



HOUSING COMMISSION AGENDA

Special Meeting

Wednesday, January 28, 2015 at 6:00 PM

Administration Conference Room

City Hall / Administration Building, 2nd Floor
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER

ROLL CALL – Cadigan, Calder, Clarke (Chair), Dodick (Vice Chair), Tate.

A. PUBLIC COMMENT (Limited to 30 minutes)

Under “Public Comment”, the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

B. REGULAR BUSINESS

- B1.** 2014 Annual Report on the Status and Progress in Implementing the City’s Housing Element of the General Plan ([Attachment](#))
- B2.** Review and Discussion of the Draft Five-Year CIP for 2015-2020 ([Attachment](#))
- B3.** Approval of the November 5, 2014, Regular Meeting minutes. ([Attachment](#))

C. REPORTS AND ANNOUNCEMENTS

- C1.** Commission Member Updates
- C2.** Staff Updates

D. INFORMATION ITEMS – None.

E. ADJOURNMENT

This Agenda is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at <http://www.menlopark.org> and can receive e-mail notification of agenda and staff report postings by subscribing to the “Notify Me” service on the City’s homepage at www.menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting Clay Curtin, at 650-330-6615. (Posted 1/23/15)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the Menlo Park Library, 800 Alma Street, Menlo Park, CA 94025 during regular business hours.

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COMMUNITY DEVELOPMENT DEPARTMENT

Housing Commission Meeting Date: January 28, 2015
Agenda Item #: B-1

REGULAR BUSINESS:

2014 Annual Report on the Status and Progress in Implementing the City's Housing Element of the General Plan

RECOMMENDATION

Staff recommends that the Housing Commission consider the report and provide comments and/or a recommendation to the City Council on the 2014 Annual Report on the status and progress in implementing the City's Housing Element (2007-2014).

BACKGROUND

Housing Element Annual Reports are due April 1 of each year for the calendar year immediately preceding the April 1 reporting deadline. Although the City adopted a Housing Element for the 2015-2023 planning period in April 2014, this annual review will evaluate the housing production and programs from the previous Housing Element cycle (2007-2014).

In April 2014, the City Council accepted the 2013 Annual Review and authorized its transmittal to the California's Governor Office of Planning and Research (OPR) and HCD. At that time, staff indicated that we would share future draft Annual Reviews with the Housing Commission and Planning Commission prior to presenting it the City Council. The Housing Commission will have an opportunity to review, discuss, and provide comments on the draft Annual Review at its meeting on January 28. Staff will forward comments and any additional refinements to the Planning Commission and City Council. The Planning Commission is tentatively scheduled to review the draft report at its February 23, 2015 meeting, with the City Council's final review tentatively scheduled for March 24, 2015.

ANALYSIS

Attachment A includes the 2014 Housing Element Annual Report. In 2014, the City Council implemented several programs intended to address housing needs in the community and to comply with State law requirements. These accomplishments include zoning for emergency shelter for the homeless and transitional and supportive housing, establishing reasonable accommodation procedures, and creating a process and criteria to allow the conversion of accessory buildings into a secondary dwelling unit. In addition, several programs were initiated and will be carried forward to the next Housing Element planning

period. Three specific items may be of particular interest to the Housing Commission, and they include 1) the City's participation in a multi-jurisdiction affordable housing nexus study, 2) the City's coordination with MidPen Housing on a 90-unit affordable senior housing development on the 1200 block of Willow Road, 3) programs associated with the City's General Plan Update, and 4) issuance of the next Notice of Funding Availability (NOFA).

Implementation Programs

Affordable Housing Nexus Study

Thirteen jurisdictions in San Mateo County, plus San Mateo County and the City of Palo Alto are participating in a nexus study. The nexus study would provide a defensible analysis to maintain the legal justification for City's Below Market Rate (BMR) Housing Program, which includes both inclusionary zoning and affordable housing impact fees. The nexus study will be customized on a city-by-city basis to allow each jurisdiction to establish individual policy. Participation in this effort would implement the City's Housing Element Program H4.D, which calls for the preparation of an updated nexus study, and will help ensure compliance with the State Mitigation Fee Act (AB1600 – Government Code Section 66001 through 66003). A draft of the nexus study is intended to be shared with the Housing Commission in the spring of 2015.

MidPen Housing

MidPen's property at 1221-1275 Willow Road was identified as a housing opportunity site and rezoned R-4-S (AHO) – High Density Residential, Affordable Housing Overlay as part of the 2007-2014 Housing Element Update. Through the NOFA process in 2013, MidPen Housing was selected as the recipient for up to \$3.2 million for the development of 90 affordable senior housing units. The proposed development would be deed restricted for extremely-low and very low-income households and result in 42 net new dwelling units. MidPen is utilizing the Affordable Housing Overlay, which results in a density bonus and other modifications to the development standards in exchange for the provision of affordable housing units. In this case, the development is 100 percent affordable, resulting in a density of 40 dwelling units per acre (du/ac) where 30 du/ac would be the maximum permitted in the R-4-S zoning district. Staff is in the process of reviewing the project for compliance with the R-4-S development regulations and design standards.

General Plan Update

The City has embarked on an update of the Land Use and Circulation Elements of the General Plan. The General Plan is the City's "constitution" for future growth and provides a comprehensive guide for decision-making through established goals, policies, and programs. The geographic focus of the land use element is the M-2 area, which is generally the business parks located between the Bay and US 101, given it has the greatest potential for change. Through the General Plan process, potential land use alternatives and other improvements will be considered.

While the General Plan Update is not an implementation program of the Housing Element, a number of programs for the upcoming planning period have been identified as topics that would be reviewed as part of the General Plan Update. For example, program H4.N is focused on creating opportunities for mixed use development in appropriate locations. If through the General Plan process additional mixed use is desired, then a study may be conducted to look at which commercial zones may be appropriate to allow housing. Some programs may be implemented concurrently with the General Plan while others may be considered, but implemented at a future date, depending on the input and guidance of the community and Council.

Notice of Funding Availability (NOFA)

Program H1.H of the Housing Element supports administration and advertising the availability of BMR funds at least every two years. Staff anticipates issuing a second NOFA in the summer of 2015, making available the approximately \$6 million designated for this purpose. Several changes in the process are anticipated to be recommended by staff when Council approves the NOFA document in the late spring, including relaxing the requirement that eligible developers complete at least three prior projects (this requirement kept Peninsula Volunteers from applying last year, for example). Staff also plans to emphasize the potential for property owners to partner with developers, given the interest in affordable housing projects by Mt. Olive Church and Habitat for Humanity, for example.

Housing Production

In addition to the evaluation of the housing implementation programs, the Annual Review also consists of an inventory of housing production. While most of the net new units are individual units scattered throughout the City, a 60-unit affordable housing development by Core Housing on the Veterans Affairs Campus was reviewed by the City and subsequently issued permits for construction through coordination with the Veterans Affairs. The development is intended to serve low-income veterans, and was partly made possible through \$2.86 million in BMR housing funds from the City. The City is currently reviewing building permits for 735 new multi-family residential dwelling units on three different development sites. The sites are located on Haven Avenue and Hamilton Avenue, and were identified as housing opportunity sites for higher density residential housing in the 2007-2014 Housing Element. Of the 735 dwelling units, 37 units will be deed restricted to low and very income households. The 735 units are not reflected in the 2014 Annual Report because the building permits have not yet been issued. Staff anticipates that the units will be included in next year's report.

ATTACHMENT

A. 2014 Housing Element Annual Report

Housing Commission Special Meeting
January 28, 2015
Agenda Item #: B-1

Also available for review at City Hall and online:

[Adopted Housing Element for the 2007-2014 Planning Period](#)

Report prepared by:
Deanna Chow
Senior Planner

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Menlo Park

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
605 Willow Rd.	5+	R	59	0	0	1	60	60	TCAC, HOME, BMR	Regulatory	0
192 E. Creek Dr.	SU	R									
856 College Ave.	SU	R									
2344 Branner Dr.	SU	R									
SU Subtotal	SU	R	1	2	0	0	3	3	NA	NA	3
(9) Total of Moderate and Above Moderate from Table A3 ▶▶				0		9	9	9			
(10) Total by income Table A/A3 ▶▶			60	2		10	72	72			
(11) Total Extremely Low-Income Units*			7								

* Note: These fields are voluntary

Second Unit (SU) affordability is consistent with the Housing Element assumptions and based on a survey of San Mateo County jurisdictions.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Menlo Park

Reporting Period 1/1/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	9	0	0	0	0	9	9

* Note: This field is voluntary

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Jurisdiction City of Menlo Park

Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	226	0	0	0	0	0	0	0	59		59	160
	Non-deed restricted		2	0	0	1	0	0	3	1		7	
Low	Deed Restricted	163	0	0	0	0	0	0	3	0		3	152
	Non-deed restricted		1	1	0	0	0	1	3	2		8	
Moderate	Deed Restricted	192	19	3	0	1	1	0	0	0		24	168
	Non-deed restricted		0	0	0	0	0	0	0	0			
Above Moderate		412	68	35	3	20	3	8	42	10		189	223
Total RHNA by COG. Enter allocation number:		993	90	39	3	22	4	9	51	72		290	703
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Jurisdiction City of Menlo Park
Reporting Period 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs	Establish priorities for implementing Housing Element Programs	Annually	Superseded by work updating the Housing Element for the 2015-2023 planning period. This will be done annually as part of the annual Housing Element review.
H1.B Review the Housing Element Annually	Review and monitoring of Housing Element implementation; submit Annual Report to HCD	Annually	Annual Review for the 2013 calendar year was accepted by the City Council on April 1, 2014 and submitted to HCD for review. Using forms provided by HCD, the 2014 Annual Review was undertaken between January and March 2015, and reviewed by the Housing Commission, Planning Commission and accepted by the City Council.
H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints	Obtain and distribute materials (see Program 1H.D)	Ongoing	Materials available at the counter at City Hall and on the City's Web site.
H1.D Provide Information on Housing Programs	Obtain and distribute materials at public locations	Annual	Materials available at the counter at City Hall and on the City's Web site.
H1.E Undertake Community Outreach When Implementing Housing Element Programs	Conduct public outreach and distribute materials (see Programs H1.C and H1.D)	Consistent with program timelines	Materials available at the counter at City Hall and on the City's Web site Additional outreach to targeted populations and interested parties depending on program.
H1.F Work with the San Mateo County Department of Housing	Coordinate with County efforts to maintain and support affordable housing	Ongoing	Coordination has occurred as part of the countywide 21 Elements process, coordination with the Department of Housing and other jurisdictions on a countywide nexus study and coordination in implementing Housing Element programs.
H1.G Adopt an Anti-Discrimination Ordinance	Undertake Municipal Code amendment	2014	No activity to date. Program is included in the 2015-2023 Housing Element.

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H1.H Utilize the City's Below Market Rate (BMR) Housing Fund	Accumulate and distribute funds for affordable housing	Ongoing	When the Redevelopment Agency and redevelopment funding for housing programs was eliminated by the State of California in 2012, the City continued to fund some programs through its General Fund. In July 2013, the City issued a Notice of Funding Availability (NOFA) for availability for approximately \$3.2 million in Below Market Rate housing funds to support the acquisition, rehabilitation or new construction of housing that will provide long-term affordability. The funding is intended to fill the financing gap between the projected total development costs and other available funding sources. In September 2014, the City Council authorized a loan to MidPen Housing for up to \$3.2 million for affordable senior housing at 1221-1275 Willow Road. The 90-unit development would replace the existing 48 dwelling units for a net increase of 42 affordable units. In addition, in January 2014 the City Council authorized a loan increase from the City's BMR funds to CORE Housing for up to \$2.86 million for affordable housing at 605 Willow Road (Veterans Affairs Campus). The development includes 60 dwelling units and would provide permanent housing to veterans. Staff anticipates issuing a second NOFA in the summer of 2015, making available the approximately \$6 million designated for this purpose. The requirements are also expected to be revised in an effort to make a larger population eligible for funding.
H1.I Work with Non-Profits on Housing	Maintain a working relationship with non-profit housing sponsors	Ongoing	The City has been assisting MidPen Housing with its submittal to redevelop its property on the 1200 block of Willow Road from 48 dwelling units to 90 dwelling units, and with MidPen's application to abandon a portion of the public right-of-way for the proposed project. The City has continued to undertake outreach to non-profits throughout the 2015-2023 Housing Element update. Annual funding provided to HIP, CID and HEART.
H1.J Update the Housing Element	Maintain consistency with Housing Element law	End of 2014	Completed. The City Council adopted the 2015-2023 Housing Element on April 1, 2014, and was certified by HCD on April 16, 2014.
H1.K Address Rent Conflicts	Resolve rent conflicts as they arise	Ongoing	No activity to date. Program is included in the 2015-2023 Housing Element.
H1.L Adopt Priority Procedures for Water and Sewer Service to Affordable Housing Developments	Comply with Government Code Section 65589.7	Targeted completion in 2013	Program completed in February 2014.
H1.M Lobby for Changes to State Housing Element Requirements	Work with other San Mateo County jurisdictions and lobby for changes to State Housing Element law (coordinate with Program H1.B)	Ongoing	Met with State Representative and other jurisdictions and provided input on proposed legislation. AB 1690, which allows housing in mixed use development to be counted as very low- and low-income housing if the zoning for the subject site allows 100 percent residential and requires that at least 50 percent to be used for housing, was adopted on September 30, 2014. Program is also included in the 2015-2023 Housing Element.

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H2.A Adopt Ordinance for "At Risk" Units	Protect existing subsidized rental housing (coordinate with Program H1.G)	Undertake during the 2015-2023 planning period; targeted 2016	There are no "at risk" affordable units in Menlo Park at the current time. No activity to date. Program is included in the 2015-2023 Housing Element.
H2.B Implement Energy Loan Programs and Improvements	Provide loans for 25 homes from 2007-2014	Ongoing	<p>81 households participated in a City-promoted PG&E program, which offers washing machine replacement rebates as an incentive to conserve energy and water.</p> <p>On April 29, 2014 the City Council adopted a resolution authorizing the City to participate in the California HERO program, which is a Property Assessed Clean Energy (PACE) financing program. PACE programs allow qualified property owners the ability to finance renewable energy, and water efficient retrofits (dual-pane windows, solar panel installation, insulation, etc.) through a voluntary special assessment or tax placed on their annual property tax bill. Benefits of implementing a PACE program include: an estimated 2% GHG reduction towards Menlo Park's community-wide GHG reduction goal of 27% (~100,000 tons) below 2005 levels by 2020, energy and water savings, increased revenues, and property values.</p> <p>In 2014, three Menlo Park properties have applied and have been approved for the program, but no projects have been completed yet.</p>
H2.C Amend the Zoning Ordinance to Protect Existing Housing	Protect existing rental housing	2014	No activity to date. Program is included in the 2015-2023 Housing Element.
H2.D Assist in Implementing Housing Rehabilitation Programs	Provide loans to rehabilitate very low and low income housing (20 loans from 2007-2014)	Ongoing	The County has temporarily stopped administering the CDBG rehabilitation loan program, except in emergency situations. Program is included in the 2015-2023 Housing Element.
H3.A Zone for Emergency Shelter for the Homeless	Amend the Zoning Ordinance	2014	Completed. Ordinance adopted on April 29, 2014. Ordinance identifies the location of the overlay to allow an emergency shelter for the homeless for up to 16 beds as a use by right and includes standards consistent with State law as established in SB2.
H3.B Zone for Transitional and Supportive Housing	Amend the Zoning Ordinance	2014	Completed. Ordinance adopted on April 29, 2014 to update the definitions of transitional and supportive housing to be consistent with State law and adds transitional, supportive housing and small (6 or fewer) residential care facilities as part of the definition of a "dwelling" in the Zoning Ordinance so these uses are treated the same way as other residential uses as required by State law under SB2.

