



# PARKLINE

September 30, 2025



LANE PARTNERS



# Introduction

## LANE'S ASSIGNMENT FROM SRI

- Update research and development campus with modern sustainable facilities to further SRI's mission.
- Consolidate SRI campus and provide for expansion ability in new facilities that will attract the best and the brightest.
- Plan for continuous operations of SRI during construction.

# Parkline's principles

Share the SRI campus with the community.

Improve bike and pedestrian access and safety.

Provide housing that emphasizes affordability.

Promote sustainability and carbon reduction.

Respect neighborhood edges and aesthetics.

# What we heard

12 Community Meetings since 2021 | 1005 Survey Responses | 45 Site Tours

- Significant requests to maximize housing at 800 homes with focus on affordability
- Desire to keep heights and density as low as possible, especially on Laurel and to place buffers against neighboring properties
- Ensure planned bike paths connect with surrounding trail networks and offer access through the community
- Agreement that site plan respect heritage trees
- Strong preference for research campus approach over traditional commercial/tech office feel
- Near unanimous support for opening campus and adding field and community places in the plan



# Community benefits summary

**TOTAL VALUATION \$200 MILLION**

- **Significant** Publicly Accessible Open Space
- **2.7 Acre** Land Dedication to City for Recreational Field & Public Uses
- **1.6 Acre** Land Dedication to Nonprofit Developer (up to 154 Units of 100% Affordable Housing)
- **2.5 Miles** of Bicycle Trails & Bicycle Repair Kiosks
- **31% Total BMR Units**
- Amenity Building with Publicly Accessible Café
- Removal of Co-Generation Power Plant
- Capacity for City Emergency Water Reservoir
- Contributions Towards (1) Middle Avenue Caltrain Crossing and (2) Railroad Quiet Zone

# What we heard: Housing

**Delivers 800 units with record setting 31.3% affordability level — doubling the City’s requirements.**

549 Market Rate Units | 7 BMR For-Sale Units | 244 Affordable Rental Units, 154 at 60% AMI

## COMMUNITY WANT & NEED

Lower density and elevation directly adjacent to existing family homes

## COMMUNITY WANT & NEED

Preserve neighborhood character with setbacks that buffer and respect adjoining properties

## COMMUNITY WANT & NEED

Concentrate higher density housing near transit at the northwest corner along Ravenswood

## COMMUNITY WANT & NEED

Dedicate more than 1-acre parcel to an affordable housing developer.

## PLAN UPDATE

Over 12 acres dedicated to housing, increased with the purchase of the Ravenswood church site, enabling us to lower elevation while maintaining unit count.

## PLAN UPDATE

Added single-family style townhomes directly adjacent to existing family homes to help preserve the character of the neighborhood.

## PLAN UPDATE

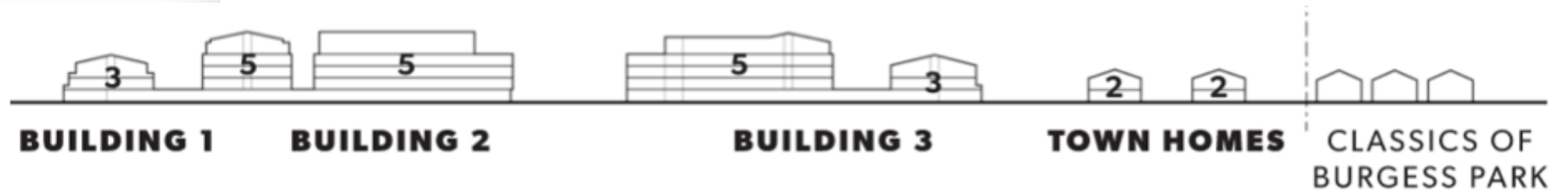
Located a blend of market-rate and affordable rental apartments near transit for easy commuting and access.

## PLAN UPDATE

\$19.2M land dedication of 1.63-acre parcel and 60-year ground lease to nonprofit affordable developer for 154 units at 60% AMI.

