



SPECIAL MEETING MINUTES

Date: 10/12/2020
Time: 7:00 p.m.
GoToWebinar.com – ID #142-637-715

Special Meeting

A. Call To Order

Chair Henry Riggs called the special meeting to order at 7:02 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy, Michael Doran (Vice Chair), Larry Kahle, Camille Kennedy, Henry Riggs (Chair)

Absent: Michele Tate

Staff: Chris Lamm, Assistant Public Works Director; Justin Murphy, Deputy City Manager; Corinna Sandmeier, Senior Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Senior Planner Corinna Sandmeier said the City Council at its October 13, 2020 meeting would consider some items requested by the City to be included into the Menlo Park Community Center project. She said the Webinar now supported more cameras and asked Commissioners to keep their cameras on for the duration of the meeting.

D. STUDY SESSION

- D1. Architectural Control and Use Permit/City of Menlo Park/100-110 Terminal Avenue: Request for a study session review for future architectural control to demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool, and construct a new multi-generational community campus incorporating all of the existing facilities and a relocated branch library on a lot in the PF (Public Facilities) district. The proposal includes a future request for a use permit for the use and storage of hazardous materials including pool chemicals and diesel fuel for a backup generator. **Continued from the meeting of 10/5 (Staff Report #20-043-PC; Informe del Personal #20-043-PC) (Presentation)**
[Public comments received on D1.](#)

Staff Comment: Assistant Planner Chris Turner said the study session was an opportunity for the Commission and public to provide feedback on the proposed project. He said the project was expected to return to the Commission toward the end of the year to make recommendations on it to the City Council. He said four pieces of correspondence had been received after publication of the staff report and emailed to Commissioners. He said those and comment cards would not be read into the record but were recorded at a link on the agenda for the public. He said generally regarding

the correspondence received that two community members supported solar panels and renewable energy as well as development of a microgrid as the preferred backup power for the project. He said the writers also expressed concerns with use of a diesel generator due to negative environmental impacts and particularly with its disproportionate impacts to the Belle Haven neighborhood. He said a community member asked if the proposed campus was designed to meet the needs of the growing community or to meet the City's current needs. He said a final comment requested the project include design elements that paid tribute to the culture and history of Belle Haven, and the members of its community. He introduced Assistant Public Works Director Chris Lamm.

Mr. Lamm said the City in October 2019 completed a Parks and Recreation Master Plan that identified a new multi-generational community center at the site of the Onetta Harris Community Center as the top priority of that Master Plan. He said Facebook made a verbal offer at that meeting to build such a center and followed up in December 2019 with a written offer. He said that included construction of the new community center and a library, a senior center and a youth center at the 100 to 110 Terminal Avenue site. He said it established a timeline for construction and what the City was expected to bring to the project. He said the City Council in January 2020 adopted a Resolution of Intent to collaborate with Facebook, accept their offer and establish the project as a priority. He said at the same meeting the City Council accepted the proposed neighborhood outreach schedule and plan. He said the study session on the project originally intended for spring 2020 was rescheduled to tonight.

Fergus O'Shea, Director of Facilities, Facebook, Menlo Park, said community meetings held in the start of the year provided valuable feedback. He said they had been refining the plans and hoped to bring the project to the City Council in January 2021 with hope to begin construction the second half of 2021.

Aaron Ashley, partner and managing principal at Hart Howerton, San Francisco, said he would go over the proposed building program / plan which was developed through community workshops and discussion with staff. He said he would present preliminary character studies of the proposed project. He showed the existing site noting that a parking lot was over a PG&E easement and the playground was sitting on PG&E property. He said the current community center divided two parking lots and had some grade changes around the pool, and the senior center that backed up to the field. He said they looked at expanding the parking as a shared resource between Beechwood School and the new project, to somewhat leave the swimming pool in place for a variety of reasons including delivery and services, and then build a new building between the parking lot and the swimming pool and park and field. He said the project would preserve heritage redwood trees. He said they had met with the community twice and received clear and direct feedback. He said they were working with Beechwood School to determine drop and pick up schedules. He said City staff was working with PG&E on the possibility of using some of its land for this project. He said they had worked some with SamTrans and its needs for a layover and bus stop and to identify how the senior shuttle and other vehicles might easily pull into the site, drop off people, and exit. He said a question was posed whether the project would handle an expanding need or just current need. He said the proposed project had numerous courtyards and they imagined in certain locations those were logical places for expansion of additional classrooms and additional gathering space without necessarily having to stack programs.

Mr. Ashley said generally the proposal was a two-story building that was entered in the middle with the library element hovering over the top and providing a great gathering space that went from the front to the back of the building. He said senior and community uses tended to be on one side of the ground floor and fitness and youth uses tended to be on the other side of the ground floor with a

handful of fitness rooms and classrooms on part of the second floor. He described what the functionality of the spaces would include. He reviewed the community meetings they held and outcomes.

Chair Riggs opened the public comment period.

Public Comment:

- Sheraj Ragoobeer said he would like more information on the community garden mentioned and that he supported that use.
- Terry Epidendio thanked Facebook noting she had attended community meetings regarding the project and they had listened to the community and incorporated their feedback into the design. She expressed great support for the project.
- Tom Kabat said he was on the City's Environmental Quality Control Commission but was speaking as an individual. He said in terms of air quality that he was very supportive of the project being an all-electric one with no fossil fuel onsite or gas pipeline to it. He said using heat pumps to heat water, spaces and the pool was great as were the solar arrays, which also assisted the economics of the project. He said the City was looking at making the building resilient, which might include backup battery power and some solar. He said looking at the economics he thought the entire roof would need to have solar arrays as well as some parking canopies with solar in the front parking lot.
- Pamela Jones, Menlo Park resident, Belle Haven neighborhood, said she supported the prior speaker's support of the project and expressed her appreciation to the City and Facebook for developing the project.

Chair Riggs closed the public comment period.

Commission Comments: Commissioner Camille Kennedy noted her work experience with Avenidas in Palo Alto and expertise in facilities and services for seniors. She asked about the overall net area designated for senior services in the new building as compared to the existing. She noted the consultant had mentioned a neighborhood desire for stroller access and hoped that they were being as mindful about walker and wheelchair access. She said she would like to see much greater detail on the accommodations for senior activities areas as they moved forward with the plans. She asked about the capacity of the rooms for seniors and flexibility of the spaces. She said she did not see a lot of bathrooms on the first floor. She said she supported making senior spaces bigger and more flexible to encourage more use.

Commissioner Larry Kahle said the current building had a lot of office space that went away in the new building. He asked why the gym was located on the south side noting sun and solar access.

Mr. Ashley said the gym was located on the south side as a buffer to the substation there. He said also it was much easier to service the building from the north side and that drove the kitchen location and in some ways the basketball gym to the south. He said the existing buildings had about a net area of 31,000 square feet and there had been a vision to add a library component to that. He said their proposal was 36,500 net square feet. He said the existing senior community building that included a common gathering spot, offices, eating area, place to play games, to do art, and

classrooms were the domain of seniors and after about 4 p.m. or on weekends those spaces become relatively unused. He said this proposed building was envisioned entirely to be for seniors when they wanted to use it. He said they imagined the fitness and classroom spaces being used by seniors. He said the library was a terrific space for seniors to spend time and hang out but the spaces were not dedicated to seniors every day and every week. He said the building was characterized toward having people share more than they currently did. He said elevators were located on both sides of the building and corridors were purposively oversized. He said they would come back to demonstrate door swing and ease of use noting general usability as well as accessible features. He said the net areas they were seeing on the plan increased from 7,000 square feet to 11,000 square feet.

