



REGULAR MEETING MINUTES

Date: 11/15/2022
Time: 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Regular Session

A. Call To Order

Mayor Nash called the meeting to order at 6:07 p.m.

B. Roll Call

Present: Combs (exited at 7:02 p.m.), Mueller, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Justin I. C. Murphy, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Agenda Review

Staff will provide an update on item F3.

D. Public Comment

- Shani Podell spoke in opposition to the permanent conversion of tennis to pickleball courts (Attachment).
- Dana Weintraub spoke in opposition to the conversion of additional pickleball replacing tennis courts.
- Eric Dunn spoke in opposition of expanding pickleball courts.
- Bronwyn Alexander spoke on concerns related to traffic signals in the Belle Haven neighborhood.
- Marc Bryman spoke in support of dedicated or “new build” pickleball courts.
- Ray Mueller provided information on the San Mateo County’s anonymous gun buy back event.

E. Presentations and Proclamations

E1. Presentation: Senator Josh Becker

- Menlo Spark representative Diane Bailey spoke in support of the City’s electrification initiative.

Senator Josh Becker made a presentation of the \$4.5 million State grant to the Menlo Park electrification initiative.

F. Consent Calendar

- F1. 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 #22-220-CC)
- F2. Adopt a resolution modifying the City Council's regular meeting schedule to add December 6, 2022 as a regular meeting (Staff Report #22-216-CC)
- F3. Adopt a resolution approving the 2023 City Council regular meeting schedule (Staff Report #22-221-CC)

Staff provided an update related to a proposed Summer break for the 2023 meeting schedule.

The City Council discussed Summer break options for 2023.

- F4. Adopt a resolution accepting fiscal year 2021-22 State Supplemental Local Law Enforcement Grant in the amount of \$100,000; and approve a spending plan (Staff Report #22-217-CC)
- F5. Authorize the city manager to execute an agreement with Fehr & Peers to develop a local road safety plan (Staff Report #22-219-CC)

The City Council requested adding both farmer's markets to the list of outreach locations.

- F6. Review and receive the investment portfolio as of September 30, 2022 (Staff Report #22-222-CC)
- F7. Adopt a resolution to accept and appropriate a California State Library grant in the amount of \$509,179 to replace the main library's deteriorating roof and update its fire alarm system; and authorize the city manager to submit the required final application and execute the grant agreement (Staff Report #22-223-CC)
- F8. Adopt a resolution approving Alcoholic Beverage Control Grant and authorize the police chief to execute the agreement (Staff Report #22-226-CC)

ACTION: Motion and second (Wolosin/ Taylor), to approve the consent calendar, updating item F3. by cancelling the July 25, 2023 meeting and scheduling meetings on August 15 and 29, 2023, passed unanimously.

G. Public Hearing

- G1. Waive the second reading of an ordinance adopting the 2022 Building Standards Code to include amending Title 12 [Buildings and Construction] of the Menlo Park Municipal Code to adopt local amendments to the California Building Standards Code (Staff Report #22-218-CC)

Assistant Community Development Director Chuck Andrews introduced the item.

Mayor Nash opened the public hearing.

Mayor Nash closed the public hearing

ACTION: Motion and second (Taylor/ Nash), to waive the second reading and adopt an ordinance amending Title 12 [Buildings and Construction] of the Menlo Park Municipal Code to adopt local

amendments to the California Building Standards Code, passed unanimously.

- G2. Consider the Planning Commission's recommendation to approve the proposed project with modifications and adopt a resolution to 1) certify the final environmental impact report (Final EIR), make the California Environmental Quality Act (CEQA) findings including the Statement of Overriding Considerations for significant and unavoidable impacts, and approve the mitigation monitoring and reporting program (MMRP), 2) adopt a resolution to amend the General Plan Circulation Element, 3) adopt resolutions to approve the vesting tentative maps for the proposed project, read the title, and waive further reading of ordinances to 4) amend the City zoning map, rezone the project site from R-MU-B and O-B to R-MU-B-X and O-B-X to include the "X" Conditional Development overlay, and approve the conditional development permit and 5) adopt the development agreement, and 6) adopt a resolution to approve the below market rate (BMR) housing agreements for the proposed Willow Village masterplan project located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue and 1005-1275 Hamilton Court, 1399 and 1401 Willow road, and 871-883 Hamilton Avenue (Staff Report #22-227-CC)

City Councilmember Combs was recused and exited the meeting.

Planning Manager Kyle Perata made a presentation (Attachment).

Applicants Signature Development representatives Mike Ghielmetti, Eron Ashley, Eric Harrison, Faye Brandin, Paul Nieto, and Eric Morley made presentations (Attachments).

Mayor Nash opened the public hearing.

- Isabel Pardo spoke in support of the Willow Village project.
- Nestor Flores spoke in support of the Willow Village project.
- Sergio Ramirez-Herrera spoke in support of the Willow Village project.
- Carlos Valdez spoke in support of the Willow Village project.
- Bryan Shields spoke in support of the Willow Village project.
- Krista Kobeski spoke in support of the Willow Village project.
- Marlene Santoyo read 13 Spanish public comments into the record for those unable to attend providing suggestions and concerns for the project.
- Building Trades Council in San Mateo County representative Bart Pantoja spoke in support of the Willow Village project.
- Lauren Fitzgerald spoke in support of the Willow Village project.
- Jenny Michel spoke on addressing concerns related to environmental and traffic impacts and displacement of current residents.
- Mid Pen High School Head of School Karen Eshoo spoke in support of the Willow Village project.
- Romain Teniere spoke in support of the Willow Village project and requested a study session to review plans and execution for the Stanford project.
- Housing Action Coalition representative Ali Sapirman spoke in support of the Willow Village project.
- Kathleen Daly spoke on the commitment to the Belle Haven community through the Willow Village project.
- Glemin Zelaya spoke on concerns related to impacts to traffic and the environment.
- Everardo Luna spoke in support of the Willow Village project.
- Bay Area Council representative Alex Torres spoke in support of the Willow Village project.
- Karen Grove spoke in support of the Planning Commission recommendations and provided

- recommendations for anti-displacement.
- Citizens Committee to Complete the Refuge representative Eileen McLaughlin spoke on concerns to the project related to the elevated park.
 - Gail Wilkerson requested clarification on mitigating impacts to the City of East Palo Alto.
 - Housing Leadership Council of San Mateo County representative Ken Chan spoke in support of the Willow Village project.
 - Carol Cunningham spoke in support of the Willow Village project.
 - Pastor Josh Arias spoke in support of the Willow Village project.
 - Chamber of Commerce representative Fran Dehn spoke in support of the Willow Village project.
 - Rick Johnson spoke in opposition of the Willow Village project, unless further environmental view is completed.
 - Mike Hoff spoke in support of the Willow Village project.
 - Greenbelt Alliance representative Jordan Grimes spoke in support of the Willow Village project.
 - Silicon Valley Leadership Group representative Vince Rocha spoke in support of the Willow Village project.
 - United Way Bay Area representative Jess Hudson spoke in support of the Willow Village project.
 - Meda spoke in support of the Willow Village project and concerns on traffic impacts.
 - Alex Dersh spoke in support of the Willow Village project.
 - Marisela Ramos spoke on concerns to the impacts to the residents of East Palo Alto.
 - Michael Murillo spoke in support of the Willow Village project.
 - Pamela Jones spoke on concerns for job/housing imbalance impacts from the project and requested clarification on amenity timelines.

Mayor Nash closed the public hearing

The City Council took a recess at 9:02 p.m.

The City Council reconvened the meeting at 9:17 p.m.

The City Council discussed:

- Amenities completion dates; and
- Below market rate (BMR) housing increase to 20% inclusionary and the \$5 million BMR subsidy to increase and be lump sum opposed incremental; and
- Transient occupancy tax; and
- Grocery store, housing, and operating retail in parallel; and
- Housing imbalance; and
- Water supply; and
- Traffic circulation and connectivity; and
- Air quality and mitigation efforts; and
- Sea-level rise and flooding impacts to Belle Haven community; and
- Level of service (LOS) review; and
- Site access on CalTrans owned Willow Road; and
- Onsite circulation.

The City Council received clarification on:

- Amenities completion phasing; and
- Tree planting; and
- Gas station remodel; and

- Construction hours and schedule; and
- Inclusionary housing increase or reduction in office; and
- Condensing residential and grocery timelines; and
- Zoning commitments; and
- Development agreement hotel gap payment for 17-years but applicant willingness to bridge for future; and
- Grocery store subsidy deadline; and
- Changing 20% standard reduction from 'net' to 'gross' on lower daily trips; and
- Sea-level rise and flooding.

The City Council took a recess at 11:03 p.m.

The City Council reconvened at 11:13 p.m.

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

The City Council further discussed:

- Grocery store opening Winter 2026; and
- Three additional years of subsidy for grocery store; and
- Housing timeline moved up; and
- No additional office occupied beyond existing until the grocery store is open; and
- Planning Commission recommendations; and
- Additional funding for affordable housing; and
- Shuttle to continue beyond the 17-year agreement and electric if possible; and
- Renewable energy generators.

The City Council received further clarification on housing occupancy.

The City Council directed the subcommittee, city manager, and city attorney to reach out to the City of East Palo Alto.

City Council directed a special meeting on November 30 to continue this item.

The City Council went to recess at 12:11 a.m.

The City Council reconvened at 12:22 a.m.

