



# PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION  
MEETING OF JULY 13, 2015  
AGENDA ITEMS E1 AND F1  
EIR SCOPING SESSION AND STUDY SESSION

<b>LOCATION:</b>	<b>300-309 Constitution Drive</b>	<b>APPLICANT AND PROPERTY OWNER:</b>	<b>Hibiscus Properties, LLC</b>
<b>EXISTING USES:</b>	<b>Manufacturing, Warehouse, Office, and Research and Development</b>	<b>APPLICATIONS:</b>	<b>Zoning Ordinance Amendment, Rezoning, Conditional Development Permit, Development Agreement, Lot Reconfiguration, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, Environmental Review</b>
<b>PROPOSED USES:</b>	<b>General Office and Hotel</b>		
<b>EXISTING ZONING:</b>	<b>M-2 (General Industrial) and M-2-X (General Industrial, Conditional Development)</b>	<b>EXISTING AND PROPOSED GENERAL PLAN DESIGNATION:</b>	<b>Limited Industry</b>
<b>PROPOSED ZONING:</b>	<b>M-2-X (General Industrial, Conditional Development)</b>		

## PROPOSAL

The applicant, Hibiscus Properties, LLC on behalf of Facebook, is requesting a Conditional Development Permit (CDP) to redevelop an approximately 58-acre site with up to approximately 963,000 square feet of new office uses in multiple new buildings along with a potential 200 room hotel of approximately 175,000 square feet, which would result in a net increase of approximately 302,000 square feet at the site. The total gross floor area of office uses at the site would be approximately 1.143 million square feet, which is within the 45 percent floor area ratio (FAR) maximum for offices and the total proposed gross floor area would be approximately 1.318 million square feet, which

is within the 55 percent overall FAR maximum within the M-2 zoning district. The project includes a rezoning of the entire site to M-2(X) to allow an increase in height for the proposed buildings up to approximately 75 feet, along with a lot reconfiguration and heritage tree removal permits to enable the proposed redevelopment. In addition, the proposed project includes a Zoning Ordinance text amendment to conditionally permit hotel uses within the M-2 zoning district. The applicant has requested a development agreement for vested rights in exchange for public benefits. The project includes a below market rate housing agreement, and the preparation of an environmental impact report and fiscal impact analysis.

The July 13, 2015 Planning Commission meeting will serve as an Environmental Impact Report (EIR) scoping session as well as a study session, and represents a preliminary phase of the project review. The proposal will require more analysis and additional public meetings prior to any potential action.

## **BACKGROUND**

On March 31, Hibiscus Properties, LLC, a wholly owned subsidiary of Facebook, Inc., submitted an application for the proposed redevelopment of the former TE Connectivity Campus. The campus is located at 300-309 Constitution Drive, along Bayfront Expressway, between Chilco Street and the recently completed Building 20 (formerly identified as the Facebook West Campus). The TE Connectivity campus was originally developed for Raychem with a Master Site Plan. Following the Master Site Plan approval, two Conditional Development Permits (X districts) were established for two areas of the campus to permit the heights of specific buildings to exceed the M-2 zoning district height limit of 35 feet. The campus was originally approximately 80 acres in area, but in 2006 General Motors purchased 22 acres of the site, which now contains the recently completed Facebook Building 20.

At this time, the buildings addressed 300, 308, and 309 Constitution Drive are under control of Facebook. Building 308 and 309 is actually one building with two distinct addresses and is currently used by Facebook's contractor, Level 10, as its construction management office. Building 307 is leased to Pentair Thermal Controls, and TE Connectivity occupies the remaining buildings at the site. Pentair is expected to vacate the site within the coming year and TE Connectivity is expected to vacate the site over the next few years. Demolition and construction of the proposed new buildings for Facebook would be phased to allow for existing tenants to continue operating. Previously, in December 2014, Facebook received Planning Commission approval of a use permit to convert an existing approximately 180,000 square foot warehouse and distribution building to offices and ancillary employee amenities, located at 300 Constitution Drive (Building 23), near the Constitution Drive entrance to the site, along Chilco Street. Construction is underway and the building is scheduled for completion in summer of 2016.

The proposed project would comply with the existing floor area ratio (FAR) of the existing M-2 zoning district, but the project would require some modifications to the

existing zoning requirements in order to exceed the maximum building height and to accommodate a potential hotel use. The City's current General Plan promotes hotel uses within the commercial and industrial zoning districts through Policy I-E-2, which states that hotel uses may be considered in suitable locations within the commercial and industrial zoning districts of the city. Therefore, the project does not require a General Plan amendment. The proposed project will be evaluated against the existing and proposed general plan goals, policies, and programs and the overall analysis is being closely coordinated with the ConnectMenlo General Plan update to ensure consistency between the analyses. The project plans and project description for the current proposal are included as Attachment B.

### Overall Project Review Process

The requested land use entitlements for the Facebook Campus Expansion Project, discussed further in the Required Actions section, will ultimately require final action by the City Council. At its meeting on June 16, the City Council authorized the release of the notice of preparation (NOP) for the environmental impact report (EIR) and authorized the City to enter into contracts for the environmental and fiscal reviews. The general schedule for the project would likely include multiple public hearings with the Planning Commission, a public outreach meeting, reviews by other City Commissions (e.g. Housing, Environmental Quality, Bicycle, and Transportation), and multiple City Council meetings. A more detailed project timeline, including meeting dates and project milestones will be developed for Council review in the fall of 2015, but the target completion date for the environmental review and land use entitlements is summer of 2016.

### **EIR SCOPING**

The July 13, 2015 Planning Commission meeting will serve as a scoping session for the EIR. The scoping session is part of the EIR process, during which the City solicits input from the Planning Commission, agencies, organizations, and the public on specific topics that they believe should be addressed in the environmental analysis. The City released the NOP (Attachment C) on June 18, 2015, beginning the 30 day review and comment period ending on July 20, 2015. Verbal comments received during the scoping session and written comments received during the NOP comment period on the scope of the environmental review will be considered while preparing the Draft EIR. NOP comments will not be responded to individually; however, all written comments on the NOP will be included in an appendix of the Draft EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in the body of the Draft EIR.

The EIR will analyze whether the proposed project would have significant environmental effects in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning Policy
- Noise
- Population and Housing
- Public Services and Recreation
- Utilities
- Transportation and Traffic

To help prepare several of these sections and analyze the impacts, a transportation impact analysis will be prepared. The transportation study will focus on intersections, residential and non-residential roadway segments, Routes of Regional Significance, and vehicle miles traveled (VMT). The transportation study for the Project and the ConnectMenlo General Plan update will be coordinated to ensure consistency and address both the near-term and long-term transportation impacts of both projects.

The EIR is also required to evaluate a reasonable range of alternatives to the project that would achieve most of the basic objectives of the project, but would avoid or reduce the project's potentially significant environmental impacts. The City is currently considering analysis of the following alternatives, and is seeking input on these alternatives and any other alternative that should be evaluated as part of the EIR:

- CEQA-Required No Project Alternative (remodeling of buildings under existing approvals); and
- Reduced Project Alternative that would minimize the effects of potentially significant environmental impacts.

## **STUDY SESSION**

The July 13, 2015 Planning Commission meeting will also serve as a preliminary study session to review the project proposal. This is an initial opportunity for the Planning Commission and the public to become more familiar with the project, and to potentially ask questions about topics such as the conceptual building design and site layout and identify items for the staff and applicant to consider going forward.

### Site Location

The subject site is located at 300-309 Constitution Drive, which extends from the corner of Chilco Street and Bayfront Expressway east toward Building 20. Currently the sole external access point to the subject property (or the TE Connectivity Campus) is located along Chilco Street at the intersection of Constitution Drive; however the applicant is proposing to install a signalized access along Bayfront Expressway. In addition to the main entrance along Chilco Street, there is currently an emergency vehicle access point

between the eastern end of the site and the Building 20 property. Chilco Street wraps around the western side and a portion of the southern side of the property. There is an electric substation solely servicing this site located near the curve in Chilco Street. The campus is across Bayfront Expressway from the former salt ponds that are subject of a forthcoming restoration project, across Chilco Street from commercial and industrial uses within the M-2 (General Industrial) zoning district, and next to Facebook Building 20, located at the corner of Willow Road and Bayfront Expressway. To the south, across the train tracks and Chilco Street, are the Onetta Harris Community Center and Menlo Park Senior Center, Beechwood School, Menlo Park Fire Protection District Station 77, single-family residences (R-1-U zoning district), and single-family residences in the Hamilton Park housing development (R-3-X zoning district).

Project Description

The proposed project would redevelop the approximately 58-acre TE Connectivity campus, which currently consists of multiple buildings housing manufacturing, warehouse, office, and research and development uses. The existing site contains approximately 1.016 million square feet of gross floor area for an FAR of 40 percent. The table below summarizes the proposed GFA and FAR at the site.

<b>Proposed Project Components</b>	<b>Gross Floor Area (GFA)</b>	<b>Floor Area Ratio (FAR)</b>
Building 21 (Demolish Buildings 307-309)	513,000 sf	n/a
Building 22 (Demolish Buildings 301-306)	450,000 sf	n/a
Building 23 (Converted Building 300)	180,000 sf	n/a
<i>Total Proposed Office Area</i>	<i>1,143,000 sf</i>	<i>45%</i>
Hotel	175,000 sf	n/a
<i>Total Proposed GFA</i>	<i>1,318,000 sf</i>	<i>52%</i>

Building 21, the more eastern building, would include space for Facebook-related events that could accommodate around 2,000 people. The project would provide approximately 4,055 parking spaces for both the office buildings and hotel. The office uses would have 3,810 spaces, which is consistent with Zoning Ordinance Off-Street Parking standard of one space per 300 square feet of gross floor area. The hotel would have approximately 245 spaces, which according to the applicant represents one space per each room and employee. The parking ratio for the hotel would exceed the Planning Division’s recommended use based guidelines, which is 1.1 spaces per hotel room. The parking would be located in surface parking lots and the proposed new office and hotel buildings would be located over the surface parking, consistent with the Building 20 design. The project is likely to include a limit on the number of daily or peak period vehicle trips to and from the site.

Building Layout

The conceptual site plan is shown as part of Attachment B. The proposed project would include bridges between the new office and hotel buildings, including a pedestrian

bridge to Building 20. To enable the proposed bridges, the applicant is determining the appropriate lot reconfiguration, which could include a merger with the Building 20 lot, to comply with applicable building codes and zoning ordinance requirements.

The office buildings components would be oriented in an east-west direction, in parallel with Bayfront Expressway. Both buildings would be located on a podium over surface parking. Compared to Building 20, Building 21 and 22 would have smaller footprints and would be shorter in overall length. However, the proposed buildings would each have more gross floor area than Building 20. The office buildings would consist of one main level, a smaller mezzanine level, and a roof deck. The roof deck would be landscaped and would include enclosed conference rooms and work spaces. The proposed office buildings would be approximately 75 feet in height. A potential hotel is proposed for the northwest corner of the site. Consistent with the office buildings, the hotel would be constructed on a podium over surface parking. The hotel would be approximately 64 feet in height. As stated previously, the existing tenants are still operating at the site and therefore, the design of Building 21 is more advanced as it would be constructed in the first phase. The designs for Building 22 and the hotel are more equivalent to massing studies at this stage.

A publicly accessible open space would be situated between the two office buildings. The applicant is continuing to refine the design of the open space, but it is anticipated to contain a plaza and green space and link to a proposed bicycle and pedestrian bridge over Bayfront Expressway. The proposed bridge would be publicly accessible and would provide a more direct link from the Belle Haven neighborhood to the Bay Trail and subsequently Bedwell Bayfront Park.

### Site Access

The site is currently accessed via Constitution Drive at the intersection with Chilco Street. As part of the project, the applicant intends to construct a second access point along Bayfront Expressway, which would be located to the east of the publicly accessible open space and pedestrian bridge. Since Bayfront Expressway (Highway 84) is under Caltrans jurisdiction, Facebook has been working with Caltrans on the placement of the new signalized intersection. Within the project site, the applicant has identified vehicle, pedestrian, and bicycle circulation, along with emergency vehicle access routes that would link with Building 20 and ultimately Buildings 10-19, allowing employees and vehicles to easily circulate within the overall campus. The applicant is considering two emergency vehicle access points along Chilco Street between Building 23 and the bend in the road near the railroad tracks. The project includes a new sidewalk and other frontage improvements along Chilco Street to create a pedestrian connection to the San Francisco Bay Trail.

### Trees and Landscaping

At this preliminary stage, Facebook has not submitted a detailed landscape and tree planting plan. The site (excluding Building 23) contains approximately 250 heritage

trees. It is anticipated that in order to allow for the proposed development a number of trees, including some heritage trees would need to be removed. As the project progresses, the applicant will be submitting existing and proposed landscape plans, along with associated heritage tree removal permits and planting plans. The proposed plantings on-site would be similar to the landscaping for Building 20. The office buildings would have landscape roofs similar in design to Building 20.