# 3Q - 4Q 2021

**400 UNITS**

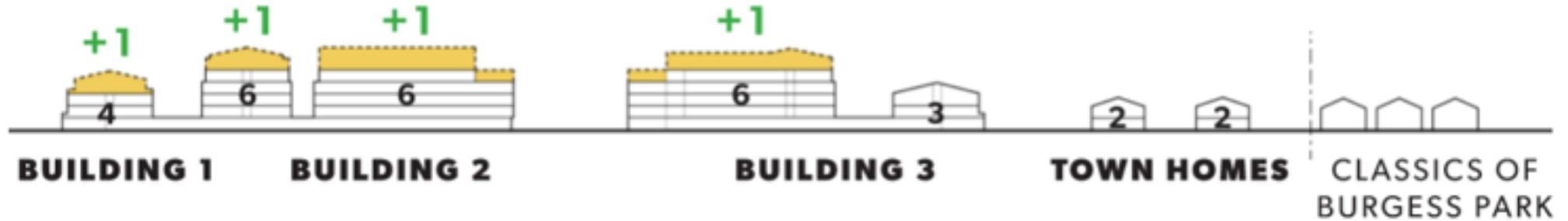


*Community priorities support 40 units/acre (Jun.)*

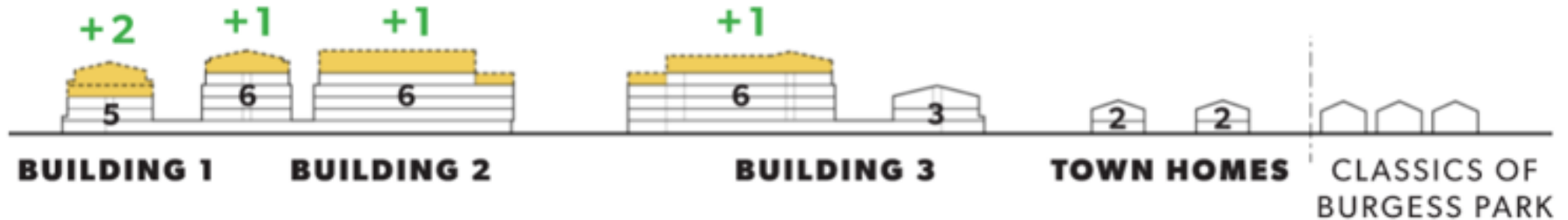
*Initial proposal includes 400 units (Nov.)*

# 3Q - 4Q 2022

## 500 UNITS



## 600 UNITS



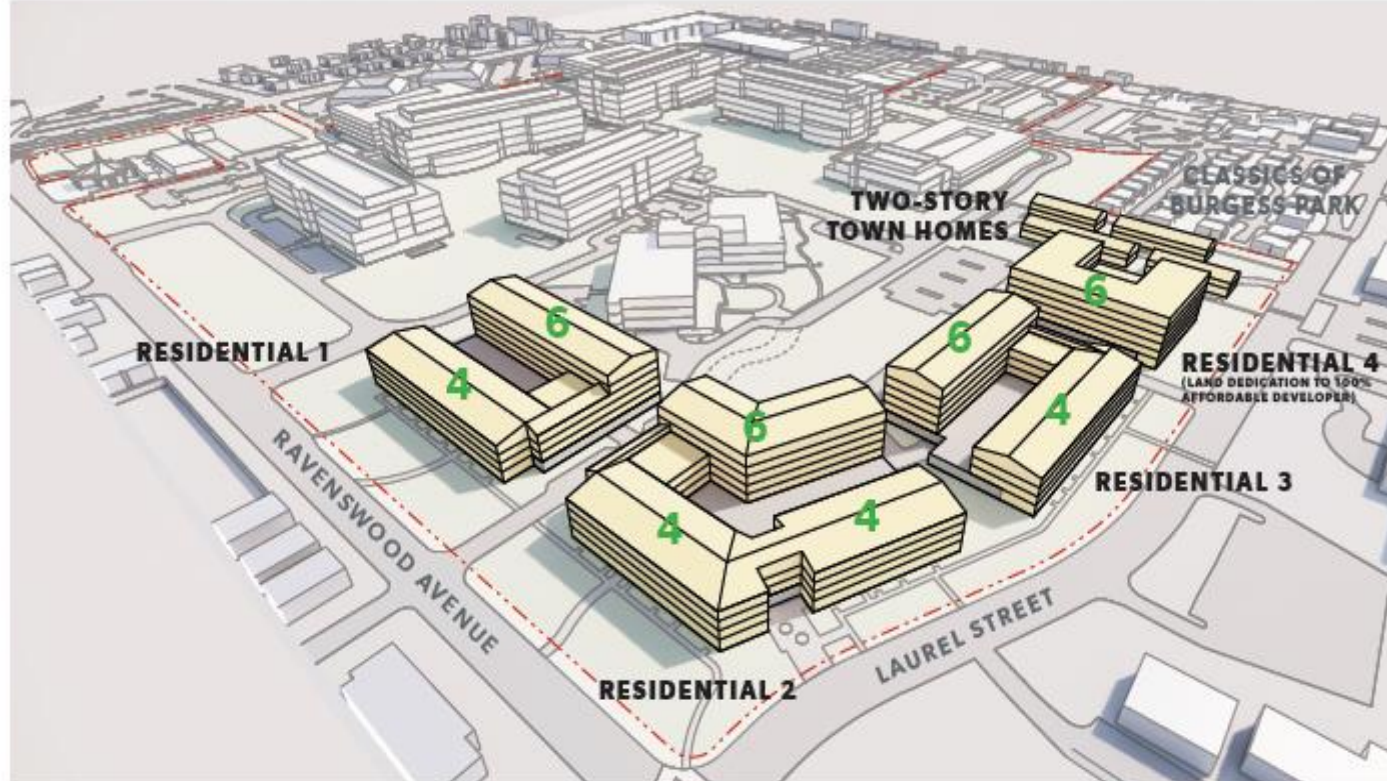
*Council directs study of 600 units max (Jun.)*

*Increased base housing to 550 units, including land dedication for 100% affordable stand-alone project (Oct.)*

*Planning Commission directs study of at least 700 units (Dec.)*

# 1Q 2023

## 550 UNITS



*Increased base housing to 550 units, including land dedication for 100% affordable stand-alone project (Oct.)*

