



# **Facebook West Campus**

Public Outreach Meeting  
October 18, 2012



## Meeting Purpose

- Update on Project Status
- Permitting Process Overview
- Discussion of Project Proposal
- Obtain Input on Project Proposal and Public Benefits Ideas



## Required Review and Permits

- Rezoning from M-2 to M-2-X and Conditional Development Permit
- Lot Merger
- Heritage Tree Removal Permits
- Below Market Rate Housing Agreement
- Development Agreement
- Environmental Review
- Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program



## Updates since May 2012

- May and June – East Campus Entitlements Approved by City Council
  - EIR for East and West Campuses certified
  - FIA completed for East and West Campuses
- June 28 – Preliminary West Campus Submittal
- August 27 – Plan Set Submittal
- September 11 – Council Review of Permitting Schedule
- September 24 – Planning Commission Study Session



# Site Location

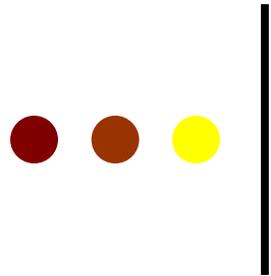






## Development Agreement

- Requested by the applicant
- Provides mechanism for City to grant longer-term approval in exchange for demonstrable public benefit
- City seeks input on public benefit ideas
- Council to provide direction on Development Agreement parameters October 30<sup>th</sup>



# East Campus Development Agreement Parameters

- Provide a source of on-going revenue for as long as the land use entitlement to exceed 3,600 employees is in place.
- Provide one-time items in the form of public improvements or studies that would benefit the surrounding area.
- Provide a mechanism for funding programs and services that meet on-going community needs.
- Pursue a commitment to fund housing opportunities in the City and surrounding region.
- Pursue a trip cap penalty amount that is severe enough to ensure compliance with the project description



# East Campus Development Agreement Term Sheet

- City Benefits
- Community Benefits
- Environmental Commitments
- Pedestrian and Bicycle  
Enhancements
- Mutual Commitments



# Environmental Review

- EIR for East and West Campus proposals certified by Council on May 29<sup>th</sup>, and found:
  - **No impacts** – Agriculture and Minerals
  - **Less than significant impacts** – Geology and Soils, Greenhouse Gases, Land Use, Population and Housing, Public Services and Wind



## Environmental Review (cont.)

- EIR for East and West Campus proposals certified by Council on May 29<sup>th</sup>, and found:
  - **Less than significant with Mitigation** – Aesthetics, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology, Utilities
  - **Significant and Unavoidable** – Air Quality, Noise, Transportation



## Environmental Review (cont.)

- Project refinements require additional environmental review
- Staff anticipates preparation of an addendum to the EIR will be required
- Submittal of detailed project proposal requires consideration of Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program



## Next Steps

- October 30<sup>th</sup> – Council Consideration of Development Agreement Parameters
- February 2013 – Council review of term sheet
- February 2013 – Housing Commission review of BMR Agreement
- February 2013 – Planning Commission review of Project Proposal
- March 2013 – Council review of Project Proposal



## We Want Your Input!!

- Questions and Answers
- Please Use Comment Cards to Provide Input on:
  - Project Proposal
  - Public Benefit Ideas
- Comments via email will also be accepted through next Tuesday – [rmgrossman@menlopark.org](mailto:rmgrossman@menlopark.org)