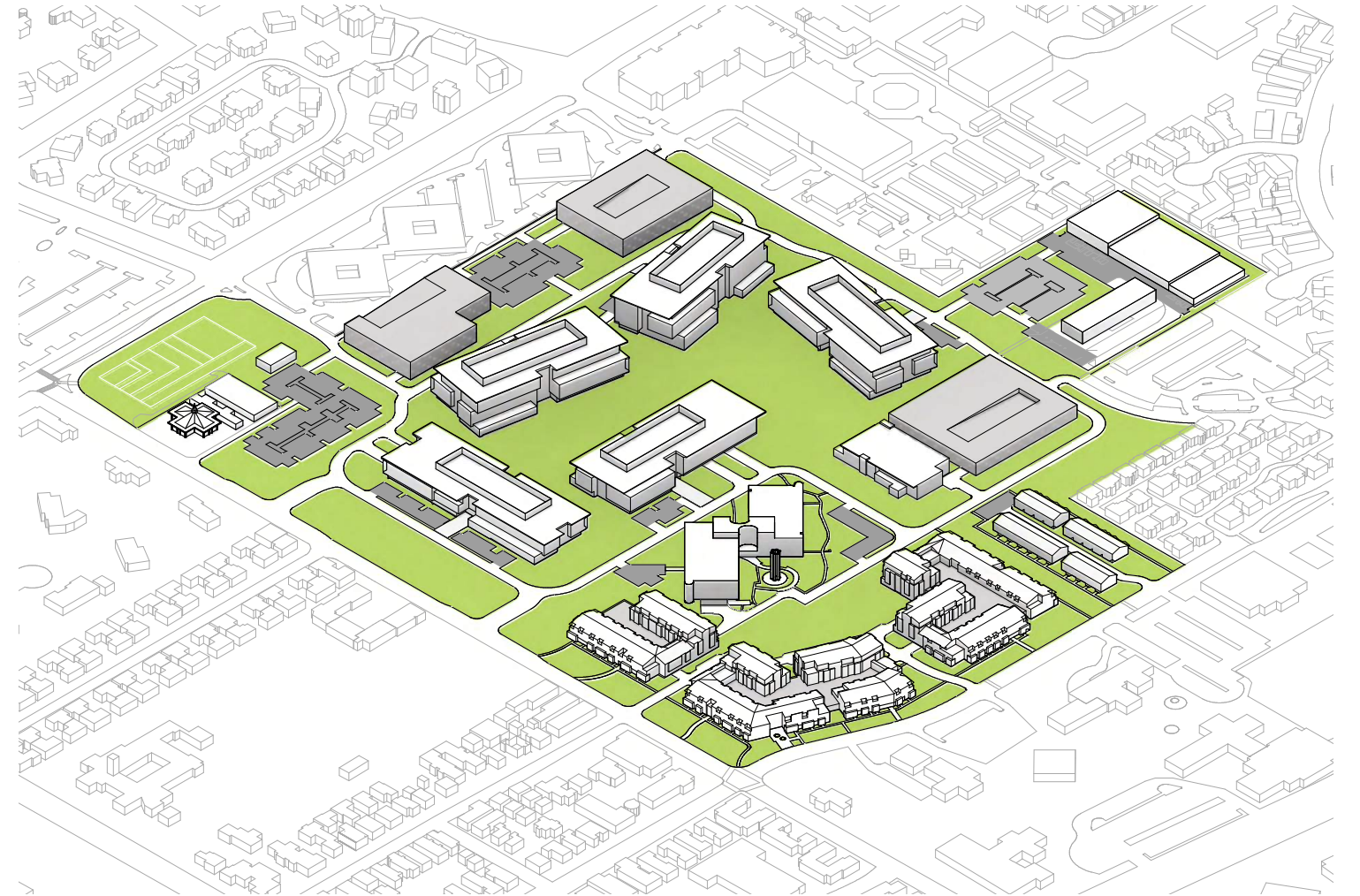
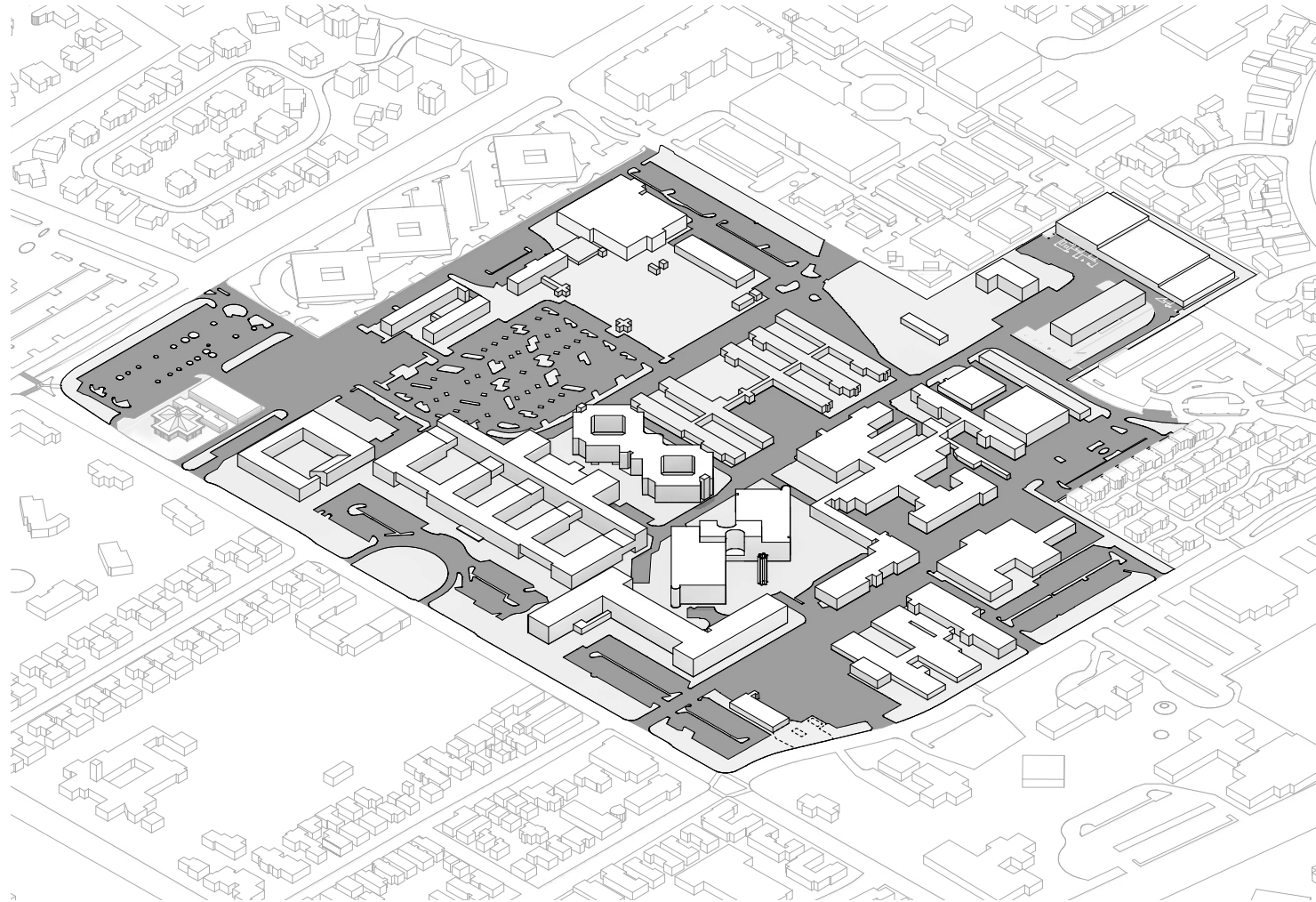
EXISTING:

PERVIOUS SURFACE IS **10%** OF SITE AREA

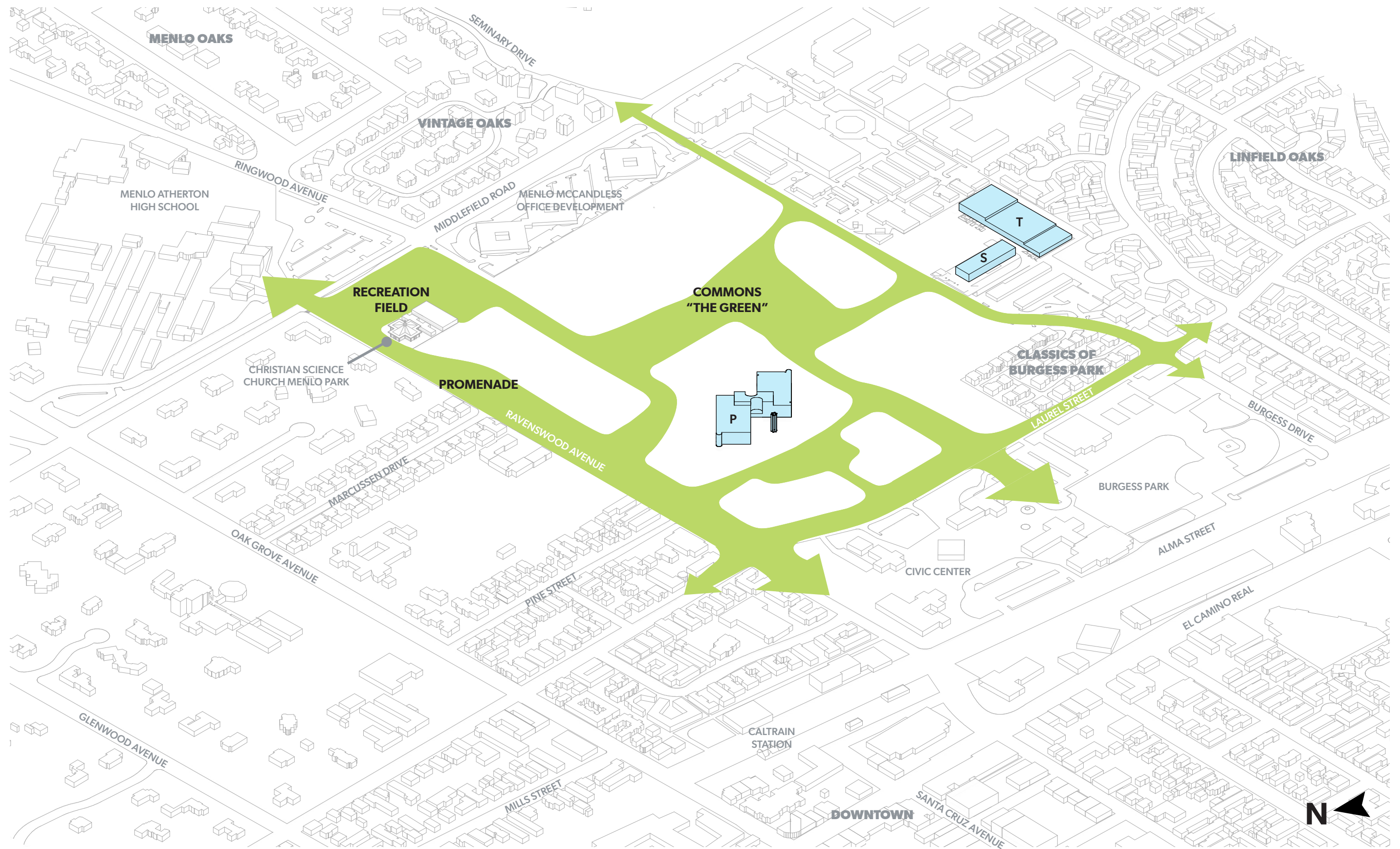


PROPOSED:

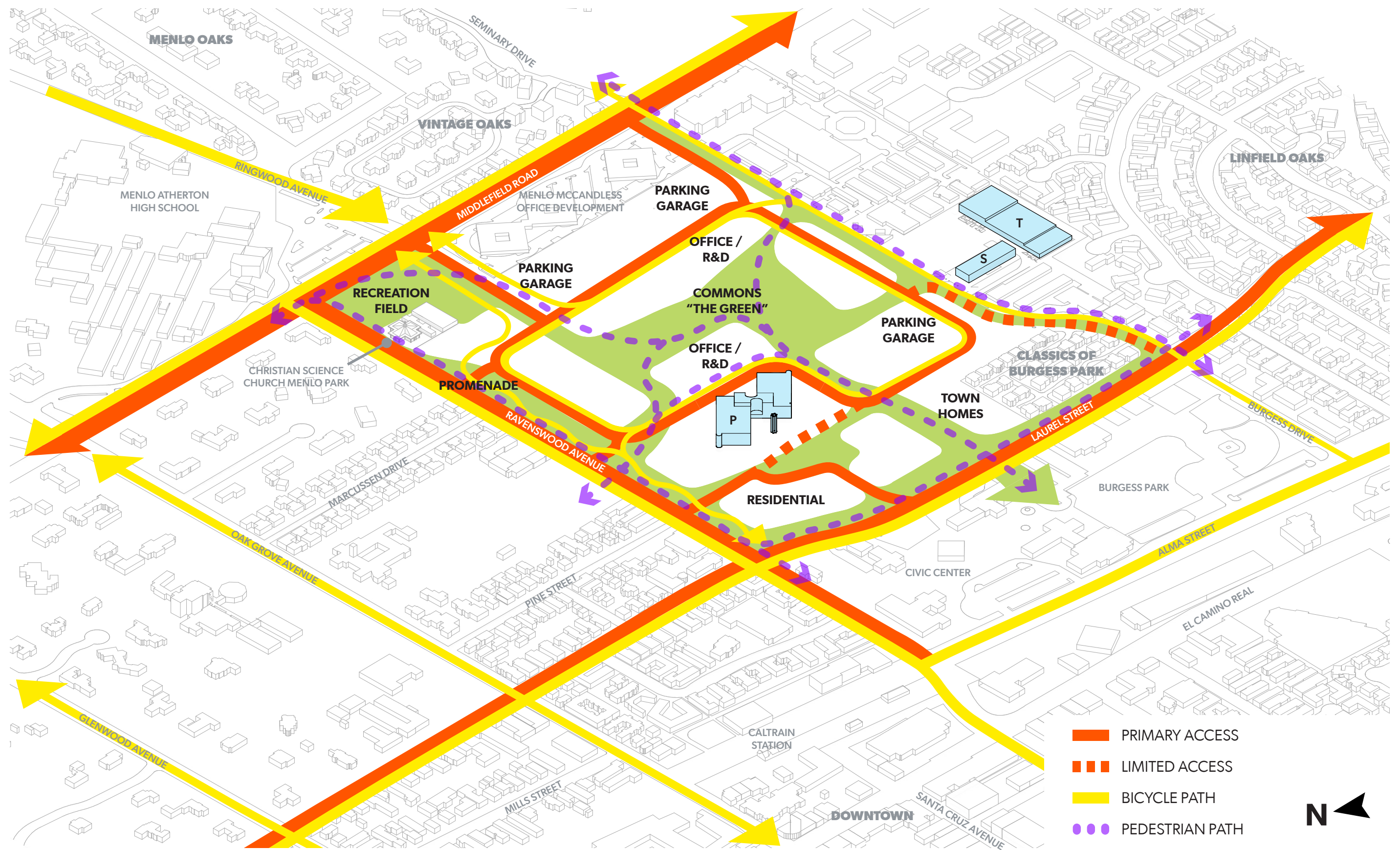
PERVIOUS SURFACE IS **48%** OF SITE AREA



