



STAFF REPORT

Planning Commission

Meeting Date:

~~4/5/2020~~ 10/12/2020

Staff Report Number:

20-043-PC

Study Session:

Study Session/City of Menlo Park/100-110 Terminal Avenue

Recommendation

Staff recommends that the Planning Commission review and provide feedback on a proposal to demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool, and construct a new multigenerational community campus. The community campus would incorporate the four existing facilities on-site and include a branch library. The proposal would also include a request for a use permit for the use and storage of hazardous materials for diesel fuel for a backup generator and pool chemicals in the PF (Public Facilities) zoning district. The project will require the following actions:

1. Architectural control for the construction of a new, two-story community campus and pool equipment building
2. Use permit to use and store diesel fuel for a backup generator and chemicals necessary for operation of the new Belle Haven Pool

It is anticipated that subsequent entitlements associated with providing interim services during construction of the project may be required. As a study session item, no formal actions will be taken at this time. The Planning Commission should review and provide individual commissioner feedback on the project. The report identifies the following topics for the Planning Commission to consider as included in the "Planning Commission considerations" section of the report:

- Architectural design and materials
- Landscaping

The Planning Commission's discussion and comments are not limited to the above list.

Policy Issues

Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on the overall project. Study sessions should be considered on a case-by-case basis, with comments used to inform future consideration of the project. The Planning Commission will ultimately consider whether the required architectural control and use permit findings can be made for the proposal and make a recommendation to the City Council. For the study session, Planning Commissioners should provide feedback on the design and materials, landscaping, and other aspects of the proposed development.

Background

Facebook offer

In October 2019, Facebook announced its intent to collaborate with the community and City to build a new multigenerational community center and library on the site of the current Onetta Harris Community Center,

Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool located at 100-110 Terminal Avenue. The Belle Haven Branch Library, which is located within the Belle Haven Elementary School through a joint-use agreement and consists of approximately 3,600 square feet of library space, would be integrated into the new community campus building.

On December 16, 2019, Facebook submitted an offer letter (Attachment A) for the City Council's consideration. The letter provides some background, as well as an explanation as to why Facebook is making this offer. The letter then outlines a two-phase framework for delivering a new building in approximately 2.5 years, which is an extremely accelerated timeline for the construction of a public building. Phase One (Outreach, Design, Space Programming and Approvals) would occur over six months from January to July 2020. Phase Two (Developing Construction Plans and Building) would occur over two years approximately from August 2020 to August 2022, with a goal of starting construction in January 2021. The letter outlines a number of assumptions that require a concerted, focused effort from Facebook, the community and the City in order to achieve these goals. Due to the unforeseen impacts of the COVID-19 pandemic, the timeline of the project has shifted. Phase 1 of the process is now tentatively scheduled to occur through the end of 2020, with final City Council action taking place in January 2021. Phase Two would commence shortly thereafter, with the project targeted to be complete in 2023.

In conjunction with the City, Facebook and the project architect, Hart Howerton, conducted community meetings at the Menlo Park Senior Center January 11, 2020, and February 9, 2020. In the meetings, team members from Facebook and Hart Howerton discussed the project with community members and asked for feedback on community preferences. The discussions focused on the types of programs that could be provided to the community in the new facilities.

Site location

The project site is located in the Belle Haven neighborhood and consists of three parcels, in the PF zoning district and a portion of Terminal Avenue. Two of the parcels are owned by the City of Menlo Park, and are separated by the third parcel which is owned by PG&E. Existing facilities on the site include the Menlo Park Senior Center, Onetta Harris Community Center, Belle Haven Youth Center, and Belle Haven Pool. Kelly Park is also located on the property. The City is considering the addition of solar carports in the Kelly Park parking lot, otherwise no construction is proposed in the park area, and Kelly Park is anticipated to remain open during construction of the new facility. The property is bounded by U.S. Highway 101 to the southwest, a PG&E electrical substation to the south, and the Dumbarton rail corridor to the north, and Beechwood School and single-family residences to the east. A location map is included as Attachment B.

Right of way and public utility easement abandonment and lot merger

A preliminary survey of the project site revealed that the parcel on which the existing facilities and proposed project are located is actually comprised of 24 individual lots. The lots were originally intended to be a continuation of the single-family neighborhood along Terminal Avenue, ending in a cul-de-sac. On June 23, 2020, the City Council approved a right of way and PUE abandonment and lot merger to rectify the existing conditions where the existing buildings cross property lines and are located within public right of way and unused public utility easements. A portion of Terminal Avenue, which stretches from the existing parking lot to approximately half way into Kelly Park, was abandoned and incorporated into the project site, and the remaining 24 parcels were merged to create a single parcel.

Analysis

Project description

The project would demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle

Haven Youth Center and Belle Haven Pool, and build a new multigenerational community campus and pool. The new community campus would replace all the existing facilities housed in the four separate one-story buildings into a single, two-story building. The new building would also include the new Belle Haven branch library. A new freestanding pool equipment building would be constructed as part of the project and would house chemicals necessary for pool operations. A diesel generator is also proposed for the site in order to provide backup electrical power in the event of an emergency.

Although Facebook has committed to building the new facility, it would be owned and operated by the City. The community campus would largely replace the existing services that are currently offered at the site and add library services. The project architect has been collaborating with the City and its respective departments to determine the most appropriate design and programming of the proposed development to meet the service needs of the community. The project plans and project description letter are included as Attachments C and D, respectively.

Although the pool is not within the scope of the work Facebook has offered to fund, the City has determined that it would be more feasible to update the pool concurrently with the construction of the new community center rather than updating the pool later. The City Council is currently considering funding options for a new pool. The pool is proposed to contain multiple facilities including a lap pool, instructional pool and a splash pad. Pool chemicals and equipment would be housed in a new building. The pool chemicals, as well as diesel for the backup generator, are considered hazardous materials as regulated by the Fire Code and the proposed quantities to be used and stored on-site requires a use permit.

Site layout

The project is located in the PF (Public Facilities) zoning district. The only aspect of buildings that the PF district regulates is the floor area ratio (FAR), which may not exceed 30 percent of the lot area. The PF district does not provide setback regulations, maximum building coverage, maximum height or other design standards that are typically regulated in other zoning districts and affect the design and site layout of projects. At this time, the proposed gross floor area for the new facility is 36,925 square feet, which equates to an FAR of approximately 11 percent, well below the maximum FAR.

For purposes of this report, the portion of the proposed building facing east toward Terminal Avenue is considered the front of the building. The proposed development would be constructed in approximately the same location as the existing Menlo Park Senior Center and Senior Center parking lot, adjacent to Kelly Park. The building has an approximate north-south orientation on the lot. The Onetta Harris Community Center would be demolished to accommodate a portion of the new parking lot and associated vehicular circulation. The existing parking lot adjacent to the Onetta Harris Community Center would make up the remainder of the new parking lot, but would be redeveloped to meet current parking stall, drive aisle and emergency access standards.

The new pool facilities would be constructed in approximately the same location as the existing pool. The existing pool house, which is located at the southeast corner of the lot, would be demolished and a new pool equipment building would be constructed in a less prominent location, closer to the PG&E substation in. The existing playground, which is associated with the Belle Haven Youth Center, is currently located on an adjacent parcel owned by PG&E, to the south of the project site. The existing playground would be demolished and a new playground would be built on City-owned land closer to Kelly Park.

The proposed project includes a diesel backup generator, which would be located adjacent to the proposed community campus building to the north. The generator, along with the trash enclosures and other mechanical equipment, would be located within a service yard, which would screen the equipment from

Kelly Park.

Design and materials

The final design of the proposed community campus is still being developed. However, the proposed development would have the following characteristics, generally:

Two-story building

The proposed community campus would be a two-story building, approximately 40 feet in height. The southern wing would largely be dedicated to community fitness. The majority of this portion would be comprised of the new gymnasium and associated facilities, including locker rooms, fitness rooms and a movement studio. The new youth center is also proposed on the first floor of the southern wing allowing easy access to Kelly Park and the new playground in the rear of the building. The northern wing would be comprised primarily of facilities focused on the senior services and community functions, including classroom space, a multipurpose room, game room, kitchen and dining room.

Library facilities would be located throughout the building. The children's library would be located on the first floor, adjacent to the youth center. The book return area would also be located on the first floor. The remainder of the library would be located on the second floor. The building would feature several outdoor spaces, including three first-floor terraces and a second floor terrace on the rear of the building overlooking Kelly Park.

Materials

At this time, the proposed materials for the development have not been finalized. However, the initial concept is for the building to have generally more contemporary materials. The preliminary materials list includes wood, metal, and concrete siding with wood or metal window shading devices. Windows may be metal clad with large glass panes to maximize visibility to the surrounding areas. The Planning Commission may wish to discuss the types of materials as proposed to date.

Green Building Standards

The project will, at a minimum, be required to meet the green building requirements mandated by the State Energy Code, as well as the City's amendments to the Energy Code, known as reach codes. The City's reach codes require the building to be all-electric. There will be no natural gas used at the site. Per the Parks and Recreation Facilities Master Plan adopted by the City Council October 15, 2019, the development is required to achieve a minimum level of Leadership in Energy and Environmental Design (LEED) gold and incorporate additional green building measures, such as including electric vehicle charging stations in the parking lot. The City Council is currently discussing the feasibility of going beyond the minimum standards to achieve a LEED level of platinum and/or a renewable energy microgrid.

LEED is based on a point system where the project is evaluated on several criteria including energy consumption, water efficiency and use of sustainable materials, among others, in order to reduce the overall energy consumption and increase sustainability of the project. In order for the project to be designed to LEED Platinum, it would need to incorporate several sustainable strategies into the design of the buildings that could ultimately affect the final design and types of materials used in the completed project.

The City has identified additional strategies that could help reduce operational emissions. One strategy would be to create a microgrid to increase resiliency. The microgrid system would be comprised of rooftop solar panels and solar carports that would generate energy for the building. Additional energy could be stored in batteries located in the service yard. Should the City decide to move forward with the addition of solar carports to help support the microgrid, the structures would be subject to additional architectural

control review.

Pool and pool equipment building

The proposed design of the new community campus building conflicts with the existing Belle Haven pool. On September 15, 2020, the City Council voted in favor of a term sheet that reaffirmed their support to remove the existing pool and pursue a design to construct new pool facilities including a lap pool, separate instructional pool and a splash pad. A pool equipment building to house mechanical equipment and pool chemicals would be located in the southeast corner of the property. The pool equipment building would be approximately 1,200 square feet in size.

Parking and circulation

The existing Menlo Park Senior Center parking lot would be demolished in order to accommodate construction of the new building. The existing parking lot in the front of the property would be expanded and reconfigured to meet the off-street parking requirement and to comply with current parking stall and drive aisle design standards. The project site would continue to be accessed from Terminal Avenue, where vehicles would enter the site from the south and travel north along a drive aisle where they could access several rows of parking spaces. The parking spaces in the northeast corner of the lot, near Beechwood School would remain with a similar configuration. Additional parking spaces would be provided near the new pool equipment building in the southeast corner of the lot and would be primarily reserved for staff in order to keep parking spaces closer to the entrance open for patrons. Currently, 109 parking spaces are proposed in the new parking lot, including six accessible parking spaces. The parking lot adjacent to Kelly Park is proposed to remain and would provide an additional 59 parking spaces on-site, bringing the total number of parking spaces to 168 spaces compared to 146 spaces currently. In 2013, the City entered into a parking agreement giving Beechwood School the right to use the existing driveways and parking lot for their operations. This parking agreement would remain in effect, allowing the continued use of the new parking lot by Beechwood School.

Two public transit loading zones are proposed for the project. The first would be located outside of the project parcel boundary in the public right of way on Terminal Avenue. This loading zone would accommodate existing SamTrans passengers using the Route 281 bus. The second would be located near the entrance of the proposed community campus building. This loading zone would primarily accommodate passengers who utilize the City's existing shuttle services, which would resume after the project is complete.

Pedestrians would have access to the site via Terminal Avenue. New sidewalks would create enhances and more direct access to the community campus building, including connections from Beechwood School. Kelly Park would be accessed around the northern side of the proposed community campus building, as well as from the rear of the building itself. Bicycle parking would be incorporated into the project site with 10 racks to accommodate 20 bicycle parking spaces near the entrance of the building. The City is exploring both covered and corralled bicycle parking options.

Trees and landscaping

The applicant has submitted a preliminary arborist report and tree inventory (Attachment E) indicating the size, species, and condition of existing trees on the project site. Since the property is large, only existing trees near the proposed project were studied. The arborist report indicates that there are 29 heritage trees of various species near the project site. The applicant submitted heritage tree removal permit applications for the removal of 14 heritage trees, including one cedar, nine coast live oak, two liquidambar, one flowering pear and one queen palm. The heritage tree removal permits were reviewed and approved by the City Arborist in June 2020. The decision was not appealed to the Environmental Quality Commission. The

applicant will be required to replace the number of removed trees on a two-to-one basis.

The proposed landscape plan indicates the preliminary mix of trees and landscaping for the project. Eight heritage-sized redwood trees in the rear of the proposed project area are proposed to remain. The applicant would be required to provide tree protection measures to mitigate the impacts to these trees during construction. The remainder of the site would feature a mix of native tree and plant species, including redwood and coast live oak trees. Several London plane trees are proposed to bookend the drive aisles in the proposed parking lot. Four coast live oak trees would be planted on-site. Two redwood trees are proposed to be planted at the rear of the community campus building. Water efficient landscaping would be planted throughout the site and include a mix of native and drought tolerant grasses and shrubs. At this time, the landscaping plan is in its preliminary stages. The Planning Commission may wish to discuss the species and placement of trees on the project site.

Use and storage of hazardous materials

The project will require a use permit for the use and storage of hazardous materials. The use permit would allow for both the use and storage of pool chemicals necessary to operate the two proposed pools and splash pad, as well as the use and storage of diesel fuel for a backup generator. The City is considering purchasing a portable generator that could be deployed to the community campus in the event of an emergency. The generator would have a maximum capacity of 200 kilowatt-hour, and the amount of diesel stored on-site would be appropriate to meet emergency needs. The pool chemicals are proposed to be stored in the proposed pool equipment building located in the southeast corner of the property, near the pool. The diesel fuel would be stored in the service yard to the north of proposed community campus building.

The applicant will be required to complete a Hazardous Materials Business Plan (HMBP) that describes the types of materials and safe management practices. The applicant will be required to provide an inventory of hazardous materials, along with the HMBP, which will be reviewed by applicable outside agencies, including the Menlo Park Fire Protection District, West Bay Sanitary District and the San Mateo County Environmental Health Services Division.

Outreach and correspondence

As noted earlier in this report, Facebook, Hart Howerton, and the City have conducted extensive outreach efforts regarding the proposed project, including community meetings at the Menlo Park Senior Center. Feedback from the community meetings was collected, summarized and placed on the City's website for public viewing. Attachment F provides a hyperlink to a complete list of public meetings.

Much of the conversations in the community meetings revolved around the types of services that would be provided at the proposed community center and the amount of space that should be allocated to each use. Additionally, the City Council approved a plan for interim services at the February 25, 2020 meeting. The City Council approved up to \$1 million to provide interim services for 30 months in order to continue to provide a minimum level of programming while the new community campus building is being constructed. Generally, comments regarding the proposed development have been positive, with support for new facilities.

Staff has received one email from a member of the public, included as Attachment G, regarding the use of solar panels in the proposed development. Mr. Watkins suggests that solar panels, solar carports and energy storage measures should be considered in the development to help offset energy requirements for the project. As noted earlier in this report, the City is working with the Facebook design team and City-retained consultants to analyze the feasibility of incorporating these and other energy efficiency strategies

into the project.

Planning Commission considerations

The following comments/questions are suggested by staff to guide the Commission's discussion, although Commissioners should feel free to explore other topics of interest. Some of the topics listed below were previously identified throughout the staff report.

- Architectural design and materials
Are the preliminary materials that have been provided generally attractive and appropriate for the project site?
- Trees and landscaping
Is the mix of trees and landscaping suitable for the development, and should any measures be taken to protect specific trees?

Impact on City Resources

As stated in their letter, Facebook has offered to fund the proposed development, including design and construction costs, except for the new pool. The City Council is currently exploring funding options for the new pool. The City Council is also discussing the feasibility of providing additional funds in order to go beyond the City's green building standards to maximize on-site renewable energy generation for the development and to make the site a Red Cross Evacuation Center. As a condition of their offer, fees associated with staff time spent reviewing the development application, permitting the project, plan checking, and inspecting the buildings will be waived.