Staff provided a summary:

- Shuttle electric – after 17 years to return to applicants and discuss extension
- Affordable housing – additional \$1 million (\$3 million in first year and \$3 million in second year)
- Gap hotel – extended additional 10 years
- Grocery store additional subsidy of \$1 million if below sales target
- Residential construction timeline to be accelerated

The City Council directed staff and applicant to return with additional information and clarification on:

- LOS improvements at Bay Road and Willow Road
- Site access on CalTrans owned Willow Road
- Onsite and offsite circulation for bicyclists and pedestrians
- City and community use of event space consideration

- Applicant to cover costs of project manager
- Job fairs with ongoing job training for a total of five fairs
- State in phasing plan Exhibit D footnote that office can increase more than 25% but cumulative total remains the same
- Zero/low emission equipment for construction, whenever possible
- Citizens Committee for the Refuge requests for oversight of mitigation monitoring reports given to the City including bird safe design, night images captured by specialist, water flow identified and mitigated if fresh water source is needed, protect areas from night lighting, balloons and trash impacts to the marshland
- Consider the 2023 Bay Area Air Quality Management District air quality measure guidelines/measures for air quality measurements
- Auditor to perform trip counting and report back to the City

ACTION: By acclamation, this item was continued to November 30 at 6 p.m.

H. Informational Items

- H1. City Council agenda topics: December 2022 (Staff Report #22-225-CC)
- H2. Police department quarterly update – Q3 July 2022 – September 2022 (Staff Report #22-224-CC)

I. City Manager's Report

None.

J. City Councilmember Reports

None

K. Adjournment

Mayor Nash adjourned the meeting at 1:06 a.m.

Judi A. Herren, Assistant to the City Manager/City Clerk

These minutes were approved at the City Council meeting of January 10, 2023.

About Me:

Shani Podell

- Resident for 15 years
- Two boys at Hillview
- Plays both Tennis & Pickleball at least 2-3 times a week.
- Volunteer Coach for Hillview Tennis

It should not be Pickleball vs Tennis. All racquet sports deserve a place in the community and we should make room for our residents to play!

Hillview Needs for Tennis Team

1. At least 2+ courts for practice
 1. with 70 kids, this is getting hard to manage, we already split the team into 3 groups.
 2. We need more courts.
2. At least 4 courts to host matches
 1. League requirement
 2. Matches already last regularly past 6pm
 3. Hosting locations are already in short supply
 1. affects ability to provide matches for all team levels.
3. Courts that are suitable for beginners
4. Close to campus and accessible by walking or bike
5. Ability to practice & play outside of team hours.

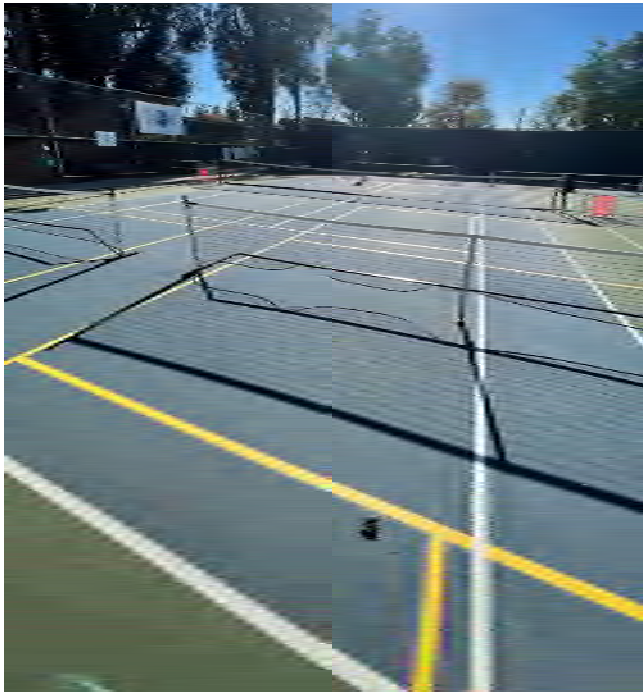


Hillview Needs for Tennis Team

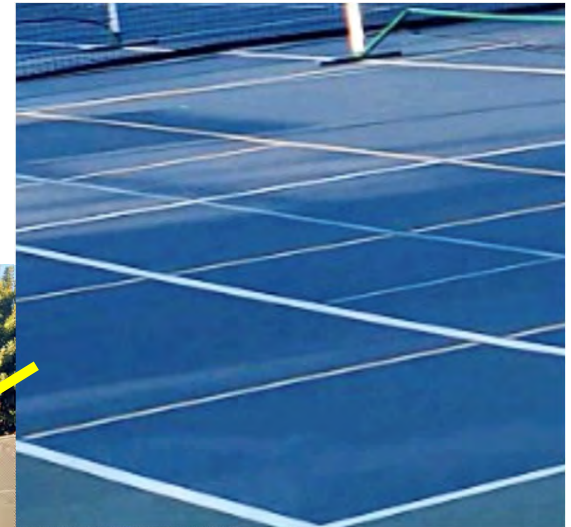
This is not what “Dual Use” should look like:

Mitchell Park

Striped as proposed for Nealon 1&2, but missing junior lines (already on Nealon Courts)



Nealon Court 5
Today at 3:30pm
(empty)



Hillview Needs for Tennis Team

This is what “Dual Use” could look like:

Highlands Park, San Carlos

Only 2 pickleball per court, painted in blue or black to reduce confusion between lines.



Short Term Alternatives to Expand

Locations:

1. Burgess Basketball Court
2. Arillaga Gym Hours
3. Expand Kelly – convert both courts
4. Burgess Court 2 (closest to pool)
5. Willow Court 4 (daytime only)
6. Nealon Court 4 (2 court flex)

Operational Options:



1. MP Resident Priority During Peak Hours
2. Paid Key Holder System Like Tennis
3. Resident Reservation System like San Carlos and Foster City

Over 50% of Pickleball Players at Nealon are NOT Menlo Park Residents

.....

Technically, according to all the data, we are providing adequate access to pickleball for Menlo Park residents already.