### Required Actions

The following discretionary approvals by the City would be required prior to development at the project site:

- **Rezone entire site to M-2-X (General Industrial District, Conditional Development) and Conditional Development Permit:** to allow the proposed buildings to exceed the maximum building height requirements in the M-2 zoning district. In addition, in this case the CDP takes the place of the required use permit for new construction in the M-2 zone;
- **Zoning Ordinance Text Amendment:** to include hotels as conditional uses within the M-2 zoning district;
- **Development Agreement:** which results in the provision of overall benefits to the City and adequate development controls in exchange for vested rights for the Facebook Campus Expansion Project approvals;
- **Heritage Tree Removal Permits:** to permit the removal of heritage trees associated with the proposed project;
- **Below Market Rate Housing Agreement:** which would help increase the affordable housing supply by requiring the applicant to provide monies for the Below Market Rate (BMR) fund or by delivering off-site BMR units;
- **Lot Line Adjustment:** potentially to modify the location of two legal lots that comprise the project site and the adjacent lot for Building 20;
- **Environmental Review:** an Environmental Impact Report (EIR) will be prepared given the increase of approximately 302,000 square feet of gross floor area; and
- **Fiscal Impact Analysis (FIA):** is required to analyze the project's revenue and cost effects on the City and applicable outside agencies.

During the project review process, there will be numerous discussion points and potential for project refinements.

### **CORRESPONDENCE**

At the time of publication of this staff report, staff had not received any comments in response to the NOP or any comments on the overall project.

### **PROJECT REVIEW PROCESS**

Following the July 13, 2015 scoping session and study session, the project will focus on the CEQA analysis, which requires dedicated staff and consultant time. A more detailed

discussion of the overall project review process is outlined in the Background section of the report.

## **ENVIRONMENTAL REVIEW**

An EIR will be prepared for the project. Following the release of the Draft EIR, a public hearing will be held by the Planning Commission to provide an opportunity for the Commission, agencies, organizations and members of the public to provide verbal comments on the Draft EIR. Written comments on the Draft EIR will also be solicited at this time. Comments will then be addressed as part of the Final EIR, which would be reviewed at a subsequent meeting. Please review the EIR Scoping section of the report for a more detailed discussion of the environmental review process.

## **RECOMMENDED MEETING REVIEW PROCEDURE**

### ***Agenda Item F1***

1. Introduction by the City's Consultant Explaining the Role of the Scoping Session
2. Commission Questions on EIR Scope
3. Public Comment on EIR Scope
4. Commission Comments on EIR Scope
5. Close the Scoping Session

### ***Agenda Item G1***

6. Project Introduction by City Staff
7. Project Presentation by Applicant
8. Commission Questions on Project Proposal
9. Public Comment on Project Proposal
10. Commission Comments on Project Proposal

Report prepared by:

*Kyle Perata*  
*Associate Planner*

Report reviewed by:

*Justin Murphy*  
*Assistant Community Development Director*

## **PUBLIC NOTICE**

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of all property owners and occupants within a quarter-mile radius of the project site. In addition, the Facebook Campus Expansion Project page is available at the following web address: <http://menlopark.org/995/Facebook-Campus-Expansion-Project>. This page provides up-to-date information about the project, allowing interested parties to stay informed of its progress.

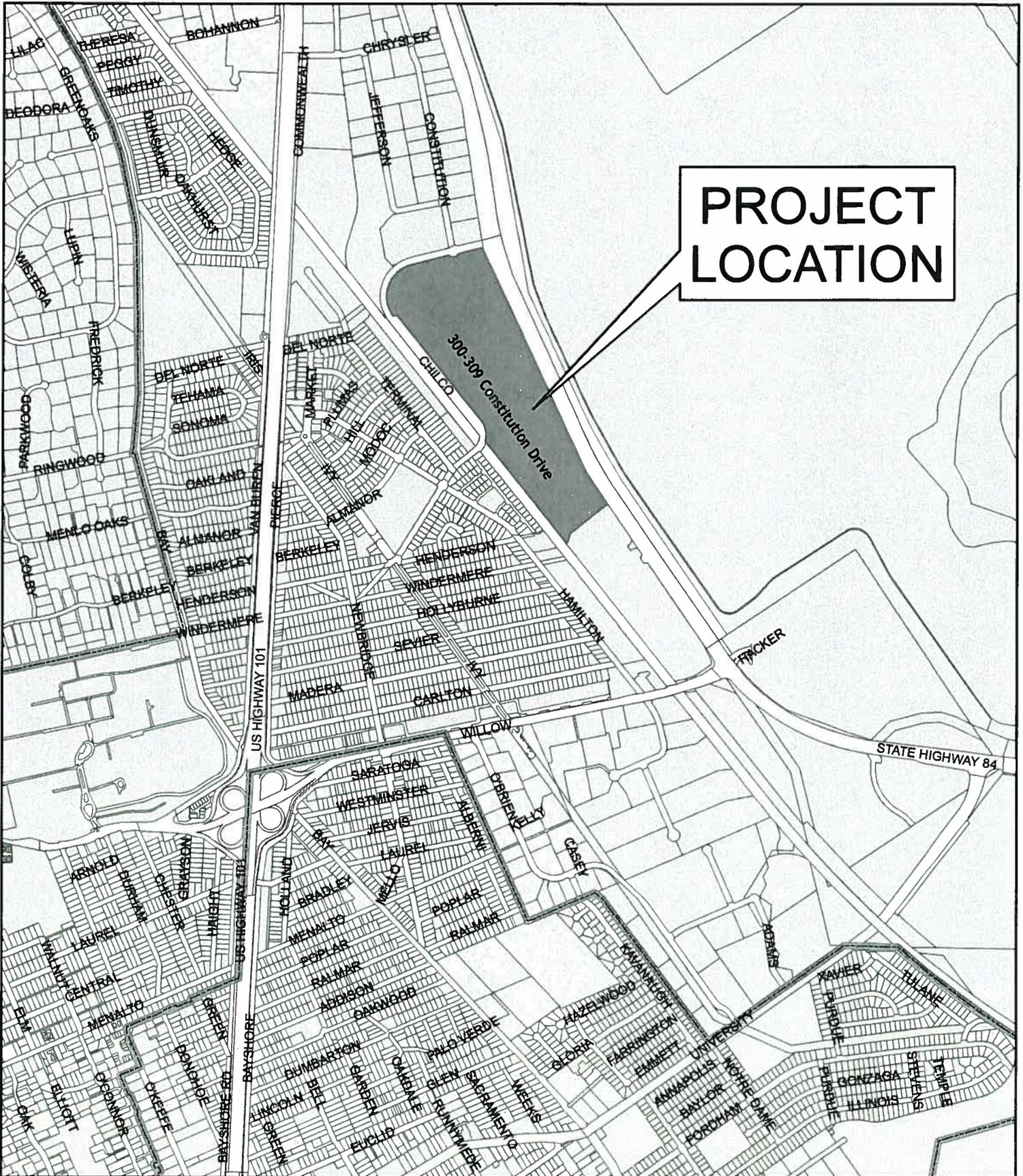
## **ATTACHMENTS**

- A. Location Map
- B. Conceptual Project Plans And Project Description
- C. Notice of Preparation, dated June 18, 2015

## **EXHIBITS TO BE PROVIDED AT MEETING**

None

V:\STAFFRPT\PC\2015\071315 - 300-309 Constitution Drive - Scoping and Study Session.doc



**PROJECT  
LOCATION**

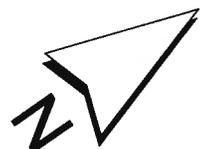


# CITY OF MENLO PARK

LOCATION MAP

300-309 CONSTITUTION DRIVE

DRAWN: KTP CHECKED: KTP DATE: 7/13/15 SCALE: 1" = 1,320' SHEET: 1



**FACEBOOK CAMPUS EXPANSION**  
*BUILDINGS 21,22 & HOTEL SITE*

*Prepared By:*  
*Gehry Partners, LLP*

**DEVELOPMENT APPLICATION UPDATE**

*July 7, 2015*

**RECEIVED**

JUL 08 2015

**CITY OF MENLO PARK  
PLANNING**

131

22

DRAWING SHEET INDEX			07/07/2015
SHEET #	SHEET TITLE	SCALE	
<b>A0</b>	<b>PROJECT INFORMATION</b>		
A0-01	TITLE / COVER	NTS	•
A0-02	ARCHITECTURAL DRAWING INDEX	NTS	•
A0-03	PROJECT DESCRIPTION	NTS	•
A0-04	PROJECT DESCRIPTION (CONTINUED)	NTS	•
A0-05	PROJECT DESCRIPTION (CONTINUED)	NTS	•
A0-06	PROJECT DESCRIPTION (CONTINUED)	NTS	•
A0-07	PRELIMINARY DATA SHEET	NTS	•
A0-08	AERIAL REGIONAL SITE VIEW	1"=300'	•
	<b>ARCHITECTURAL</b>		
<b>A1</b>	<b>SITE</b>		
A1-01	EXISTING REGIONAL PLAN	1"=300'	•
A1-02	PROPOSED REGIONAL PLAN	1"=300'	•
<b>A2</b>	<b>FLOOR PLAN</b>		
A2-01	EXISTING SITE PLAN	1"=150'	•
A2-02	PROPOSED SITE PLAN	1"=150'	•
A2-03	GROUND LEVEL PLAN	1"=150'	•
A2-04	LEVEL 01 OFFICE PLAN	1"=150'	•
A2-05	LEVEL 01 MEZZANINE PLAN	1"=150'	•
A2-06	ROOF PLAN	1"=150'	•
<b>A3</b>	<b>ACCESS AND CIRCULATION DIAGRAMS</b>		
A3-01	EMPLOYEE SHUTTLE OPERATIONS	1"=300'	•
A3-02	NOT USED		
A3-03	INTERNAL VEHICLE ACES	1"=300'	•
A3-04	TRUCK ACCESS	1"=300'	•
A3-05	INTRA-CAMPUS TRAM OPERATION	1"=300'	•
A3-06	NOT USED		
A3-07	NOT USED		
A3-08	NOT USED		
A3-09	NOT USED		
A3-10	EMERGENCY VEHICLE ACCESS	1"=300'	•
<b>A4</b>	<b>SECTIONS</b>		
A4-01	SITE SECTIONS	AS NOTED	•
A4-02	SITE SECTIONS	AS NOTED	•
A4-03	SITE SECTIONS	AS NOTED	•
<b>A5</b>	<b>PARKING PHASING</b>		
A5-01	EXISTING CONDITION: BUILDING 23 RENOVATION PARKING	1"=150'	•
A5-02	BUILDING 21 CONSTRUCTION PARKING	1"=150'	•
A5-03	BUILDING 22 & HOTEL CONSTRUCTION PARKING	1"=150'	•

**Facebook Campus Expansion**

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**A0-02 ARCHITECTURAL DRAWING INDEX**

JULY 7, 2015

133

## PROJECT DESCRIPTION

# Facebook Campus Expansion

301-309 CONSTITUTION DRIVE, MENLO PARK, CALIFORNIA  
FACEBOOK BUILDINGS 21,22 & HOTEL SITE

### I. INTRODUCTION

The proposed project involves the redevelopment of the existing 58 acre industrial site known as the TE Connectivity campus (formerly owned by Tyco Electronics Corporation (TE) with two new office buildings and an event center. In addition, the proposed project would enhance open space and connectivity through the former TE campus site by providing publicly accessible green space and a new pedestrian and bicycle bridge over Bayfront Expressway connecting the Belle Haven neighborhood to Bayfront Bedwell Park and the Bay Trail. The project sponsor is also evaluating the feasibility of developing a new, limited-service hotel on the site, which is included in the application and reflected in the site plan. Hibiscus Properties, LLC (a wholly-owned subsidiary of Facebook, Inc.) (Facebook) is the project sponsor.

The site is located at 300 to 309 Constitution Drive within the City of Menlo Park. The site is bounded by Chilco Street to the west and the south (in part), Bayfront Expressway to the north, and Giant Properties, LLC's (also a wholly-owned subsidiary of Facebook, Inc.) new Building 20 (formerly known as the West Campus) to the east. A portion of the site abuts the Dumbarton rail corridor to the south.

---

## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

A0-03 PROJECT DESCRIPTION

JULY 7, 2015

BA

## II. PROJECT OBJECTIVES

The Project has been designed to meet the following objectives:

- Expand Facebook and its affiliated companies to responsibly grow and deepen their roots in Menlo Park.
- Develop a highly connected campus that provides flexible work space.
- Minimize Traffic and greenhouse gas emissions by providing multiple transportation options to employees.
- Use highly-sustainable design techniques to promote energy and water efficiency and resource conservation.
- Connect the campus to the community by including space open to the public.
- Create a pedestrian/bicycle-friendly environment that enhances connectivity between the Belle Haven neighborhood and Bedwell Bayfront Park and the Bay Trail.
- Rehabilitate an existing industrial site and remediate hazardous materials where appropriate.
- Provide new green spaces, and increase habitat and landscaped areas with native, drought-tolerant plant species.