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H3.C Adopt Procedures for Reasonable Accommodation	Amend the Zoning Ordinance and/or modify administrative procedures; create handout	2014	Completed. Ordinance adopted April 29, 2014 to establish procedures, criteria and findings for enabling individuals with disabilities to make improvements and overcome barriers to their housing.
H3.D Encourage Rental Housing Assistance Programs	Provide rental assistance to 235 extremely low and very low income Menlo Park residents annually	Ongoing assistance to 235 extremely low and very low income households per year	There are ____ households provided rental assistance in Menlo Park through Section 8 and other programs. <i>[Insert updated number of households after receiving data from County.]</i>
H3.E Investigate Possible Multi-Jurisdictional Emergency Shelter	Construction of homeless facility (if feasible)	Longer term program as the opportunity arises	No activity to date. Program is included in the 2015-2023 Housing Element.
H3.F Assist in Providing Housing for Persons Living with Disabilities	Provision of housing and services for disabled persons	Ongoing	Annual funding provided to CID and HIP. Program is included in the 2015-2023 Housing Element.
H3.G Develop Incentives for Special Needs Housing	Amend the Zoning Ordinance to provide opportunities for housing and adequate support services for seniors and people living with disabilities	2014	No activity to date. Program is included in the 2015-2023 Housing Element.
H3.H Continue Support for Countywide Homeless Programs	Support housing and services for the homeless and at-risk persons and families	Ongoing	The City has continued to support HEART and has participated in countywide activities to address homeless needs.
H4.A Modify Development Standards to Encourage Infill Housing	Amend the Zoning Ordinance to encourage smaller units and infill housing.	Within 60 days of Housing Element adoption	Completed. Ordinance adopted to amend the R-3 Zoning District development standards in June 2013.
H4.B Modify R-2 Zoning to Maximize Unit Potential	Amend the Zoning Ordinance to maximize dwelling unit potential in R-2 zone	2014	Program is included in the 2015-2023 Housing Element. Issues and strategies to be considered as part of the General Plan Update (2014-2017).
H4.C Adopt Standards for an "Affordable Housing Overlay Zone"	Amend the Zoning Ordinance to provide flexibility and incentives for affordable housing	Within 60 days of Housing Element adoption	Completed. Ordinance adopted to establish the Affordable Housing Overlay (AHO) in June 2013.

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H4.D Implement Inclusionary Housing Regulations and Adopt Standards to Implement State Density Bonus Law	Amend the Zoning Ordinance to require affordable housing in market rate developments and to implement State Density Bonus law incentives	State Density Bonus Law changes within 60 days of Housing Element adoption; Reevaluate the BMR Program and update the nexus study in 2014	Completed. Ordinance regarding State Density Bonus Law adopted for consistency with State law in June 2013. The update to the City's BMR Nexus Study is included in the 2015-2023 Housing Element. The City is currently participating in a multi-jurisdictional nexus study that would provide a defensible analysis to maintain the legal justification for inclusionary zoning and affordable housing impact fees. The study is anticipated to be reviewed by the City Council in 2015.
H4.E Modify Second Dwelling Unit Development Standards and Permit Process	Amend the Zoning Ordinance to create incentives for second units (10 new second units — 3 very low, 4 low and 3 moderate income units)	Within 60 days of Housing Element adoption	<p>Completed. Ordinance adopted in June 2013. Concurrent with the adoption of the 2007-2014 Housing Element in May 2013, the City of Menlo Park reviewed a Zoning Ordinance amendment for modifications to the Secondary Dwelling Unit Ordinance in recognition that secondary dwelling units can be a valuable source of affordable units because they often house family members at low or no cost, and many are limited in size and therefore, have lower rents. Besides making the City's ordinance compliant with State law by allowing, the Zoning Ordinance amendment included a number of revisions to provide greater flexibility in the development regulations to encourage more development of secondary dwelling units. The modifications included the following: Reduction in the minimum lot size eligible for a second unit without a use permit; Standardization of the maximum unit size rather than it being dependent on a percentage of the lot size; Allowance for increased wall height if the property is located in the flood zone, without additional discretionary review of a variance; Allowance for decreased interior side and rear setbacks with neighbor approval; Allowance for secondary dwelling unit parking space to be located in tandem and in the front setback; and Ability to request a use permit for modifications to any of the standards.</p> <p>As part of the Housing Element for the 2015-2023 Housing Element, the City of Menlo Park continued this program to further explore opportunities for additional revisions to the Secondary Dwelling Unit Ordinance. In April 2014, the City Council adopted additional revisions to the secondary dwelling unit ordinance, including increasing the maximum unit size for units that comply with accessibility requirements, establishing a new daylight plane requirement in lieu of the wall height requirement, and providing flexibility in the tenancy requirement.</p>

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H4.F Undertake a Second Unit Amnesty Program	Adopt procedures and implement a second unit amnesty program (10 very low, 15 low and 10 moderate income units)	2014	Completed. As part of Housing Element for the 2015-2023 planning period, the program was continued and repurposed in recognition by the Housing Element Steering Committee that the establishment of an amnesty program presented more challenges than potential positive results. Program H4.F has been repurposed to establish a process and standard to allow potential conversion of accessory buildings into secondary dwelling units. In April 2014, the City adopted an ordinance, that would allow legally permitted accessory buildings that do not meet the setback requirements for a secondary dwelling unit to be converted to a secondary dwelling unit through an administrative permit process. This conversion process through the administrative permit process expires in June 2015, unless extended by the City Council.
H4.G Implement First-Time Homebuyer Program	Provide loans for 40 units assisted	Ongoing	BMR funds are no longer available for this program. As part of the 2015-2023 Housing Element program, the City is referring first time homebuyers to HEART and Union Bank for down payment assistance. Include as part of Programs H1.C and H1.D to obtain and distribute information.
H4.H Work with Non-Profits and Property Owners on High Potential Housing Opportunity Sites	Develop incentives and procedures to encourage affordable housing	Ongoing	The City continues to work with Mid-Pen Housing to implement the City's Affordable Housing Overlay Zone, which provides incentives for the creation of affordable housing, as part of MidPen's Gateway Apartments project; coordinated with CORE Housing for a 60-unit low income development at the Veterans Affairs facility; and reviewed and implemented State Density Bonus law for the creation of 23 deed restricted affordable units in a new 394-unit rental development on Haven Avenue (St. Anton Partners).
H4.I Create Multi-Family and Residential Mixed Use Design Guidelines	Establish design guidelines for multi-family and mixed use housing developments	2014	No activity to date. Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017).
H4.J Consider Surplus City Land for Housing	Identify opportunities for housing as they arise	2014	No activity to date. Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017).
H4.K Work with the Fire District	Undertake local amendments to the State Fire Code	2014	In progress. The City Council reviewed potential local amendments to the State Fire Code in November 2014 and provided comments and guidance for modifications. The amendments are expected to be ratified in late January 2015.
H4.L Coordinate with School Districts to Link Housing with School District Planning Activities	Coordinate and consider school districts long-range planning, resources and capacity in planning for housing	Ongoing	Continued coordination on new residential development (unit type, timing, etc.) and implications for enrollment growth and facility planning with various school districts. Program is included in the 2015-2023 Housing Element and will be considered during of the General Plan Update (2014-2017).
H4.M Review the Subdivision Ordinance	Modify the Subdivision Ordinance as needed	Consider as part of General Plan Update	No activity to date. Program is included in the 2015-2023 Housing Element and will be considered during the General Plan Update (2014-2017).

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H4.N Create Opportunities for Mixed Use Development	Conduct study to determine appropriate locations for housing in commercial zones	Consider as part of General Plan Update	No activity to date. Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017).
H4.O Implement Actions in Support of High Potential Housing Opportunity Sites	Undertake Zoning Ordinance amendments to enable the construction of affordable housing to achieve the City's RHNA	Within 60 days of Housing Element adoption	Completed. In 2013, the City Council adopted the new R-4-S High Density Residential, Special zoning district, which allowed high density housing as a permitted use and created development regulations and design standards. Opportunity sites were identified and rezoned with the R-4-S zoning district.
H4.P Review Transportation Impact Analysis Guidelines	Modify Transportation Impact Analysis (TIA) guidelines	Consider as part the General Plan Update.	Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017). The focus of the General Plan Update is the Land Use and Circulation Elements. The General Plan Update kicked off in August 2014 and thus far has included a series of education symposiums, mobile tours, and the creation of an Existing Conditions Report, which summarizes current circulation in the City.
H4.Q Update Parking Stall and Driveway Design Guidelines	Modify Parking Stall and Driveway Design Guidelines	2014	No activity to date. Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017).
H4.R Achieve Long-Term Viability of Affordable Housing	Coordination with project sponsors in tenant selection, project maintenance and management, and neighborhood outreach	Ongoing as projects are proposed	No activity to date. Program is included in the 2015-2023 Housing Element.
H4.S Review Overnight Parking Requirements for the R-4-S Zoning District	Review and modify night parking prohibitions in the R-4-S zone.	2014	Program is included in the 2015-2023 Housing Element. Work is in progress and is anticipated to be reviewed in February 2015.
H4.T Explore Creation of a Transportation Management Association	Focus on the Haven Avenue/Bayfront Expressway area to coordinate grants, shuttles and other transportation.	2014	Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017). The General Plan Update is underway. The topic of TMAs has been mentioned, and will be further discussed as the process continues.
H4.U Explore Pedestrian and Bicycle Improvements	Coordinate with Redwood City and explore improvements over Highway 101 between Marsh Road and 5th Avenue.	2014	The City was awarded a grant from the San Mateo County Transportation Authority (Measure A funds) to implement the Haven Avenue bicycle/pedestrian improvements. The improvements include new facilities to a key corridor that connects Menlo Park, San Mateo County and Redwood City. The project area includes Haven Avenue between Marsh Road and the Redwood City boundary, an area where several properties were recently rezoned to higher density housing. Program is included in the 2015-2023 Housing Element and will be reviewed as part of the General Plan Update (2014-2017).

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Menlo Park

Reporting Period 1/1/2014 - 12/31/2014

General Comments:

The City's 2007-2014 Housing Element was adopted in May of 2013. The focus on implementation of the 2007-2014 Housing Element was to rezone adequate sites for housing and to create regulatory incentives for housing consistent with State law. As a result, the City accomplished a number of implementation programs concurrent with the adoption of the Housing Element. In April 2014, the City of Menlo Park adopted a Housing Element for the 2015-2023 planning period. The Housing Element builds upon the goals, policies, and implementing programs contained in the City's 2007-2014 Housing Element and other City policies and practices to address housing needs in the community. Concurrent with the 2015-2023 Housing Element adoption, the City also implemented several programs intended to address housing needs in the community and to comply with State law requirements, including zoning for emergency shelter for the homeless, transitional and supportive housing, reasonable accommodation procedures and the establishment of a process and standards to allow the conversion of accessory buildings and structures to a secondary dwelling unit.

A few of the implementation programs have been continued to be evaluated as part of the General Plan update, which was kicked off in August 2014 and is currently underway. The Housing Element (2015-2023) identifies the General Plan update process between 2014-2017. However, since the adoption of the Housing Element in April 2014, the General Plan Update schedule was refined and established as a two-year process with a targeted completion date of June 2016. Through the General Plan process, the applicable housing implementation programs will be considered, resulting in a better understanding of the program components and implementation timing.



Date: December 2, 2014

To: Commission Members

From: Alex D. McIntyre, City Manager

Subject: Request for Input to the Proposed 2015-2020 Capital Improvement Plan (CIP)

As a part of the annual budget development process, the City updates its Five-Year Capital Improvement Plan (CIP). The proposed Plan represents staff's initial recommendations for short- and long-range public investment in infrastructure development, maintenance, improvement and acquisition. The CIP provides a link between the City's Infrastructure Master Plan, various master planning documents, and various budgets and funding sources, and provides a means for planning, scheduling, funding and implementing capital and comprehensive planning projects over the next five years. Typically, a capital project is defined as a project costing more than \$25,000.

Annual updating of the CIP is an integral part of the City's open and transparent budget process. Public input is important and is accomplished by publishing the draft CIP on the City's website and through review and input by the City's seven Commissions. Community members may also comment on the proposed CIP during the Council meeting held in the spring as a part of the budget process. The draft CIP is scheduled to be presented to the City Council for their initial review in March 2015. The final CIP will be approved by Council with the Budget adoption in June 2015.

Projects included in the proposed CIP were suggested by the City's Commissions, Council and staff and are prioritized according to evaluation criteria that include (but are not limited to):

- public health and safety/risk exposure;
- protection of existing infrastructure;
- economic development and redevelopment;
- impacts on operating budgets;
- external requirements (such as state and county regulations and mandates);
- population served;
- community/Commission support;

- cost benefit;
- relationship to adopted plans;
- availability of financing; and
- staff capacity to deliver the project.

Projects not ranked high enough to be prioritized into the plan are recorded in an index attached to the CIP to keep suggested but unfunded projects available for future consideration.

This year, staff capacity has been a serious limiting factor to the Plan's implementation. The Public Work's Engineering Capital Improvement Projects (CIP) Team has been impacted by the vacancy of two positions (Engineering Services Manager and Senior Civil Engineer) which comprises about 50% of the team (and well over 50% of the capacity). This has affected the CIP schedules for many of the City's projects. We are in the process of filling these positions and are struggling to attract the talent needed to execute on such a Plan. It should be noted that these positions function as high-level project managers who work with contract engineering firms for design and construction of projects. We are hopeful of having these positions filled in 2015.

The Proposed CIP

The proposed CIP organizes the projects by year and is sorted by category and by funding source. Projects proposed for the upcoming fiscal year (July 1, 2015 - June 30, 2016) include more detailed descriptions. These are the projects that Council will consider for approval at their March meeting.

Commissioners are asked to evaluate the proposed CIP using the following questions:

- Are there projects missing that meet the CIP project evaluation criteria above?
- Is the prioritization of the projects (within the Commission's area of interest) appropriate? If not, what would the Commission suggest as prioritization?
- Are the projects, as shown, consistent with community needs based on Commission outreach to community members? If not, why not?

We urge you to schedule responses to these questions for your Commission's upcoming meeting. Responses need to be submitted by Monday, February 2, 2015, for inclusion in the staff report which will be presented to Council that includes the Commission's consensus input as approved at a meeting.

Thank you, as always, for your valuable support of the Council's efforts to meet their goals of responsible fiscal management of the City's resources and infrastructure.

REVISIONS TO THE PREVIOUS CIP

NEW PROJECTS: New Projects were added in the interim years of the CIP to meet emerging community needs since the last 5-year plan was adopted in 2014. These include:

- Sharon Heights Pump Station rolled over to 2015-16 to finalize the upgrade of aging equipment (\$200,000).
- Bedwell Bayfront Park Master Plan moved from the unfunded category to year 2016-17 (\$175,000).
- Gatehouse Fence Replacement added in year 2018-19 to replace the existing historical fence along Ravenswood Avenue (\$220,000).
- Library landscaping partially funded in year 2014-15 an additional \$200,000 was added in year 2015-16 based on final design.
- Chrysler Pump Station added in year 2016-17 to upgrade aging equipment (\$6,200,000).
- Cost of Service-Fee Study added in year 2015-16 to identify the cost components of providing services. This is an integral component in the establishment of fees and cost recovery rates Citywide (\$100,000).

FIFTH YEAR (2019-20) of the 5 year Plan had no projects in the prior version. Two projects were added based on identified need and review of the list of unfunded projects. These include:

- City Council Chambers Landscaping (\$500,000).
- Restoration & Resurfacing of La Entrada & Willow Oak Tennis Courts (\$200,000).

TIME FRAME AND FUNDING CHANGES Several projects were pushed back to later fiscal years or moved to earlier years from the time frames proposed in the previous CIP. In some cases, funding increased-decreased based on new information.

- El Camino Real Median and Side Trees Irrigation System upgrade moved from year 2015-16 to 2017-18.
- Street Resurfacing is being funded by highway user's tax and construction impact fees. The design year funding increased from \$230,000 to \$600,000 and in year 2015-16 construction decreased from \$6.7m to \$5.5m.
- Main Library Interior Wall Fabric Replacement moved from year 2015-16 to 2016-17.
- Police Front office Counter Remodel-Security Upgrade moved from year 2015-16 to 2017-18.
- Caltrain Bike-Ped Undercrossing Design from year 2017-18 to 2016-17.
- Florence -Marsh and Bay-Marsh Signal Modification from year 2015-16 to 2017-18.

- Sand Hill Road Signal Modification Project from year 2017-18 to 2015-16 and funding decreased from \$250,000 to \$125,000. Some of this work has already been completed by existing contracts, therefore the total project cost as decreased.
- Water Meter Reading funding increased from \$120,000 to \$150,000.
- Jack Lyle Sports field sod Replacement changed to Nealon Park and included the irrigation system upgrade- Funding was also merged totaling \$250,000.
- Relocation of Dog Park at Nealon Park moved to year 2015-16 from 2017-18, funding increased from \$150,000 to \$250,000.
- Trash Capture Device Installation moved from year 2015-16 to 2016-17.