CONVERT IMPERVIOUS SURFACE TO PERVIOUS SURFACE



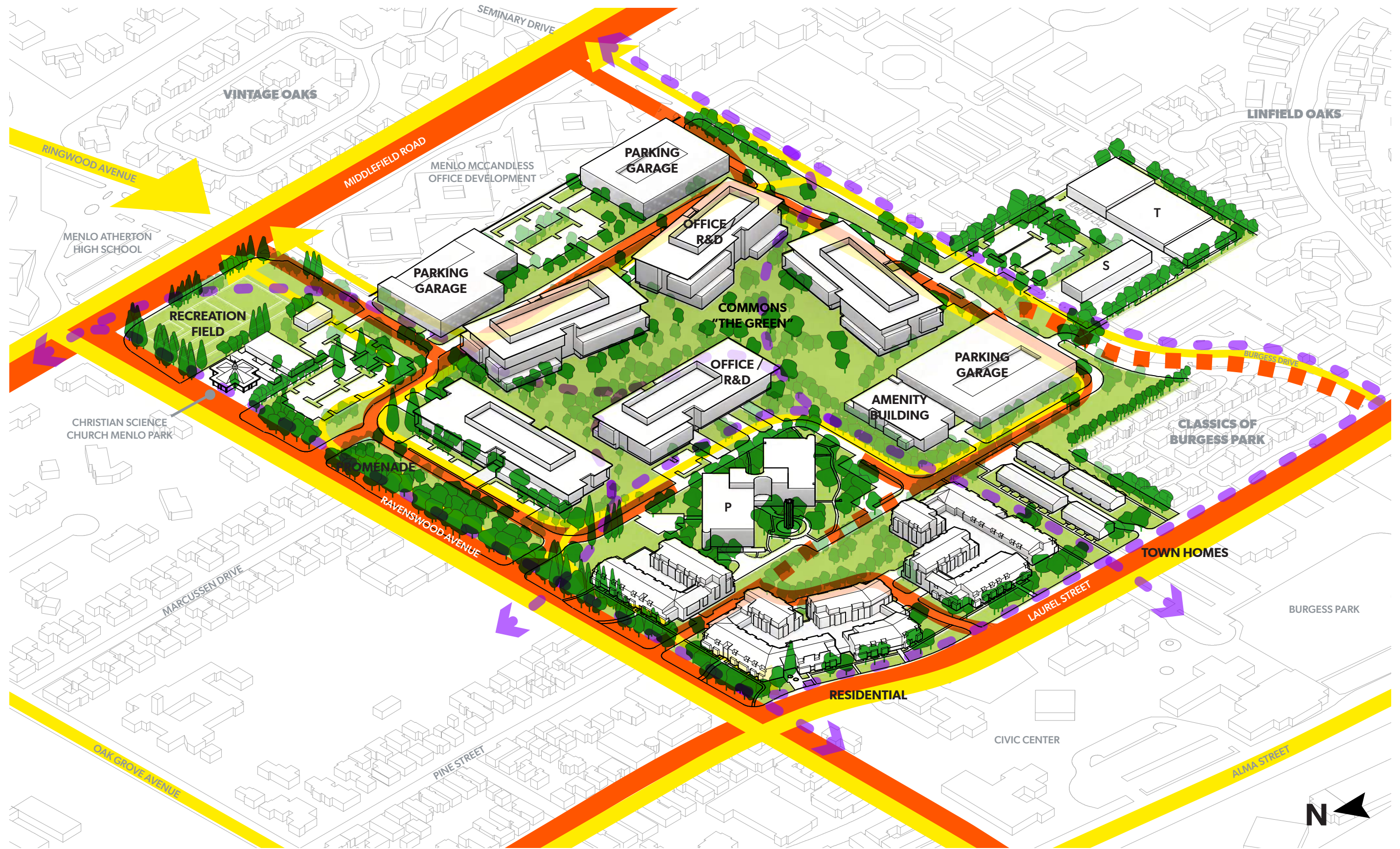
CREATE AN OPEN SPACE NETWORK



WEAVE CIRCULATION INTO SITE



BUILD IN AREAS THAT PRESERVE THE BEST TREES



PARKLINE MASTER PLAN



ALLIED ARTS GUILD, MENLO PARK, CA



CASA DE HERRERO, MONTECITO, CA

CONTEXTUAL + CONNECTIONS



CASA DORINDA, SANTA BARBARA, CA

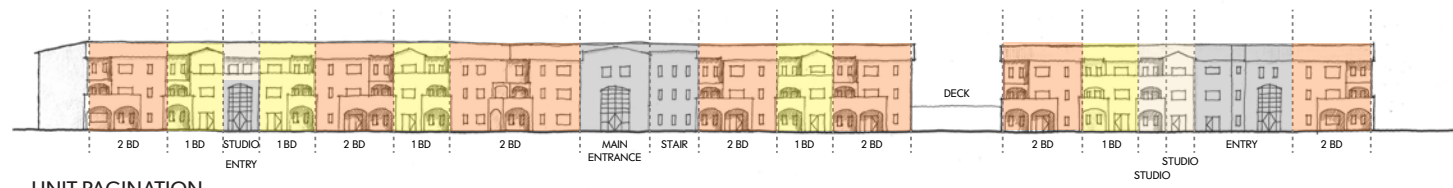


RIVERSIDE ART MUSEUM, RIVERSIDE, CA; ARCHITECT: JULIA MORGAN



DAVIS POLK LAW OFFICE, MENLO PARK, CA

RESIDENTIAL INSPIRED BY HISTORIC ROOTS



UNIT PAGINATION



UNIT PROGRAM DIVISION



ELEVATION STUDY ALONG RAVENSWOOD AVENUE



VIEW OF RESIDENTIAL FROM RAVENSWOOD AVENUE



VIEW AT RESIDENTIAL ENTRY ON LAUREL STREET



VIEW AT TOWN HOMES



VIEW IN RAVENSWOOD GREENWAY



VIEW AT RAVENSWOOD AVENUE SITE ENTRY



VIEW FROM COMMONS LOOKING WEST AT OFFICE BUILDINGS



VIEW AT RECREATION FIELD

RESPONSE TO FEEDBACK FROM PLANNING COMMISSION STUDY SESSION & COMMUNITY OUTREACH

CITY COUNCIL STUDY SESSION: MAY 10, 2022

SITE INTENSIFICATION

	SRI (2019)	SRI (CDP ALLOWED)	PROPOSED (400 SF/PERSON)	PROPOSED (330 SF/PERSON)	PROPOSED (250 SF/PERSON)
SQUARE FEET (SF)					
EXISTING	1,380,000	1,380,000	284,000	284,000	284,000
PROPOSED			1,056,000	1,056,000	1,056,000
TOTAL SF	1,380,000	1,380,000	1,340,000	1,340,000	1,340,000
<i>EXCLUDES PROPOSED AMENITY BUILDING</i>			40,000	40,000	40,000
HEADCOUNT	1,500	3,300	3,340	3,900	4,924
INCREASE VS. CDP ALLOWED			40	600	1,624
INCREASE VS. 2019			1,840	2,400	3,424

HOUSING IMPACT

% LIVING IN
MENLO PARK

4%
7%
10%
15%

2,400
NEW EMPLOYEES
UNITS NEEDED

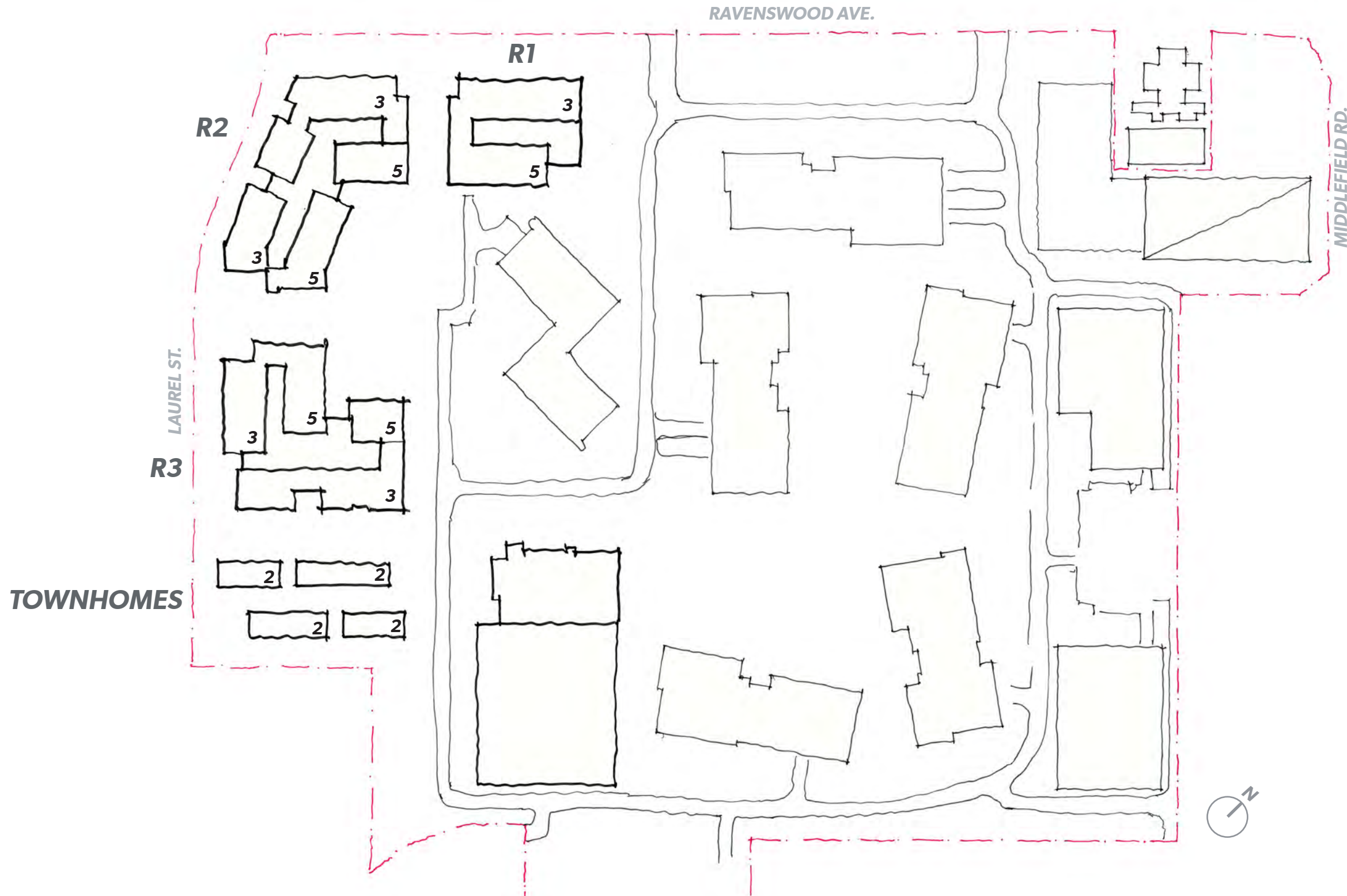
96
168
240
360

3,424
NEW EMPLOYEES
UNITS NEEDED

137
240
342
514

SITE INTENSIFICATION AND HOUSING IMPACT

BASE SCHEME



HOUSING UNIT COUNT

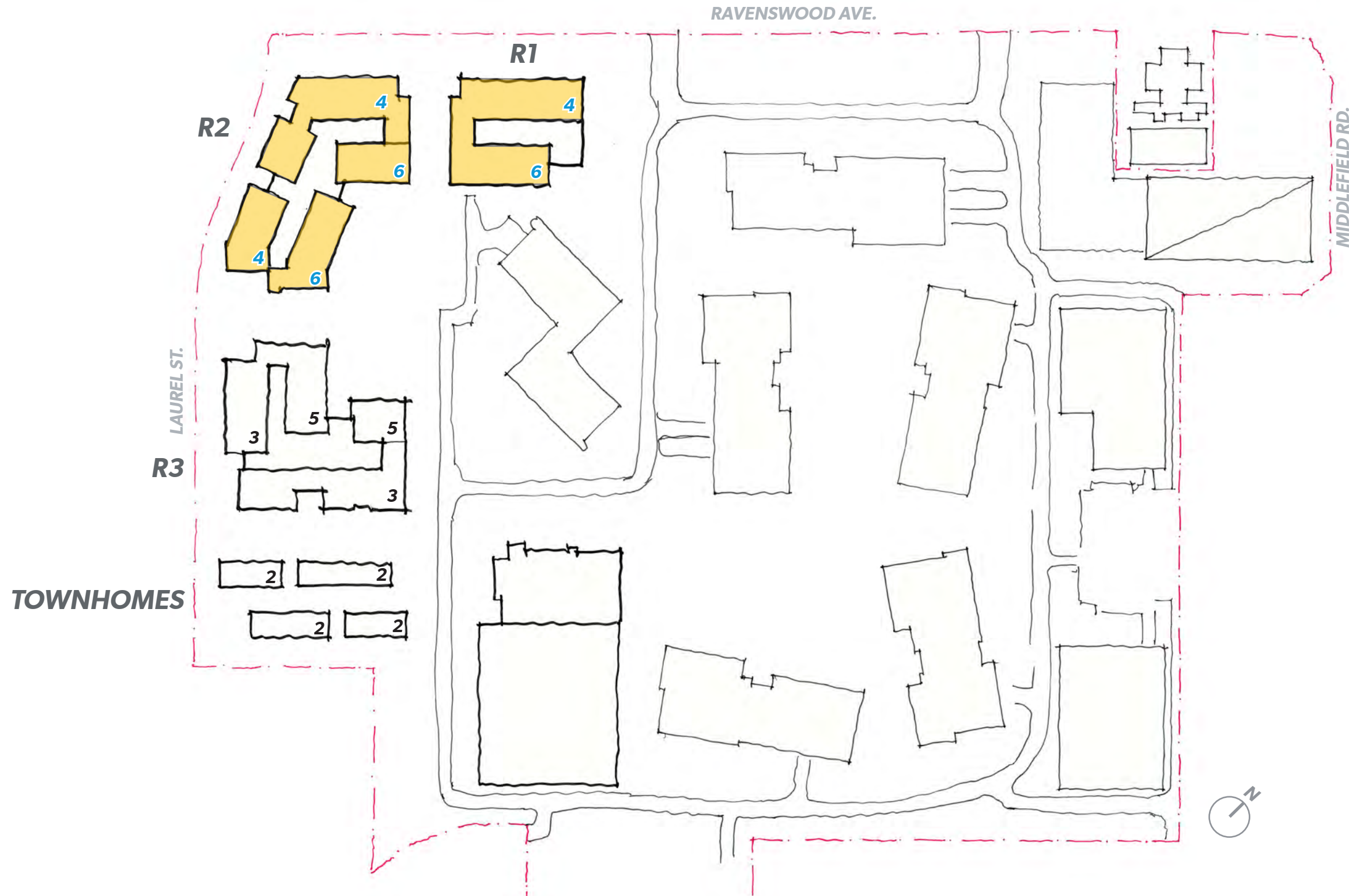
	R1: 89
	R2: 146
	R3: 146
+	TH: 19
<hr/>	
	TOTAL = 400

