



SPECIAL MEETING MINUTES

Date: 6/2/2026
Time: 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Session

A. Call To Order

Mayor Nash called the meeting to order at 6:10 p.m.

B. Roll Call

Present: Combs (exited the meeting at 10:45 p.m.), Nash, Schmidt, Taylor (exited the meeting at 9:55 p.m.), Wise

Absent: None

Staff: City Manager Justin Murphy, Assistant City Manager Stephen Stolte, Assistant City Attorney Lisa Maxwell, Assistant to the City Manager/ City Clerk Judi A. Herren

C. Study Session

C1. Receive presentations on downtown development proposals for Parking Plazas 1, 2 and/or 3, accept public comment, conduct a question-and-answer session with the development teams, and provide direction on next steps in evaluation process (Staff Report #26-091-CC)

Principal Planner Tom Smith made a presentation (Attachment).

City Clerk Judi A. Herren randomly selected the order of developer presentations.

Related California/Alta Housing made a presentation (Attachment).

Presidio Bay Ventures made a presentation (Attachment).

Alliant Communities made a presentation (Attachment).

- Scott Bealo spoke in support of housing on the Downtown parking plazas and the use of Union labor workers.
- Will Oursler spoke in support of housing on the Downtown parking plazas.
- Jenny Michel spoke in support of housing on the Downtown parking plazas and requested more low-income units.
- Housing Choices representative Gia Pham spoke in support of housing on the Downtown parking plazas.
- Housing Leadership of San Mateo County representative June Shin spoke in support of housing in Downtown.
- Nancy Larocca Hedley spoke in support of housing on the Downtown parking plazas and on

- concerns to residential and commercial parking.
- Karen Grove in support of housing on the Downtown parking plazas and requested clarification on financing and labor assumptions.
 - Cherie Zaslawsky spoke in opposition of housing on the Downtown parking plazas.
 - Kevin Cunningham spoke on the November ballot measure election and the need for dedicated parking for Downtown businesses.
 - Federino DeGiuli spoke in support of amending the zoning code to allow for more housing.
 - Rob Silano provided clarification on the Sheridan Drive project.
 - Cameron Merrels spoke in support of housing on the Downtown parking plazas and requested more low-income units.
 - Adina Levin spoke in support of housing on the Downtown parking plazas and requested more low-income units.
 - Nina Frak spoke on concerns to traffic congestion and in support of affordable housing but not on the Downtown parking plazas.
 - Brielle Johnck spoke on an upcoming bond measure and requested clarification on costs to the developers and city.
 - Mike Precobb requested clarification on what the developers have heard about the project.
 - Caller 0840 spoke in support of affordable housing but not on the Downtown parking plazas and prioritizing services for the youth.
 - Dorene Martinez spoke in support of housing on Downtown parking plazas.
 - Leslie Wambach spoke in support of housing on Downtown parking plazas.

The City Council received clarification on affordability mix and alignment with city goals, rent levels, general financial feasibility and risk, prevailing wage and engaging labor unions, construction impacts, support for businesses, community engagement and building trust, replacement of public parking and funding, multilevel parking garage usage, city financial contributions and commitments and priority of housing residents.

The City Council discussed financial analysis and mechanisms to fund parking structures in the downtown.

The City Council directed staff to explore financial analysis of all three proposals, provide implementation and progress updates on the Housing Element, and more information on funding options for future downtown parking.

D. Closed Session

- D1. Conference with labor negotiators
Government Code Section 54957.6
Labor negotiations with American Federation of State, County and Municipal Employees Local 829, Service Employees International Local 521, and Service Employees International Union Local 521 – Temporary Employees Unit

Agency designated representatives: City Manager Justin I.C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Administrative Services Director Brittany Mello, Legal Counsel Charles Sakai

- D2. Conference with labor negotiators
Government Code Section 54957.6
Labor negotiations with unrepresented management

Agency designated representatives: City Manager Justin I.C. Murphy, City Attorney Nira Doherty,
Legal Counsel Charles Sakai

E. Report from Closed Session

No reportable action.

F. Adjournment

Mayor Nash adjourned the meeting at 10:48 p.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting June 23, 2026.



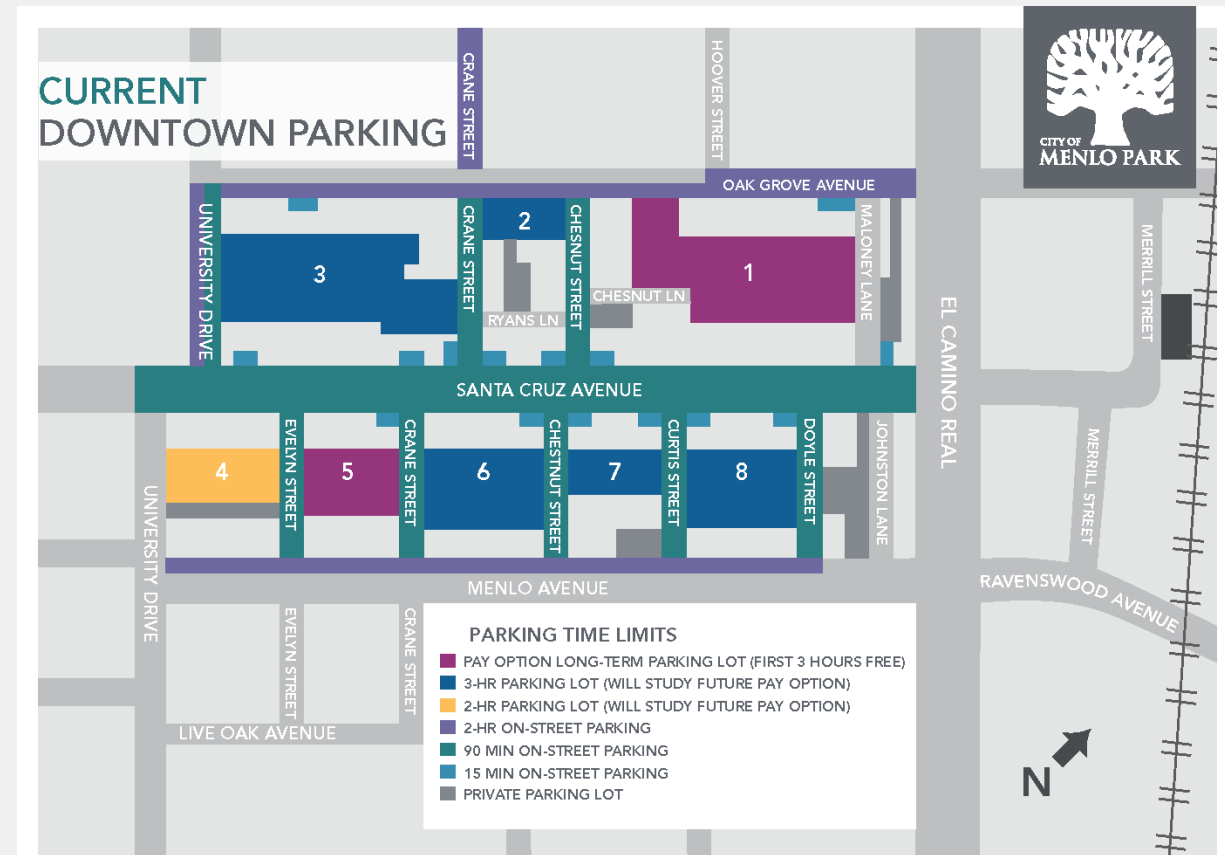
Downtown Development Study Session

Tom Smith, Principal Planner



Project overview

- Goal: Meet local needs with housing close to downtown jobs, services and transit
- Key priorities
 - 345+ affordable units
 - Replacement public parking
 - Meet City's Regional Housing Needs Allocation (RHNA)
 - Support downtown vitality





Background

Recent milestones include:

- Sept. 2025: City released Request for Proposals (RFP)
- Dec. 2025: City received three RFP responses
 - Alliant Communities
 - Presidio Bay Ventures
 - Related Companies / Alta Housing
- May 7, 2026: Community open house



Recommended format

Staff recommends following meeting format:

1. Developer presentations
 - Order determined by random drawing
2. Public comment
3. Q&A session
4. City Council feedback

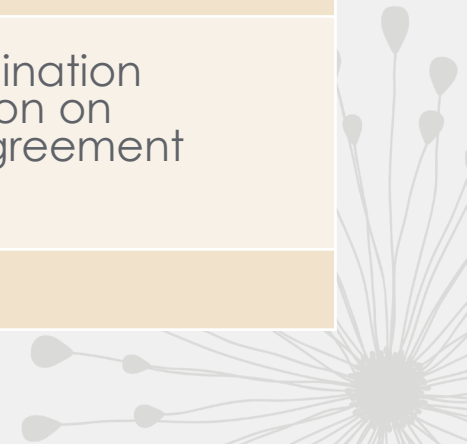




Tentative next steps

Table 1: Updated tentative schedule

Date/Sequential Timing	Activity/Action	Details
August 2026	City Council meeting	Direction on preferred proposal
30-45 days	City Council meeting	Adoption of Surplus Land Act (SLA) resolution
1 day	Notification to HCD	Provide resolution to state and complete required 30-day period before entering into exclusive negotiating agreement (ENA)
45-60 days	City Council meeting	Approve ENA
60-120 days	Planning Commission meeting	General Plan conformity determination required by SLA; recommendation on disposition and development agreement (DDA)
30-90 days	City Council meeting	Approve DDA