PROJECTS ELIMINATED, MOVED TO OPERATING BUDGET OR ADDED TO NON-FUNDED CATEGORY:

Due to limited funding or alternative funding availability, CIP Engineering staffing levels and more pressing community needs, a few projects have been removed from the plan.

- Sand Hill Road Pathway Repair was removed from the plan in Year 2015-16 because PG&E repaired the pathway while working on the pipeline replacement project on Sand Hill Road.
- Alma Ravenswood Pedestrian -Bike Study was removed from the plan in year 2015-16 because the City received a grant from Samtrans to complete a full vehicle study to depress Ravenswood at the Caltrain tracks. This study will cover the pedestrian and bike components as well.
- Laurel Street-Ravenswood Signal Modification was removed from the plan in year 2015-16 because this work is in close proximity to the SRI campus modernization project which may affect the design of this intersection.
- Middlefield Road-Ravenswood Intersection Reconfiguration Study was removed from the plan in year 2016-17 because this work is in close proximity to the SRI campus modernization project which may affect the design of this intersection.
- Middlefield Road -Willow Road Intersection Reconfiguration Study was removed from the plan in year 2018-19 because this project was recently completed by Facebook.
- Sand Hill Road Improvements (Addison -Wesley to I-280) was removed from the plan in year 2016-17 because the City received grant funds to complete a signal coordination project along this corridor which will complete this project.
- Signal Interconnect Study was removed from the plan in year 2018-19 because the San Mateo County Smart Corridor project will cover this CIP item.
- Alternative Transportation Social Marketing Program was removed from the plan in year 2015-16 because staff is currently completing social media outreach and this project is no longer needed.
- Bike Sharing Program Cost Benefit Study was removed from the plan in year 2016-17 because this project can be completed by in-house staff with existing data available from the Bay Area Bikeshare program.

- City Car Sharing Program Study was removed from the plan in year 2017-18 because this project is on hold as we are monitoring other agencies and their car sharing programs.
- Installation of Electric Plug in Recharging Station and Cost Benefit Analysis and Plan was removed from the plan in year 2015-16 because a grant was received to install EV chargers this fiscal year.
- Requirement for Pharmacy to Take back Pharmaceuticals Draft Ordinance was removed from the plan year 2015-16 and moved to unfunded section. There is currently a well-supported Senate Bill (SB 1014) for safe disposal medication management.
- Strategic Plan to Increase Local Food Production through Social marketing, Education was removed from the plan in year 2015-16 and placed in the unfunded section because the social media outreach is already occurring, therefore this project may no longer be needed.
- Corp Yard Storage Cover was removed from the plan because the project will be incorporated with the installation of the solar panels this fiscal year.

UPDATES TO THE UNFUNDED CATEGORY

Appendix E.1 Non-Funded Project Requests the following changes were made:

Streets & Sidewalks

- Streetscape - Haven Avenue added sentence... This project is partially grant-funded, using matching funds from the development projects on Haven Avenue.
- Deleted Parking Management Plan

Traffic & Transportation

- Deleted Highway 84-Willow Bike-Ped Underpass Connections; Facebook will build.
- Deleted Installation of Pedestrian Audible Signal on El Camino Real at Santa Cruz Avenue; project was completed.
- Deleted Study of Possible Improvements to Menlo Park's Free Shuttle Service; project similar to listed project Shuttle Expansion Study.

Appendix E.2 Non-Funded Projects from Previously Approved Plans. In the *Transportation Impact Fee Study (2009)* the following changes were made due to Developments in the area that covered listed improvements:

- Deleted Bayfront Expressway and Undercrossing-
- Deleted Bayfront Expressway & Willow Road
- Deleted Bayfront Expressway & Marsh Road
- Deleted Bayfront Expressway Bicycle-Pedestrian Undercrossing East side Bayfront Expressway at Willow West side Bayfront Expressway at Willow \$750,000.
- Deleted Willow Road Connector Hamilton Bayfront Expressway \$93,500 – Covered by Shuttle Grants.

CITY OF MENLO PARK

FIVE-YEAR

CAPITAL IMPROVEMENT PLAN

FY 2015-20

DRAFT



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INTRODUCTION

This 5-year Capital Improvement Plan (CIP) for the City of Menlo Park is the community's plan for short and long-range development, maintenance, improvement and acquisition of infrastructure assets to benefit the City's residents, businesses, property owners and visitors. It provides a linkage between the City's General Plan, various master planning documents and budget, and provides a means for planning, scheduling and implementing capital and comprehensive planning projects over the next 5 years (through FY 2019/20).

This is the sixth year of the new CIP, which provides a long-term approach for prioritizing and selecting new projects in the City. Although the plan document is updated annually, it allows the reader to review projects planned over the full 5-year timeframe, and provides an overview of works in progress. The CIP is intended to incorporate the City's investments in infrastructure development and maintenance (i.e. capital improvements) with other significant capital expenditures that add to or strategically invest in the City's inventory of assets. Studies and capital expenditures of less than \$25,000 are not included in the CIP.

Procedures for Developing Five-Year Capital Improvement Plan

The procedures for developing the five-year CIP aim to enhance the City's forecasting, project evaluation and community engagement processes by creating a resource "toolbox" to be used throughout the decision-making process. It is not intended to limit the City's ability to adjust its programs, services and planned projects as unexpected needs, opportunities or impacts arise. With this in mind, the Council, City Manager, CIP Committee and other participants will need to observe these procedures and draw upon a variety of resources in order to effectively update and administer the plan.

Procedures for Submitting and Amending Projects

Department managers initiate requests for new projects or purchases, and modifications to or reprioritization of existing projects. Initiating requests are accomplished by sending completed request form(s) and supporting information to the City Manager within the timeframes established by the Finance Department for annual budget preparation.

Request forms include estimated costs, benefits, risks associated with not completing the project/purchase, funding source(s), availability of funds, estimated timeframe for completing the project/purchase, and any anticipated impacts to previously approved projects.

Evaluation and Preliminary Ranking by Committee

The CIP Committee performs the initial evaluation and ranking of proposed projects. Committee members consist of the City Manager or his/her designee; the Directors of Community Development, Community Services, Finance and Public Works; the Maintenance and Engineering Division Managers and any other staff, as designated by the City Manager. The Committee meets as needed, but not less than once each calendar year.

The Committee furnishes copies of its preliminary project rankings to all Department Managers prior to review by City Commissions and approval by the City Council.

Community Input

Annual updating of the City's 5-year CIP is an integral part of the budget process. Early development of the CIP provides time for adequate review by the City's various commissions prior to Council consideration and incorporation into the annual budget. The draft CIP is posted to the City's website to encourage public input during this review process. The public also has opportunities to comment on the plan through the review processes of the various commissions and during the public hearing held prior to the adoption of the plan by the City Council.

Prioritization Criteria

Projects are prioritized in accordance with evaluation criteria which include, but are not limited to, the following:

- Public Health and Safety/Risk Exposure
- Protection of Infrastructure
- Economic Development
- Impacts on Operating Budgets
- External Requirements
- Population Served
- Community/Commission Support
- Relationship to Adopted Plans
- Cost/Benefit
- Availability of Financing
- Capacity to Deliver/Impacts to Other Projects

Projects that are not ranked high enough to be prioritized for this 5-year plan are recorded in an ongoing index of non-funded projects attached to the CIP. Indexing extends back a minimum of 4 years from the current fiscal year.

Funding Plans for Five-Year CIP

Once each year, the Council adopts an updated 5-year CIP that includes all prioritized short and long-term projects. Each year, the proposed CIP is published for public review prior to a Public Hearing where the City Council will receive public comments and discuss the plan. Following the Public Hearing the City Council will modify and/or adopt the CIP.

Project Development and Selection Process

The projects proposed in this 5-Year CIP were derived from a variety of sources, including but not limited to, recommendations from the City's Infrastructure Management Study (2007), Master Plans, City Council Goals, Regulatory Obligations, the Climate Action Plan (2009), and the 2009-2014

Redevelopment Implementation Plan (2009). Projects were analyzed and ranked by Department Heads and staff during the development of the draft plan.

Although not typically included as capital improvements, studies estimated to cost over \$25,000 are included in the CIP. Capital expenditures amounting to less than \$25,000 are not included in the CIP. Budget information relating to studies and capital expenditures of less than \$25,000 are included in the City Manager's Recommended Operating Budget, utilizing appropriate operating funds.

This 5-Year CIP includes 24 new projects recommended for implementation commencing in FY 2015/16 and 59 additional projects recommended for funding in future fiscal years. Other proposed projects that are not currently recommended are incorporated into the index of non-funded projects in Appendix E. The index also includes projects for which grant funding is being sought but has not yet been awarded.

Proposed Projects

Several of the proposed projects in this CIP address ongoing infrastructure or facility maintenance needs and are programmed on an annual, bi-annual or periodic basis. Examples include street resurfacing and the sidewalk repair program.

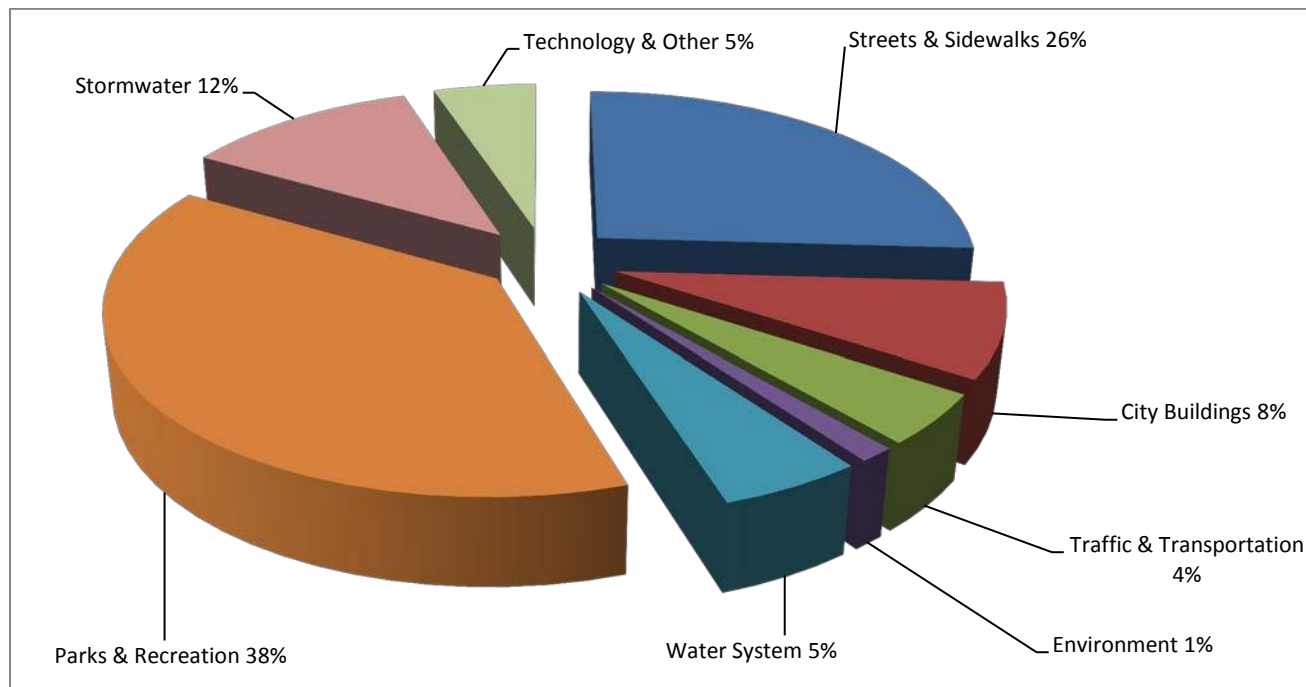
New capital projects and projects involving maintenance of current infrastructure are listed in Appendix B. Proposed projects for FY 2015/16 are listed and described in detail in Appendix C. Projects approved in prior fiscal years that have not yet been completed are listed in Appendix A.

Table 1 lists total funding levels for project categories proposed for FY 2015/16 with corresponding percentages of the total funding. Figure 1 graphically presents the percentages of total funding for each category.

Table 1 - Proposed Project Funding Levels for FY 2015/16 by Category

Project Category	FY 2015/16 Funding	Percent of Total CIP FY 2015/16
Streets & Sidewalks	1,015,000	26%
City Buildings	325,000	8%
Traffic & Transportation	175,000	4%
Environment	50,000	1%
Water System	200,000	5%
Parks & Recreation	1,495,000	38%
Stormwater	455,000	12%
Technology & Other	200,000	5%
TOTALS	\$3,915,000	100.00%

Figure 1 – FY 2015/16 Proposed Projects by Category



Project Funding Sources

The proposed FY 2015-20 CIP coordinates physical improvements with financial planning, allowing maximum benefits from available funding sources. The Plan relies on funding from various sources, largely retained in the Capital and Special Revenue funds, with uses that are usually restricted for specific purposes. Although an annual transfer from the General Fund to the City's General CIP Fund (approximately \$2.6 million) is part of the City's operating budget, this funding is intended solely for maintaining *existing* infrastructure in its current condition. The restricted funding sources shown in Table 2 on the following page comprise the City's major project funding sources.

General Plan Consistency

The FY 2015/16 projects listed in this Five-Year CIP will be presented to the Planning Commission during a Public Hearing prior to forwarding the plan to the City Council. The Planning Commission must review the CIP in order to adopt a finding that it is consistent with the City's General Plan.

Environmental Review

The development of this 5-year plan is not a project, as defined in the California Environmental Quality Act (CEQA), and an environmental review is not required for its adoption. Individual projects listed herein may be subject to CEQA. Environmental reviews will be conducted at the appropriate times during implementation of those projects.

Table 2 – Funding Sources

Funding Sources	Uses	Primary Source Of Funds
Bedwell/Bayfront Park Maintenance/Operations	Park maintenance	Interest earned on sinking fund.
Construction Impact Fee	Street resurfacing	Fee charged for property development based on construction value
Downtown Parking Permit	Parking lot maintenance and improvements	Annual and daily fees from permits issued to merchants for employee and customer parking
General CIP Fund	Capital Projects	Funding for on-going maintenance of current infrastructure is provided annually by the General Fund
Highway Users Tax	Street resurfacing, sidewalks	State Gasoline Taxes
Library Bond Fund (1990)	Library capital improvements	Bond issuance proceeds and interest earned
Bedwell/Bayfront Park Landfill	Landfill post-closure maintenance and repairs	Surcharge on solid waste collection fees paid by customers
Measure A	Street resurfacing, bicycle lanes, Safe Routes to Schools	½ cent Countywide sales tax
Measure T Bond	Recreation facilities, park improvements	2006 and 2009 bond proceeds and accumulated interest
Recreation In-lieu Fee	Recreation facilities, park and streetscape improvements	Fee charged for residential property development based on number of units and market value of land
Public Library Fund	Library projects and programs.	State grants
Sidewalk Assessment	Sidewalk repairs	Annual property tax assessment, per parcel
Solid Waste Service Fund	Solid Waste Management and Recycling Programs and Projects	Solid waste rates charged to residential and commercial accounts
Storm Drainage Connection Fees	Storm drainage capacity improvements	Fee charged for property development per lot, per unit, or per square foot of impervious area
Transportation Impact Fee (replaces Traffic Impact Fee)	Intersection improvements, sidewalks, traffic signals, traffic calming, bicycle circulation, transit systems	Fee charged for property development at per unit or per square foot rates
Water Fund – Capital	Water distribution and storage	Surcharge per unit of water sold

