SPECIAL AND REGULAR MEETING MINUTES

Date: 9/22/2026
Time: 5:30 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 5:33 p.m.

B. Roll Call

Present: Combs, Nash, Schmidt, Taylor (remote), Wise
Absent: None
Staff: City Manager Justin Murphy, City Attorney Nira Doherty, Assistant to the City Manager/ City Clerk Judi A. Herren

C. Closed Session

C1. Conference with legal counsel – anticipated litigation
(Paragraph (2) of subdivision (d) of Gov. Code Section 54956.9)
Significant exposure to litigation: One case
Documentation related to this agenda item are attached to this agenda (Attachment)

- Pam Jones spoke in opposition of the proposed project at 80 Willow Rd.

Regular Session

D. Call To Order

Mayor Nash re-called the meeting to order at 6:44 p.m.

E. Roll Call

Present: Combs, Nash, Schmidt, Taylor (remote), Wise
Absent: None
Staff: City Manager Justin Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Assistant to the City Manager/ City Clerk Judi A. Herren

F. Agenda Review

Staff to provide an update on item I1.

G. Public Comment

- Sheet Metal Workers Local 104 representative Adrian Avila spoke in support of local

construction workforce requirements for the development agreement for the 80 Willow Rd. project.

- Mary Beth Leff spoke on a new below market rate (BMR) home on the market at 180 Seminary Dr. and in support of a fair and transparent lottery BMR selection process.
- Health educator at Breathe California of the Bay Area Poonam Solanlei spoke in support of a smoke-free multi-unit housing ordinance.
- Youth Leadership Institute and the San Mateo County Tobacco Education Coalition Alheli Kang spoke in support of a smoke-free multi-unit housing ordinance.
- Peninsula Conflict Resolution Center and partner with the San Mateo County Tobacco Education Coalition Luseane Tutoe spoke in support of a smoke-free multi-unit housing ordinance.
- Pam D. Jones spoke in support of a scale model of the proposed 80 Willow Rd. project.

H. Presentations and Proclamations

H1. Presentation: Reimagine Dumbarton – SamTrans (Attachment)

SamTrans Director of Planning Millie Tolleson made the presentation (Attachment).

- John McKenna requested that vehicles be 100% zero emission electric and that no artificial turf be used in the recreation areas.

The City Council received clarification on 100% zero emission electric vehicles, use of artificial turf and expediting an access point near the Belle Haven Community Campus.

The City Council discussed SamTrans public outreach and engagement, the deliverability of the proposed project and responsibility of the U.S. 101 overpass maintenance.

H2. Proclamation: National Recovery Month (Attachment)

H3. Proclamation: Suicide Prevention Month (Attachment)

Mayor Nash introduced the proclamations (Attachments).

- Jenny Michel provided life experiences and support of Proposition RTM.

I. Consent Calendar

I1. Accept the City Council meeting minutes for August 20 and 25, 2026 (Attachment)

Staff provided an edit to item L1. on the August 25 minutes clarifying an “e-bike ordinance”.

I2. Consider and adopt a resolution updating the City’s conflict of interest code (Staff Report #26-158-CC)

I3. Authorize the city manager to establish blanket purchase orders with Amazon Business (OMNIA Contract R-TC-17006), in an amount not to exceed $145,000 per fiscal year through Jan. 18, 2028, and with BiRite (single source), in an amount not to exceed $110,000 during fiscal year 2026-27 (Staff Report #26-159-CC)

I4. Authorize the city manager to execute a second amendment to the agreement with The Pun Group LLP for independent audit services (Staff Report #26-156-CC)

I5. Consider and adopt a resolution authorizing the destruction of obsolete records (Staff Report #26-160-CC)

ACTION: Motion and second (Wise/ Schmidt), to approve the consent calendar, passed unanimously.

J. Study Session

J1. Review and provide feedback on proposed revisions to the approved Parkline masterplan project to redevelop the SRI research campus with a residential, office/R&D, and retail mixed-use project, located at 201, 301 and 333 Ravenswood Ave. and 555 and 565 Middlefield Rd. (Staff Report #26-161-CC) (Staff Presentation) (Applicant Presentation)

Principal Planner Corinna Sandmeier made a presentation (Attachment).