Recommended Q&A session format

- 12 prepared questions (Attachment E)
- Staff recommends following format:
 - Each City Councilmember to state top one or two questions
 - Eight initial priority questions
 - City Council to confirm any change to question order
 - One question asked, all three developer teams respond
 - Rotate response order
 - Developers to limit responses to 3 minutes each
 - City Councilmembers to indicate clarifying/follow-up questions at end of each round



Menlo Park Developer Interviews

Affordable Housing Development For Downtown Parking Plazas

RELATED



**ALTA
HOUSING**

PYATOK
architecture + urban design

C1 DEVELOPER PRESENTATION



RELATED



Ann
Silverberg
President &
CEO



Nicholas
Wilder
Vice President



Spencer
Sheaff
Project Manager



Randy
Tsuda
President &
CEO



Carlos
Castellanos
VP of Real
Estate
Development



Stephanie
Shipe
VP of Programs
and Operations

PYATOK



Kevin
Markarian
Principal

Proven partnership that combines the strength of two highly experienced developers with longstanding commitments to serving Peninsula and Bay Area communities



Corso (Mountain View Lot 12): 120 Affordable homes under construction by Related and Alta

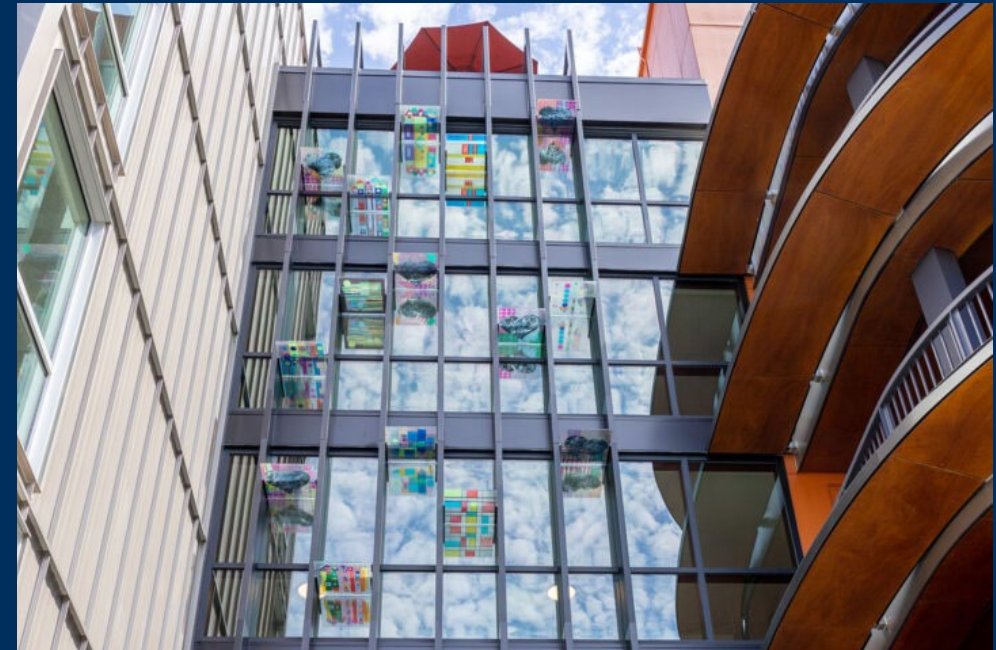
For 35+ years, Related California has created visionary developments that strengthen communities and transform human life

- Leading Developer of affordable, mixed-income, and market rate housing
- In-house expertise in Financing, Construction





Alta Housing is a community-based nonprofit focused on providing affordable housing and resident services in Santa Clara and San Mateo counties – the heart of Silicon Valley.



Vision & Goals

Collaborate with City stakeholders, downtown businesses, and broader Menlo community to build upon vibrant village character, and create a denser, more vibrant downtown.

Meet RFP priorities and contribute toward City RHNA goals.



RFP Priorities:

- ✓ Priority #1: 345 homes serving households @ <80% AMI
- ✓ Priority #2: 40% of homes are affordable to household with incomes at or below 60% AMI
- ✓ Priority #3: 1:1 Replacement Parking

Proposed vs. RHNA

Lower Income:	348 of 1,166
Above Moderate:	152 of 1,284
Total	500 of 2,450



PYATOK architecture + urban design creates inclusive, sustainable, community-focused places and spaces through thoughtful, collaborative design.





Conceptual Site Plan





Typical Upper Level





Project Precedents

Community Engagement Philosophy

- Early Engagement
- Wide Base of Stakeholders
- Open Communication

Engagement Examples:

- In person meetings with Business Owners and Community Groups
- Community Meetings and workshops
- Project website
- Pop-up events hosted by community members to ensure underrepresented communities can influence and access housing
- Construction updates at defined intervals



RESIDENT SERVICES

Housing Stability Through Direct Resident Support



WHAT WE PROVIDE



Afterschool Programs



Summer Programs



Food Distributions



Senior Support



Financial Coaching



Career Readiness Support



Lease Education



Rental Assistance



RESIDENT OUTCOMES



Housing Stability



Food Security



Youth & Family Success



Healthy Aging



Community Connection



KEEPING RESIDENTS HOUSED, CONNECTED, AND THRIVING.

Why Related and Alta?

MASON
BY HARNESS
RELATED





THANK YOU



Respondent Team

Related California *Co-Developer & Property Manager*

Ann Silverberg, *CEO*

Nicholas Wilder, *Vice President*

Spencer Sheaff, *Project Manager*

Alta Housing, *Co-Developer & Services Provider*

Randy Tsuda, *CEO*

Carlos Castellanos, *Director of Housing*

Stephanie Shipe, *Director of Resident Services*

Elsa Salgado, *Assistant Project Manager*

Pyatok Architects, *Lead Architect*

Kevin, *Principal*

Other Core Consultants

BkF Engineers, *Civil Engineer*

GLS, *Landscape Architect*

DOWNTOWN PARKING PLAZAS 1, 2, & 3



PREPARED FOR
City of Menlo Park City Council
701 Laurel Street
Menlo Park, CA 94025

PRESIDIOMBAY.COM

OUR TEAM

WHO WE ARE

Presidio Bay Ventures

DEVELOPER/SPONSOR

» 1,500+ units



Presidio Bay develops innovative real estate projects that inspire people, energize communities and create lasting value for our partners.

Pacific Housing, Inc.

MANAGING GENERAL PARTNER

» 25,000+ affordable units statewide



Pacific Housing is a nonprofit affordable housing developer dedicated high-quality housing and resident services for lower-income families and seniors.

David Baker Architects

ARCHITECT

» 15,000+ homes designed



David Baker is a nationally recognized, locally oriented architecture and urban design firm with a focus on housing-centered communities.



01. WHAT WE HEARD FROM THE COMMUNITY

01. WHAT WE HEARD FROM THE COMMUNITY

THE CONCERNS WE HEARD

01.

Loss of Public Parking

Downtown businesses and customers depend on the parking plazas. Redevelopment without a clear parking replacement plan risks lasting harm to downtown's economic vitality.

02.

Housing That Doesn't Serve Downtown

Residents feared that deeply subsidized housing designed for very low-income households would not generate the foot traffic and disposable income that keep downtown businesses thriving.



02. HOW WE RESPOND

01. WHAT WE HEARD FROM THE COMMUNITY

PARKING REPLACEMENT

455

Public Stalls Delivered in Phase 1



Before a single apartment is occupied.

Parking First Strategy

- » Phase 1 delivers a standalone 455-stall public parking garage on Plaza 3.
- » Upon completion of Phase 1, there will be at least 556 public parking stalls across Plazas 1, 2, and 3 for the balance of the development.
- » Dedicated resident parking in addition to 1-for-1 replacement of every public parking stall.