*Agreement to study up to 800 units max (Feb.)*

# 1Q 2023

## 800 UNITS



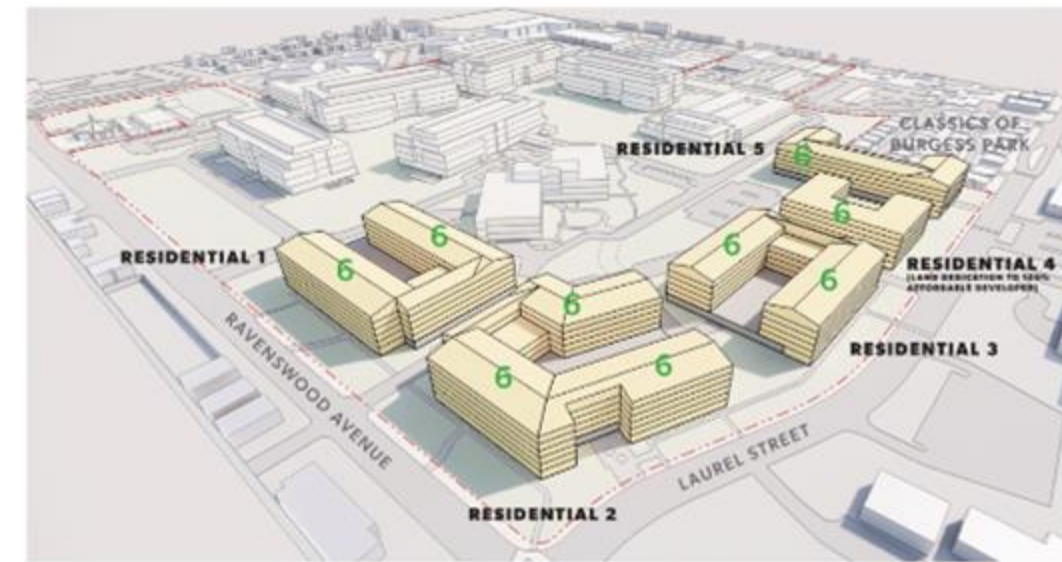
## 800 UNITS



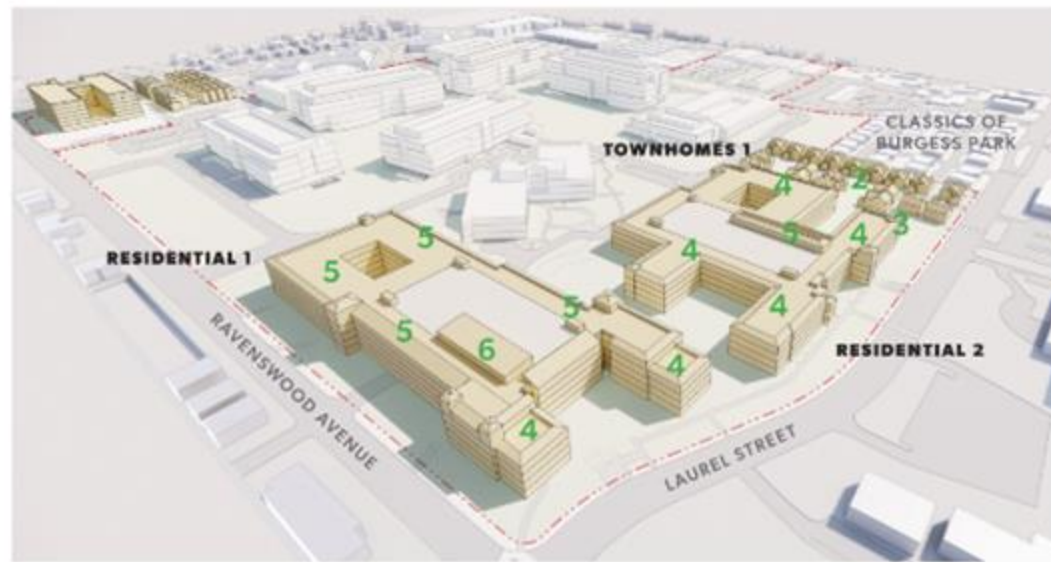
# Housing Evolution

## MASSING

800 UNITS



800 UNITS - REV.

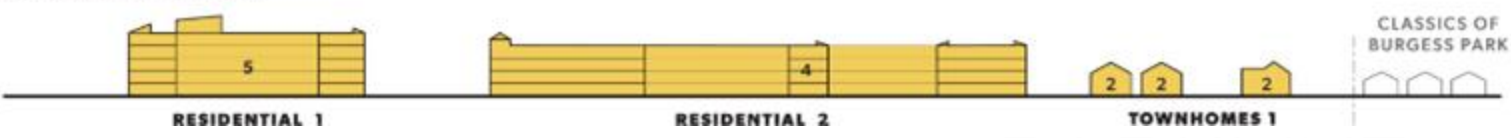


## SECTIONS

800 UNITS

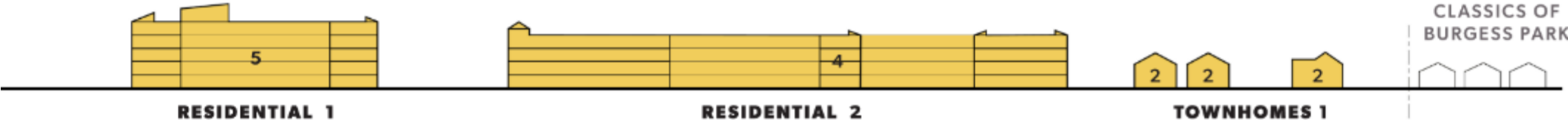
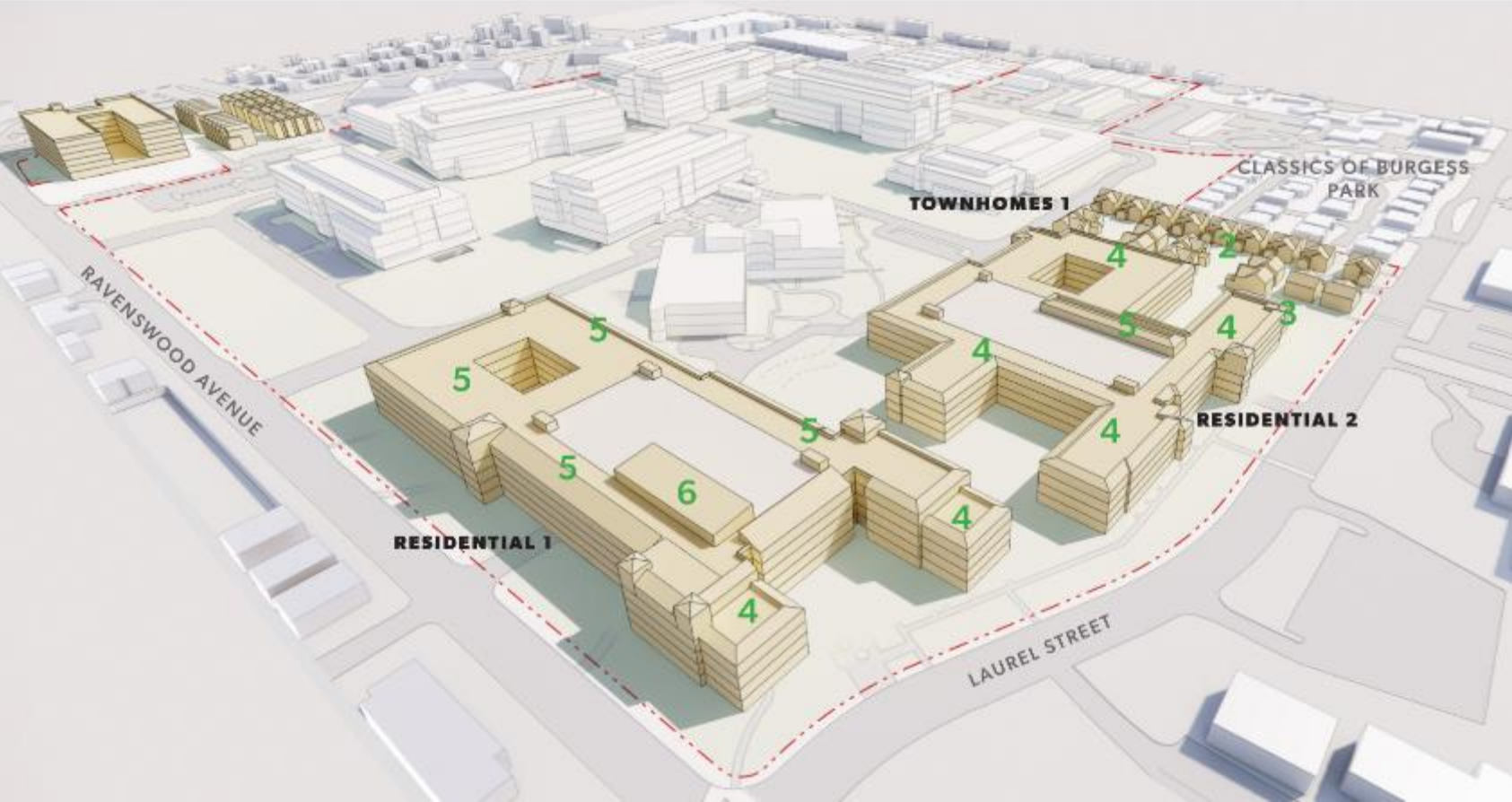


800 UNITS REV.



# 1Q 2024

800 UNITS



# What we heard: Open space & amenities

**Opens SRI's 63+ acre campus for the first time in a generation, with amenities for the entire community.**

The plan integrates and adds to City's open space network with 20 acres of new open space, including 12 acres dedicated to public access, connecting parks and trails.

## COMMUNITY WANT & NEED

Dedicate meaningful open green space as a community priority

## COMMUNITY WANT & NEED

Refine amenity spaces to reflect community input

## PLAN UPDATE

20 acres open space with 12 acres dedicated to public access.