## III. EXISTING CONDITIONS AND SITE HISTORY

The site was formerly owned by Tyco Electronics (TE), and comprises ten existing industrial and warehouse buildings comprising approximately 1,015,946 square feet, as well as 728,740 square feet of surface parking (1,690 spaces). TE (and its predecessor Raychem before it) used and continues to use the site primarily for industrial activities. Pentair Thermal Controls also leases one of the buildings on the site. The TE Site is zoned M-2 (General Industrial) and M-2-X under the City's General Plan and can be built out to approximately 1,142,968 square feet of office space under the allowable .45 FAR.

In December 2014, the Planning Commission approved a conditional use permit to convert an existing approximately 184,460 square foot warehouse building (inclusive of mezzanine space which is slated for removal) located on the southwestern portion of the site for office uses without adding any additional net new square footage. That building is located at 300 Constitution Drive and is known as Facebook Building 23. It will contain approximately 180,108 square feet of floor area upon occupancy. The renovation of Building 23 is expected to be completed in the first quarter of 2016.

## IV. PROPOSED PROJECT

### A. OFFICE AND HOTEL USES

The proposed project provides for the demolition of existing buildings (comprising approximately 835,838 square feet of floor area) and construction of two new office buildings containing approximately 962,400 square feet, resulting in a net new addition of approximately 126,562 square feet of space. Building 21 would contain approximately 512,900 square feet of office and event uses and be located on the eastern portion of the site. The event space would be utilized for internal Facebook events and have the capacity to hold up to 2,000 people. Building 21 would be constructed as the first phase of the project. Building 22 would involve approximately 449,500 square feet of office uses and be located on the western portion of the site. Building 22 would be constructed as the second phase. Maximum building heights would be capped at 75'. When combined with the office space located within Building 23, the total office use at the site will be 1,142,508 gross square feet at an FAR of .45. Building coverage would be approximately 50%.

As part of a future phase, the proposed project also contemplates a 200 room limited service hotel that would be located in the northwest corner of the site. That hotel would include approximately 174,000 square feet, and bring the proposed development FAR to just under .55.

The proposed office buildings would be consistent with the existing General Plan and M-2 General Industrial Zoning District, which allows office uses at a FAR of up to .45. A rezoning would be required in order to exceed the maximum 35' height limit and accommodate the proposed hotel.

### B. DESIGN APPROACH

The proposed design for the new office buildings embodies a similar approach to the newly completed Building 20. Parking is proposed to be provided at grade, with the main office spaces elevated above on a second level and limited mezzanine spaces planned on level three. This approach is intended to address the flood constraints on this site, which is located within an A1 Flood zone.

## Facebook Campus Expansion

### Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## A0-04 PROJECT DESCRIPTION (CONTINUED)

JULY 7, 2015

Buildings 21 and 22 are designed as rectangular buildings oriented in an east/west direction. The façades will have large curtain wall areas with bird friendly glazing periodically interrupted by enclosed walls, with exterior elevated terraces extending off the main building envelope shape. The perimeter of the buildings will have exposed open stairways for exiting on the north and south façades. The interior of the buildings will have a large floor to floor space with ample daylight from skylights and exterior glazing. The interior spaces will be divided by groupings of conference rooms.

The proposed project is organized around a green space open to the public and pedestrian and bicycle corridor that runs through the middle of the site. This will allow visual permeability from the Belle Haven community north to the Bay from multiple locations. The proposed project would also include construction of a new pedestrian and bicycle bridge over Bayfront Expressway to allow for safe and convenient access to the Bay Trail and Bedwell Bayfront Park from the Belle Haven neighborhood. The perimeter of the site will have a generous landscaped buffer that includes bicycle and pedestrian pathways separated from the vehicle access roads.

#### C. SUSTAINABILITY

The project would employ sustainability strategies similar to those used in the construction of Building 20 such as the use of native and drought tolerant plant species, the installations of energy and water efficient conservation systems, and the use of recycled materials. Bird-safe design principles would be utilized where appropriate. The project contemplates pursuit of LEED gold equivalency with respect to the construction and performance of Buildings 21 and 22. Green roof parks are also being considered for both of the new office buildings.

#### D. ACCESS, CIRCULATION, CONNECTIVITY AND PARKING

Access to the site is proposed from Constitution Drive and a new signalized intersection along Bayfront Expressway at the mid-point of the site. The circulation plan for the proposed project is in the early stages of development, and more traffic analysis is required to refine these concepts. A vehicular connection on the east end of the site to Building 20 is also being contemplated.

The buildings will be connected to one another and to the existing Building 20 to maintain effective employee access. These connections are likely to take the form of open bridges and other architectural features.

On-site circulation is intended to support a highly-connected, pedestrian-oriented environment. Pedestrian and bicycle paths will connect the new office buildings on the site to Building 20, as well as Facebook's Buildings 10 through 19 located on the other side of the Bayfront Expressway (formerly known as the Facebook East Campus). Facebook is also exploring additional intra-campus connectivity methods to enhance circulation and intends to expand an existing on-campus bicycle share program. Through-campus circulation will be provided for buses and private vehicles. Emergency vehicle access will be provided along the outside perimeter of the office buildings with access to the center open space from the south, as well as a connection to Chilco Street near the existing fire station. These routes for the proposed project will also connect with the existing emergency vehicle access routes that serve Building 20, and may provide access to the surface parking proposed for the project. The frontage along Chilco Street would also be improved as part of the proposed project.



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

A0-05 PROJECT DESCRIPTION (CONTINUED)

JULY 7, 2015

Facebook proposes to add 2,365 surface parking spaces including spaces for handicapped, electric vehicles, van pools, and other modes of transportation, which would bring the total number of parking spaces on the site to 4,055 including the hotel parking and those that serve the existing Building 23.

Facebook is also studying the feasibility of activating the existing Dumbarton rail corridor which abuts the site, while preserving the viability of commuter rail operations in the future. Potential uses could include a new pedestrian/bicycle pathway. Although the City of Menlo Park does not have jurisdiction over the Dumbarton rail corridor and any proposed reuse of the rail line would be analyzed as a separate project, Facebook desires to work with the appropriate public agencies and coordinate these studies concurrently with the processing of the proposed project.

#### E. TRANSPORTATION DEMAND MANAGEMENT

Facebook will continue to implement its aggressive and highly-effective transportation demand management program to minimize adverse effects to the community from traffic, and is exploring a number of alternatives to reduce peak hour employee trips (and particularly trips from single occupancy vehicles). An Environmental Impact Report will be prepared pursuant to the California Environmental Quality Act for the proposed project, and Facebook anticipates that additional traffic reducing measures will be incorporated into the required analysis of feasible alternatives and mitigation measures.

#### F. PHASING

The proposed project would be constructed in phases. Facebook anticipates applying for a conditional development permit to construct Building 21 first in order to meet its near-term needs. The proposed open space and pedestrian/bicycle bridge is presently anticipated to be constructed as part of this first phase. The second phase of development would involve Building 22, which due to existing leaseholds will follow thereafter.

Facebook does not presently intend to apply for any permits in the near term for the western portion of the TE site (Building 22 and the hotel) but desires to propose a preliminary master plan for the entire TE site in conformance with the General Plan that permits the plan to be included in the environmental review.

#### IV. PROJECT APPROVALS

Upon certification of the EIR, it is anticipated that the following approvals by the City would be required:

- **Zoning Ordinance Amendment.** A zoning ordinance amendment would be required in order to allow the development of a hotel and extend the M-2 zoning district's 35 foot height limit.
- **Conditional Development Permit.** A CDP would be required to establish development regulations, such as a new height limit.
- **Development Agreement.** Facebook is requesting a Development Agreement with the City to create vested rights in project approvals. The Development Agreement would require approval by the City Council.
- **Architectural Control.** Architectural Control approval would be required for design review of the specific development proposed for Buildings 21 and 22.
- **Lot Line Adjustment/Lot Merger/Parcel Map.** A lot line adjustment, lot merger or parcel map may be required.
- **Tree Removal Permit.** A tree removal permit would be required for each heritage tree proposed for removal.
- **Mitigation Monitoring Plan.** Approval of the mitigation measures identified in the EIR and the Mitigation Monitoring Plan would be required by the City Council.

B6

## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

A0-06 PROJECT DESCRIPTION (CONTINUED)

JULY 7, 2015

37

**PRELIMINARY DATA SHEET**

<b>LOCATION:</b> 300-309 CONSTITUTION DRIVE, MENLO PARK, CALIFORNIA						
<b>EXISTING USE:</b> WAREHOUSE/OFFICE USE				<b>APPLICANT:</b> HIBISCUS PROPERTIES, LLC		
<b>PROPOSED USE:</b> OFFICE WITH AN OPTION FOR HOTEL				<b>PROPERTY OWNER(S):</b> HIBISCUS PROPERTIES LLC		
<b>ZONING:</b> M2				<b>APPLICATION(S):</b> DEVELOPMENT APPLICATION		
<b>DEVELOPMENT STANDARDS</b>		<b>PROPOSED DEVELOPMENT</b>		<b>EXISTING PROJECT</b>		<b>M-2 ZONING ORDINANCE</b>
LOT AREA	2,539,928	SF	2,539,928	SF	NA	SF MIN
AVERAGE LOT WIDTH	3,100	FT	3,100	FT	NA	FT MIN
AVERAGE LOT DEPTH	820	FT	820	FT	NA	FT MIN
<b>SETBACKS</b>						
FRONT (NORTH)	60	FT	60	FT	20	FT
REAR (SOUTH)	21	FT	21	FT	0	FT
SIDE (WEST)	46	FT	46	FT	10	FT
SIDE (East)	72	FT	81	FT	10	FT
<b>BUILDING COVERAGE</b>						
COVERAGE: (INCLUDES BUILDING ENCLOSURE & EXTERIOR)	1,142,968	SF	823,365	SF	1,142,968	SF MAX
	45%		32%		45%	MAX
<b>FAR (FLOOR AREA RATIO) OFFICE USE</b>	45%		40%		45%	
<b>FAR (FLOOR AREA RATIO) OFFICE USE + HOTEL</b>	52%					
<b>BUILDING SQUARE FOOTAGE</b>						
EXISTING BUILDINGS 301-309 CONSTITUTION AVE	NA		835,838	GFA		
BUILDING 23 - 300 CONSTITUTION RENOVATION	180,108	GFA	180,108	GFA		
BUILDING 21 - OFFICE BUILDING	512,900	GFA	NA			
BUILDING 22 - OFFICE BUILDING	449,500	GFA	NA			
POTENTIAL HOTEL	174,800	GFA	NA			
<b>TOTAL SQUARE FOOTAGE FOR BUILDINGS</b>	<b>1,317,308</b>	<b>GFA</b>	<b>1,015,946</b>	<b>GFA</b>		
<b>BUILDING HEIGHT</b>	75	FT	73	FT		
<b>PARKING</b>						
OFFICE PARKING PROVIDED ON SITE	3,810	SPACES	1,690	SPACES		
HOTEL PARKING PROVIDED ON SITE	245	SPACES	NA	NA		
TOTAL PARKING	4,055	SPACES	1,690	SPACES		
CALCULATED BASIS FOR PARKING:	OFFICE PARKING: 1 SPACE /300 SF, HOTELPARKING: 1 SPACE /ROOM + EMPLOYEES					

FLOOD ZONE - AE  
 BASE FLOOD ELEVATION (BFE) 10.3' NAVD '88  
 ALL ELEVATIONS REFER TO NAVD '88

**Facebook Campus Expansion**

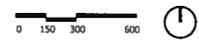
Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