Appendix A

Project Schedules

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Project Name	2014												2015												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Street Resurfacing 2015-16																									
Sand Hill Road Signal Modification Project																									
Community Zero Waste Policy Draft																									
Requirement for Pharmacy to Take back Pharmaceuticals Draft Ord.																									
Bedwell Bayfront Park Electrical Panel Upgrade																									
Belle Haven Pool Deck Lighting																									
Measure T Funds Evaluation/Project Ranking																									
Nealon Park Sports Field Sod and Irrigation System Replacement																									
Relocation of Dog Park at Nealon Park																									
Tennis Court Electronic Key Upgrade																									
Willow Oaks Dog Park																									
Willow Place Bridge Abutment Repairs																									
Cost of Service/Fee Study																									
Belle Haven Child Development Center Flooring Replacement																									
City Buildings (Minor) 2014-15																									
Fire Plans and Equipment Replacement																									
Retractable Lights Installation Gym																									
Implement Strategic Plan to Improve Public Area Trash and Recycling Citywide																									
Park Improvements (Minor) 2014-15																									
Playground Equipment Assessment & Replacement																									
Willow Oaks Dog Park Renovation																									
Overnight Parking App																									
Belle Haven and Burgess Pool VFD Upgrades																									
Storm Drain Improvements 2014-15																									
Street Resurfacing Project Construction 2013-14 (FED. AID)																									
Sharon Heights Pump Station Design and Construction																									
Water Main Replacement Design and Construction Project 2012-13																									
VA/Willow Road Traffic Signal Project																									
Administration Building Emergency Generator																									
Automated Library Materials Return Area Renovation																									
Administration & Library Chillers																									
Building Solar Panels																									
Electrical Vehicle Chargers																									
Sidewalk Repair Program 2014-15																									
Street Resurfacing 2014-15																									
Willow Road Signal Interconnect																									
Willow Road Improvements at Newbridge and Bayfront Expressway																									
Reservoir Re-roofing																									
Water Conservations Upgrade for City Facilities																									
Sustainable/Green Building Standards	On-Hold (Delayed to work on PACE Program)																								
Storm Drain Improvements 2013-14	On-Hold																								
Santa Cruz Avenue Sidewalks Improvements Design and Construction																									
Sidewalk Master Plan Implementation	On-Hold																								
Parking Plaza 7 Renovation Design and Construction	On-Hold																								
Improved Infrastructure for the Delivery of Electronics Library Services-Study Website			On-Hold (TBD)																						
Technology Master Plan and Implementation (Permits Scanning, Financial System)	On-Hold (TBD)																								
Reservoirs #1 and #2 Mixers																									
City Administration Space Remodel/ Admin Carpet																									
Facility Energy Retrofit																									
Council Chambers Audio/Video, Mics and Voting Equipment																									
Library Space Needs Study																									
General Plan Update (M-2 Plan)																									
Energy Efficiency/Renewable Energy Program for Residential and Commercial Sector Master Plan																									
Bedwell Bayfront Park Gas Collection System improvements study and Conceptual Design																									
Preliminary Design of Restroom Facilities at Jack Lyle Memorial Park and Willows Oaks Park																									
Library Landscaping																									
Heritage Tree Ordinance Programs Evaluation																									
Belle Haven Pool Analysis and Audit																									
Atherton Channel Flood Abatement																									
Pope/Chaucer Bridge Replacement																									
Bay Levee Design Project																									
Chrysler Pump Station Improvements																									
Willow Place Bridge Abutments																									
Storm Drain Fee Study	C/CAG on going coordination																								
Santa Cruz Avenue Sidewalk Preliminary Design Phase																									
Utility Undergrounding Study of City Parking Plazas																									
Downtown Parking Utility Underground																									
Downtown Streetscape Improvement Project Specific Plan																									
Radio Infrastructure Replacement and Antenna																									
El Camino Real/Ravenswood NB Right Turn Lane																									
El Camino Real Lane Reconfiguration Alternatives Study																									
High Speed Rail Coordination	On-Going																								
Willow 101 Interchange																									
Safe Routes to Encinal School Plan Implementation																									
Sand Hill Road Signal Interconnect																									
Emergency Water Supply																									
Urban Water Management Plan																									
Water Rate Study																									
Water System Master Plan																									
<div>LEGEND</div> <div><div></div>Planing/Study Phase</div> <div><div></div>Design Phase</div> <div><div></div>Construction Phase</div> <div><div></div>On Hold</div>																									

Appendix B

Capital Improvement Plan Summary

5 YEAR PLAN SUMMARY

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Category	Funding Source	Projected					TOTAL
		2015-16	2016-17	2017-18	2018-19	2019-20	

Streets & Sidewalks							
Civic Center Sidewalk Replacement and Irrigation System Upgrades	General Fund	-	-	-	400,000	-	400,000
Downtown Parking Utility Underground	Downtown Parking/Rule 20A	-	4,150,000	-	-	-	4,150,000
Downtown Streetscape Improvement Project (Specific Plan)	General Fund	115,000	165,000	110,000	-	-	390,000
El Camino Real Median and Side Trees Irrigation System Upgrade	General Fund	-	-	85,000	-	-	85,000
Parking Plaza 7 Renovations	Downtown Parking	-	-	-	200,000	-	200,000
Sidewalk Repair Program	General Fund/Sidewalk Assessment	300,000	300,000	300,000	300,000	300,000	1,500,000
Street Resurfacing	Highway Users Tax/Construction Impact Fees	600,000	5,500,000	600,000	6,000,000	-	12,700,000
TOTAL		1,015,000	10,115,000	1,095,000	6,900,000	300,000	19,425,000

City Buildings							
Administration Building Conference Room Furniture Replacement	General Fund	-	-	-	200,000	-	200,000
Belle Haven Youth Center Improvements	General Fund	-	-	150,000	-	-	150,000
City Buildings (Minor)	General Fund	325,000	325,000	350,000	350,000	350,000	1,700,000
City Council Chambers Landscaping	General Fund	-	-	-	-	500,000	500,000
Kitchen Upgrade at Onetta Harris Community Center	General Fund	-	-	-	30,000	-	30,000
Library Furniture Replacement	General Fund	-	-	450,000	-	-	450,000
Main Library Interior Wall Fabric Replacement	General Fund	-	150,000	-	-	-	150,000
Menlo Children's Center Carpet Replacement	General Fund	-	-	60,000	-	-	60,000
Police Department Space Use Study	General Fund	-	40,000	-	-	-	40,000
Police Front Office Counter Remodel/Security Upgrade	General Fund	-	-	70,000	-	-	70,000
TOTAL		325,000	515,000	1,080,000	580,000	850,000	3,350,000

Traffic & Transportation							
Caltrain Bike/Ped Undercrossing Design	TIF	-	500,000	-	-	-	500,000
Florence/Marsh and Bay/Marsh Signal Modification	TIF	-	-	345,000	-	-	345,000
High Speed Rail Coordination	General Fund	50,000	50,000	50,000	-	-	150,000
Pedestrian/Bicycle Master Plan Update	General Fund	-	-	-	250,000	-	250,000
Sand Hill Road Signal Modification Project	TIF	125,000	-	-	-	-	125,000
TOTAL		175,000	550,000	395,000	250,000	-	1,370,000

5 YEAR PLAN SUMMARY

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Category	Funding Source	Projected					TOTAL
		2015-16	2016-17	2017-18	2018-19	2019-20	

Environment							
Bedwell Bayfront Park Gas Collection System Repair	Bedwell Landfill	-	-	100,000	-	-	100,000
Bedwell Bayfront Park Leachate Collection System Replacement	Bedwell Landfill	-	1,000,000	-	-	-	1,000,000
Community Zero Waste Policy Draft	Solid Waste	50,000	-	-	-	-	50,000
TOTAL		50,000	1,000,000	100,000	-	-	1,150,000

Water System							
Automated Water Meter Reading	Water	-	150,000	1,200,000	1,200,000	-	2,550,000
Emergency Water Supply Project (2nd Well)	Water	-	-	-	TBD	-	TBD
Sharon Heights Pump Station	Water	200,000	-	-	-	-	200,000
Water Main Replacements	Water	-	300,000	2,200,000	-	-	2,500,000
TOTAL		200,000	450,000	3,400,000	1,200,000	-	5,250,000

Parks & Recreation							
Bedwell Bayfront Park Electrical Panel Upgrade	Bedwell Landfill	100,000	-	-	-	-	100,000
Bedwell-Bayfront Park Master Plan	Rec in Lieu	-	175,000	-	-	-	175,000
Belle Haven Pool Deck Lighting	Rec in Lieu	30,000	-	-	-	-	30,000
Belle Haven Youth Center Playground Replacement	TBD	TBD	-	-	-	-	TBD
Burgess Pool Deck Repairs	General Fund	-	135,000	-	-	-	135,000
Burgess Sports Field	General Fund	-	-	-	250,000	-	250,000
Gate House Fence Replacement	General Fund	-	-	-	220,000	-	220,000
Gate House Landscaping	General Fund	-	-	-	-	470,000	470,000
Jack Lyle Park Restrooms - Construction	Rec in Lieu	40,000	200,000	-	-	-	240,000
La Entrada Baseball Field Renovation	General Fund	-	-	170,000	-	-	170,000
Library Landscaping	Rec in Lieu	200,000	-	-	-	-	200,000
Measure T Funds Evaluation/Project Ranking	Measure T	125,000	-	-	-	-	125,000
Nealon Park Sports Field Sod and Irrigation System Replacement	General Fund	250,000	-	-	-	-	250,000
Park Improvements (Minor)	General Fund	150,000	150,000	170,000	170,000	170,000	810,000
Park Pathways Repairs	General Fund	-	-	-	200,000	-	200,000
Playground Equipment Assesment & Replacement	TBD	TBD					TBD
Relocation of Dog Park at Nealon Park	Rec in Lieu	250,000	-	-	-	-	250,000
Restoration & Resurfacing of La Entrada & Willow Oak Tennis Courts	General Fund/ USTA Grant	-	-	-	-	200,000	200,000
Tennis Court Electronic Key Upgrade	General Fund	100,000	-	-	-	-	100,000
Willow Oaks Dog Park	Rec in Lieu	250,000	-	-	-	-	250,000
TOTAL		1,495,000	660,000	340,000	840,000	840,000	4,175,000

5 YEAR PLAN SUMMARY

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Category	Funding Source	Projected					TOTAL
		2015-16	2016-17	2017-18	2018-19	2019-20	

Stormwater							
Bay Levee Project	General Fund	90,000	90,000	-	-	-	180,000
Chrysler Pump Station Improvements	General Fund/Gas Tax	-	6,200,000	-	-	-	6,200,000
Storm Drain Improvements	General Fund	115,000	115,000	120,000	120,000	125,000	595,000
Trash Capture Device Installation	General Fund	-	60,000	-	-	-	60,000
Willow Place Bridge Abutment Repairs	General Fund	250,000	-	-	-	-	250,000
TOTAL		455,000	6,465,000	120,000	120,000	125,000	7,285,000

Technology & Other							
Cost of Service/Fee Study	General Fund	100,000	-	-	-	-	100,000
Radio Infrastructure Replacement	General Fund	100,000	-	-	-	-	100,000
Technology Master Plan and Implementation	General Fund	TBD	TBD	TBD	TBD	TBD	TBD
TOTAL		200,000	-	-	-	-	200,000

FISCAL YEAR TOTALS		3,915,000	19,755,000	6,530,000	9,890,000	2,115,000	42,205,000
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Appendix C

Funded Projects for FY 2015/16

Funded Capital Projects Summary FY 2015/16

Capital Projects	FY 2015/16 Budget	5-Year Total Budget
Streets & Sidewalks		
Downtown Streetscape Improvement Project (Specific Plan)	115,000	390,000
Sidewalk Repair Program	300,000	1,500,000
Street Resurfacing	600,000	12,700,000
City Buildings		
City Buildings (Minor)	325,000	1,700,000
Traffic & Transportation		
High Speed Rail Coordination	50,000	150,000
Sand Hill Road Signal Modification Project	125,000	125,000
Environment		
Community Zero Waste Policy Draft	50,000	50,000
Water System		
Sharon Heights Pump Station	200,000	200,000
Parks & Recreation		
Bedwell Bayfront Park Electrical Panel Upgrade	100,000	100,000
Belle Haven Pool Deck Lighting	30,000	30,000
Jack Lyle Park Restrooms - Construction	40,000	240,000
Library Landscaping	200,000	200,000
Measure T Funds Evaluation/Project Ranking	125,000	125,000
Nealon Park Sports Field Sod and Irrigation System Replacement	250,000	250,000
Park Improvements (Minor)	150,000	810,000
Relocation of Dog Park at Nealon Park	250,000	250,000
Tennis Court Electronic Key Upgrade	100,000	100,000
Willow Oaks Dog Park	250,000	250,000
Stormwater		
Bay Levee Project	90,000	180,000
Storm Drain Improvements	115,000	595,000
Willow Place Bridge Abutment Repairs	250,000	250,000
Technology & Other		
Cost of Service/Fee Study	100,000	100,000
Radio Infrastructure Replacement	100,000	100,000

STREETS & SIDEWALKS

Downtown Streetscape Improvement Project (Specific Plan)

The project will consist of planning and implementation of improvements in the downtown area per the Specific Plan considering the Chestnut Paseo and Santa Cruz Avenue Sidewalk and the development of new streetscape plans. The project will be comprised of four components which will consist of meeting with Downtown businesses and customers for an early implementation of a pilot sidewalk widening project. The second component will include development of the pilot plans for implementation of other elements of the specific plan. The third component will be the implementation of the pilot plan and the fourth component will be development of a master plan for the downtown area.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund - CIP	115,000	165,000	110,000	-	-	390,000
Sub-total	115,000	165,000	110,000	-	-	390,000

Sidewalk Repair Program

This ongoing project consists of removing hazardous sidewalk offsets and replacing sidewalk sections that have been damaged by City tree roots in order to eliminate trip hazards.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund - CIP	120,000	120,000	120,000	120,000	120,000	600,000
Sidewalk Assessment	180,000	180,000	180,000	180,000	180,000	900,000
Sub-total	300,000	300,000	300,000	300,000	300,000	1,500,000

Funded Projects for FY 2015/16

STREETS & SIDEWALKS

Street Resurfacing

This ongoing project will include the detailed design and selection of streets to be resurfaced throughout the City during Fiscal Year. This project will utilize the City's Pavement Management System (PMS) to assess the condition of existing streets and assist in the selection process.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Highway Users Tax	200,000	-	200,000	2,500,000	-	2,900,000
Construction Impact Fees	400,000	5,500,000	400,000	3,500,000	-	9,800,000
Sub-total	600,000	5,500,000	600,000	6,000,000	-	12,700,000

CITY BUILDINGS

City Buildings (Minor)

This ongoing project was established in Fiscal Year 2004-05. Projects programmed on an annual basis include minor improvements that extend the useful life of systems and equipment in City Buildings.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund - CIP	325,000	325,000	350,000	350,000	350,000	1,700,000
Sub-total	325,000	325,000	350,000	350,000	350,000	1,700,000

TRAFFIC & TRANSPORTATION

High Speed Rail Coordination

The California High Speed Rail Bay Area to Central Valley route is being planned along the existing Caltrain tracks through the City of Menlo Park. This project involves City staff coordination with the Peninsula Cities Coalition, neighboring jurisdictions, the High Speed Rail Authority and elected officials to protect the City's interests during the planning and implementation stages of the California High Speed Rail project. Funding will be used for technical expertise and consulting support.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund - CIP	50,000	50,000	50,000	-	-	150,000
Sub-total	50,000	50,000	50,000	-	-	150,000

Sand Hill Road Signal Modification Project

This project will upgrade the non-standard traffic and pedestrian signal equipment at Sand Hill/Saga Lane and Sand Hill/Sharon Park Drive to comply with MUTCD standard.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
TIF	125,000	-	-	-	-	125,000
Sub-total	125,000	-	-	-	-	125,000

ENVIRONMENT

Community Zero Waste Policy Draft

This project was identified in the Climate Action Plan's five year strategy approved by Council in July 2011. Landfilled waste emits methane that is twenty time more potent than carbon dioxide emissions that contribute to climate change. A zero waste policy would provide a road map for the city to follow to reduce landfilled waste through less waste generation and recycling. This project would include community engagement and a draft policy for the City Council to consider.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Solid Waste	50,000	-	-	-	-	50,000
Sub-total	50,000	-	-	-	-	50,000

WATER SYSTEM

Sharon Heights Pump Station

The project consists of installing a new pump station for the Sharon Heights Neighborhood. Project was partially funded in FY 2013-14, funding for FY 2015-16 will be utilized to complete the project.

No Photo Available

FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Water	200,000	-	-	-	-	200,000
Sub-total	200,000	-	-	-	-	200,000

PARKS & RECREATION

Bedwell-Bayfront Park Electrical Panel Upgrade

Bedwell Bayfront Park is Menlo Park's largest park, and it is the only open space on the Bay. The Bedwell-Bayfront Park on-site restrooms are in need of repair, a temporary portable facility is currently available when the restrooms are in non-working order. There has been on-going problems with the sewer line and toilets, sinks, and flooring are in need of upgrades. The scope of the project will include electrical panel replacement, toilet replacement and sewer connection replacement to improve capacity and efficiency.