Commissioner Kennedy said it seemed the proposal was a community center with a secondary use that facilitated the use by seniors during typical hours when seniors would seek to be in a community center. She asked if the senior center/community center would be operated as a city-run facility or if there was discussion to potentially hire a nonprofit organization to operate the facility and second senior center in Menlo Park. She asked if the building would be programmed for seniors during specific days and hours of the week beyond a lunch or breakfast. She said given the aging population and many more multi-generational households she expected seniors would look for a senior center to go to in Belle Haven. She said by 2030 45% of the population was expected to be 65 years or older. She said she was encouraging everyone to broaden their thought process around what a senior was and what made a senior, how seniors operated in their communities and what seniors were looking to access. She said after they got through the next two years of the pandemic and the building eventually opened that she thought people would be looking for ways to connect more than they had been able to currently and that should be supported as much as possible. She said programming correctly was really important. She said she very much supported the project. She said she wanted them to think really far into the future on how the spaces would be used, how they invited seniors into the spaces that were being created for all of the community. She said it was her hope and maybe not on this project but on a project sometime soon that they incorporate senior housing. She said if this building was another level senior housing could be included and that would make the community significantly more robust.

Deputy City Manager Justin Murphy thanked Commissioner Kennedy for her comments and feedback noting they had been thinking and would be thinking about the things she noted. He said the current senior center on the site was operated by the City and the City would continue to operate it. He said the other senior center in the City was Little House and that was operated by Peninsula Volunteers through a long term ground lease with the City as the property was city-owned. He said they would take Commissioner Kennedy's comments under advisement.

Replying to Chair Riggs, Commissioner Kennedy said about two years prior Avenidas had completed a \$21 million capital project that completely renovated and expanded the building, and it increased from four bathrooms to 18 toilets. She said when a facility had seniors using the site who were various ages and had varied abilities that the goal was making it comfortable for everyone. She said for example a two-person assist restroom with single toilet could be both for someone in a wheelchair who needed assistance toileting or as a family restroom with a changing table. She said accommodations were important.

Mr. O'Shea asked that the slide showing the existing building and proposed building be shown again. He said that specific comments were received to make getting in and out of the facility easy. He said apparently there were numerous grade separations with the existing facilities which they would try to eliminate so that both children and seniors were able to get into the facility very easily.

He said he thought the senior lobby and lounge would have its own feel as well and would primarily be used by seniors. He said they purposely put the bathrooms off the senior dining and community room. He said the comment about family restrooms was good. He said regarding the dining room and the number of people accommodated that it was a large room and their intention was to allow for flexibility to subdivide depending on the program need.

Mr. Ashley said the bathroom design reflected code. He said last week they added five fixtures based on code requirements and there was an additional series of toilets, water closets and sinks in the bathroom right next to the senior facility since the packet drawing that was published a couple of weeks ago.

Chair Riggs suggested if they were to reduce the number of fixtures in one of the multi-user bathrooms and could support that based on use history and add a single restroom that he believed the Building Inspector on plumbing code was empowered to make a judgement call that this would be suitable for this particular use. He said he had been able to have that adjustment made a couple of years ago. He said looking at the plans there was no other place to put a single restroom. He asked if the senior center currently offered ballroom classes. Mr. Lamm said he did not know but would find out if it did.

Commissioner Kennedy said regarding adding a single water closet that she thought the location of the restrooms from the lobby, the senior lounge and the entrance was too far. She said from the outside Terrace 1 or 2 to have to walk through a series of rooms to get to the restrooms was a wayfinding and signage issue. She said she thought that was a compelling reason to install a single-stall restroom as close to the lobby as possible. She said there were consultants who worked on spaces serving seniors and was very eye-opening in how people see spaces. She said a single-use toilet was much more desirable for everybody than a multi-user toilet.

Chair Riggs said he was encouraged by Commissioner Kennedy's concept of inviting seniors to use the project and noted there was a variety of options that would bring seniors to use the center. He referred to Mr. Ashley's comments about expanding the youth center into the courtyard and asked if there was a way to expand the senior center.

Mr. Ashley referred to page 5 of the drawings. He said there were numerous ways to expand should demand increase and capital be available. He said typically the kitchen and some of the public rooms were sized appropriately already and the demand was for breakout rooms, classrooms, and additional smaller rooms. He referred to the drawing and suggested in the space above the area marked G that a one- to two-story classroom wing could be added. He said expansion could also include a classroom wing above the area marked H. He said they could look at ways to grow the multi-purpose dining room by enclosing Terrace G or Terrace H. He said there were a number of ways to grow incrementally and there were probably ways to make larger growth by going above the multipurpose room and build on one side or another. He said the current design team did not think the proposal was undersized.

Chair Riggs noted future residential developments in the area as well as in Redwood City that might impact demand. He asked about libraries they had researched to this project. Mr. Ashley indicated they had an expert library consultant on their team that had visited many libraries in the area but he had not.

Commissioner Kahle said it was a well thought out project. He said he was excited about the Maker Space and the library was now great. He said when he saw the proposal last week that the library

was spread out and he appreciated how it worked out now. He noted especially that a part of the children's library was visible from the entry and the library was now consolidated in a way that made sense. He said regarding the design and materials that the materials were really great and appropriate for the building. He said there seemed to be a little disconnect between the materials and the design itself. He said it appeared a little boxy and maybe a little corporate. He said when more thought was put into incorporating the materials it would really work out nicely, and suggested that adding some curves or angles would help a lot. He encouraged them to also make it a more dynamic building as that would really help make it a focal point for the City. He said regarding the views of the site from Highway 101 that he thought this was fairly well screened with the trees and substation but the tall gym space might be visible. He suggested they keep in mind what that would look like from Highway 101. He said there were questions about the need for a diesel generator. He said if backup could be handled by battery instead that would be great. He said regarding bathrooms that the YMCA had a family changing area and that would help for the pool area specifically. He said having restroom options for families and seniors would go a great distance. He said overall it was a great project and he looked forward to it being built.

Commissioner Chris DeCardy said he was excited about the project. He said he was very encouraged to hear about the community outreach and engagement, and incorporating feedback. He noted the community members speaking tonight that they had been heard. He asked that they continued engagement with the community as they moved forward with the project. He said he agreed with Commissioner Kahle about the materials, which looked warm and inviting but the design looked a bit corporate and cold. He said he thought it should feel like an approachable campus for children and youth. He said the existing facilities felt cobbled together and this design also felt a bit cobbled together. He asked about the circulation and integration with the play field and relationship to the building facility. Mr. Ashley said there was a direct path out to the field but after discussion and back and forth, they were trying to route people towards the bathrooms to the north rather than directly to the track as there were no sidewalks there. He said they were not improving the park as part of this so they could focus on the building. He said the Beechwood School children had expressed a desire to bypass the building to go from the school to the field. He said Commissioner DeCardy raised a good point about connectivity from the fitness core, locker rooms and basketball gym out to the field so they would definitely look at that.

Commissioner DeCardy asked about parking for bicycles, scooters, and small scale public transit. Mr. Ashley said currently in addition to cars they had SamTrans and the senior shuttle. He said for LEED gold or platinum they would have covered parking for employee bicycles. He said they heard from the City Council two weeks ago that they would love to see covered bicycle parking incorporated into the design, which was not the case when the drawings were published. He said regarding scooters and other things his sense was people would come to the site in all kinds of ways as it was very approachable to walk and to scooter to. He said a consideration was making it an easy place to pick up one's children or parents.

Commissioner DeCardy added his thumbs up relating to comments received regarding solar alternative energy and making it electric so as not to need to run natural gas to the site. He said regarding the diesel generator for backup and emphasizing Commissioner Kahle's comment that there had to be a better way to provide backup and also how to prepare for expansion for future technological backup needs. He said he was very encouraged with the attention paid to how the center represented the history of the community. He also encouraged to look at the history of the place and the native people who preceded development, and to draw the history all the way through. He said he really liked Commissioner Kennedy's integrated housing comment.

