

**CHAMBER**  
SAN MATEO COUNTY



**Development on Downtown Parking Lots  
Business Community Meeting  
December 11, 2024**



## AGENDA

<b>Welcome and overview</b>	<b>9 a.m.</b>
<b>Project background</b>	<b>9:05 a.m.</b>
Housing Element development	
Previous questions and feedback	
Basic RFQ requirements	
<b>Feedback session</b>	<b>9:30 a.m.</b>
<b>Next steps</b>	<b>10:20 a.m.</b>
<b>Adjourn</b>	<b>10:30 a.m.</b>



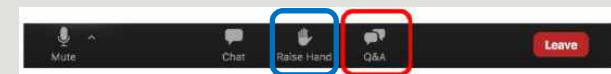
## MEETING GUIDELINES

- Common rules for participation
  - Respect other participants' viewpoints
  - Wait until presentation ends to ask questions
  - Focus questions on meeting topic
- How to provide input during meeting
  - Answer poll questions
  - Some polls require use of Mentimeter
  - Use Raise Hand feature to ask to speak
  - Type questions using Q&A



Go to  
[menti.com](https://menti.com) on  
phone or  
browser

*Zoom options*





## POLL QUESTION 1

- What is your primary interest in downtown Menlo Park?

*Please participate in Zoom.*



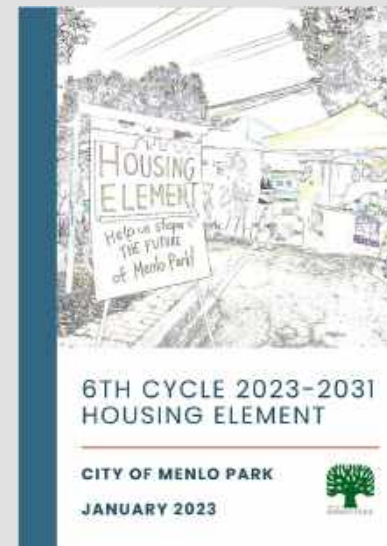
# DEVELOPMENT ON PARKING PLAZAS





## HOUSING ELEMENT

- State-required plan for new housing
- City must accommodate 2,946 new units by 2031





## HOUSING AFFORDABILITY

- Units must be planned at certain income levels

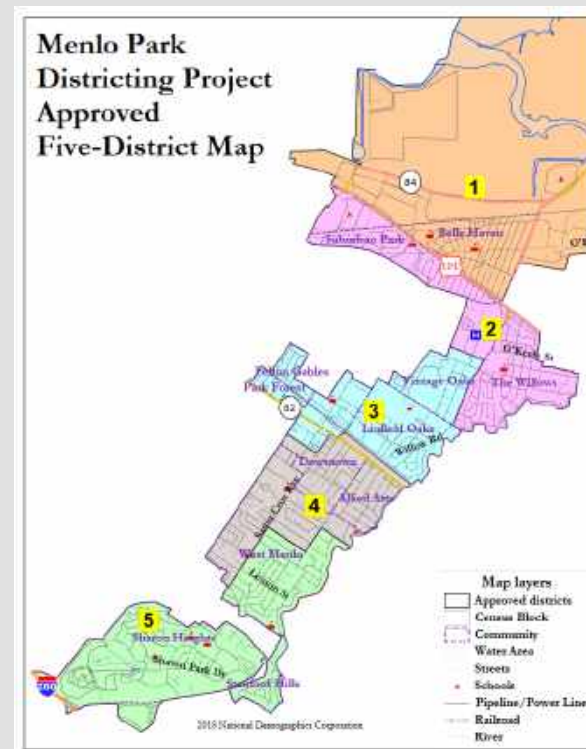
Income category	Number of units
Very Low (50% Area Median Income)	740
Low (80% AMI)	426
Moderate (120% AMI)	496
Above Moderate (more than 120% AMI)	1,284
<b>Total</b>	<b>2,946</b>

- \$186,600 is current AMI for household of 4
  - 50% of AMI is up to \$97,900
  - 80% of AMI is up to \$156,650
  - 120% of AMI is up to \$223,900