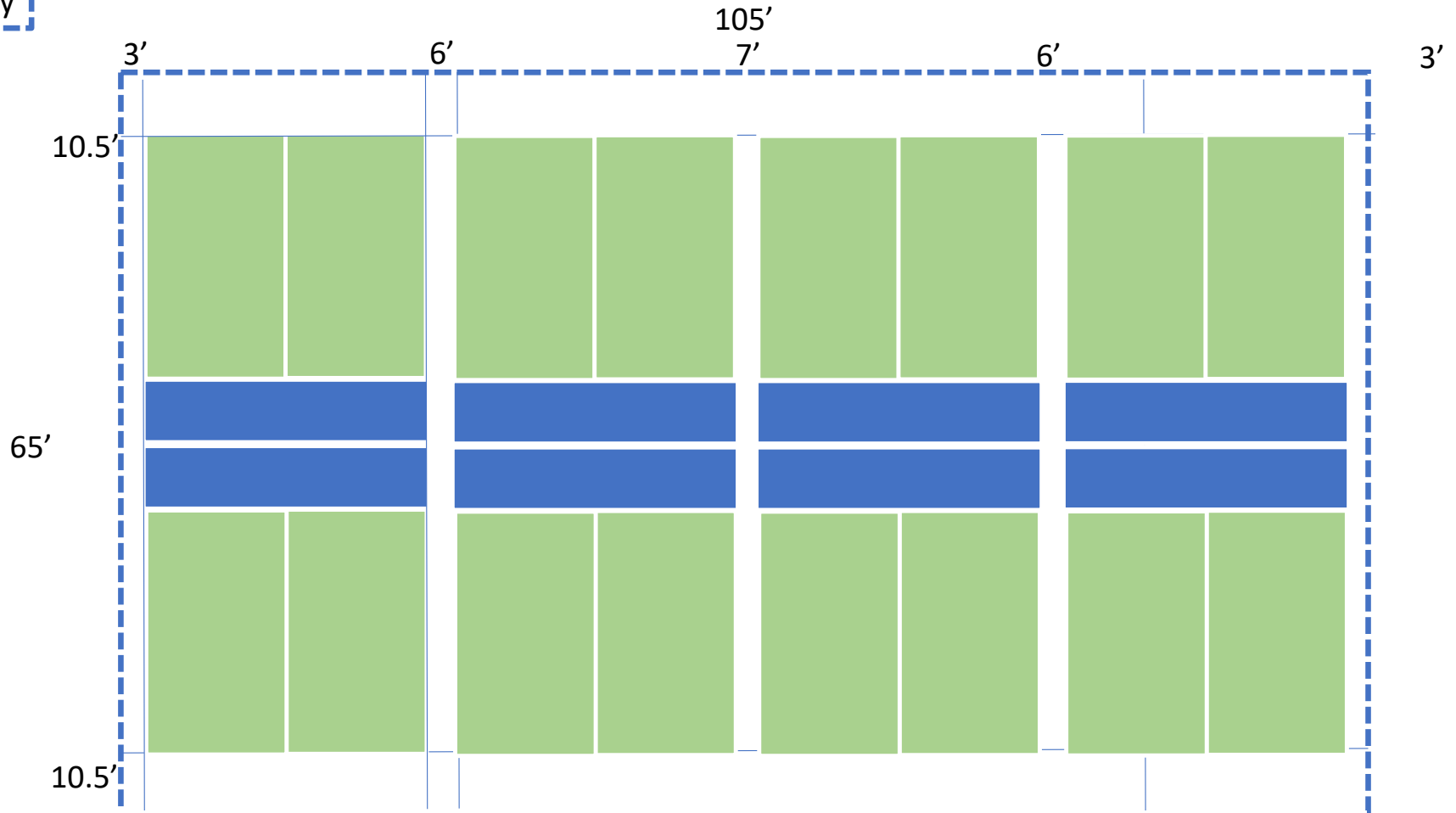


-  Temporary
-  Permanent

* Additional Parking could be added on opposite side of Alma

Fenced on 3
sides already

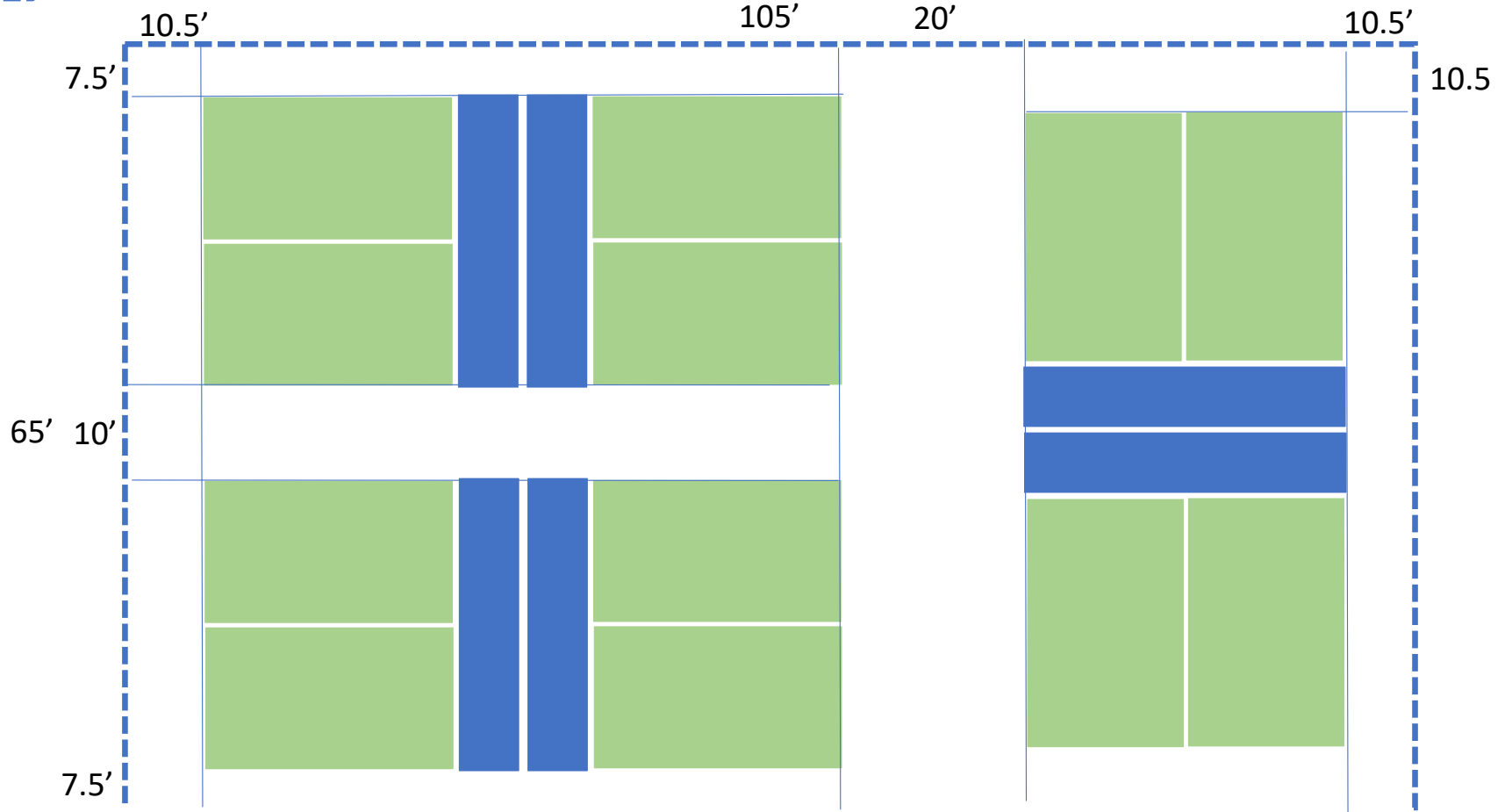
Burgess Basketball Court Design #1



* Does not require removing basketball hoop poles

Fenced on 3
sides already

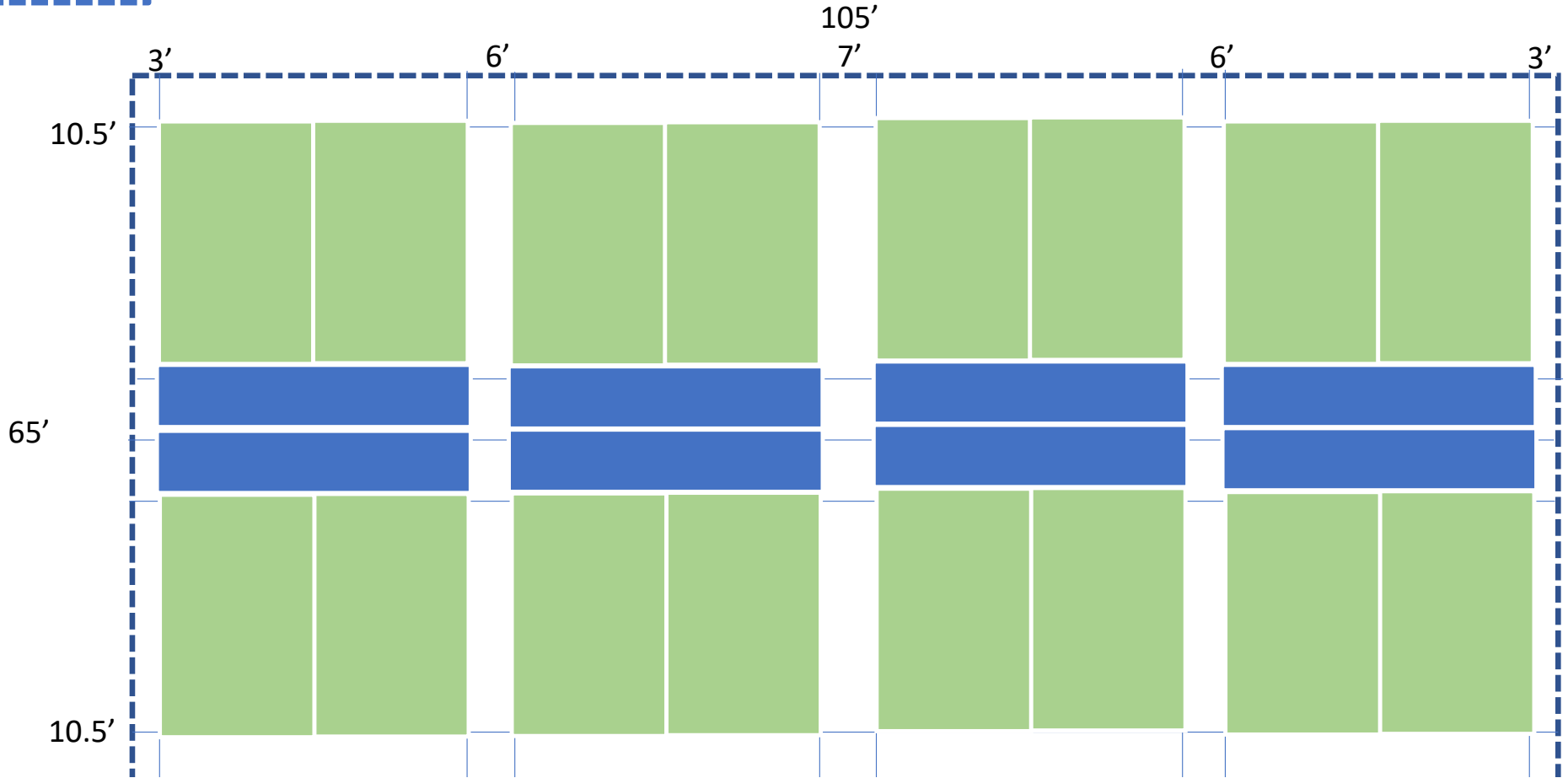
Burgess Basketball Court Design #2



* Does not require removing basketball hoop poles

Fenced on 3
sides already

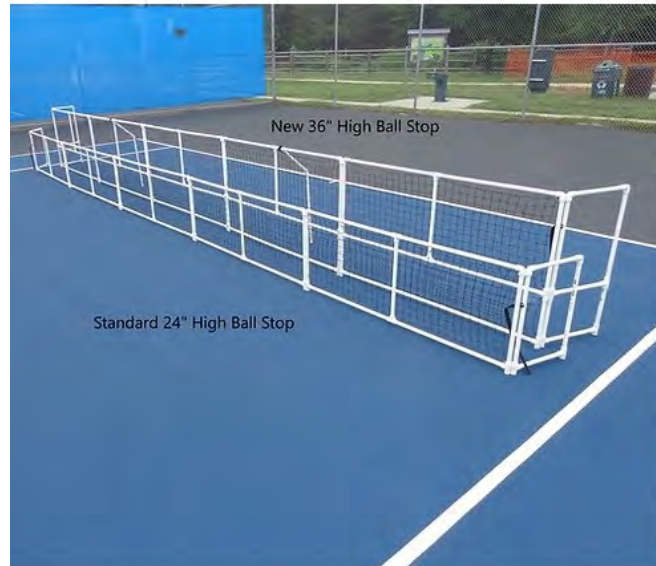
Burgess Basketball Court Design #3



* Would require removing basketball poles

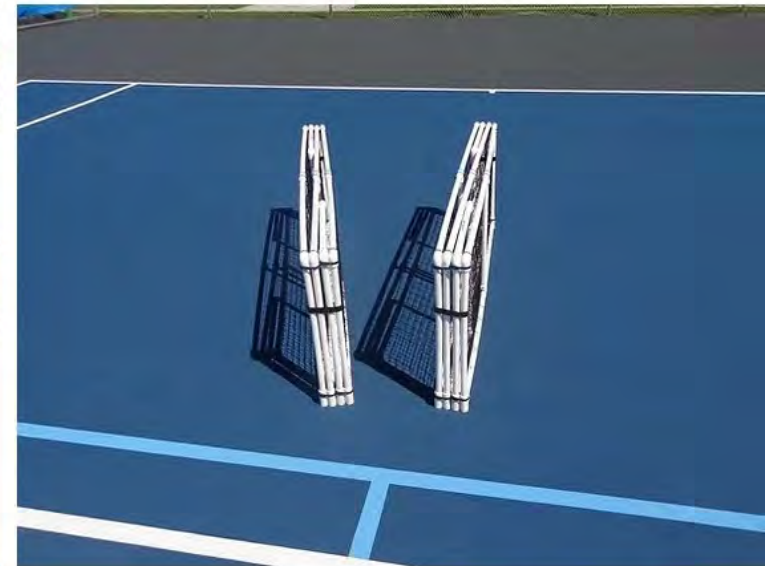
Fencing & Gates

- Used at Mitchell Park
- Inexpensive and Portable
- Could work in gym too



(3 ft x 25 ft) Custom Pickleball Stop & Court Divider Unit

\$325.00



(2 ft x 15 ft combo) 30 ft Pickleball Stop & Court Divider unit

\$250.00

Custom Sizes Available

Custom sizes are available. Please [contact us](#) for a personalized quote.

Short Term Alternatives to Expand

Locations:

1. Burgess Basketball Court
2. Arillaga Gym Hours
3. Expand Kelly – convert both courts
4. Burgess Court 2 (closest to pool)
5. Willow Court 4 (daytime only)
6. Nealon Court 4 (2 court flex)

Operational Options:

1. MP Resident Priority During Peak Hours
2. Paid Key Holder System Like Tennis
3. Resident Reservation System like San Carlos and Foster City

What's the Problem?

Noise!

Fast paced game, similar to listening to popcorn “pop” but much louder.

- Lawsuits and heated disagreements are finding their way onto the news.
- Even 2 courts can exceed noise ordinances