Environmental Review

As a study session item, the Planning Commission will not be taking an action, and thus no environmental review is required at this time. The overall project will be evaluated in accordance with the California Environmental Quality Act (CEQA), which allows certain exemptions from environmental review. The City is expected to file a Notice of Exemption for a Class 2 exemption from environmental review for the replacement of existing facilities that have substantially the same purpose and capacity as existing facilities. This exemption allows for reasonable increases in square footage to accommodate new facilities. The proposed square footage of 36,925 square feet would be an approximately 8.3 percent increase in square footage from the existing facilities currently located on the site.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a one-quarter mile radius of the subject property, as well as to all residents and property owners west of Chilco Street between Terminal Avenue and Ivy Drive, shown as dark gray parcels on the Location Map (Attachment B).

Attachments

- A. Facebook Offer Letter: <https://menlopark.org/DocumentCenter/View/23858/20191216-Facebook-letter-to-City-Council-re-Multi-generational-community-center>
- B. Location Map
- C. Project Plans
- D. Project Description Letter

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- E. Preliminary Arborist Report
- F. Previous Meetings, Documents and Recordings: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>
- G. Correspondence

Report prepared by:
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Report reviewed by:
Corinna Sandmeier, Senior Planner
Justin Murphy, Deputy City Manager



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors and the GIS User Community



CITY OF
MENLO PARK

CITY OF MENLO PARK

LOCATION MAP

100-110 Terminal Avenue



Scale: 1:8,000

Drawn By: CRT

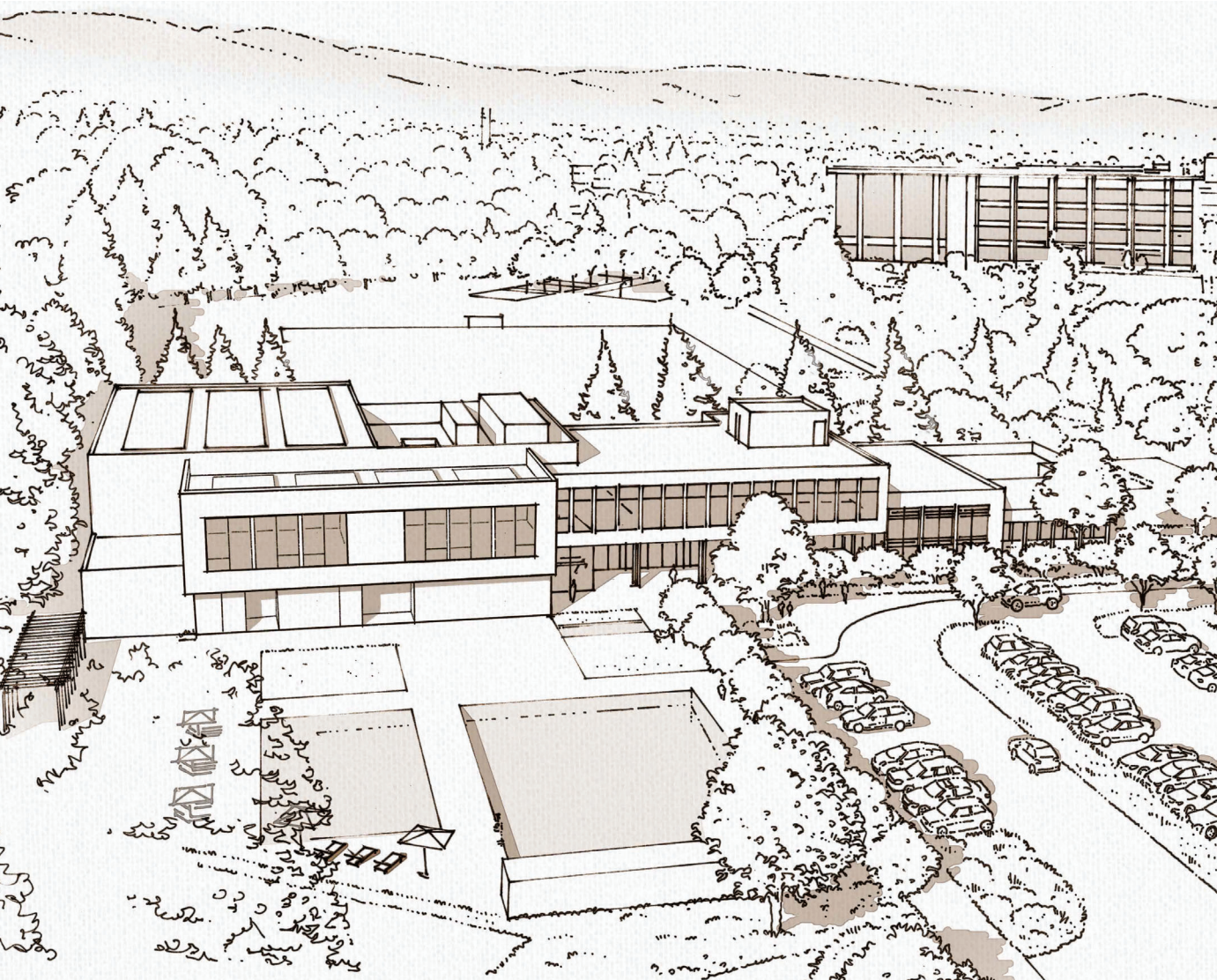
Checked By: CDS

Date: 10/5/2020

Menlo Park Community Campus

PLANNING APPLICATION

September 16, 2020 Submittal #3



HART HOWERTON

MENLO PARK COMMUNITY CAMPUS		
PLANNING APPLICATION #3		
SHEET INDEX		
GENERAL		
Sheet No.	Description	Drawing Scale
G1	Sheet Index & Project Description Letter	---
G2	Project Data Sheet	---
G3	Community Outreach & Engagement	---
G4	Area Plan	1"=20'-0"
G5	Existing & Proposed Area Summary	---
G6	Preliminary Arborist Report	---
LANDSCAPE		
L0.00	Overall Illustrative Site Plan	1" = 40'-0"
L0.01	Proposed Site Plan	1"=20'-0"
L5.01	Proposed Landscape Plan	1"=20'-0"
L8.01	Proposed Circulation Plan	1"=20'-0"
L9.01	Tree Removal Plan	1"=20'-0"
ARCHITECTURE		
A1.01	Existing First Floor Plan - Onetta Harris Community Center*	1/8" = 1'-0"
A1.02	Existing First Floor Plan - Menlo Park Senior Center*	1/8" = 1'-0"
A1.03	Existing First Floor Plan - Belle Haven Youth Center*	1/4" = 1'-0"
A1.04	Existing First Floor Plan - Belle Haven Pool House*	1/4" = 1'-0"
A2.01	Proposed First Floor Plan	1/8" = 1'-0"
A2.02	Proposed Second Floor Plan	1/8" = 1'-0"
A2.03	Proposed Roof Plan	1/8" = 1'-0"
A3.00	Exterior Building Perspective	---
A3.01	Exterior Building Perspective	---
A4.01	Diagrammatic Building Sections	1/8" = 1'-0"
A5.01	Color & Material Imagery	---
*Note: These drawings are based on the "as-built" drawings provided by the City of Menlo Park and may not reflect subsequent renovation information.		

HART HOWERTON
NEW YORK • SAN FRANCISCO

Menlo Park Community Campus Proposal - Project Description

Purpose of the proposal

On December 16, 2019, Facebook submitted a formal offer letter to the Menlo Park City Council describing its intent to collaborate with the community and City to explore funding and development of a new multigenerational community campus on the site of the current Onetta Harris Community Center, Menlo Park Senior Center, and Belle Haven Youth Center located at 100-110 Terminal Avenue. Facebook's goal is to give residents a welcoming place to gather, celebrate, and reinforce the social fabric that makes the Belle Haven neighborhood unique. It should be noted that this is a standalone endeavor by Facebook and is not connected to any other Facebook project.

Existing and Proposed Uses

Currently, the Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, Belle Haven Pool and Pool House, and Kelly Park form a community recreation campus in the Belle Haven neighborhood. Existing uses are as follows:

Onetta Harris Community Center:

- Gymnasium
- Multi-purpose room
- Warming kitchen
- Community classroom spaces
- Small fitness room


Menlo Park Senior Center:

- Dining Hall
- Lounge
- Billiards/game room
- Classroom spaces
- Computer lab
- Commercial kitchen
- Community garden

Belle Haven Youth Center:

- Activities room for the Belle Haven after-school program
- Staff offices
- Storage

Belle Haven Pool House

 One Union Street
San Francisco, CA 94111 415.439.2280
hart@howerton.com

playground and provide access to Kelly Park. The combined Senior Center Dining Room / Community Event Room have a complementary outdoor dining terrace on the eastern side of the building as well as access to the new community garden and terrace on the western side. On the second floor, the Makerspace has an adjacent terrace that overlooks Kelly Park.

Architectural style, materials, and colors

The proposed building will be a contemporary style with colors and materials that are still to be determined at this time. Please refer to Sheet A5.01 for conceptual material imagery.

Community Engagement and Outreach Efforts

The community engagement and outreach for the project will consist of a series of community meetings and workshops as described below:

Community Workshop #1 - January 11, 2020


The first community workshop was held on January 11, 2020 at the Menlo Park Senior Center. The initial concept designs were presented, and the community members were invited to provide feedback on a series of programming posters and a small massing model of the project. There was also a brief question and answer session where members of the community raised concerns about the naming of the facility and the interim services that would be provided during construction. Approximately 130 people attended the meeting. The presentation slides and feedback that was received are located on the City's website here: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>

Community Workshop #2 - February 9, 2020

The second community meeting was held on February 9, 2020 at the Menlo Park Senior Center. At this meeting, Facebook and Hart Howerton presented a project overview and summary of Community Workshop #1. Participants were then asked to participate in a group exercise. Each table was given six sheets of paper describing feedback received from the community regarding the community center, senior center, youth center, library, fitness center and pool. Participants at each table were asked to identify their top three most important functions/spaces in each category. The presentation slides and feedback that was received are located on the City's website here: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>

Community Workshop #3 - To be held as the Planning Commission Study Session on 10/5/20.

Community Workshop #4 - Future meeting to be determined.

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- Lifeguard/staff spaces
- Locker Rooms
- Pool equipment and storage

The new multi-generational community campus will combine all of the existing uses into one centralized building, along with a new branch library, that will provide a mix of recreation and activity spaces. Per the City of Menlo Park Zoning Code, Section 16.04.325, the gross floor area (GFA) of the proposed building is 35,725 of which excludes all MEP exempt areas (including the Pool Equipment Building) and exterior terraces. The proposed uses are as follows:


- Gymnasium
- Youth Center
- Locker Rooms
- Senior Dining Room / Community Event Room—a divisible room that will serve the dual purpose of the Senior Center dining room and an event rental space
- Senior Lounge / Lobby
- Commercial Kitchen and storage
- Flexible classroom spaces
- Movement studio (dance classes, yoga, etc.)
- Fitness Room (cardio, weights, etc.)
- Library distributed throughout the building including storytime space, teen lounge, homework center, conference room, and flexible classroom spaces

The City of Menlo Park has requested that a new pool be added to the scope of this project. We are exploring building a new pool, to be financed by the City of Menlo Park.

Basis for site layout

The proposed building placement and site layout is based on the desire to more directly connect the Belle Haven neighborhood with Kelly Park and to improve access and circulation. The existing parking lots will be combined into a single parking lot that facilitates school drop-offs, senior center shuttle and bus access, bike/pedestrian access, and service vehicles.

In addition to improved circulation, the building placement and site layout will enhance the operational efficiencies of the campus. The new Youth Center space located on the first floor of the building will have more direct access to a new playground (or the existing playground will be relocated) as well as Kelly Park. The new locker rooms will be shared between the fitness spaces and located adjacent to the new pool. Furthermore, a series of outdoor community gathering spaces and amenities will be dispersed throughout the site. On the ground level, an outdoor courtyard and boardwalk system connect the Children's Library to the adjacent

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Sheet Index & Project Description Letter

Menlo Park Community Campus, Menlo Park, California

MENLO PARK COMMUNITY CAMPUS

LOCATION:	100-110 Terminal Avenue, Menlo Park, California, 94025
PARCEL NUMBERS:	055280040, 0055280050
EXISTING USE:	Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Pool + Pool House, Belle Haven Youth Center
PROPOSED USE:	New Multi-Generational Community Center and Library
ZONING:	PF - Public Facilities
APPLICANT:	Facebook, Inc.
PROPERTY OWNER(S):	City of Menlo Park
APPLICATION(S):	

DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT		EXISTING PROJECT		ZONING ORDINANCE		NOTES
Lot Area	155,021	sf	155,021	sf	155,021	sf	Lot area is based on the draft ROW Abandonment boundaries from the City of Menlo Park Staff Report dated 1/28/20. Lot Area does not include PG&E Parcel 135-41-20.
Parcel 055280040	130,025	sf	130,025	sf	130,025	sf	
Parcel 055280050	24,996	sf	24,996	sf	24,996	sf	
Lot Width	Refer to L0.01	ft	Refer to G4	ft	N/A		
Lot Depth	Refer to L0.01	ft	Refer to G4	ft	N/A		
Setbacks	To be determined	ft	None	ft	N/A		Setbacks are to be determined pending Site Survey
Front	To be determined	ft	None	ft	N/A		
Rear	To be determined	ft	None	ft	N/A		
Side (left)	To be determined	ft	None	ft	N/A		
Side (right)	To be determined	ft	None	ft	N/A		
Building Coverage	24,789	sf	34,080	sf	No limit	sf max.	
	16%	%	22%	%	No limit	% max.	
FAR (Floor Area Ratio = GFA/Lot Area)*	36,925	sf	34,080	sf	46,506	sf max.	Gross Floor Area / Lot Area
	24%	%	22%	%	30%	% max.	Not to exceed 30% per 16.49.040 Development Regulations (1)
FAL (Floor Area Limit)**	NOT APPLICABLE						
Square Footage by Floor							
Below Grade	0	sf	0	sf			Existing areas include the Belle Haven Youth Center, Onetta Harris Community Center, Menlo Park Senior Center, and the Belle Haven Pool House
1st	24,789	sf	34,080	sf			
2nd	12,660	sf	Not Applicable	sf			
Garage	Not Applicable	sf	Not Applicable	sf			
Accessory Buildings	1,200	sf		sf			
Other	Not Applicable	sf	Not Applicable	sf			Pool Equipment Building
Square Footage of Buildings	39,171	sf	34,080	sf	Not Specified	sf max.	*Excludes exterior terraces, includes Pool Equipment Building
Building Height	40' to top of roof stair	ft	OHCC -44'-6", MPSC -31'-6", YC -13'-6"	ft	Not Specified	ft. max.	
Landscaping***	TO BE DETERMINED PENDING SITE SURVEY						
Paving***	TO BE DETERMINED PENDING SITE SURVEY						
Parking							
# existing parking spaces	88		88		TBD		Note: (12) Parking spaces are located on Parcel SBE 135-41-20 and (8) Parking spaces are located on Parcel SBE 135-41-20A (Lands of PG&E). City of Menlo Park to verify/confirm access and easements.
# allowed parking spaces	TBD		TBD		TBD		
# proposed parking spaces	109		N/A		N/A		
Define Basis of Parking	Allowable parking increase on the site is based on the number of existing spaces plus a 10% increase						
Trees							
# existing Heritage trees	29		29		29		Refer to Sheet G4 - Arborist Report and Sheet L9.01 - Tree Removal Plan
# existing Heritage trees to be removed	14		N/A		N/A		

COMMUNITY WORKSHOP #1

COMMUNITY CENTER
CENTRO DE COMUNITARIO

SENIOR CENTER
CENTRO DE PERSONAS MAYORES

LIBRARY
BIBLIOTECA

YOUTH CENTER
CENTRO PARA JOVENES

FITNESS
GIMNASIO

POOL
PISCINA



COMMUNITY WORKSHOP #2

Group Exercise

At your table, we will discuss the following topics for 10 minutes each:

1. Community Center
2. Senior Center
3. Youth Center
4. Library
5. Fitness Center
6. Pool

For each board, place your sticker dots on the (3) items that are most important to you:

Spent 10 minutes discussing your priorities at your table...