15%
AFFORDABLE

60 UNITS

INCREASE RESIDENTIAL DENSITY

ADD 50 UNITS



HOUSING UNIT COUNT

R1: 89 + 25 = 114
 R2: 146 + 25 = 171
 R3: 146
 + TH: 19

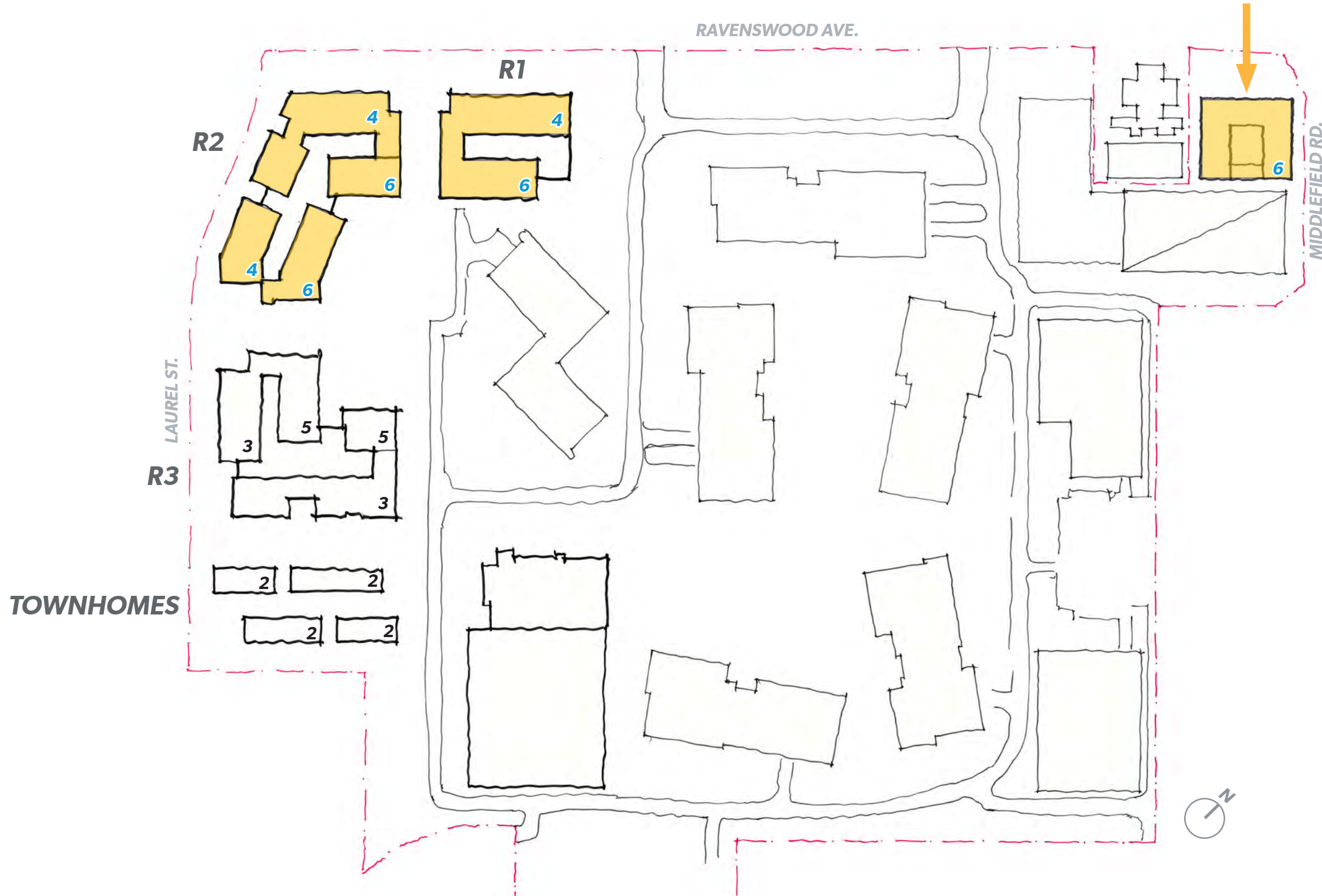
TOTAL = 450

15%
AFFORDABLE
68 UNITS

INCREASE RESIDENTIAL DENSITY

ADD 130 UNITS

POTENTIAL SITE FOR
 STAND-ALONE 100%
 AFFORDABLE HOUSING



HOUSING UNIT COUNT

R1: 89 + 25 = 114
 R2: 146 + 25 = 171
 R3: 146
 TH: 19
 + 80

TOTAL = 530

28%
AFFORDABLE
148 UNITS

INCREASE RESIDENTIAL DENSITY

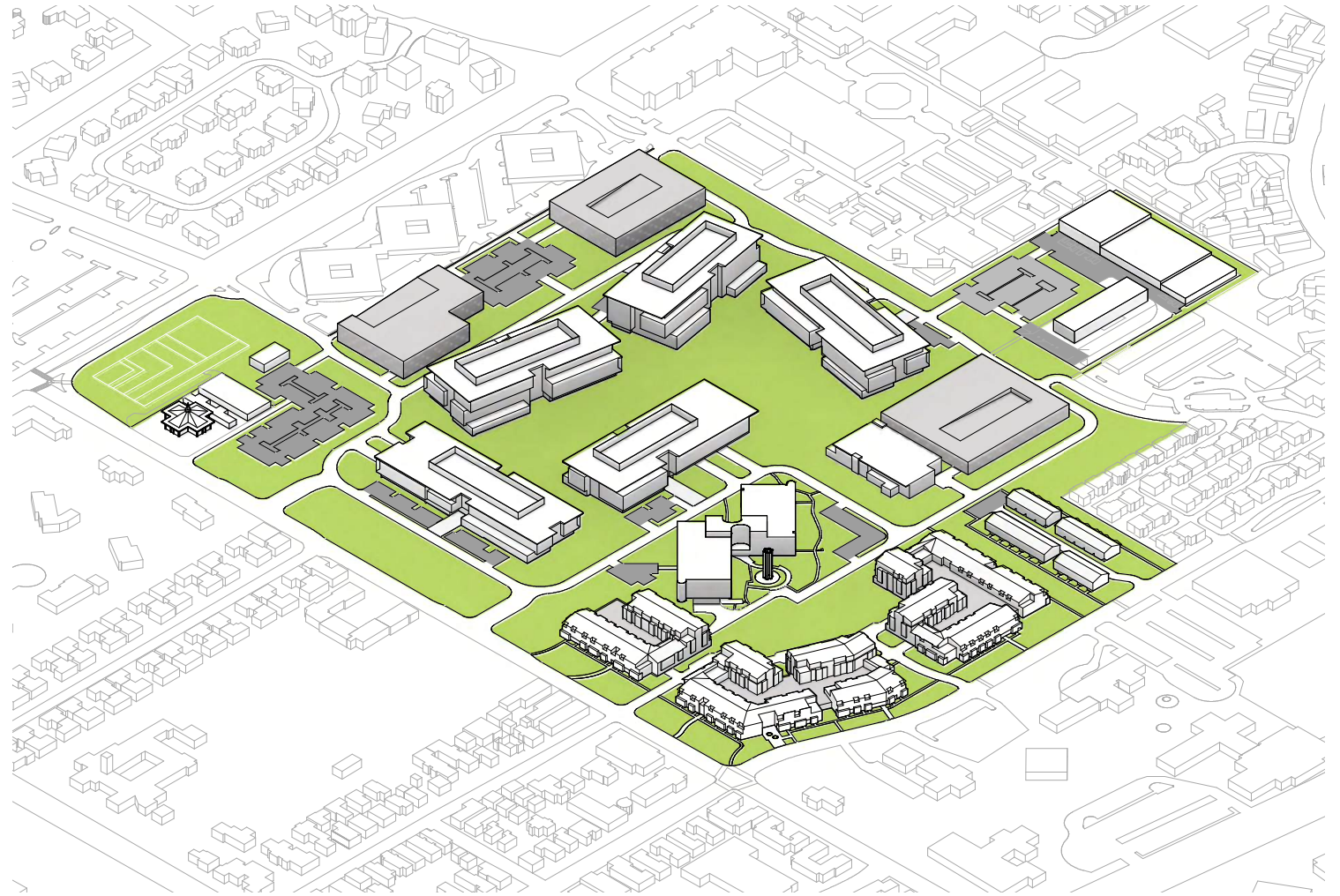
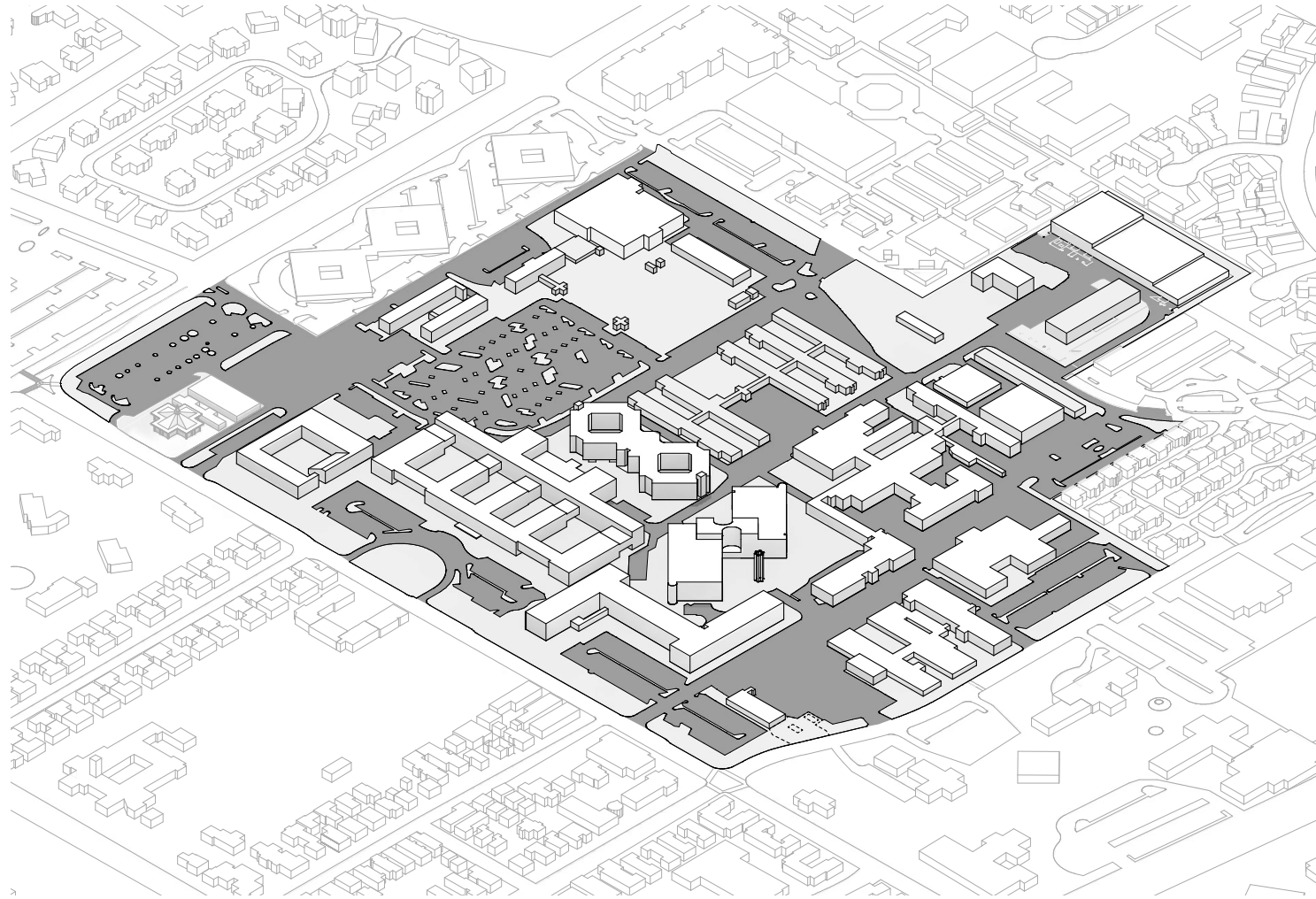
EXISTING:

PARKING IS **37%** OF SITE AREA



PROPOSED:

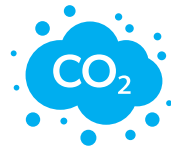
PARKING IS **14%** OF SITE AREA



- OPEN SPACE EXPANSION
- HERITAGE TREE PRESERVATION
- LOWER PARKING RATIO
- PARKING DISTRIBUTION

OFFSTREET PARKING APPROACH - CONVERSION TO OPEN SPACE 26

PARKLINE WILL REDUCE CARBON SIGNIFICANTLY



1. REDUCE GREENHOUSE GAS EMISSIONS BY 50%



2. ALL-ELECTRIC BUILDINGS



3. MEETING REACH CODES



4. USING RENEWABLE ENERGY

PARKLINE'S VISION FOR THE 63.2-ACRE SITE:



1. RESIDENTIAL

- 400 new rental housing units: affordable and market rate rental housing



2. SUSTAINABLE DESIGN

- High performance building design
- Vast reduction in impervious surface
- Reduce greenhouse gas emissions by 50%



3. TREE PRESERVATION

- Preserve heritage trees
- 1,375 existing trees, 1,489 after redevelopment



4. OPEN SPACE & CONNECTIVITY

- Over 25 acres of landscaped, publicly accessible open space
- A network of new bike and pedestrian pathways



5. REVITALIZATION

- Replacement of 1.1 million square feet of outdated research buildings

PARKLINE

SRI International

LANE PARTNERS

STUDIOS
architecture



Burgess Park and Willow Oaks Park Improvement Projects

City Council Meeting
May 10, 2022



INTRODUCTION

PROJECT OVERVIEW

- Combined public outreach and design process for Burgess Park and Willow Oaks Park
- Burgess Park - focused on play area
- Willow Oaks Park - master plan for the entire park and construction of highest priority elements

PROCESS TO DATE

- Conducted site analysis
- Collected community input on play areas and dog park
- Created preliminary plans with design alternatives
- Received feedback from Parks and Recreation Commission
- Created preferred concept plan

PRESENTATION GOALS

- Summarize outreach results and present preferred concept plan
- Collect Council and public comments





PROJECT SUMMARY AND GOALS

PROJECT SUMMARY

- Develop a new design for the existing play area while preserving the surrounding park features.
- Expand improvements outside of the play area as needed to create an accessible path of travel.
- Implement project construction.

PROJECT GOALS

- **GOAL 1** Encourage community participation throughout the design process.
- **GOAL 2** Emphasize a unique design theme to create a strong park identity.
- **GOAL 3** Ensure the play area is accessible and meets the needs of children of all abilities.
- **GOAL 4** Create an exciting play experience!