01. WHAT WE HEARD FROM THE COMMUNITY

HOUSING THE PEOPLE WHO MAKE MENLO PARK RUN



At 80–120% AMI, these are Menlo Park’s:

- » Police Officers & Firefighters
- » Nurses & Healthcare Workers
- » Teachers & School Staff
- » Retail & Service Employees

MENLO PARK FIRE FIGHTER		80% AMI	
Entry (Step 1)	Max (Step 5)	2-Person Household	4-Person Household
\$117,182	\$142,435	\$123,800	\$154,700
MENLO PARK POLICE OFFICER		120% AMI	
Entry (Step A)	Max (Step E)	2-Person Household	4-Person Household
\$122,086	\$148,397	\$179,100	\$223,900

*Sources: Menlo Park Fire Protection District Master Pay Schedule eff. 1/1/2026; City of Menlo Park Salary Schedule effective 7/27/2025; San Mateo County Income Limits effective 4/1/2025

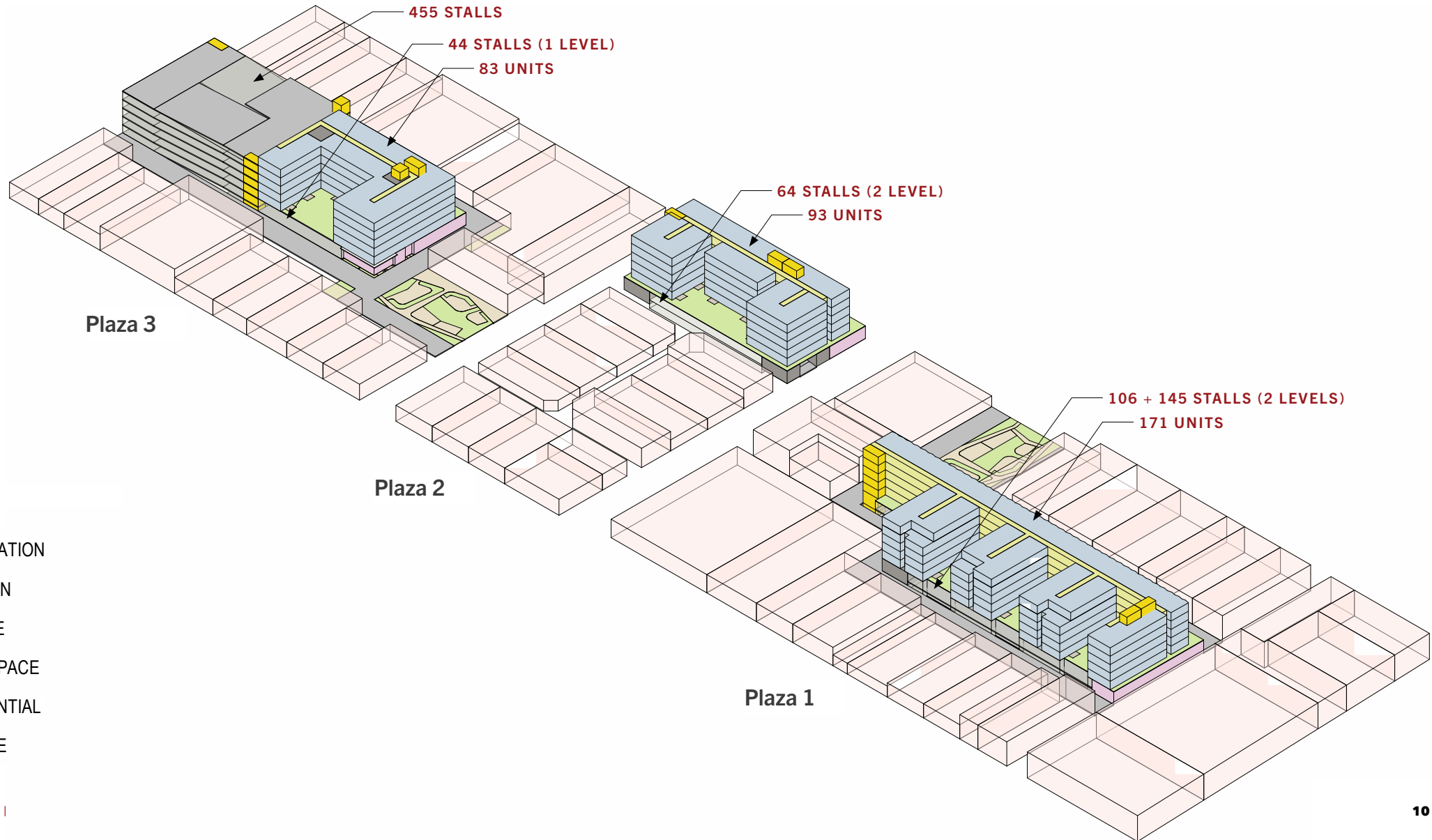


03. THE PROJECT

03. THE PROJECT



03. THE PROJECT



03. THE PROJECT

AT A GLANCE



347

Low Income & Workforce Units

80-120% AMI · Studios, 1-bed, 2-bed, 3-bedroom units

814

Parking Stalls

556 public · 258 residential (0.74/unit)

1/2

Acre of New Public Parks

Crane Plaza Park + Oak Grove Park · Delivered Phase 1 & 2

65'

Building Height

5 stories over podium

03. THE PROJECT

PARKING PROGRAM: FULL REPLACEMENT. DELIVERED FIRST

814

Total Stalls

556

Public Stalls

258

Resident Stalls

0.74

Residential Parking Ratio

SITE	EXISTING	PUBLIC	RESIDENTIAL	TOTAL	RESIDENTIAL RATIO
Plaza 1	249	101	150	251	0.88 / unit
Plaza 2	95	–	64	64	0.69 / unit
Plaza 3	212	455	44	499	0.53 / unit
TOTAL	556	556	258	814	0.74 / unit

03. THE PROJECT

UNIT MIX & AFFORDABILITY: LOW-INCOME AND WORKFORCE HOUSING

Aggregate

TYPE	COUNT	LOW-INCOME (80% AMI)	LOW-INCOME RENT	WORKFORCE (120% AMI)	WORKFORCE RENT	AVERAGE RENT
Studio	48	19 Units	\$2,708 / mo	29 Units	\$4,062 / mo	\$3,526 / mo
1-Bedroom	171	68 Units	\$2,902 / mo	103 Units	\$4,353 / mo	\$3,776 / mo
2-Bedroom	90	37 Units	\$3,482 / mo	53 Units	\$5,223 / mo	\$4,507 / mo
3-Bedroom	38	16 Units	\$4,023 / mo	22 Units	\$6,034 / mo	\$5,187 / mo
TOTAL	347	140 Units (40%)	Avg. \$3,157 / mo	207 Units	Avg. \$4,831 / mo	Avg. \$4,091 / mo

Rents untrended / 2025 AMI basis, per San Mateo County.

04. CITY BURDEN

CITY ASKS

\$15M

Contribution toward public parking garage construction (~\$45k/unit)

Fee Waivers

Impact, planning & permitting fees waived to ensure project financial viability

Tax Waiver

Property tax waiver during construction (accomplished via delayed site conveyance)

EIFD Option

Formation of Enhanced Infrastructure Financing District as alternative to direct cash contribution

CITY RECEIVES

347 Units

Workforce housing

New Public Parking Garage

Deeded to City upon delivery with potential revenue stream

99-year Ground Lease

City gains ownership of buildings at ground lease expiration

Two New Public Parks (~1/2 acre)

Located in the downtown core

05. COMMUNITY IMPACT

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COMMUNITY BENEFITS



~1/2 Acre

Two new public parks (Crane Plaza + Oak Grove).
Delivered in Phase 1 & Phase 2.

Micro-Retail

Ground-floor small-format retail activating park edges and pedestrian corridors.

EV + Bike

EV charging across all garages and secure bike parking and e-bike stations.

All Electric

Zero on-site combustion.
Rooftop solar.
LEED Platinum target.

05. COMMUNITY IMPACT

WE'RE ASKING MENLO PARK WHAT IT WANTS

Boutique Movie Theater

- » A neighborhood cinema to anchor evening activity

Small-Format Grocery / Fresh Market

- » Daily needs within walking distance of downtown workers

Outdoor Fitness Zone

- » Active public space in the new parks

Dog Run/Pet Social Area

- » Community gathering space for residents and visitors


Nonprofit/Community Services

- » Affordable space for organizations serving the community

Mobility Hub



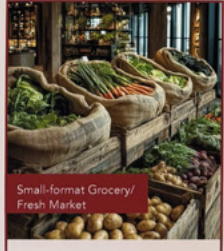
- » Additional structured parking, bikeshare, shuttle access

BUILD THE HEART OF DOWNTOWN WITH US



What's missing from downtown—and what would make this a place you return to again and again?

We have identified design and program opportunities for retail and amenities. Place a dot below the image that excites you the most.