Commissioner Andrew Barnes said he did not have anything substantive to add to comments already made. He said he was excited about the project and looked forward to it progressing to the next stage.

Chair Riggs said he agreed with other commenters regarding the success with the plan, the massing and the materials options. He said as mentioned it would be interesting to see the materials and massing come together including potentially to increase the building's dynamics as mentioned by Commissioner Kahle. He said he was interpreting from the building sections that the facility would have a good amount of natural light. He said that was a wonderful feature for the health and inspiration of the facility's users. He said the playground design and landscaping level was really great and he thought supported learning in young children. He said having the solar arrays on the roof and solar umbrellas in the parking lot was critical to having an all-electric building noting recent outages and expected future outages. He suggested, and if only to Council, that they wait on battery storage backup systems for a couple of years as there were significant life cycle issues and hazardous materials associated with batteries. He said large scale batteries were significantly dangerous. He said that might not be true in another couple of years or other energy storage options might have been developed by then. He said encouraging electric vehicles and particularly encouraging alternative transportation was something he had supported for many years. He said although single-occupant vehicular use was archaic that there were equity issues with people's needs to get to work that were not supported by public transit noting construction workers and housecleaners. He said as they tried to move away from vehicular transportation they were doing so without the engagement or appreciation of those who need to travel in a scattered way across and through the City and other cities. He said an expectation that people would not come to this community center by vehicle in the future was unrealistic and to some degree was unfair. He said he supported the parking lot and its genuine multi-use parameters for scooters, shuttles, and SamTrans.

Replying to Chair Riggs, Mr. Lamm thanked the Commission for its good feedback on the proposed project.

E. Informational Items

E1. Future Planning Commission Meeting Schedule

- Regular Meeting: October 19, 2020

Planner Sandmeier said the agenda for the October 19 Commission meeting would have one single-family residential development and annual review of the development agreement for the 1300 El Camino Real project.

F. Adjournment

Chair Riggs adjourned the meeting at 8:47 p.m.

Staff Liaison: Corinna Sandmeier, Senior Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on November 16, 2020

Turner, Christopher R

From: Diane Bailey
Sent: Monday, October 5, 2020 2:41 PM
To: _Planning Commission
Cc: Adina Levin; Karen Grove
Subject: Support for a Clean & Healthy Community Center that avoids diesel pollution

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Planning Commissioners,

Thank you for your service to Menlo Park during this time of great uncertainty. Planning Commissioners make decisions and recommendations on complex issues with far-reaching and long lasting consequences. Even in the best of times this is a huge contribution, and at this very challenging time, we appreciate your service even more.

We are writing to encourage the Planning Commission to approach your review of the Menlo Park Community Center with a view towards environmental justice and in keeping with City values.* In particular, we are concerned by staff's proposal #2 to issue a permit to use and store diesel fuel for a backup generator for the Belle Haven pool, because diesel generators are polluting and outdated. The staff report also discusses the possibility of instead installing solar panels and batteries to store the energy. This is a far preferable alternative, and there are many examples of so called microgrids (solar panels combined with batteries to store energy, and wiring to allow basic services to be powered by batteries during grid outages).

As powerfully documented by the Environmental Quality Commission, climate change will impact the Belle Haven neighborhood first and worst, with flooding; and we know that Belle Haven residents already experience worse air quality due to proximity to industrial property and highways. It's imperative that our policies and practices reverse the disparate environmental impacts of development, not add to them. We would be happy to provide additional information to help ensure that this project is healthy, clean, and carbon free.

Sincerely,
Diane Bailey, Menlo Spark
Karen Grove
Adina Levin

* Note that In June 2020, the City of Menlo Park adopted an important resolution (Number 6563) proclaiming Black Lives Matter, and resolving (among other things) to "Prioritize climate action and empower the City's environmental leadership, recognizing that our most vulnerable residents are the most affected by this global issue; and Ensure that City services support all our residents, and everyone feels welcome."

Turner, Christopher R

From: Nicole Kemeny
Sent: Monday, October 5, 2020 4:56 PM
To: _Planning Commission
Subject: Belle haven pool back-up power

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Planning Commissioners,

It has come to my attention that you are considering a diesel back-up power generator for the Belle Haven public pool. I also know that there was consideration of using solar power and batteries, instead.

This is a great opportunity to back up our resolutions and slogans with action that will both protect health in Belle Haven, and publicly demonstrate Menlo Park's commitment to equity and climate progress. It's a bit difficult to say we are taking environmental justice and the climate threat seriously while at the same time installing old, polluting technology. It's not equitable, and it's not future-oriented.

It's time to leave the dirty, out-dated technologies behind and get with the program. I think of Menlo Park as the kind of city that embraces modern, clean technology, and I hope you do, too.

Yours,

Nicole Kemeny
Menlo Park
350 Silicon Valley

--

Methane, the main component of natural gas used to heat homes and power factories, is responsible for one-quarter of human-caused global warming, largely from oil and gas facilities, according to Canada's environment ministry.

So much for your transitional fuel.

Turner, Christopher R

From: Patti Fry
Sent: Saturday, October 10, 2020 10:51 AM
To: _Planning Commission; _CCIN
Subject: Study Session regarding new Center in Belle Haven

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Planning Commissioners:

I urge the Commission to consider in the Study Session/City of Menlo Park/100-110 Terminal Avenue the following:

- The Center is based in Belle Haven and serves both the nearby community and the rest of Menlo Park. It is a city resource, not just a neighborhood resource.
 - The ConnectMenlo General Plan forecasts a population increase of 13,960 residents in the Bayfront area by 2040, and a total increase in the Menlo Park population of 17,450 residents by 2040. That is an increase of 56% more residents, most of whom would live close to this new center, not to the Burgess campus across the freeway.
 - The pool and other recreational facilities might be used by additional people who work nearby. The General Plan forecasts a 100% increase in the number of Bayfront area workers (additional 20,150 workers) by 2040, some of whom may choose to utilize the new center.

Will the planned facilities support the projected increased population of residents, and workers? Buildings should be designed for the future needs, not just current needs.

If the facilities are not designed to support the projected population increases, are they designed in such a way that the site -- or the buildings themselves -- could be modified easily to accommodate this major growth?

Respectfully submitted,
Patti Fry, former Menlo Park Planning Commissioner

From: no-reply@menlopark.org
To: [Herren, Judi A](#); [Jerome-Robinson, Starla L](#); [Silver, Cara](#); [Sandmeier, Corinna D](#); [Chow, Deanna M](#); [Malathong, Vanh](#); [Curtin, Clay J](#)
Subject: Online Form Submittal: October 12, 2020, Planning Commission Meeting Public Comments
Date: Monday, October 12, 2020 12:21:11 PM