- Attracts large groups of people – and additional noise beyond the sounds of the game.
- Attracts a lot of non-residents, who may or may not be respectful of neighbors.

What About the Neighbors?

*I would like to have the pickleball moved. The yelling and hitting of the ball every day all day until late night is **very disturbing and difficult to sleep**. My grandson's bedroom is right across from the courts and with his disability the noise is causing him to have to sleep in the room with me.*

- Resident who lives in apartments next to Nealon

What About the Neighbors?

No one from the city informed me this was happening or asked for my input. That seems surprising, because the noise issue with pickleball is a well-known problem.

...I use my backyard every day, am out there a lot, and work from home, so I am worried that this proposal will degrade my quality of life and interfere with my livelihood.

...this noise issue is causing problems in communities across the country, Menlo Park should situate the courts carefully, away from houses, to avoid problems and lawsuits.

- Resident on Gilbert Ave next to Willow Oaks

What About the Neighbors?

Current:

4 Courts = 16 Players

+

4 Paddles Waiting Per
Court

=

32 Players on Court

Proposed:

6 Courts = 24 Players

+

4 Paddles Waiting Per
Court

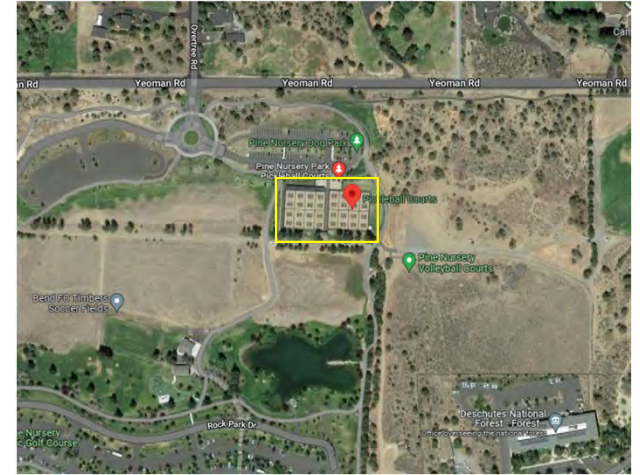
=

48+ Players on Court

How Successful Cities Have Done it



Griffin,
GA



Bend, OR

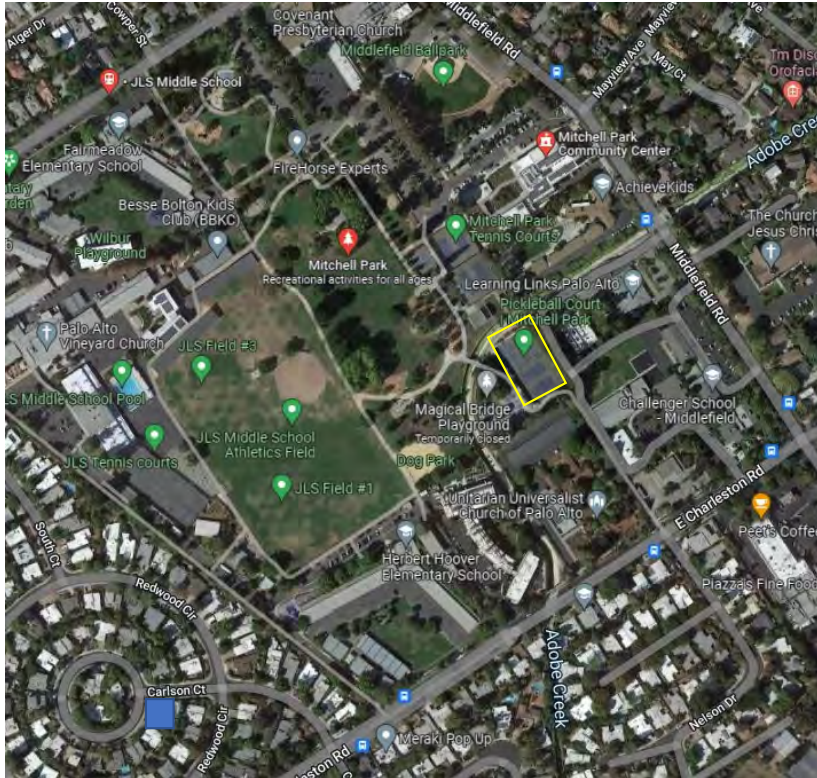


Little
Valley, UT

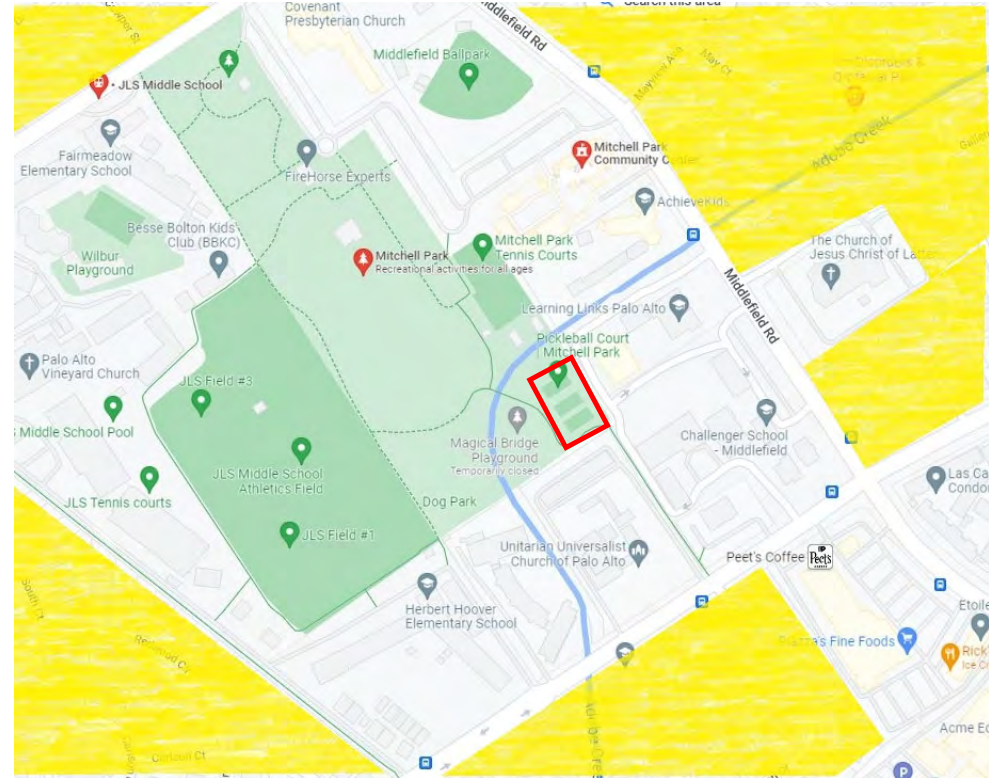


Palo Alto

How Palo Alto Did it...