A0-07 PRELIMINARY DATA SHEET

JULY 7, 2015



48



## Facebook Campus Expansion

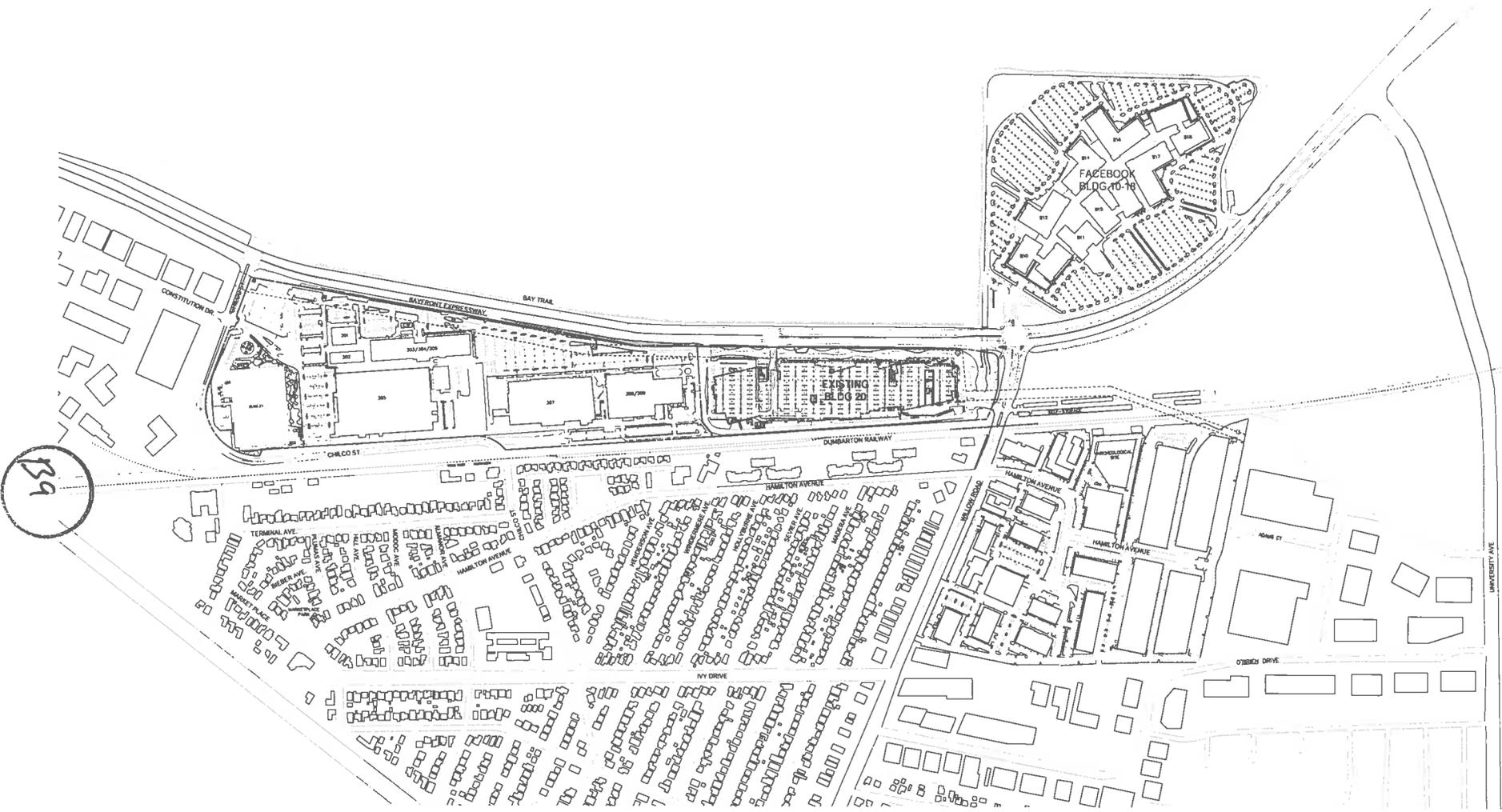
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

A0-08 AERIAL REGIONAL SITE VIEW

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

JULY 7, 2015

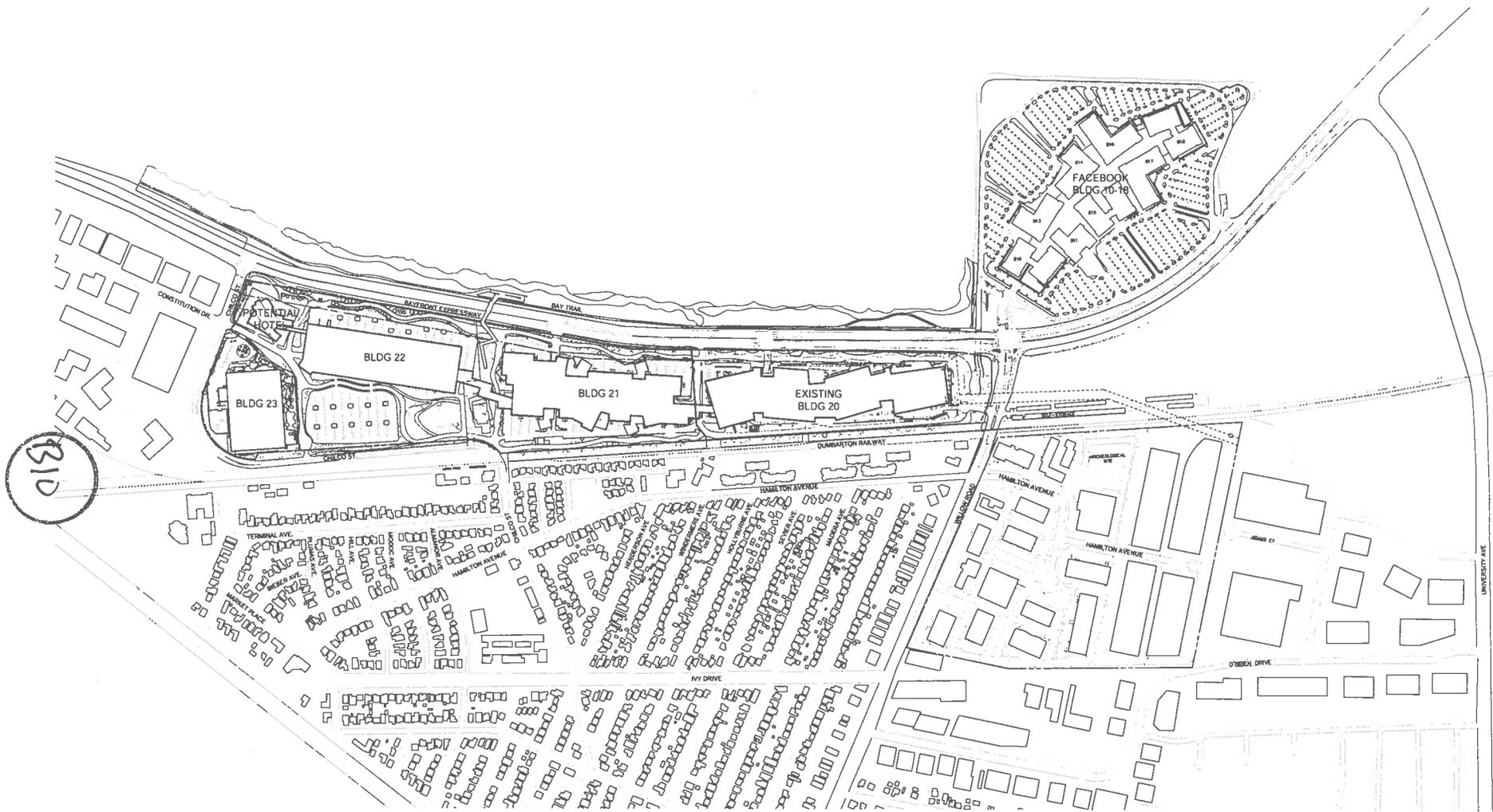


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## A1-01 EXISTING REGIONAL PLAN

SCALE : 1" = 300'  
 11X17 SCALE IS 1" = 600'  
 JULY 7, 2015



# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

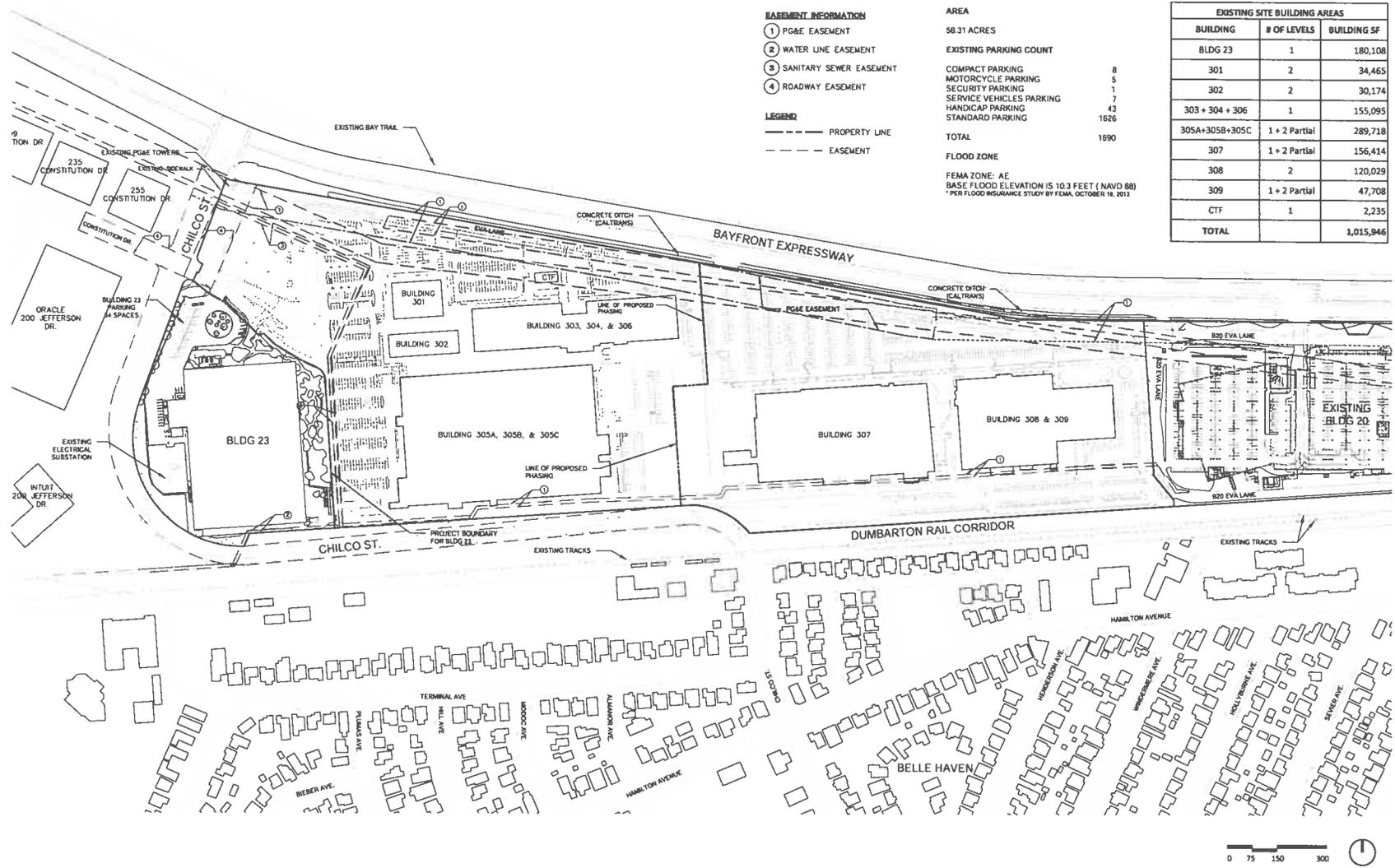
## A1-02 PROPOSED REGIONAL PLAN

SCALE : 1" = 300'

11X17 SCALE IS 1" = 600'

JULY 7, 2015

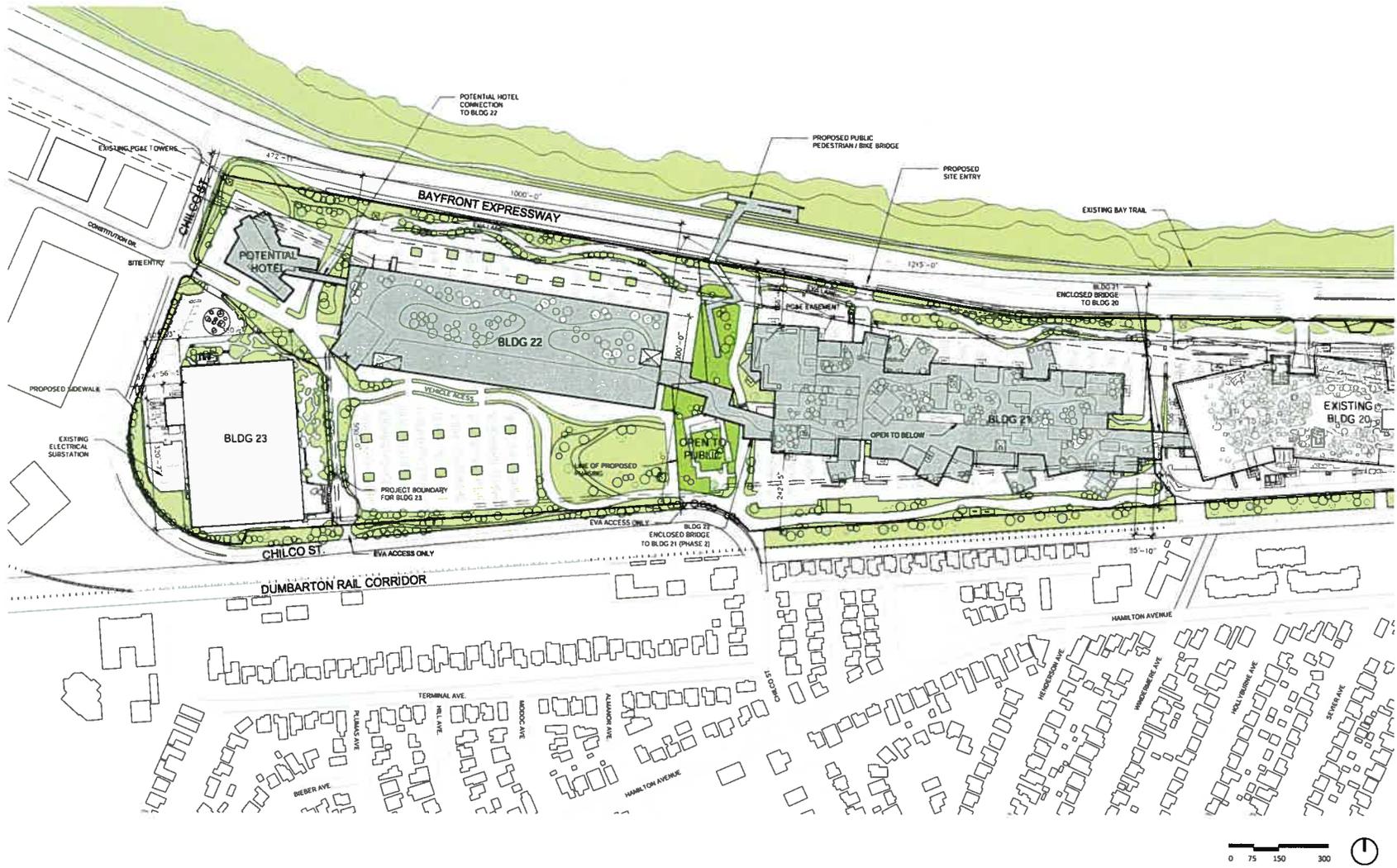
1311



**Facebook Campus Expansion**  
 Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**A2-01 EXISTING SITE PLAN**  
 SCALE : 1"= 150'  
 11X17 SCALE IS 1"=300'  
 JULY 7, 2015