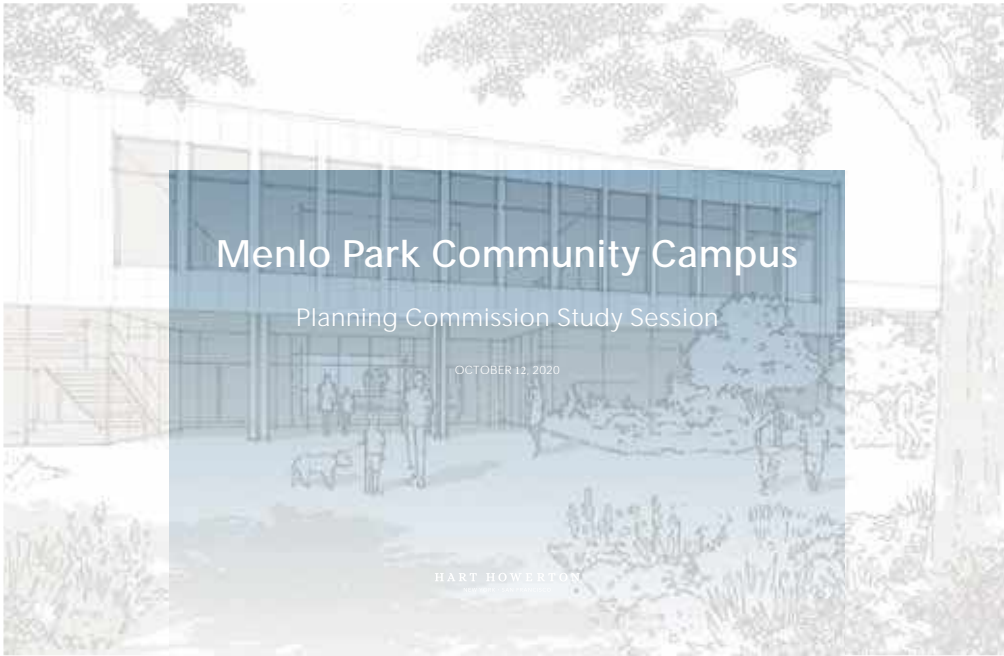
October 12, 2020, Planning Commission Meeting Public Comments

Thank you for your interest in the Planning Commission's upcoming discussions. Please use the form below to submit your comments no later than one (1) hour before the meeting. Comments received by that time will be forwarded to the Planning Commission and included as part of the public record for the meeting, just as if you had come to comment in person.

Agenda items on which to comment:

G1. Architectural Control and Use Permit/City of Menlo Park/100-110 Terminal Avenue

Agenda item number	Item G1
Subject	<i>Field not completed.</i>
Meeting date	<i>Field not completed.</i>
Public comment	Good evening, I would like to request that the City Council/Planning Dept please allow this NEW Community Center to attempt to reflect in its Architectural Design utilizing individuals that live in communities of color and understand some of the cultural relevance of preserving and reflecting the communities history. I want to feel confident that the City Council supports keeping the name of Onnetta Harris and incorporate some of the actual history of this area of Belle Haven. I believe it is critical that the design reflect cultural design, color, along with incorporating names of important people who reflect the history of Belle Haven and our many struggles, struggles we continue to have in preserving our community.
First name	victoria
Last name	robledo
Email address	vbetyavr@gmail.com
What is your affiliation?	Resident
Other	<i>Field not completed.</i>
Address1	1120 Madera Avenue



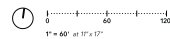
Contents

1. Proposed Building Program / Plan
2. Recap of Community Workshops
3. Preliminary Character Studies

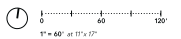
HART HOWERTON



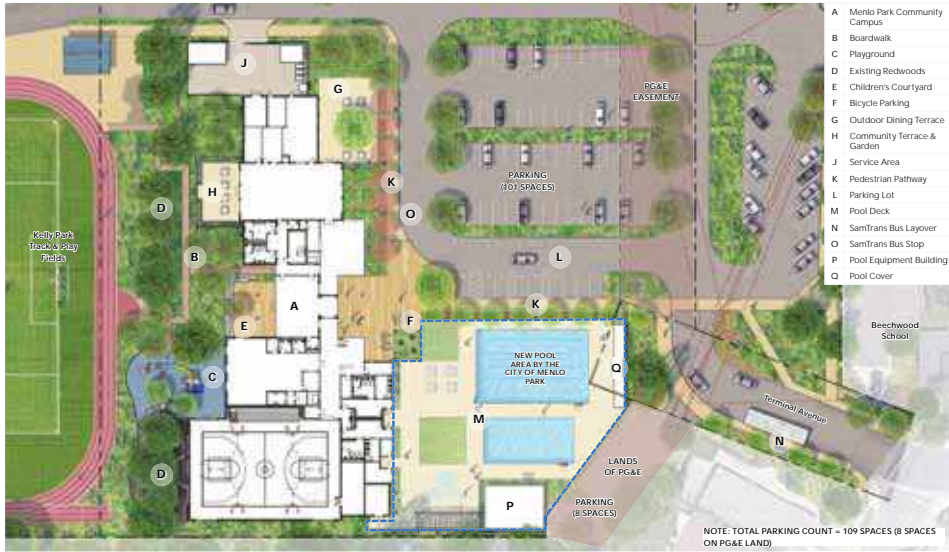
Existing Site Plan



Proposed Site Plan

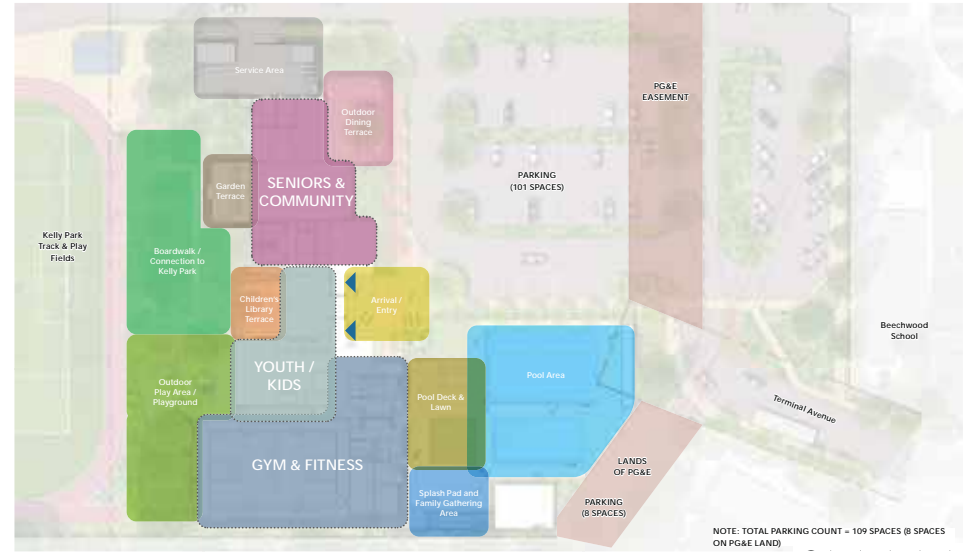


A	Menlo Park Community Campus Building	E	Children's Outdoor Courtyard	I	Service Area
B	Boardwalk	F	Bicycle Parking	J	Pedestrian Pathway
C	Playground	G	Outdoor Dining Terrace	K	Parking Lot
D	Existing Redwood Trees to Remain	H	Community Terrace & Garden	L	Pool Area by the City of Menlo Park
				M	SamTrans Bus Layover
				N	SamTrans Bus Stop