## PLAN UPDATE

Community gathering spaces will include: event pavilion, community parks, active and passive recreation areas, retail amenities



RAVENSWOOD CLASS I SHARED-USE PATH



THE GREEN - MULTI-USE LAWN



MULTI-USE PLAZA



PEDESTRIAN CONNECTION



SEMINARY/BURGESS CLASS I SHARED-USE PATH



DOG PARK



SHADED COURTS



EXERCISE STATIONS



BIKE REPAIR STATION



CHILDREN'S PLAYGROUND



PERFORMANCE SPACE



BBQ/PICNIC AREA



PARK GAMES



FARMERS' MARKET



RECREATION AREA



FOOD TRUCKS



COMMUNITY FITNESS



MOVIE NIGHT

NOTE: THE MOBILITY ROOMS AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE USED FOR CONSTRUCTION.

# What we heard: Transportation & connectivity

**Parkline's Balanced Plan includes miles of bike & pedestrian paths designed to enhance connectivity through Menlo Park.**

## COMMUNITY WANT & NEED

Ensure bike and pedestrian paths connect to surrounding trail networks and provide access through the community

## COMMUNITY WANT & NEED

Address access and circulation on Laurel

## COMMUNITY WANT & NEED

Mitigate parking lot impacts through thoughtful design, parking restrictions.

## COMMUNITY WANT & NEED

Incorporate traffic mitigation measures

## PLAN UPDATE

Bike lane improvements along Laurel, Burgess and Ravenswood; new bike lanes incorporated within the site and on city streets

## PLAN UPDATE

Redirected all traffic through interior of the site and reduced  
Minimized access to Laurel

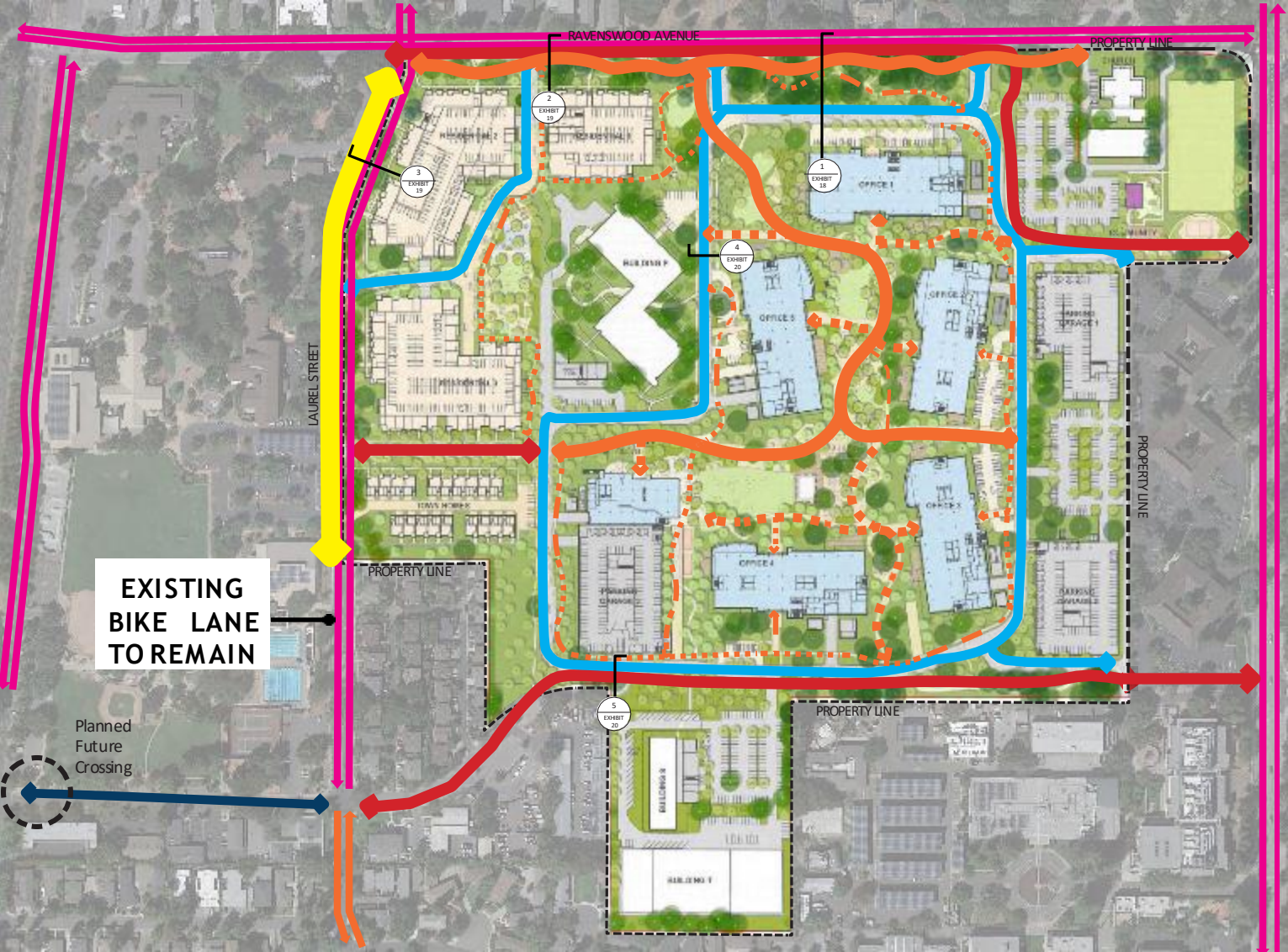
## PLAN UPDATE

Dedicate garage closest to Burgess Classics neighborhood for office worker use only