 <p>Boutique Movie Theater</p> <p>Place dot here</p> <p>● ● ● ● ● ● ● ● ● ● ● ● ○ ○ ○ ○ ○ ○</p>	 <p>Outdoor Fitness Zone</p> <p>Place dot here</p> <p>● ● ● ● ● ● ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○</p>	 <p>Additional Structured Parking/ Shuttle or Mobility Hub</p> <p>Place dot here</p> <p>● ○</p>
 <p>Dog Run/Pet Social Area</p> <p>Place dot here</p> <p>● ● ● ● ● ● ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○</p>	 <p>Small-format Grocery/ Fresh Market</p> <p>Place dot here</p> <p>● ● ○</p>	 <p>Nonprofit/Community Services Space</p> <p>Place dot here</p> <p>● ● ● ● ● ● ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○</p>

05. COMMUNITY IMPACT

PHASING STRATEGY

PHASE 1 2029 – 2031

- » 455-stall standalone public parking garage (Plaza 3)
- » 83 workforce housing units (Plaza 3)
- » Crane Plaza Park – publicly accessible open space

PHASE 2 2030 – 2032

- » 93 workforce housing units (Plaza 2)
- » 101 additional public stalls integrated into Plaza 1
- » Oak Grove Park delivered

PHASE 3 2030 – 2032

- » 171 workforce housing units (Plaza 1)
- » Full 556 public stalls operational across all sites
- » All residential buildings stabilized



06. RENDERINGS & PRECEDENT IMAGERY

LOCATION



RENDERINGS



ARTIST CONCEPTS



JUNE 2026

PREPARED FOR

City of Menlo Park City Council
701 Laurel Street
Menlo Park, CA 94025



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KABIR SETH

Principal

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PRESIDIOBAY.COM



Menlo Park Downtown Parking Plazas 1, 2, & 3

Who We Are



Experienced Team

of socially conscious, results-oriented multifamily real estate professionals

Core Focus

on providing the right housing in the right place, including Affordable, Workforce, Mixed-Income, and Attainable

High-Quality Execution

to ensure the successful completion of a project, no matter what challenges arise

Executive Team Track Record

KEY PORTFOLIO STATISTICS



400,000 +
Families Served



100,000 +
Units in Portfolio



1,000 +
Tax Credit Properties

OPERATIONAL METRICS



25+ Years Experience



16+ States
and Counting



60+ Cities Across
the US

DEVELOPMENT HISTORY



23,000+
Units Built



89+ Properties
Developed



\$2.3 Billion
Capital Costs

Our Team

lowney
arch

Kamangar
Consulting, LLC



MILLENNIUM
DESIGN & CONSULTING, INC.

SOLARI
ENTERPRISES INC.



RJC Group, Inc.



PARTNER
Energy

City Objectives

City Objective

Minimum 345 residential units
affordable to households
earning 15% to 80% of Area
Median Income (AMI)

Our Proposal

345 residential units, all
between 30% and 80% AMI

	Site 1	Site 2	Site 3	Total
Studio	52	16	36	104
One-Bedroom	28	32	20	80
Two-Bedroom	43	12	30	85
Three-Bedroom	44		32	76
Total	167	60	118	345

City Objective

Replacement of at least 556 parking spaces for public use, to be financed and constructed by the developer without expectation of City financial contributions

Our Proposal

556 Replacement Spaces + Residential and Bike Parking

	Site 1	Site 2	Site 3	GRAND TOTAL
EXISTING CAR PARKING				
	249 spaces	95 spaces	212 spaces	556 spaces
PROPOSED CAR PARKING				
	Parking per level			
Ground	141 spaces	32 spaces	127 spaces	300 spaces
Level 2	137 spaces		116 spaces	253 spaces
Level 3	103 spaces		82 spaces	185 spaces
Residential	81 spaces	32 spaces	69 spaces	113 spaces
Replacement	300 spaces		256 spaces	556 spaces
Total Parking per bldg	381 spaces	32 spaces	325 spaces	738 spaces
Combination flat plate and parked ramp structure				
PROPOSED BIKE PARKING				
Bike Parking Long Term	168 bikes	60 bikes	120 bikes	348 bikes

City Objective

At least 80% of the property is developed with housing and at least 40% of the housing units are affordable to households with incomes at or below 60% AMI, with half of those units affordable to households with incomes at or below 50% AMI

Our Proposal

100% Housing

57% of all units at or below 60% AMI
55% of all units at or below 50% AMI

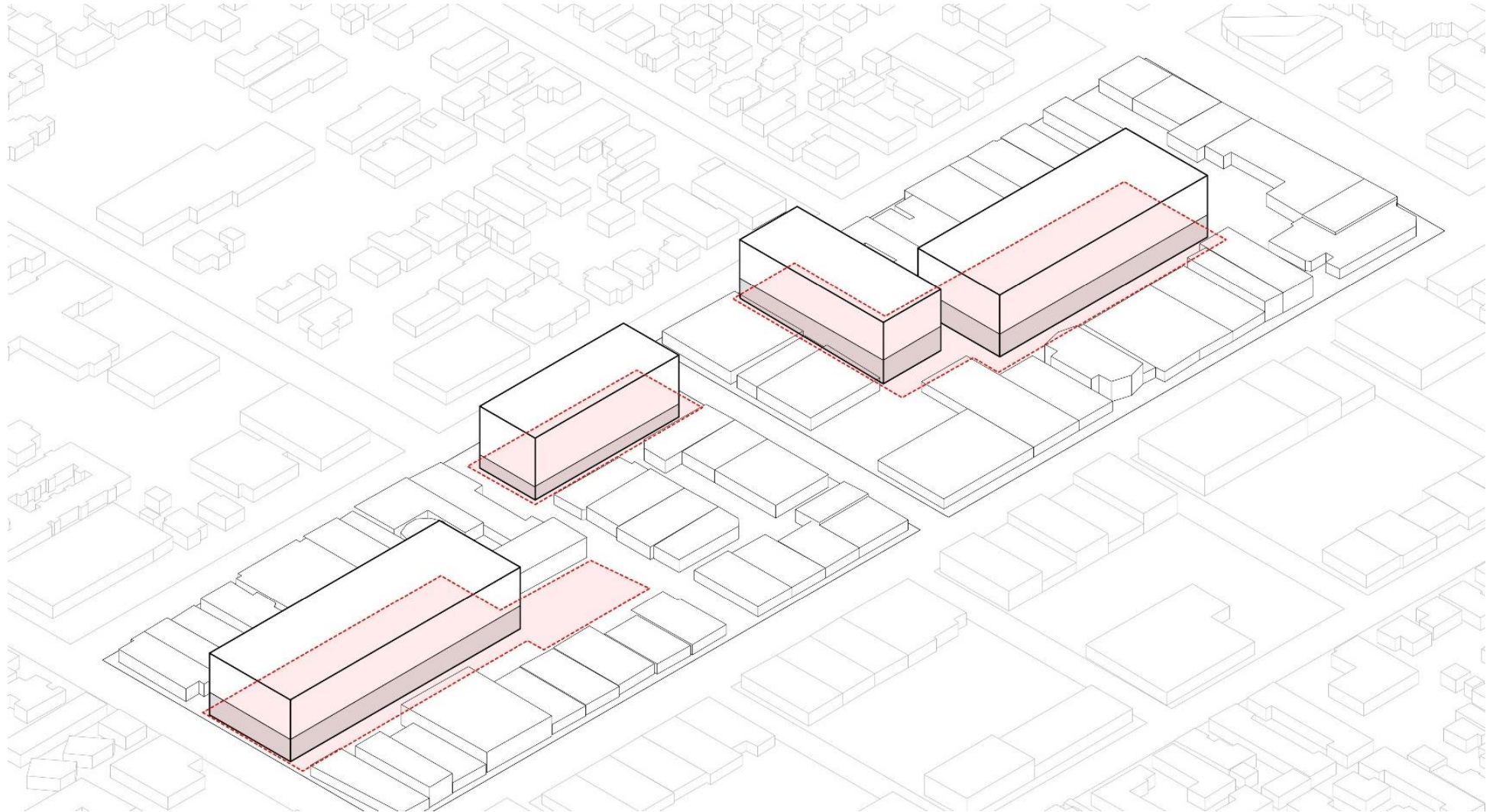
	30%	50%	60%	80%	Unit Total
SRO/Efficiency	63	28	0	12	103
1-BR	40	15	0	21	76
2-BR	21	5	3	56	85
3-BR	16	3	3	54	77
MGR					4
Total	140	51	6	143	345
	41%	15%	2%	41%	