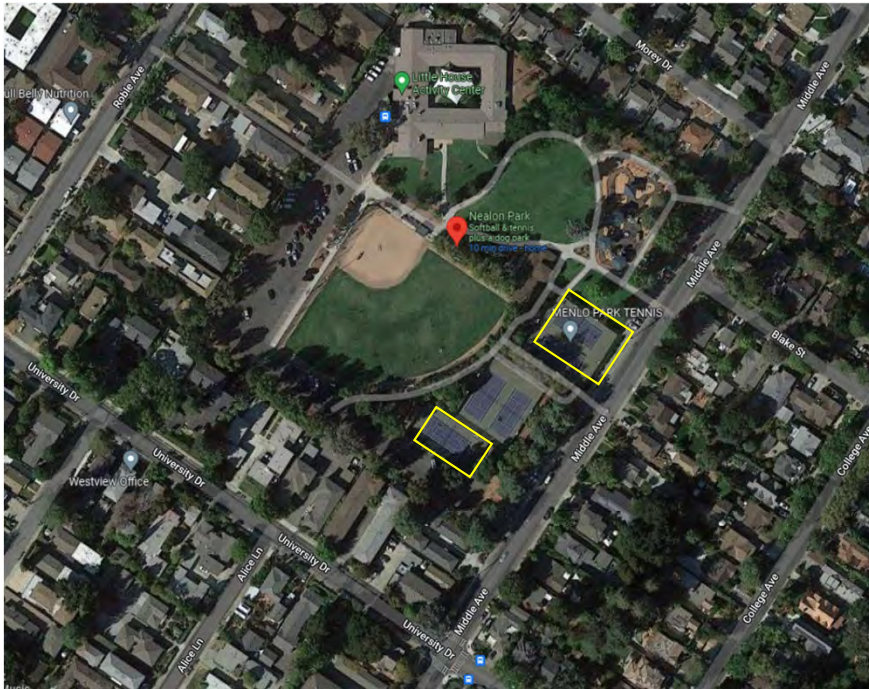


Mitchell Park, Palo Alto



Mitchell Park with Residential (yellow)

How Menlo Park is Doing it...



Nealon Park, Menlo Park

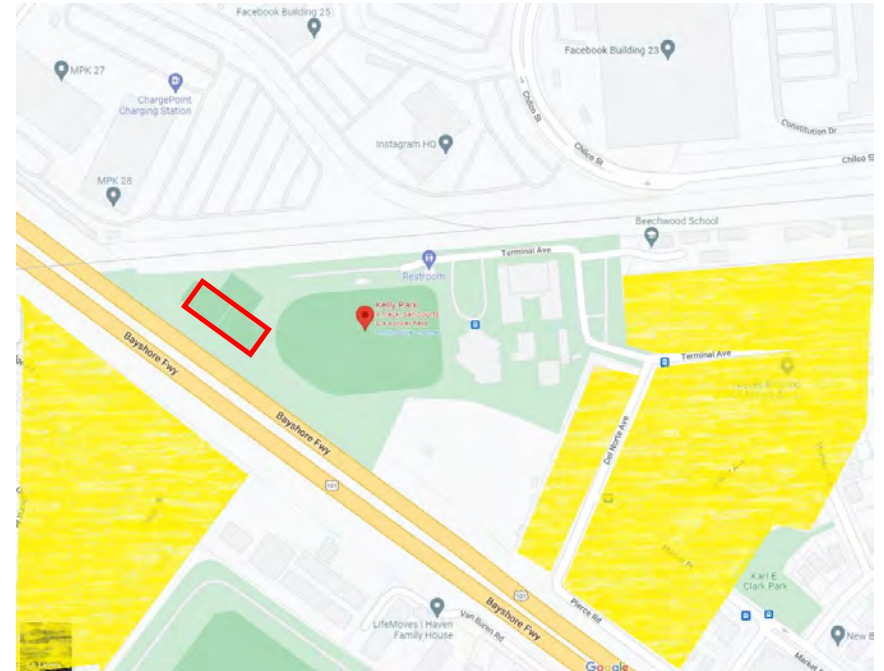


Nealon with Residential (yellow)

How Menlo Park is Doing it...



Kelly Park, Menlo Park



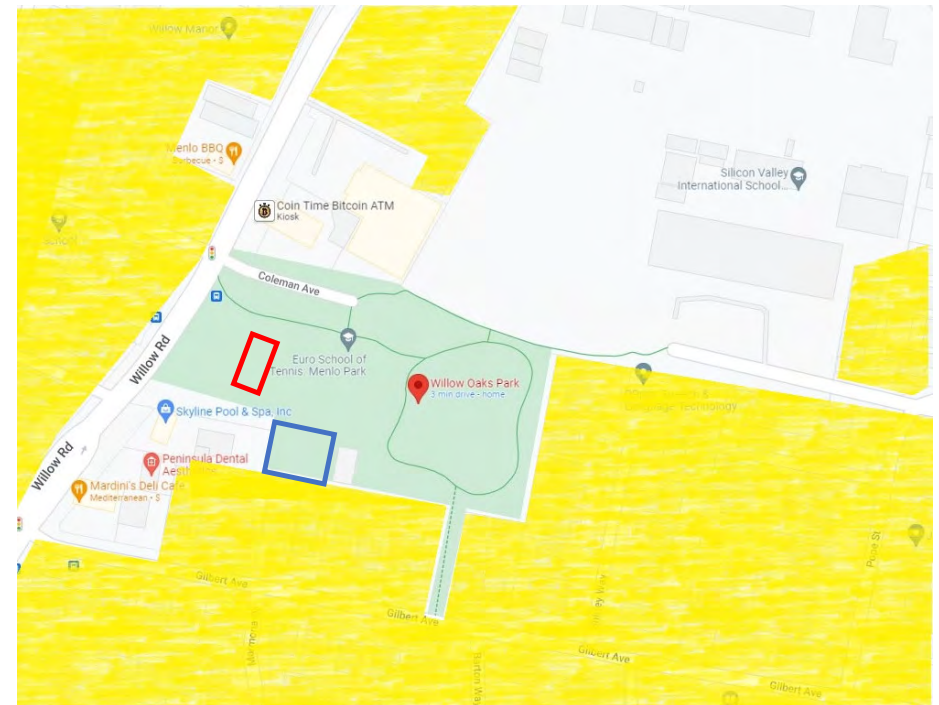
Kelly with Residential (yellow)

How Menlo Park is Doing it...



Willow Oaks, Menlo Park

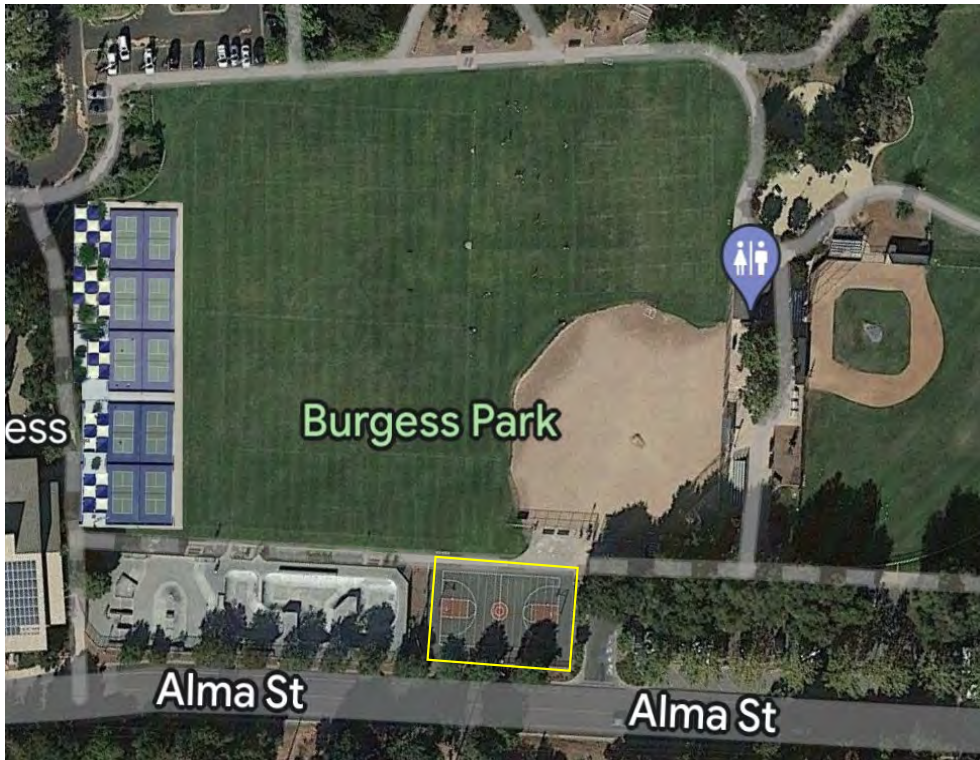
Blue: PRC proposed location, Yellow: Court 4



Willow with Residential (yellow)

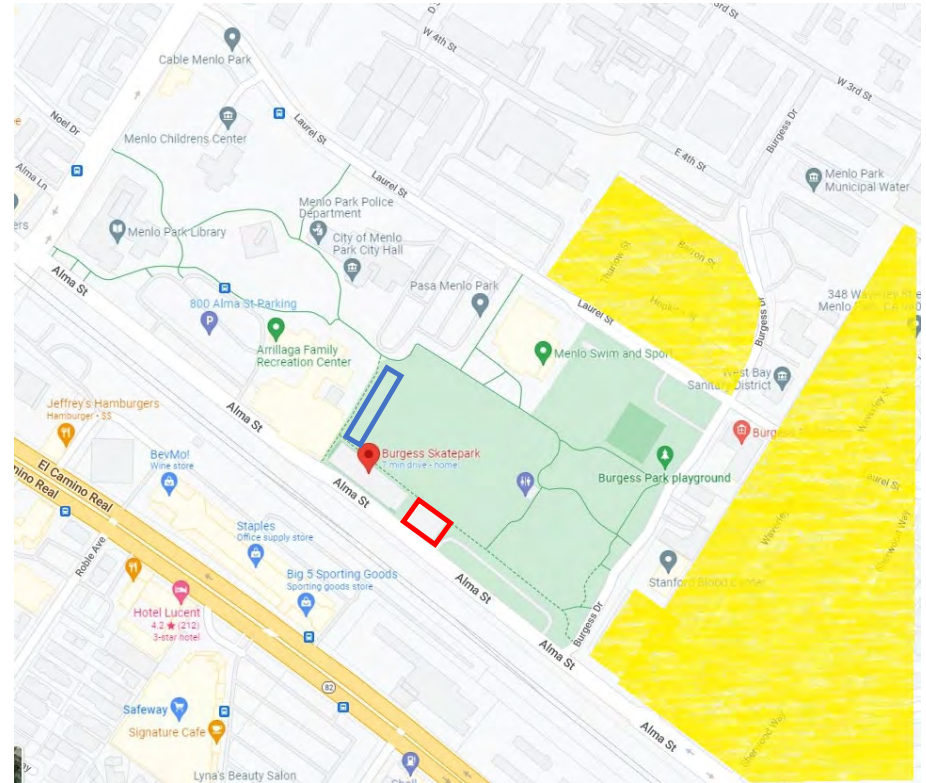
Blue: PRC proposed location, Red: Court 4

How Menlo Park Could Do it....