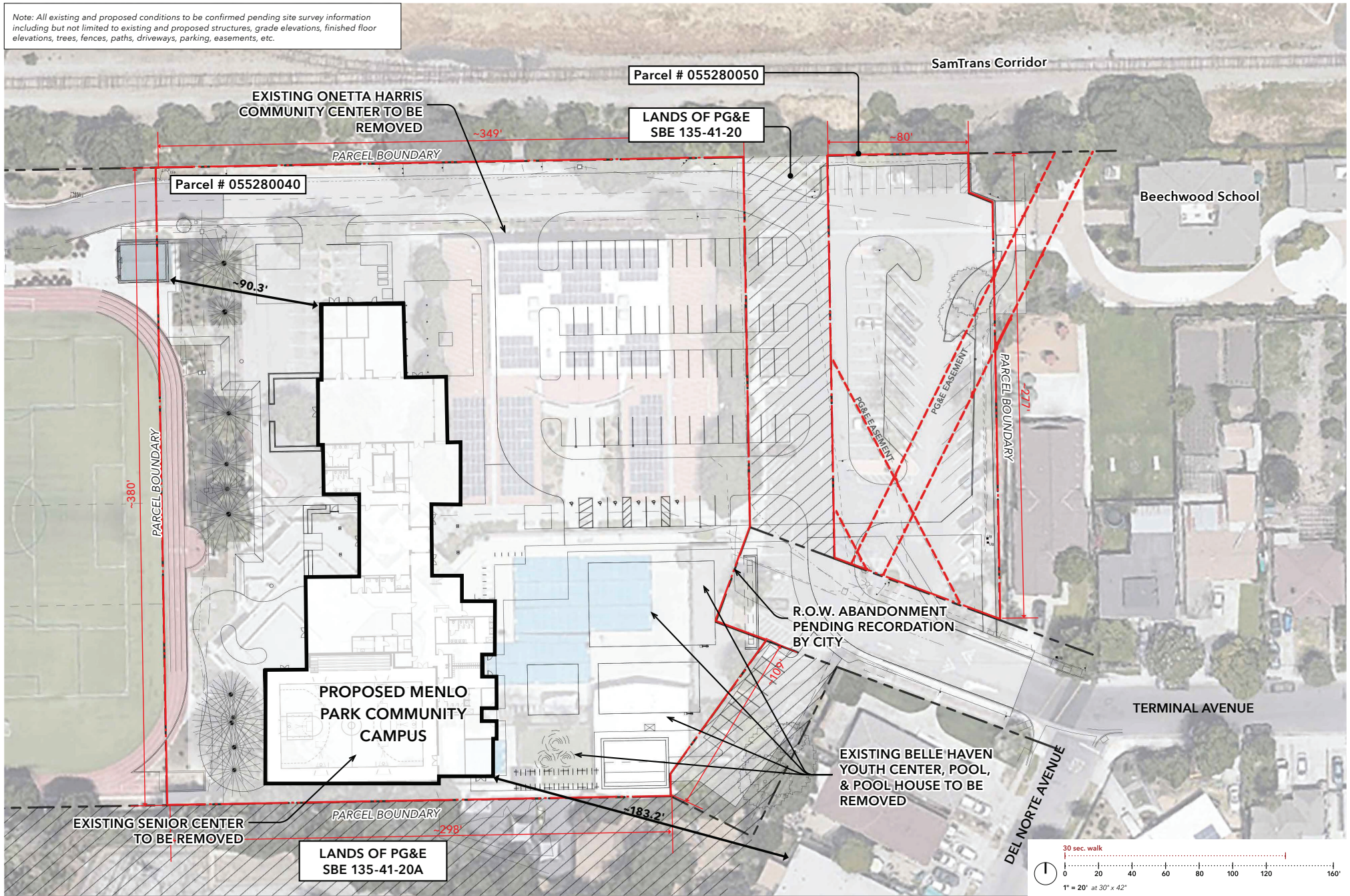
MAPPING YOUR EXPERIENCE
MAPEANDO TU EXPERENCIA

GROUP EXERCISE TALLY (Dots Total)

Community Center	Senior Center	Youth Center	Fitness	Library	Pool
Large Community Functions	Daily Lunch	After-School Activities	Cardio & Weights Room	Technology Lab	Swimming Lessons
26	29	32	30	25	27
Family Resource Center	Game Room	Teen Lounge	Gym	Story Time Space	Winter Tent
21	19	19	26	17	23
Community Classrooms	Multicultural Days	Performing Arts	Fitness Studio	Community Learning Spaces	Splash Pad
19	18	23	17	17	20
Cafe	Garden	Childcare Program	Yoga	Tutoring/Homework Center	Lap Pool
16	17	16	17	15	18
Arts& Crafts/Makerspace	Outdoor Dining	Youth Art Program	Dance Classes	Flexible Seating Area	Wading/Teaching pool
12	13	14	14	11	18
Outdoor Event Space	Painting & Ceramics	Outdoor Play	Sports	Book Self Checkout	Lawn Area
10	10	12	11	11	16
Gathering Spaces	Cooking Class	Gymnastics	Climbing Wall	Community Learning Spaces	Snack Shack
9	9	6	10	9	10
Counseling Space	Crochet & Sewing	Stroller Parking	Martial Arts	Pool Games	5
9	9	2	9	1	5
Nutrition and Health Class	Lounge	Zumba	6	1	1
7	8				1
Community Art Gallery	Movies	3			Underwater Hockey
5	3				1



Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.



Area Plan

Menlo Park Community Campus, Menlo Park, California

EXISTING BUILDING AREA SUMMARY

Youth Center Existing	Net Area (sf)	Notes
Public		
Activities Room	1,593	
Kitchen	153	
Director's Office	156	
WC	29	
WC	25	
Mechanical	28	
Storage	107	
Circulation	81	
Overall Net Area (sf)**	2,201	
Gross Building Area (sf)**	2,370	
<small>**Measured from face of int. wall from as built drawings</small>		
<small>**Measured from face of ext. wall from as built drawings</small>		

Onetta Harris Community Center	Net Area (sf)	Notes
Public		
Entrance	1,008	From renovation plans
Gym	6,913	
Gym Storage	195	Used for gym storage
Refuse Area	142	Accessed from outside
Dressing Room	341	
Dressing Room	365	Men's and Women's Locker Rooms
Women's Toilet	177	
Men's Toilet	173	
Multi-purpose Room	2,422	Area includes current storage area at the back wall
Office and Equipment	233	Currently unused / basically as circulation
Kitchen	222	
First Aid	76	Used as kitchen storage
WC	27	Awkward adjacency to multi-purpose room
Bathroom	190	
Lounge 34	184	Used as a fitness classroom
Conference 30	251	Ballet/dance). Includes storage for that room.
Office 33	184	
Office 32	376	
Conference 28	285	
Office 25	169	Used as part of the Youth Center childcare program
Office 24	169	
Office 21	169	
Office 20	169	Conference Room?
Office 19	167	
Office 18	169	← part of Fitness Room?
Work	169	
Equipment Storage	398	
Supply	142	
Janitor	36	
Circulation	1,059	
Overall Net Area (sf)**	16,580	
Gross Building Area (sf)**	17,552	
<small>**Measured from face of int. wall from as built drawings</small>		
<small>**Measured from face of ext. wall from as built drawings</small>		

Senior Center	Net Area (sf)	Notes
Public		
Vestibule	92	Front entry vestibule
Reception Desk	119	
Lobby	1,177	Includes display area near the front floors and reception desk and also circulation space with flyers near the sewing room
Lounge	1,124	Seating areas in front of the fireplace to the puzzle table
Staff Desk	149	Near the Sewing Room
Women's Bathroom	227	
Men's Bathroom	204	
Coat	85	Used for kitchen pantry storage
Sewing	736	Also used for the second harvest program, need to be able to wheel pallets into this room
Arts and Crafts	725	Painting, ceramics, two sinks
Kin Room	206	Used for peace circle, could be combined w/ library program
Computer Classroom	212	
Billiards and Games	881	
Dining Room 117	2,194	
Storage 120	142	Furniture storage
Storage 122	132	Converted from original storage room
Aide's Office	132	
Kitchen	144	
Janitor's Closet	22	Accessed through pantry storage area (originally was where the meeting room dividers were located)
Pantry 115	80	Currently not large enough, use extra storage space near front entry
Former Medical Clinic Spaces:		
Storage 116	97	
Storage 119	88	
Office 110	150	
Exam Room	145	
Senior Conference Room	241	
Administration	251	
Storage 111	100	Accessed from exterior service yard
Storage 112	101	Accessed from exterior service yard
Electric 112	95	
Overall Net Area (sf)**	11,283	
Gross Building Area (sf)**	12,385	
<small>**Measured from face of int. wall from as built drawings</small>		
<small>**Measured from face of ext. wall from as built drawings</small>		

Pool House	Net Area (sf)	Notes
Public		
Women's	270	
Men's	271	
Control	181	
Life Guard	69	
Mechanical	450	
Chlorine	24	
Circulation	247	
Overall Net Area (sf)**	1,542	
Gross Building Area (sf)**	1,773	
<small>**Measured from face of int. wall from as built drawings</small>		
<small>**Measured from face of ext. wall from as built drawings</small>		

Total Area		
Overall Net Area (sf)**	31,606	OHCC, MP Senior Center, Youth Center, Pool House
Gross Building Area (sf)**	34,080	
<small>**Measured from face of int. wall from as built drawings</small>		
<small>**Measured from face of ext. wall from as built drawings</small>		

PROPOSED BUILDING AREA SUMMARY

PLANNING APPLICATION #3 - AREA SUMMARY - 9/16/20				
Comments	Room #	Room Name	DEPARTMENT	Proposed Area
COMMUNITY CAMPUS BUILDING - FIRST FLOOR				
	298	WC	Bathroom	70
	299	WC	Bathroom	70
	339	Men's Restroom	Bathroom	200
	340	Women's Restroom	Bathroom	200
	351	Family Wc	Bathroom	71
	264	Furn Storage	BOH	272
	288	WC Storage	BOH	70
	295	Pool Storage	BOH	328
	375	Gym Storage	BOH	541
	381	OP - Booth Divider	BOH	17
	411	Janitor	BOH	43
	412	Senior Staff Storage	BOH	25
	422	WC Storage	BOH	69
	238	Corridor	Circulation	970
	400	Corridor	Circulation	267
	421	Corridor	Circulation	204
	423	Corridor	Circulation	45
	297	Gym	Fitness	7,228
	293	Prep Kitchen	Kitchen	300
	266	Commercial Kitchen	Kitchen	941
	289	WC Kitchen	Kitchen	113
	277	Children's Library	Library	1,189
	414	Reading Nook	Library	183
	293	Men's Locker Room	Locker Rooms	719
	294	Women's Locker Room	Locker Rooms	724
	296	Family Changing	Locker Rooms	93
	295	Men's Locker Room	Locker Rooms	300
	291	ESP	MEP Exempt	80
	288	MP/PC/ME	MEP Exempt	280
	384	Senior Lounge	Senior Center	1,247
	281	Life Guard/Pool Staff	Staff	200
	290	WC Staff	Staff	141
	342	Senior Staff 1	Staff	169
	356	Fitness Reception	Staff	147
	357	Book Storage / Staff	Staff	114
	420	Fitness Staff	Staff	113
	271	Reception 1	Vertical Circulation	244
	278	Express Stair	Vertical Circulation	244
	359	Stair	Vertical Circulation	287
	413	Elevator 2	Vertical Circulation	72
	276	Youth Center	Youth Center	1,943
	267	Senior Dining Room / Community Event Room	Senior Center	2,542
SUBTOTAL FIRST FLOOR (INCL. EXEMPT AREAS)				28,692
SUBTOTAL FIRST FLOOR (GROSS BUILDING AREA)				29,649
COMMUNITY CAMPUS BUILDING - SECOND FLOOR				
	436	Men's Restroom	Bathroom	200
	438	Women's Restroom	Bathroom	200
	306	Fitness Storage	BOH	114
	343	Kin Room	BOH	169
	364	Movement Studio Storage	BOH	146
	368	Janitor	BOH	67
	379	Makenspace Storage	BOH	198
	397	Corridor	Circulation	213
	415	Reception	Circulation	180
	359	Makenspace	Community Center	976
	391	Teen Lounge	Community Center	600
	408	Conference Room	Community Center	277
	417	Flex Classroom	Community Center	668
	304	Movement	Fitness	1,279
	307	Fitness	Fitness	1,211
	324	Adult Collections / Quiet Reading	Library	2,827
	409	Study/Tutoring	Library	167
	418	Study/Tutoring	Library	145
	388	ESP	MEP Exempt	80
	387	Staff	MEP Exempt	72
	410	Staff	MEP Exempt	65
	406	Staff Offices & Lounge	Staff	339
	341	Express Stair	Vertical Circulation	244
	355	Elevator 1	Vertical Circulation	104
	355	Stair	Vertical Circulation	980
	416	Elevator 2	Vertical Circulation	111
SUBTOTAL SECOND FLOOR (INCL. EXEMPT AREAS)				11,418
SUBTOTAL SECOND FLOOR (GROSS BUILDING AREA)				12,448
COMMUNITY CAMPUS BUILDING - ROOF				
	418	Express Stair	Vertical Circulation	244
		Electrical Room / Elev Overrun	Vertical Circulation	48
SUBTOTAL ROOF (INCL. EXEMPT AREAS)				292
SUBTOTAL ROOF (GROSS BUILDING AREA)				292
NET PROGRAM AREA TOTAL				35,337
COMMUNITY CAMPUS BUILDING - GROSS BUILDING AREA TOTAL				37,971
COMMUNITY CAMPUS BUILDING - GROSS BUILDING AREA TOTAL (INCL TERRACE)				39,012

POOL EQUIPMENT BUILDING	
Pool Equipment Building	2,200
POOL EQUIPMENT BUILDING - GROSS BUILDING AREA TOTAL (ESTIMATED)	2,200
GROSS FLOOR AREA CALCULATION (BOTH BUILDINGS)	
Note: Gross Floor Area is calculated per City of Menlo Park Zoning Code, Section 16.04.325 Gross Floor Area (GFA) Calculation Methodology which excludes MEP Exempt Areas, Exterior Terraces, and Exterior Stairs	
First Floor - MEP Exempt Areas	420
Second Floor - MEP Exempt Areas	215
Roof - MEP Exempt Areas	298
Pool Equipment Building (estimated)	1,267
Total MEP Exempt Areas	2,200
GROSS FLOOR AREA TOTAL (BOTH BUILDINGS)	34,729

Existing & Proposed Area Summary

Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

Menlo Park Community Center Tree Inventory

Appendix 1
Tree Survey Data

Appendix 1: Menlo Park Community Center Tree Survey by Eric Folmer, 510-410-8351

COLUMN HEADINGS DESCRIPTIONS

Tag# - Indicates the number tag attached to tree
 Species - Scientific name
 Common Name - Vernacular name
 DBH - Diameter measured in inches at 4.5 feet above soil grade; for more than one trunk it is measured below where they divide
 Heritage Tree - Having protected status by the City of Menlo Park ordinance
 Height - In feet
 Health - Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
 Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
 Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
 RPZ - Root Protection Zone: 10 times the diameter
 Notes - See below

ABBREVIATIONS AND DEFINITIONS

Embedded Bark (EB) - AKA included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.
 Codominant (CD) - The tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems of unequal diameter and size.
 Substandard or Embedded Bark (CEB) - When bark is embedded between codominant stems failure potential is increased
 Poor Vertical Distribution (PVD) - Multiple limbs attached closely together. This is a weak structure that increases risk of failure
 Live Crown Ratio (LCR) - The height of the canopy structure with leaves or buds in relation to the total height of the tree. A low LCR is a risk factor
 Trunk Wound (TW)

Notes

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
1	<i>Olea europaea</i>	Olive	14	NO	15	G	G	G	12	
2	<i>Quercus agrifolia</i>	Coast Live Oak	0.5	NO	7.5	G	F	F	0.5	
3	<i>Olea europaea</i>	Olive	11	NO	14	G	G	G	9	
4	<i>Olea europaea</i>	Olive	7.5	NO	14	F	F	F	6	
5	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	NO	5	G	G	G	2	
6	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	NO	5	G	G	G	2	
7	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
8	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
9	<i>Cedrus deodara</i>	Deodar Cedar	17	YES	30	G	G	G	12.5	
10	<i>Morus alba</i>	Mulberry	8	NO	15	P	P	P	7	Sunscaid
11	<i>Morus alba</i>	Mulberry	10	NO	15	P	G	F	8	Sunscaid
12	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
13	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
14	<i>Platanus x hispanica</i>	London Plane	3.5	NO	15	G	G	G	3	
15	<i>Platanus x hispanica</i>	London Plane	7.5	NO	20	G	G	G	6	
16	<i>Platanus x hispanica</i>	London Plane	5.5	NO	18	G	G	G	4.5	
17	<i>Quercus agrifolia</i>	Coast Live Oak	17	YES	30	P	P	P	14	EB, PVD, TW, Crack
18	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	25	G	P	P	11	CDEB
19	<i>Quercus agrifolia</i>	Coast Live Oak	10.5	YES	18	F	F	F	9	TWS
20	<i>Quercus agrifolia</i>	Coast Live Oak	17.5	YES	32	G	F	F	14.5	
21	<i>Quercus agrifolia</i>	Coast Live Oak	13.5	YES	20	G	G	G	11	EB
22	<i>Quercus agrifolia</i>	Coast Live Oak	7	NO	14	F	F	F	6	
23	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	G	F	F	13	
24	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	30	G	F	F	11	
25	<i>Quercus agrifolia</i>	Coast Live Oak	21	YES	30	G	G	G	17.5	
26	<i>Liquidambar styraciflua</i>	Liquidambar	17	YES	30	G	G	G	14	
27	<i>Liquidambar styraciflua</i>	Liquidambar	16.5	YES	30	G	F	G	14	
28	<i>Fraxinus oxyacarpa 'Raywood'</i>	Raywood Ash	7	NO	15	G	G	G	6	