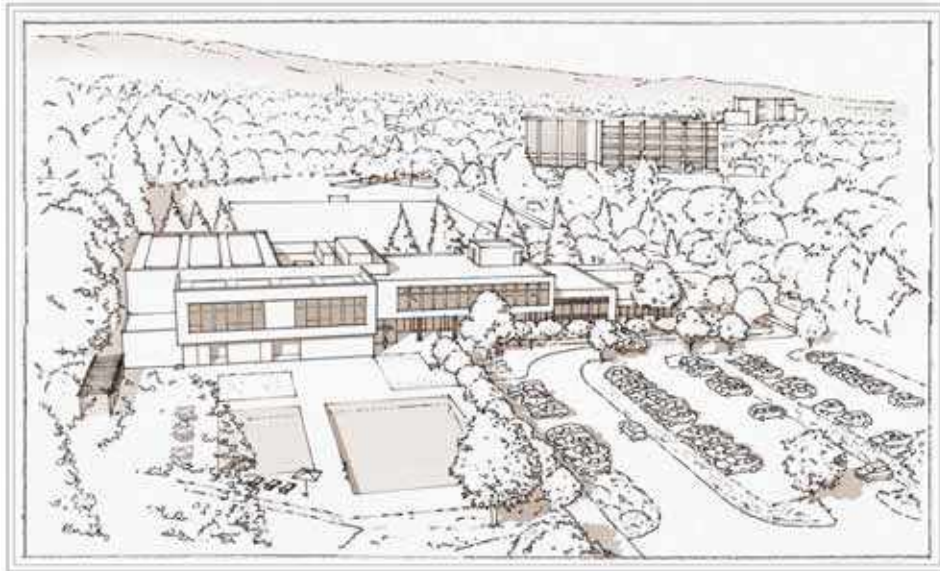
Illustrative Plan Enlargement - First Floor

HART HOWERTON



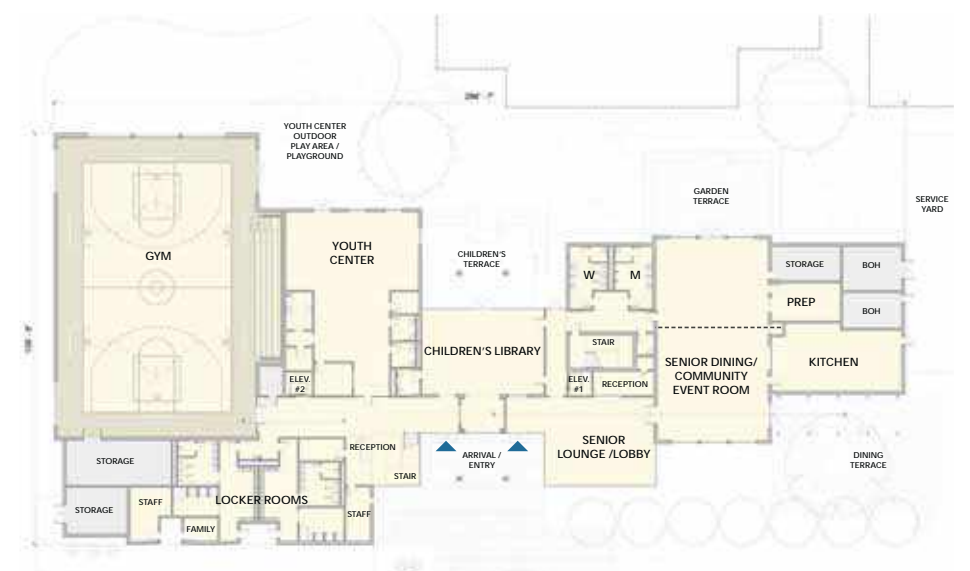
Illustrative Plan Enlargement - Site Programming

HART HOWERTON



Menlo Park Community Campus - Aerial View

HART HOWERTON



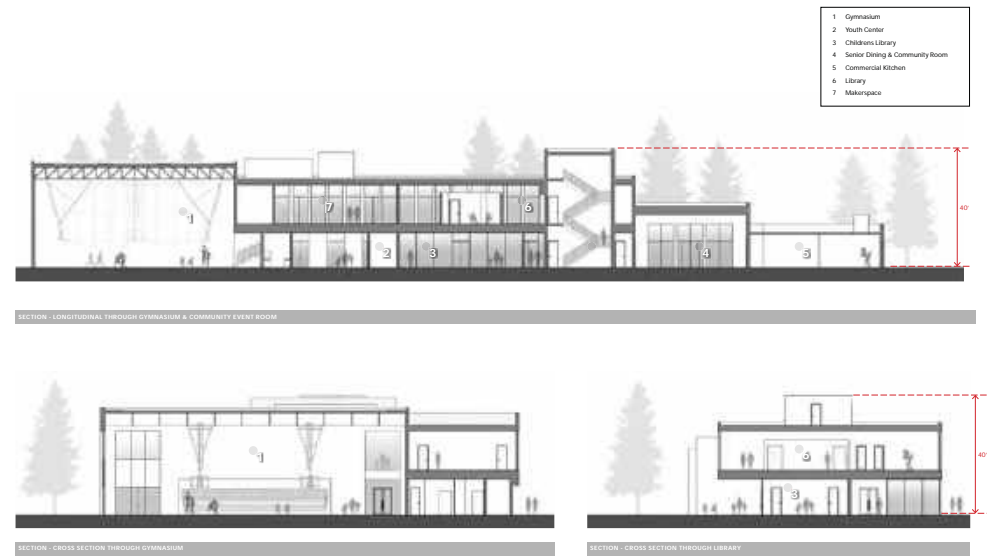
Proposed First Floor Plan

HART HOWERTON



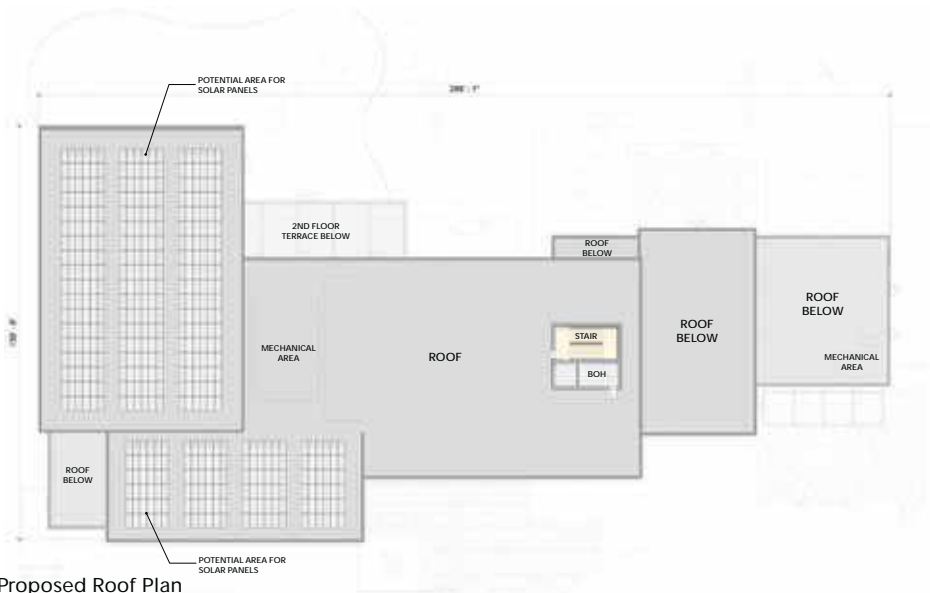
Proposed Second Floor Plan

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Diagrammatic Building Sections

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Proposed Roof Plan

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Recap of Community Workshops





Community Workshops

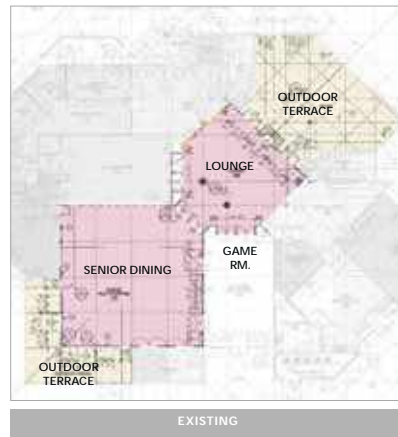
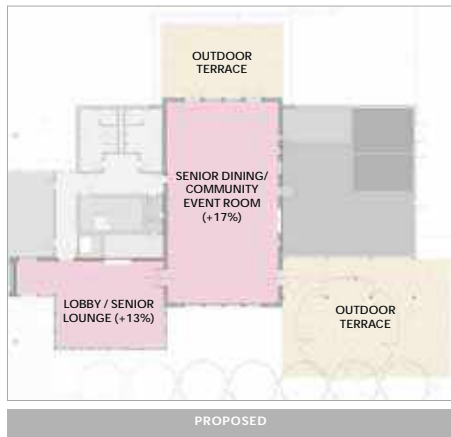
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SENIOR CENTER
CENTRO DE PERSONAS MAYORES



