AGENDA

- Staff updates
- Staff overview of proposed project
  - Existing site
  - Proposed project
  - Requested entitlements
  - Key questions for the Commission
- Applicant presentation
- Planning Commission clarifying questions
- Public comment
- Planning Commission discussion and direction
EXISTING PROJECT SITE

- Existing industrial, R&D, and office campus
  - Approximately 59 acre site
  - 20 buildings
  - 1 Million square feet of GFA

- Mixed zoning:
  - R-MU-B (Residential Mixed Use, Bonus Available)
  - O-B (Office, Bonus Available)
  - Previous zoned M-2 (General Industrial)
    - Rezoned through ConnectMenlo
ZONING MAP
PROJECT OVERVIEW

- Willow Village project submitted July 2017
  - City and Applicant bi-weekly meetings
  - Environmental review initiated (February 2018)

- Project components
  - 1,500 housing units
  - 126,500 square feet of retail uses
    - Includes grocery, pharmacy, food/beverage services
  - 200 room limited service hotel
  - Cultural/visitor center
  - 1,750,000 square feet of offices
  - 18 acres of open space (eight acres publicly accessible)
  - Net increase in 750,000 square feet of commercial uses (excluding retail and hotel)
PROJECT OVERVIEW

- Seeking master plan development
  - Allocate development potential across entire site
  - Develop utilizing bonus level
    - Height, FAR, density
    - Community amenities
PROJECT ENTITLEMENTS

- Conditional Development Permit
- Development Agreement
- Zoning Map and General Plan Amendments
- Lot Reconfiguration (Major Subdivision)
- Below Market Rate Housing Agreement
- Heritage Tree Removal Permits
- Environmental and Fiscal Review
PROJECT PHASING

- Phased development
  - Four phases (occupancy in 2021, 2022, 2023, and 2025)
  - Approximately 1/3 of office square footage and 1/3 housing units occupied/built in first three phases
QUESTIONS FOR PLANNING COMMISSION

- Provide input on realignment of the main cross site access and the new connection with O’Brien Drive.
- Provide direction on the proposed pedestrian and bicycle access through the site, specifically as the pathways relate to the paseo requirements.
- Provide guidance to staff on the eastern paseo design, location, and the adjacent land uses.
- Provide feedback on the proposed site layout and mix of uses.
- Provide comments on the land uses, including the proposed dwelling units per acre, office FAR, and retail FAR.
- Review the proposed phasing plan and provide any comments and guidance to staff on the breakdown of the phases by land uses, including housing, parks, and open space in relation to the office development.