No Photo Available

FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Bedwell Landfill	100,000	-	-	-	-	100,000
Sub-total	100,000	-	-	-	-	100,000

Belle Haven Pool Deck Lighting

This project involves the installation of pool deck lighting for the Belle Haven Pool. Prior to 2013, the Belle Haven Pool was operated seasonally during the summer months. Since the pool operation expansion in April 2013, the Belle Haven Pool has been operating 7 days a week which includes youth after school programming, a youth swim team, a youth water polo program that caters to youths 14 and under, a swim school that teaches water-babies to youths as well as adults with between 115-250 people depending on season and convenient lap swim that is available during the day and evening.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Rec in Lieu	30,000	-	-	-	-	30,000
Sub-total	30,000	-	-	-	-	30,000

PARKS & RECREATION

Jack Lyle Park Restroom Construction

This project will involve engaging the neighboring community in developing a conceptual design, then constructing restrooms at Jack Lyle Park.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Rec in Lieu	40,000	200,000	-	-	-	240,000
Sub-total	40,000	200,000	-	-	-	240,000

Library Landscaping

The project consists of replacing the landscaping and irrigation system around the library. The existing landscaping and irrigation system is in need of major upgrades and a portion of the system is over thirty years old.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Rec In Lieu	200,000	-	-	-	-	200,000
Sub-total	200,000	-	-	-	-	200,000

PARKS & RECREATION

Measure T Funds Evaluation/Project Ranking

This project will consist of community engagement activities to get input from the public in developing priorities for the Measure T fund.

No Photo Available

FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Measure T	125,000	-	-	-	-	125,000
Sub-total	125,000	-	-	-	-	125,000

Nealon Park Sports Field Sod and Irrigation System Replacement

The project will consist of removing the existing sod, adjusting the irrigation system and installing new sod. The field has had to annually be patched with new sod due to wear which has created irregular grades in the field. The existing field was built in 2002. The project will also add a new water connection to increase the water pressure at Nealon Softball field so that the irrigation system has full coverage.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund	250,000	-	-	-	-	250,000
Sub-total	250,000	-	-	-	-	250,000

PARKS & RECREATION

Park Improvements (Minor)

The project addresses minor improvements to parks, such as repairing fences, irrigation systems, play equipment, resodding portions of fields and adding sand and fiber to play equipment.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund-CIP	150,000	150,000	150,000	170,000	170,000	810,000
Sub-total	150,000	150,000	150,000	170,000	170,000	810,000

Relocation of Dog Park at Nealon Park

This project will consist of re-locating the Nealon Park Dog Park from the baseball field to another area within Nealon Park.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Rec in Lieu	250,000	-	-	-	-	250,000
Sub-total	250,000	-	-	-	-	250,000

PARKS & RECREATION

Tennis Court Electronic Key Upgrade

No Photo Available

The Tennis Court Electronic Key Upgrade would include the installation of electronic access to five tennis courts sites: La Entrada, Nealon, Burgess, and Kelly Parks. Currently the tennis court system for entry is done through a traditional key lock/core method. Having electronic key access will allow: (1) completely update how tennis users access tennis courts; (2) reuse keycards instead of changing out keys/cores annually; (3) potentially update pricing structure to make it more user friendly (ie. Day, month, biannual, annual use, or charge per use); (4) discontinue use of the cores which are expensive and which are replaced often use to individuals jamming sticks in the locks; (5) keep track of who has accessed courts (and when) in the event of a disturbance; (6) have users always retain their same keycard that can be updated (as opposed to having users return their keys annually and losing expensive keys in the shuffle).

FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund-CIP	100,000	-	-	-	-	100,000
Sub-total	100,000	-	-	-	-	100,000

Willow Oaks Dog Pak

This project will include a scoping and design phase in FY 2014/15, then construction in FY 2015/16 of upgrades and replacement at the Willow Oaks Dog Park.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
Rec in Lieu Fund	250,000	-	-	-	-	250,000
Sub-total	250,000	-	-	-	-	250,000

STORMWATER

Bay Levee Project

A project team was selected, and project will start this year with Environmental Analysis, and Design. The Project's purposes are to provide evaluation, feasibility, alternatives analysis, design, and environmental documentation for coastal levee improvements that will improve flood protection, restore the ecosystem, and provide recreational opportunities within the project reach. The specific objectives of the Project include: 1) protect properties and infrastructure in the coastal floodplain within East Palo Alto and the City of Menlo Park between San Francisquito Creek and the Redwood City border resulting from a 100-year tide, including projected Sea Level Rise; 2) enhance habitat along the Project reach, particularly habitat for threatened and endangered species; 3) enhance recreational uses; and 4) minimize operational and maintenance requirements.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund – CIP	90,000	90,000	-	-	-	180,000
Sub-total	90,000	90,000	-	-	-	180,000

Storm Drain Improvements

This ongoing project will implement improvements that were identified in the Storm Drain Master Plan.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund – CIP	115,000	115,000	120,000	120,000	125,000	595,000
Sub-total	115,000	115,000	120,000	120,000	125,000	595,000

STORMWATER

Willow Place Bridge Abutments Repairs

This project will repair damages to the bridge abutment from the December 2012 storm event. Initial Study of repairs were completed, and need to move project forward to design and construction.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund – CIP	250,000	-	-	-	-	250,000
Sub-total	250,000	-	-	-	-	250,000

TECHNOLOGY & OTHER

Cost of Service/Fee Study

Identifying the cost components of providing services in integral in the establishment of fees and cost recovery rates. A detailed cost study was last completed in 2008 and entailed the development of a cost allocation plan, overhead rate study, labor rate study, and a comprehensive fee and service charge study. The results of these studies led to the development of a cost recovery strategy and guided how fees were set in the Master Fee Schedule. In order for cost recovery levels to be maintained, the underlying studies must be periodically updated. This project will provide for a comprehensive update of the studies that were initially completed in 2008.

No Photo Available

FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund – CIP	100,000	-	-	-	-	100,000
Sub-total	100,000	-	-	-	-	100,000

Radio Infrastructure Replacement

The Dispatch Center utilizes an extensive network of radio equipment which has a useful lifespan of 10 to 15 years. If equipment is not replaced it can malfunction, leading to a loss of communication with police officers in the field. This would lead to an enhanced level of risk to officers and a decrease in service to the community. A multi-year Replacement Schedule was created in 2010 by the County which stipulates equipment to be replaced based on lifespan. All costs to install include labor.



FUNDING SOURCE	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
General Fund – CIP	100,000	-	-	-	-	100,000
Sub-total	100,000	-	-	-	-	100,000

Appendix D

Projects Proposed for FY 2016/17 through FY 2019/20

STREETS & SIDEWALKS

Civic Center Sidewalk Replacement and Irrigation System Upgrades	2018-19	<p>Many areas of the Civic Center sidewalk network have been damaged by tree roots and vehicular traffic, resulting in extensive cracking and uplifts; all of which create tripping hazards to the pedestrians that use the park daily. The proposed project would replace the sidewalk network north of Burgess Field, between the Recreation Center, Administration Building, Council Chambers and Library. Sidewalks would be replaced using thicker paving sections with reinforcing bars where necessary.</p> <p>The existing irrigation around the Civic Center is a patch work due to numerous building replacement/remodel projects have cut into the existing system. This project will upgrade the irrigation system and reduce the number of controllers. The new controllers will be connected to the City's weather station making it more water efficient.</p>
Downtown Parking Utility Underground	2016-17	<p>Utilize PG&E Rule 20A funding to underground overhead utilities in the downtown area. A project study was initiated in FY 2008/09 to investigate the use of Rule 20A funding for undergrounding utilities in the downtown parking plazas, and through recent communication with PG&E, it has been confirmed that this can be done. As a result, the City will begin the process to create an underground utility district in the downtown area, and then design and construction can begin. Alternatively, the project can be funded and managed by PG&E's Rule 20A program which will result in a 3-5 year implementation and a more expensive installation. However, the second option requires no up-front capital expenditure by the City.</p>
El Camino Real Median and Side Trees Irrigation System Upgrades	2017-18	<p>This project will replace the existing irrigation controllers on El Camino Real with a Rain Master Evolution II central irrigation system, which will improve water savings and reduce maintenance costs. The Rain Master irrigation system allows staff to control the system remotely and the system could automatically shut off at times of rain or breaks in the irrigation system.</p>
Parking Plaza 7 Renovation	2018-19	<p>This project consists of construction of needed improvements at Parking Plaza 7 including landscaping, lighting, storm drainage and asphalt pavement rehabilitation. Work will be coordinated with Downtown Parking Utility Underground Project.</p>

CITY BUILDINGS

Administration Building Conference Room Furniture Replacement	2018-19	The existing chairs and tables in the administration building were purchased in 1999 and have started to break down. The project would replace the chairs and tables in the conference rooms and public areas.
Belle Haven Youth Center Improvements	2017-18	The project consists of replacing the floor, ceiling, cabinets and repainting the interior of the Belle Haven Youth Center. The existing interior has worn out.
City Council Chambers Landscaping	2019-20	The existing landscaping around the Council Chambers is the original landscaping installed in the 1970's and needs major updating that will blend into the existing water fall and new landscaping around the civic center.
Kitchen Upgrade at Onetta Harris Community Center	2018-19	The kitchen at the Community Center is used every weekend for rentals. The current kitchen is outdated and does not meet the needs for current renters. The renovation should include new counter tops, cabinets, sink, etc. The Onetta Harris Community Center has seen a significant increase in weekend rentals over the past two years. A renovation of the multi-purpose room kitchen will better meet renter's needs as well as be attractive for potential renters in the future. In addition, with the increase in week day classes, a renovated kitchen may provide the opportunity for increased usage during the week in the form of cooking-related classes.
Library Furniture Replacement	2017-18	The existing furniture in the Library is over 20 years old. The chairs and tables need consistent repairs due the heavy use of the Library. Also, the existing furniture fabric is difficult to clean and remove odors. The project will replace furniture that will make it easier to maintain.
Main Library Interior Wall Fabric Replacement	2016-17	The project will replace the interior wall fabric of the main library. The interior wall finishes of the Library are starting to get worn and the seams are beginning to separate. This was installed in 1991.
Menlo Children's Center Carpet Replacement	2017-18	The project will replace the carpet of the Menlo Children's Center. Due to the extensive use of the facility and the wear and tear of the facility, the carpets will need to be replaced. The existing carpets were installed when the building was remodeled in 2006.
Police Space Study	2016-17	With the impending reorganization of the police department, a space use study is necessary for the police department main floor (basement of City Hall). There is a great deal of wasted office and storage space that may be utilized more efficiently.
Police Front Office Counter Remodel/Security Upgrade	2017-18	Security at the front counter of the police department has been a concern for police records personnel for many years. In 2012, the Belcher report, which was an organizational and operation review of the police department, recommended higher security for the front lobby/counter area along with the perimeter of the entire police department. This project would be a reconstruction of the front counter in the PD lobby and would place ballistic glass between the public and staff. The PD has met with the structural engineer and architect who designed and was the project manager for the renovation of the Redwood City Police Department front lobby. The scope of this work would be similar.

TRAFFIC & TRANSPORTATION

Caltrain Bike/Pedestrian Undercrossing Design	2017-18	This project will design bike and pedestrian undercrossing envisioned under the Caltrain tracks between Ravenswood Avenue and Cambridge Avenue. A study and conceptual designs for an undercrossing were completed as part of the Caltrain Bike/Pedestrian project approved in FY 2007/08. Completion of the planning phase was suspended pending completion of the El Camino Real/Downtown Specific Plan and the High Speed Rail preliminary design.
Florence/Marsh and Bay/Marsh Signal Modification	2018-19	This project will improve the level of service and pedestrian safety at intersections and upgrade non-standard traffic signal equipment to comply with MUTCD standards.
Pedestrian/Bicycle Master Plan Update	2018-19	The current Comprehensive Bicycle Development Plan was completed in January of 2005 and lacks current bicycle treatments to include; green bike lanes and sharrows. Additionally, the existing plan has limited treatments for pedestrians and lacks the City's approved Complete Streets initiatives. This project seeks to update the existing plan to include current treatments and serve as a baseline for Complete Streets treatments.
Sand Hill Road Signal Modification Project	2016-17	This project will upgrade the non-standard traffic and pedestrian signal equipment at Sand Hill/Saga Lane and Sand Hill/Sharon Park Drive to comply with MUTCD standard.

ENVIRONMENT

Bedwell Bayfront Park Gas Collection System Repair	2017-18	This project will address repairs that may be needed as part of routine maintenance to the gas collection system serving the former landfill at Bedwell Bayfront Park. Improvements that could increase methane capture will be implemented, reducing greenhouse gas emissions. This project will be scoped in more detail following completion of the Gas Collection System Improvements Study and Conceptual Design project.
Bedwell Bayfront Leachate Collection System Replacement	2016-17	This project will involve repairs and upgrades to the existing leachate collection system that the City is required to maintain at the former landfill site at Bedwell Bayfront Park.

WATER SYSTEMS

Automated Water Meter Reading	2016-17	This project will involve selecting appropriate technology then installing the initial phase of automated meter reading infrastructure for the Menlo Park Municipal Water District.
Emergency Water Supply	2018-19	This project will involve the first phase of construction of up to three emergency standby wells to provide a secondary water supply to the Menlo Park Municipal Water District's eastern service area. An emergency water supply would be needed in the event of an outage of the SFPUC Hetch Hetchy system. Final project costs will vary depending on land acquisitions costs and the final depth and size of the wells.
Water Main Replacements	2016-17	This recurring project involves replacement and improvements to the Menlo Park Municipal Water District's distribution system. The locations of work are determined through maintenance records and as needed to support other major capital projects such as the emergency water supply project.

PARKS & RECREATION

Bedwell Bayfront Park Master Plan	2016-17	The Master Plan will provide a long-term vision and general development guide for the park and its facilities. The plan will describe how to best protect park resources, provide quality visitor experiences, manage visitor use, and will serve as a blueprint for future park development. The purpose of the Master Plan is to improve the quality of life for the residents of Menlo Park through enhancing the quality of the park and open space system. A task force may be used to gain more extensive citizen input.
Gate House Fence Replacement	2018-19	The existing Gate House Fence along Ravenswood Avenue is failing. The whole fence needs to be replaced to match existing. Due to its intricate details the fence is expensive to replace.
Gate House Landscaping	2019-20	The project will landscape the area around the Gate House and adjacent the MCC. The existing landscaping is the original landscaping installed in the 1970's and needs to be update to reflect the new landscaping in the Civic Center.
La Entrada & Willows Oaks Tennis Courts Restoration & Resurfacing	2019-20	This project includes restoring & resurfacing two tennis courts at La Entrada, four courts at Willow Oaks Park. The project would also include repairing cracks, color coating, and adding Quick-Start lines to all court as well as addition of lighting fixtures at Willow Oaks Park.
Burgess Pool Deck Repairs	2016-17	Pool chemicals are corrosive and erode the cement pool decks making the pool age significantly, impacting aesthetics, and increasing the risk of safety issues from slips and trips. This project would coat the entire 11,600 feet of pool deck surface with protective coating similar to what was used at Belle Haven Pool in 2011. This would ensure a longer life for the decks and avoid the need to replace the cement which would be a significantly higher cost.
Burgess Sport Field	2018-19	The project consists of replacing the existing turf, cleaning the drains and leveling the field. In addition remove a portion of the baseball field infield to increase the turf area to allow a large sports field. The existing field is 15 years old and typical sports field last ten years.
La Entrada Baseball Field Renovation	2017-18	The existing La Entrada baseball field has poor drainage and needs new sod. The project will regrade the outfield and install a drainage system and new irrigation systems and new sod.
Park Pathways Replacement	2016-17	The project consists of replacing damaged pathways at Market Place, Nealon, Sharon, and Stanford Hills Parks.
Relocation of Dog Park at Nealon Park	2017-18	This project will consist of re-locating the Nealon Park Dog Park from the baseball field to another area within Nealon Park.