## PLAN UPDATE

\$2M contribution to the City of Menlo Park for nearby transportation improvements

# Bicycle and pedestrian safety



**LEGEND**

-  PROPOSED CLASS I - SHARED USE PATH (INTERNAL)
-  PROPOSED CLASS II OR CLASS III - ON STREET OR BUFFERED (LOOP ROAD - OFFICE AND RESIDENTIAL)
-  PROPOSED CLASS IV - SEPARATED BIKE LANE (CONVERT EXISTING CLASS II BIKE LANE ON LAUREL TO CLASS IV)
-  PLANNED FUTURE CROSSING
-  PROPOSED PRIMARY PEDESTRIAN CIRCULATION
-  PROPOSED SECONDARY PEDESTRIAN CIRCULATION
-  EXISTING CLASS II BIKE LANES
-  EXISTING CLASS III BIKE LANES ("SHARROW")

# Ravenswood - Multi-Use Path



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# What we heard: Safety

## COMMUNITY WANT & NEED

Prohibit use of BSL3 labs in new spaces  
Eliminate BSL3 adjacent to residential

## COMMUNITY WANT & NEED

Provide a dedicated emergency water reservoir for city-wide benefit

## COMMUNITY WANT & NEED

Address security considerations within the plan

## COMMUNITY WANT & NEED

Install safety fencing and screening during construction to limit noise, dust, and impacts on adjacent neighbors

## PLAN UPDATE

Agreement to decommission existing BSL3, prohibit new BSL3

## PLAN UPDATE

Provide land to City for a 2-3M gallon water reservoir for long-term emergency preparedness.

## PLAN UPDATE

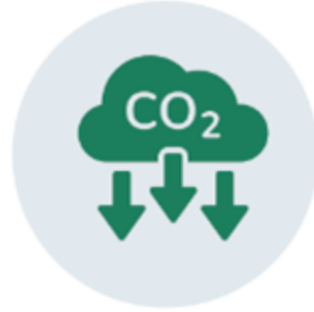
Agreed to private maintenance and patrol of open spaces  
Added planning element to alleviate conflict points

## PLAN UPDATE

Agreement to provide safety fencing and screening at [locations] throughout duration of construction

# Sustainability

Achieves emission reductions equivalent to 61M miles of driving annually



CLIMATE ACTION PLAN



ALL-ELECTRIC BUILDINGS



GREENHOUSE GAS REDUCTION



RENEWABLE SOURCES OF ENERGY



WATER CONSERVATION

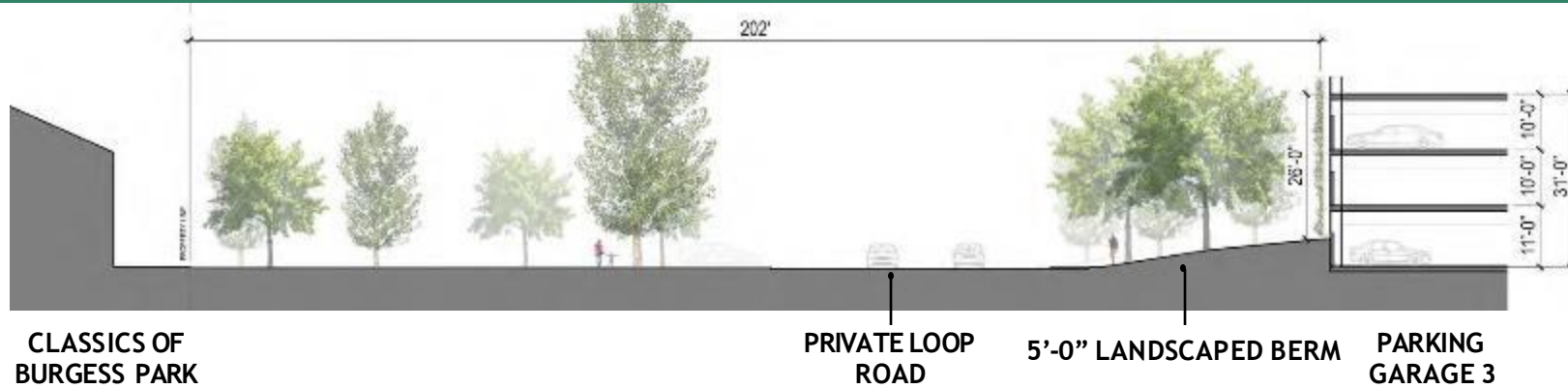
## COMMUNITY BENEFITS

- Decommission existing natural gas co-generation power plant (equivalent to eliminating 61M miles of driving annually).
- LEED certification or equivalent for all land uses.
- Sustainable all-electric 100% carbon-free design for all new buildings.
- Electric vehicle charging spaces.
- 30 acres of drought-tolerant landscaping and bioretention improvements and heritage tree preservation & replacement program.