Applicants Mark Murray and Mark Schwettmann made a presentation (Attachment).

- Menlo Park City School District Superintendent Kristen Gracia spoke on impacts to the school district from additional housing and requested early sharing of information with the school district early, inclusion of school impacts in staff reports, study travel patterns, and consideration of priority access to BMR units for school district staff.
- Nicole Gordillo spoke in support of local construction workforce requirements for the development agreement for the project.
- Carpenters Union field representative Oscar Mazariegos spoke in support of local construction workforce requirements for the development agreement for the project.
- Irakli Andareishvili spoke on concerns related to the impact on schools, traffic, infrastructure, emergency services and natural resources from this project.
- MidPen Housing representative Serena Ip spoke in support of the affordable housing included in the project.
- John McKenna spoke in support of the project, all electric buildings and additional housing and spoke on concerns related to traffic and tree removal and requested no artificial turf to be used in the project.
- Brittani Baxter spoke in support of the project and the additional housing.
- Menlo Park Community Builder with the Housing Leadership Council of San Mateo County June Shin spoke in support of the project and additional housing.
- Pam D. Jones spoke in support of the project and additional housing.
- Lesley Feldman spoke in support of the project and the bike path access throughout the development.
- Leader with Menlo Together Karen Grove spoke in support of the project and collaboration with the community and developers.
- Adina Levin spoke in support of the project and the developer's community involvement.

The City Council received clarification on the Laurel Street ingress and egress, Burgess Classics residents' requests, height discrepancies and concerns, single-family home setbacks, field dimensions, timing of affordable housing units' construction, including very-low-income units, garage structure reduction, all electric building requirements and high school district outreach.

The City Council discussed labor and apprenticeships, prioritizing the school district's role and input, teacher housing units, visual screens, prioritizing workforce housing for city staff and teachers, circulation and transportation planning for each project and solar-ready balconies.

The City Council expressed support for BMR housing with lower and deeper affordability levels and directed staff to prioritize housing for teachers and city staff, consider a citywide comprehensive traffic management plan, retain all electric buildings in the development agreement regardless of developer, understand the cumulative impacts of various projects, work with the school districts and continue conversations about height and setbacks especially as they relate to the Burgess Classics.

K. Public Hearing

K1. Consider and adopt a resolution to approve a vesting tentative subdivision map to subdivide a property into 15 residential condominium units and one commercial unit in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 800 Oak Grove Ave. (Staff Report #26-157-CC) (Presentation)

Associate Planner Matt Pruter made the presentation (Attachment).

Mayor Nash opened the public hearing.

Mayor Nash closed the public hearing.

The City Council discussed the inclusion of very-low-income units, the addition of 12' sidewalks along Oak Grove Avenue and Crane Street and streetlights.

ACTION: Motion and second (Combs/ Nash), to adopt a resolution to approve a tentative subdivision map to subdivide the parcel located at 800 Oak Grove Ave. into 15 residential condominium units and one commercial unit, passed unanimously.

L. Informational Items

L1. City Council agenda topics: September – October 2026 (Staff Report #26-162-CC)

M. City Manager Report

City Manager Murphy reported out on the September 29 special City Council meeting on the financial feasibility of the Downtown Parking Plazas.

N. City Councilmember Reports

Mayor Nash reported out on the Bay Area Water Supply and Conservation Agency (BAWSCA) and the Stanford Next Advisory Council meetings.

O. Adjournment

Mayor Nash adjourned the meeting at 9:30 p.m.

Assistant to the City Manager/ City Clerk Judi A. Herren

These minutes were approved at the City Council meeting October 27, 2026.



