

## **Chow, Deanna M**

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**From:** Carolyn Ordonez <cardord@gmail.com>  
**Sent:** Wednesday, February 11, 2015 7:34 AM  
**To:** \_connectmenlo  
**Subject:** TRAFFIC

I live in the flood triangle. Recently the traffic down Ringwood and Bay road to the 101 access is having an impact on our neighborhood.

I am assuming commuters have discovered Ringwood as an alternative to Willow Road. Traffic stacks up at the stop sign on Ringwood at Bay. Cars head down Bay to Willow and cars stack up all the way down Bay. I can not get to my street without waiting in the line. Also lots of cars are cutting down Oakland, Menlo Oaks, Almanor, Berkeley to access Van Buren Road to cut in further down Bay Road. So many cars are driving down my quite residential street now at commute times.

This is only going to get worse. What is going to be done about it? With APP's directing drivers to alternative routes makes all usually quite neighborhood streets vulnerable to outside commuter traffic.

Before any further development happens traffic needs to be studied. This is not to be ignored.

## Murphy, Justin I C

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**From:** Lillian Lew-Hailer <llewhailer@midpen-housing.org>  
**Sent:** Wednesday, February 11, 2015 11:06 AM  
**To:** Murphy, Justin I C  
**Subject:** LIHTC Requirements for Grocery

Justin –

Below is the grocery store requirement for tax credits purposes. As you know, it is a prerequisite for projects to score the maximum amenity points (which includes the grocery store) in order to compete for tax credits. There is a scoring gradient for distance from the store (store requirement remains the same). We are required to show third party proof of the size of store, most typically a signed statement from the assessor or the store manager.

The site is within 1/4 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). A large multi-purpose store containing a grocery section may garner these points if the application contains the requisite interior measurements of the grocery section of that multipurpose store. The “grocery section” of a large multipurpose store is defined as the portion of the store that sells fresh meat, produce, dairy, baked goods, packaged food products, delicatessen, canned goods, baby foods, frozen foods, sundries, and beverages.

Let me know if you have any questions about this. Jan Lindenthal, our VP of Real Estate Development, hopes to make it to the GPAC meeting Thursday night (unfortunately, I am out of town).

Best,  
Lilli

**Lillian Lew-Hailer | Director of Housing Development**  
**MidPen Housing Corp.**  
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## Murphy, Justin I C

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**From:** Fergus O'Shea <fergus@fb.com>  
**Sent:** Wednesday, February 11, 2015 5:08 PM  
**To:** harrybims@me.com; david.bohannon@ddbo.com; Vincent Bressler; heidibutz@aol.com; James Cebrian; Kristin.kuntz.duriseti@gmail.com; Adina Levin; Mueller, Raymond; Ohtaki, Peter I; rroyse@rroyse.com; Katherine Strehl; Lmichele.tate@gmail.com; mzumstein@rmkb.com  
**Cc:** Justin Gurvitz; Tosta, Timothy; John Tenanes; Murphy, Justin I C; Charlie Knox  
**Subject:** Facebook Update

Dear GPAC Members,

As you have likely heard last week, Facebook purchased the Menlo Science & Technology Park from Prologis. For the past six months we have actively engaged and tracked the progress of the General Plan Update. I want to take this opportunity to assure you that Facebook appreciates all of the work and energy that has been put into this process to date and supports the guiding principles.

This property presents many opportunities for Facebook and the local community. We support the idea of providing retail amenities, housing and green space as a means of creating a true "live, work, play" area that complements this part of Menlo Park. We understand that as the land use alternatives presented thus far have evolved, some of the housing on the Prologis site has been taken out, but we very much want to preserve the option of studying housing on the site and on our campus. Housing not only would allow for our employees to live near the campus, but would also reduce traffic, increase the overall supply of housing in Menlo Park, and present an opportunity to deliver below market rate units.

To that end, we request your support to reincorporate housing, more green space and additional retail on the Prologis site as you continue to work on developing a "preferred" land use alternative to recommend to the Council. We will provide handouts of a map (which resembles a hybrid of Alternatives 2 and 3) at Thursday's meeting, and look forward to seeing you there.

