



CONNECTMENLO

menlo park land use & mobility update

Stakeholder Meetings Summary

A series of stakeholder meetings were held on October 2, 2014. The purpose of the meetings was to inform the participants about the ConnectMenlo process and hear their ideas about existing conditions as well as issues and opportunities.

All participants were given multiple chances to speak with no time limits in a discussion format. Participants occasionally asked questions of one other or responded to the comments from another participant. Although not every point that was made is included below, the following lists encapsulate the major themes or ideas discussed by one or more participants.

COMMERCIAL BROKERS, BUSINESS OWNERS, & DEVELOPERS

PRESENT

Elaine Breeze, SummerHill Apartment Communities
Fran Dehn, Chamber of Commerce President
Walt Stephenson, Cushman & Wakefield
Zoe Liang, CS Bio
Jason Change, CS Bio
Dave Johnson, Representing CS Bio
Greg DeLong, CBRE, Inc.
Robert Tersini, Sobrato

CITY STAFF AND CONSULTANTS PRESENT

Justin Murphy, Development Services Manager
Charlie Knox, PlaceWorks
Rosie Dudley, PlaceWorks

SUMMARY OF COMMENTS

- **Clear zoning and rules.** Currently each proposed development project is reviewed on a case-by-case basis, and it's hard to predict what is allowed and what is not. Clearly identify which uses (including new uses that relate to current technology) are allowed and where. "Change of use" needs definition. Increase FAR and height limits.
- **Compatible land uses.** The M-2 land uses must be compatible within the M-2 Area, as well as to adjacent areas (e.g. childcare next to biotech company, church in industrial area, etc). Mixed-use buildings in clusters can help. Desire for services (food, dining, etc.) to attract tenants and office, light industrial R&D buildings, but be careful of incompatible uses creeping in.
- **Revenue-generating uses.** How to balance need for revenue generation and need for housing. Both can exist.
- **Adequate fire/emergency access and infrastructure.** Make sure infrastructure and emergency access can serve new development.

STAKEHOLDER MEETING SUMMARY

- **Multi-modal access.** Use innovative transportation (e.g. shuttles, transit, zip cars, bike storage, etc.). With a more mixed-use environment, parking and traffic will become more problematic. Use Dumbarton rail with multiple stations and mixed-use nodes around them.

M-2 AREA PROPERTY OWNERS

PRESENT

Tim Tosta, McKenna Long & Aldridge
Fergus O'Shea, Facebook
Justin Gurvitz, Facebook
John Tenanes, Facebook
Zoe Liang, CS Bio
Jason Chang, CS Bio
Dave Johnson, Consultant to Property Owners
David Bohannon, Bohannon Companies
John Tarlton, Tarlton Properties
Ryan Patterson, Prologis

CITY STAFF AND CONSULTANTS PRESENT

Justin Murphy, Development Services Manager
Jim Cogan, Economic Development Manager
Amanda Wallace, Economic Development Specialist
Charlie Knox, PlaceWorks
Rosie Dudley, PlaceWorks
Ron Golem, BAE
Stephanie Hagar, BAE

SUMMARY OF COMMENTS

- **Clarification of process.** Discussed difference between project-level environmental review and a General Plan “program-level” Environmental Impact Report. Development in the interim until the General Plan Land Use and Circulation Elements are updated will use the rules set forth in the existing General Plan and Zoning Code.
- **Benefits to Belle Haven.** New development needs to directly benefit Belle Haven (e.g. improve the schools, provide neighborhood-serving retail, address traffic).
- **Multi-modal access.** Look into ways to reduce car trips (e.g. Facebook shuttle, transit, bike lane improvements, connecting to housing in Menlo Park, Redwood City, Palo Alto, etc.).
- **Housing opportunities.** Discussion on need for more housing. Housing could be located in several areas.
- **Town center.** Opportunities to create a mixed-use town center in M-2. Need for a sense of place – a “there” *there* and create a destination.
- **Agency coordination.** Caltrans controls Bayfront Expressway and Willow Road. Need for coordination to make improvements.

STAKEHOLDER MEETINGS SUMMARY

ADVOCACY GROUPS

PRESENT

Alice Kaufman, Committee for Green Foothills
Emma Shlacs, Silicon Valley Bike Coalition
Eileen McLaughlin, Citizen Committee to Complete the Refuge
Gladwyn d'Souza, Sierra Club

CITY STAFF AND CONSULTANTS PRESENT

Justin Murphy, Development Services Manager
Charlie Knox, PlaceWorks
Rosie Dudley, PlaceWorks

SUMMARY OF COMMENTS

- **Jurisdictional coordination.** Coordinate with Palo Alto's General Plan and traffic mitigation measures.
- **Shoreline and refuge.** Make more accessible, by foot and bike, especially Bedwell Bayfront Park.
- **Sensitive development.** Development should be sensitive to and appropriate for bird and plant habitat, sea-level rise and climate change (Facebook's new campus is good example).
- **Additional open space.** Need more small, neighborhood parks. Private development open space should be open to the public and inviting.
- **Multi-modal access.** Look into ways to reduce car trips (e. g. parking fees, bus-only/bike-only lanes, bicycle boulevards, Dumbarton rail reuse). Set goals for modeshare and adhere to pedestrian-first policies and statewide carbon reduction goals.
- **Housing opportunities.** Discussion on need for a range of affordable housing.
- **Infrastructure improvements.** Regional improvements to aging infrastructure are necessary.