STORMWATER

Chrysler Pump Station Improvements	2016-17	Improvements will include design and construction of upgrades to the aging equipment (may consist of pumps, motors, electrical system, heaters, fans, flap gates, generator).
Trash Capture Device Installation	2016-17	This project will install trash capture devices during next round of Municipal Regional Permit to reduce the amount of pollutants going into the Bay in anticipation of heightened trash capture device requirements.

Appendix E.1

Non-Funded Project Requests

STREETS & SIDEWALKS

Haven Avenue Security Lighting	Estimated Cost: \$50,000 Source: Staff	The project consists of installing additional street lights along Haven Avenue to improve visibility and security for business along Haven Avenue. Although funded in FY 2011-12, work on this project did not start prior to the dissolution of the RDA.
Kelly Park Sound Wall	Estimated Construction Cost: \$1,300,000 Estimated Design Cost: \$130,000 Source: Staff	The project would install a sound wall approximately 1,000 feet long between Highway 101 and the sports field at Kelly Park. Design of the project would determine the appropriate height, materials, and final location of the sound wall.
Marsh Road Section Median Islands Landscaping	Estimated Cost: \$35,000 Source: Staff	The project will upgrade the landscaping and irrigation system in the median island on Marsh Road between Bohannon Drive and Scott Drive. Marsh Road is a major entrance to the City and the existing landscaping needs to be rejuvenated to fit in with the new landscaping along the commercial properties adjacent to the median islands.
Parking Plaza 3 Renovation Design	Estimated Cost: \$200,000 Source: Staff	This project involves the redesign of Parking Plaza 3 to include safer vehicular access, improved lighting, improved stormwater treatment and rehabilitation of the existing asphalt. This project is part of the standard cycle of parking plaza renovations. This project will be coordinated with the Downtown Specific Plan prior to any improvements to the Parking Plaza.
Parking Management Plan	Estimated Cost: TBD Source: Council	The project will evaluate parking impacts of the Chestnut Paseo and Market Place. This project will establish an advisory task force for downtown parking issues comprised of one council member, one transportation commission member chamber of commerce, business owner and a property owner.
Parking Plaza 8 Renovation	Estimated Cost: \$250,000 Source: Staff	This project consists of design of needed improvements at Parking Plaza 8 including landscaping, lighting, storm drainage and asphalt pavement rehabilitation. Work will be coordinated with Downtown Parking Utility Underground Project.
Sidewalk Master Plan Implementation	Estimated Cost : TBD Source: Staff	This project will involve constructing new sidewalks in areas with priority needs as identified in the Sidewalk Master Plan. Resident surveys will be conducted at high priority locations to assess the level of support prior to selecting specific sites.
Streetscape – Haven Avenue	Estimated Cost: \$550,000 Source: Staff	This project will involve conceptual design, engineering and construction of street resurfacing work, and will potentially involve landscaping, lighting or other improvements along Haven Avenue. This project is partially grant-funded, using matching funds from the development projects on Haven Avenue.

STREETS & SIDEWALKS

Parking Plaza 3 Renovation Design	Estimated Cost: \$200,000 Source: Staff	This project involves the redesign of Parking Plaza 3 to include safer vehicular access, improved lighting, improved stormwater treatment and rehabilitation of the existing asphalt. This project is part of the standard cycle of parking plaza renovations. This project will be coordinated with the Downtown Specific Plan prior to any improvements to the Parking Plaza.
Parking Plaza 8 Renovation	Estimated Cost: \$250,000 Source: Staff	This project consists of design of needed improvements at Parking Plaza 8 including landscaping, lighting, storm drainage and asphalt pavement rehabilitation. Work will be coordinated with Downtown Parking Utility Underground Project.
Streetscape – O'Brien Drive	Estimated Cost: \$525,000 Source: Staff	This project will involve construction of street resurfacing work, and will potentially involve landscaping, lighting or other improvements along O'Brien Drive. A public outreach process will be conducted to identify needed improvements. Although this project was funded with RDA funds (\$25,000) in FY 2010-11, (\$100,000) in FY 2011-12 and additional funding (\$400,000) was planned for FY 2013-14, work in this project did not start prior to the dissolution of the RDA.
Streetscape – Overall RDA Resurfacing and Improvements	Estimated Cost: \$2,000,000 Source: Staff	This project will involve conceptual design, engineering and construction of street resurfacing work, and will potentially involve landscaping, lighting or other improvements along various streets throughout the Redevelopment Area.
Streetscape – Pierce Road	Estimated Cost: \$500,000 Source: Staff	This project will involve conceptual design, engineering and construction of street resurfacing work, and will potentially involve landscaping, lighting or other improvements along Pierce Road.
Underground Overhead Lines	Estimated Cost: TBD Source: Planning Commission	Establish and make an initial deposit for a utility (overhead electric and communication lines) underground fund throughout the City. The project could be considered if a Community Character Element is prepared as part of the General Plan Update.
Streetscape – Willow Road	Estimated Cost: \$330,000 Source: Staff	This project will involve conceptual design, engineering and construction of street resurfacing work, and will potentially involve landscaping, lighting or other improvements along Willow Road.

CITY BUILDINGS

Belle Haven Branch Library Feasibility Study	Estimated Cost: \$95,000 Source: Library Commission	Improving library services to Belle Haven is one of the Library's Commission main Work Plan objectives. The Commission has received consistent community feedback over the last two years about the need for more library services in Belle Haven. The addition of Facebook to the Belle Haven area further indicates that a feasibility study is necessary before the City can move forward with improving library services in the Belle Haven area. This project is consistent with the Library's Commission's Work Plan objectives, as well as with the City's priority on economic development.
Belle Haven Pool House Building Remodel	Estimated Cost: \$400,000 Source: Staff	This project will consist of remodeling the men's and women's shower, bathroom and check-in area. The work will also include replacing plumbing fixtures and remodeling the front façade of the Pool House and relandscaping the front.
City Entry Signage on Willow and Marsh Roads	Estimated Cost: \$200,000 Source: Staff	These arterials are the two primary gateways into Menlo Park from the East Bay. Providing "Welcome to Menlo – Habitat for Innovation" signage identifies the entry point our City, positions the City as a friendly place to be, and furthers the City's brand as a desirable place to live, work and play.
City Gateway Signage	Estimated Cost: \$250,000 Source: City Council	The project will include installing gateway signage at four locations entering Menlo Park. The proposed locations are Sand Hill Road, Bayfront Expressway, and northbound and southbound El Camino Real. The proposed signage would be similar in style to the sign at Laurel Street and Burgess Drive and would include uplights.
Onetta Harris Community Center Installation of Additional Restroom	Estimated Cost: \$200,000 Source: Staff	The current restroom available for renters of the Onetta Harris Community Center multi-purpose room is need of renovation. In addition, the single restroom is inadequate for the current weekend and week night rental business at the community center, which has seen a substantial increase in rentals over the past two years. This proposal includes the renovation of the current restroom and the construction of second restroom which would address current and future rental business needs.

TRAFFIC & TRANSPORTATION

Bay Road Bike Lane Improvements	Estimated Cost: TBD Source: Bicycle Commission	This project would study the feasibility and implementation of moving the existing bike lane away from the trees on the Atherton side of Bay Road between Ringwood Avenue and Marsh Road. Staff has determined that the roadway width is too narrow to make the requested improvements for this project.
Bay Trail Extension	Estimated Cost: \$1-2 million Source: City Council	This project would provide the connection between existing portions of the Bay Trail located near the salt ponds and the Don Edwards San Francisco Bay National Wildlife Refuge and existing trails in East Palo Alto. Grant funding would be needed to match City or other funds. Improvements would include work to provide a crossing over San Francisco Public Utilities Commission (SFPUC) lands and railroad right of way.
Bicycle Parking Ordinance Feasibility Study	Estimated Cost: \$70,000 Source: Bicycle Commission	This project would investigate the potential to create an ordinance requiring bicycle parking facilities for all new development projects. The study would review similar ordinances from agencies in the Bay Area, assess the impacts to developers, and recommend an appropriate bicycle parking rate per 1000 square foot of new development. This project will be considered with the General Plan update and the M-2 Area Plan.
Bike Safety Event	Estimated Cost: \$18,000 Source: Bicycle Commission	This project would use the Street Smartz public education safety campaign program along with Safe Moves safety education classes to coordinate a bicycle and walking-to-school safety event. This project would work in conjunction with the Safe Routes to School programs for Encinal, Laurel, and Oak Knoll Elementary Schools.
Emergency Traffic Signal Equipment Stock	Estimated Cost: TBD Source: Staff	The Traffic Division currently contracts out all traffic signal, streetlights and roadway safety component maintenance and emergency repair services. However, this contract cover repairs on an as needed basis and does not provide for the allocation of immediate replacement equipment. This has proven to create a lag in repairing critical traffic signal and street lighting facilities which may pose as a risk to the health and safety of our citizens in the event of an emergency. The project seeks to provide a limited stock of critical equipment for the immediate repair of City facilities in the event of unexpected damage or failure.
Downtown Parking Structures - A Feasibility Study	Estimated Cost: \$200,000 Source: Transportation Commission	Conduct a cost, site, circulation, feasibility and construction study of installing one or more parking structures on City parking plazas 1, 2, or 3. Also determined an in lieu parking fee structure as defined in the El Camino Real/Downtown Specific Plan.
Dumbarton Transit Station	Estimated Cost: \$1,000,000 Source: Staff	Funding will be used to add amenities to the planned transit station. The City Council has indicated a preference for the transit station location on the Southwest corner of Willow Road and Hamilton Avenue. Funding is contingent on the expansion of transit systems serving the area and may consist of a new rail station or bus terminal.

TRAFFIC & TRANSPORTATION

Innovation Transportation Solutions	Estimated Cost: TBD Source: Planning Commission	Investigate a people mover system or other innovative technology for east/west connectivity, safe routes to schools, and crossing El Camino Real. The project will be considered as part of the Circulation Element update of the General Plan.
Newbridge Street/Willow Road Traffic Circulation Improvements	Estimated Cost: \$100,000 Source: Staff	This project will evaluate the intersection of Newbridge Street and Willow Road for proposed improvements for better traffic circulation at the intersection.
Shuttle Expansion Study	Estimated Cost: \$125,000 Source: Transportation Commission	This study is to identify how the City shuttle services may be expanded to meet the needs and desires of the residents and businesses of Menlo Park. This study would not include specific school bus routes.
Study of Ordinance to Require Bike Parking in City Events	Estimated Cost: \$15,000 Source: Bicycle Commission	This project would investigate the potential to create an ordinance requiring bicycle parking facilities at all outdoor city events (such as block parties, art/wine festivals, 4th of July events, music in the park series, etc.). The city policy would provide bike parking facilities and publicize this option to participants. Outside groups using city or public facilities for public events (e.g. Chamber of Commerce) would also be required to provide these same services. The city ordinance shall have some means of recognizing or rewarding (by city certificate or resolution) those events which provide exceptional bicycle parking service.
Study – Shuttle Bus Expansion for Student-School-Busing Use	Estimated Cost: \$95,000 Source: Transportation Commission	This is a study to evaluate and analyze the use of City shuttle buses to pick up and drop off students at their schools, thereby reducing vehicular traffic throughout the City and at school sites in particular. This could be subject to other regulations because of school bus requirements that may not allow City shuttle buses to be used for that purpose.
Wayfinding Signage Phase II	Estimated Cost: \$15,000 Source: Bicycle Commission	The first phase of the wayfinding bicycle signage in the Willows neighborhood was completed in 2009. The signs, attached to pre-existing sign posts, point to destinations such as the pedestrian bridge to Palo Alto, downtown, and Burgess Park. This is the next phase to this project as indicated in the bicycle development plan. This will include another neighborhood, an east/west cross-city route, and/or routes to schools.
Willow Oaks Park Path Realignment	Estimated Cost: \$18,000 Source: Bicycle Commission	This project would study the entrance to Willow Oaks Park at Elm Street to add a bike path adjacent to the driveway to East Palo Alto High School.
Willow Road Bike Lane Study	Estimated Cost: \$70,000 Source: Bicycle Commission	This project would study the area on Willow Road between O'Keefe and Bay Road to assess what would be needed to install bike lanes in both directions. (The 101/ Willow Road interchange is currently in the environmental review stage.)

ENVIRONMENT

Canopy Tree-Planting and Education Project	Estimated Cost: \$55,000 Source: Environmental Quality Commission & Green Ribbon Citizens Committee	Under contract with the City, Canopy, a local non-profit organization, would recruit and train volunteers to plant up to 100 trees along streets and in parks. Planting locations and trees will be provided by the City. Canopy will also conduct a public education program about urban forestry, including tree steward workshops, presentations to neighborhood groups, a tree walk, and printed and website information. Canopy will also advise the City on reforestation grant opportunities. Canopy has carried out similar programs with the cities of Palo Alto and East Palo Alto (www.canopy.org). The project was recommended by the Environmental Quality Commission again for FY 2011/12, but was not included in the projects listed for that year due to the volume of projects currently listed and the labor intensive nature of this project.
Energy Upgrades of Home Remodels – Pilot Program	Estimated Cost: \$110,000 Source: Staff	This pilot program would provide free comprehensive home energy audits up to \$500 in energy rebates to 100 Menlo Park residents who are significantly remodeling their homes. The program targets homeowners who are already thinking of home improvements and may be more inclined to make significant energy upgrades also. The goal is to reduce greenhouse gas emissions through residential energy conservation. This project is a high ranking measure in the Climate Action Plan.
Requirement for Pharmacies to take back Pharmaceuticals Draft Ordinance	Estimated Cost: \$25,000 Source: Staff	The community has very limited options for disposing pharmaceuticals. One drop box location is located in Menlo Park that the City maintains with a contractor. A required take back program would increase disposal options for residents and avoid potentially disposing of these chemical in a landfill or sewer system. Menlo Park could model an ordinance after Alameda County that has adopted an ordinance that requires pharmacies to take back pharmaceuticals. This project would include drafting an ordinance for city council to consider adopting and the community engagement involved in preparing the ordinance for adoption.
Suburban Park Streetlight Conversion	Estimated Cost: \$100,000 Source: Staff	Take streetlights in the Suburban Park area off the high-voltage PG&E system and convert to low-voltage parallel-wiring system.

ENVIRONMENT

Strategic Plan to Increase Local Food Production through Social Marketing, Education, and Community Garden Programs	Estimated Cost: \$600,000 Source: Staff	Part of the Climate Action Plan's five year strategy approved by Council in 2012 to be considered in 2017-2018. Develop a strategic plan that would increase local food production through education and/or social marketing programs, partnering with nonprofits, promoting locally grown and or organic food production and development of community gardens, school gardens, planting vegetables and/or fruit trees in city parks and/or other public easements, and promotion of farmer's markets. This program can help reduce emissions from transporting, refrigerating and packaging food hauled from long distances (the average fresh food travels 1,500 miles for use in California homes). Consider an 'Eat Local Campaign' similar to Portland, Oregon program that promotes eating foods grown within a specific mile radius.
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WATER SYSTEMS

See Appendix E.2

PARKS & RECREATION

Belle Haven Pool House Remodel	Estimated Cost: \$500,000 Source: Staff	The project consists of redesigning the interior showers, locker and lobby areas and refinishing the floors and walls. The Belle Haven Pool House shower, locker room and lobby are over 40 years old. Most of the equipment is original and staff has had to retrofit the showers due to the shower equipment has been discontinued.
Burgess Baby Pool Analysis/Preliminary Design	Estimated Cost: \$200,000 Source: Staff	The demand for more recreational pool space has been a need for many years since the major pool redesign in 2006. This project would evaluate the utility of the current baby pool to allow for a wide range of ages and more space of open recreation swimming time. Currently, the baby pool is only 1' 6" in depth, open May through September, and for only toddlers and their parents. The proposed project would evaluate the current capacity of the baby pool, investigate if an environmental analysis is required and look into a zero entry pool that increases to 3 ½ depth. This would allow for a broader range of ages up to grade school more space to enjoy and reduce the demand of the instructional pool.
Burgess Park Irrigation Well Evaluation	Estimated Cost: \$40,000 Source: Staff	The project consists of hiring a consultant to evaluate whether building an irrigation well for Burgess Park would be cost effective on the long term based upon the continued increase in water rates.
Burgess Pool Locker Room Expansion Design	Estimated Cost: \$250,000 Source: Council and Parks & Recreation Commission	Since this project was suggested in 2010 the locker rooms at the pool have undergone renovation that allows accommodation of more people at one time. Additionally, locker rooms and changing rooms that have been added to the new Gymnastics Center, easily accessible and adjacent to the Pool, negate the need for a more expensive renovation project of the pool locker rooms at this time. Staff recommends this project be removed from the CIP.
Flood County Park	Estimated Cost: TBD Source: City Council	This project would potentially involve the City obtaining a joint use agreement to improve and maintain sports fields at Flood Park, installing playing field improvements and operating it as a City park in order to increase playing field availability.
Willow Oaks Park Restrooms	Estimated Cost: \$240,000 Source: Parks and Recreation Commission	This project would involve the neighboring community in developing a conceptual design, then constructing restrooms at Willow Oaks Park.