# Burgess Classics

- **Protections now included in CDP (Zoning)**
- **Parking Garage 3**
  - Commitment that it will not increase in height
  - Commitment that it will not move closer to Burgess Classics
  - Parking limited to Office users only
- **Adjacent Housing**
  - Cannot exceed 2 stories (Needs City Council Input)
- **Security Fence**
  - To be Added Across Entire Shared Property Line

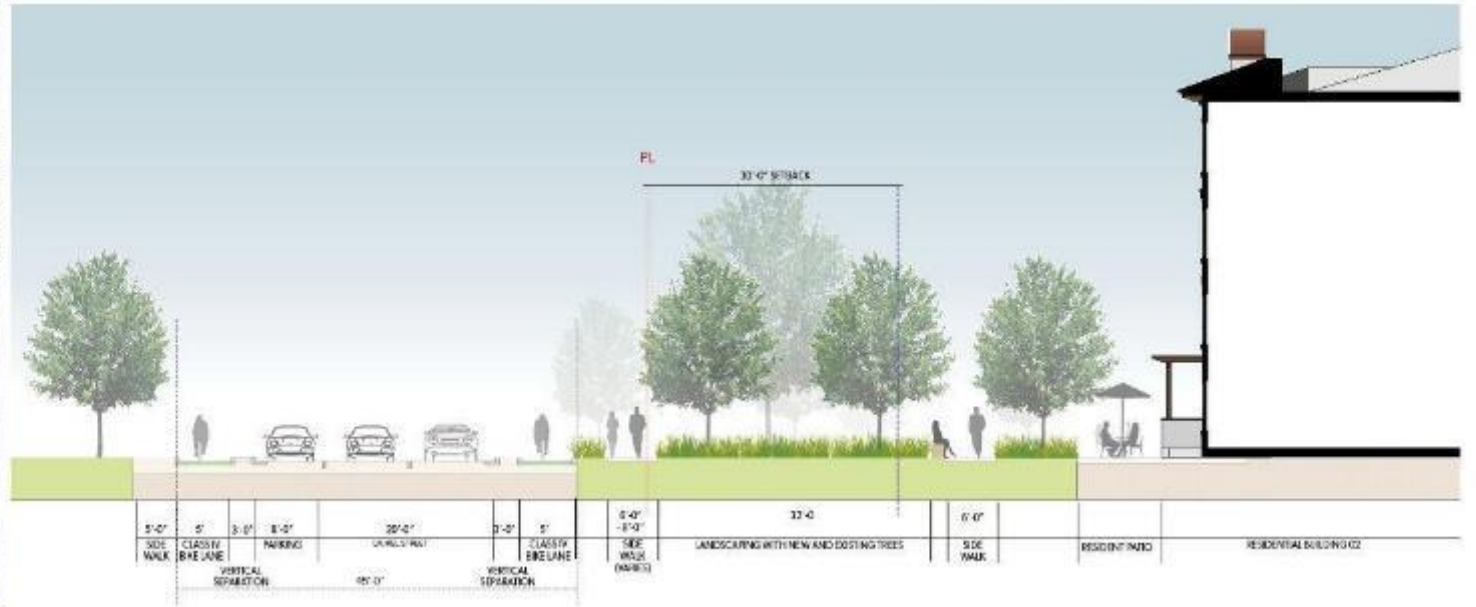
## PARKING GARAGE 3 SECTION



## PARKING GARAGE 3 WEST ELEVATION



# Laurel Street Character



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**Updates based on May 2025 study session**

# 380,000 SF

## REDUCTION IN OFFICE SPACE

**Original** commercial cap at 1.38M SF

**Updated** commercial cap at 1M SF (28% reduction)

# ELIMINATE BSL3 LABS

Prohibition of BSL3

Decommission existing BSL3 labs

# Additional fiscal considerations

Current Assessed Value *	Estimated Property Value
\$ 33M	\$ 2.3B+
Entire Campus	<b>Commercial \$ 1.293B**</b>
	Multifamily \$ 525M**
	Townhomes \$ 115M
	\$2.5M per unit; below median home value

\*2024-25 FY

\*\*Source: Economic Planning Systems, Inc.

## 40x increase in tax basis

**Commitment to PILOT Program,  
ensuring Menlo Park receives 100%  
of expected tax revenue**

# Parkline and the City's Housing Element

## WHAT WE HEARD AT THE PLANNING COMMISSION MEETING

- **Current Housing Element (2023-2031)**
  - Reliant on Housing in Parkline (400 units with 15% affordable)
  - Housing Needs to Achieve TCO within the Cycle
  - Current timing in 2030 assuming no delays
  - Impacts of Jobs Calculated Regionally: Jobs within 30-minute drive or 45-minute alternative transportation
  - 1.4 Million Jobs in the Region
- **Retail**
  - Asked to explore adding in Revised CDP

**2x TOTAL UNITS**  
**4.2x AFFORDABLE**  
**COMP. TO 2021 PLAN**

**Original** 400 total units, 60 affordable (15%)

**Updated** 800 total units, 251 affordable (31%)

PARKLINE INCLUDES...