1312



# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## A2-02 PROPOSED SITE PLAN

SCALE : 1"= 150'  
11X17 SCALE IS 1"=300'

JULY 7, 2015



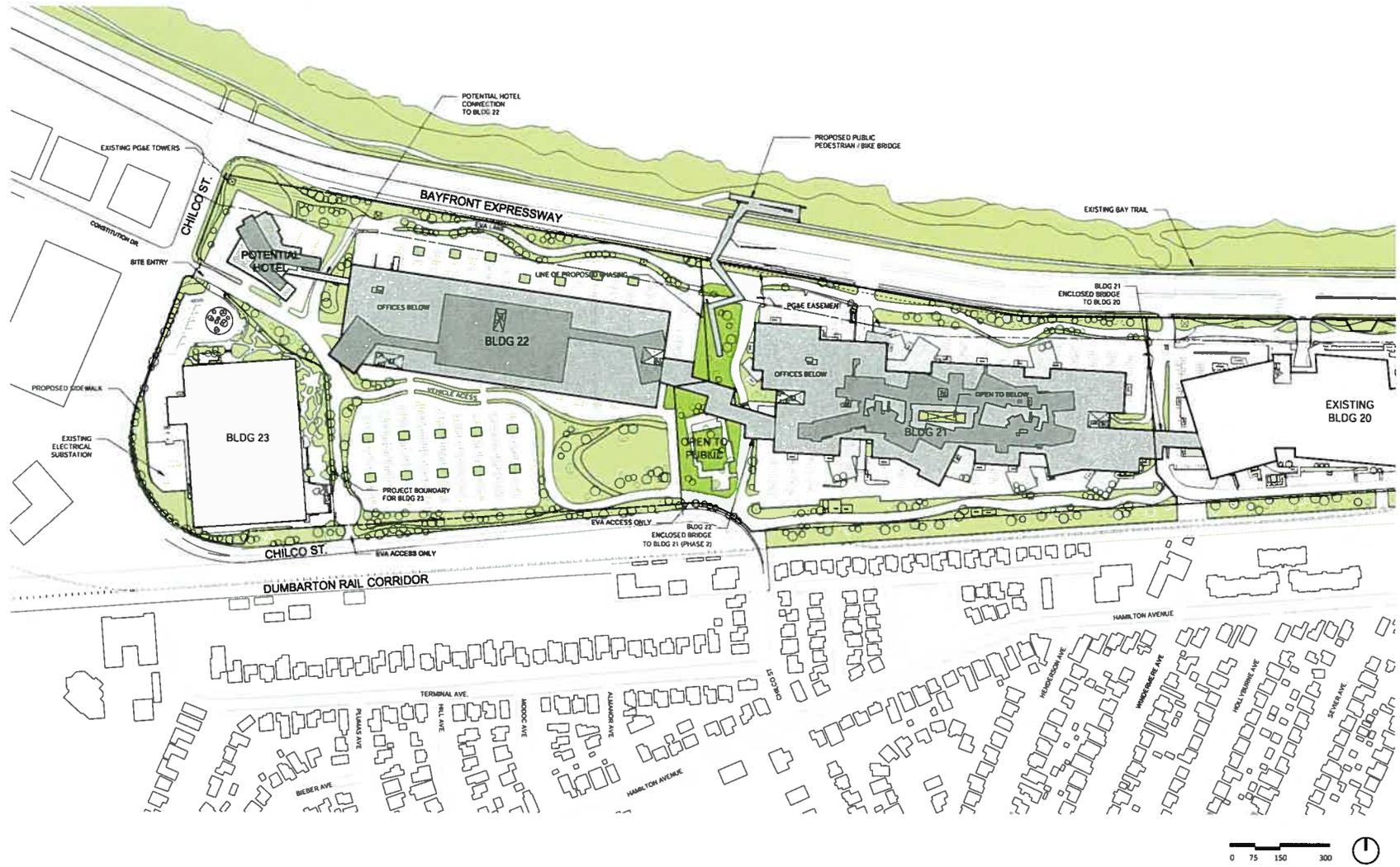
1314



**Facebook Campus Expansion**  
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

**A2-04 LEVEL 01 OFFICE PLAN**  
SCALE : 1"= 150'  
11X17 SCALE IS 1"=300'  
JULY 7, 2015

B15



**Facebook Campus Expansion**  
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

**A2-05 LEVEL 01 MEZZANINE PLAN**  
SCALE : 1" = 150'  
11X17 SCALE IS 1" = 300'  
JULY 7, 2015

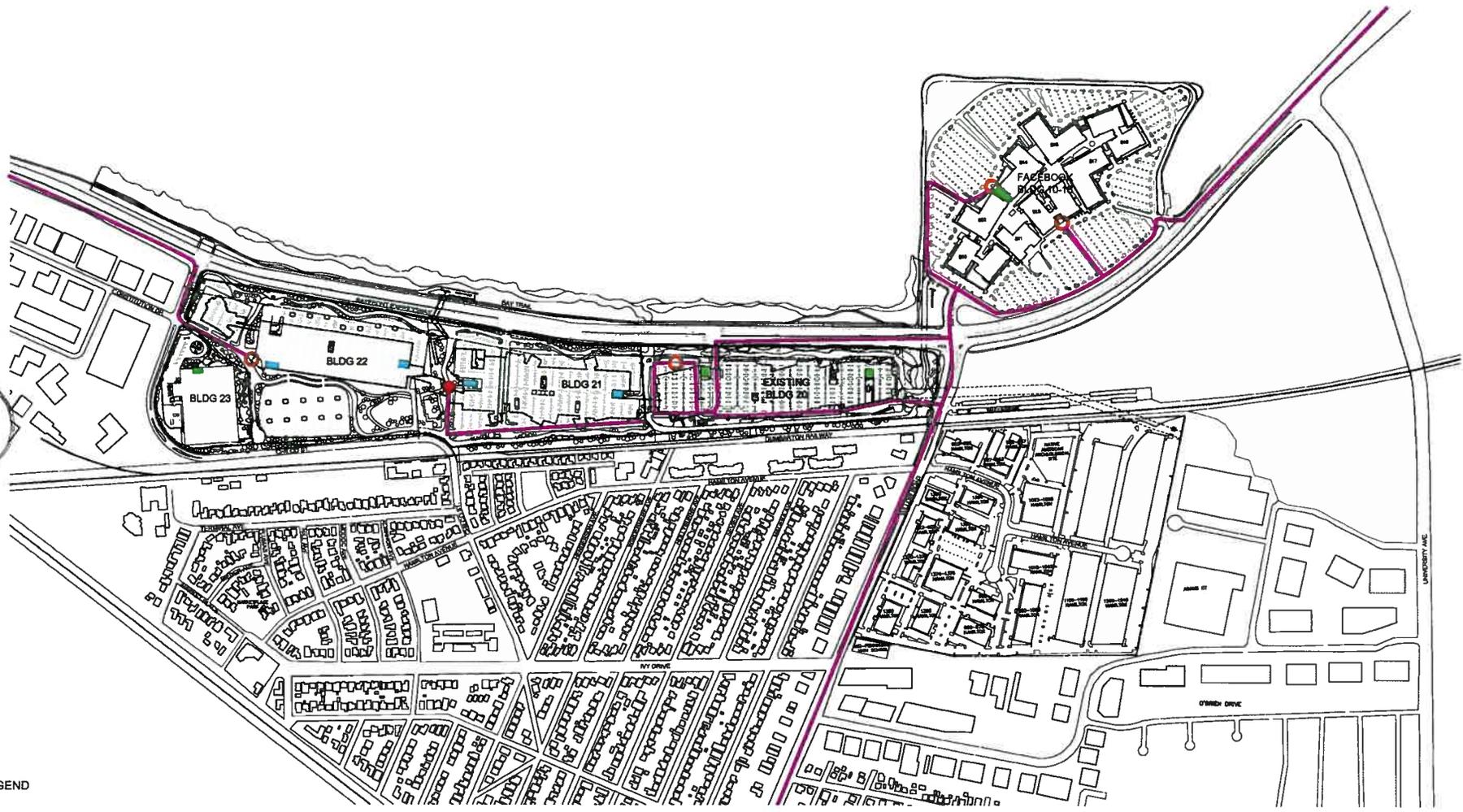
1316



**Facebook Campus Expansion**  
 Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**A2-06 ROOF PLAN**  
 SCALE : 1" = 150'  
 11X17 SCALE IS 1" = 300'  
 JULY 7, 2015

1317



LEGEND

- Shuttle Route
- Loading Area
- Existing Lobby
- Proposed Lobby
- Loading Area For Events Only

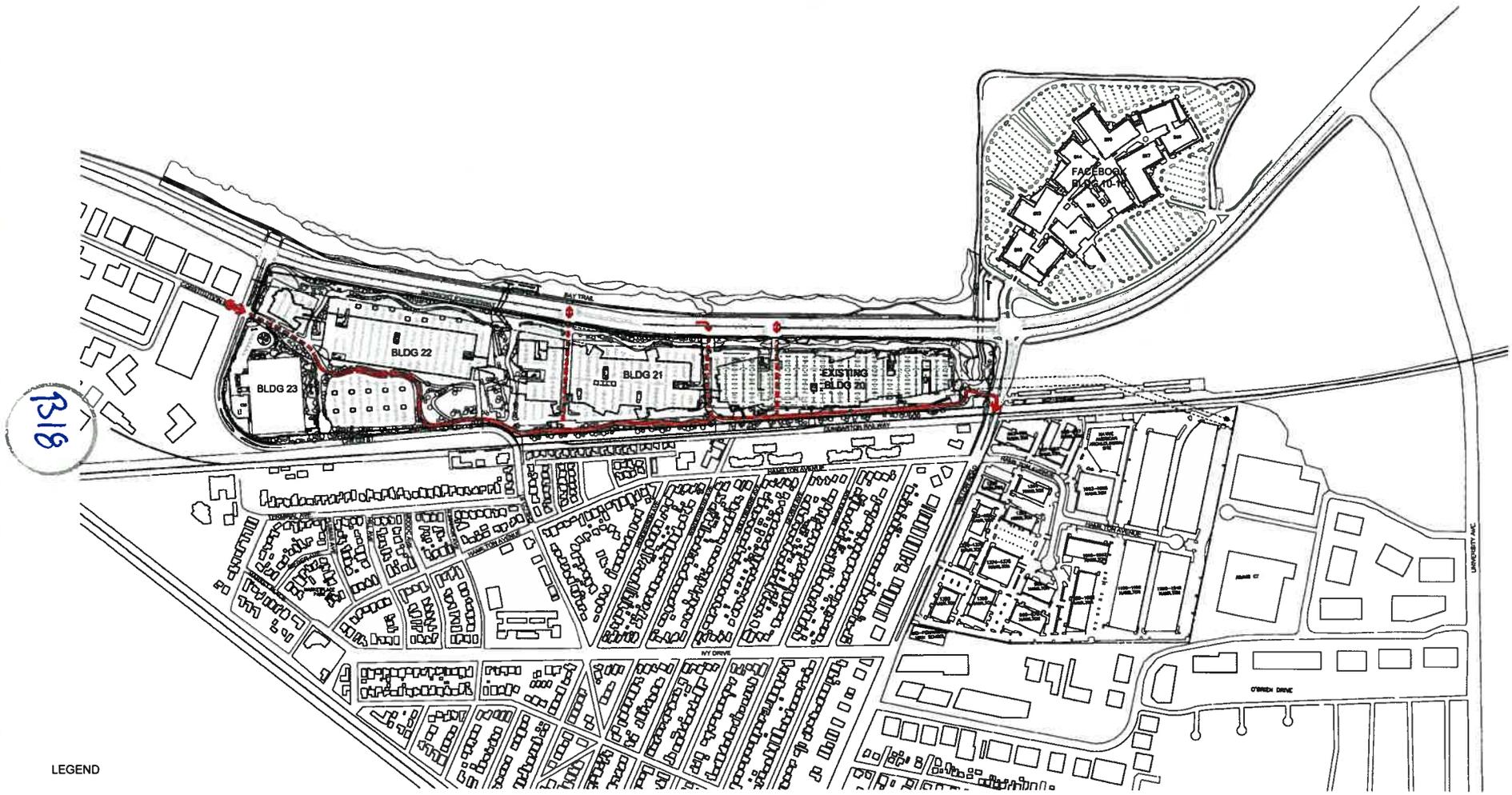


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## A3-01 EMPLOYEE SHUTTLE OPERATIONS