COMPREHENSIVE PLANNING PROJECT & STUDIES

CEQA and FIA Guidelines	Estimated Cost: \$45,000 Source: City Council	This project involves the adoption of guidelines for the City's implementation of the California Environmental Quality Act (CEQA) and the City's preparation of Fiscal Impact Analysis (FIA). The project would involve an update of the City's Transportation Impact Analysis (TIA) Guidelines while maintaining consistency with the current General Plan policies regarding the level of service (LOS) at intersections while encouraging alternative modes of transportation.
Comprehensive Zoning Ordinance Update	Estimated Cost: \$1,500,000 Source: Staff	The last comprehensive update of the Zoning Ordinance occurred in 1967. Over the last 45 years, there have been 103 distinct amendments. The Zoning Ordinance is not user friendly and includes many inconsistencies and ambiguities which make it challenging for staff, let alone the public to use. An update of the Zoning Ordinance would be a key tool for implementing the vision, goals and policies of an updated General Plan. An update of the single-family residential zoning standards and review process would be included in this project.
Single Family Residential Design Guidelines	Estimated Cost: TBD Source: Planning Commission	This project would involve the creation of residential single-family zoning guidelines to provide a method for encouraging high quality design in new and expanded residences.
Single-Family Residential Zoning Ordinance Amendment	Estimated Cost: TBD Source: Planning Commission	This project would involve changes to residential single-family zoning requirements to create a more predictable and expeditious process for the construction of new and substantially expanded two-stories residences on substandard lots. The changes to the Zoning Ordinance would likely involve additional development requirements in lieu of the discretionary use permit process.

STORMWATER

Atherton Channel Flood Abatement Construction	Estimated Cost: \$2,000,000 Source: Staff	This project will improve the drainage channel conditions in order to prevent systematic flooding from Atherton Channel that affects businesses along Haven Avenue. The design portion of this project was partially funded (\$200,000) in FY 2010-11 and (\$300,000) in FY 2011-12.
Middlefield Road Storm Drainage Improvements Phase I & II	Estimated Cost: \$2,000,000 Source: Staff	This project involves design of a storm drainage system to address flooding on Middlefield Road from San Francisquito Creek to Ravenswood Avenue.

TECHNOLOGY & OTHER

Dark Fiber Installation Pilot Project	Estimated Cost: \$50,000 Source: Staff	Optical fiber is the preferred broadband access medium for companies seeking lab and office space in Silicon Valley. Menlo Business Park and Willow Business Park (soon to be called Menlo Science & Technology Center) already have limited deployment of this highly sought after capability. These funds will enable the City to initiate a planning effort to determine how the existing fiber network can be extended further in the City's industrial sub-areas. Although funded in FY 2011-12, work on this project did not start prior to the dissolution of the RDA.
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Appendix E.2

Non-Funded Projects from Previously Approved Plans

City-wide Storm Drainage Study (2003)**Recommended Improvements*****Projects that do not require new outfalls to San Francisquito Creek or Atherton Channel***

<i>Location</i>	<i>Descriptions</i>	<i>Estimated Cost (2003)</i>
Magnolia Drive/Stanford Court	Flooding occurs in the vicinity of Stanford Court as a result of undersized lines downstream on Magnolia Drive. Upsizing 530 feet of line from 12-inch diameter to 24-inch diameter will improve drainage through an upstream system that has been improved	\$123,000
Spruce Avenue	Flooding occurs at Spruce Avenue. Storm system does not have an inlet at Spruce Avenue with the railroad acting as a barrier to surface flows. Improve requires 250 feet of 24-inch storm drain, and an inlet at Spruce Avenue	80,000
Middlefield Road	A parallel storm drain is proposed along Middlefield Road. The storm drain would connect to a recently constructed 48-inch diameter outfall into San Francisquito Creek. The parallel storm drain is needed to relieve flooding that requires road closures of Middlefield Road, Ravenswood Avenue, and Oak Grove Avenue	4,633,000
Euclid Avenue	A significant drainage area flows to Euclid Avenue with no collection system. It is likely that the flooding could disrupt traffic during a major storm event	288,000
Middle Avenue	Middle Avenue is susceptible to flooding due to undersized facilities to the Creek and upstream flooding that overflows into the drainage area. 1,620 feet of 24-inch diameter line is proposed. <i>Allows the removal of bubble-up storm drain catch basins. Provides backbone for draining Hobart Street, Cotton Street and Hermosa Way</i>	373,000
Oak Grove Avenue	The proposed line relieves flows received along Oak Grove Avenue and discharges to the proposed Middlefield Avenue parallel storm drain	1,699,000
Frontage 101, Menalto Ave to Laurel Ave and Santa Monica Avenue	Proposes 830 feet of 24-inch diameter line to provide backbone for storm drain to Menalto Avenue; and 2,510 feet of 15-inch storm drain to reduce flows at intersections along Menalto Avenue	945,000
Harvard & Cornell	Harvard & Cornell - Proposes addition of valley gutter to eliminate localized ponding	10,000
Bay Laurel Drive Outfall	Connecting drainage system	26,000
Olive Street Outfall	Connecting drainage system	536,000
Arbor Road Outfall	Connecting drainage system	1,524,000
El Camino Real Outfall	Connecting drainage system	1,976,000
Alma Street Outfall	Connecting drainage system	208,000
Middlefield Road Outfall	Connecting drainage system	1,270,000
Highway 101 Outfalls	Connecting drainage system	1,400,000
Euclid Avenue Outfall	Connecting drainage system	275,000

Non-Funded Project from Previous Approved Plans and Project Request

Projects that require new outfalls and increase peak flows to San Francisquito Creek or Atherton Channel Recommended Improvement

<i>Project</i>	<i>Descriptions</i>	<i>Estimated Cost (2003)</i>
Middle Avenue	Replace and upsize the storm drain line on Arbor Road from the outfall to about 500 feet upstream at a cost of about \$850,000. Replace and upsize the storm drain line on Arbor Road to Middle Avenue for a cost of about \$980,000 and extending the system to Middle Avenue and San Mateo Drive.	2,310,000
Overland Flow	Overflows from the System G system are to System I. There can be a "domino effect," with these overflows continuing to El Camino Real.	900,000
Overland Flow	Overflows from the System I system are to El Camino Real. Currently, a portion of Middle Avenue does not have a storm drain. A storm drain would be provided to collect flows to improve collection into the Priority 1 storm drain line. Lines on Valparaiso Avenue, Santa Cruz Avenue and Arbor Drive are proposed to collect flows and convey flows to the Priority 1 system, thereby reducing the potential for overtopping to the El Camino Real system.	4,458,000
Ponding throughout the City	Improvements to correct nuisance ponding issues and are required throughout the City. The improvements are numerous and are required.	10,211,000
Alto Lane/El Camino Real	All overflows from upstream systems will be toward El Camino Real. It is likely that ponding first occurs on Alto Lane and excess flows are released to a 30-inch storm drain line to the Alma System prior to road closure for typical storm events. A major storm even could result in the closure of El Camino Real.	5,800,000
San Francisquito Creek Joint Powers Authority Improvements		TBD
Atherton Channel Improvement		TBD

El Camino Real /Downtown Specific Plan (2012)

Recommended Improvements

<i>Improve Pedestrian/Bicycle Amenities and Overall Street Character – Downtown and Station Area</i>		
<i>Location</i>	<i>Improvement</i>	<i>Cost</i>
Santa Cruz Avenue (University Drive to El Camino Real)	Permanent streetscape improvements, on-street parking modifications, widened sidewalks, curb and gutter, furnishings, trees and landscape; central plaza	TBD
Santa Cruz Avenue (El Camino Real to train station)	Streetscape improvements; new sidewalks and connections across railroad tracks and to Menlo Center Plaza, trees, curb and gutter, furnishings; civic plaza with new surface, furnishings	TBD
El Camino Real	Streetscape improvements; sidewalk widening, street crossings; sidewalk trees, furnishings, landscape, pedestrian and bicycle linkage across railroad tracks at Middle Avenue	TBD
Chestnut Street South	Permanent street conversion to paseo and marketplace; streetscape enhancement	TBD
Chestnut Street North (Santa Cruz Avenue to Oak Grove Avenue)	Permanent pocket park; enhance pathways and crosswalk connections to proposed parking garages; widened and enhance sidewalk - west side leading to pocket park	TBD
Crane Street North (Santa Cruz Avenue to alley)	Permanent pocket park; enhance pathways and crosswalk connections to proposed parking garages; widened and enhance sidewalk - east side leading to pocket park	TBD
Rear of Santa Cruz Avenue Buildings (south side from University Drive to Doyle Street)	Pedestrian linkage; new sidewalk, furnishings, landscaping, modified parking	TBD
Oak Grove (Laurel Street to University Drive)	Street restriping to add bike lane and remove parking lane (north side)	TBD
Alma Street (Oak Grove Avenue to Ravenswood Avenue)	Streetscape improvements; wider sidewalks and connection to train station, trees, curb and gutter, furnishings - east side; modified parking and travel lanes small plaza at Civic Center	TBD
Future Class II/Minimum Class III	University Drive north of Santa Cruz Avenue to Valparaiso Avenue and south of Menlo Avenue to Middle Avenue	TBD
Bicycle Route	Crane street between Valparaiso Avenue and Menlo Avenue	TBD
Bicycle Route	Garwood Way from Encinal Avenue to Oak grove Avenue	TBD
Bicycle Route	Alma Street between Oak Grove Avenue and Ravenswood Avenue	TBD
<i>Improve and “Leverage” Existing Downtown Public Parking Plazas</i>		
Parking Plazas 1, 2 and 3	Two Parking Garage	TBD
Parking Plazas 2 and 3	Pocket Park, new surface, amenities, furnishings, landscape	TBD
Parking Plazas 5	Flex space improvements; new surface, amenities, furnishings, landscape	TBD
Parking Plazas 6	Flex space improvements; new surface, amenities, furnishings, landscape	TBD
Parking Plaza 5 & 6	Enhance surface treatments	TBD
<i>Improve Pedestrian/Bicycle Amenities and Overall Street Character – El Camino Real – and East/West Connectivity</i>		
Railroad tracks at train station	Bike/pedestrian crossing at railroad tracks connecting Santa Cruz Avenue with Alma Street, depending on the final configuration for high speed rail; amenities, landscape	TBD
El Camino Real (north of Oak Grove Avenue and south of Menlo Avenue/Ravenswood Avenue)	Widened sidewalks; street trees; median improvements; furnishings	TBD

Railroad tracks at Middle Avenue (Stanford property)	Bike/pedestrian at railroad tracks connecting El Camino Real with Alma Street, depending on the final configuration for high speed rail; amenities, landscape	TBD
El Camino Real/Stanford Property (at Middle Avenue)	Publicly accessible open space; amenities, landscape	TBD
Bicycle Lanes	El Camino Real north of Encinal Avenue	TBD
Future Class II/Minimum Class III	El Camino Real south of Encinal Avenue to Palo Alto border	TBD
Future Class II/Minimum Class III	Menlo Avenue between University Drive and El Camino Real with additional striping modifications near the EL Camino Real and Menlo Avenue intersection	TBD
Future Class II/Minimum Class III	Westbound Ravenswood Avenue between the railroad tracks and El Camino Real	TBD
Future Class II/Minimum Class III	Middle Avenue between University Drive and El Camino Real with additional striping modifications at the El Camino Real and Middle Avenue intersection	TBD
<i>Improve Parking and Signage</i>		
Sharrows - Signage	Sharrows, street configuration and safety to supplement pavement markings on Class III facilities. Sharrows are painted street markings that indicate where bicyclist should ride to avoid the “door zone” next to parked vehicles	TBD
Bicycle Parking	New major bicycle parking facilities in the proposed parking garages	TBD
Bicycle Racks	New bicycle racks in the plan area in new pocket parks, on the Chestnut Paseo, and along Santa Cruz Avenue	TBD
Wayfinding Signage	Bicycle way-finding signage in any future downtown signage plan	TBD

Transportation Impact Fee Study (2009)

Recommended Improvements

Bicycle Improvement Projects			
Roadway	From	To	Estimated Cost
Bay Road	Berkeley Avenue	Willow Road	\$39,900
Middlefield	Willow Road	Palo Alto City Limits	7,000
Sand Hill Road eastbound	Westside of I-280 interchange	Eastside of I-280 interchange	32,900
Independence Connector	Constitution Drive	Marsh Road	120,000
Willow Road Connector	Hamilton	Bayfront Expy.	204,000
Marsh Road	Bay Road	Bayfront Expy.	51,100
Willow Road	Durham Street	Newbridge	37,100
El Camino Real	Encinal	Palo Alto City Limits	12,700
Bicycle/Pedestrian	Eastside Bayfront Expy. at Willow	Westside Bayfront Expy. At Willow	911,629
Caltrain Bicycle/Pedestrian Undercrossing	Eastside Caltrain tracks south of Ravenswood	Westside Caltrain tracks south of Ravenswood	3,646,518
Sidewalk Installation Projects			
Roadway	Limits		Estimated Cost
Willow Road	Bayfront Expressway to Hamilton Avenue		\$128,250
Hamilton Avenue/Court	Willow Road to end		280,500
O’Brien Drive	Willow Road to University Avenue		2,629,500
Bay Road	Willow Road to Van Buren Avenue		157,500
El Camino Real	Valparaiso Avenue to 500 feet north		75,000
Santa Cruz Avenue	Johnson to Avy Avenue		1,290,000
Santa Cruz Avenue	Avy Avenue to City Limits		630,000
Intersection Improvements			
Intersection			Estimated Cost
University Drive & Santa Cruz Avenue			\$600,000
Laurel Street & Ravenswood Avenue			2,500,000
Middlefield Road & Ravenswood Avenue			1,520,000
Middlefield Road & Willow Road			1,700,000
Bohannon/Florence & Marsh Road			820,000
El Camino Real & Valparaiso/Glenwood			610,000
El Camino Real & Ravenswood Avenue			6,000,000
El Camino Real & Middle Avenue			1,820,000
Newbridge Street & Willow Road			2,100,000
Bayfront Expressway & University Avenue			2,500,000
Bayfront Expressway & Chrysler Drive			630,000

Water System Evaluation Report (2006)

Recommended Improvements

<i>Description</i>	<i>Estimated Cost</i>
Reservoir and pump Station in Zone 1,4 or 5	TBD
Reservoir and pump Station in Zone 2	TBD
New pipeline supplying water from Zone 3 to lower elevation zones	TBD
New pipeline & pump station supplying water from lower elevation zones to Zone 3	TBD
New booster pump at Avy Ave in Zone 3 (CWC interconnect)	TBD
New parallel pipe from El Camino Real (B4) connections to Ivy Drive (B2, B3) connection to improve fire flow/pressure	TBD
New meter & pump station along Sharon Park Drive	TBD
Different inlet/outlet structures and pipelines at Sand Hill Reservoirs	TBD
Combination of items 3 or 4 and new reservoir at Sand Hill Road	TBD

Comprehensive Bicycle Development Plan (2005)**Recommended Bikeway System Improvements**