Menlo Park Community Center Tree Inventory

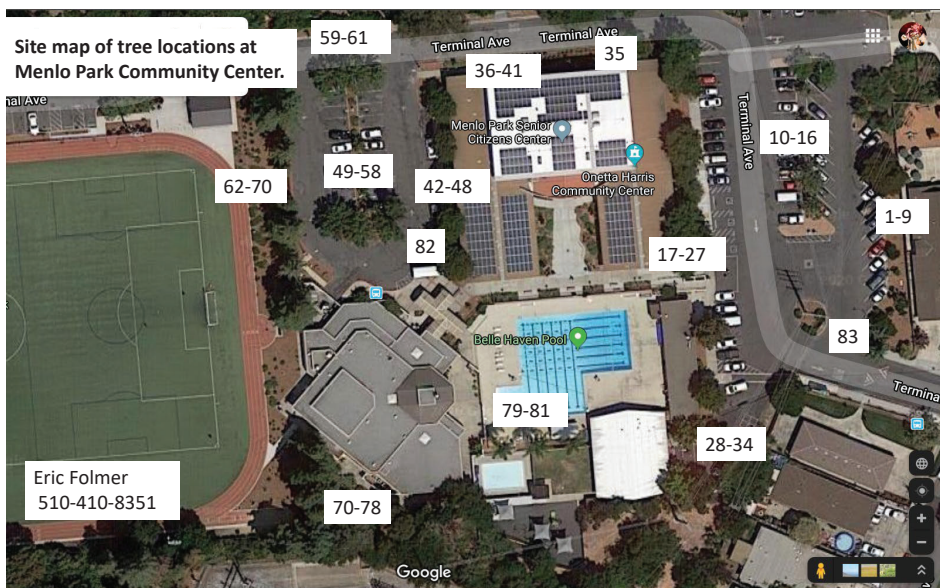
Appendix 1
Tree Survey Data

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
29	<i>Prunus sp.</i>	Cherry Plum	9	NO	20	G	P	P	7.5	
30	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	25	G	F	F	17	
31	<i>Prunus sp.</i>	Cherry Plum	26	YES	30	G	P	P	22	Multi-trunk, crowded
32	<i>Quercus kelloggii</i>	California Black Oak	10	YES	25	G	G	G	8	
33	<i>Quercus kelloggii</i>	California Black Oak	8	NO	20	P	F	P	7	
34	<i>Quercus kelloggii</i>	California Black Oak	6	NO	18	G	F	F	5	Bleeding trunk wound
35	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	P	F	P	13	EB, TW
36	<i>Tilia cordata</i>	Little leaf Linden	1.5	NO	12	G	G	G	1	
37	<i>Tilia cordata</i>	Little leaf Linden	1.5	NO	12	G	G	G	1	
38	<i>Tilia cordata</i>	Little leaf Linden	2	NO	12	G	G	G	2	
39	<i>Tilia cordata</i>	Little leaf Linden	2	NO	12	G	G	G	2	
40	<i>Arbutus x marina</i>	Arbutus	2.5	NO	8	G	G	G	2	
41	<i>Arbutus x marina</i>	Arbutus	1.5	NO	6	G	G	G	1	
42	<i>Pistacia chinensis</i>	Chinese pistache	1.5	NO	9	G	P	P	1	Broken
43	<i>Lagerstroemia indica</i>	Crape Myrtle	10	NO	25	G	G	G	8	
44	<i>Lagerstroemia indica</i>	Crape Myrtle	9	NO	25	G	F	F	7.5	
45	<i>Lagerstroemia indica</i>	Crape Myrtle	9.5	NO	26	G	F	G	8	
46	<i>Lagerstroemia indica</i>	Crape Myrtle	9.5	NO	25	G	F	G	8	
47	<i>Lagerstroemia indica</i>	Crape Myrtle	11	NO	28	G	F	G	9	
48	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6.5	G	G	G	1	
49	<i>Pyrus calleryana</i>	Flowering pear	8	NO	22	G	F	G	7	
50	<i>Pyrus calleryana</i>	Flowering pear	12	NO	24	G	F	F	10	
51	<i>Pyrus calleryana</i>	Flowering pear	12	NO	22	G	P	F	10	PVD
52	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	15	G	G	G	6	
53	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	17	G	F	F	6	
54	<i>Pyrus calleryana</i>	Flowering pear	17	YES	28	G	P	F	14	CDEB
55	<i>Pyrus calleryana</i>	Flowering pear	12.5	NO	25	G	F	F	10	EB
56	<i>Pyrus calleryana</i>	Flowering pear	14	NO	28	G	F	F	12	CDEB
57	<i>Acer palmatum</i>	Japanese maple	10.5	NO	10	G	F	G	8	
58	<i>Podocarpus macrophyllus</i>	Podocarpus	6	NO	12	G	G	G	5	
59	<i>Prunus sp.</i>	Flowering plum	0.75	NO	5	G	G	G	1	
60	<i>Prunus sp.</i>	Flowering plum	1	NO	7	G	G	G	1	
61	<i>Prunus sp.</i>	Flowering plum	1	NO	9	G	G	G	1	
62	<i>Sequoia sempervirens</i>	Redwood	36	YES	70	G	G	G	30	
63	<i>Sequoia sempervirens</i>	Redwood	33	YES	60	G	F	G	27.5	CDEB
64	<i>Sequoia sempervirens</i>	Redwood	14	NO	28	P	P	F	12	TW
65	<i>Sequoia sempervirens</i>	Redwood	11	NO	22	F	F	F	9	
66	<i>Sequoia sempervirens</i>	Redwood	42	YES	56	F	F	F	35	
67	<i>Sequoia sempervirens</i>	Redwood	11	NO	42	G	G	G	9	CD, EB
68	<i>Sequoia sempervirens</i>	Redwood	22	YES	46	F	G	G	18	
69	<i>Sequoia sempervirens</i>	Redwood	10	NO	46	P	P	P	8	TW, decay
70	<i>Sequoia sempervirens</i>	Redwood	35	YES	70	G	G	G	29	
71	<i>Sequoia sempervirens</i>	Redwood	30	YES	54	F	G	G	25	

Menlo Park Community Center Tree Inventory

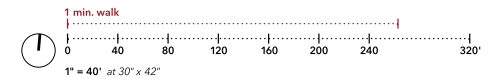
Appendix 1
Tree Survey Data

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
72	<i>Sequoia sempervirens</i>	Redwood	53	YES	60	G	G	G	44	Double trunk measured at base
73	<i>Sequoia sempervirens</i>	Redwood	31	YES	65	G	G	G	26	
74	<i>Sequoia sempervirens</i>	Redwood	24.5	YES	64	G	G	G	21	
75	<i>Quercus agrifolia</i>	Coast Live Oak	24	YES	40	G	F	G	20	EB, growing in fence
76	<i>Acacia melanocylon</i>	Black acacia	11	NO	45	G	P	P	9	LCR, against fence on the outside
77	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	30	G	P	G	7	One-sided, leaning over wall from the outside
78	<i>Podocarpus macrophyllus</i>	Podocarpus	18	YES	18	G	F	G	15	Multi-trunk measured at base
79	<i>Syngonium nanosaffiana</i>	Queen palm	11.5	NO	30	G	G	G	9.5	
80	<i>Syngonium nanosaffiana</i>	Queen palm	12	NO	32	G	G	G	10	
81	<i>Syngonium nanosaffiana</i>	Queen palm	15	YES	25	G	G	G	12.5	
82	<i>Podocarpus macrophyllus</i>	Podocarpus	7	NO	20	G	G	G	6	
83	<i>Quercus agrifolia</i>	Coast Live Oak	8	NO	15	F	P	P	7	Poor structure, lower trunk bleeding



Preliminary Arborist Report

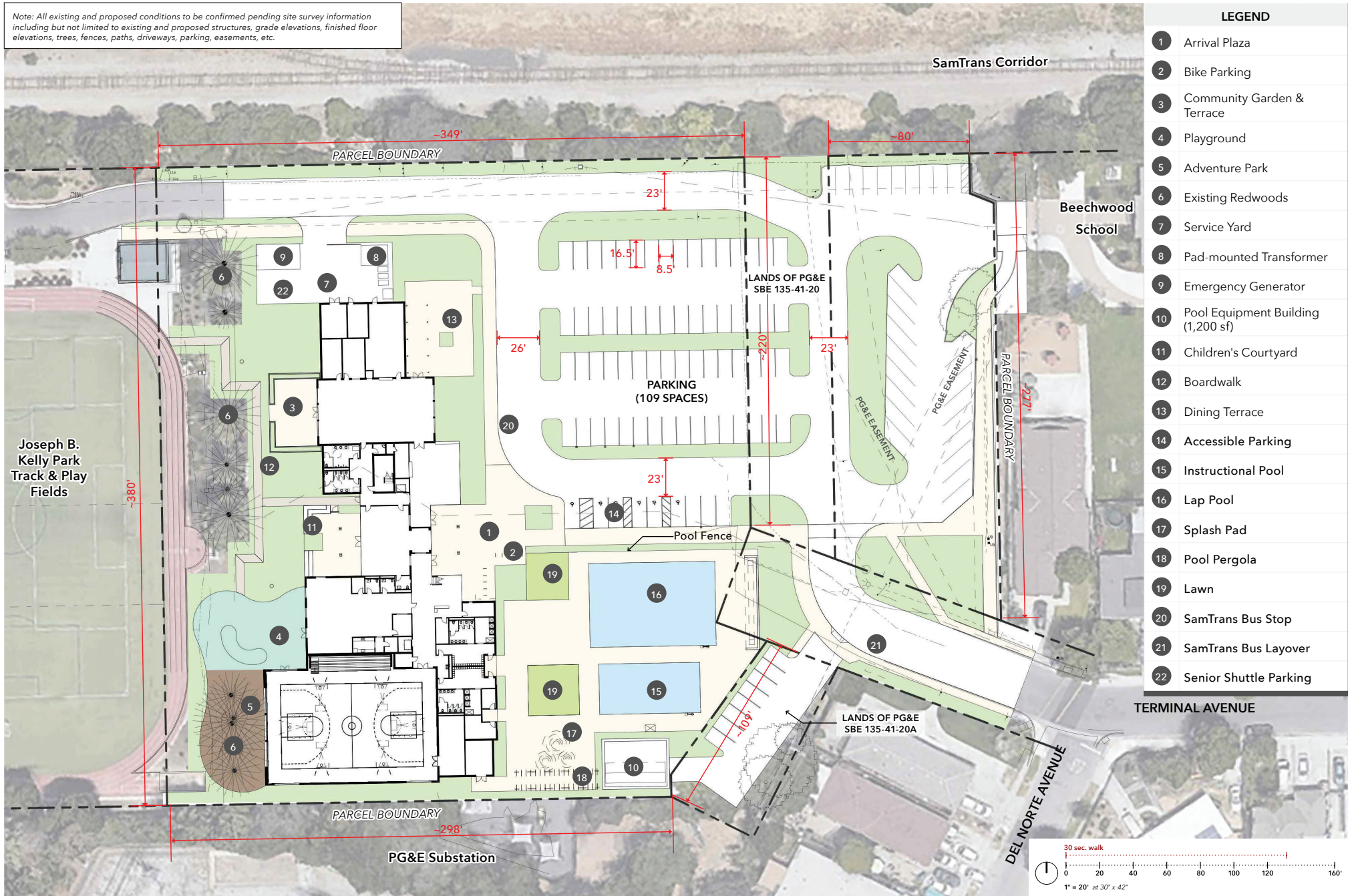
Menlo Park Community Campus, Menlo Park, California



Overall Illustrative Site Plan

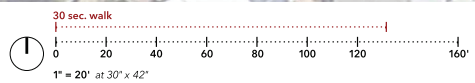
Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

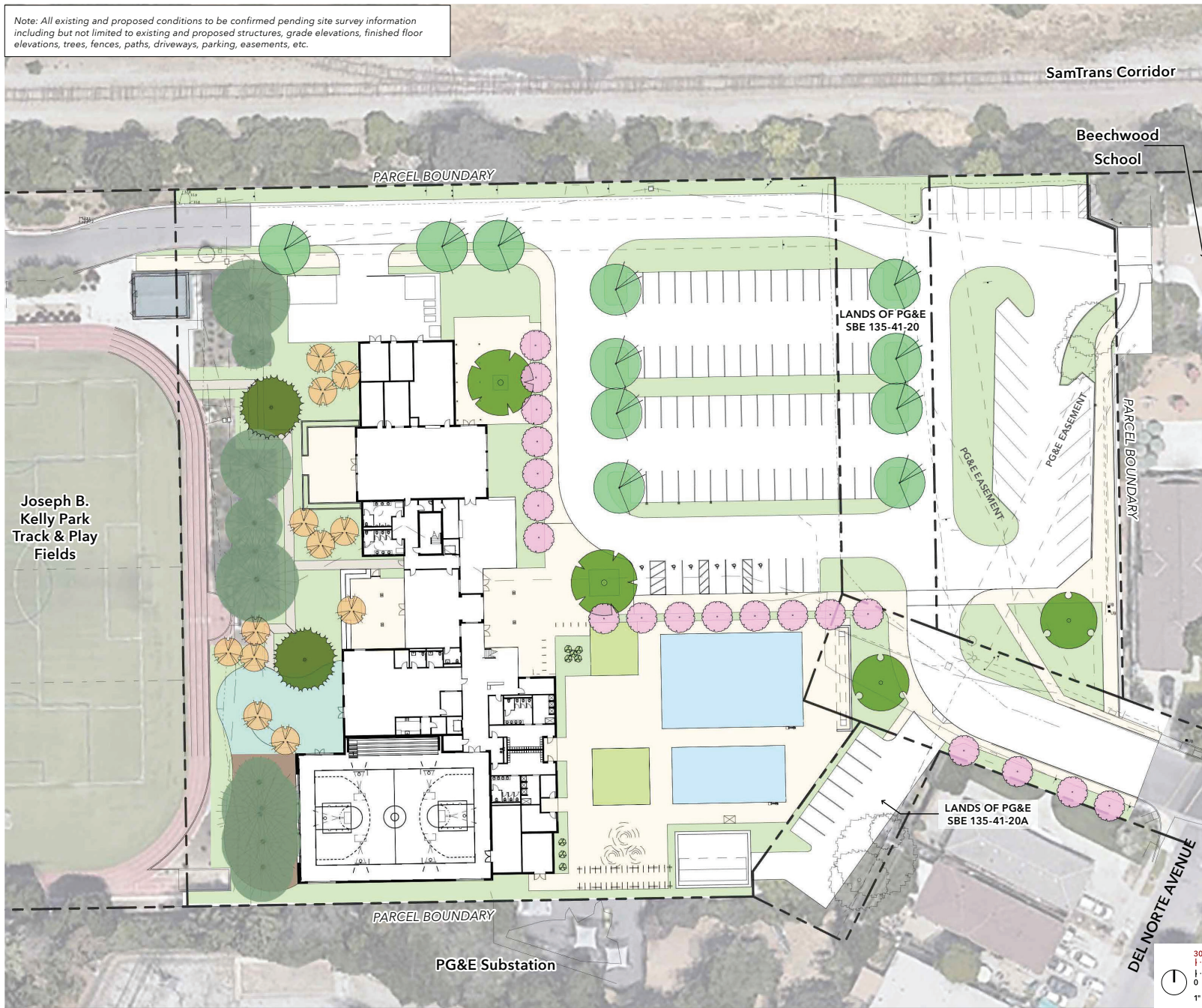


LEGEND	
1	Arrival Plaza
2	Bike Parking
3	Community Garden & Terrace
4	Playground
5	Adventure Park
6	Existing Redwoods
7	Service Yard
8	Pad-mounted Transformer
9	Emergency Generator
10	Pool Equipment Building (1,200 sf)
11	Children's Courtyard
12	Boardwalk
13	Dining Terrace
14	Accessible Parking
15	Instructional Pool
16	Lap Pool
17	Splash Pad
18	Pool Pergola
19	Lawn
20	SamTrans Bus Stop
21	SamTrans Bus Layover
22	Senior Shuttle Parking

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



Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.