REIMAGINE DUMBARTON

Menlo Park City Council

September 22, 2026

In Partnership with

Kimley»Horn

Agenda

- Project Overview
- Recap of Community Engagement Phase I
- Proposed Project Design Alternatives
- Ways to Provide Input and Next Steps

samTrans



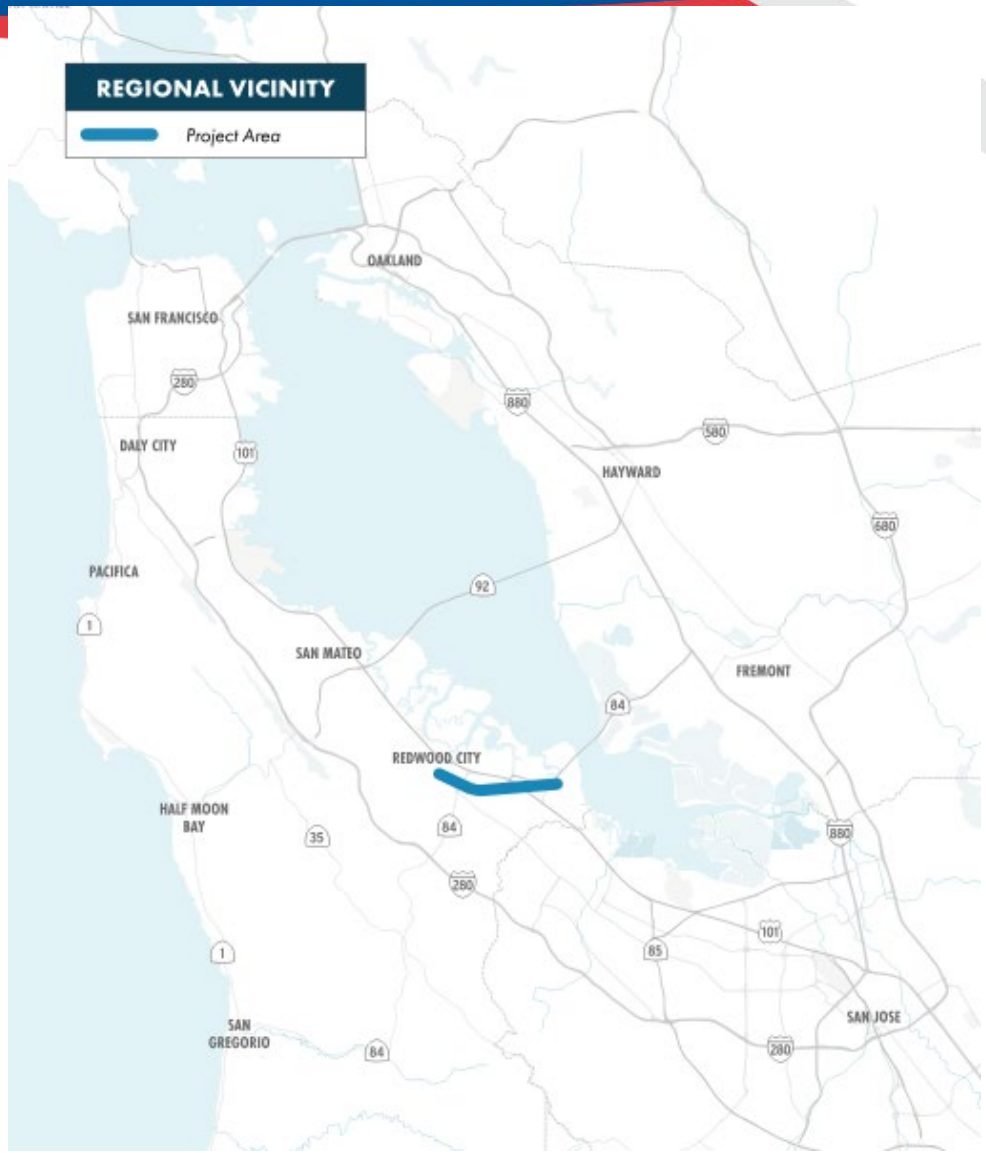
Project Overview

Kimley»Horn

What is Reimagine Dumbarton?

Reimagine Dumbarton is a vision to transform a former freight rail line into a 5-mile busway and walking and bicycling trail between Redwood City and East Palo Alto.





Why Reimagine Dumbarton?