Burgess Park, Menlo Park

Yellow: Basketball Court, Blue: Permanent future pickle



Burgess with Residential (yellow)

Red: Basketball Court, Blue: Permanent future pickle

Dream Big! What Permanent Courts Could look like



- Redo basketball when complete
 - Does not impact baseball or soccer fields
 - Could include additional bathrooms
 - Could include a stadium to attract tournaments
 - Could be monetized
- Could be crowd-funded**

* Additional Parking could be added on opposite side of Alma

Thank You!



WILLOW VILLAGE MASTER PLAN PROJECT

1350- 1390 Willow Road, 925- 1098 Hamilton Avenue, 1005-1275 Hamilton Court

City Council Initial Actions

Staff Presentation November 15, 2022





WILLOW VILLAGE PROJECT LOCATION





EXISTING SITE PLAN





PROPOSED SITE PLAN



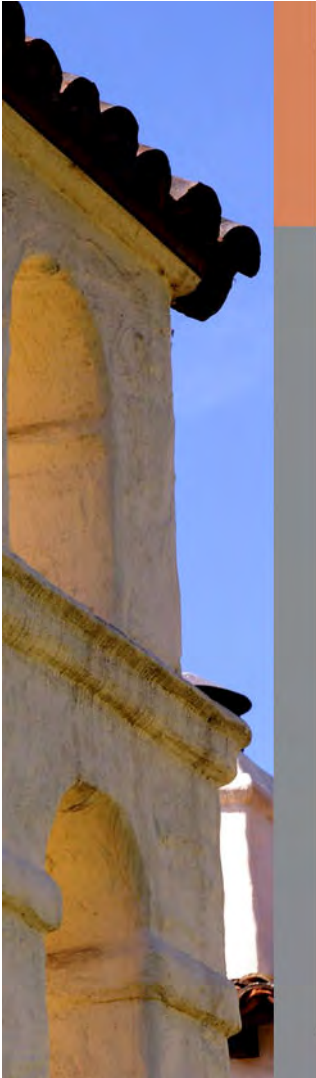
LEGEND	
1	Town Square
2	Grocery Store on Ground Level
3	Publicly Accessible Park
4	Publicly Accessible Dog Park
5	Elevated Park Access (Elevator and Stairs)
6	Elevated Park
7	Hotel
8	Mixed-Use Block
9	Residential Block
10a	Office Campus
10b	Meeting & Collaboration Space
11	Parking Garage with Transit Hub on Ground Level
12	Proposed Multi-use Pathway
13	Willow Road Tunnel
14	Realigned Hamilton Avenue
15	Hamilton Avenue Parcel North
16	Hamilton Avenue Parcel South



PROJECT COMPONENTS

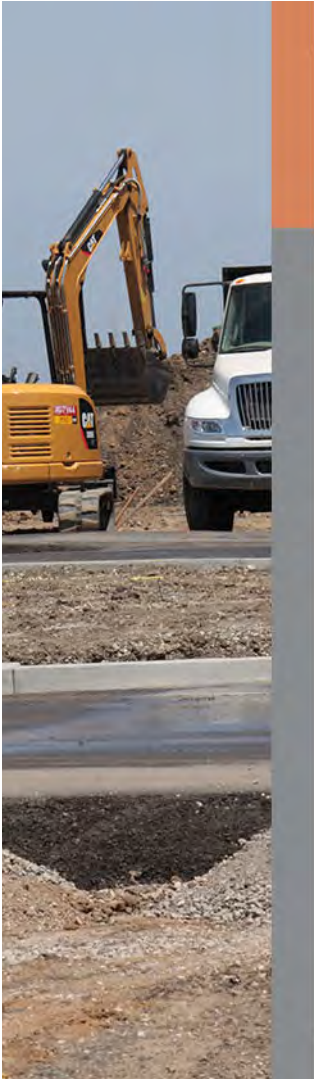
Table 1: Main project site project data

	Proposed project (CDP Standards)	Zoning Ordinance bonus level standards (maximums)
Residential dwelling units	1,730 units	1,735 units
Residential square footage	1,696,406 s.f.	1,701,404 s.f.
Residential floor area ratio	224.3%	225%
Commercial retail square footage	200,000 s.f.	397,848 s.f.
Commercial retail floor area ratio	12.6%	25%
Office square footage	1,600,000 s.f.	1,780,436 s.f.
Office floor area ratio	113%	125%
Hotel rooms	193	n/a



COMMUNITY AMENITIES

- Minimum required value: \$133.3M
- Proposed amenities value: \$187.67M
- Proposed amenities include:
 - Grocery store and pharmacy services
 - Dining and community entertainment offerings
 - Bank/credit union
 - Elevated park, town square, and open space
 - Job training program funding
 - Bayfront Area shuttle
 - Willow Road feasibility study funding
 - Affordable housing funding and workforce housing
 - Funding for air quality and noise monitoring sensors



CONDITIONAL DEVELOPMENT PERMIT

- Enable master plan development process;
- Permit bonus level development (increased height, density, and intensity) in exchange for community amenities;
- Establish allowed uses and development regulations (including design standard modification requests); and
- Otherwise govern the development of the proposed project;

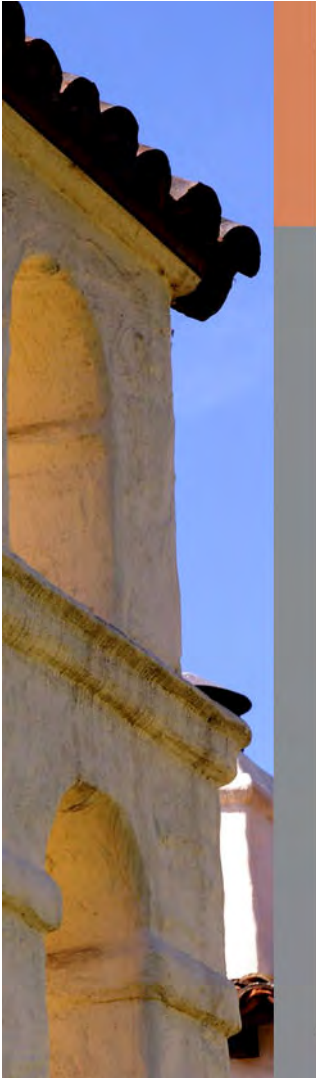


BELOW MARKET RATE HOUSING AGREEMENTS

- 312 total below market rate units
 - 260 (15%) inclusionary units
 - 52 commercial linkage units
- 119 of the 312 units age-restricted for seniors

Table 4: BMR income and unit size breakdown at full buildout

Category	Area median income limit	Number of units	Studios	One bedrooms	Two bedrooms	Three bedrooms
Extremely low (senior)	30%	82	74	8	0	0
Very low (senior)	50%	37	33	4	0	0
Low (non-age restricted)	80%	76	17	35	23	3
Moderate (non-age restricted)	120%	117	30	50	32	3
Total units		312	154	97	55	6



DEVELOPMENT AGREEMENT

- Provided public benefits in exchange for vested rights
- Additional public benefits beyond required amenities:
 - Gap payment for hotel
 - Timing for amenities provisions (Exhibit F of DA)
 - Ongoing job training
 - Stakeholder support for Dumbarton Rail and Dumbarton Forward
 - Below market rate housing true up
- Applicant vested rights
 - 10 year term with 7 year extension
 - Limits future impact fees
 - Phased development

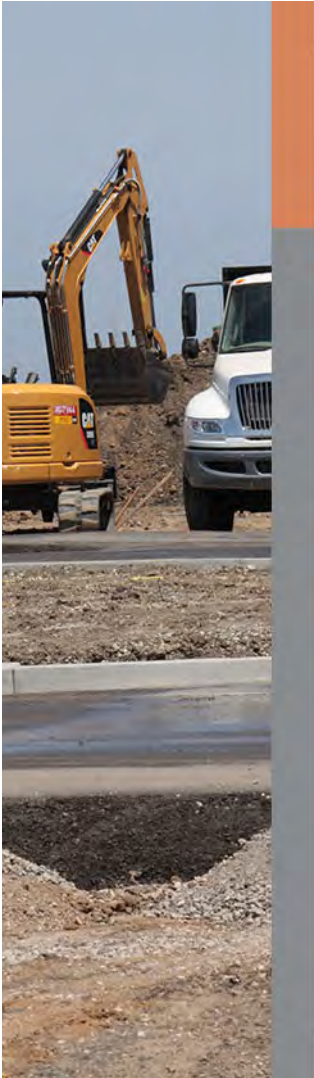


REVISION TO FINAL EIR

- Additional errata to correct edits to mitigation measure TRA-2

Draft EIR Section 3.3:

Mitigation Measure TRA-2: The residential land use of the Project Site will be required to implement a TDM Plan achieving a 36% reduction from gross ITE trip generation rates (for the Proposed Project, this reduction equals 6,023 daily trips). Should a different number of residential units be built, the total daily trips will be adjusted accordingly. The required residential TDM Plan will include annual monitoring and reporting requirements on the effectiveness of the TDM program. The Project applicant will be required to work with City staff to identify the details of the TDM plan. The Project applicant submitted a draft residential TDM Plan, which contained specific measures that would meet this trip reduction requirement. The draft TDM Plan is subject to City review and approval. If the annual monitoring finds that the TDM reduction is not met (i.e. the Proposed Project exceeds 6,023 daily trips from the residential land use), the TDM coordinator will be required to work with City staff to detail next steps to achieve the TDM reduction. With the implementation of the required residential TDM Plan, the residential VMT impact would be less than significant with mitigation (LTS/M).