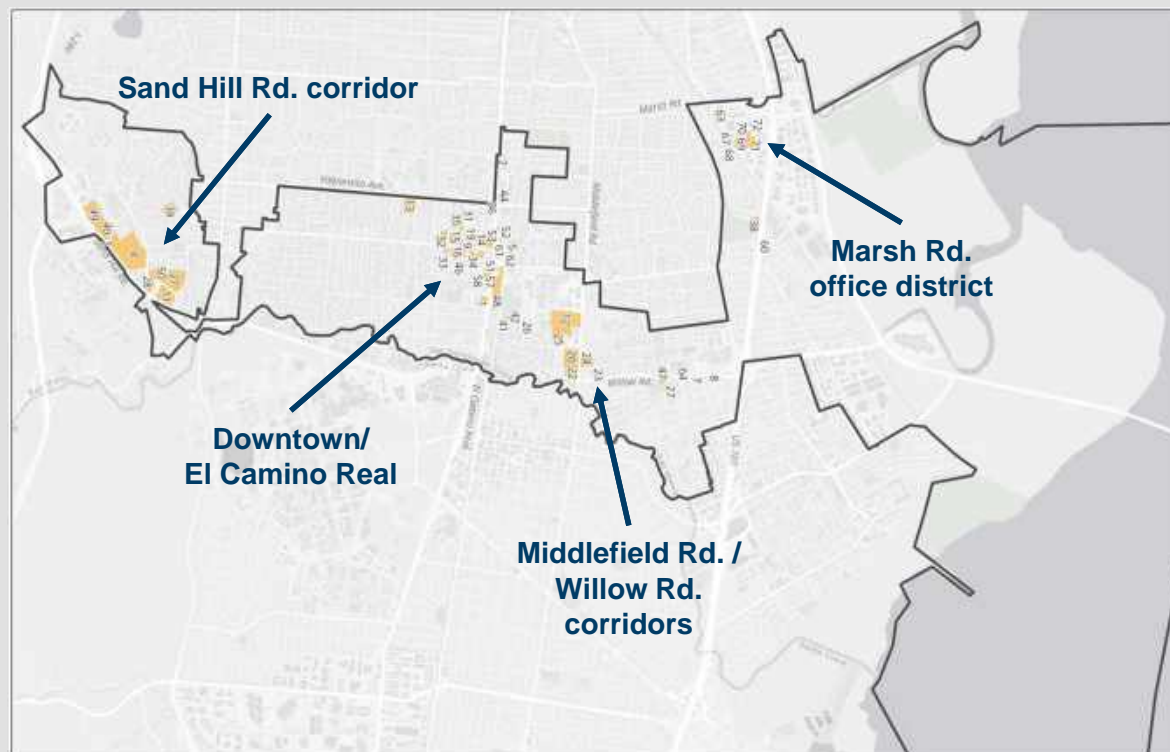
## REQUIRED HOUSING LOCATION FACTORS

- Ideal site size: 0.5 to 10 acres
- Affirmatively Furthering Fair Housing
- Close to transit, schools, and other services
- Realistic development potential
  - No buildings or low improvement values
  - Age of development
  - Existing long-term leases
  - Property owner interest
- 30 dwelling units per acre density minimum





## HOUSING ELEMENT SITES





## POLL QUESTION 2

- What single word would you use to describe downtown Menlo Park today?

*Please use [menti.com](https://www.menti.com) on a web browser to participate.*



## POLL QUESTION 3

- What does downtown Menlo Park need to thrive?

*Please use [menti.com](https://www.menti.com) on a web browser to participate.*



## WHY THE DOWNTOWN PARKING LOTS?

- City land ownership reduces development costs
- Sites meet state's housing location factors
  - High resource area
  - Public transit access
- Could accommodate at least 345 affordable units
- Zoning allows for mix of development
  - Additional market-rate and affordable units
  - Replacement public parking
  - Commercial space
  - Open space
- Included as Housing Element Program H4.G



## HOW WERE PARKING LOTS 1-3 CHOSEN?

- City completed feasibility study in Aug. 2024
- Factors leading to selection of Lots 1, 2, and 3 included:
  - Lot size and shape
  - Access
  - Development potential
  - Consistency with Specific Plan





## WILL THERE BE REPLACEMENT PUBLIC PARKING?



- At least 506 public parking spaces requested if all three lots developed
  - Based on current peak utilization
  - Could increase to 556 spaces (full replacement) if feasible
- Final parking requirements to be informed by:
  - Downtown parking study underway
  - Completion anticipated Summer 2025
- Undeveloped parking lots would remain public parking



## HOW WILL DEVELOPMENT BE COORDINATED TO LIMIT DISRUPTIONS?



- Strategies will be identified prior to development
  - Phased construction
  - Parking management
- Parking Plazas 4-8 not part of current project