Today, the Dumbarton corridor is underutilized and creates a barrier between communities. Reimagine Dumbarton would:

- **Reconnect communities**
  - Create new walking and bicycling connections and improve access to neighborhoods, community destinations, jobs, and the regional transportation network
- **Provide faster, more reliable transit**
  - Strengthen local and regional connections through zero-emission bus service
- **Incorporate active transportation and community place-making**
  - Design a project compatible with bicycle and pedestrian uses
- **Respond to changing travel needs and bring improvements soon**
  - Address transportation needs of recent and future development now while preserving flexibility for a rail project in the future

What could Reimagine Dumbarton Include?

samTrans

Fast, reliable and frequent transit

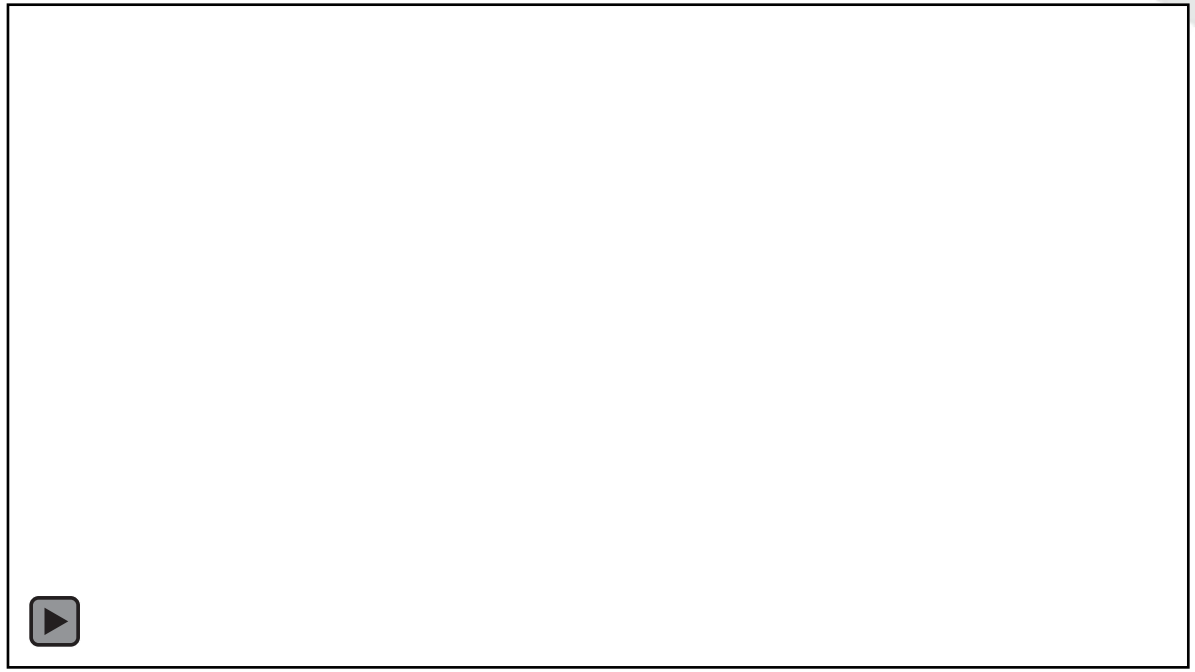
- A dedicated busway with nine new bus stations
- Connections to Redwood City Transit Center, Caltrain, and regional bus services