Our Approach

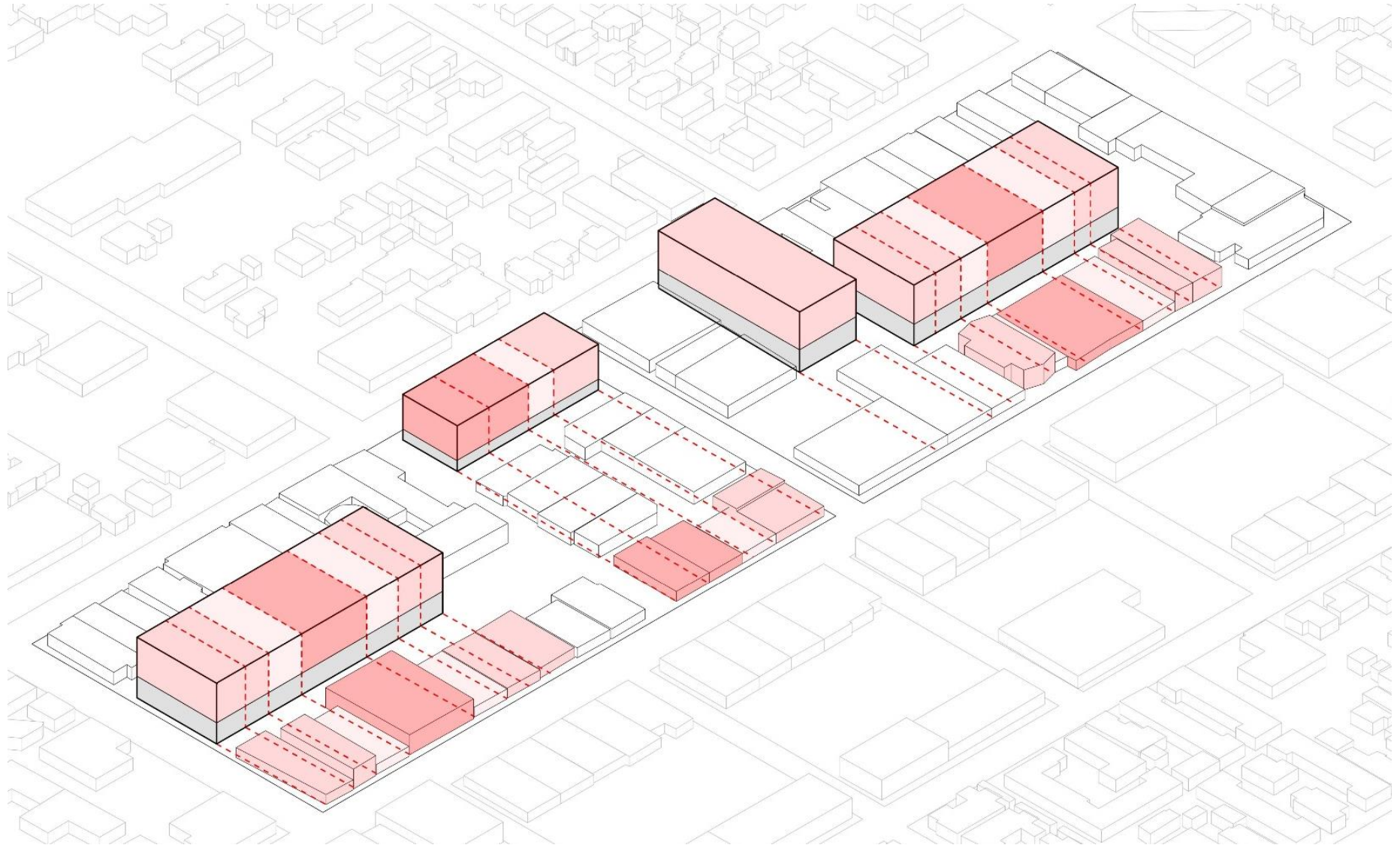
- **Feasibility** – to provide a viable development that meets all city requirements, including affordability
- **Flexibility** – to plan for accommodations so that as things change (city priorities, residents needs, real estate market and affordable housing programs), and for things unknown (additional studies and site evaluations) our program can adapt
- **Collaboration** – to work closely with all stakeholders to ensure the project represents the full community
- **Experience** – to rely on our experienced team members to ensure that the final development delivered meets or exceeds everyone's expectations