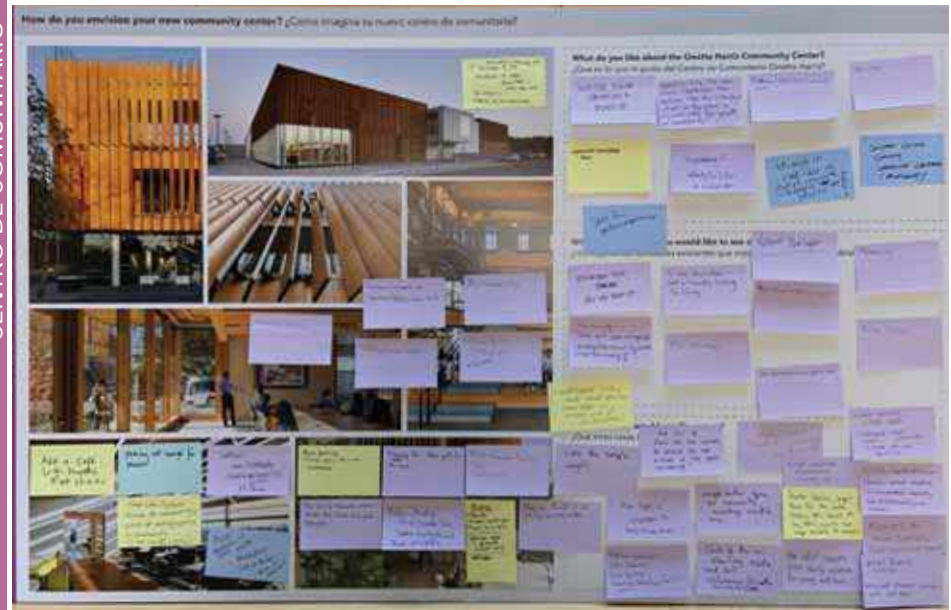
SENIOR CENTER

- 1) DINING ROOM
- 2) GAME ROOM
- 3) GARDEN



HART HOWERTON

COMMUNITY CENTER
CENTRO DE COMUNITARIO



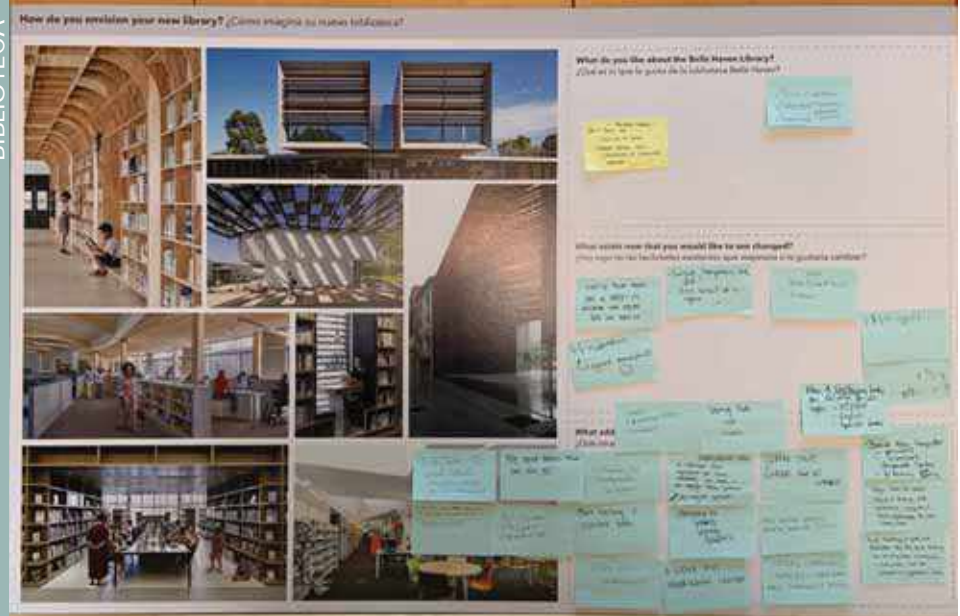
COMMUNITY CENTER

- 1) SPACE TO SUPPORT LARGE FUNCTIONS
- 2) SUSTAINABLE BUILDING W/ NATURAL LIGHT
- 3) INTEGRATION OF COMMUNITY HISTORY



HART HOWERTON

LIBRARY
BIBLIOTECA



LIBRARY

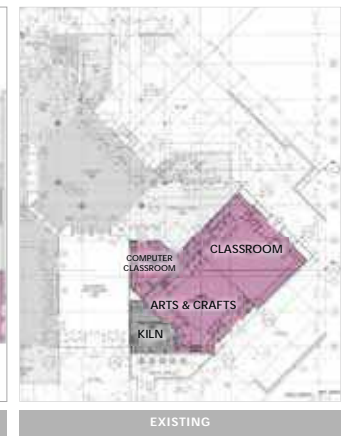
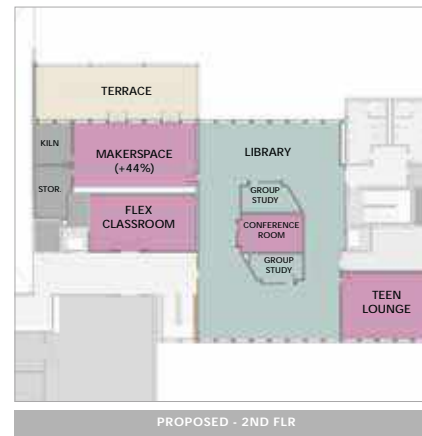
- 1) CONNECTION FROM YOUTH CENTER TO CHILDREN'S LIBRARY
- 2) SEAMLESS BOOK RETURN SYSTEM
- 3) COMMUNITY LEARNING SPACES



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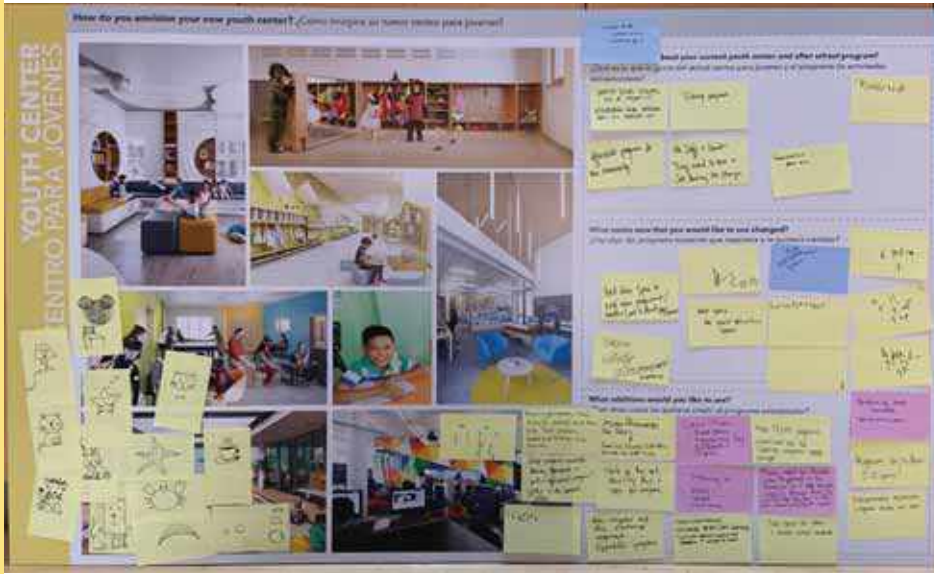
LIBRARY