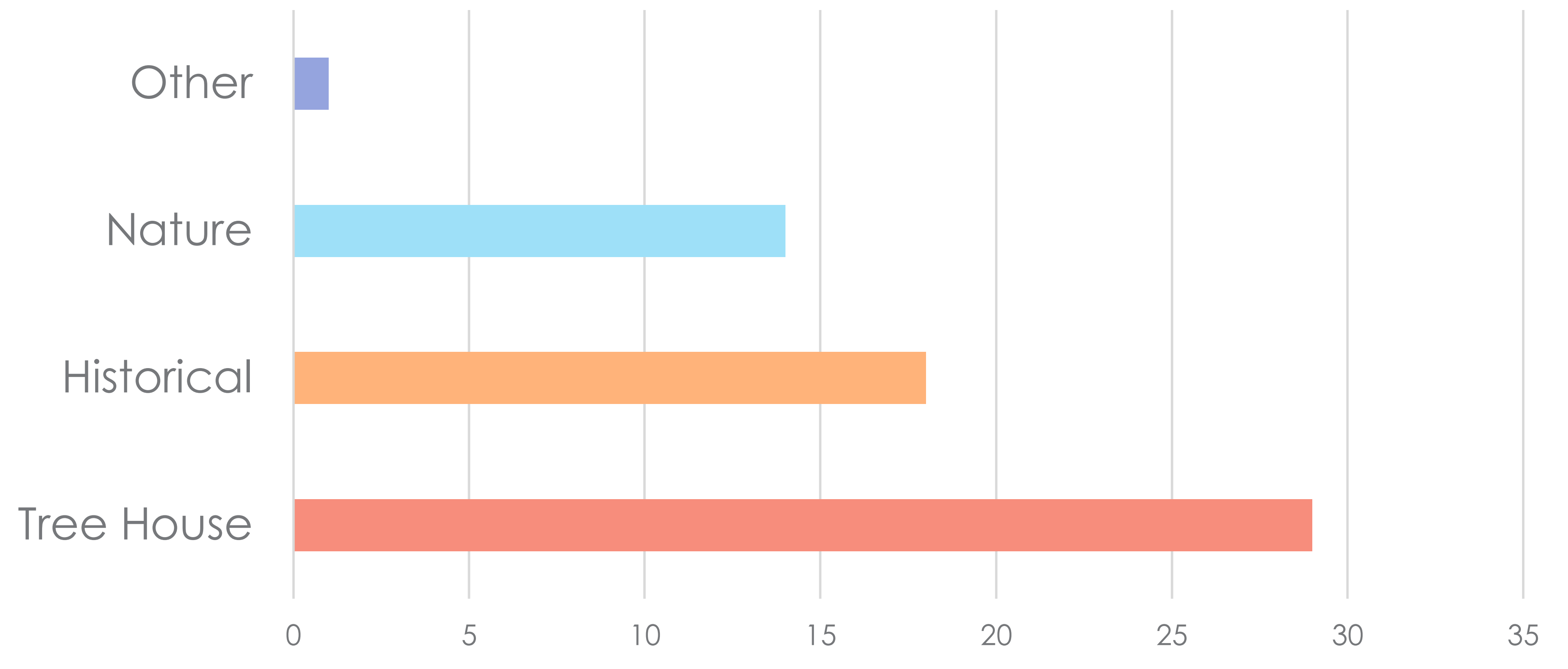
EXISTING CONDITIONS



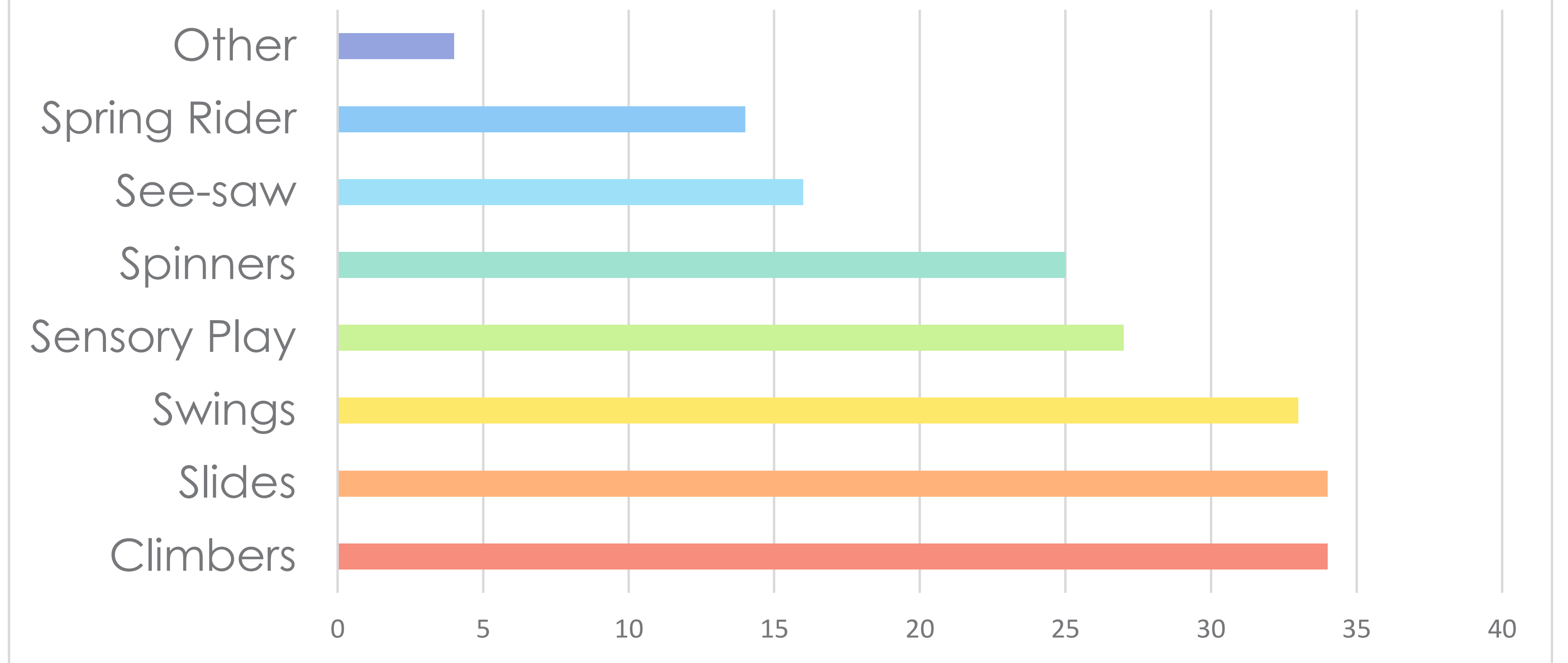
BURGESS PARK IMPROVEMENT PROJECT

PUBLIC OUTREACH

What type of theme would you prefer?



What type of play equipment would you prefer?



TREE HOUSE THEME



NATURE THEME



HISTORICAL THEME



SLIDES



SEE-SAW



Group See-saw



Traditional See-saw

SPRING RIDER



Double Rider



Traditional Rider

SENSORY PLAY



Metallophone & Drums



Musical Chimes

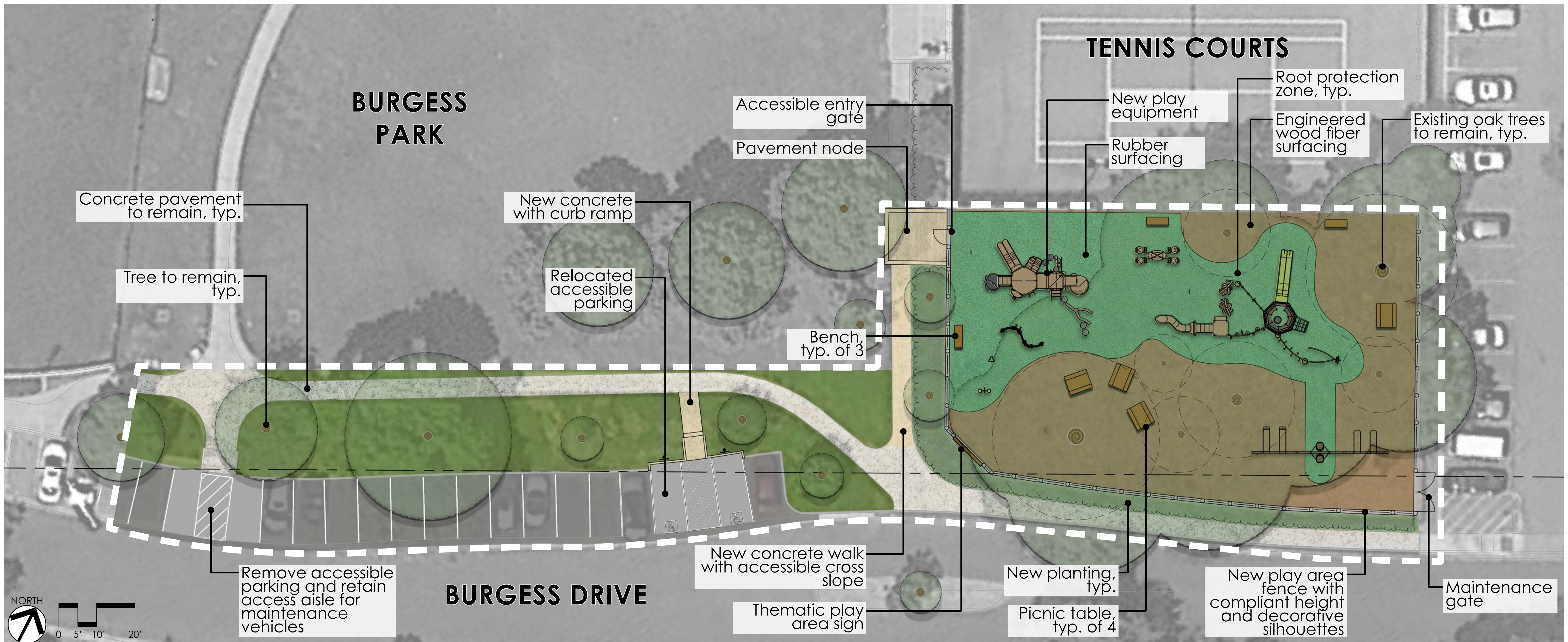


Pulse Table Tennis



Learning Panel

PREFERRED CONCEPT PLAN



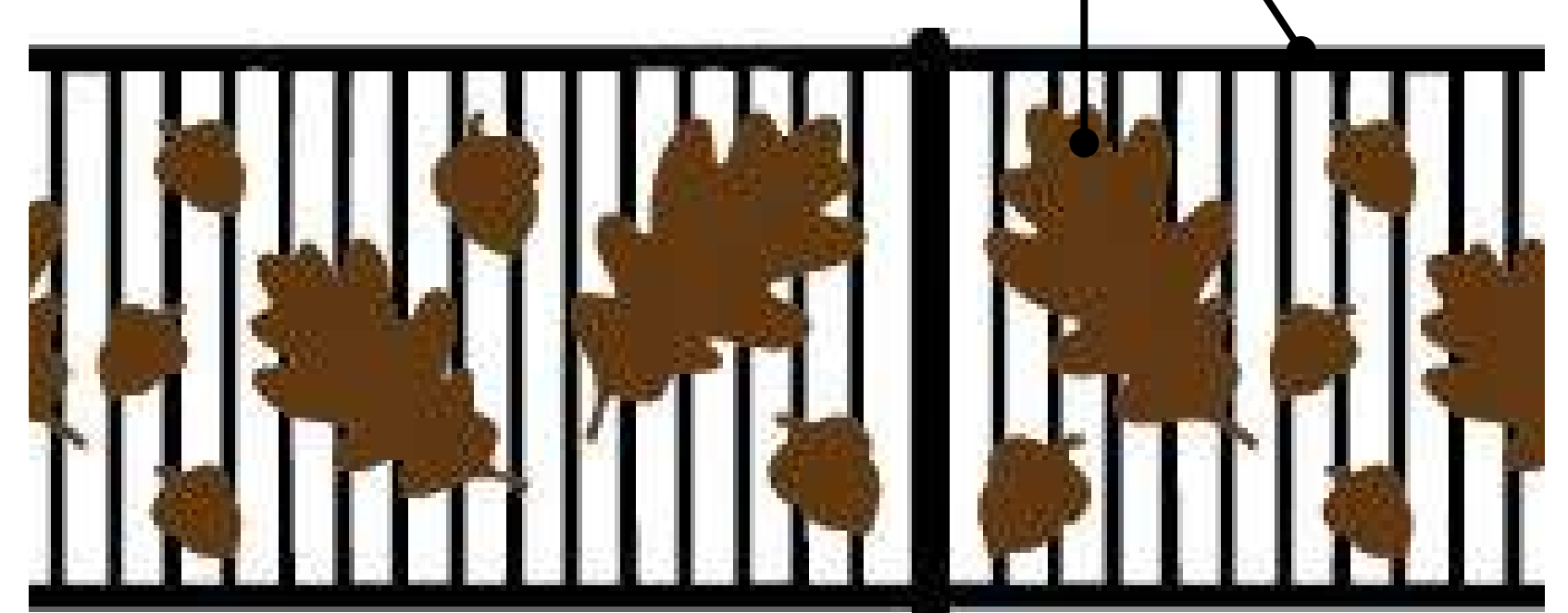
INSPIRATION IMAGES

6X6 wood corner posts
Thematic sign with plastic wood backing and metal letters



PLAY AREA SIGN

Metal picket fence, 4' high
Laser cut sheet metal welded to fence, oak leaf and acorn silhouettes