Design

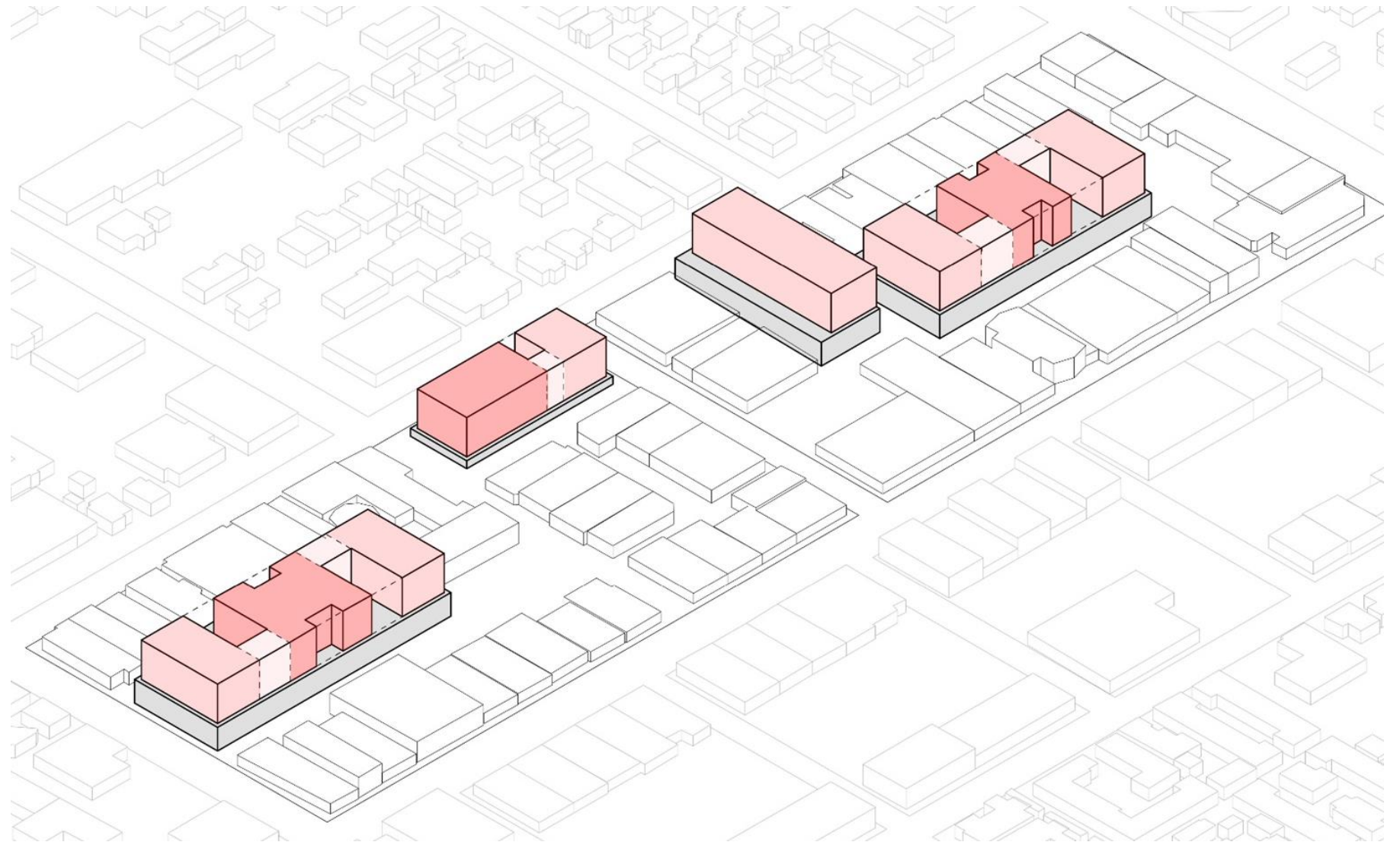
Required
volume
needed to
meet
program



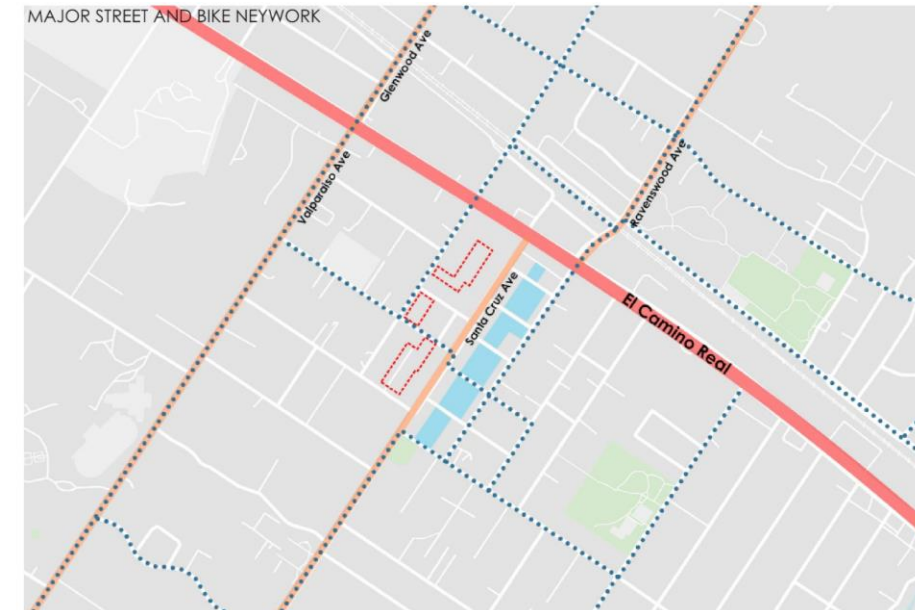
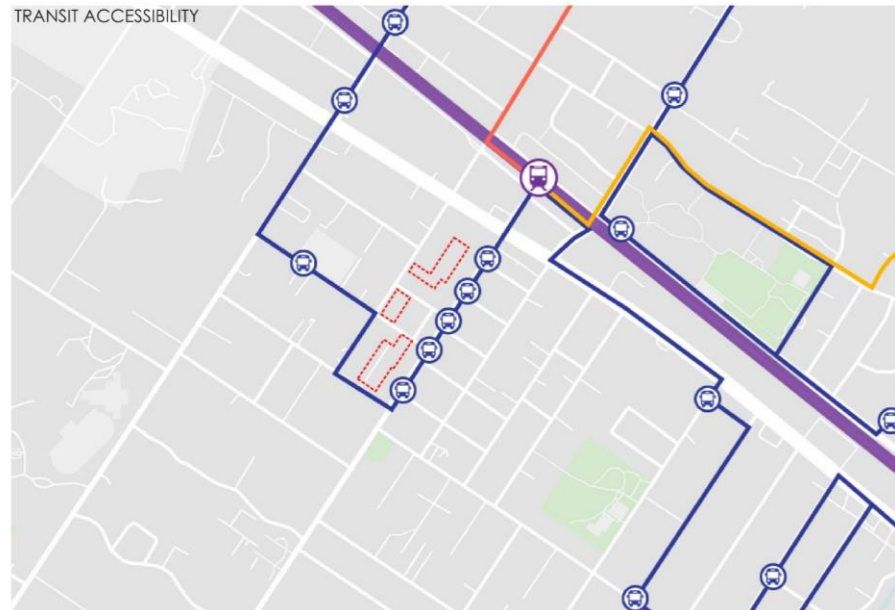
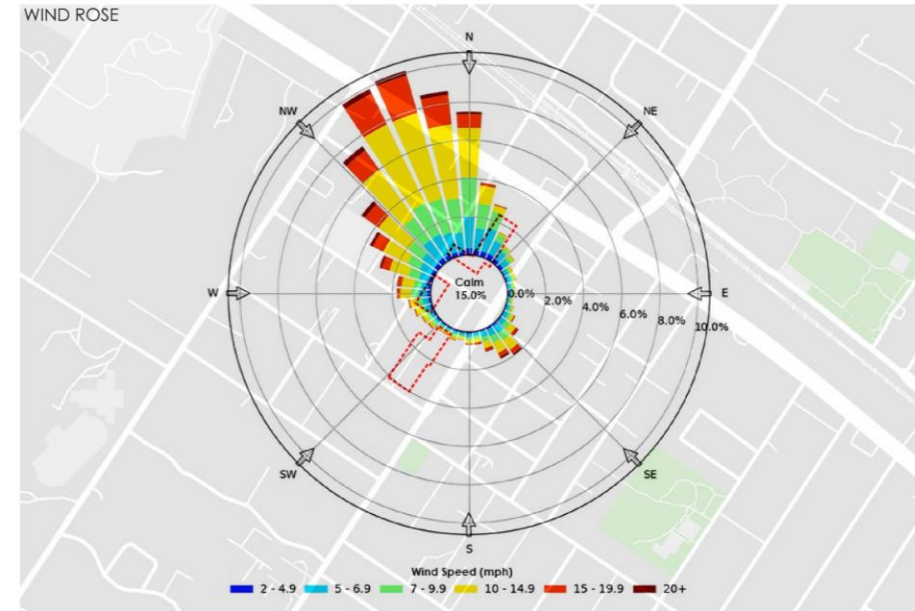
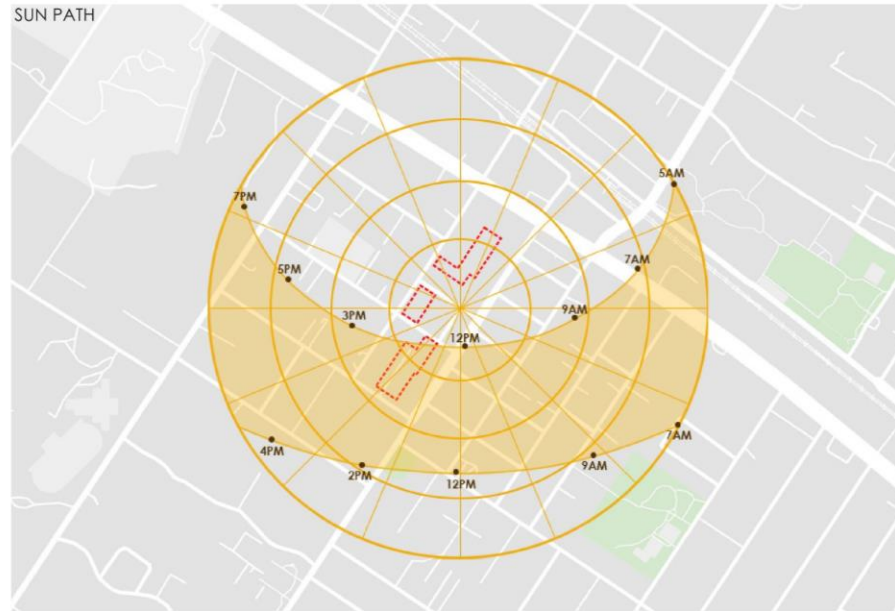
Matching the
scale of the
neighborhood
context



Matching the
scale of the
neighborhood
context



Other local influences helped to shape circulation and building form.



Accounting for solar geometry to make sure Santa Cruz Avenue is clear of shadows as much as possible.



JUNE 21
9AM



JUNE 21
11AM



JUNE 21
1PM



JUNE 21
3PM



JUNE 21
5PM



JUNE 21

Accounting for solar geometry to make sure Santa Cruz Avenue is clear of shadows as much as possible.



MAR/SEPT 21
9AM



MAR/SEPT 21
11AM



MAR/SEPT 21
1PM



MAR/SEPT 21
3PM



MAR/SEPT 21
5PM



MAR/SEPT 21

Accounting for solar geometry to make sure Santa Cruz Avenue is clear of shadows as much as possible.