Symbol	Botanical Name	Common Name	Size
TREES			
		Existing Redwoods	
	<i>Acer Circinatum</i>	Vine Maple	36" box
	<i>Cordyline Australis</i>	Grass Palm	24" box
	<i>Lagerstroemia 'Natchez'</i>	Crape Myrtle	36" box
	<i>Platanus acerifolia 'Columbia'</i>	London Plane Tree	36" box
	<i>Quercus agrifolia</i>	Coast Live Oak	96" box
	<i>Quercus agrifolia</i>	Coast Live Oak	48" box
	<i>Sequoia sempervirens 'Aptos Blue'</i>	Coast Redwood	48" BOX
SHRUBS, PERENNIALS, AND GROUND COVERS			
	<i>Achillea millefolium</i>	Common Yarrow	1 gal
	<i>Aloe striatula</i>	Hardy Aloe	5 gal
	<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita	5 gal
	<i>Arctostaphylos 'Howard McMillin'</i>	Howard McMillin Manzanita	15 gal
	<i>Ceanothus horizontalis 'Yankee Point'</i>	Yankee Point Ceanothus	5 gal
	<i>Cercis occidentalis</i>	Western Redbud	15 gal
	<i>Dianella revoluta 'Little Rev'</i>	Little Rev Flax Lily	1 gal
	<i>Euphorbia rigida</i>	Narrow-leaved Spurge	5 gal
	<i>Mahonia aquifolium 'Golden Abundance'</i>	Oregon grape	5 gal
	<i>Ribes sanguineum</i>	Redflower Currant	5 gal
	<i>Phormium 'Black Adder'</i>	New Zealand Flax	5 gal
	<i>Phormium 'Duet'</i>	New Zealand Flax	5 gal
	<i>Phormium 'Tom Thumb'</i>	New Zealand Flax	5 gal
	<i>Rhamnus californica</i>	California Coffeeberry	5 gal
	<i>Rosmarinus officinalis</i>	Rosemary	5 gal
	<i>Salvia leucantha</i>	Mexican Bush Sage	5 gal
GRASSES			
	<i>Festuca mairei</i>	Atlas Fescue	1 gal
	<i>Helictotrichon sempervirens</i>	Blue Out Grass	1 gal
	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal
	Dwarf Tall Fescue	Turfgrass	Sod
BIORETENTION			
	<i>Artistida purpurea</i>	Purple Three-awn	1 gal
	<i>Carex divulsa</i>	Berkeley Sedge	1 gal
	<i>Chondropetalum tectorum</i>	Small Cape Rush	1 gal
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1 gal
	<i>Festuca mairei</i>	Atlas Fescue	1 gal
	<i>Iris douglasiana</i>	Pacific Coast Iris	1 gal
	<i>Juncus patens</i>	Blue Rush	1 gal
	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal

Proposed Landscape Plan

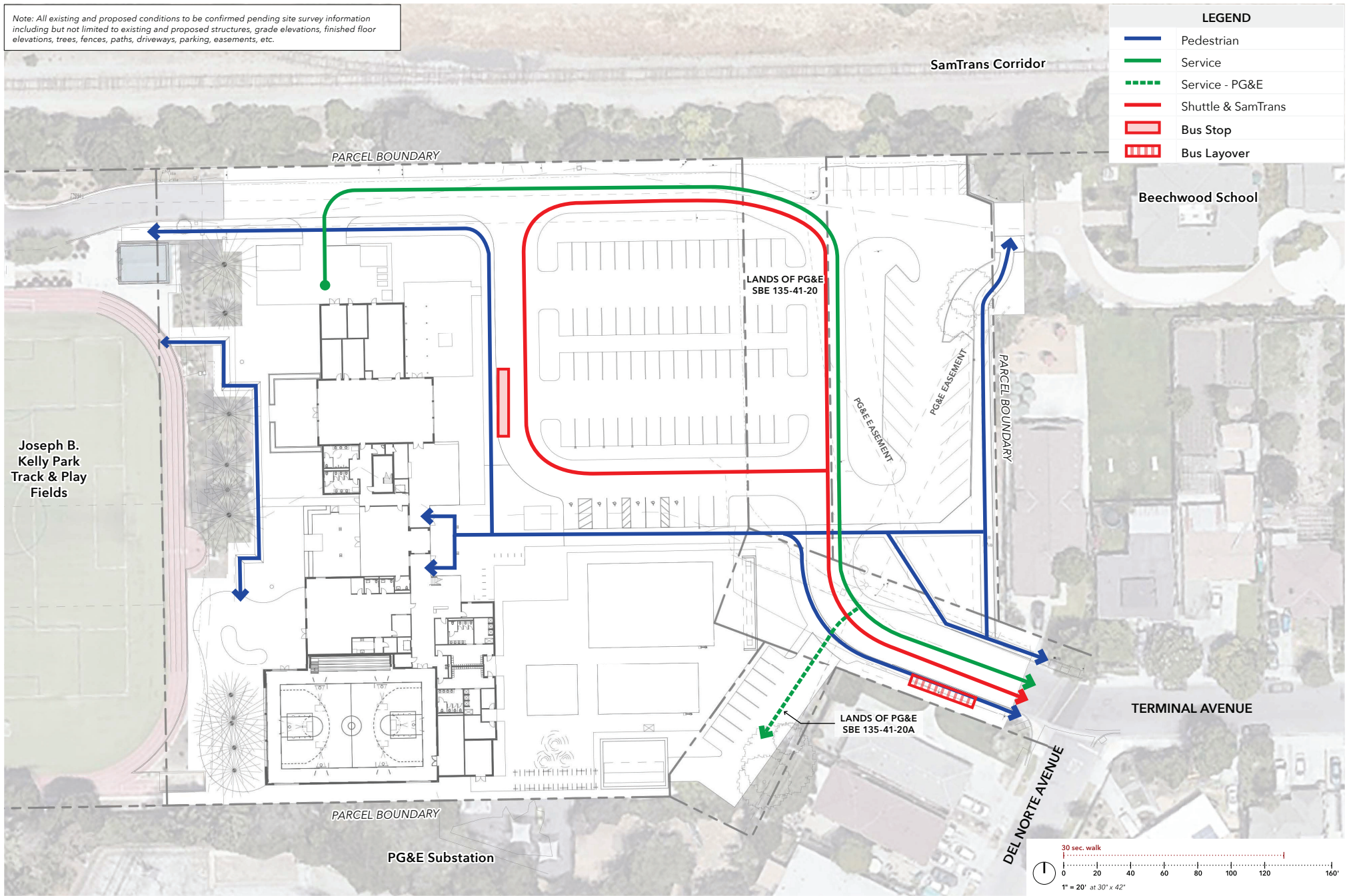
Menlo Park Community Campus, Menlo Park, California

C10

L5.01

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

LEGEND	
	Pedestrian
	Service
	Service - PG&E
	Shuttle & SamTrans
	Bus Stop
	Bus Layover







Proposed Circulation Plan

Menlo Park Community Campus, Menlo Park, California

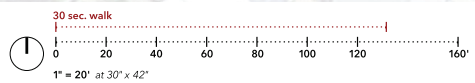
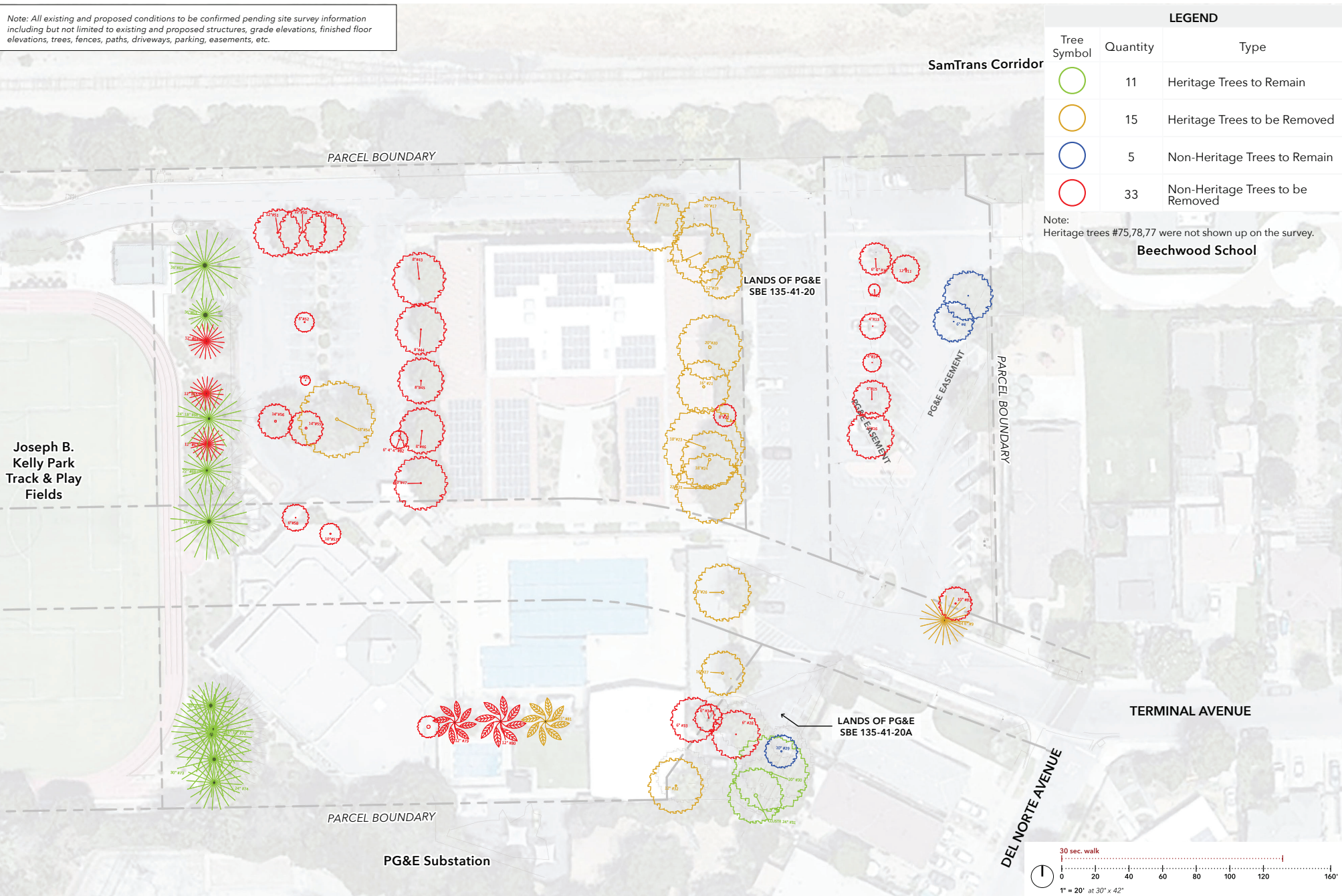
C11

L8.01

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

LEGEND		
Tree Symbol	Quantity	Type
	11	Heritage Trees to Remain
	15	Heritage Trees to be Removed
	5	Non-Heritage Trees to Remain
	33	Non-Heritage Trees to be Removed

Note: Heritage trees #75,78,77 were not shown up on the survey.



Tree Removal Plan

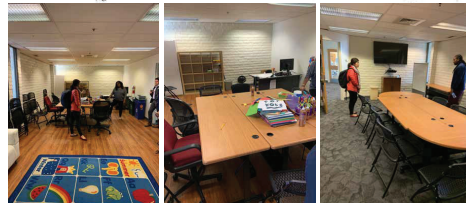
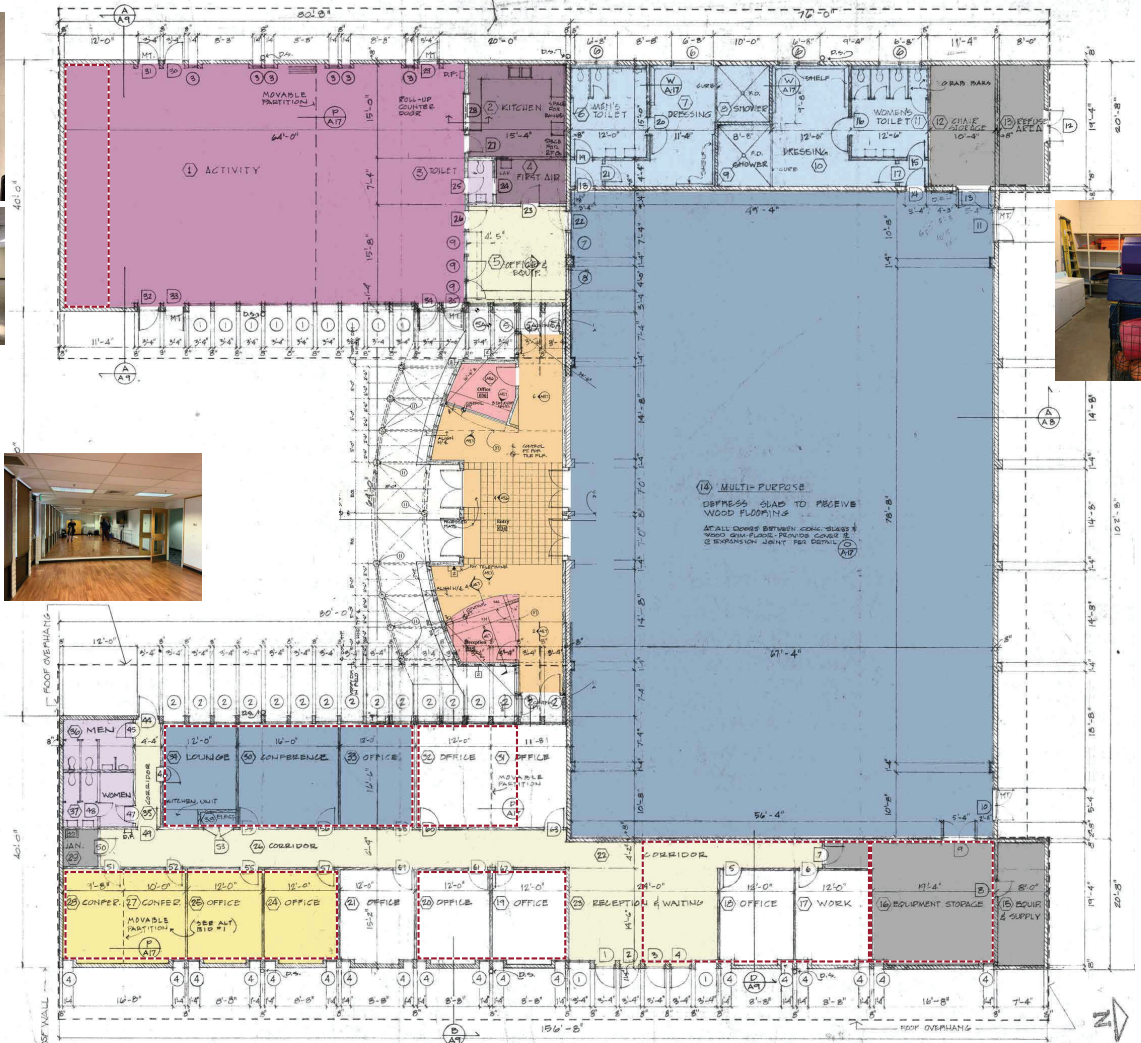
Menlo Park Community Campus, Menlo Park, California

KEY PLAN



Onetta Harris Community Center	Net Area (sf)	Notes
Public		
Entrance	1,008	From renovation plans
Gym	6,913	
Gym Storage	195	Used for gym storage
Refuse Area	142	Accessed from outside
Dressing Room	341	
Dressing Room	365	Men's and Women's Locker Rooms
Women's Toilet	177	
Men's Toilet	173	
Multi-purpose Room	2,422	Area includes current storage area at the back wall Currently unused / basically as circulation
Office and Equipment	233	
Kitchen	222	
First Aid	76	Used as kitchen storage
WC	27	Awkward adjacency to multi-purpose room
Bathroom	190	
Lounge 34	182	Used as a fitness classroom
Conference 30	251	(ballet/dance). Includes storage for that room.
Office 33	184	
Office 32	376	
Conference 28	285	Used as part of the Youth Center childcare program
Office 25	169	
Office 24	169	
Office 21	169	
Office 20	169	
Office 19	169	Conference Room?
Office 18	169	<- part of Fitness Room?
Work	169	
Equipment Storage	398	
Supply	142	
Janitor	36	
Circulation	1,059	
Overall Net Area (sf)*	16,580	
Gross Building Area (sf)**	17,552	

*Measured from face of int. wall from as built drawings
 **Measured from face of ext. wall from as built drawings



1/8" = 1'-0" at 30' x 42"