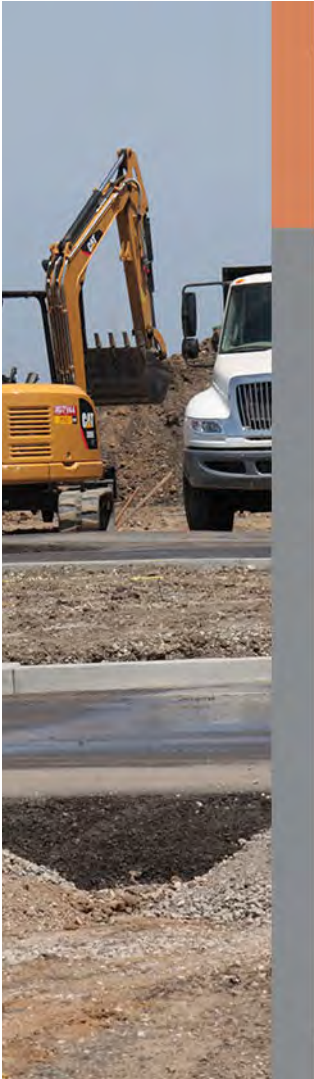


PLANNING COMMISSION RECOMMENDATION



Approve the project with the following modifications:

1. Incorporate a guarantee of operation for the community amenities;
2. Evaluate a longer duration for the grocery store rent subsidy beyond the currently proposed 24 months;
3. Clarify the minimum required development potential;
4. Modify the timing for the delivery of the community amenities to be more concurrent with the completion of the office square footage;
5. Provide additional financial analysis on the cost and/or value of the senior standalone BMR housing building;
6. Reduce daily trips from the main project site by 1,000 or reduce office parking spaces commensurately;
7. Increase funding of \$10 million for programs to increase connectivity of the main project site and the surrounding area; and
8. Require the Bayfront Area shuttle to be electric.



CITY COUNCIL ACTIONS

Adopt the following resolutions to:

- Certify the Final EIR, make the CEQA findings including a statement of overriding considerations, and approve the mitigation monitoring and reporting program;
- Amend the General Plan Circulation Map;
- Approve the vesting tentative maps; and
- Approve the BMR housing agreements

Introduce, read the title, and waive further reading of ordinances:

- Rezone the project site to include the “X” Conditional Development combining district overlay, amend the Zoning Map, and approve a conditional development permit (CDP); and
- Adopt a development agreement (DA)



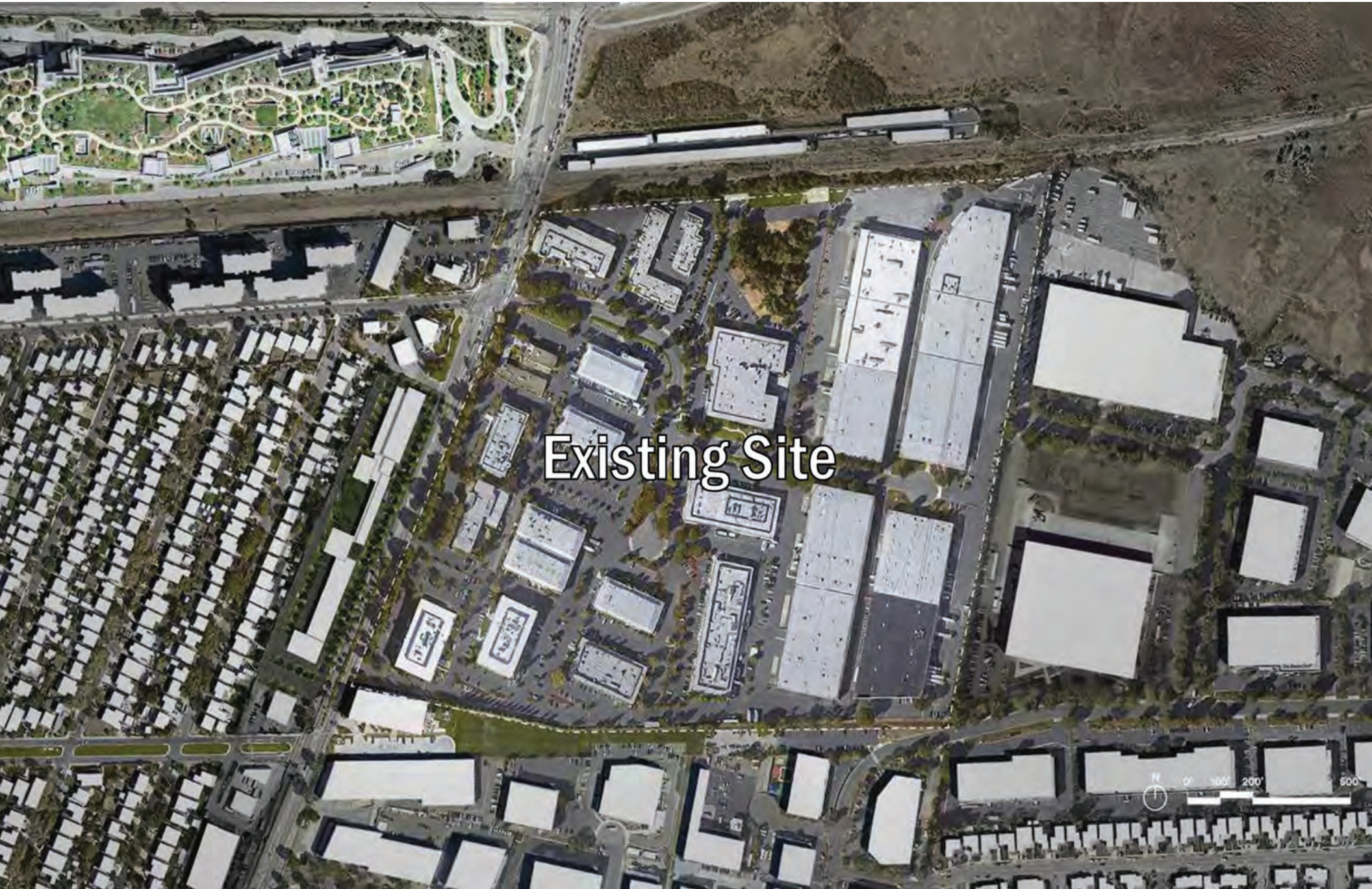
THANK YOU



Willow Village

City Council Hearing

NOVEMBER 15, 2022



Existing Site





Willow Village Timeline

- December 2014 Connect Menlo General Plan Update Commenced
- December 2016 Connect Menlo Approved
- July 2017 Willow Village Plans Submitted to City
- 2017-2018 Community Engagement & Feedback
- March 2018 Planning Commission Study Session
- April 2018 City Council Study Session

Willow Village Timeline

- February 2019 Revised Willow Village Plans Submitted to City
- October 2019 Planning Commission EIR Scoping
- October 2019 Planning Commission Study Session
- **Feb-Dec 2019** **Community Engagement &**
- December 2019 **Feedback** City Council EIR Scoping
- May 2020 Revised Willow Village Plans Submitted to City
- **May 2020-2022** **Community Engagement & Feedback**
- 2021 Architectural Submittals & **Community Engagement**
- 2022 Plans Resubmitted City; **Community Engagement;**
DEIR; Public Hearings

Willow Village Timeline

2022

- January **City of Menlo Park Public Meetings**
Planning Commission Presentation
- March Revised Architecture Plans Submitted
- April **Planning Commission** EIR Scoping & Study Session
- May **City Council** Community Amenities Study Session
- July **Complete Streets Commission** Hearing
- August **Housing Commission** Hearing
- August **City Council** Community Amenities Study Session
- October FEIR Release & **Planning Commission** Hearing
- Nov/Dec **Planning Commission & City Council** Hearings

Community Outreach & Engagement

- 5+ years
- 200 meetings
- 10 large community meetings
- + 1,000 online surveys
- Thousands of community stakeholders
- Live polling sessions
- Bi-lingual communication and translators
- Menlo Park resident input & feedback
- Social media advertising to obtain input & feedback
- Stakeholder endorsement & support