SCALE : 1"= 300'  
 11X17 SCALE IS 1"= 600'  
 JULY 7, 2015



R18

LEGEND

- Proposed Auto, Bus, and EV Circulation
- Lineup for Auto and Bus

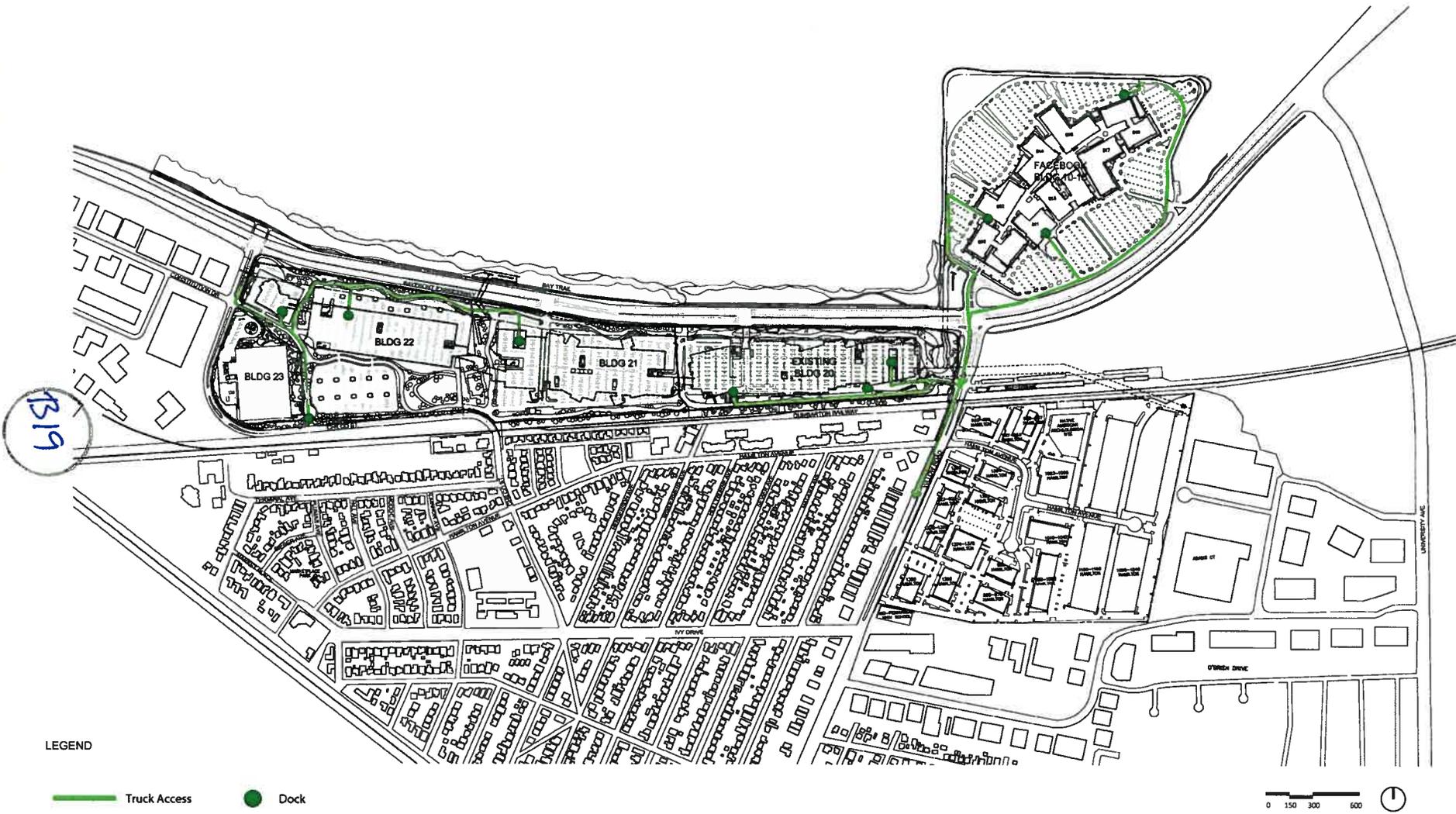


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## A3-03 INTERNAL VEHICLE ACCESS

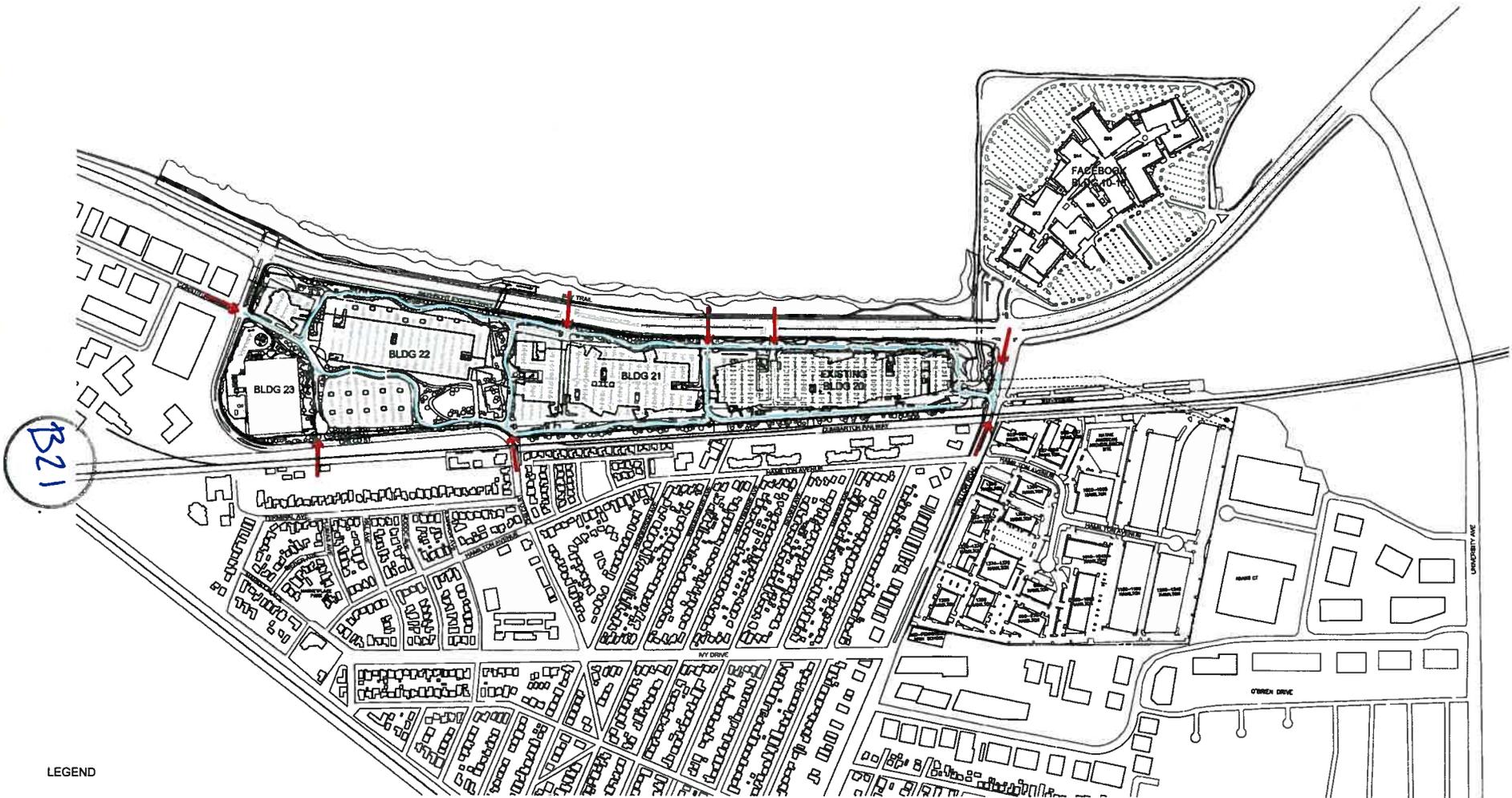
SCALE : 1" = 300'  
 11X17 SCALE IS 1" = 600'  
 JULY 7, 2015



**Facebook Campus Expansion**  
 Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**A3-04 TRUCK ACCESS**  
 SCALE : 1" = 300'  
 11X17 SCALE IS 1" = 600'  
 JULY 7, 2015





LEGEND

EVA Circulation      EVA Entry

# Facebook Campus Expansion

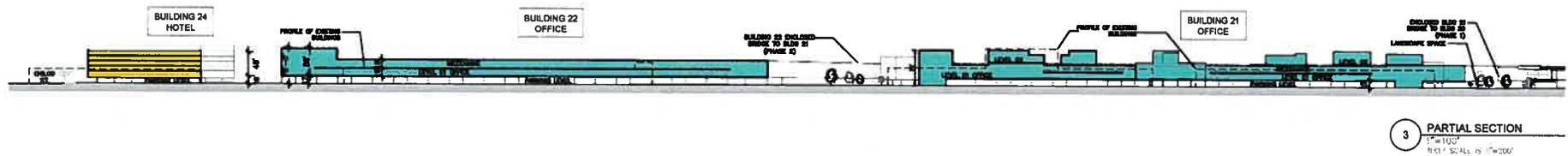
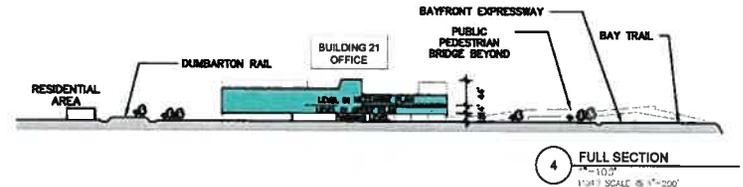
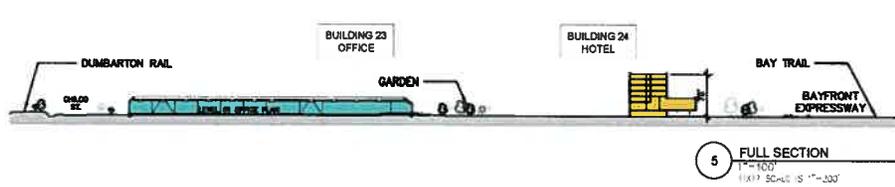
Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## A3-10 EMERGENCY VEHICLE ACCESS

SCALE : 1" = 300'

11X17 SCALE IS 1" = 600'

JULY 7, 2015



B22



KEY:

OFFICE



HOSPITALITY



EXISTING BUILDINGS



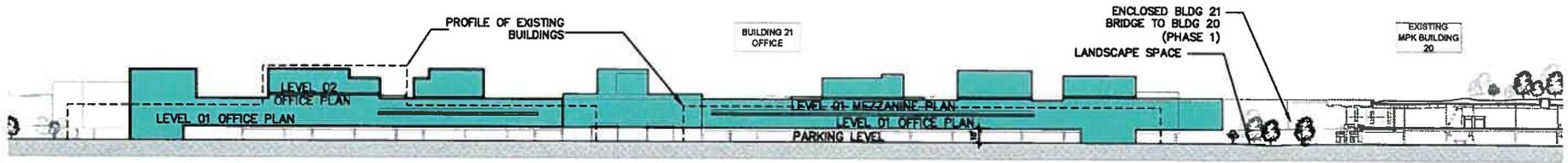
1 KEY PLAN

# Facebook Campus Expansion

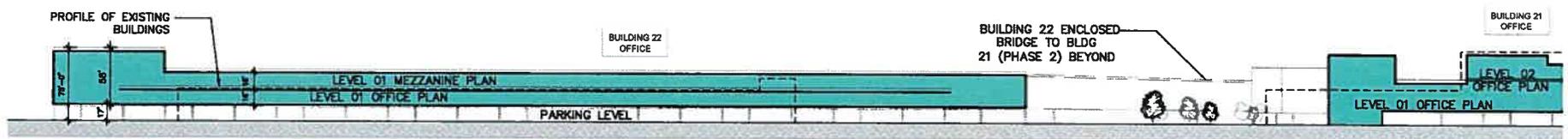
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## A4-01 SITE SECTIONS

SCALE : AS NOTED  
11X17 SCALE IS AS NOTED  
JULY 7, 2015



3B FULL SECTION  
 1/8" = 1'-0"  
 1/8" = 1'-0"



3A PARTIAL SECTION  
 1/8" = 1'-0"  
 1/8" = 1'-0"