PLAY AREA FENCE



PAVEMENT NODE - STAMPED CONCRETE



BENCH - BLACK COLOR



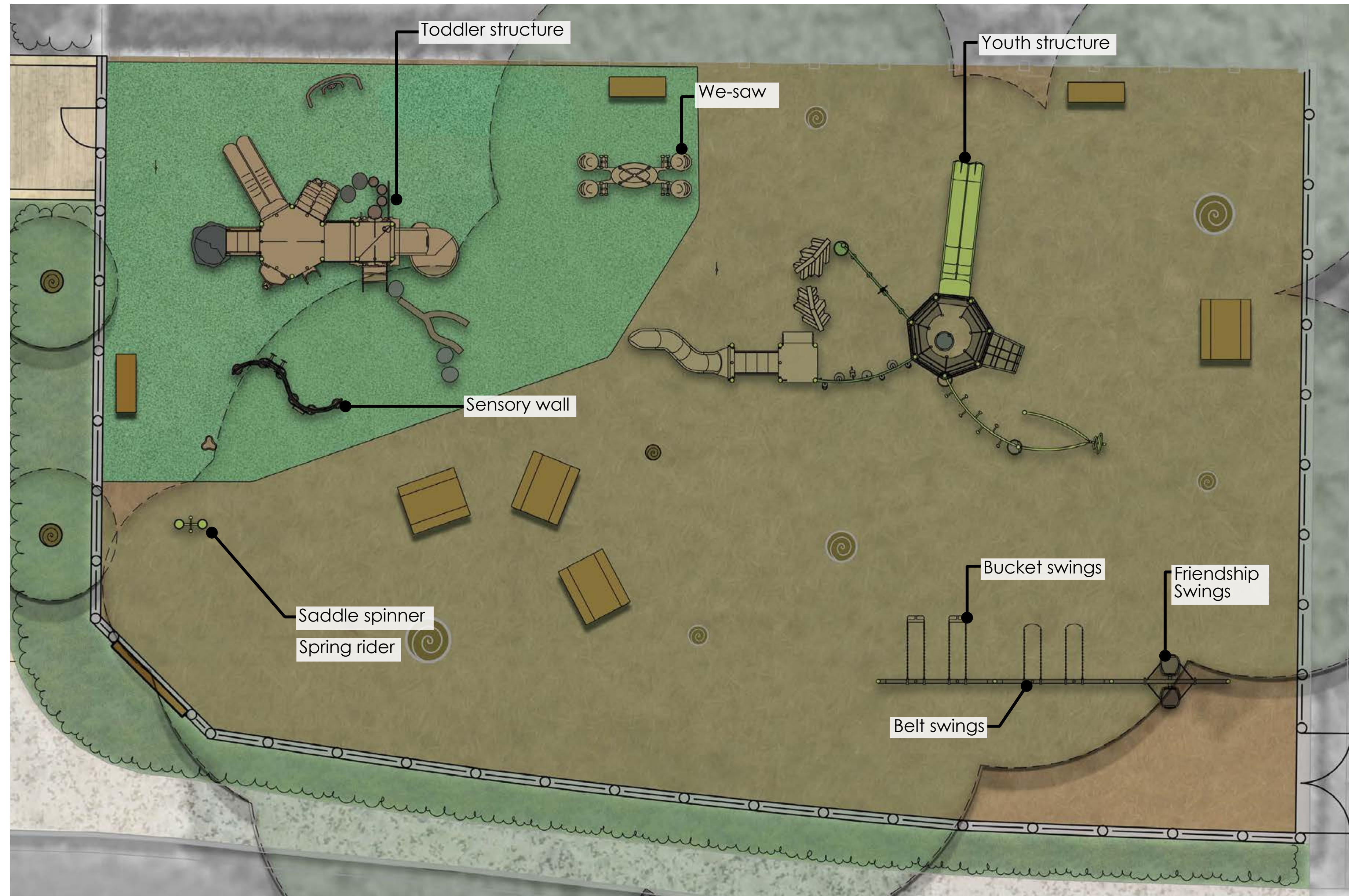
PICNIC TABLE



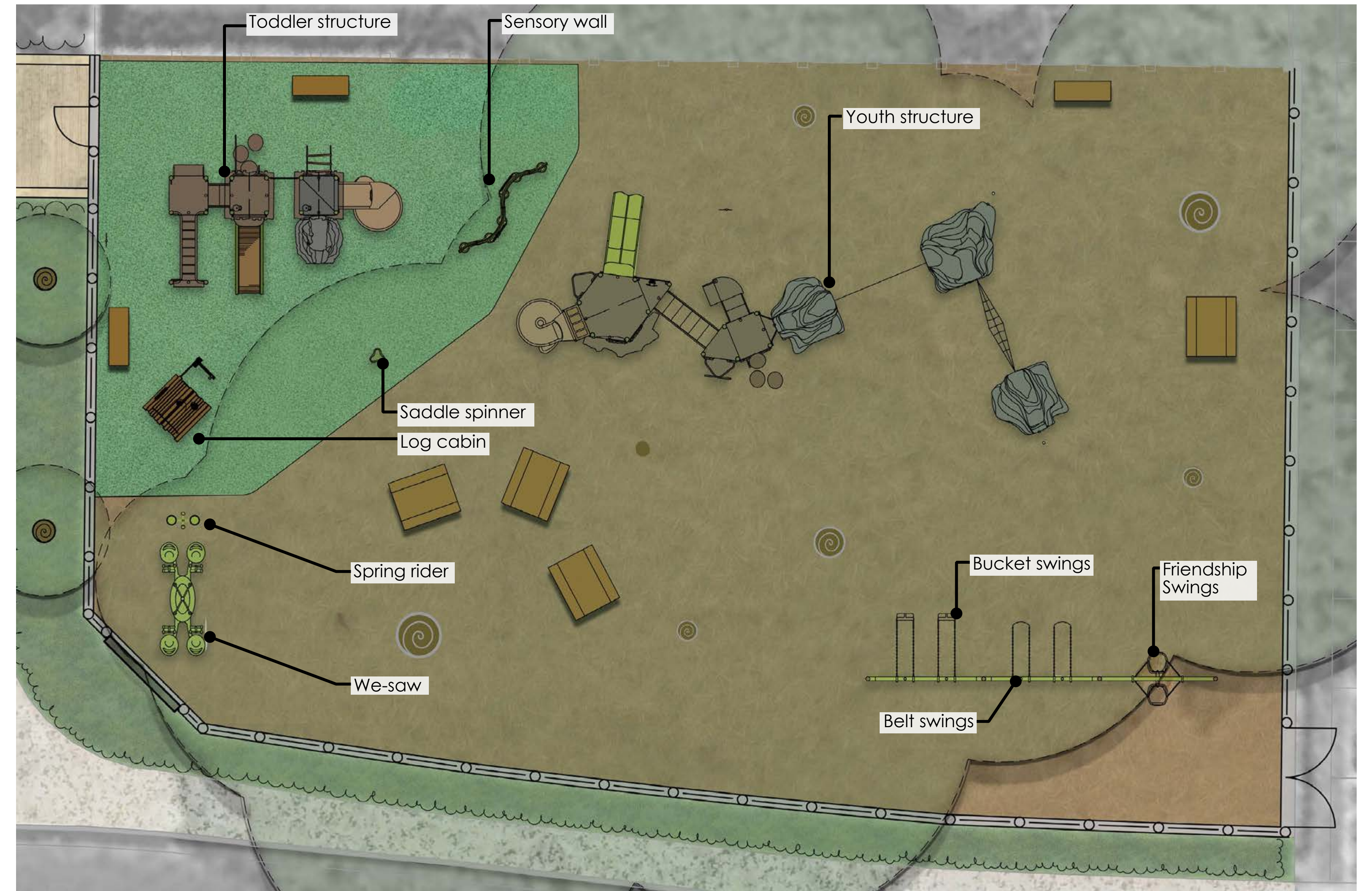
TRASH RECEPTACLE

PLAY AREA DESIGN ALTERNATIVES

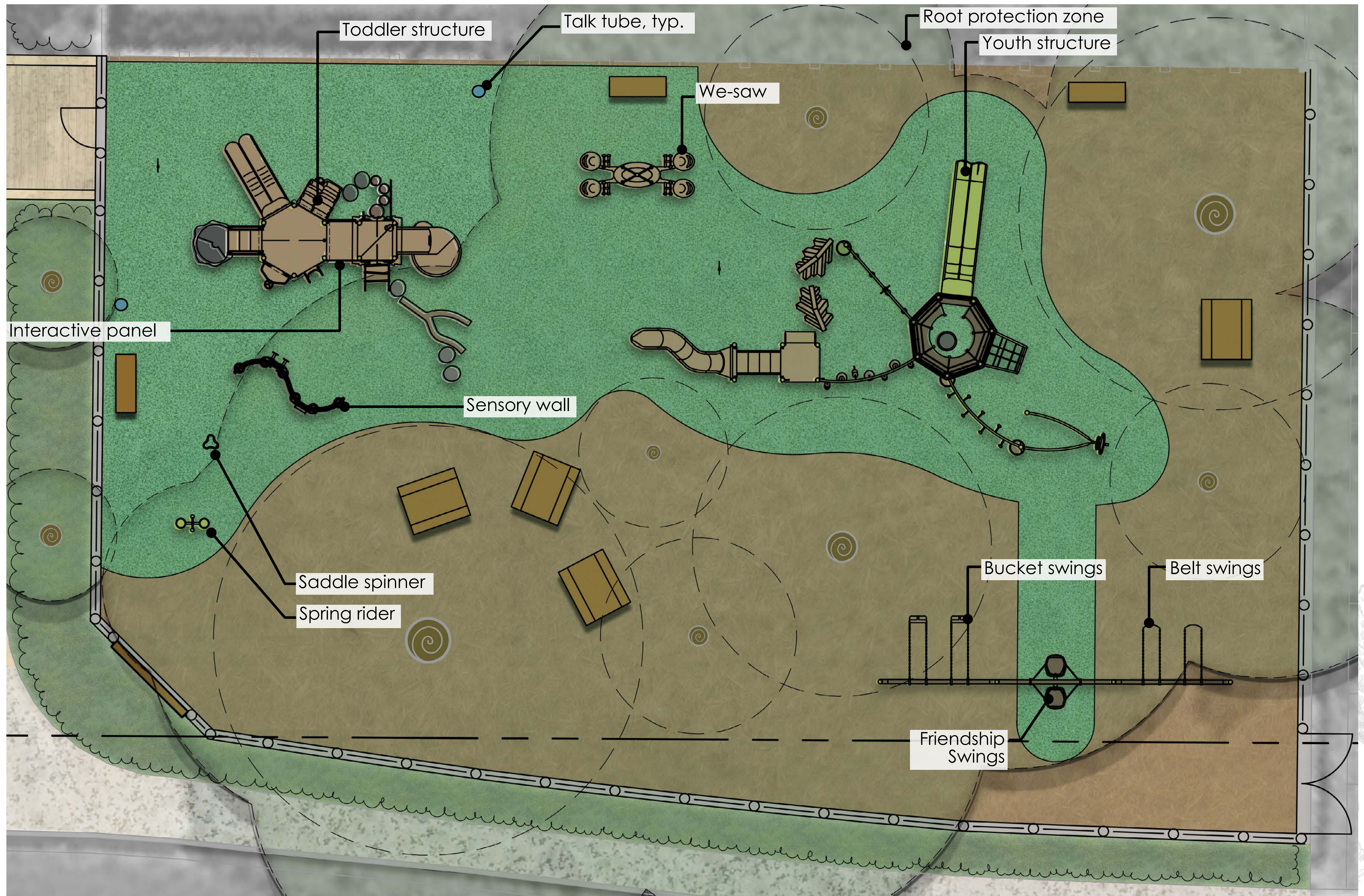
Option 1



Option 2



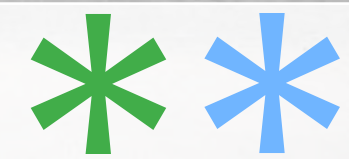
PREFERRED PLAY AREA DESIGN



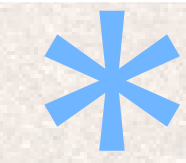
STAND-ALONE PLAY COMPONENTS



Sensory Wall



We-Saw



Spring Rider



Saddle Spinner



Interactive Panel



Talk Tube



Friendship Swing

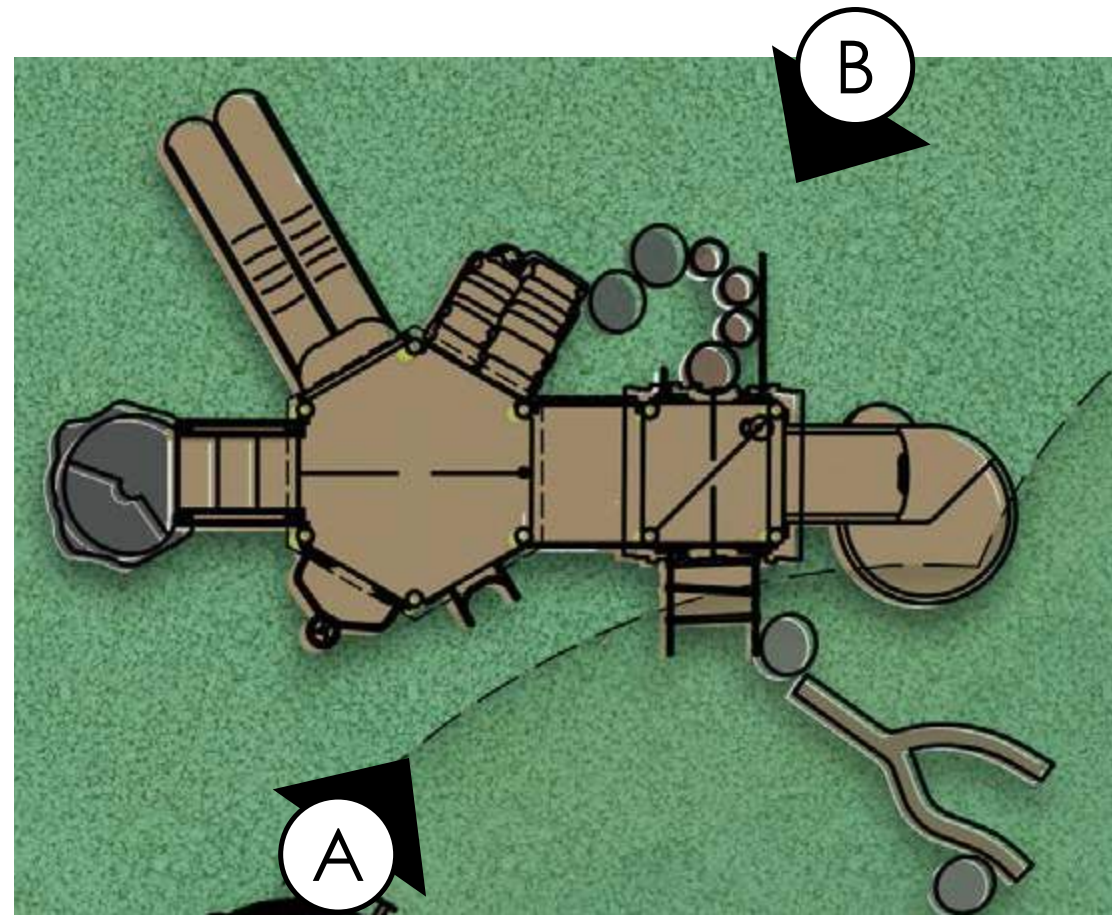


 Inclusive Play Elements

 Wheelchair Accessible Elements



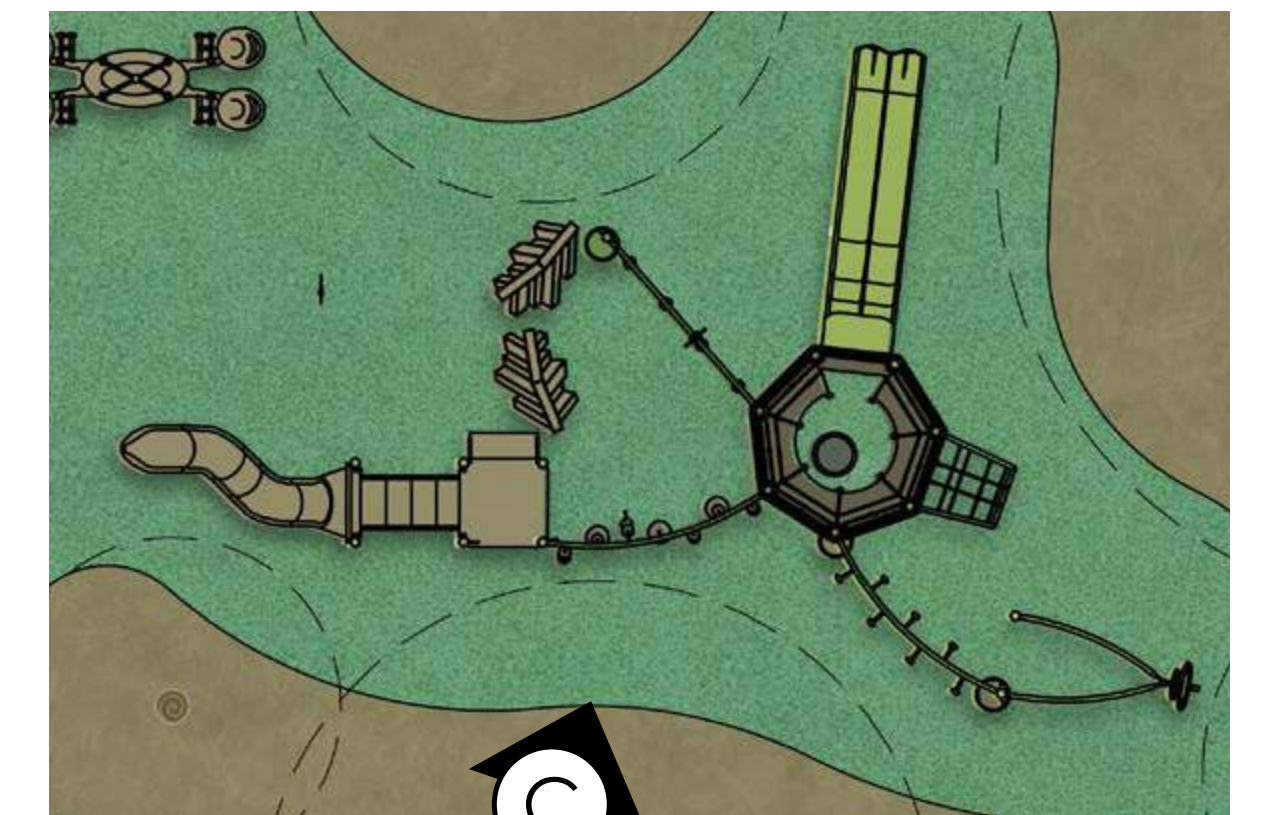
TODDLER PLAY STRUCTURE



PLAN VIEW



YOUTH PLAY STRUCTURE



PLAN VIEW



BURGESS PARK IMPROVEMENT PROJECT



WILLOW OAKS PARK



PROJECT SUMMARY AND GOALS

PROJECT SUMMARY

- Develop a master plan for park improvements that focuses on the main park use areas and connectivity to the surrounding neighborhood.
- Incorporate previous design and planning efforts.
- Construct the highest priority improvements when funding becomes available.

PROJECT GOALS

- GOAL 1** Build on the previous outreach process and carry forward prior decisions.
- GOAL 2** Encourage community participation throughout the design process.
- GOAL 3** Emphasize a unique design theme to create a strong park identity.
- GOAL 4** Improve neighborhood connectivity and access into the park.
- GOAL 5** Prioritize improvements to focus on areas that will provide the greatest benefit.
- GOAL 6** Ensure all park improvements are accessible and meet the needs of users of all abilities.