A continuous walking and bicycling trail

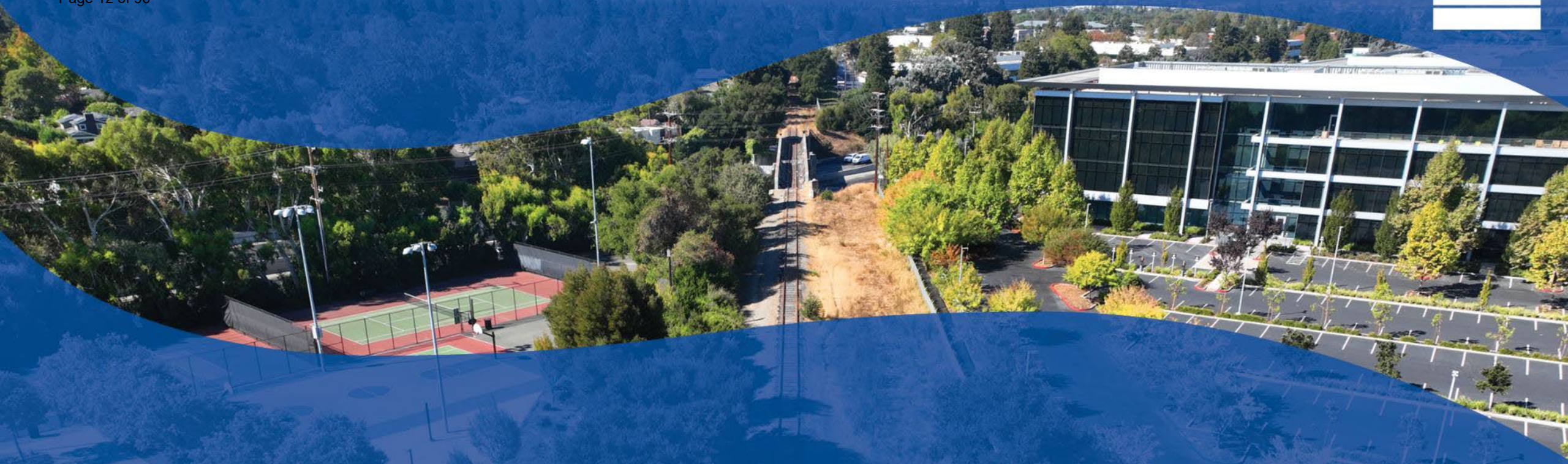
- Nearly 4 miles of paved trail between the Bay Trail at University Ave (East Palo Alto) and Middlefield Road (North Fair Oaks)
- A new pedestrian and bicycle crossing of US-101

Community Access and Place-Making

- 15 new access points, including three pedestrian/bicycle crossings
- Opportunities for recreation, community spaces, and landscaping



samTrans



Community Engagement Phase I

Kimley»Horn

Community Engagement Phase 1 (Jan-March 2026)

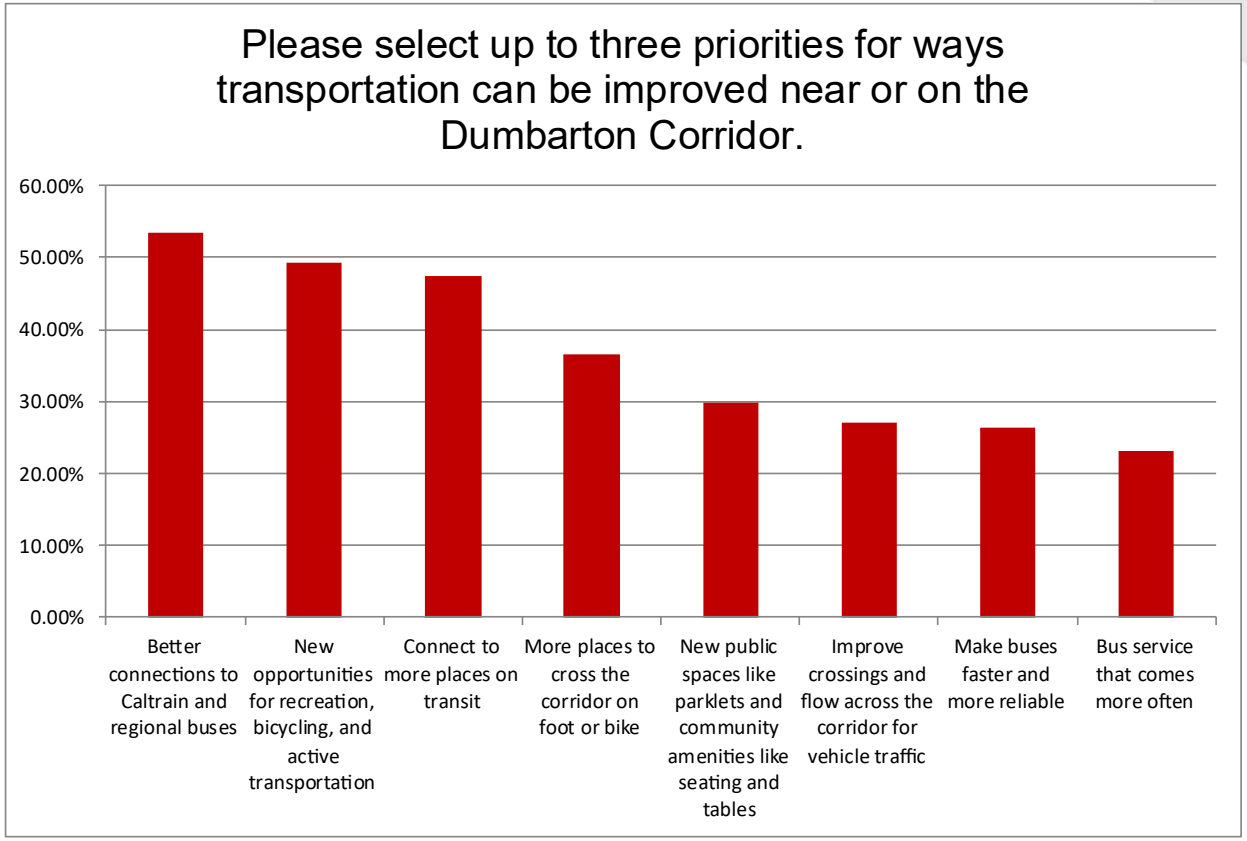
- 11 pop-up events (476 interactions)
- 2 community meetings
- Survey (>1,000 responses)
- Stakeholder Working Group Meeting
- 15+ Roadshow presentations