1323



2 FULL SECTION  
 1/8" = 1'-0"  
 1/8" = 1'-0"

- KEY:
- OFFICE
  - HOSPITALITY
  - EXISTING BUILDINGS



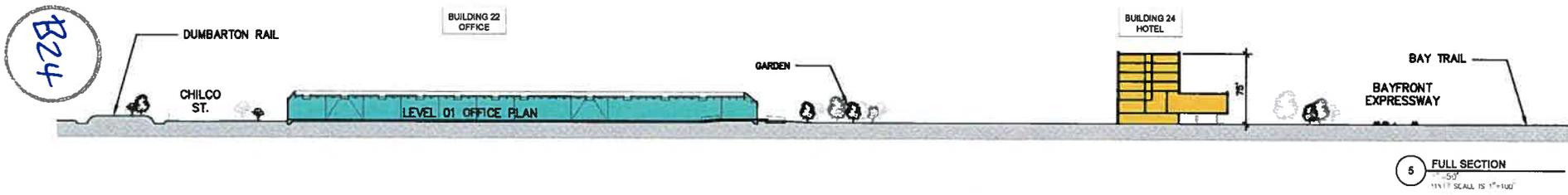
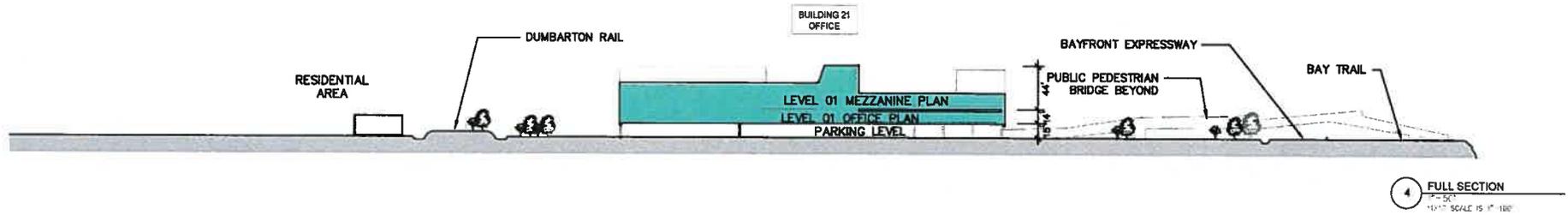
1 KEY PLAN

# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## A4-02 SITE SECTIONS

SCALE : AS NOTED  
 1/8" = 1'-0"  
 1/8" = 1'-0"  
 JULY 7, 2015



KEY:

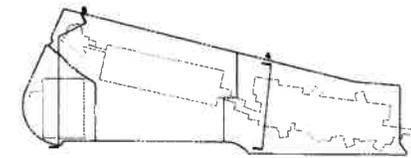
OFFICE



HOSPITALITY



EXISTING BUILDINGS



1 KEY PLAN  
11x17

# Facebook Campus Expansion

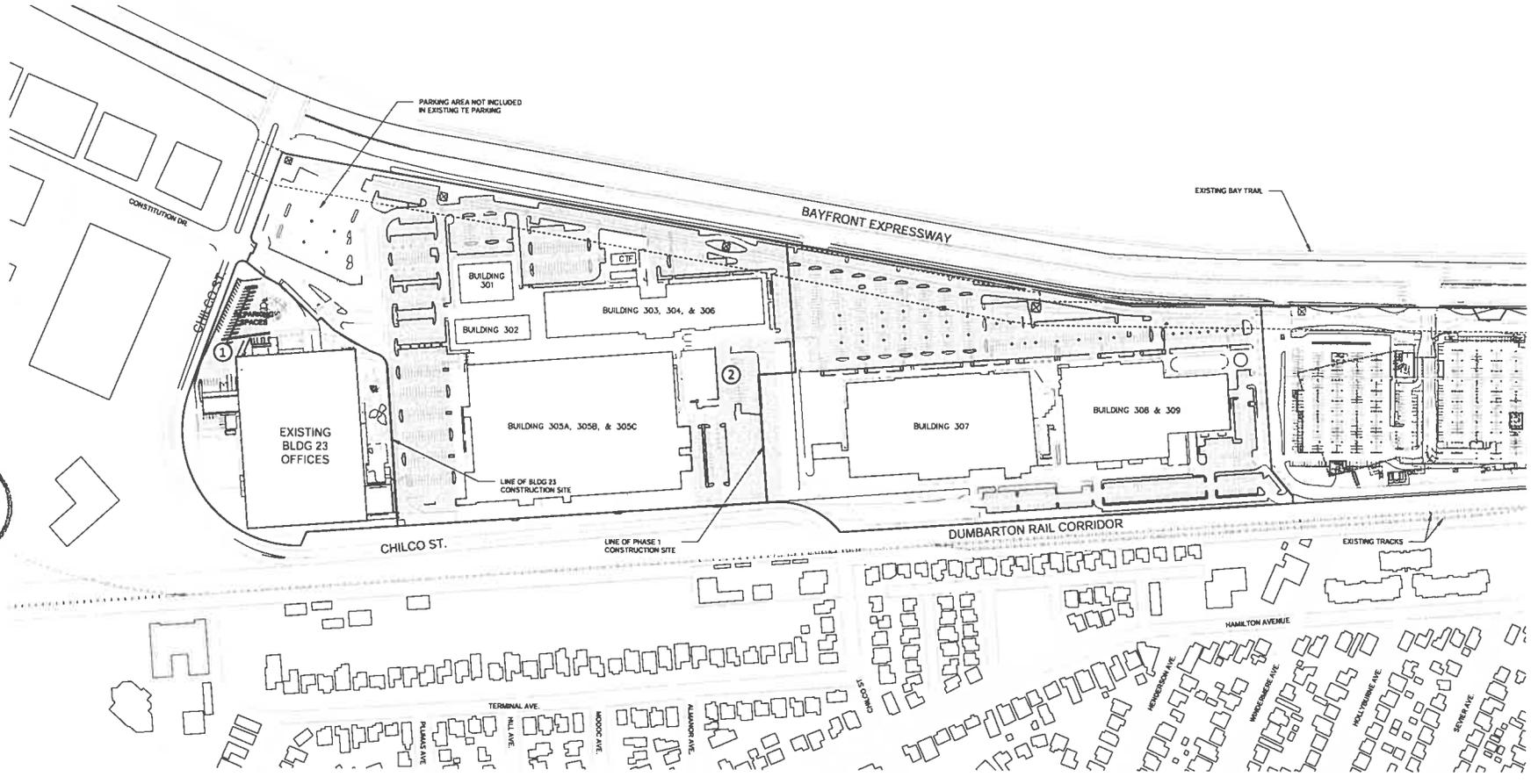
Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## A4-03 SITE SECTIONS

SCALE : AS NOTED  
11X17 SCALE IS AS NOTED

JULY 7, 2015

1325



EXISTING PARKING FOR BUILDING 23 AND T.E. TENANTS

	NUMBER OF SPACES
1. BUILDING 23 SITE	64
2. T.E. SITE EXISTING	1,626
TOTAL	1,690

**EXISTING CONDITION: BUILDING 23 RENOVATION COMPLETION PARKING**

The conditional use permit approved in December 2014 for Building 23 (Building 300) allows Facebook to accommodate the employees of Building 23 by utilizing the current existing parking spaces on the site which are also shared by the tenants of existing buildings of the site. This is an interim condition until the remainder of the project site is developed.