Existing - Onetta Harris Community Center - First Floor Plan

Menlo Park Community Campus, Menlo Park, California

C13

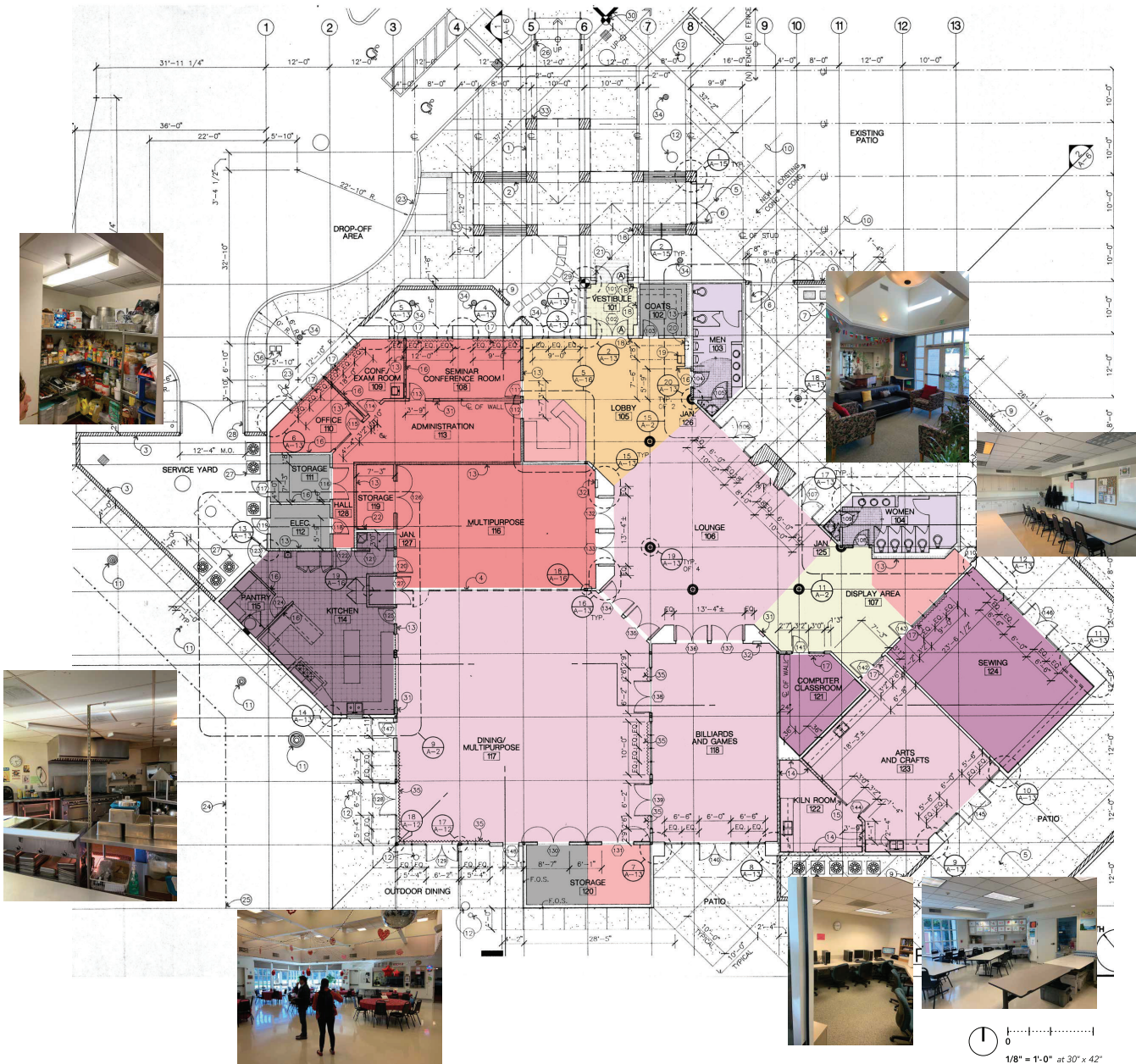
A1.01

KEY PLAN



Senior Center	Net Area (sf)	Notes
Public		
Vestibule	92	Front entry vestibule
Reception Desk	119	
Lobby	1,177	Includes display area near the front doors and reception desk and also circulation space with flyers near the sewing room
Lounge	1,124	Seating areas in front of the fireplace to the puzzle table
Staff Desk	149	Near the Sewing Room
Women's Bathroom	227	
Men's Bathroom	204	
Coats	85	
Sewing	736	Used for kitchen pantry storage Also used for the second harvest program, need to be able to wheel pallets into this room
Arts and Crafts	725	Painting, ceramics, two sinks
Kiln Room	206	
Computer Classroom	212	Used for peace circle, could be combined w/ library program
Billiards and Games	881	
Dining Room 117	2,194	
Storage 120	132	Furniture storage
Avideh's Office	132	Converted from original storage room
Kitchen	264	
Janitor's Closet	22	Accessed through pantry storage area (originally was where the meeting room dividers were located)
Pantry 115	80	Currently not large enough, use extra storage space near front entry
Former Medical Clinic Spaces:		
Multi-Purpose 116	877	
Storage 119	88	
Office 110	150	
Exam Room	145	
Seminar Conference Room	241	
Administration	425	
Storage 111	101	Accessed from exterior service yard
Electric 112	95	Accessed from exterior service yard
Overall Net Area (sf)*	11,283	
Gross Building Area (sf)**	12,385	

*Measured from face of int. wall from as built drawings
**Measured from face of ext. wall from as built drawings



1/8" = 1'-0" at 30" x 42"

Existing - Menlo Park Senior Center - First Floor Plan

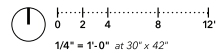
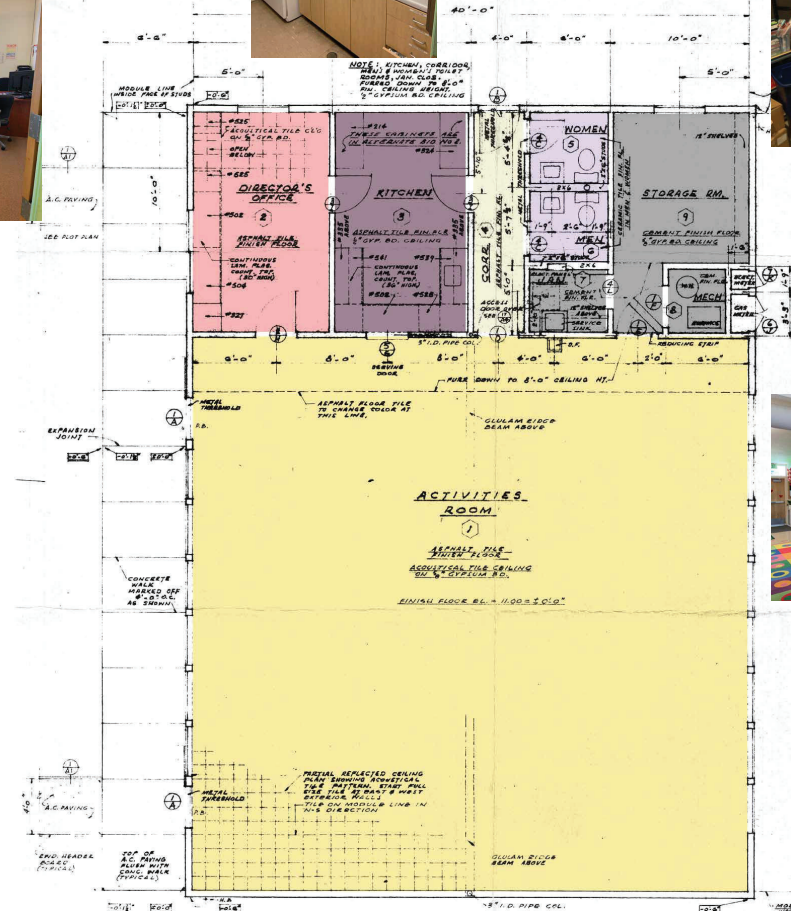
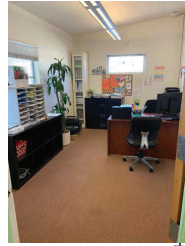
Menlo Park Community Campus, Menlo Park, California

KEY PLAN



Youth Center Existing	Net Area (sf)	Notes
Public		
Activities Room	1,573	
Kitchen	153	
Director's Office	156	
WC	29	
WC	29	
JC	25	
Mechanical	28	
Storage	107	
Circulation	81	
Overall Net Area (sf)*	2,201	
Gross Building Area (sf)**	2,370	

*Measured from face of int. wall from as built drawings
 **Measured from face of ext. wall from as built drawings



Existing - Belle Haven Youth Center - First Floor Plan

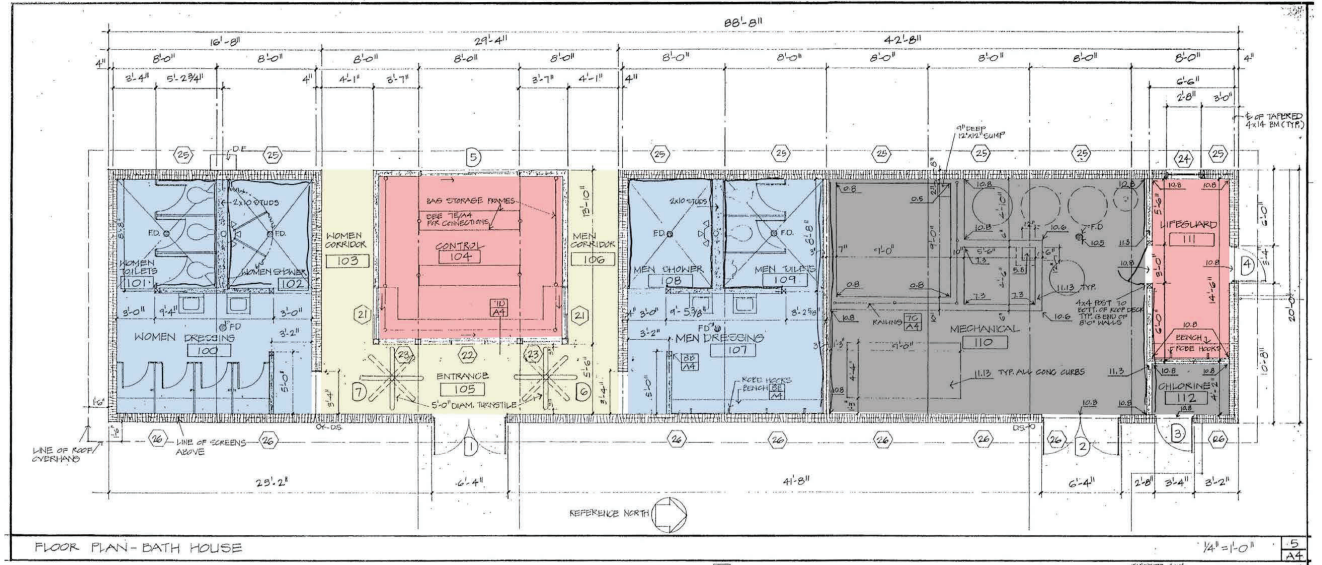
Menlo Park Community Campus, Menlo Park, California

KEY PLAN



Pool House	Net Area (sf)	Notes
Public		
Women's	270	
Men's	271	
Control	181	
Lifeguard	89	
Mechanical	460	
Chlorine	24	
Circulation	247	
Overall Net Area (sf)**	1,542	
Gross Building Area (sf)**	1,773	

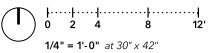
*Measured from face of int. wall from as built drawings
 **Measured from face of ext. wall from as built drawings



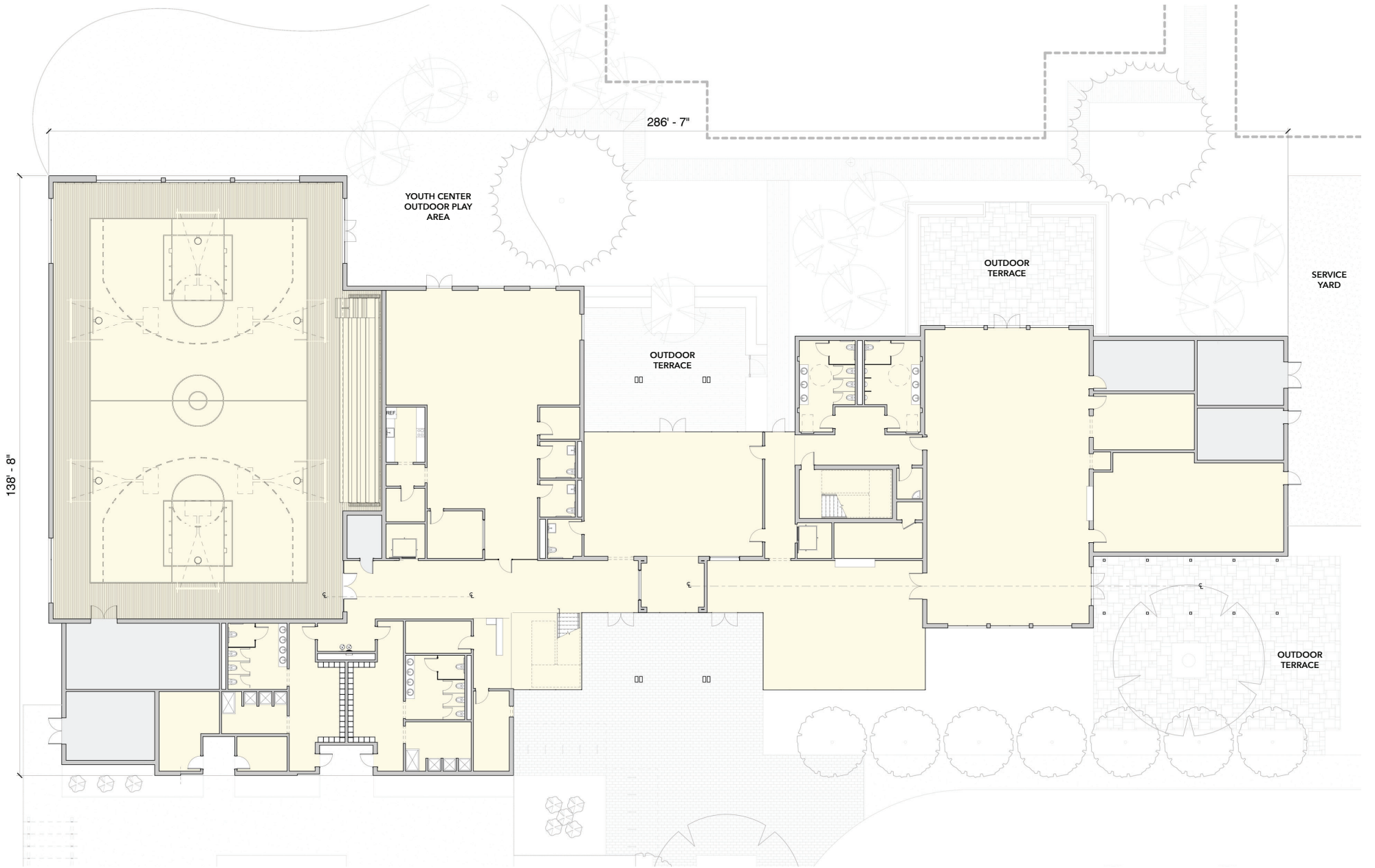
Existing - Belle Haven Pool House- First Floor Plan