**31% BMR**

**HIGHEST IN THE HISTORY OF MENLO PARK**

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PARKLINE

# What's To Come

## Master Plan

Project approval

## Residential

Close on church site



## Master Plan

Design guidelines

## Residential

Architectural review



## Residential

Permitting for R1 and R2



## Residential

Begin construction

## Commercial

Begin architecture review

## Develop Community

### Park Plan

City-led community engagement effort



**Thank You**

PARKLINE

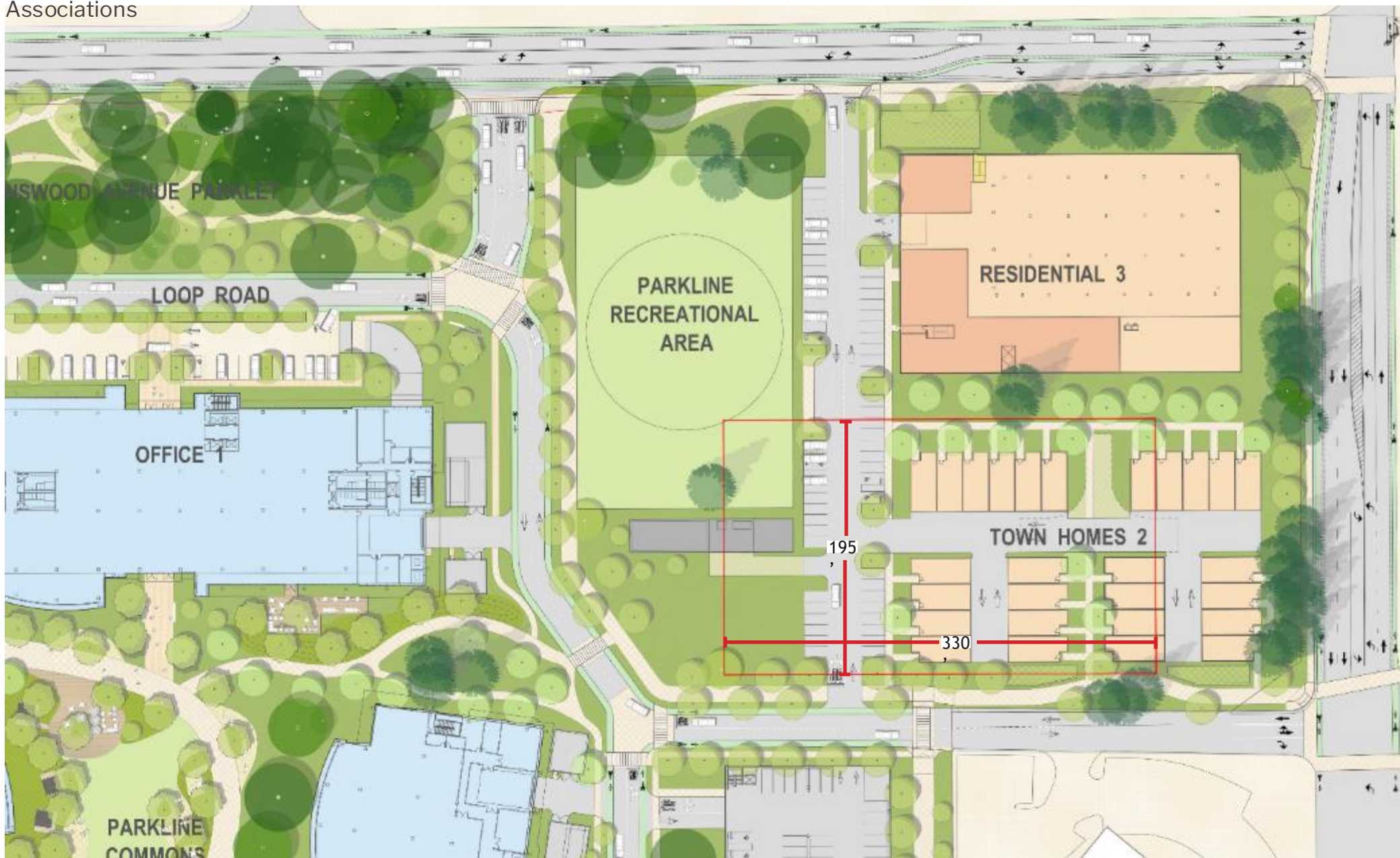
**Parkline** | High School Soccer Field - 11 x 11 - Minimum Dimensions (National Federation Of State High School Associations)



**Parkline** | High School Soccer Field - 11 x 11 - Recommended Dimensions (National Federation Of State High School Associations)



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**Parkline** | Soccer Field - 7 x 7 - U6-U8

U6-U8: 25-35 yards long by 15-25 yards wide (7v7 format)

U9-U10: 55-65 yards long by 35-45 yards wide (7v7 format)

U11-U12: 70-80 yards long by 45-55 yards wide (9v9 format)



**Parkline** | Soccer Field - 7 x 7 - U8 AND U10

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**Parkline** | Soccer Field - 9 x 9 - U11

U6-U8: 25-35 yards long by 15-25 yards wide (7v7 format)

U9-U10: 55-65 yards long by 35-45 yards wide

(7v7 format) U11-U12: 70-80 yards long by 45-55 yards wide (9v9 format)