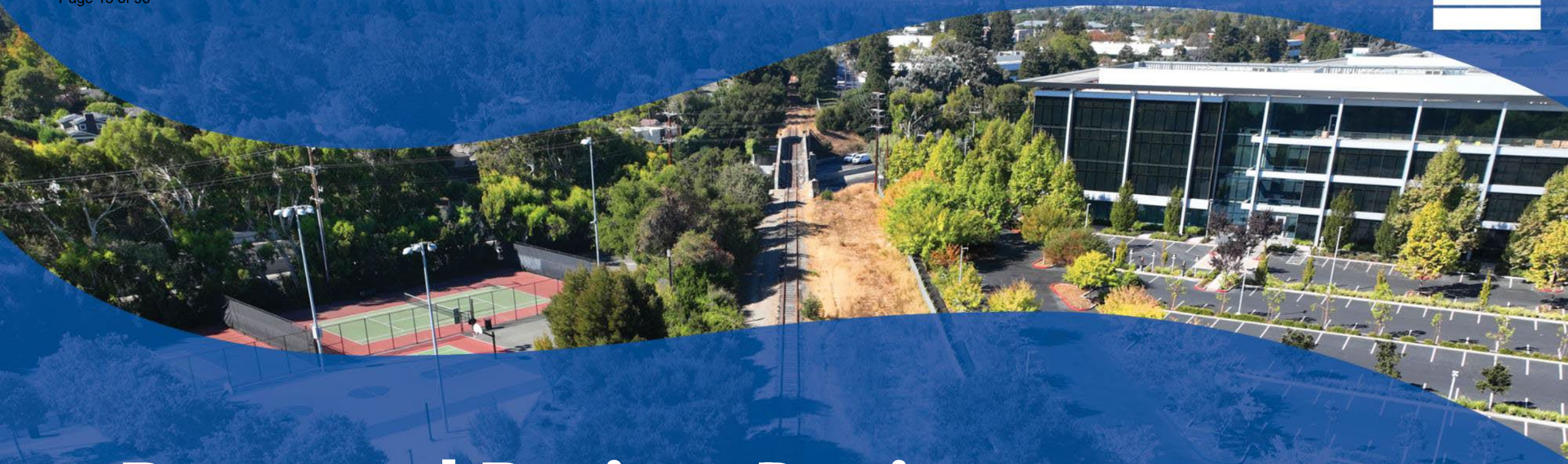


Community Engagement Phase 1 - Key Takeaways

- Community priorities:
  - Better regional connectivity, particularly through more connections to Caltrain, BART, and the East Bay
  - Increased transit access to more places
  - Improvements to transit speed and reliability
  - New opportunities for biking and walking along the Corridor, as well as access to new greenspaces
- Existing rail corridor is a barrier
- Opportunity for busway to address existing issues associated with underutilized rail corridor
- Questions related to noise, privacy