Menlo Park Community Campus, Menlo Park, California

C16



A1.04

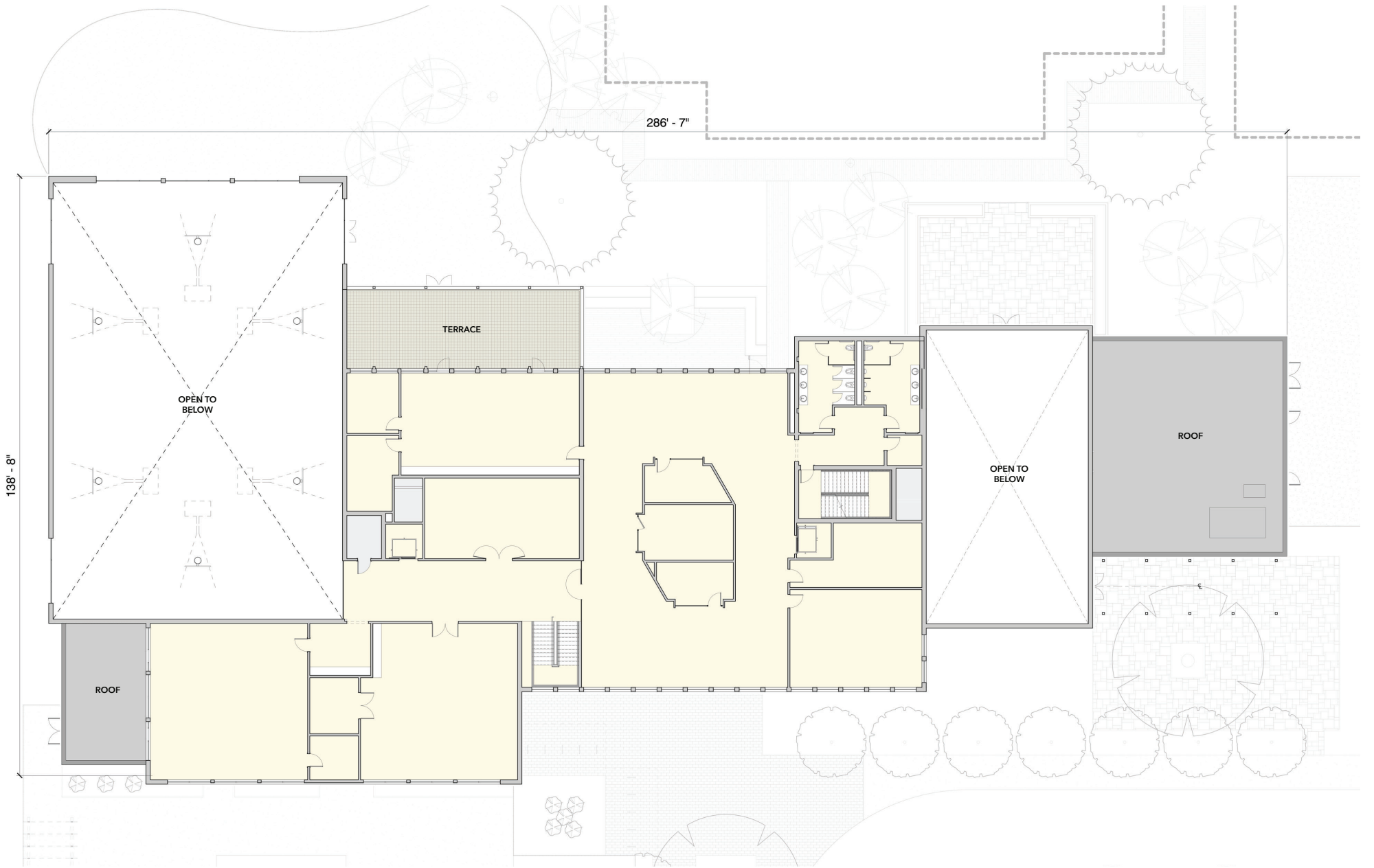


Proposed - Floor Plan - 1st Floor

Menlo Park Community Campus, Menlo Park, California

C17

A2.01



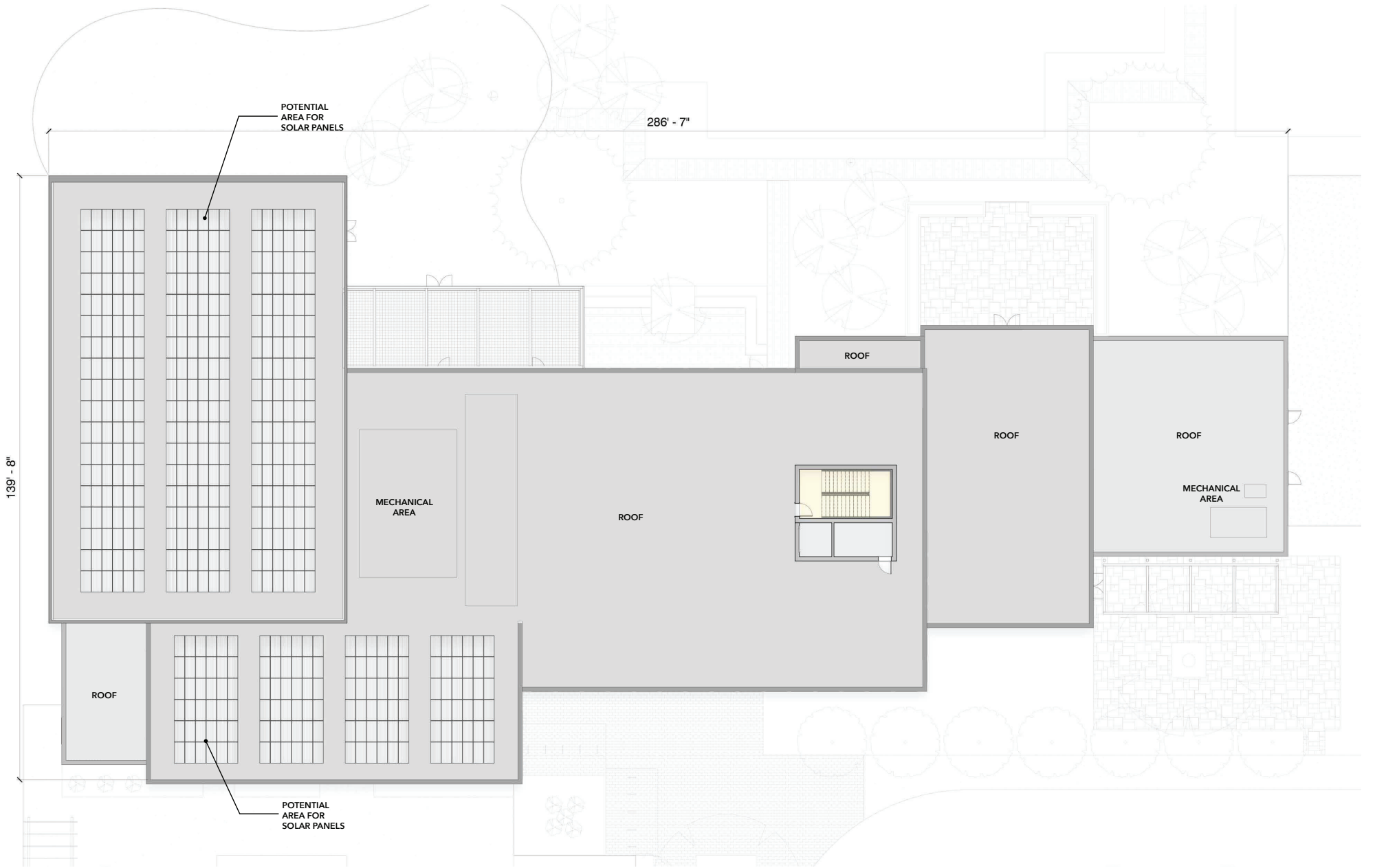
1/8" = 1'-0" at 30" x 42"


Proposed - Floor Plan - 2nd Floor

Menlo Park Community Campus, Menlo Park, California

C18

A2.02





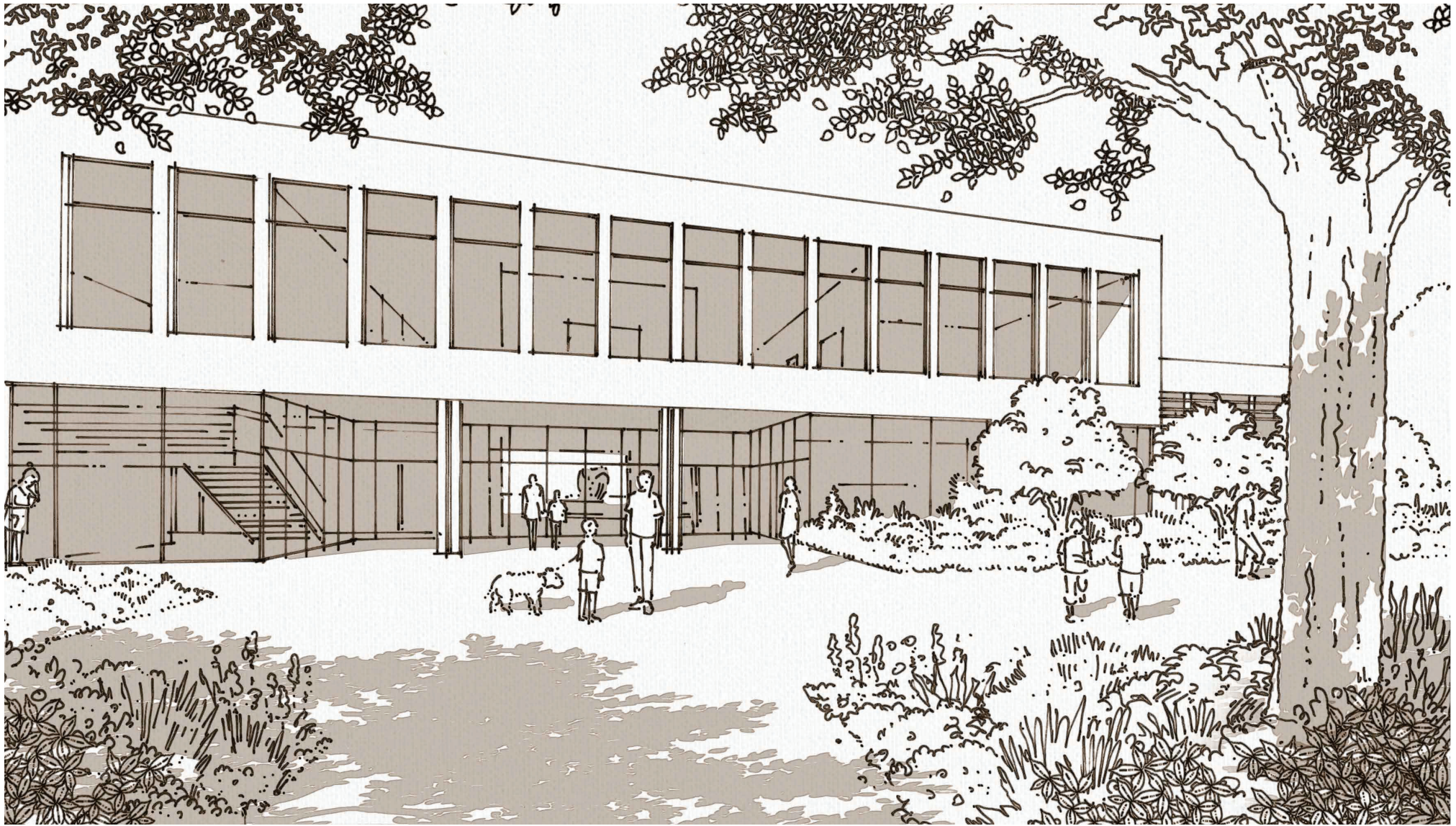
 1/8" = 1'-0" at 30" x 42"

Proposed - Roof Plan

Menlo Park Community Campus, Menlo Park, California

C19

A2.03



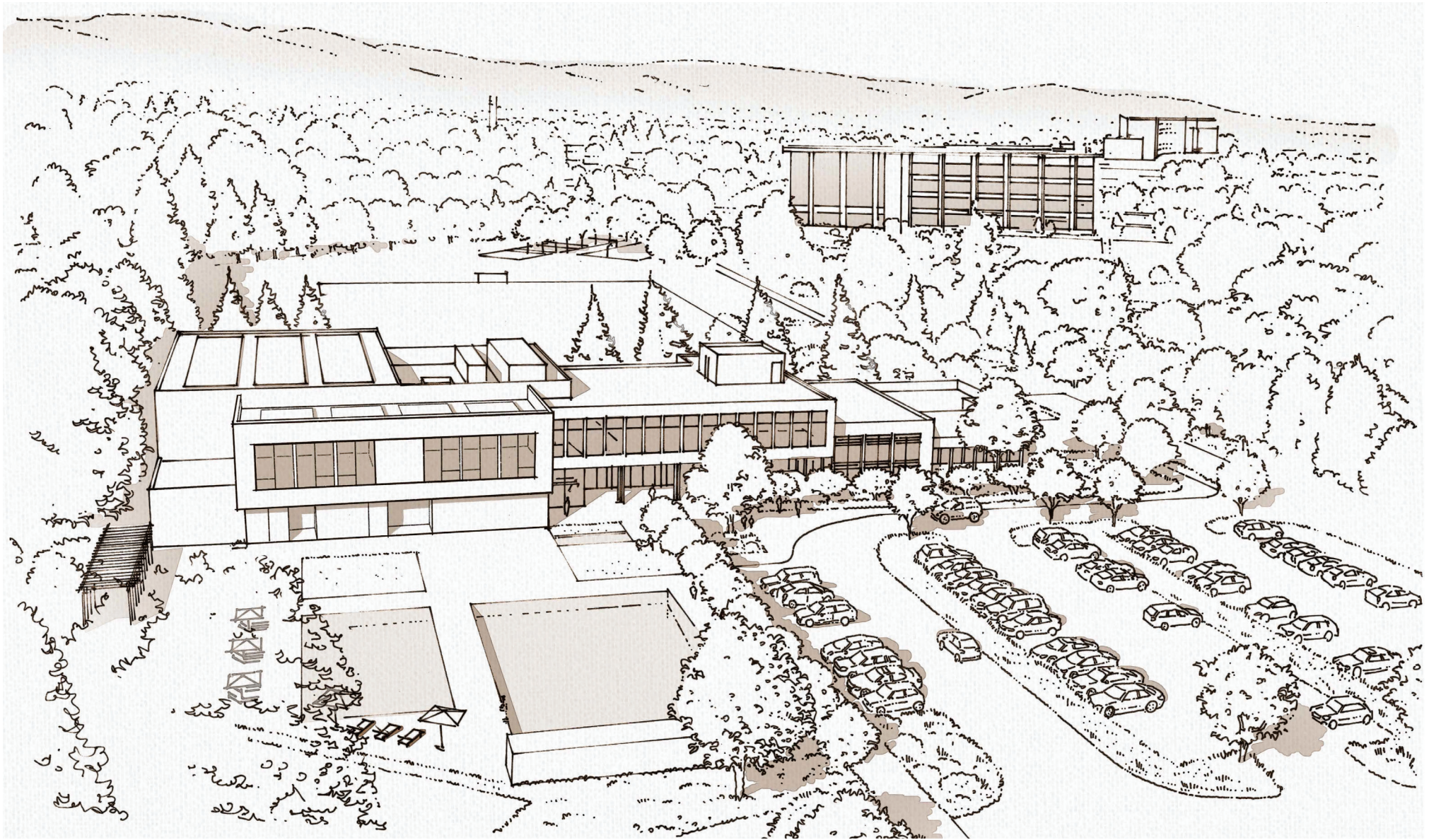
PERSPECTIVE VIEW AT BUILDING ENTRY

Exterior Building Perspective

Menlo Park Community Campus, Menlo Park, California

C20

A3.00



AERIAL PERSPECTIVE VIEW

Exterior Building Perspective

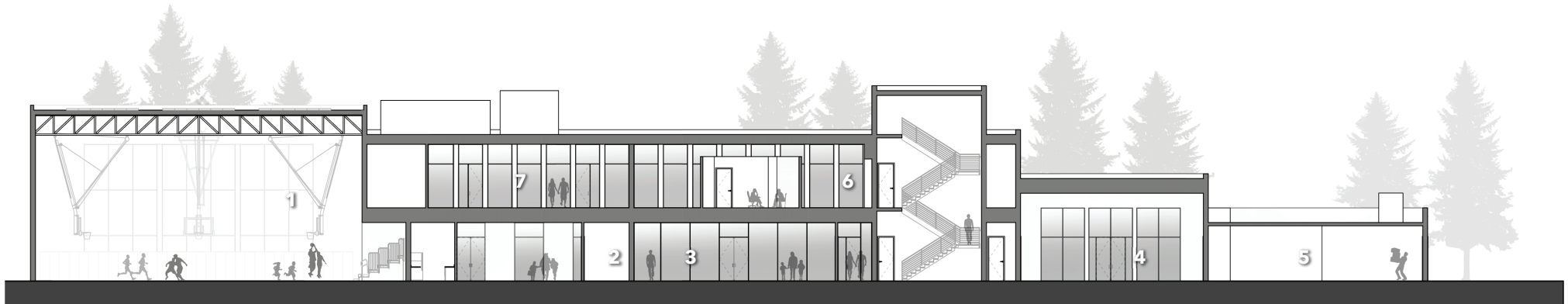
Menlo Park Community Campus, Menlo Park, California