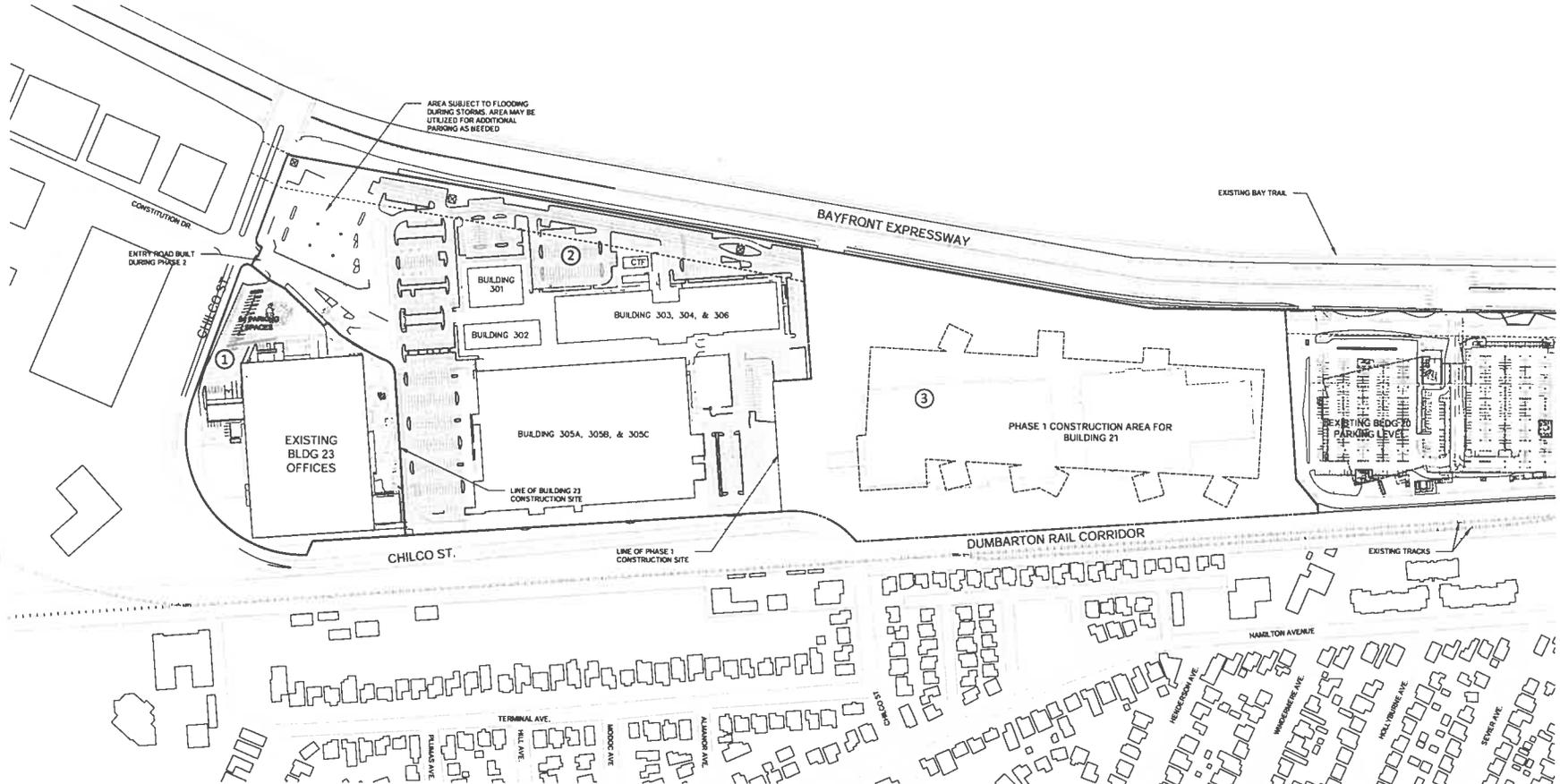
**Facebook Campus Expansion**

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**A5-01 EXISTING CONDITION: BUILDING 23 RENOVATION PARKING**

SCALE : 1"= 150'  
 11X17 SCALE IS 1"=300'  
 JULY 7,2015

1326



	NUMBER OF SPACES
1 - BUILDING 23	64
2 - EXISTING T.E. SITE SPACES	717
3 - BUILDING 21 CONSTRUCTION AREA	0
TOTAL	781

**PHASE 1: BUILDING 21 CONSTRUCTION PARKING**

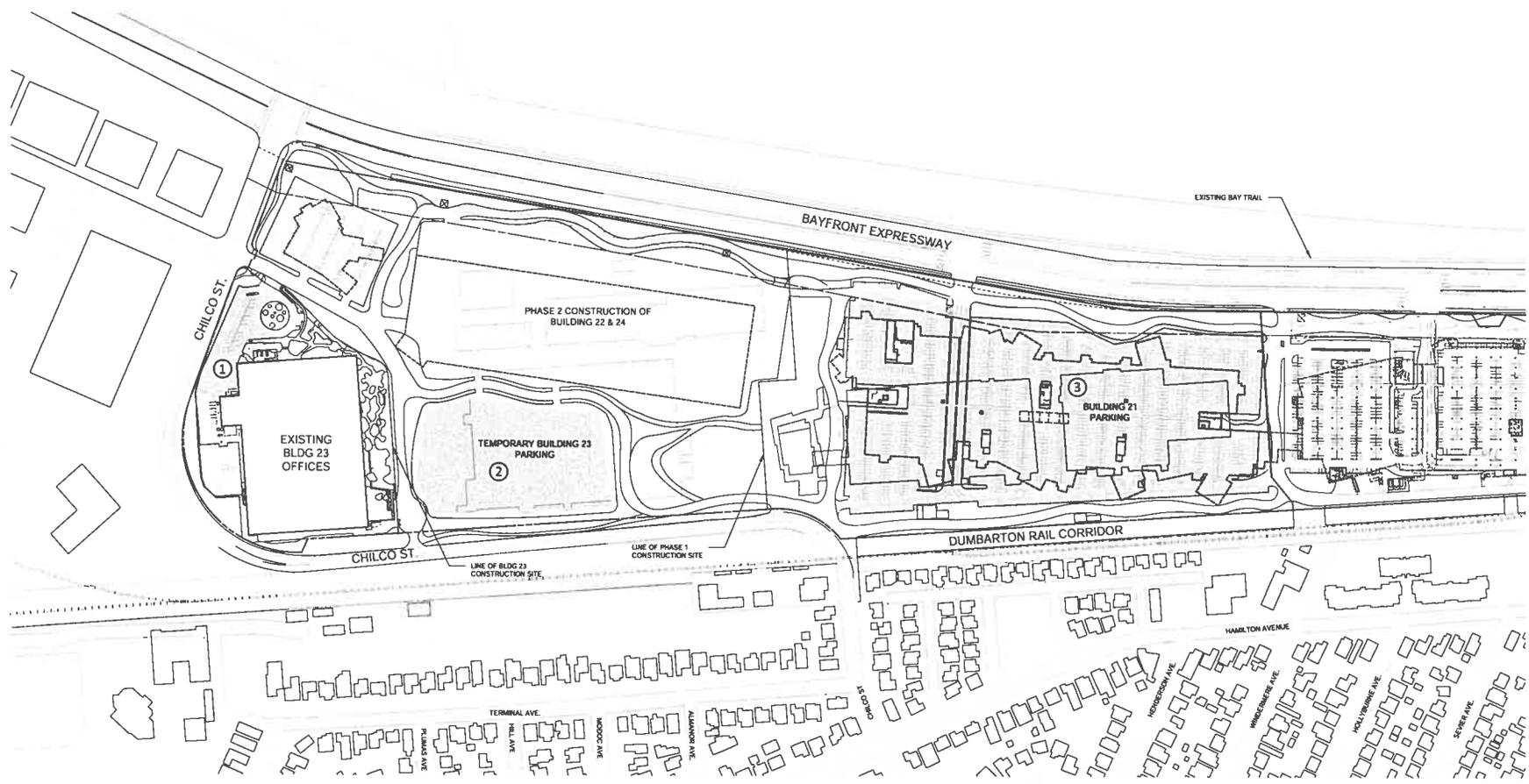
During the construction of Phase 1, only one half of the site is being utilized by office employees. It is assumed that construction parking will be managed within the Phase 1 site boundary. The parking for the remaining T.E. tenants and Building 23 (Building 300) Facebook employees will be shared using the remaining parking spaces of the existing T.E. campus parking layout.



**Facebook Campus Expansion**  
 Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**A5-02 PHASE 1: BUILDING 21 CONSTRUCTION PARKING**  
 SCALE : 1"= 150'  
 11X17 SCALE IS 1"=300'  
 JULY 7,2015

1321

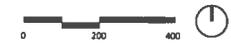


**PARKING FOR BUILDING 23 DURING PHASE 2 CONSTRUCTION**

	NUMBER OF SPACES
1 - BUILDING 23	64
2 - TEMPORARY BUILDING 23 PARKING	536
3 - BUILDING 21 SITE	1,710
<b>TOTAL</b>	<b>2,310</b>

**PHASE 2 - BUILDING 22 & HOTEL CONSTRUCTION PARKING**

During the construction of Phase 2, this site needs to accommodate the new building employees for Building 21 and Building 23 (Building 300). Phase 2 accommodates the code required parking spaces for the new office Building 21 square footage, a total of 1,710 spaces. This plan allocates a parking area for temporary parking of 536 spaces for Building 23 in a zone on the Phase 2 construction area. Phase 2, once completed, will accommodate the remaining code-required 536 parking spaces for Building 23 to the east of the building.



**Facebook Campus Expansion**

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

**A5-03 PHASE 2: BUILDING 22 & HOTEL CONSTRUCTION PARKING**

SCALE : 1"= 150'  
11X17 SCALE IS 1"=300'  
JULY 7,2015



# NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT FACEBOOK CAMPUS EXPANSION PROJECT CITY OF MENLO PARK

**Date:** June 18, 2015

<b>To:</b>	State Clearinghouse	<b>From:</b>	Kyle Perata
	State Responsible Agencies		Associate Planner
	State Trustee Agencies		City of Menlo Park
	Other Public Agencies		701 Laurel Street
	Interested Organizations		Menlo Park, CA 94025

**Subject:** Notice of Preparation (NOP) of the Environmental Impact Report for the Facebook Campus Expansion Project

**Lead Agency:** City of Menlo Park Planning Division

**Project Title:** Facebook Campus Expansion Project

**Project Area:** City of Menlo Park

Notice is hereby given that the City of Menlo Park (City) will be the lead agency and will prepare an environmental impact report (EIR) for the Facebook Campus Expansion Project (Project). The EIR will address the Project's potential physical environmental effects on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City of Menlo Park is requesting comments on the scope and content of this EIR.

A scoping session will be held as part of the Planning Commission meeting on **July 13, 2015, at 7 p.m.** at the Menlo Park City Council Chambers, located at 701 Laurel Street, Menlo Park, CA 94025. The scoping session is part of the EIR scoping process and when the City solicits input from the public and other agencies on specific topics they believe should be addressed in the environmental analysis. The focus of the scoping meeting will be the content to be studied in the EIR. Written comments on the scope of the EIR may also be sent to:

**Kyle Perata, Associate Planner**  
**City of Menlo Park**  
**Community Development Department, Planning Division**  
**701 Laurel Street**  
**Menlo Park, CA 94025**  
**ktperata@menlopark.org**  
**Phone: 650.330.6721**  
**Fax: 650.327.1653**

Comments on the NOP are due no later than the close of the NOP review period at 5:00 p.m. on **Monday, July 20, 2015**. However, we would appreciate your response at the earliest possible date. Please send your written comments to Kyle Perata at the address shown above or email to



ktperata@menlopark.org with "Facebook Campus Expansion Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

**PROJECT LOCATION AND EXISTING CONDITIONS:** The 58-acre Project site encompasses the existing TE Connectivity (TE) campus at 300–309 Constitution Drive in the city of Menlo Park. The Project site, which includes assessor's parcel number (APN) 055-260-250, is zoned M-2 (General Industrial) and M-2-X (General Industrial, Conditional Development). The site is designated as Limited Industry under the City's General Plan and can be built out to approximately 1.142 million square feet (sf) of office uses under the allowable 0.45 floor area ratio (FAR), and up to approximately 1.396 million square feet or 0.55 FAR for other general industrial uses. The Project site is bounded by Bayfront Expressway/State Route (SR) 84 to the north, Facebook Building 20 to the east, and Chilco Street to the west and south. A portion of the Project site abuts the Dumbarton Rail Corridor to the south. Figure 1 depicts the location of the Project site.

Currently, there are 10 buildings containing industrial, warehouse, office, and research and development (R&D) uses at the Project site, totaling approximately 1.02 million sf, as well as 1,690 parking spaces. TE used and continues to use the site primarily for industrial activities and Pentair Thermal Controls leases one of the on-site buildings. In December 2014, the Planning Commission approved a conditional use permit to convert an existing 184,460-square-foot warehouse building located on the southwestern portion of the Project site for Facebook office uses. The conversion will result in an approximately 4,330 square feet reduction for a new building square footage of approximately 180,108 square feet. The renovation of this building (Building 23) is expected to be completed in the first quarter of 2016 and, while it is located on the Project site, it is not part of the Project.

**PROJECT DESCRIPTION:** The proposed Facebook Campus Expansion Project includes the demolition of buildings at the site (Building 23 would not be demolished) and the construction of two new office buildings (Building 21 and Building 22), encompassing approximately 967,000 sf (a net increase of approximately 127,000 sf at the Project site). Figure 2 shows the conceptual site plan. The proposed Building 21 would contain approximately 513,000 sf of office and event uses and be located on the eastern portion of the Project site. The event space would be utilized for internal Facebook events and have the capacity to accommodate approximately 2,000 people. Building 21 would be constructed during the first phase of development, and Building 22 would be constructed as the second phase of development. The proposed Building 22 would include approximately 450,000 sf of office uses and would be located on the western portion of the Project site. Both buildings would be constructed over surface parking that would contain approximately 3,800 parking spaces. The buildings would be connected to each other and the existing Building 20 east of the Project site via enclosed bridges. The buildings would have an architectural style, height, and massing similar to that of Facebook Building 20. Maximum building heights would be approximately 75 feet.

The Project would also include the potential for a 200-room limited-service hotel with approximately 175,000 sf of space (Building 24) in the northwestern portion of the Project site. The hotel, which would be located near the corner of Chilco Street and Bayfront Expressway, could be constructed in a future phase and would bring the total area of new development at the Project site to approximately 1.14 million sf, with a total FAR not to exceed 0.55 (including existing Building 23). The proposed office GFA would be consistent with the existing City General Plan and M-2 General Industrial Zoning District, which allows office uses at a FAR of up to 0.45 and the comprehensive project including the hotel would not exceed 0.55 FAR, which is consistent with the City General Plan. However, rezoning the entire site from M-2 and M-2-X to M-2-X would be required to exceed the maximum 35-foot height limit and a Zoning Ordinance Text Amendment would be required to accommodate the proposed hotel.

Access to the Project site is proposed from Constitution Drive and a new signalized intersection on Bayfront Expressway at the mid-point of the site. A vehicular connection on the east end of the site to the existing Building 20 could also be constructed. The Project may include a limit on the number of daily or

peak period vehicle trips to and from the site. The Project would be organized around a publicly accessible open space and a bicycle/pedestrian corridor that would run north-south through the middle of the site. The Project would also include construction of a new bicycle/pedestrian bridge over Bayfront Expressway to allow for access to the Bay Trail and Bedwell Bayfront Park from the Project site and the Belle Haven neighborhood. The perimeter of the Project site would have a landscaped buffer that would include bicycle/pedestrian pathways that would be separated from the vehicle access roads. The on-site paths would connect the proposed office buildings to Building 20 on the east and Facebook Buildings 10–19 on the north side of Bayfront Expressway.

**PROJECT APPROVALS:** The following approvals would be required by the City under the Project:

- Rezone from M-2 to M-2-X
- Conditional Development Permit
- Zoning Ordinance Text Amendment
- Development Agreement
- Heritage Tree Removal Permits
- Below-Market-Rate Housing Agreement
- Lot Line Adjustment
- Environmental Review
- Fiscal Impact Analysis

**RESPONSIBLE AGENCIES:** The agencies listed below are expected to review the draft EIR to evaluate the Project:

- Bay Area Air Quality Management District (BAAQMD)
- California Department of Transportation (Caltrans)
- California Regional Water Quality Control Board (RWQCB)/San Mateo Countywide Water Pollution Prevention Program
- City/County Association of Governments (C/CAG)
- San Mateo County Transportation Authority (SMCTA)
- Department of Toxic Substance Control (DTSC)
- Menlo Park Fire Protection District
- San Mateo County Environmental Health Division
- West Bay Sanitary District

**INTRODUCTION TO EIR:** The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information for evaluating a proposed project and its potential to cause significant effects on the environment, examine methods of reducing adverse environmental impacts, and identify alternatives to a proposed project. The Facebook Campus Expansion Project EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines. The EIR will include the following:

- Summary of the Project and its potential environmental effects
- Description of the Project
- Description of the existing environmental setting, potential environmental impacts of the Project, and mitigation measures to reduce significant environmental effects of the Project
- Alternatives to the Project

- Cumulative impacts
- CEQA conclusions

**PROBABLE ENVIRONMENTAL EFFECTS:** The EIR will analyze whether the Project would have significant environmental impacts in the following areas:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| • Aesthetics                      | • Hydrology and Water Quality    |
| • Air Quality                     | • Land Use and Planning Policy   |
| • Biological Resources            | • Noise                          |
| • Cultural Resources              | • Population and Housing         |
| • Geology and Soils               | • Public Services and Recreation |
| • Greenhouse Gas Emissions        | • Utilities                      |
| • Hazards and Hazardous Materials | • Transportation and Traffic     |

To help prepare several of these sections and analyze the impacts, a transportation study will be prepared. The transportation study will focus on intersections, residential and non-residential roadway segments, and Routes of Regional Significance. The transportation study for the Project and the ConnectMenlo General Plan update will be coordinated to ensure consistency and address both the near-term and long-term transportation needs and impacts of both projects. It is currently envisioned that a single, concurrent transportation analysis will be conducted to evaluate the Project and the ConnectMenlo General Plan update.

**ENVIRONMENTAL EFFECTS NOT LIKELY TO REQUIRE FURTHER ANALYSIS:** The Project is not anticipated to result in significant environmental effects in the following areas:

- Agricultural or Forestry Resources
- Mineral Resources

The Project site is fully developed in an urbanized area and located near SR 84 and US 101. As such, agricultural and mineral resources do not exist on the site, and a detailed analysis of these topics will not be included in the EIR.

**ALTERNATIVES:** Based on the significance conclusions determined in the EIR, alternatives to the Project will be analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No-Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

**EIR PROCESS:** Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with State CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft EIR. The draft EIR and final EIR and will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the Project.

  
 \_\_\_\_\_ June 18, 2015  
 Kyle Perata, Associate Planner Date  
 City of Menlo Park

C4



**Figure 1**  
**Project Location**  
 Facebook Campus Expansion Project



**Figure 2**  
**Conceptual Site Plan**  
 Facebook Campus Expansion Project