- 1) CONNECTION FROM YOUTH CENTER TO CHILDREN'S LIBRARY
- 2) SEAMLESS BOOK RETURN SYSTEM
- 3) COMMUNITY LEARNING SPACES



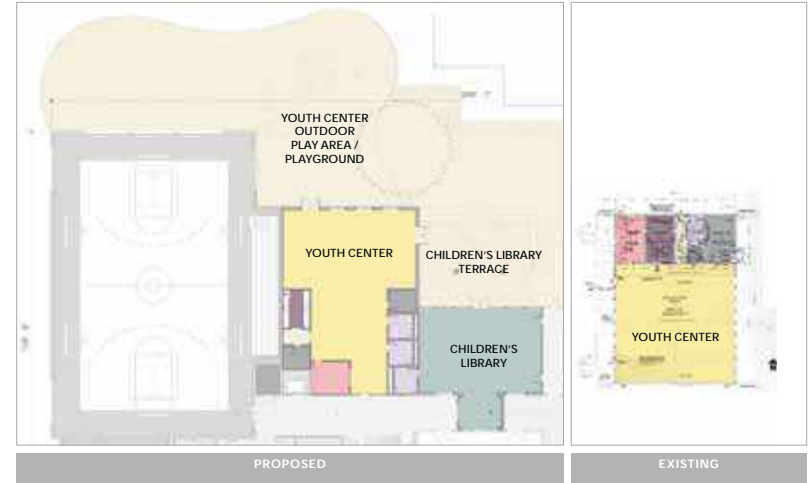
HART HOWERTON

YOUTH CENTER
CENTRO PARA JOVENES



YOUTH CENTER

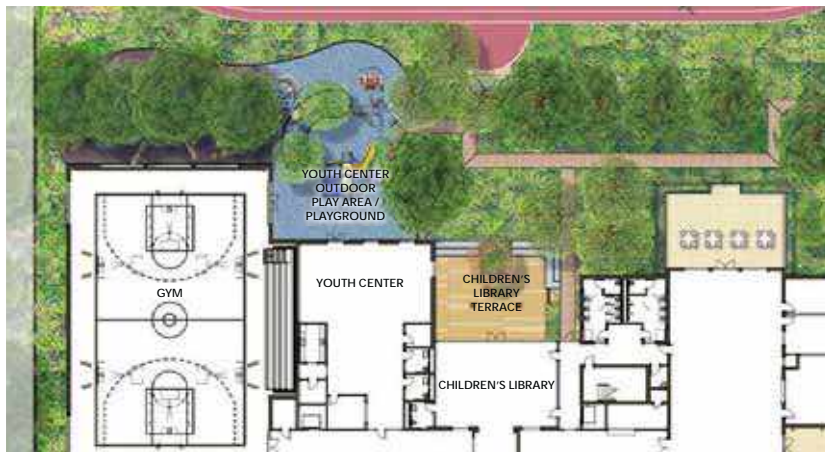
- 1) TEEN LOUNGE
- 2) OUTDOOR PLAY AREA
- 3) SPACE PROGRAMMED BY AGE GROUP



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YOUTH CENTER

- 1) TEEN LOUNGE
- 2) OUTDOOR PLAY AREA
- 3) SPACE PROGRAMMED BY AGE GROUP



HART HOWERTON

FITNESS
GINNASIO



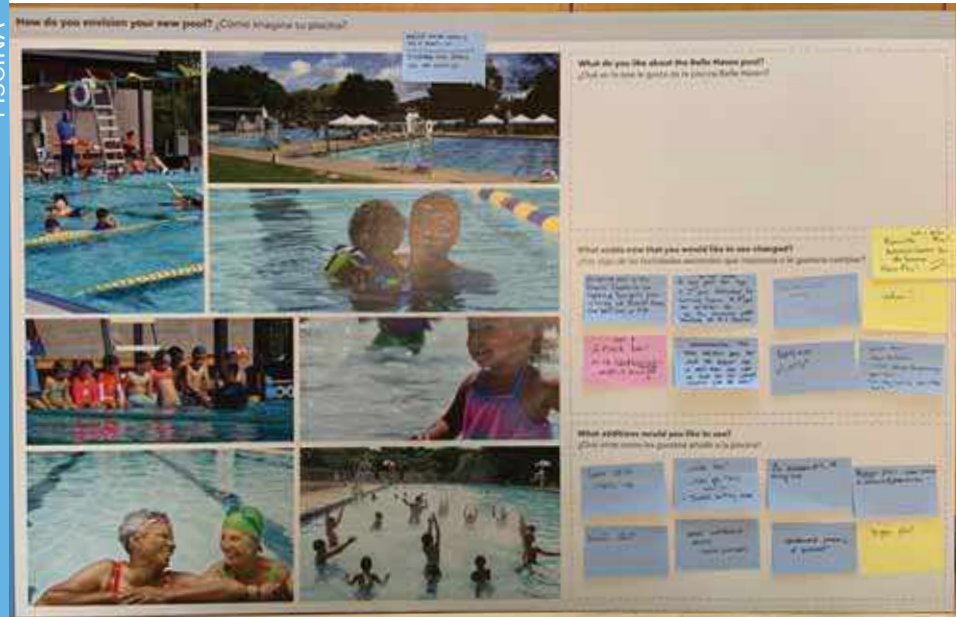
FITNESS CENTER

- 1) LARGER CARDIO & WEIGHT ROOM
- 2) FITNESS CLASSES
- 3) IMPROVED GYM



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POOL PISCINA



POOL

- 1) NEW POOL
- 2) SOCIAL OUTDOOR SPACES
- 3) ACCESSIBILITY



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Preliminary Character Studies





Preliminary Material Palette

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Menlo Park Community Campus - Arrival & Entry

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Building Materiality - Arrival & Entry

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Diagrammatic Building Section | Through Library

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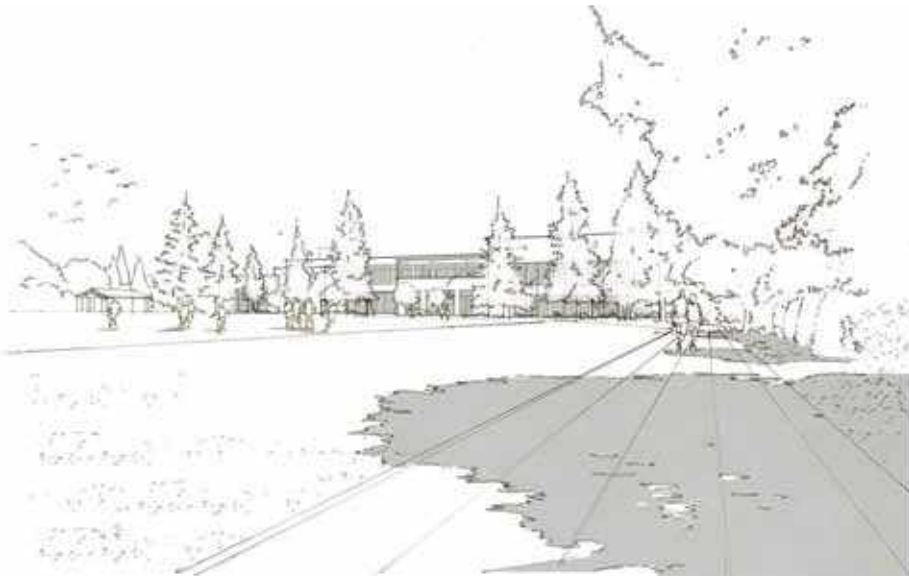
Menlo Park Community Campus - Youth Center & Library