C21

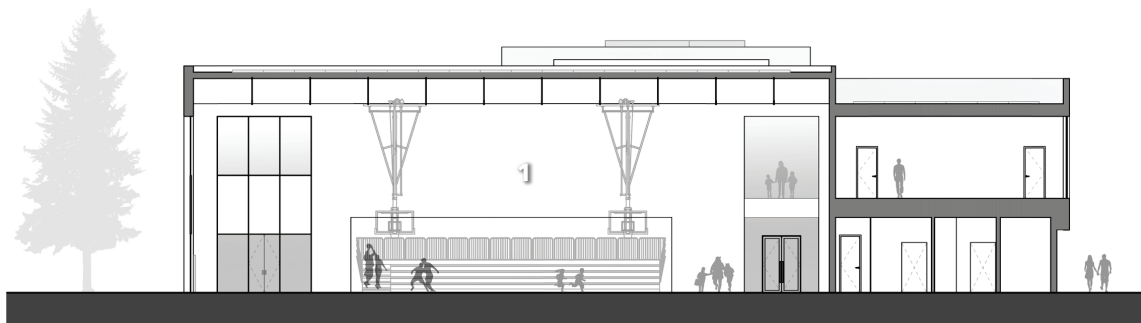
A3.01

LEGEND

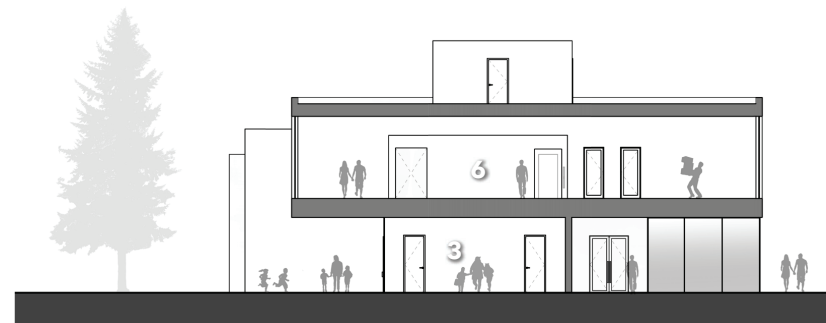
- 1 Gymnasium
- 2 Youth Center
- 3 Childrens Library
- 4 Senior Dining & Community Room
- 5 Commercial Kitchen
- 6 Library
- 7 Makerspace



SECTION - LONGITUDINAL THROUGH GYMNASIUM & COMMUNITY EVENT ROOM



SECTION - CROSS SECTION THROUGH GYMNASIUM



SECTION - CROSS SECTION THROUGH LIBRARY

1/8" = 1'-0" at 30" x 42"

Diagrammatic Building Sections

Menlo Park Community Campus, Menlo Park, California

C22

A4.01



METAL PANEL (SELECT AREAS)



GLASS



RAINSCREEN FACADE



RAINSCREEN FACADE



RAINSCREEN FACADE

Material Concept Imagery

Menlo Park Community Campus, Menlo Park, California

C23

A5.01

Menlo Park Community Campus Proposal - Project Description*Purpose of the proposal*

On December 16, 2019, Facebook submitted a formal offer letter to the Menlo Park City Council describing its intent to collaborate with the community and City to explore funding and development of a new multigenerational community campus on the site of the current Onetta Harris Community Center, Menlo Park Senior Center, and Belle Haven Youth Center located at 100-110 Terminal Avenue. Facebook's goal is to give residents a welcoming place to gather, celebrate, and reinforce the social fabric that makes the Belle Haven neighborhood unique. It should be noted that this is a standalone endeavor by Facebook and is not connected to any other Facebook project.

Existing and Proposed Uses

Currently, the Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, Belle Haven Pool and Pool House, and Kelly Park form a community recreation campus in the Belle Haven neighborhood. Existing uses are as follows:

Onetta Harris Community Center:

- Gymnasium
- Multi-purpose room
- Warming kitchen
- Community classroom spaces
- Small fitness room

Menlo Park Senior Center:

- Dining Hall
- Lounge
- Billiards/game room
- Classroom spaces
- Computer lab
- Commercial kitchen
- Community garden

Belle Haven Youth Center:

- Activities room for the Belle Haven after-school program
- Staff offices
- Storage

Belle Haven Pool House

- Lifeguard/staff spaces
- Locker Rooms
- Pool equipment and storage

The new multi-generational community campus will combine all of the existing uses into one centralized building, along with a new branch library, that will provide a mix of recreation and activity spaces. Per the City of Menlo Park Zoning Code, Section 16.04.325, the gross floor area (GFA) of the proposed building is 35,725 sf which excludes all MEP exempt areas (including the Pool Equipment Building) and exterior terraces. The proposed uses are as follows:

- Gymnasium
- Youth Center
- Locker Rooms
- Senior Dining Room / Community Event Room—a divisible room that will serve the dual purpose of the Senior Center dining room and an event rental space
- Senior Lounge / Lobby
- Commercial Kitchen and storage
- Flexible classroom spaces
- Movement studio (dance classes, yoga, etc.)
- Fitness Room (cardio, weights, etc.)
- Library distributed throughout the building including storytime space, teen lounge, homework center, conference room, and flexible classroom spaces

The City of Menlo Park has requested that a new pool be added to the scope of this project. We are exploring building a new pool, to be financed by the City of Menlo Park.

Basis for site layout

The proposed building placement and site layout is based on the desire to more directly connect the Belle Haven neighborhood with Kelly Park and to improve access and circulation. The existing parking lots will be combined into a single parking lot that facilitates school drop-offs, senior center shuttle and bus access, bike/pedestrian access, and service vehicles.

In addition to improved circulation, the building placement and site layout will enhance the operational efficiencies of the campus. The new Youth Center space located on the first floor of the building will have more direct access to a new playground (or the existing playground will be relocated) as well as Kelly Park. The new locker rooms will be shared between the fitness spaces and located adjacent to the new pool. Furthermore, a series of outdoor community gathering spaces and amenities will be dispersed throughout the site. On the ground level, an outdoor courtyard and boardwalk system connect the Children’s Library to the adjacent

playground and provide access to Kelly Park. The combined Senior Center Dining Room / Community Event Room have a complementary outdoor dining terrace on the eastern side of the building as well as access to the new community garden and terrace on the western side. On the second floor, the Makerspace has an adjacent terrace that overlooks Kelly Park.

Architectural style, materials, and colors

The proposed building will be a contemporary style with colors and materials that are still to be determined at this time. Please refer to Sheet A5.01 for conceptual material imagery.

Community Engagement and Outreach Efforts

The community engagement and outreach for the project will consist of a series of community meetings and workshops as described below:

Community Workshop #1 – January 11, 2020

The first community workshop was held on January 11, 2020 at the Menlo Park Senior Center. The initial concept designs were presented, and the community members were invited to provide feedback on a series of programming posters and a small massing model of the project. There was also a brief question and answer session where members of the community raised concerns about the naming of the facility and the interim services that would be provided during construction. Approximately 130 people attended the meeting. The presentation slides and feedback that was received are located on the City's website here: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>.

Community Workshop #2–February 9, 2020

The second community meeting was held on February 9, 2020 at the Menlo Park Senior Center. At this meeting, Facebook and Hart Howerton presented a project overview and summary of Community Workshop #1. Participants were then asked to participate in a group exercise. Each table was given six sheets of paper describing feedback received from the community regarding the community center, senior center, youth center, library, fitness center and pool. Participants at each table were asked to identify their top three most important functions/spaces in each category.

The presentation slides and feedback that was received are located on the City's website here: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>.

Community Workshop #3-- *To be held as the Planning Commission Study Session on 10/5/20.*

Site map of tree locations at Menlo Park Community Center.



Eric Folmer
510-410-8351

Appendix 1. Menlo Park Community Center Tree Survey by Eric Folmer, 510-410-8351

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree

Species - Scientific name

Common Name - Vernacular name

DBH - Diameter measured in inches at 4.5 feet above soil grade; for more than one trunk it is measured below where they divide

HeritageTree - Having protected status by the City of Menlo Park ordinance

Height - In feet

Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying

Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous

Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor

RPZ- Root Protection Zone: 10 times the diameter

Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes

Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.

Codominant (CD) - The tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems of unequal diameter and size.

Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems failure potential is increased

Poor Vertical Distribution (PVD) - Multiple limbs attached closely together. This is a weak structure that increases risk of failure

Live Crown Ratio (LCR). The height of the canopy structure with leaves or buds in relation to the total height of the tree. A low LCR is a risk factor

Trunk Wound (TW)

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
1	<i>Olea europaea</i>	Olive	14	NO	15	G	G	G	12	
2	<i>Quercus agrifolia</i>	Coast Live Oak	0.5	NO	7.5	G	F	G	0.5	
3	<i>Olea europaea</i>	Olive	11	NO	14	G	G	G	9	
4	<i>Olea europaea</i>	Olive	7.5	NO	14	F	F	F	6	
5	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	NO	5	G	G	G	2	
6	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	NO	5	G	G	G	2	
7	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
8	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
9	<i>Cedrus deodara</i>	Deodar Cedar	17	YES	30	G	G	G	12.5	
10	<i>Morus alba</i>	Mulberry	8	NO	15	P	P	P	7	Sunscald
11	<i>Morus alba</i>	Mulberry	10	NO	15	p	G	F	8	Sunscald
12	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
13	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
14	<i>Platanus x hispanica</i>	London Plane	3.5	NO	15	G	G	G	3	
15	<i>Platanus x hispanica</i>	London Plane	7.5	NO	20	G	G	G	6	
16	<i>Platanus x hispanica</i>	London Plane	5.5	NO	18	G	G	G	4.5	
17	<i>Quercus agrifolia</i>	Coast Live Oak	17	YES	30	P	P	P	14	EB, PVD, TWs, Crack
18	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	25	G	P	P	11	CDEB
19	<i>Quercus agrifolia</i>	Coast Live Oak	10.5	YES	18	F	F	F	9	TWS
20	<i>Quercus agrifolia</i>	Coast Live Oak	17.5	YES	32	G	F	F	14.5	
21	<i>Quercus agrifolia</i>	Coast Live Oak	13.5	YES	20	G	G	G	11	EB
22	<i>Quercus agrifolia</i>	Coast Live Oak	7	NO	14	F	F	F	6	
23	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	G	F	G	13	
24	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	30	G	F	F	11	
25	<i>Quercus agrifolia</i>	Coast Live Oak	21	YES	30	G	G	G	17.5	
26	<i>Liquidambar styraciflua</i>	Liquidambar	17	YES	30	G	G	G	14	
27	<i>Liquidambar styraciflua</i>	Liquidambar	16.5	YES	30	G	F	G	14	
28	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	7	NO	15	G	G	G	6	

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
29	<i>Prunus sp.</i>	Cherry Plum	9	NO	20	G	P	P	7.5	
30	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	25	G	F	F	17	
31	<i>Prunus sp.</i>	Cherry Plum	26	YES	30	G	P	P	22	Multi-trunk, crowded
32	<i>Quercus kelloggii</i>	California Black Oak	10	YES	25	G	G	G	8	
33	<i>Quercus kelloggii</i>	California Black Oak	8	NO	20	P	F	P	7	
34	<i>Quercus kelloggii</i>	California Black Oak	6	NO	18	G	F	F	5	Bleeding trunk wound
35	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	P	F	P	13	EB, TW
36	<i>Tilia cordata</i>	Little leaf linden	1.5	NO	12	G	G	G	1	
37	<i>Tilia cordata</i>	Little leaf linden	1.5	NO	12	G	G	G	1	
38	<i>Tilia cordata</i>	Little leaf linden	2	NO	12	G	G	G	2	
39	<i>Tilia cordata</i>	Little leaf linden	2	NO	12	G	G	G	2	
40	<i>Arbutus x marina</i>	Arbutus	2.5	NO	8	G	G	G	2	
41	<i>Arbutus x marina</i>	Arbutus	1.5	NO	6	G	G	G	1	
42	<i>Pistacia chinensis</i>	Chinese pistache	1.5	NO	9	G	P	P	1	Broken
43	<i>Lagerstroemia indica</i>	Crape Myrtle	10	NO	25	G	G	G	8	
44	<i>Lagerstroemia indica</i>	Crape Myrtle	9	NO	25	G	F	F	7.5	
45	<i>Lagerstroemia indica</i>	Crape Myrtle	9.5	NO	26	G	F	G	8	
46	<i>Lagerstroemia indica</i>	Crape Myrtle	9.5	NO	25	G	F	G	8	
47	<i>Lagerstroemia indica</i>	Crape Myrtle	11	NO	28	G	F	G	9	
48	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6.5	G	G	G	1	
49	<i>Pyrus calleryana</i>	Flowering pear	8	NO	22	G	F	G	7	
50	<i>Pyrus calleryana</i>	Flowering pear	12	NO	24	G	F	F	10	
51	<i>Pyrus calleryana</i>	Flowering pear	12	NO	22	G	P	F	10	PVD
52	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	15	G	G	G	6	
53	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	17	G	F	F	6	
54	<i>Pyrus calleryana</i>	Flowering pear	17	YES	28	G	P	F	14	CDEB
55	<i>Pyrus calleryana</i>	Flowering pear	12.5	NO	25	G	F	F	10	EB
56	<i>Pyrus calleryana</i>	Flowering pear	14	NO	28	G	F	F	12	CDEB
57	<i>Acer palmatum</i>	Japanese maple	10.5	NO	10	G	F	G	8	
58	<i>Podocarpus macrophyllus</i>	Podocarpus	6	NO	12	G	G	G	5	
59	<i>Prunus sp.</i>	Flowering plum	0.75	NO	5	G	G	G	1	
60	<i>Prunus sp.</i>	Flowering plum	1	NO	7	G	G	G	1	
61	<i>Prunus sp.</i>	Flowering plum	1	NO	9	G	G	G	1	
62	<i>Sequoia sempervirens</i>	Redwood	36	YES	70	G	G	G	30	
63	<i>Sequoia sempervirens</i>	Redwood	33	YES	60	G	F	G	27.5	CDEB
64	<i>Sequoia sempervirens</i>	Redwood	14	NO	28	P	P	F	12	TW
65	<i>Sequoia sempervirens</i>	Redwood	11	NO	22	F	F	F	9	
66	<i>Sequoia sempervirens</i>	Redwood	42	YES	56	F	F	F	35	
67	<i>Sequoia sempervirens</i>	Redwood	11	NO	42	G	G	G	9	CD, EB
68	<i>Sequoia sempervirens</i>	Redwood	22	YES	46	F	G	G	18	
69	<i>Sequoia sempervirens</i>	Redwood	10	NO	46	P	P	P	8	TW, decay
70	<i>Sequoia sempervirens</i>	Redwood	35	YES	70	G	G	G	29	
71	<i>Sequoia sempervirens</i>	Redwood	30	YES	54	F	G	G	25	

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
72	<i>Sequoia sempervirens</i>	Redwood	53	YES	60	G	G	G	44	Double trunk measured at base
73	<i>Sequoia sempervirens</i>	Redwood	31	YES	65	G	G	G	26	
74	<i>Sequoia sempervirens</i>	Redwood	24.5	YES	64	G	G	G	21	
75	<i>Quercus agrifolia</i>	Coast Live Oak	24	YES	40	G	F	G	20	EB, growing in fence
76	<i>Acacia melanoxylon</i>	Black acacia	11	NO	45	G	P	P	9	LCR, against fence on the outside
77	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	30	G	P	G	7	One-sided, leaning over wall from the outside
78	<i>Podocarpus macrophyllus</i>	Podocarpus	18	YES	18	G	F	G	15	Multi-trunk measured at base
79	<i>Syagrus romanzoffiana</i>	Queen palm	11.5	NO	30	G	G	G	9.5	
80	<i>Syagrus romanzoffiana</i>	Queen palm	12	NO	32	G	G	G	10	
81	<i>Syagrus romanzoffiana</i>	Queen palm	15	YES	25	G	G	G	12.5	
82	<i>Podocarpus macrophyllus</i>	Podocarpus	7	NO	20	G	G	G	6	
83	<i>Quercus agrifolia</i>	Coast Live Oak	8	NO	15	F	P	P	7	Poor structure, lower trunk bleeding

Turner, Christopher R

From: Mark Watkins <mark.edward.watkins@gmail.com>
Sent: Saturday, April 25, 2020 2:05 PM
To: Turner, Christopher R
Subject: Solar at bellehaven project

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.

Hi Chris,

I am a resident of Menlo Park and also a solar developer. I think the commission should consider solar power on carport shade structures over some, most, or all of the parking spaces at the new Belle Haven project. It gets very hot in the summer there, as my kids' soccer tournaments at Kelly taught me, and parking shade would be a very valuable feature of the new development.

Battery power may also be a good option for resiliency, and/or rate shifting, or and/or peak demand shaving. There are substantial state incentives for battery capacity now, especially given the low income nature of this location, perhaps making batteries a good alternative, or supplement, to the diesel generator.

I won't go into the benefits of carport or rooftop solar power, although of course there are many... One strong point to make however is that current tax incentives mean that solar can probably be a no-cost system to the city coupled with electricity rates on parity with the local utility, via a PPA (Power Purchase Agreement).

This idea could be a win for all parties and I wanted to make sure you had it in mind. I have not done any detailed analysis on the site but could come up with a presentation or proposal if desired.

Thank you,

Mark Watkins
650.743.5412