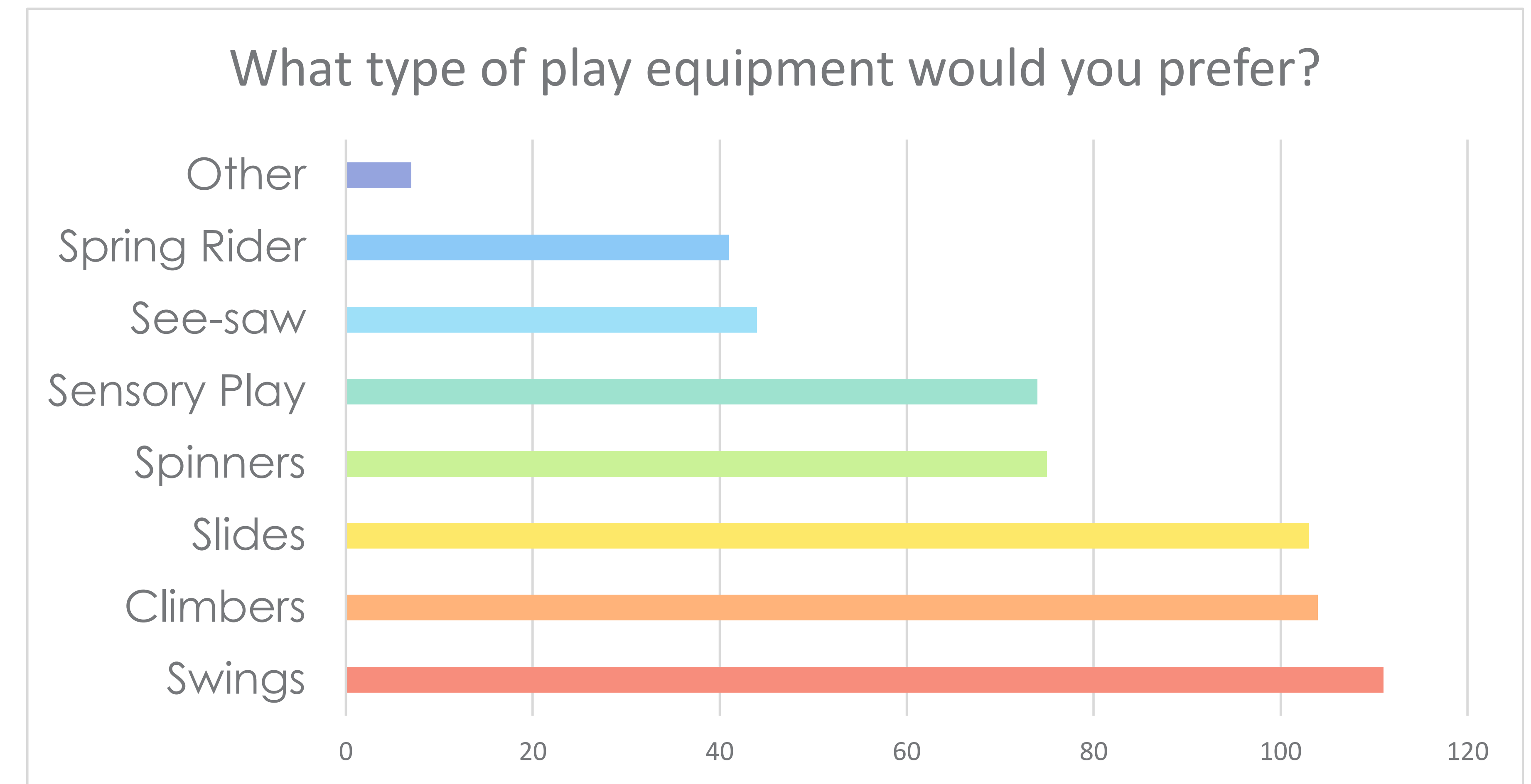
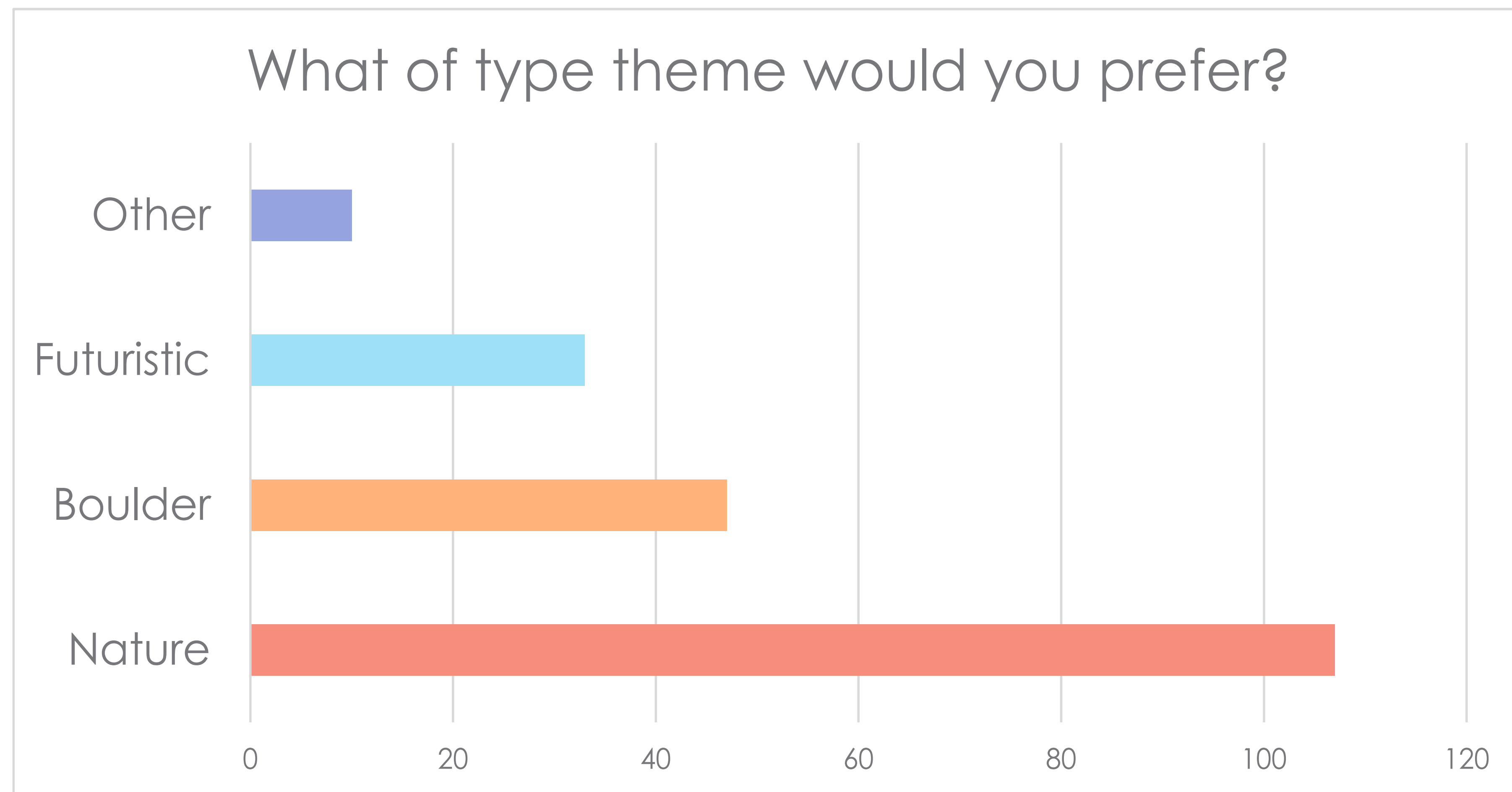