DEC 21
9AM



DEC 21
11AM



DEC 21
1PM



DEC 21
3PM

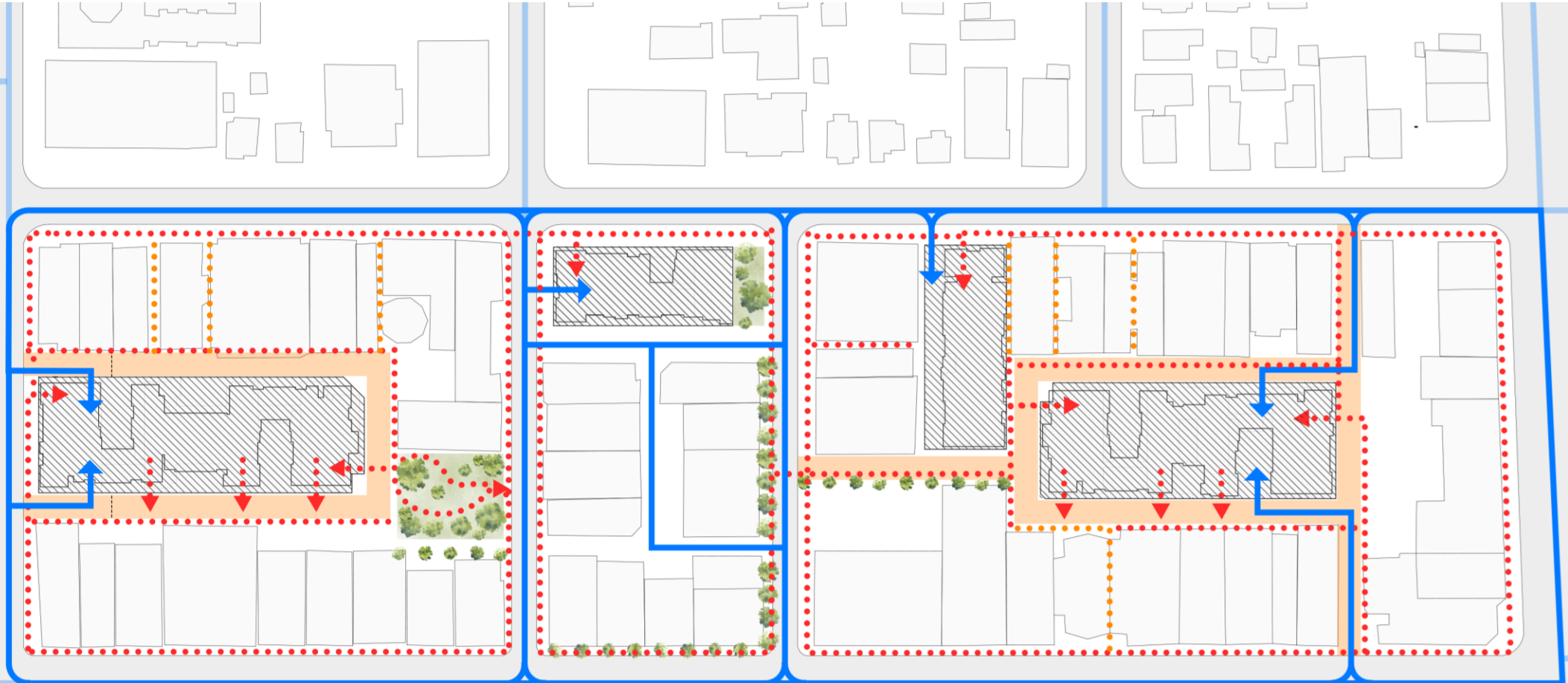


DEC 21
5PM



DEC 21

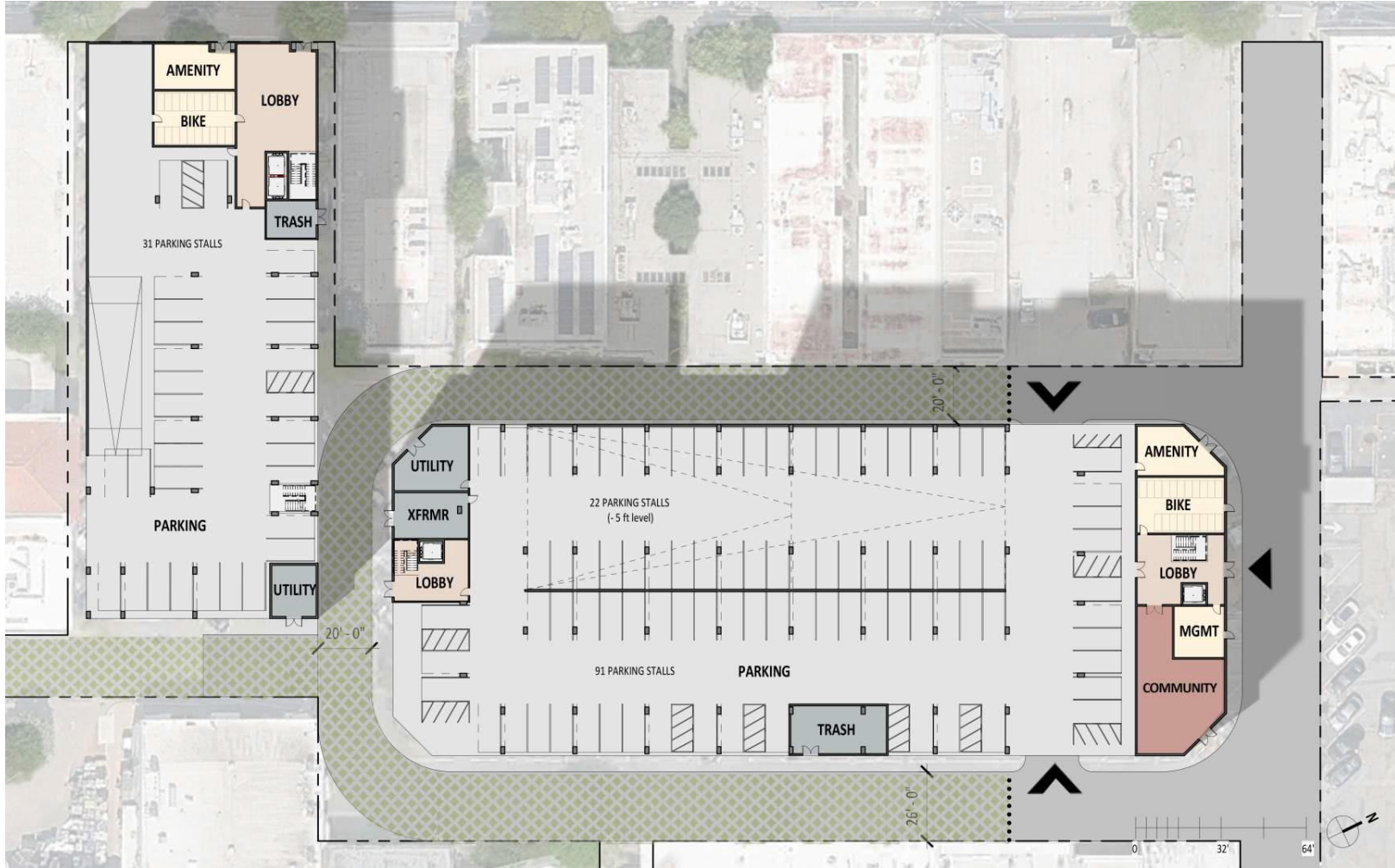


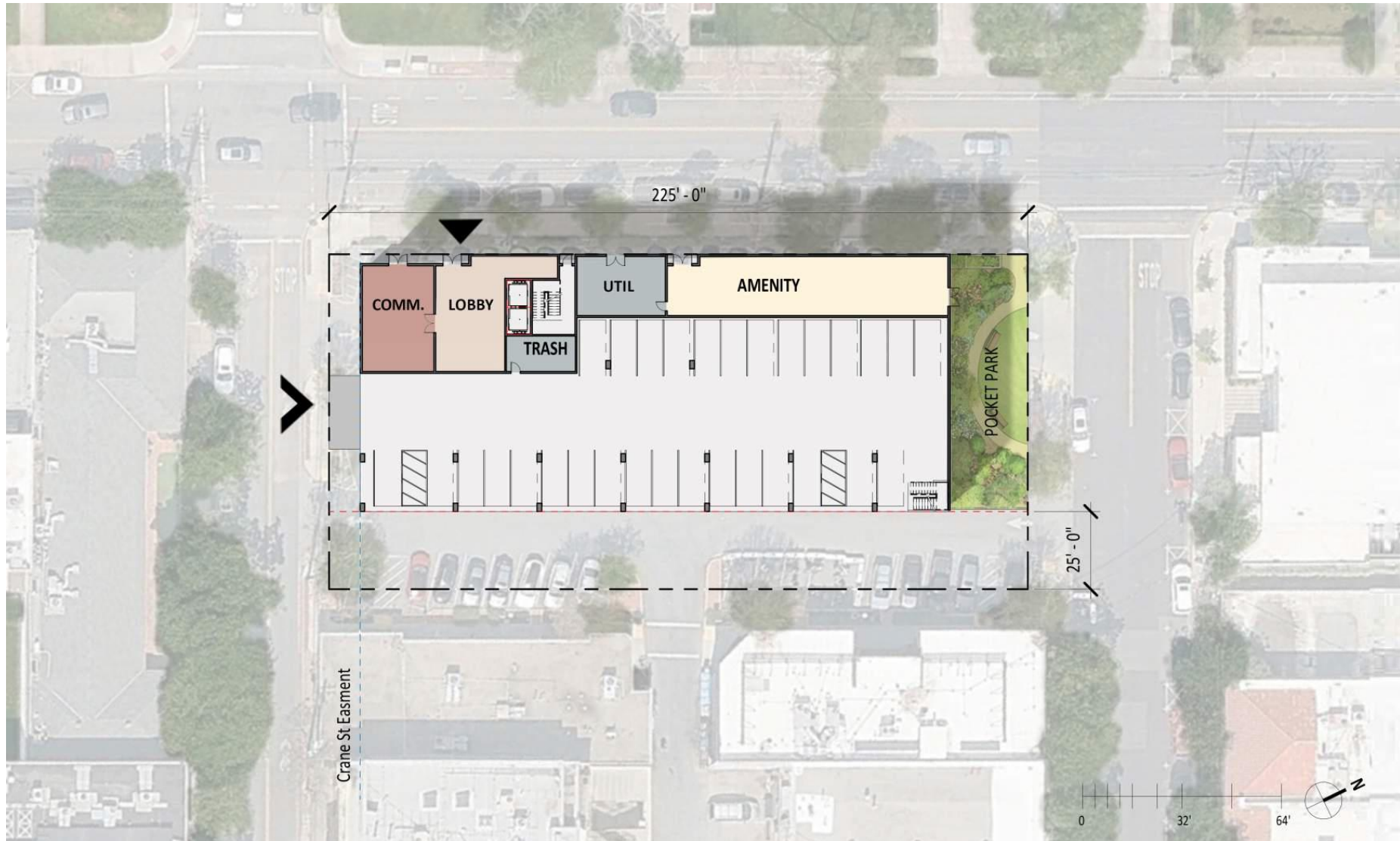


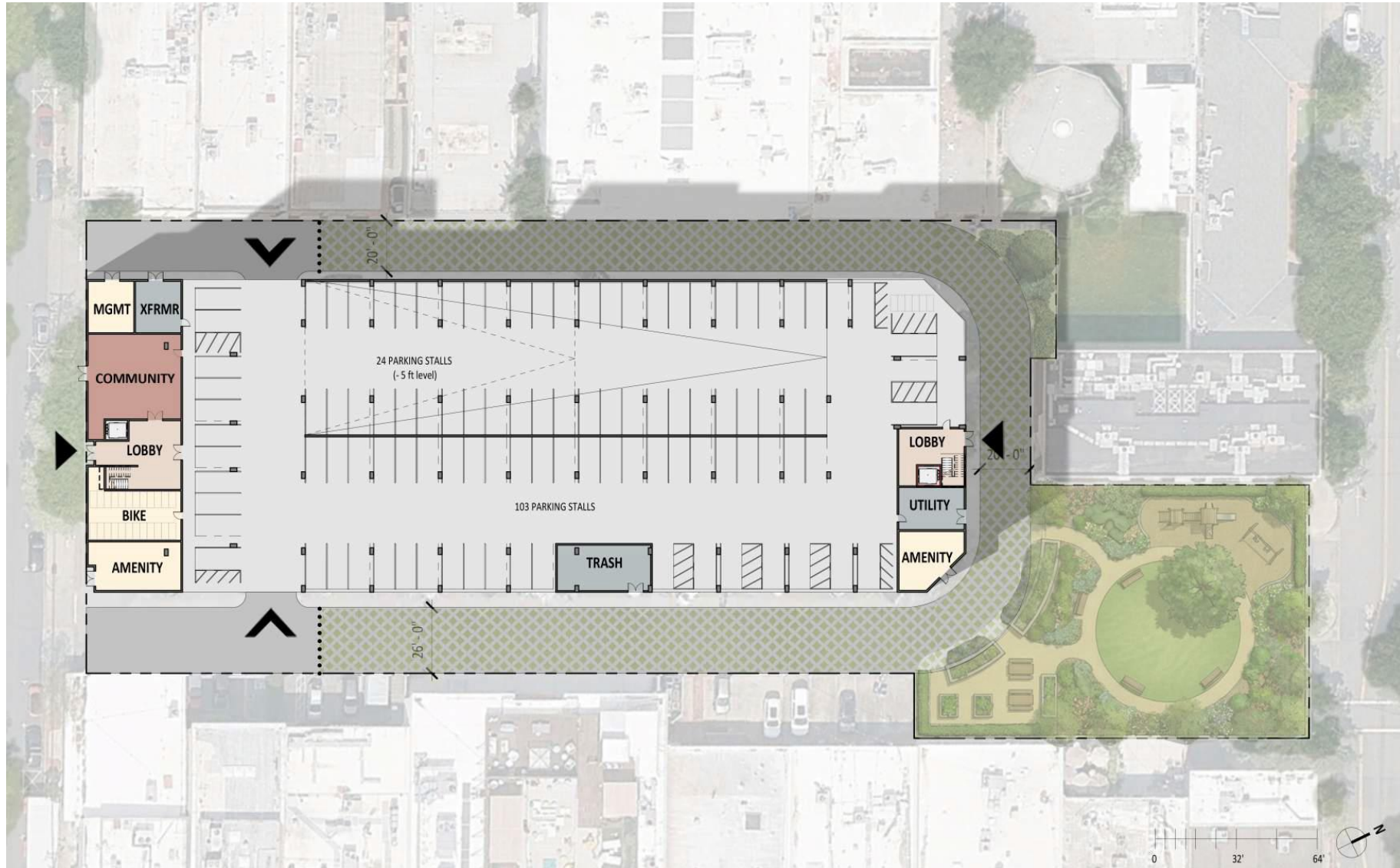
Typical Level



Building Layouts







Active ground level uses



Architectural Features



Matching the materials and detailing of the neighborhood



A. BRICK - WARMTH, TEXTURE, AND COLOR



B. STOREFRONT - TRANSPARENCY AND PATTERNING



CONTEXT REFERENCE



C. STEPBACK - REDUCE SCALE AND MASSING

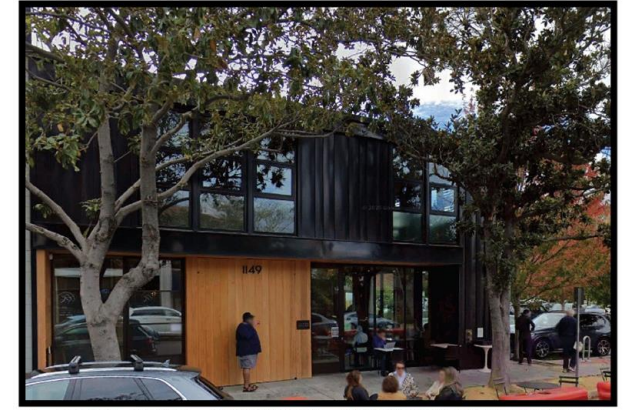


D. SCALE - APPROPRIATE SCALE FOR NEIGHBORHOOD

Matching the materials and detailing of the neighborhood



A. BASE - STRONG HORIZONTAL BASE AND CONSISTENCY



B. METAL PANEL - INDUSTRIAL CHARACTER AND TEXTURE



CONTEXT REFERENCE



C. COLOR - VIBRANT COLOR ACCENTS



D. MASSING - MULTIPLE SCALED ELEMENTS

Proposed Housing

	Unit Mix	AMI				Unit Total
		30%	50%	60%	80%	
Site 1 167 Units	SRO/Efficiency	27	20	0	5	52
	1-BR	15	5	0	6	26
	2-BR	10	4	0	29	43
	3-BR	10	3	0	31	44
	MGR					2
Site 2 60 Units	SRO/Efficiency	10	3	0	2	15
	1-BR	15	5	0	10	30
	2-BR	5	1	0	8	14
	MGR					1
Site 3 118 Units	SRO/Efficiency	26	5	0	5	36
	1-BR	10	5	0	5	20
	2-BR	6	0	3	19	28
	3-BR	6	0	3	23	32
	MGR					2
Total	Unit Total	140	51	6	143	345
	Affordability Dist.	50%	15%	0%	33%	100%

Proposed Parking

	Site 1	Site 2	Site 3	GRAND TOTAL
EXISTING CAR PARKING				
	249 spaces	95 spaces	212 spaces	556 spaces
PROPOSED CAR PARKING				
				Parking per level
Ground	141 spaces	32 spaces	127 spaces	300 spaces
Level 2	137 spaces		116 spaces	253 spaces
Level 3	103 spaces		82 spaces	185 spaces
Residential	81 spaces	32 spaces	69 spaces	113 spaces
Replacement	300 spaces		256 spaces	556 spaces
Total Parking per bldg	381 spaces	32 spaces	325 spaces	738 spaces
Combination flat plate and parked ramp structure				
PROPOSED BIKE PARKING				
Bike Parking Long Term	168 bikes	60 bikes	120 bikes	348 bikes

Outreach & Entitlements

**Community
Outreach**

Entitlements

**Design
Requirements**

Community Outreach

Entitlements

Design Requirements

- Community Workshops
- Group and Individual Meetings
- Project Website, Emails, Mailers
- Business & Resident Priorities
- Aesthetic and Design Preferences