HART HOWERTON



Building Materiality - Youth Center & Library

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Menlo Park Community Campus - View from Track

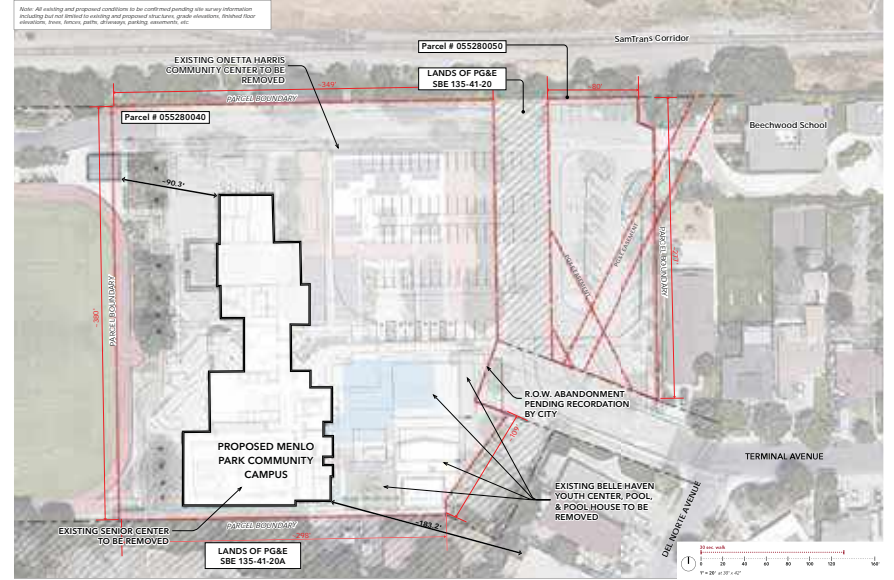
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Illustrative Plan Enlargement - Roof

HART HOWERTON

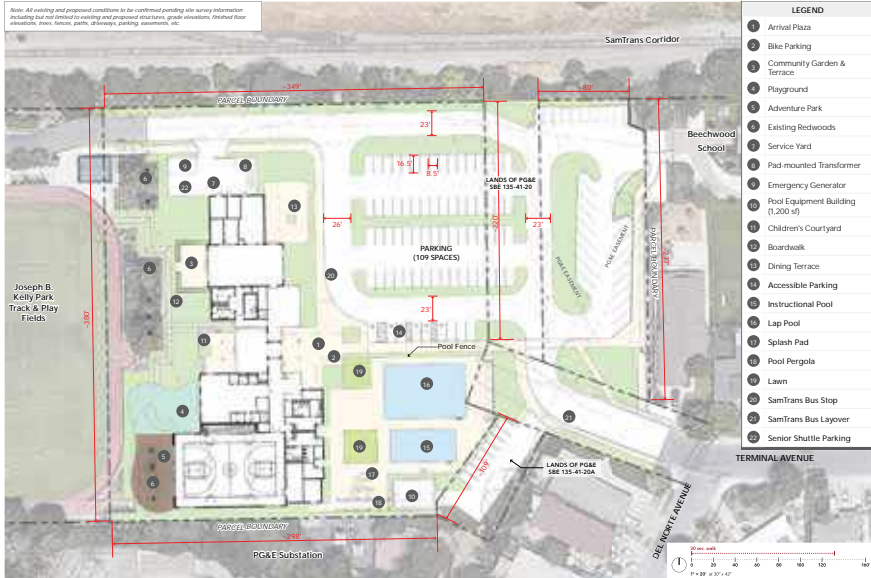
Appendix



Area Plan

Menlo Park Community Campus, Menlo Park, California

G4



Proposed Site Plan

Menlo Park Community Campus, Menlo Park, California

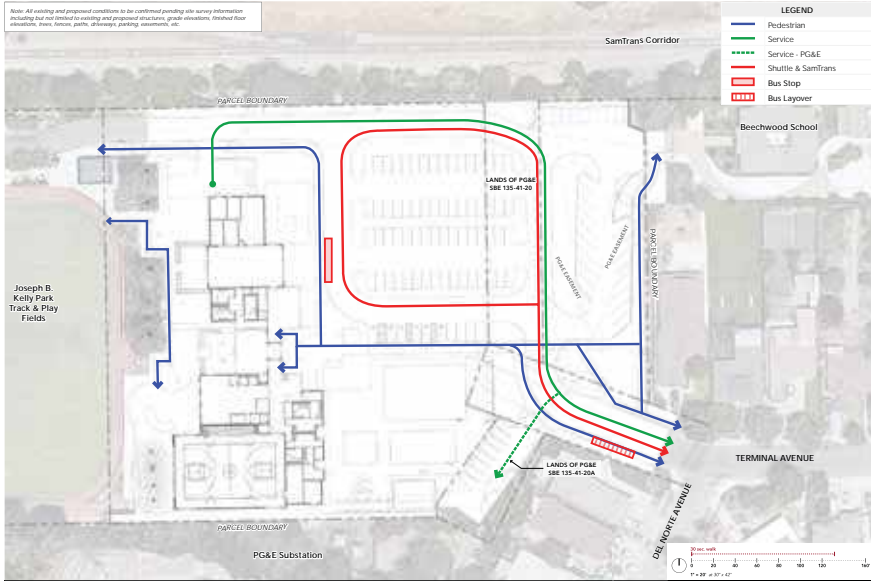
L0.01



Proposed Landscape Plan

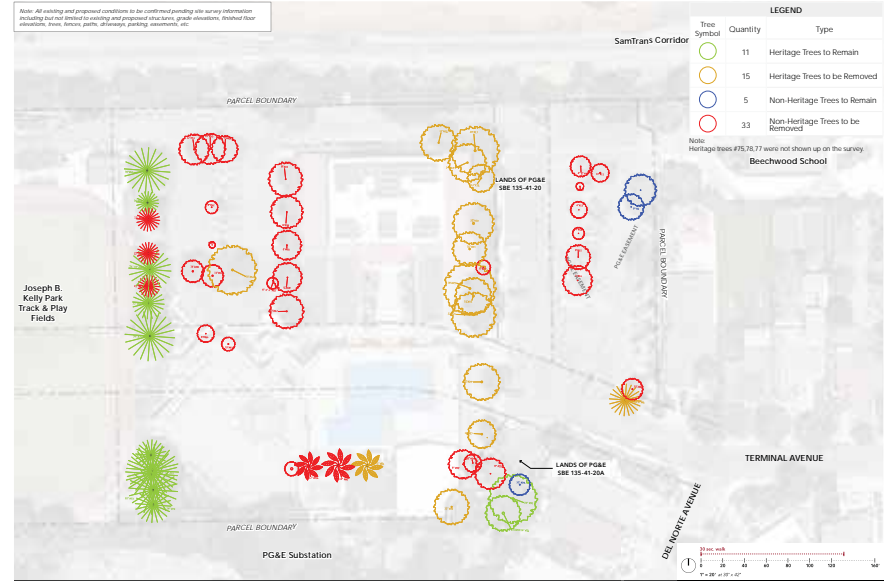
Menlo Park Community Campus, Menlo Park, California

L5.01



Proposed Circulation Plan
Menlo Park Community Campus, Menlo Park, California

L8.01



Tree Removal Plan
Menlo Park Community Campus, Menlo Park, California

L9.01



Aerial - Existing Conditions

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Existing Site Plan

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