EXISTING CONDITIONS



WILLOW OAKS PARK IMPROVEMENT PROJECT

PUBLIC OUTREACH



NATURE THEME



BOULDER THEME



FUTURISTIC THEME



SLIDES



SEE-SAW



Group See-saw



Traditional See-saw



Double Rider



Traditional Rider

SPRING RIDER

SENSORY PLAY



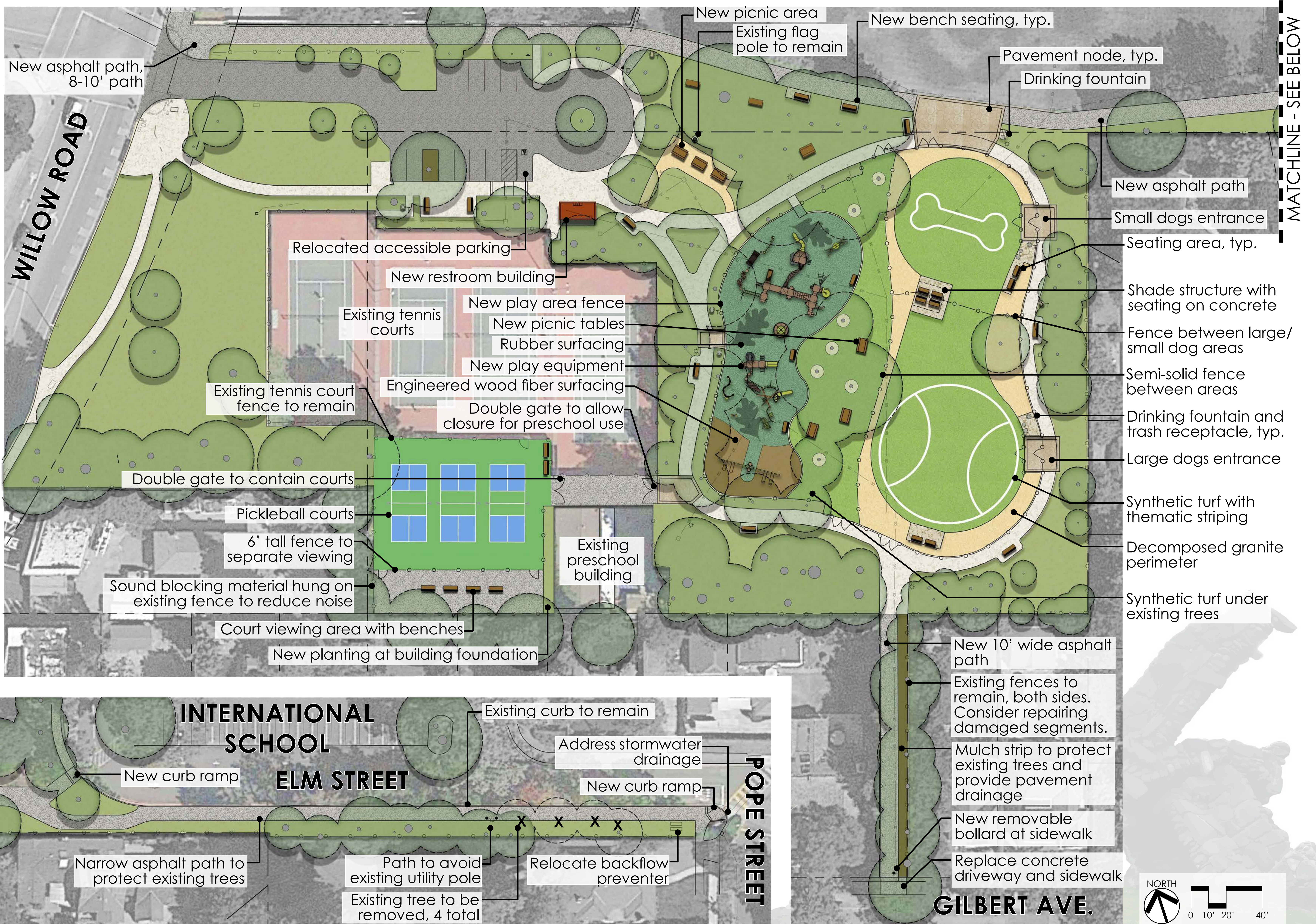
Metallophone & Drums

Musical Chimes

Pulse Table Tennis

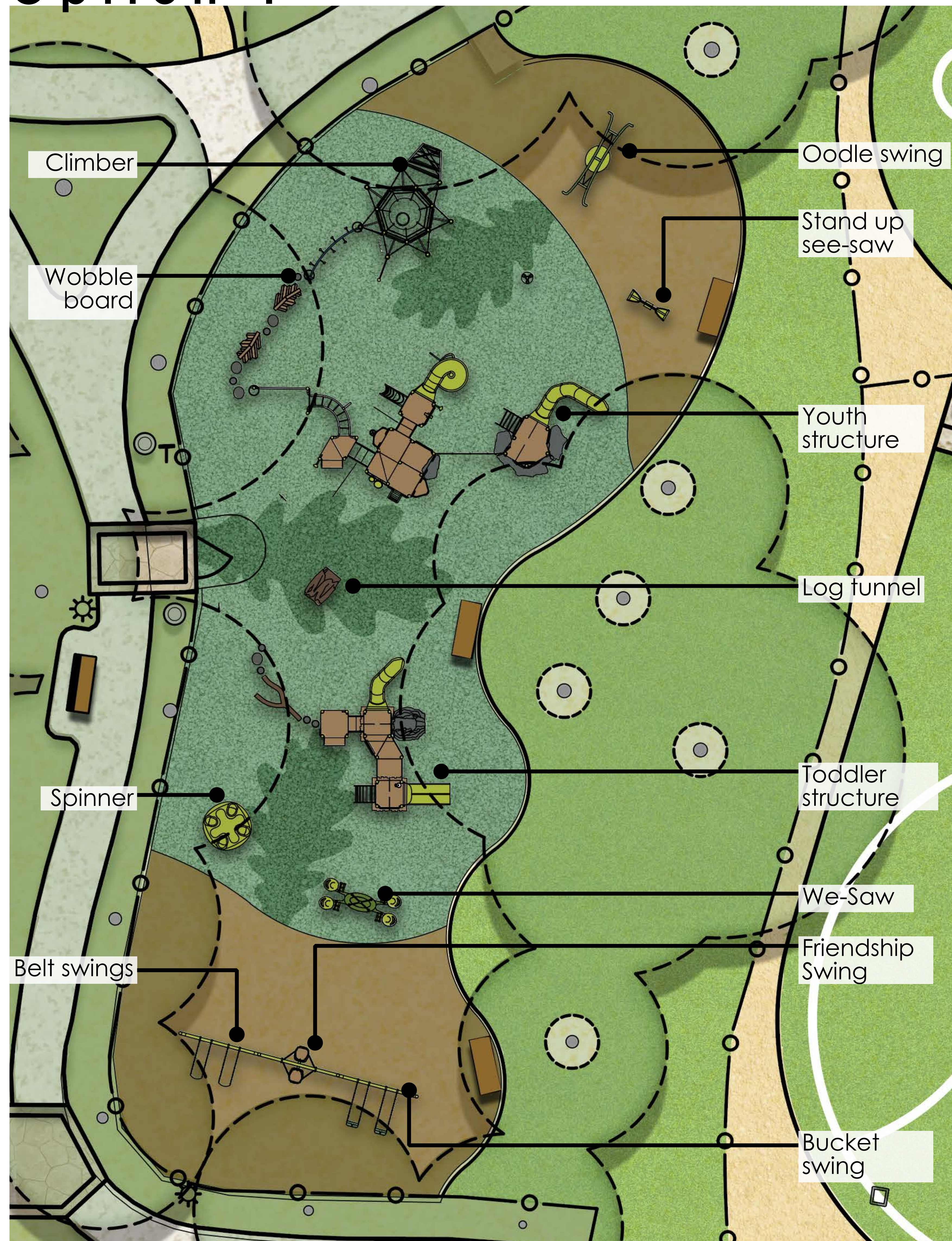
Learning Panel

PREFERRED CONCEPT PLAN

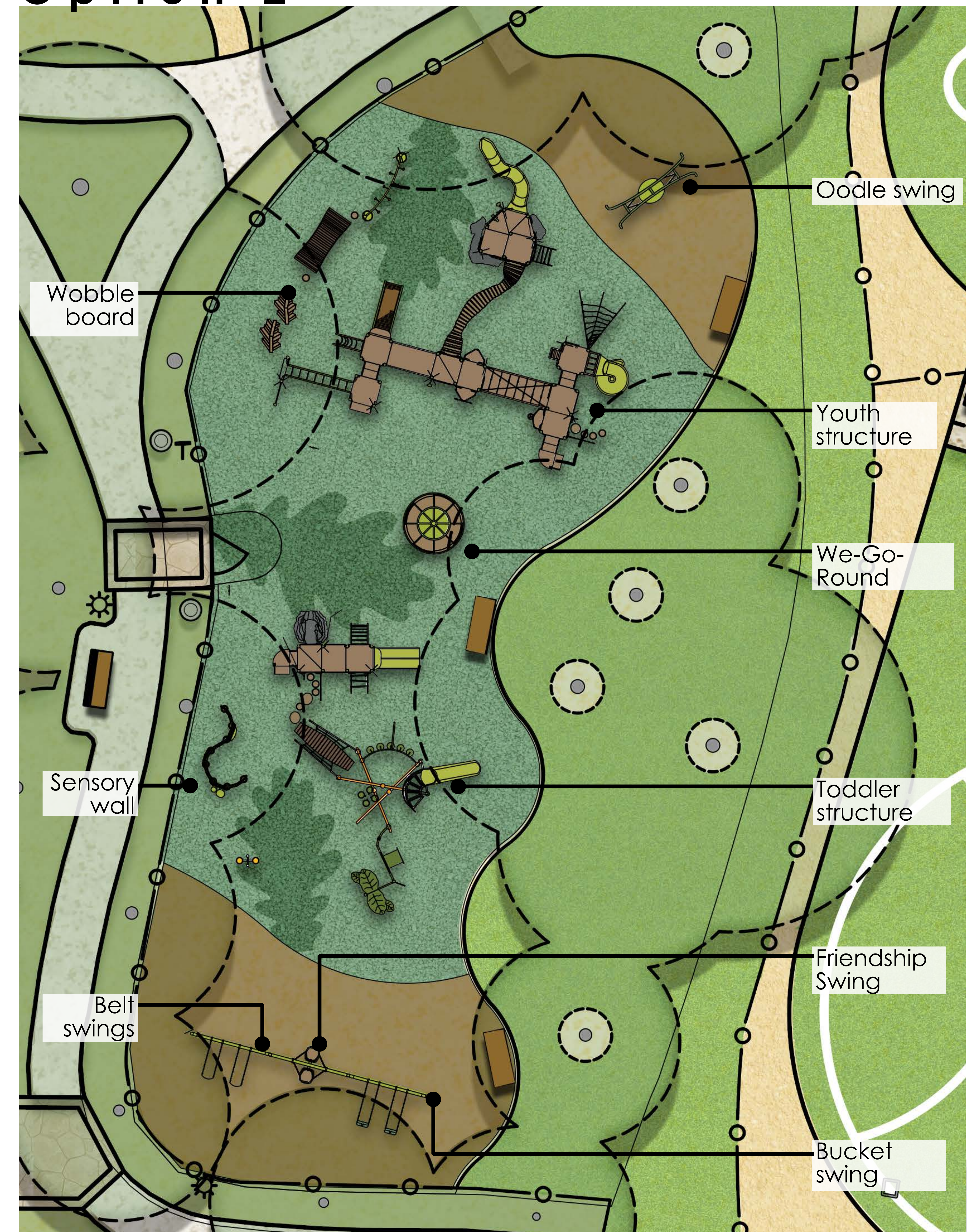


PLAY AREA DESIGN ALTERNATIVES

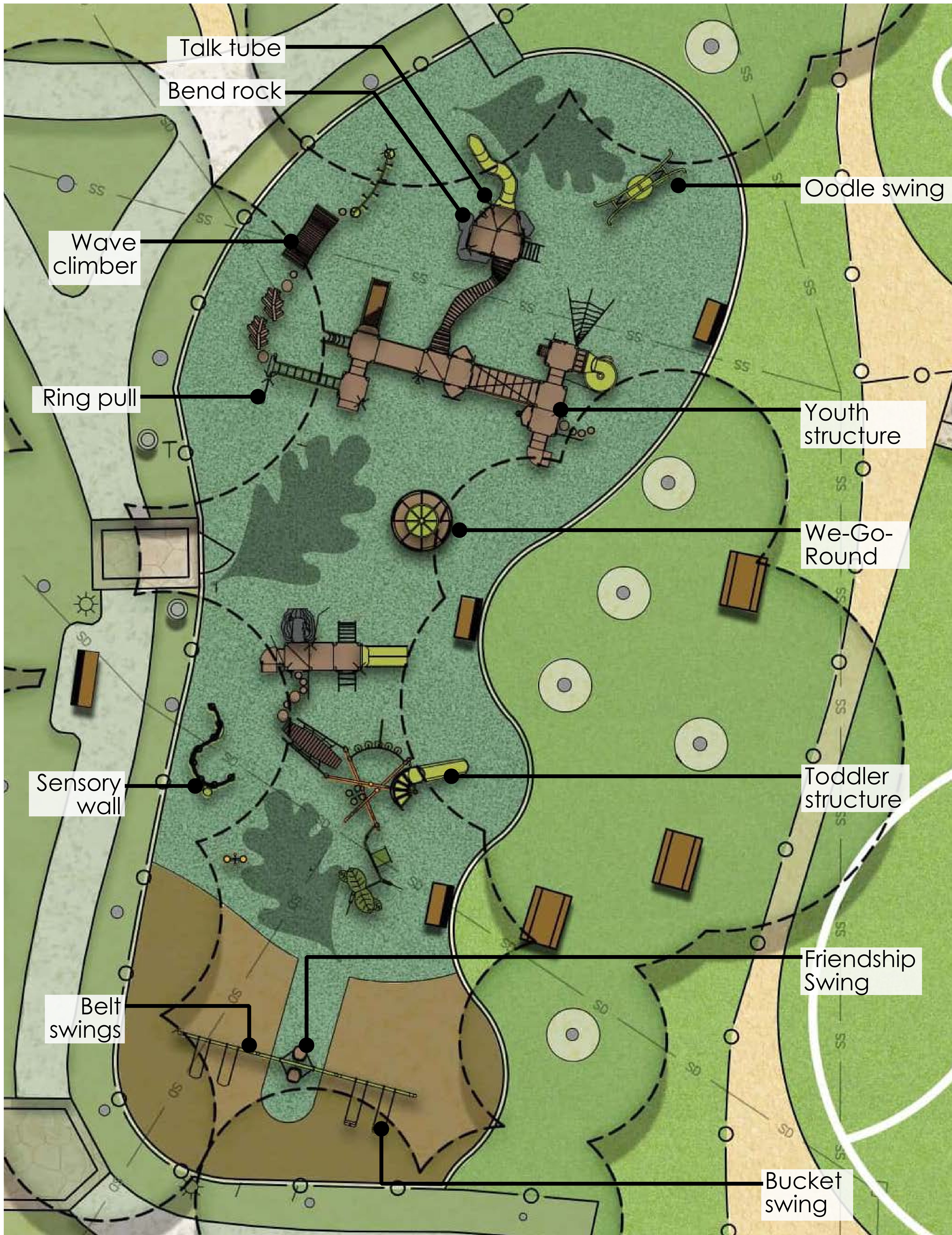
Option 1



Option 2



PREFERRED PLAY AREA DESIGN



Wave Climber



Friendship Swing *



Oodle Swing *



We-Go-Round * *



Sensory Wall * *



Bend Rock * *



Talk Tube * *

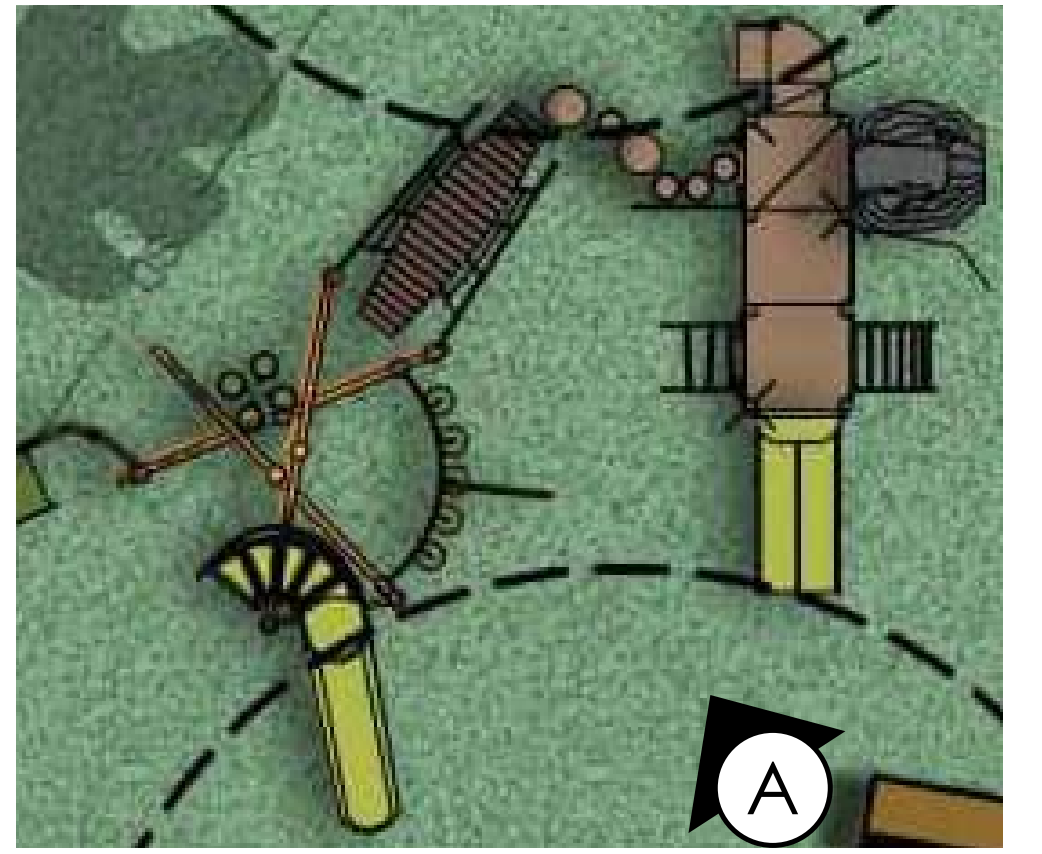


Ring Pull * *

* Wheelchair Accessible Elements

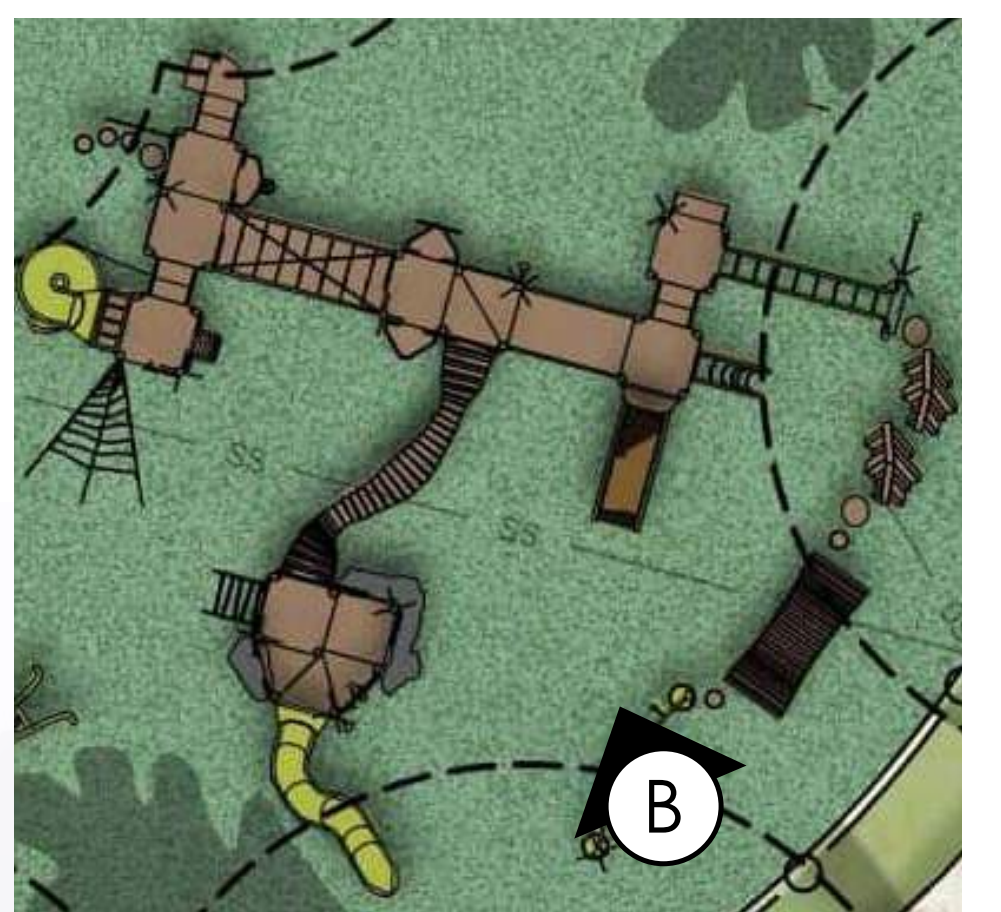
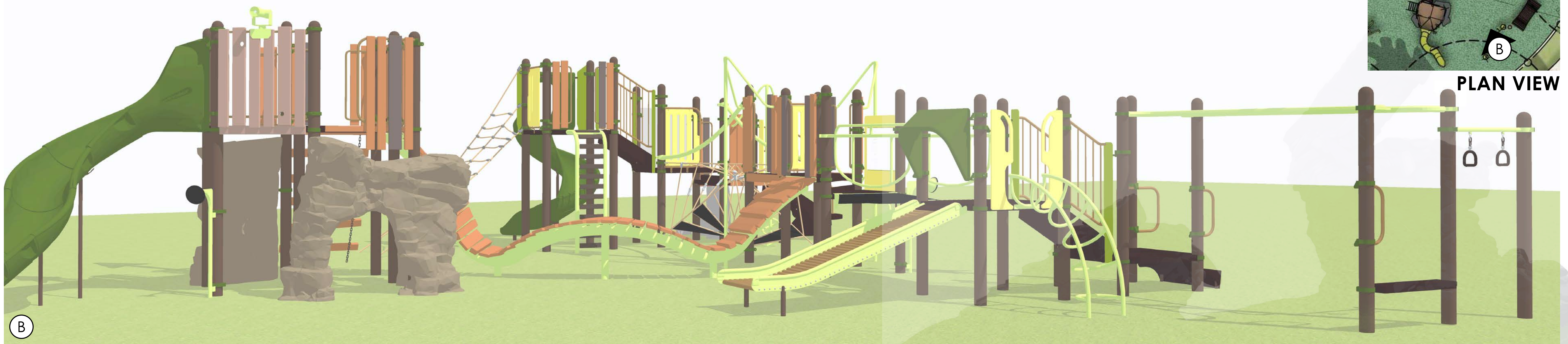
* Inclusive Play Elements

TODDLER PLAY STRUCTURE



PLAN VIEW

YOUTH PLAY STRUCTURE



PLAN VIEW

WILLOW OAKS PARK IMPROVEMENT PROJECT

DOG PARK



Small dogs entrance
Seating area, typ.

Shade structure with seating on concrete

Fence between large/small dog areas

Synthetic turf with thematic striping

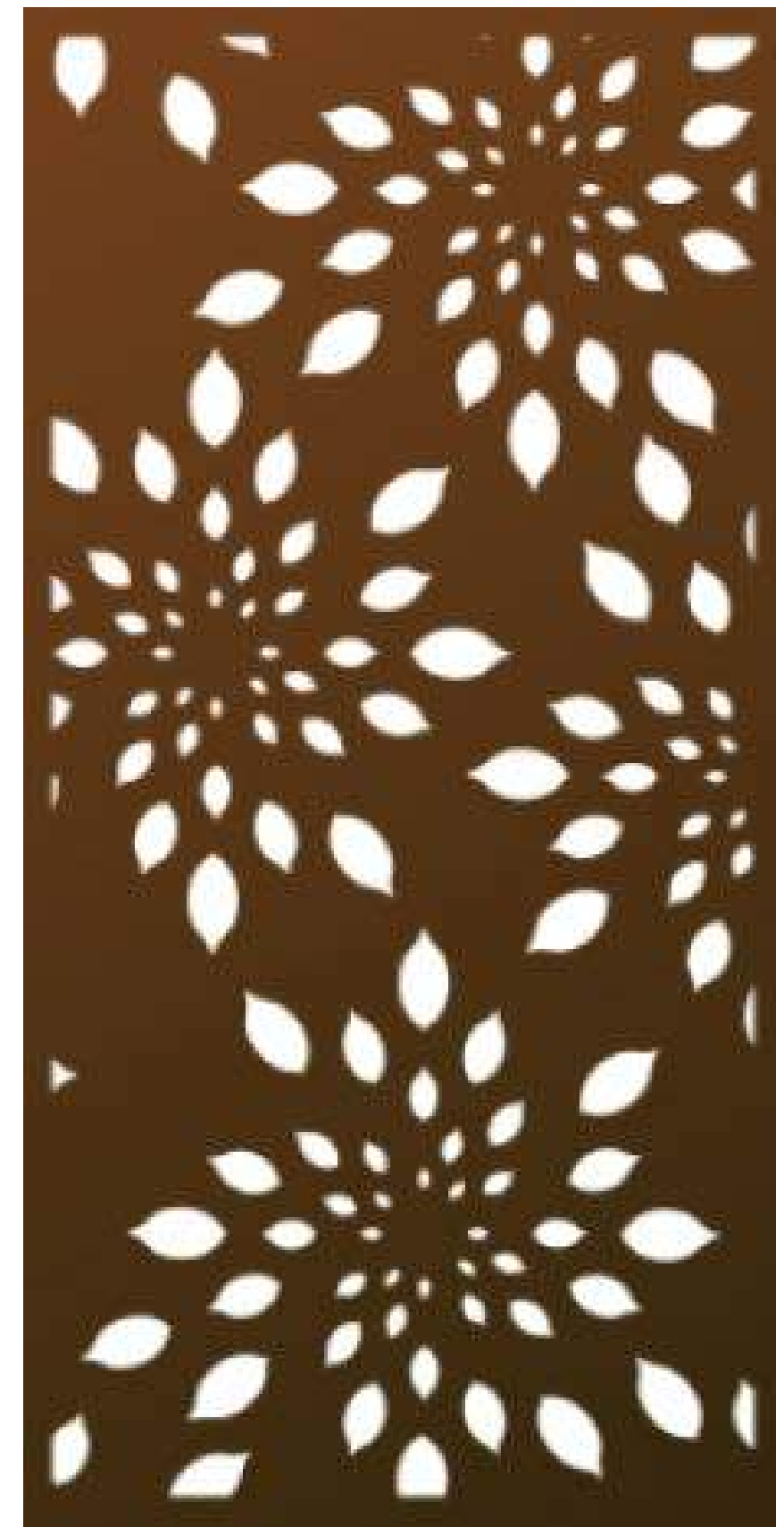
Drinking fountain and trash receptacle, typ.

