

An aerial photograph of a modern architectural complex. In the foreground, a rooftop terrace with a glass railing and wooden deck is visible, where several people are sitting and standing. Below the terrace is a large, lush green courtyard with many trees, walking paths, and people. In the background, there are more modern buildings and a range of mountains under a clear blue sky.

PARKLINE

COMMUNITY BENEFIT REPORT

FALL 2025

Introduction



In 2021, Menlo Park’s SRI International partnered with Lane Partners to begin reimagining its already decade-long effort to update the 63-acre corporate headquarters at 333 Ravenswood Ave. Our partnership, through a robust community engagement effort, sought to go beyond simply modernizing the outdated SRI campus space and instead focus on transforming it into an integrated community asset that benefits all of Menlo Park.

The planning effort took on a life of its own with the community. Excitement grew around the possibility of truly integrating the campus into the neighborhood. Tours of the site opened eyes to a new vision as the community truly saw the possibility of turning a fortress of fences and gates into a new future for everyone—taking down the barriers and instead building community spaces while helping to address some of Menlo Park’s greatest needs and highest priorities.

Through a robust discussion with the community, Parkline has taken shape on paper. The plan developed with neighbors and the community modernizes the campus with the replacement of existing square footage. At the same time, it will add 800 homes, with a more than 1-acre parcel of land dedicated to an affordable housing developer, and reaches unmatched levels of affordability with 31.3 percent of its housing available at an affordable level.

The proposed modernization of the campus will also bring public access that has not been seen on the site for generations. The development will convert parking lots to open space, including **29 Acres** of open space, 12 of which are publicly accessible, and a **2.7 Acre** dedication to the City for a future recreational field and public uses. It will also build 2.5 miles of bike paths and other innovative bicycle infrastructure that will improve safety and build connectivity to the community.

On the sustainability front, modernization will tear down parking lots and put up parks and porous surfaces in their place. This will have immense environmental benefits and bring added resilience. Modern energy efficient buildings will reduce the campus’ energy consumption, and the plan removes an on-site energy plant that while state of the art in its time, today is Menlo Park’s largest greenhouse gas generator. In the process it will convert the new campus to clean power generated from renewables with the use of Peninsula Clean Energy.

The buildings have been placed in consideration of the existing tree canopy on site, preserving heritage trees and adding more trees than are removed making the entire site more verdant and alive.

Recognizing the suburban nature of the campus’ edges, we have taken great efforts to ensure that new housing respects the scale of our existing neighbors by adding a townhouse buffer where possible and ensuring the commercial buildings remain on the interior of the site and free of conflict with the neighborhoods. Working with the City we have also developed traffic enhancements and street upgrades at Ravenswood and Middlefield, and other improvements recommended by the City’s traffic consultant to manage flow. Our site is designed to ensure traffic is pulled off City streets and managed on interior infrastructure to minimize impacts on City streets. Investments in shuttle service and other efforts will reduce car trips and minimize impacts.

All told, through our careful planning and collaboration with the City of Menlo Park and our neighbors, our land plan is of great benefit to the community. In total, the project benefits are valued at \$200 million – one of the largest community benefit valuations in the history of Menlo Park. It has been designed to make significant investments in critical infrastructure that will contribute greatly to grade crossings, resiliency, community amenities and train noise reductions. And the plan represents more than a 40x increase in tax basis for the site, with future property values assessed as high as \$1.93 billion. We have summarized the package for ease of understanding on the following pages.

Our close partnership with the City and community to evolve the Parkline plan over the years has included a 28% reduction in commercial space, double the original number of proposed housing units, and the elimination of BSL3 in the future site.

Together we have worked long and hard on a smart, clean and important effort to modernize SRI’s research campus in a way that will improve Menlo Park and honor its more than 75-year legacy. As a neighbor of the project, I am thrilled by what we have accomplished together and look forward to our continued collaboration to make the plan a reality.

Mark Murray, Principal
Lane Partners

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Share the Campus

Opening the SRI campus up and integrating it with the community was a big idea and required lots of effort. We think it was worth it. For 75 years the campus has been fenced and closed to the community. 63 acres adjacent to the City's downtown and in the middle of a network of neighborhoods and community facilities, the land has been a mystery to the community at large.

Exploring how to integrate this site into the neighborhood has not been without challenges, but the resulting vision provides for a more integrated, safer and more connected City and creates a 29 acre open space network in the heart of Central Menlo Park.

The mixed use village plan represents a more than 40x increase in tax basis for the site, with projected future property values assessed at \$1.93B.

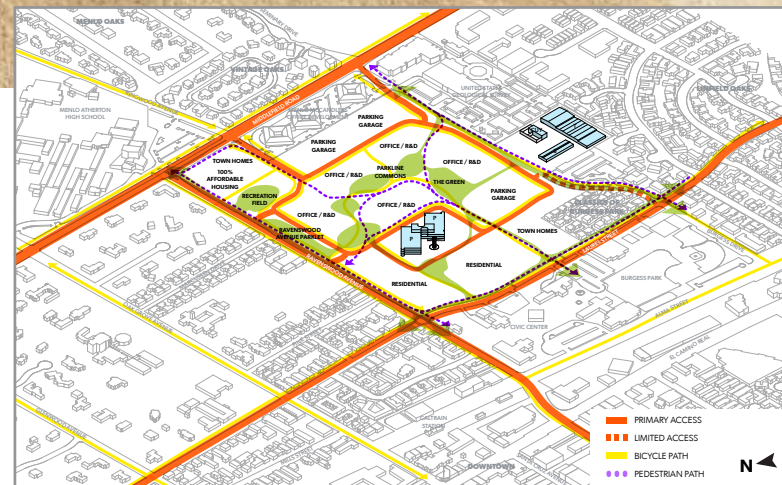


Housing with Emphasis on Affordability

A key principle from the beginning was the inclusion of housing to assist with the City's housing needs with a focus on affordability. We worked with the community to strike the balance. Of the 63-acre site we have dedicated more than 12 acres to housing. The amount of land dedicated to housing has increased with the option to purchase the Ravenswood church site which will allow a greater number of housing units while also managing heights and density. The result is a carefully crafted housing program that delivers 800 units and has a record setting 31.3% affordability level – doubling the City's requirements – and includes:

- Townhomes – 19 attached, 27 detached
- 549 market rate apartments
- 244 Affordable rental units including 154 units at 60% AMI
- 7 BMR for-sale units





Improved Bike & Pedestrian Safety

A new network of bike and pedestrian pathways will make our community safer and more connected. A system of bike/pedestrian pathways intended to create a safer and more direct East-West linkage through Menlo Park will surround and traverse the site. Future connectivity through the Middle Avenue tunnel has been anticipated and funding to aid that improvement is included in our Development Agreement, for such projects as an approved grade separated pedestrian and bicycle crossing at Middle Avenue and the new bike/pedestrian freeway overpass on Ringwood.

Parkline's Balanced Plan also includes miles of bike and pedestrian paths designed to enhance connectivity through Menlo Park:

- Bike lane improvements along Laurel, Burgess and Ravenswood.
- Safe routes to schools through the interior of Parkline for a mix of users, including paths for commuters and paths for recreational users.
- Bicycle repair kiosks distributed throughout the Project site.



Focus on Sustainability

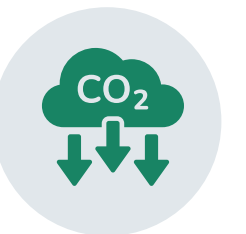
From the plan's inception, sustainability has been at the forefront for both the plan team and our neighbors. Starting with the conversion of pavement to parks and replacing outdated and energy inefficient with modern, energy efficient and sustainable structures will change the footprint of the site. Ensuring great care is taken to retain hundreds of mature scenic trees and planting even more. The lush treescape and focus on native plantings and landscaping will result in a truly standout example of sustainability.

Adding to that the conversion to an all-electric development utilizing clean energy from Peninsula Green Energy, the Parkline plan makes for a remarkable improvement over existing conditions.

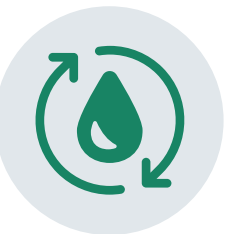
Additional sustainability components include the ability for SRI to decommission the existing onsite cogeneration power plant, one of the City's highest single-sources of GHG emissions (equivalent to eliminating 61 million miles of driving annually); new sustainable all-electric design for all new buildings, and providing the land to the City for a 2 to 3 million gallon water reservoir for long-term emergency preparedness.



GREENHOUSE GAS
REDUCTION



CLIMATE
ACTION PLAN



WATER
CONSERVATION



ALL-ELECTRIC
BUILDINGS



RENEWABLE
SOURCES OF ENERGY

Community Benefits

Total Valuation \$200 million



Share the Campus

- 29 acres of open space, 12 of which are publicly accessible.
- Publicly accessible restroom in shared garage near future park.
- Subsidy for ground floor bike repair station with food/beverage service.
- Off-site bicycle, pedestrian, and circulation improvements.
- 2.5 miles of bike paths and other innovative bicycle infrastructure that will improve safety and build connectivity to the community.
- Reduction of planned commercial by an additional 28 percent for a better jobs/housing balance.



Housing with an Emphasis on Affordability

- Total of 800 Market Rate & BMR Housing Units: 549 Market Rate Units, 244 affordable rental units, and 7 BMR for-sale units.
- BMR Units comprise 31.3% of Total Housing Units.
- \$19.2M land dedication of 1.63-acre parcel and 60-year ground lease to nonprofit affordable developer for 154 units at 60% AMI. Plus \$1.5M in soft costs (CEQA and entitlements).



Improved Bike and Pedestrian Safety

- \$2 million contribution to the City of Menlo Park for nearby transportation improvements subject to City discretion, such as gap funding for Middle Ave. Caltrain Crossing project, Caltrain Quiet Zone funding, and community shuttle program.
- \$31.27M land dedication for a 2.65-acre parcel for future park and recreational area dedicated to the City plus \$100k to support city-led outreach re: programming, \$4.6M for design/construction costs.



Focus on Sustainability

- Decommissioning of the existing natural gas co-generation power plant.
- LEED certification or equivalent for all land uses.
- 100% carbon-free electric for all electricity consumption.
- Electric vehicle charging spaces.
- 29 acres of drought-tolerant landscaping and bioretention improvements, reducing heat-island effect and stormwater surface drainage.
- Heritage tree preservation and replacement program.
- Recycled Water Infrastructure: to connect WBSD recycled water line from Ringwood and Middlefield to Laurel and Burgess Drive.





12

Community Meetings
since 2021

1005

Survey Responses

45

Site Tours

- ## Community Outreach Summary
- Significant requests to maximize housing at 800 homes with focus on affordability.
 - Desire to keep heights and density as low as possible, especially on Laurel and to place buffers against neighboring properties.
 - Ensure planned bike paths connect with surrounding trail networks and offer access through the community.
 - Agreement that site plan respect heritage trees.
 - Strong preference for research campus approach over traditional commercial/tech office feel.
 - Near unanimous support for opening campus and adding field and community places in the plan.
 - 28 percent reduction in planned nonresidential space
 - Commitment to exclude BSL3 from future consideration

THANK YOU FOR YOUR SUPPORT:

PARKLINE

For more information on Parkline visit
www.menloparkline.com