samTrans



Proposed Project Design Alternatives

Kimley»Horn

The Corridor Today

Double Track Configuration





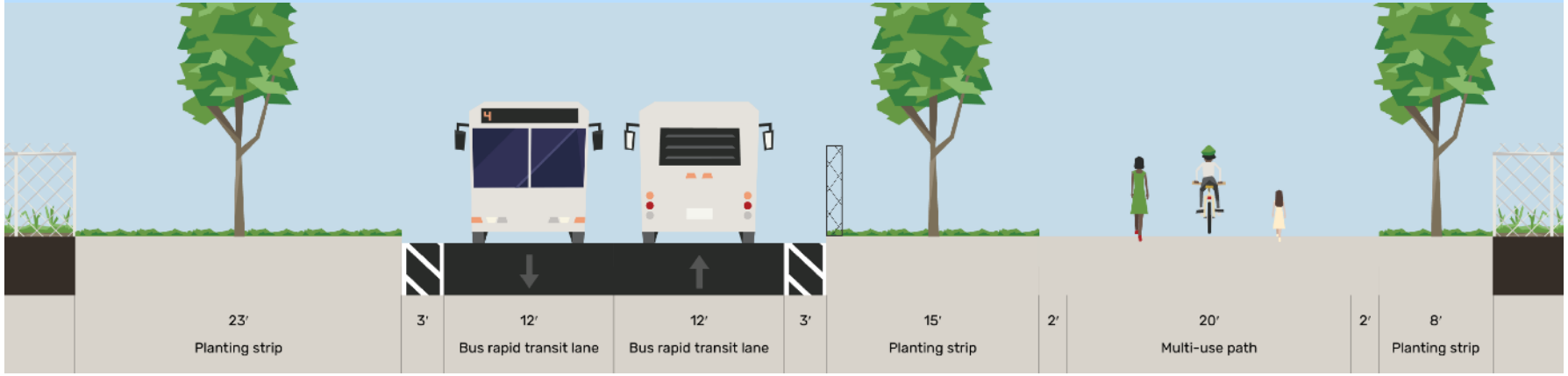
Single Track Configuration



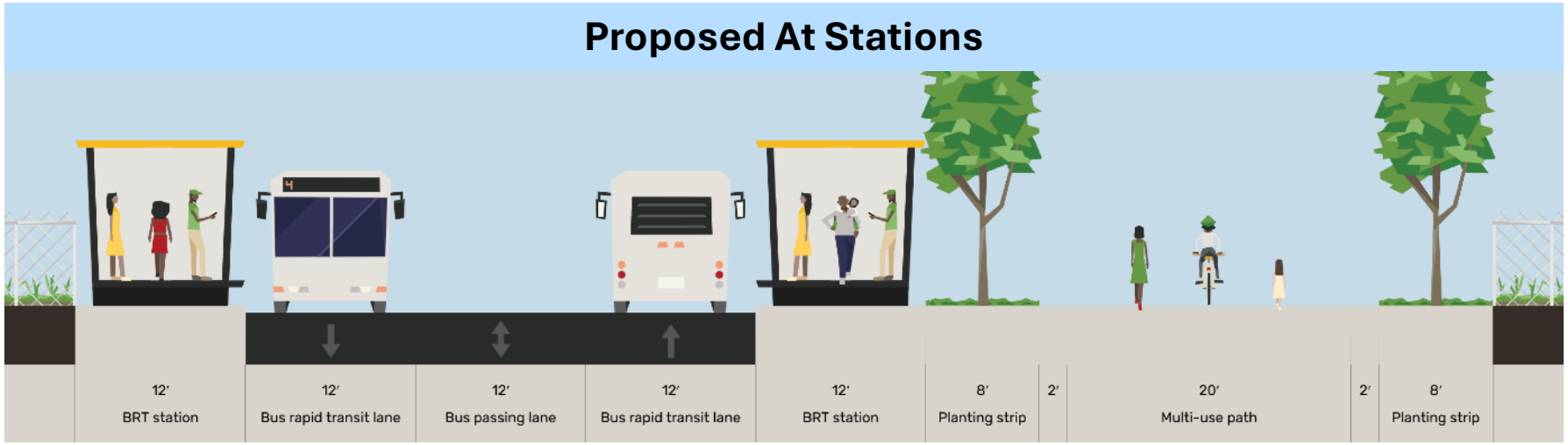


The Project In the Future

Proposed Mid-Block



Proposed At Stations



Note: Alternative paved trail markings are being considered

Transit Service Enhancements

- Fast, reliable transit
  - Roughly 8 buses per hour (service every 7.5 minutes)
  - 13 minutes travel time from University Avenue to Middlefield Road
- 9 new bus stations
  - Bus station every ½ mile or less
- Station access
  - Primarily by walking, bicycling, micromobility, and connecting transit
  - Parking is not planned at stations



Active Transportation Improvements

- Continuous four-mile paved walking and bicycling trail
