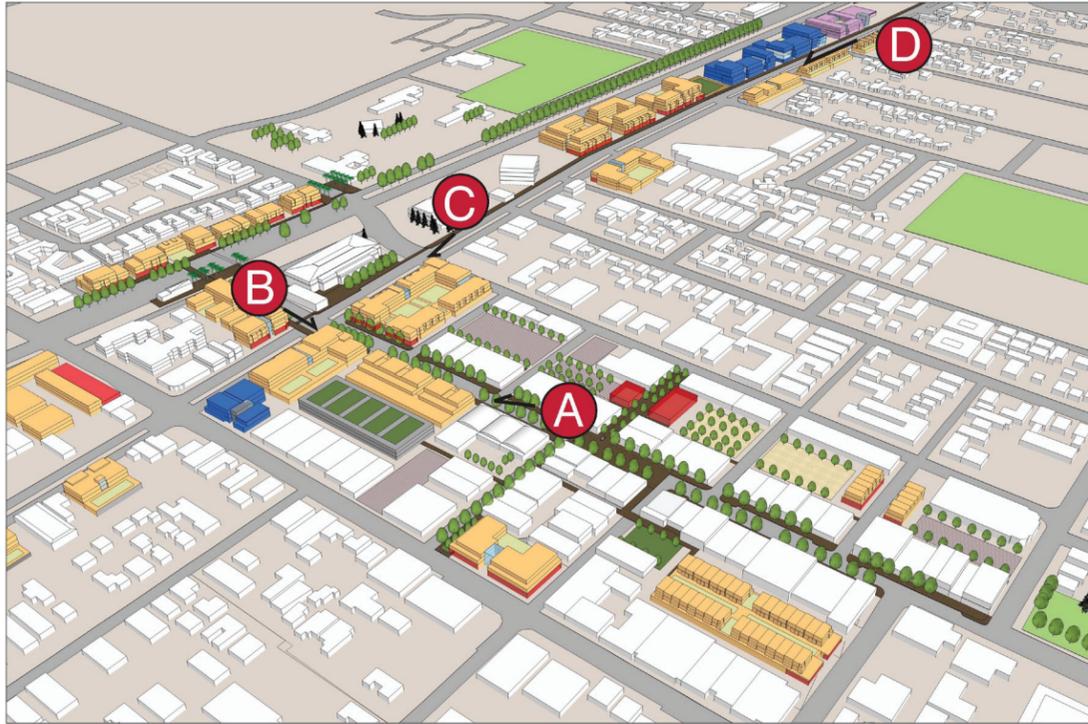


Height + Massing

Potential Scenario of Development



Downtown Village Character

The Emerging Plan supports and enhances Downtown's village character, defined as a pedestrian-oriented district with smaller-scale buildings (2 to 3 stories), individual storefronts, local "authentic" businesses, and informal public spaces.

El Camino Real/Station Area Character

In support of transit and downtown businesses, the El Camino Real Corridor and Station Area fosters a pedestrian-oriented district with a higher intensity of development (3 to 5 stories). Buildings in this area have a mixed-use residential emphasis, with minimal setbacks for ground-floor retail and step-backs on upper stories. The plan proposes a transition in scale to match Downtown's village character and adjacent residential neighborhoods.

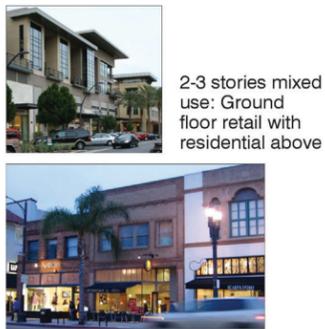
El Camino Real North/South Character

As appropriate to the lot size and scale of the El Camino Real corridor, the plan supports higher intensity development, with 3 to 5 stories along the east-side (South El Camino Real) and 2 to 3 stories on the west-side. Buildings should employ varied massing and setbacks, with step-backs along the upper-stories and a gradual transition in scale towards adjacent neighborhoods.

Downtown Village Character



Santa Cruz Avenue at Curtis: 2-3 stories



2-3 stories mixed use: Ground floor retail with residential above

El Camino Real/Station Area Character



Santa Cruz Avenue at El Camino Real: 3-5 stories



3-5 stories mixed use: Ground floor retail with residential above

El Camino Real North/South Character



ECR at Partridge looking north: 3-5 stories

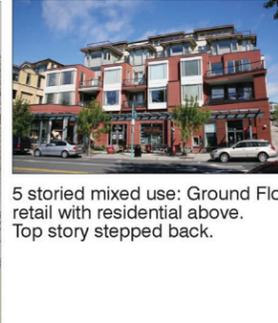


3 story residential on east side of ECR

4 story office on east side of ECR

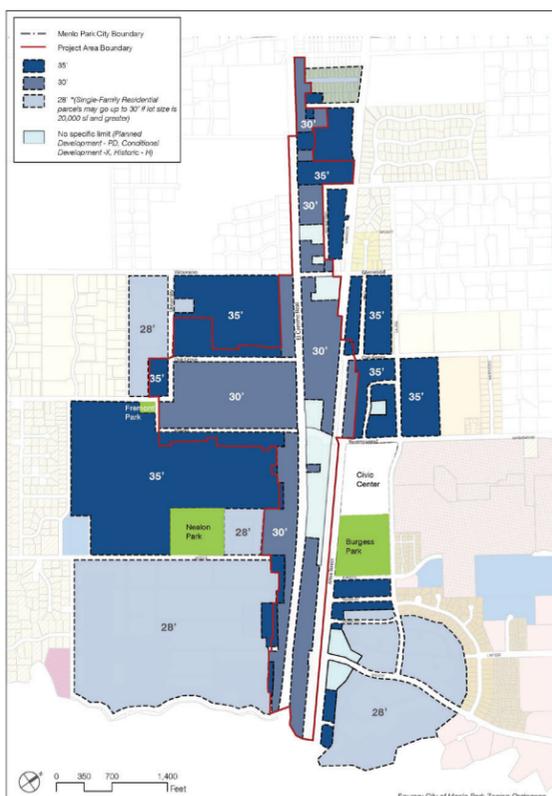


ECR at Ravenswood looking north: 3-5 stories



5 storied mixed use: Ground Floor retail with residential above. Top story stepped back.

Existing Building Heights per Menlo Park Zoning Ordinance



Proposed Building Heights, Setbacks + Step backs