Community Feedback

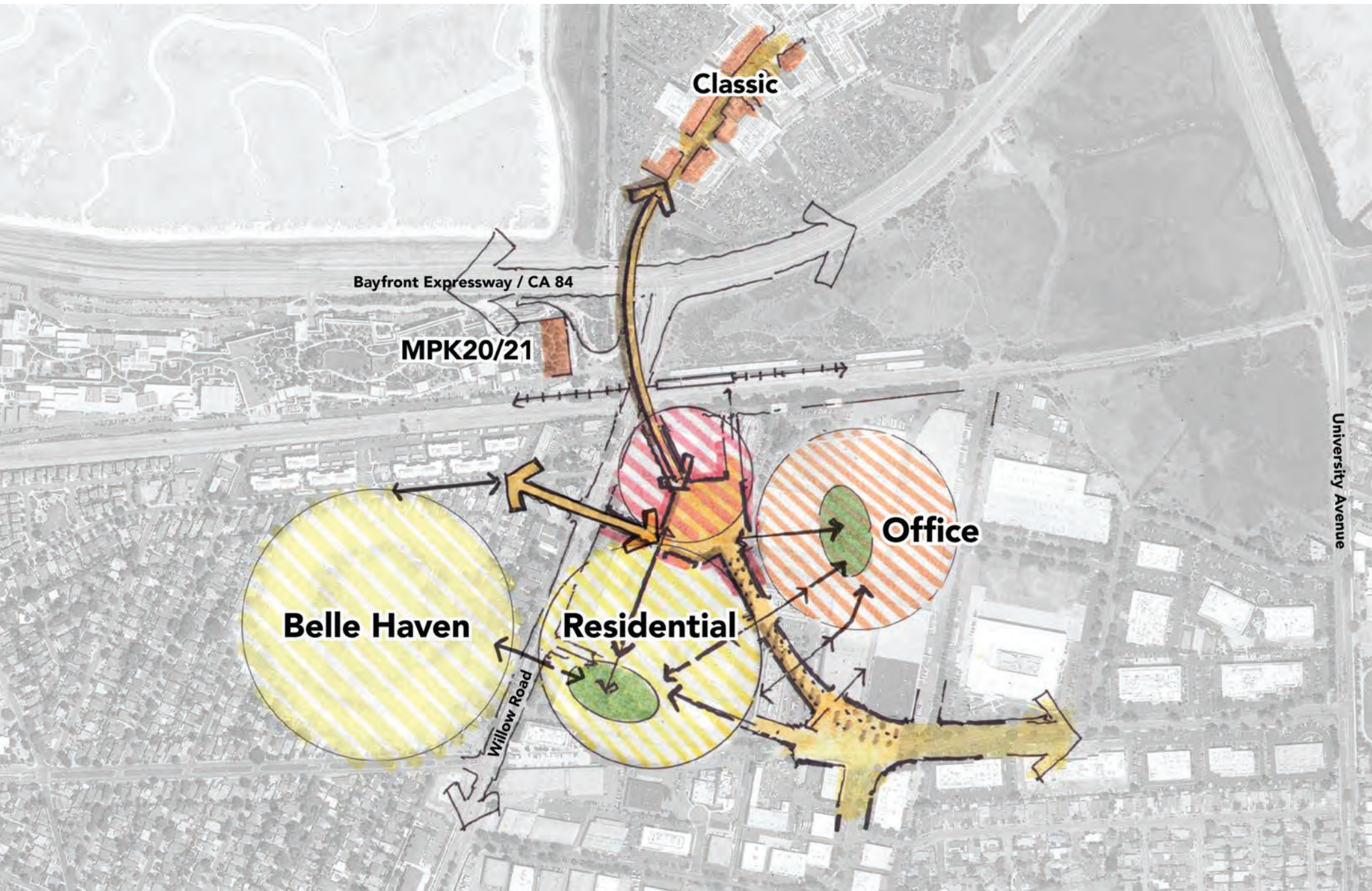
- Minimize Traffic
- Improve Connections to Belle Haven
- Improve Jobs/Housing Balance
- Increase Housing Units/Affordable Housing
- Deliver Neighborhood Services Faster
- Provide More Open Space

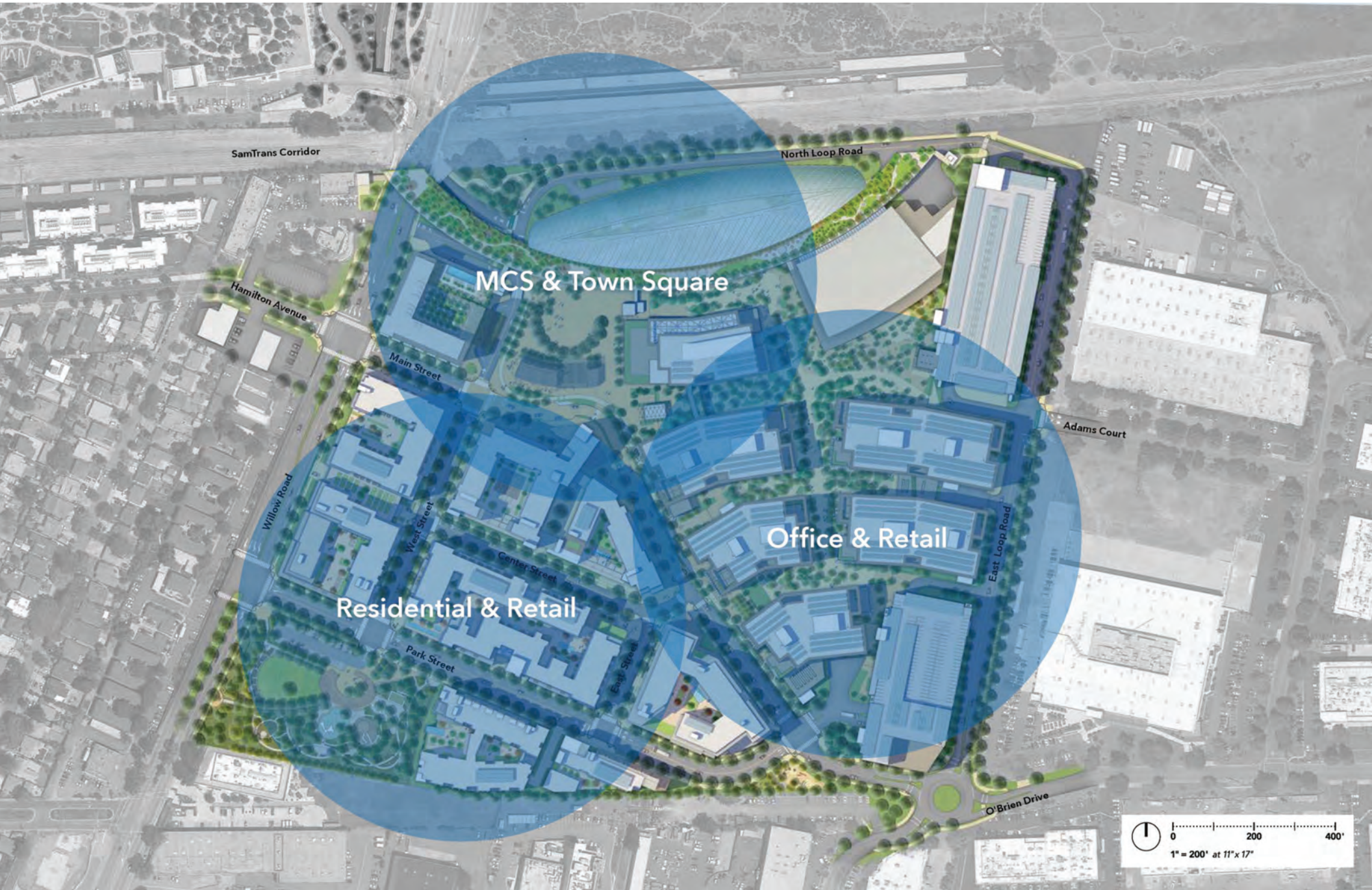
Major Plan Revisions & Updates

- Reduced office space and employee capacity by 30%
- Created direct connection from Belle Haven
- Increased affordable housing from 15-18%
- Accelerated the full-service grocery store to Phase I
- Improved & increased size of Town Square
- Added more open space, trails and gardens
- Added Community Shuttle



PLACEMAKING
WILLOW VILLAGE

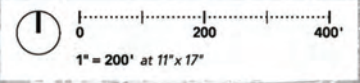




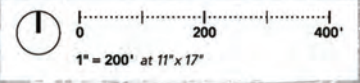
MCS & Town Square

Office & Retail

Residential & Retail



Master Plan





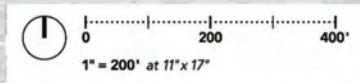
Grocery Offerings



Local Retail



Open Space Network



Community Park











- LEED Gold
- All Electric
- Photovoltaics
- Recycled Water
- Sustainable Building Materials



COMMUNITY AMENITIES

WILLOW VILLAGE

Community Amenities



Full-Service Grocery Store



Grocery Store Rent Subsidy



Pharmacy Services



ATM/Banking Services



Restaurants/Cafes



Funding for
Teacher Housing

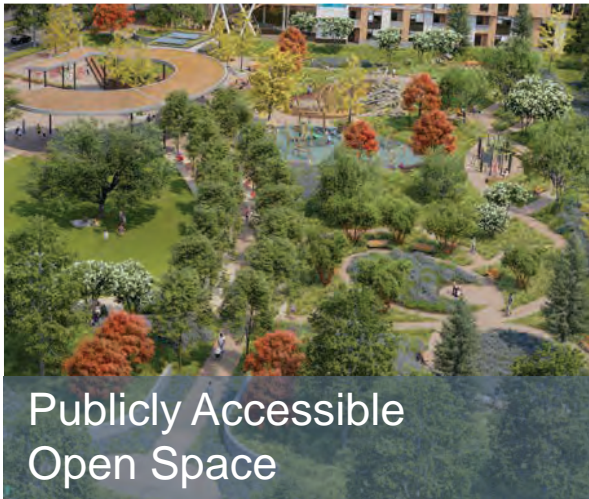
Community Amenities



Job Training and
Community Hub



Community Entertainment
Offerings



Publicly Accessible
Open Space



Elevated Park



Town Square

Community Amenities



Bayfront Shuttle



Funding for Additional Affordable Housing



Funding for AQ & Noise Monitoring



Funding for Willow Road Feasibility Study