- Amenity & Park Programming

Community Outreach

Entitlements

Design Requirements

- Environmental Exemptions & Compliance
- Available State Law – Density Bonus, Affordable Housing, Infill Exemptions
- City of Menlo Park Processes for Downtown and Affordable Housing Overlay



**Community
Outreach**



Entitlements



**Design
Requirements**

- City of Menlo Park
- Financing Requirements
- LEED
- PG&E
- Menlo Fire
- West Bay Sanitary District
- CPTED

Financing

Three LIHTC Projects

2 Large Family, 1 Senior

Leveraged Soft Debt

History of success with both San Mateo County, State of California and Federal sources

Private Investment

Strong relationships with affordable housing lenders and investors

City Contributions

Residual Receipt Loans
Land (Fair Market Value)
Impact Fees

Repaid (with interest) through Residual Receipts

LIHTC Equity

Modeled for 4% and/or 9% Equity

Construction

Timeline Drivers

- **Financing Timelines:** CDLAC/TCAC Schedule, NOFA Due Date
- **Construction Duration:** with shared critical path schedule
- **Delivery of Housing & Parking:** Potential Early-Access to Parking / Conditioned TCO

	2027				2028				2029				2030				2031
		4	1	2	3	4	1	2	3	4	1	2	3	4	1		
60 Units	95 Spaces	Start					Complete	Resident Only									
118 Units	212 Spaces					Start					Complete					256 Spaces	
167 Units	249 Spaces	Start					Complete	300 Spaces									

Impact Mitigation

Logistics & Timing

- Delivery Windows
- Utility Coordination
- Off-Peak Work

Visibility & Access

- Wayfinding & Signage
- Pedestrian Pathways

Environmental Controls

- Dust Suppression
- Noise Buffers

Communication

Potential Methods to Ensure All Parties Stay Informed:

- **Dedicated Liaison:** Appoint a specific Community Liaison who businesses can call directly
- **Scheduled Look-Aheads:** Provide a regular email or flyer detailing what to expect the following weeks
- **Marketing:** Use of construction fencing as a mural space to advertise the local businesses and highlight local artists and events.
- **Shared Guiding Documents**
 - “Construction Good Neighbor Policy”
 - Traffic Mitigation Plans

Next Steps



Selection



Outreach



Hone Design
/ Entitlement



Construction



Leasing



Operations

Thank You.