## WHAT IS THE TIMEFRAME AND PROCESS FOR DEVELOPMENT?

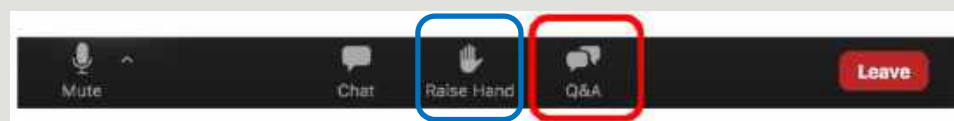
- Housing Element goal is completion by 2027
  - Multi-year process likely
- RFQ is first step towards determining potential development
  - Purpose is to identify qualified developers
- Additional steps may include:
  - Request for proposals (RFP) to evaluate concept plans
  - Selection of developer
  - Preparation and review of project plans, community outreach
  - Approval of entitlements
  - Commencement of construction





## FEEDBACK SESSION

- 4 Zoom polls about project and future outreach
- Q&A session
- Two options for Q&A input at bottom of screen
  - To speak: Use Raise Hand feature
  - To type question: Use Q&A feature





## TENTATIVE NEXT STEPS

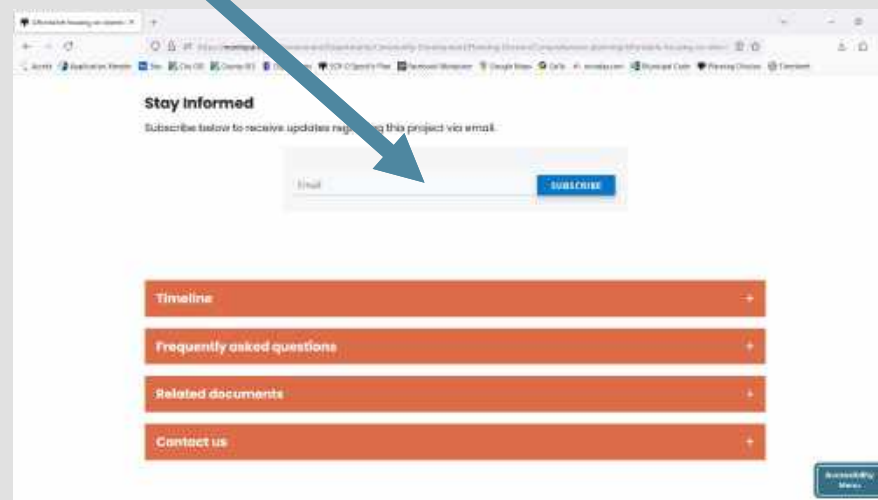
- Jan. 14: City Council meeting at 6 p.m.
  - Feedback from this meeting will be shared
  - Opportunity for public comment
  - Review resolution for disposition of Parking Plazas 1, 2, and 3
  - Review draft RFQ
- Timeline moving forward
  - Anticipated RFQ release (Spring 2025)
  - Review submittals and return to City Council for direction (Summer 2025)
  - City Council will provide direction to staff on additional steps



## HOW TO STAY INFORMED

- Project webpage:  
[menlopark.gov/downtownhousing](http://menlopark.gov/downtownhousing)

- Contact information:  
Tom Smith  
[tasmith@menlopark.gov](mailto:tasmith@menlopark.gov)  
(650) 330-6730





# FREQUENTLY ASKED QUESTIONS



Home / Government / Departments / Community Development / Planning Division / Comprehensive planning / Development on downtown parking lots

## Development on downtown parking lots

The City of Menlo Park is exploring development on certain City-owned downtown parking lots. This initiative stems from the City's 2023-2031 Housing Element, which initially identified eight downtown parking lots as potential sites to help meet Menlo Park's regional housing needs objectives. Specifically, Housing Element program H4.3 outlines a plan to develop at least 345 affordable housing units on a combination of downtown parking lot sites. At this time, the City is evaluating Parking Plots 1, 2, and/or 3 (on these lots north of Santa Cruz Avenue) for housing, replacement public parking, and other complementary uses. The program aims to integrate affordable housing options in high-revenue areas of the community while adhering to procedures consistent with the Surplus Code Act.

### Upcoming Meeting Dates

Chamber San Mateo County and City of Menlo Park - Downtown Business Owners Meeting

Date: Dec 5, 2024  
Time: 9:00 AM  
Location: Zoom details below



### Timeline

#### Frequently asked questions

- What development could take place on the downtown parking lots?
- Why is the City considering development on the downtown parking lots? Can the Housing Element goals be met without use of them?
- How were Parking Plots 1, 2 and 3 selected for development?
- What is affordable housing?
- Will replacement public parking be provided?
- Where will downtown customers and employees park?
- Will replacement parking be coordinated before any disruption to the parking plazas?



**THANK YOU**