



City of East Palo Alto

Office of the City Manager

January 24, 2019

Thomas Smith, Senior Planner
Community Development Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Subject: Menlo Park General Plan EIR DEIR (Connect Menlo)

Dear Mr. Smith:

This letter and its attachments are provided in response to the Notice of Preparation for an Draft Environmental Impact Report prepared for the 1350 Adams Court project. I want to emphasize that East Palo Alto values its relationship with its Menlo Park, and we hope to continue to work cooperatively on the many issues common to both of our communities.

Traffic

First, East Palo Alto is a city that is severely impacted by regional cut through traffic. The RBD/4 Corners TOD Specific Plan Alternatives Analysis Memo identified 84% of the traffic on University Avenue as “cut through traffic” that neither originates nor ends in East Palo Alto. To adequately analyze the potential impact of the 1350 Adams Court and the development envisioned in the General Plan Update, please add the following intersections to the Transportation Impact Analysis (TIA).

1. University Avenue and State Highway 84/Bayfront Expressway
2. University Avenue and Adams Drive
3. University Avenue and O'Brien Drive
4. University Avenue and Kavanaugh Drive
5. University Avenue and Purdue Avenue
6. University Avenue and Bay Road
7. Newbridge Street and Willow Road
8. University Avenue and Runnymede Street
9. University Avenue and Bell Street
10. East Bayshore Road and Holland Street
11. Saratoga Avenue and Newbridge Street
12. University Avenue and Donohoe Street
13. University Avenue/Hwy 101 NB on-off ramp.
14. University Avenue/Hwy 101 SB on-off ramp.
15. University Avenue and Woodland Avenue.
16. East Bayshore Road/Pulgas
17. Donohoe/Cooley
18. Donohoe/Capital (Northbound HWY 101 off ramp)

Furthermore, the traffic analysis must include the cumulative planned trips in East Palo Alto identified in the traffic study for the Primary School DEIR, which is available at:
<http://www.cityofepa.org/index.aspx?NID=642>

Settlement Agreement

Pursuant to the Section 2.6 of the Menlo Park General Plan Settlement Agreement, when the preparation of an EIR is required pursuant to this agreement, concurrent with the preparation of the EIR, Menlo Park, will conduct a Housing Needs Assessment (HNA). The scope of the HNA will to the extent possible, include an analysis of the multiplier effect for indirect and induced employment by the development project and its relationship to the regional housing needs market and displacement. The DEIR should be consistent with all relevant terms of the Settlement Agreement.

Jobs/Housing Ratio

The City of East Palo Alto provides a significant amount of the housing stock in Silicon Valley. East Palo Alto has more housing units than jobs, the lowest market rate prices in the region, and approximately 30% (or 2,405 of 7,759 units) of the total housing units are currently registered (non exempt) in the Rent Stabilization Program. East Palo Alto is an island of affordable housing surrounded by several of the most expensive housing markets in the nation. The City is concerned that the new development proposed under both projects might exacerbate the existing housing crisis in East Palo Alto by displacing current residents and/or causing the City to have to provide additional units without sufficient resources to adequately address the need.

Please provide an analysis of how both the project will impact the jobs-housing ratio in Menlo Park, and analyze or provide information on the impact on housing prices and the potential displacement of East Palo Alto residents. The following information should be provided and analyzed.

- The net number of new market rate and affordable units permitted and constructed in the last 10 years in Menlo Park.
- An analysis of where it is anticipated that the new employees will live, based on zip code level data.

If you have any questions you can call me at (650) 853-3100 or at scharpentier@cityofepa.org.

Yours truly,



Sean Charpentier
Interim City Manager
scharpentier@cityofepa.org

cc: East Palo Alto City Council