<i>Name</i>	<i>Start</i>	<i>End</i>	<i>Estimated Cost (2005)</i>
<i>SHORT-TERM PROJECTS</i>			
Class II Bike Lanes			
O'Brien Drive	Willow	University	24,900
Class III Bike Routes			
Altschul Avenue	Avy	Sharon Road	800
Avy Avenue	Orange	Monte Rosa	2,100
Coleman Avenue	Willow	Ringwood	3,300
Hamilton Avenue	Market	Willow Road	4,250
Market Place	Highway 101 Bike/Ped Bridge	Hamilton	500
Monte Rosa Drive	Avy	Sand Hill Road	2,750
Oak Grove Avenue	Middlefield	University	9,000
Ringwood Avenue	Bay	Highway 101 Bike/Ped Bridge	1,250
San Mateo Drive	San Francisquito Creek	Wallea	1,400
San Mateo Drive	Wallea	Valparaiso	1,650
Santa Monica Avenue	Seminary	Coleman	750
Seminary Drive	Santa Monica	Middlefield	3,100
Sharon Road	Altschul	Sharon Park Drive	2,000
Sharon Park Drive	Sharon Road	Sand Hill Road	600
Wallea Drive	San Mateo Drive	San Mateo Drive	2,050
Woodland Avenue	Middlefield	Euclid	6,350
<i>Other Bicycle Projects</i>			
Wayfinding Signage Program	N/A	N/A	10,000
Short-Term Project Costs			91,000
<i>MID-TERM PROJECTS</i>			
Class II Bike Lanes			
El Camino	Watkins	Encinal	9,600
Middlefield	Willow	Palo Alto city limit	3,000
Class III Bike Routes			
Arbor	College	Bay Laurel	550
Bay Laurel Drive	Arbor	San Mateo	800
Berkeley Avenue	Coleman	Bay	2,150
College Avenue	University	Arbor	1,000
Constitution Drive	Chilco	Independence	3,350
Encinal Avenue	Garwood	EL Camino Real	1,700
Menlo Avenue	University	El Camino Real	3,500
Merrill Street	Ravenswood	Oak Grove	950
Middle Avenue	Olive	El Camino Real	10,800
Oak Avenue	Olive	Sand Hill	3,250
Oakdell Drive	Santa Cruz	Olive	3,100
Olive Street	Oak	Oakdell	800
Ravenswood Avenue	El Camino Real	Noel	1,800
Santa Cruz Avenue	Orange Avenue	Sand Hill	4,300
University Drive	Valparaiso	College	4,000
Mid-Term Project Costs			85,850

<i>LONG-TERM PROJECTS</i>			
Class I Bike Lanes			
Independence Connector	Constitution Drive	Marsh Road	55,000
Class II Bike Lanes			
Marsh Road	Bay Road	Bayfront Expressway	21,900
Willow Road	Durham	Newbridge	15,900
Class III Bike Routes			
El Camino Real	Encinal	Palo Alto city limit	12,700
Other Bicycle Projects			
Caltrain Bicycle/Pedestrian Undercrossing	East side Caltrain tracks south of Ravenswood	West side of Caltrain tracks south of Ravenswood	3,000,000
Long-Term Project Costs			3,949,000
TOTAL SYSTEM COST			4,125,850

Appendix F

Summary of Projects sorted by Funding Source

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
General Fund - CIP						
Available Balance	2,987,321	4,131,265	707,265	1,576,265	2,138,265	
Revenues	2,930,944	2,700,000	2,800,000	2,900,000	3,000,000	
Operating Expenditures and Commitments	22,000	24,000	26,000	28,000	30,000	
Recommended Projects						
Administration Building Conference Room Furniture Replacement	-	-	-	200,000	-	200,000
Bay Levee Project	90,000	90,000	-	-	-	180,000
Belle Haven Youth Center Improvements	-	-	150,000	-	-	150,000
Burgess Pool Deck Repairs	-	135,000	-	-	-	135,000
Burgess Sports Field	-	-	-	250,000	-	250,000
Chrysler Pump Station Improvements	-	4,700,000	-	-	-	4,700,000
City Buildings (Minor)	325,000	325,000	350,000	350,000	350,000	1,700,000
City Council Chambers Landscaping	-	-	-	-	500,000	500,000
Civic Center Sidewalk Replacement and Irrigation System Upgrades	-	-	-	400,000	-	400,000
Cost of Service/Fee Study	100,000	-	-	-	-	60,000
Downtown Streetscape Improvement Project (Specific Plan)	115,000	165,000	110,000	-	-	390,000
El Camino Real Median and Side Trees Irrigation System Upgrade	-	-	85,000	-	-	85,000
Gate House Fence Replacement	-	-	-	220,000	-	220,000
Gate House Landscaping	-	-	-	-	470,000	470,000
High Speed Rail Coordination	50,000	50,000	50,000	-	-	150,000
Nealon Park Sports Field Sod and Irrigation Replacement	250,000	-	-	-	-	250,000
Kitchen Upgrade at Onetta Harris Community Center	-	-	-	30,000	-	30,000

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

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Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
General Fund - CIP - Continued						
La Entrada Baseball Field Renovation	-	-	170,000	-	-	170,000
La Entrada & Willow Oak Tennis Courts Restoration & Resurfacing	-	-	-	-	200,000	200,000
Library Furniture Replacement	-	-	450,000	-	-	450,000
Main Library Interior Wall Fabric Replacement		150,000	-	-	-	150,000
Menlo Children's Center Carpet Replacement	-	-	60,000	-	-	60,000
Park Improvements (Minor)	150,000	150,000	170,000	170,000	170,000	810,000
Park Pathways Repairs	-	-	-	200,000	-	200,000
Pedestrian/Bicycle Master Plan Update	-	-	-	250,000	-	250,000
Police Department Space Use Study	-	40,000	-	-	-	40,000
Police Front Office Counter Remodel/Security Upgrade	-	-	70,000	-	-	70,000
Radio Infrastructure Replacement	100,000	-	-	-	-	100,000
Sidewalk Repair Program	120,000	120,000	120,000	120,000	120,000	600,000
Storm Drain Improvements	115,000	115,000	120,000	120,000	125,000	595,000
Tennis Court Electronic Key Upgrade	100,000	-	-	-	-	100,000
Trash Capture Device Installation	-	60,000	-	-	-	60,000
Willow Place Bridge Abutment Repairs	250,000	-	-	-	-	250,000
Total	1,765,000	6,100,000	1,905,000	2,310,000	1,935,000	14,015,000
Ending Fund Balance	4,131,265	707,265	1,576,265	2,138,265	3,173,265	

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Bedwell Bayfront Park Landfill						
Available Balance	3,844,444	4,139,444	3,514,444	3,769,444	4,104,444	
Revenues	725,000	725,000	725,000	725,000	725,000	
Operating Expenditures and Commitments	330,000	350,000	370,000	390,000	410,000	
Recommended Projects						
Bedwell Bayfront Park Electrical Panel Upgrade	100,000	-	-	-	-	100,000
Bedwell Bayfront Park Gas Collection System Repair	-	-	100,000	-	-	100,000
Bedwell Bayfront Park Leachate Collection System Replacement	-	1,000,000	-	-	-	1,000,000
Total	100,000	1,000,000	100,000	-	-	1,200,000
Ending Fund Balance	4,139,444	3,514,444	3,769,444	4,104,444	4,419,444	

Construction Impact Fees						
Available Balance	3,400,000	4,940,000	1,380,000	2,420,000	360,000	
Revenues	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000	
Operating Expenditures and Commitments	60,000	60,000	60,000	60,000	60,000	
Recommended Projects						
Street Resurfacing	400,000	5,500,000	400,000	3,500,000	-	9,800,000
Total	400,000	5,500,000	400,000	3,500,000	-	9,800,000
Ending Fund Balance	4,940,000	1,380,000	2,420,000	360,000	1,800,000	

Downtown Parking Permits						
Available Balance	2,497,696	2,771,696	3,051,696	3,337,696	3,429,696	
Revenues	410,000	4,570,000	430,000	440,000	450,000	
Operating Expenditures and Commitments	136,000	140,000	144,000	148,000	152,000	
Recommended Projects						
Downtown Parking Utility Underground ¹	-	4,150,000	-	-	-	4,150,000
Parking Plaza 7 Renovations	-	-	-	200,000	-	200,000
Total	-	4,150,000	-	200,000	-	4,350,000
Ending Fund Balance	2,771,696	3,051,696	3,337,696	3,429,696	3,727,696	

¹ City to be reimbursed from PG&E with Rule 20A funds revenue shown in FY 2016-17.

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

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Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Highway Users Tax						
Available Balance	1,645,996	2,345,996	1,745,996	2,445,996	845,996	
Revenues	900,000	900,000	900,000	900,000	900,000	
Operating Expenditures and Commitments	-	-	-	-	-	
Recommended Projects						
Chrysler Pump Station	-	1,500,000	-	-	-	1,500,000
Street Resurfacing	200,000	-	200,000	2,500,000	-	2,900,000
Total	200,000	1,500,000	200,000	2,500,000	-	4,400,000
Ending Fund Balance	2,345,996	1,745,996	2,445,996	845,996	1,745,996	

Measure A						
Available Balance	252,053	622,053	962,053	1,272,053	1,372,053	
Revenues	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	
Operating Expenditures and Commitments	930,000	960,000	990,000	1,200,000	1,230,000	
Recommended Projects						
Total	-	-	-	-	-	-
Ending Fund Balance	622,053	962,053	1,272,053	1,372,053	1,442,053	

Measure T						
Available Balance	325,848	218,848	8,238,848	8,259,848	8,281,848	
Revenues	18,000	8,020,000	21,000	22,000	23,000	
Operating Expenditures and Commitments	-	-	-	-	-	
Recommended Projects						
Measure T Funds Evaluation/Project Ranking	125,000	-	-	-	-	125,000
Total	125,000	-	-	-	-	125,000
Ending Fund Balance	218,848	8,238,848	8,259,848	8,281,848	8,304,848	

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Rec-in-Lieu Fund						
Available Balance	1,441,443	971,443	896,443	1,196,443	1,496,443	
Revenues	300,000	300,000	300,000	300,000	300,000	
Operating Expenditures and Commitments	-	-	-	-	-	
Recommended Projects						
Bedwell-Bayfront Park Master Plan	-	175,000	-	-	-	175,000
Belle Haven Pool Deck Lighting	30,000	-	-	-	-	30,000
Library Landscaping	200,000	-	-	-	-	200,000
Relocation of Dog Park at Nealon Park	250,000	-	-	-	-	250,000
Willow Oaks Dog Park	250,000	-	-	-	-	250,000
Jack Lyle Park Restrooms - Construction	40,000	200,000	-	-	-	240,000
Total	770,000	375,000	-	-	-	1,145,000
Ending Fund Balance	971,443	896,443	1,196,443	1,496,443	1,796,443	6,357,215
Sidewalk Assessment						
Available Balance	90,252	85,252	85,252	90,252	100,252	
Revenues	195,000	200,000	205,000	210,000	215,000	
Operating Expenditures and Commitments	20,000	20,000	20,000	20,000	20,000	
Recommended Projects						
Sidewalk Repair Program	180,000	180,000	180,000	180,000	180,000	900,000
Total	180,000	180,000	180,000	180,000	180,000	900,000
Ending Fund Balance	85,252	85,252	90,252	100,252	115,252	
Solid Waste Service Fund						
Available Balance	970,366	837,366	793,366	787,366	819,366	
Revenues	300,000	350,000	400,000	450,000	500,000	
Operating Expenditures and Commitments	383,000	394,000	406,000	418,000	430,000	
Recommended Projects						
Community Zero Waste Policy Draft	50,000	-	-	-	-	50,000
Total	50,000	-	-	-	-	50,000
Ending Fund Balance	837,366	793,366	787,366	819,366	889,366	

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Storm Drainage Fund						
Available Balance	104,846	111,846	118,846	125,846	132,846	
Revenues	7,000	7,000	7,000	7,000	7,000	
Operating Expenditures and Commitments	-	-	-	-	-	
Recommended Projects						
	-	-	-	-	-	-
Total	-	-	-	-	-	-
Ending Fund Balance	111,846	118,846	125,846	132,846	139,846	

Transportation Impact Fees						
Available Balance	2,087,957	2,462,957	2,462,957	2,617,957	3,117,957	
Revenues	500,000	500,000	500,000	500,000	500,000	
Operating Expenditures and Commitments	-	-	-	-	-	
Recommended Projects						
Caltrain Bike/Ped Undercrossing Design	-	500,000	-	-	-	500,000
Florence/Marsh and Bay/Marsh Signal Modification	-	-	345,000	-	-	345,000
Sand Hill Road Signal Modification Project	125,000	-	-	-	-	125,000
Total	125,000	500,000	345,000	-	-	970,000
Ending Fund Balance	2,462,957	2,462,957	2,617,957	3,117,957	3,617,957	

5 YEAR PLAN SUMMARY BY FUNDING SOURCE

Funding Source	2015-16	2016-17	2017-18	2018-19	2019-20	TOTAL
Library Bond Fund						
Available Balance	20,370	20,370	20,370	20,370	20,370	
Revenues	-	-	-	-	-	
Operating Expenditures and Commitments	-	-	-	-	-	
Recommended Projects						
						-
Total	-	-	-	-		-
Ending Fund Balance	20,370	20,370	20,370	20,370	20,370	

Water Fund - Capital						
Available Balance	4,370,442	5,122,442	5,622,442	3,170,442	2,916,442	
Revenues	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Operating Expenditures and Commitments	48,000	50,000	52,000	54,000	56,000	
Recommended Projects						
Automated Water Meter Reading	-	150,000	1,200,000	1,200,000	-	2,550,000
Emergency Water Supply Project (2nd Well)	-	-	-	TBD	-	TBD
Sharon Heights Pump Station	200,000	-	-	-	-	200,000
Water Main Replacements	-	300,000	2,200,000	-	-	2,500,000
Total	200,000	450,000	3,400,000	1,200,000	-	5,250,000
Ending Fund Balance	5,122,442	5,622,442	3,170,442	2,916,442	3,860,442	

FISCAL YEAR TOTALS	3,915,000	19,755,000	6,530,000	9,890,000	2,115,000	42,205,000
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HOUSING COMMISSION
--DRAFT MINUTES--

Regular Meeting
Wednesday, November 05, 2014 at 5:30 PM
City Council Conference Room
City Hall / Administration Building
701 Laurel St, Menlo Park, CA 94025

The meeting was called to order by Chair Clarke at 5:41 pm.

ROLL CALL:

Present: Cadigan, Calder, Clarke, Tate

Absent: Dodick

Staff: Clay Curtin, Assistant to the City Manager (Commission Liaison)

A. PUBLIC COMMENT (Limited to 30 minutes)

Under "Public Comment," the public may address the advisory body on any subject not listed on the agenda within the jurisdiction of the Commission. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information. The public may address the Commission regarding items listed on the agenda during the consideration of each item.

B. REGULAR BUSINESS

- B1.** Recommendation of a Below Market Rate Housing In-Lieu Fee Agreement with Facebook, Inc., for Commercial Linkage Fees for 300 Constitution Drive. (Staff Report)

Kyle Perata, Associate Planner, provided the staff report.

ACTION: Motion and second (Cadigan/Calder) to recommend to the Planning Commission that they approve the proposed Below Market Rate Housing In-Lieu Fee Agreement with Facebook, Inc., for Commercial Linkage Fees for 300 Constitution Drive. Motion failed 2-2 with Clarke and Tate dissenting. Chair Clarke will prepare a letter to the Planning Commission outlining concerns related to the choice of in-lieu fees rather than the inclusion of affordable housing units.

- B2.** Recommendation of a Below Market Rate Housing In-Lieu Fee Agreement with Western Allied, Inc., for Commercial Linkage Fees for 1180 O'Brien Drive. (Staff Report)

Kyle Perata, Associate Planner, provided the staff report.

ACTION: Motion and second (Cadigan/Calder) to recommend to the Planning Commission that they approve the proposed Below Market Rate Housing In-Lieu Fee Agreement with Western Allied, Inc., for Commercial Linkage Fees for 1180 O'Brien Drive. Motion passed 4-0.

- B3.** Approve the August 6, 2014, Regular Meeting minutes. (Attachment)

ACTION: Motion and second (Calder/Tate) to approve the Housing Commission minutes of August 6, 2014, Regular Meeting. Motion passed 3-0-1, with Commissioner Cadigan abstaining.

C. REPORTS AND ANNOUNCEMENTS

C1. Commission Member Updates

Commissioners Tate and Clarke provided an update from their experience at the Oct. 24th Housing Leadership Day event sponsored by the Housing Leadership Council of San Mateo County. Commissioner Tate also provided an update as the Housing Commission's representative on the General Plan Advisory Committee.

C2. Staff Updates – None

D. INFORMATION ITEMS – None

E. ADJOURNMENT – The Commission meeting was adjourned at 6:17 pm.

Prepared by: Clay Curtin

These minutes are scheduled to be accepted at the Housing Commission's Special Meeting of Wednesday, January 28, 2015.