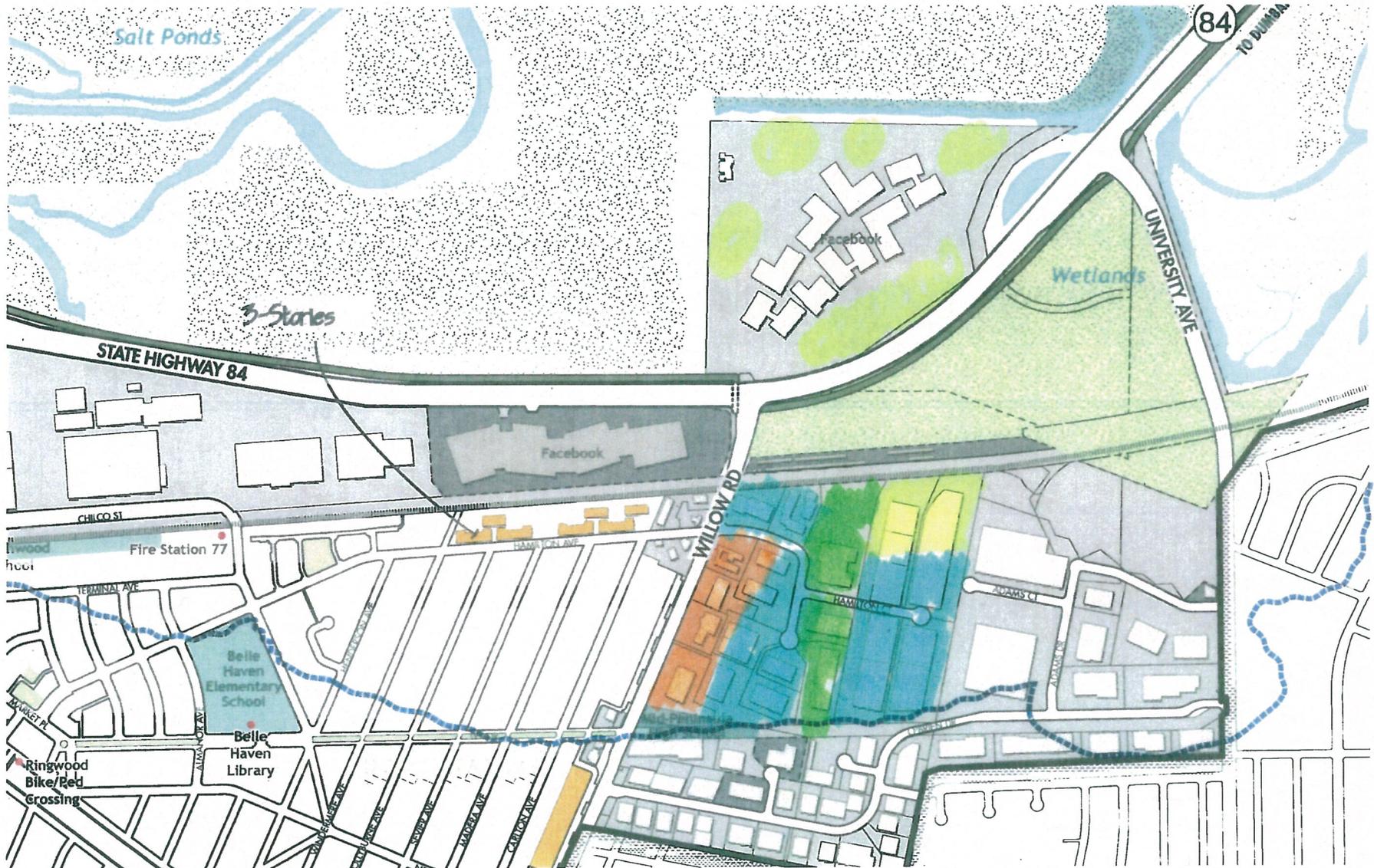
Kindest Regards

Fergus O'Shea

Director Campus Facilities MPK

Mobile - 4156807998

Opt 1



Opt 2

