

March 9, 2023

Corinna D. Sandmeier  
Acting Principal Planner  
City Hall - 1st Floor  
701 Laurel St.  
[cdsandmeier@menlopark.gov](mailto:cdsandmeier@menlopark.gov)

**Re: Parkline Project – Project Description Updates (March 2023)**

Ms. Sandmeier:

On behalf of Lane Partners, I am writing to share updated project description information regarding the Parkline project (Project) proposal in connection with the City Council’s upcoming study session on March 14th. As you are aware, over the last several months, our team has continued to make significant progress in advancing the Project, including through conducting meaningful community outreach and soliciting feedback from City staff, the Planning Commission, and other stakeholders. As a result of that ongoing outreach, and as typical for large master plan projects like Parkline, we have continued to refine the project site plan and program details. This letter provides a brief summary of our Project description refinements to further assist the City in its ongoing review of the Project application and related CEQA analysis.

Section I of this letter is intended to supplement our prior Project Description document previously provided to the City on December 5, 2022, and to clarify the changes that have been incorporated as a result of the feedback and input described above. Section II provides an overview of anticipated updates to the Increased Residential Variant to be studied under the Environmental Impact Report (EIR), subject to the City Council’s input at the upcoming study session.

**I. Project Updates and Refinements**

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Overall, the Project remains consistent with the scope, land use program and vision as reflected in our December 5, 2022, project description. With respect to commercial uses, the Project site will maintain approximately 1.38M total square feet of total commercial development, with no net increase from existing conditions. The Project also maintains approximately 25-acres of publicly accessible open space distributed across the 63.2-acre campus.

Project refinements are limited to the following general changes within the approximately 10-acre Residential District and the area in the vicinity of the proposed recreation field at the corner of Middlefield and Ravenswood. The Project team is preparing updated Project plans that will

incorporate comprehensive detailed information regarding the changes described below, which will be provided to the City as soon as feasible.

1. **Relocation of Dedicated Affordable Housing Site to 10-Acre Residential District:** In response to community feedback, the Project's land to be dedicated (via ground lease) to an affordable housing developer for the future construction of a 100% affordable housing or special needs residential project has been relocated from the northeast corner of the site to instead be relocated adjacent to the Project's residential buildings within the approximately 10-acre Residential District, which is located along Laurel Street and Ravenswood Avenue proximate to the Caltrain station and the City's Downtown. This modification also "frees up" the northeast corner of the site, leaving more space for active and passive recreational uses and other community-oriented programming, all of which will be refined through future outreach efforts.
2. **Corresponding Revisions to Multi-Family Buildings (R1, R2, R3):** The total Project residential unit count to be evaluated in the EIR remains 550 units total (inclusive of 100 units to be implemented by an affordable housing developer). However, to accommodate relocation of the affordable housing site within the Residential District as described above, certain revisions have been made to the footprints, layouts, and unit count distribution of the multifamily R1, R2 and R3 buildings. No changes have been made to the location, unit count, or size of the low-rise townhomes sited between the Project's multifamily residential buildings and the existing Classics of Burgess single-family residential neighborhood.
3. **Limited Site Circulation and Parking Revisions within Residential District:** To accommodate the refinements to the siting and configuration of the multifamily residential buildings, the residential-serving Project driveway at Laurel Street has been relocated slightly to the south to be located between multifamily building R3 and the dedicated affordable housing site. Additionally, a surface parking lot of approximately 80 vehicle stalls has been incorporated to the east of the dedicated affordable housing site, in part to offset the increased costs associated with the revisions described above which would materially increase the amount of below-grade parking required. Total residential parking remains unchanged for a total of 519 vehicle spaces (approximately 1.0 spaces/unit for multifamily units and 2.0 spaces per townhouse + visitor parking).

## II. Updates to EIR "Increased Residential Variant"

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In connection with its environmental review of the Project pursuant to CEQA, the City is currently preparing an EIR to evaluate the potential environmental impacts of the Project. To provide a conservative and comprehensive analysis, the EIR for the Project will analyze two project "variants," including an "Increased Residential Variant" that studies a maximum residential density within the Project site above the Project proposal, as well as a variant that evaluates the siting of a City emergency water storage reservoir and associated facilities within the northeast corner of the site.

Based on community and City stakeholder input, we anticipate that the Increased Residential Variant will study an increase in the number of on-site residential units to 800 units, subject to final input by the City Council. The Increased Residential Variant represents an increase from the 600-units previously proposed for study as a variant (and yields the maximum number of residential units that could be attainable on the Project site based on various site constraints and SRI's key ongoing operational and business objectives). At the City's request, our team will prepare conceptual site diagrams and related details for analysis of this Increased Residential Variant and we look forward to providing those materials to the City for review as soon as feasible.

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We look forward to continued dialogue with the City regarding our Project and to making further progress on Project entitlements and CEQA review in the coming months. Please do not hesitate to contact me directly if you have any questions.

With appreciation,



Mark Murray