Large dogs entrance

Decomposed granite perimeter



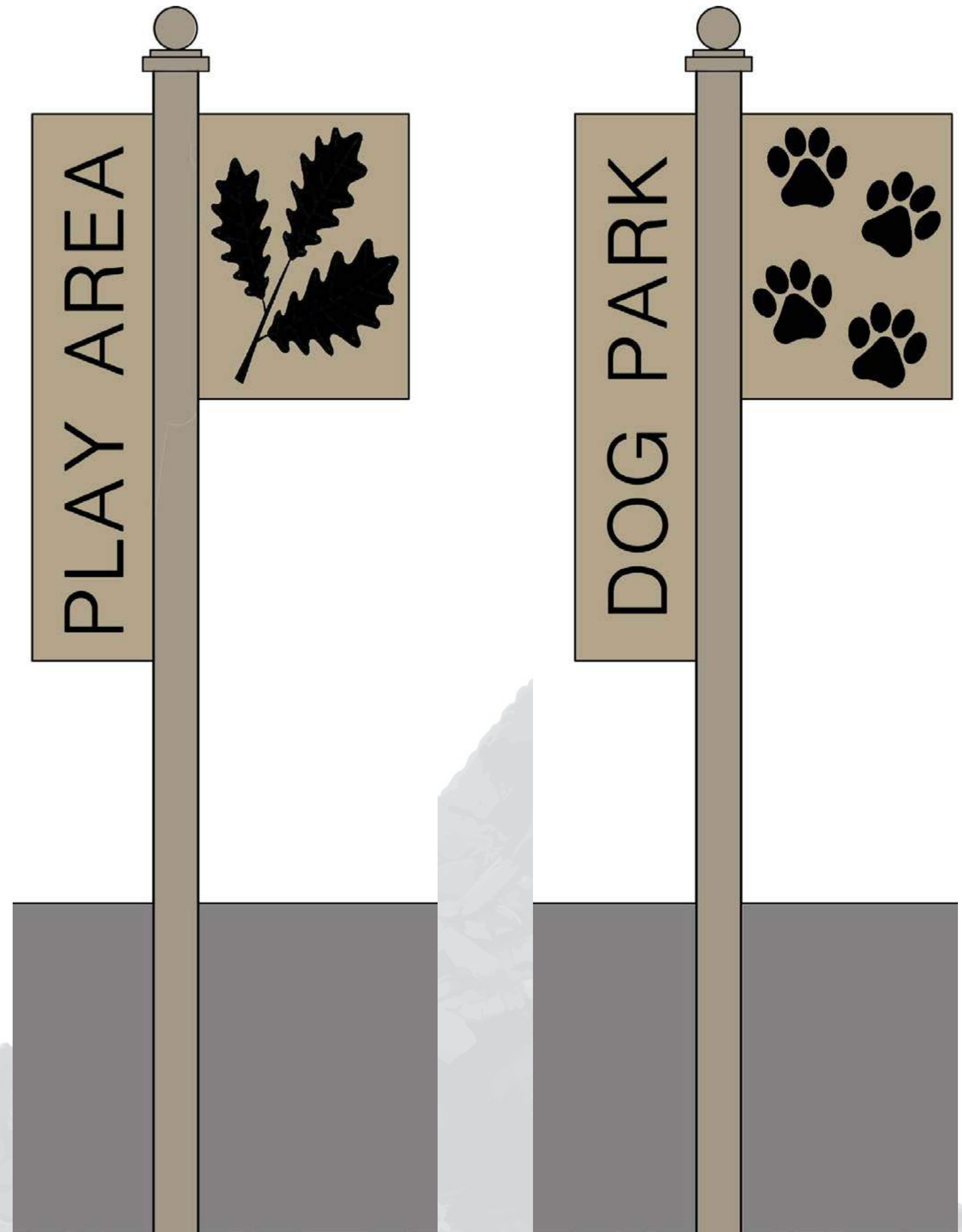
Shade Structure



Pet Drinking Fountain

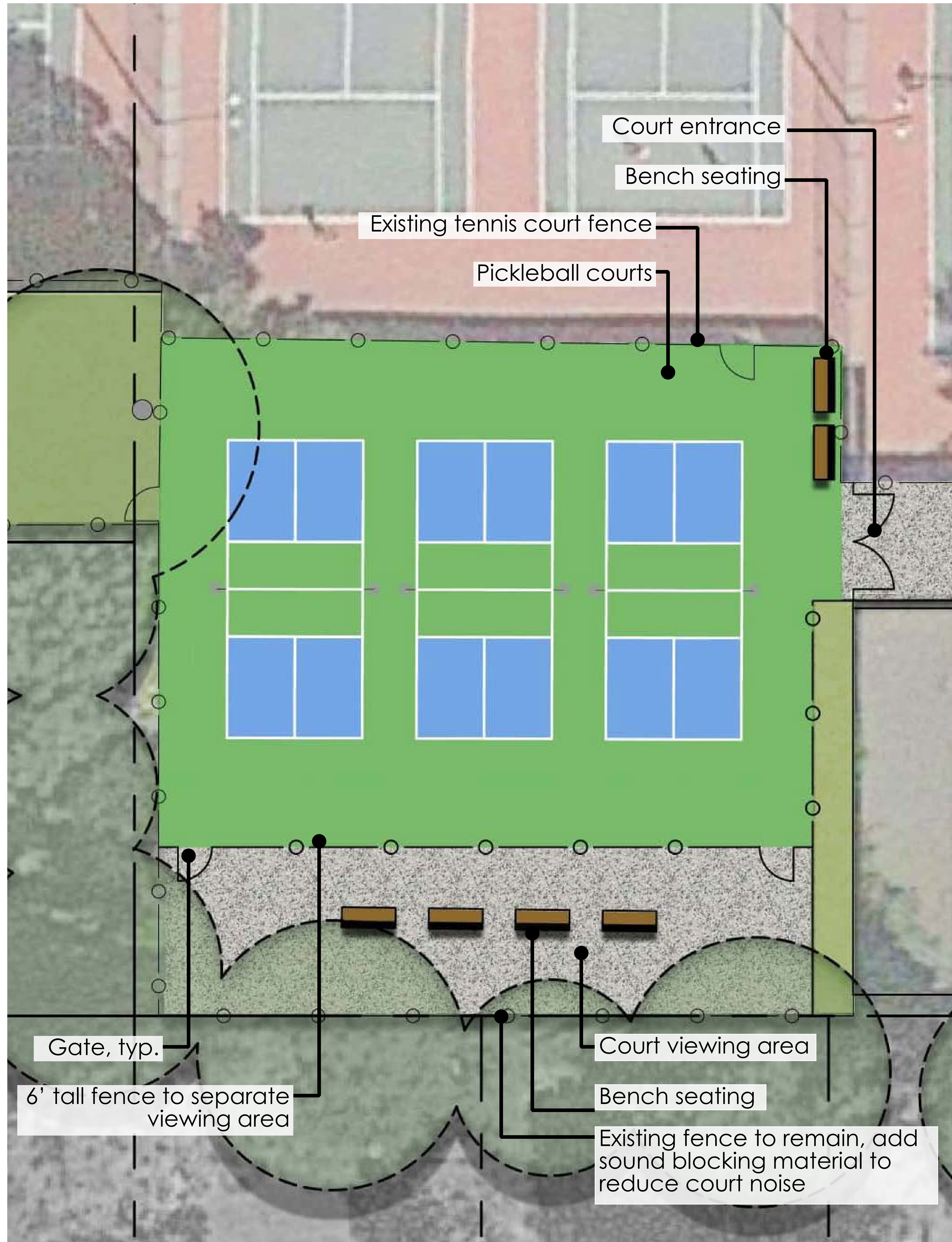


Pavement Node - Stamped Concrete



Wayfinding Signs

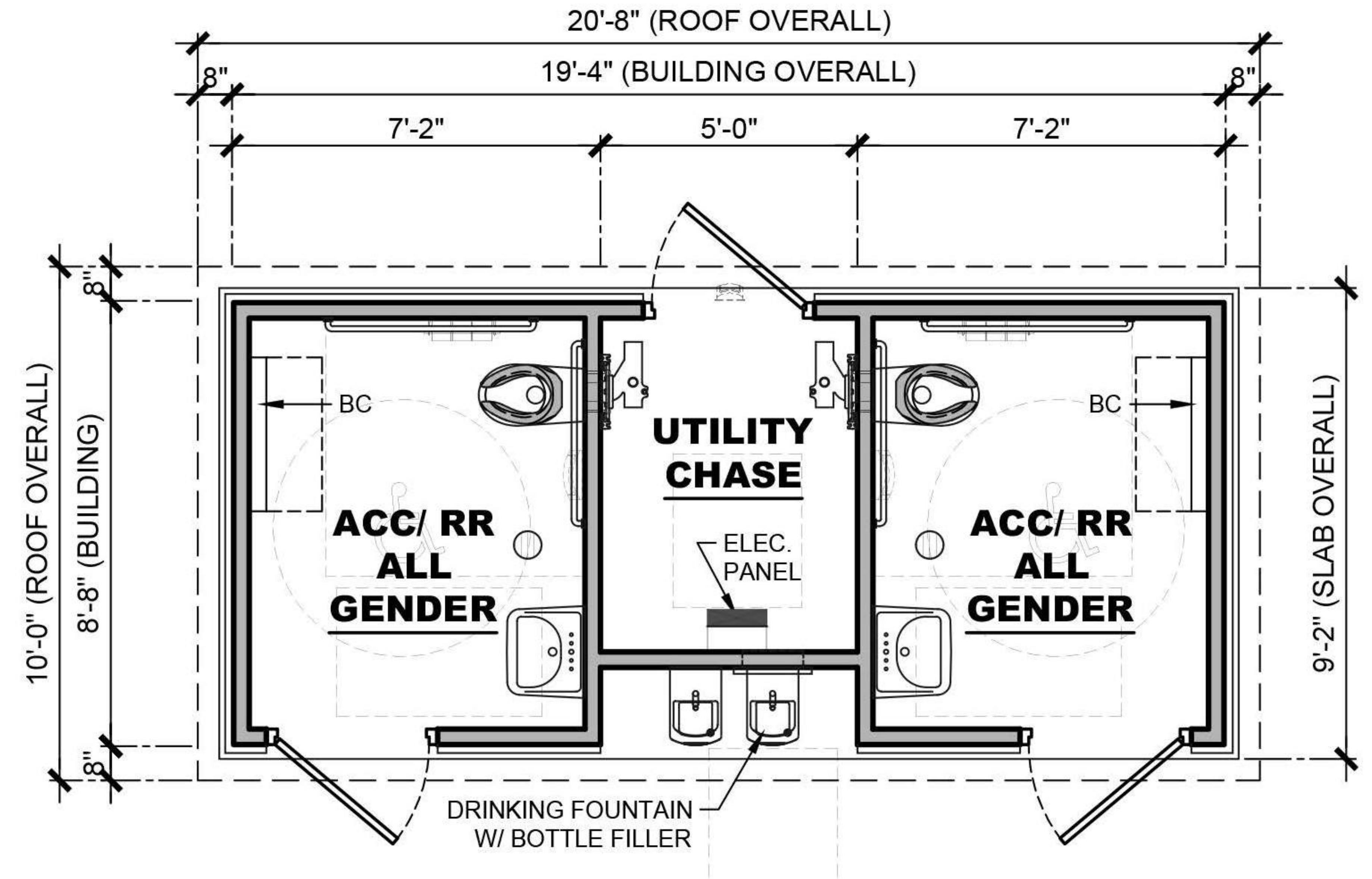
PICKLEBALL COURTS



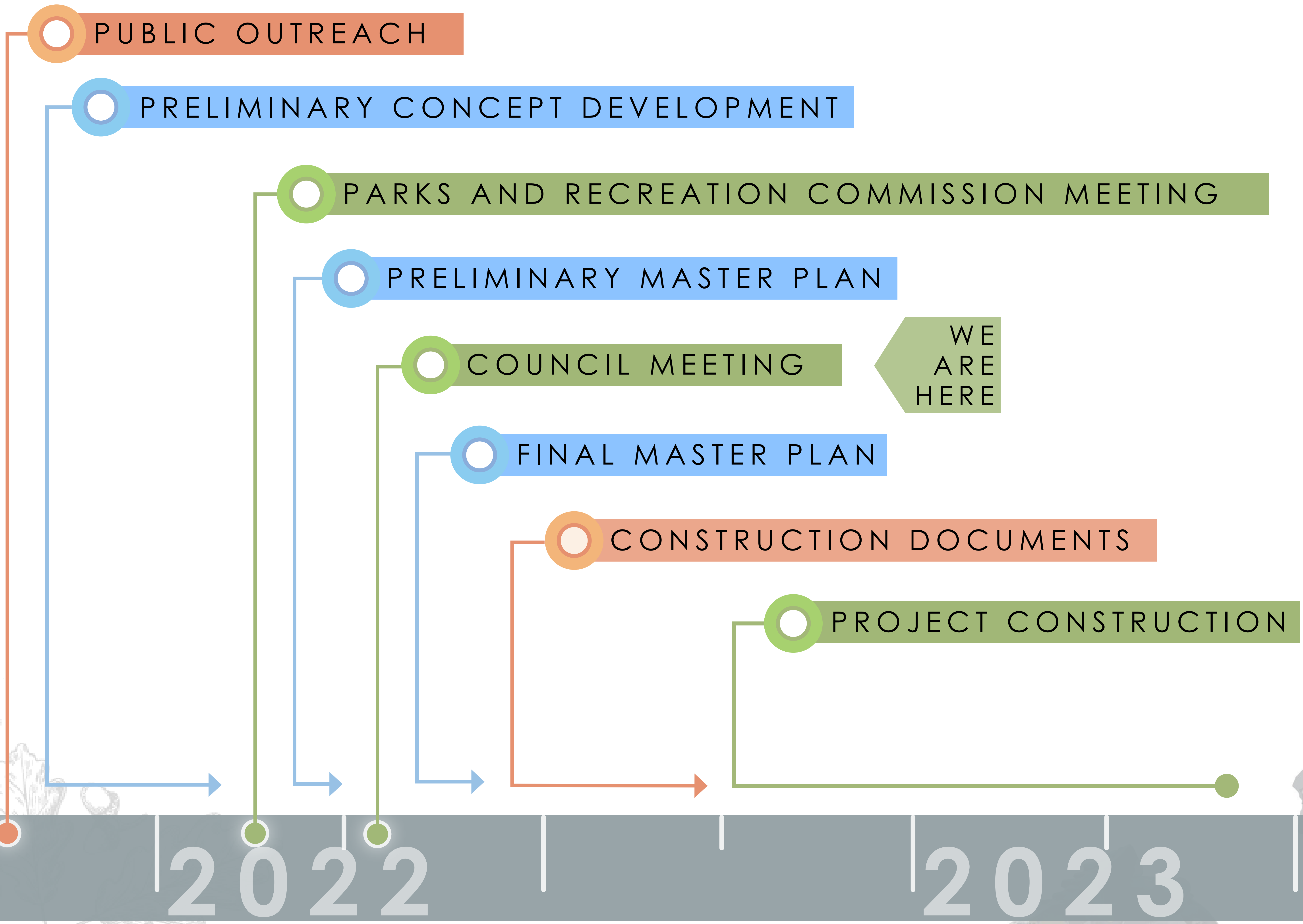
Character Photo

RESTROOM BUILDING

Design is based on previous public outreach, and was approved by the Parks and Recreation Commission in May 2017. Drinking fountain added to improve functionality.



PROJECT TIMELINE





QUESTIONS & COMMENTS?



CONTEXT MAP



WILLOW OAKS PARK IMPROVEMENT PROJECT