- Connections to Bay Trail
- Estimated to be used by 1,000+ people daily
- Faster bicycle trips and access for all
  - Significantly reduce bicycle travel times between key destinations
  - More comfortable bicycling experience for users of all ages & abilities

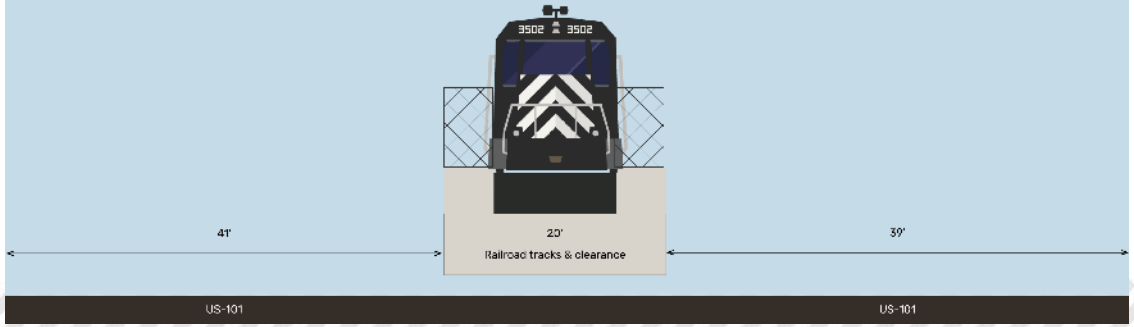
Separated Bike/Ped Trail



New Crossing over US-101

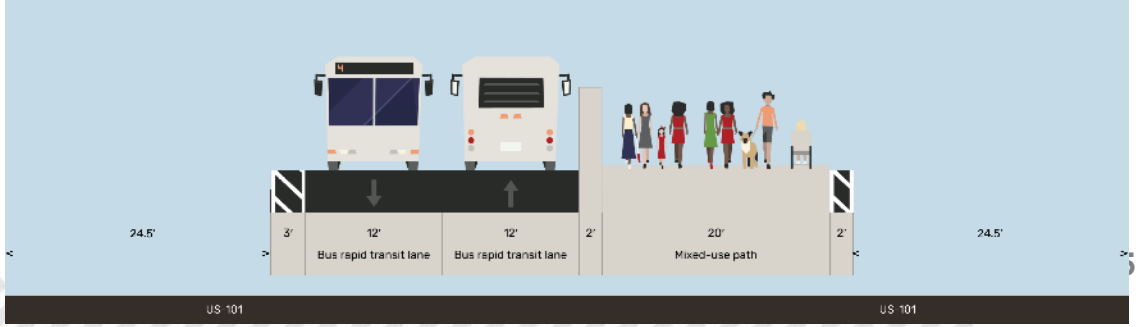
Existing Conditions/Cross Section





Proposed Conditions/Cross Section





Community Access and Place-Making

- 15 new access points, including three new crossings for people walking and bicycling
- Opportunities for small recreational spaces or community gathering spaces
- Inclusion of additional green space





Potential Recreational Opportunity Areas



Fitness/Exercise



Playground



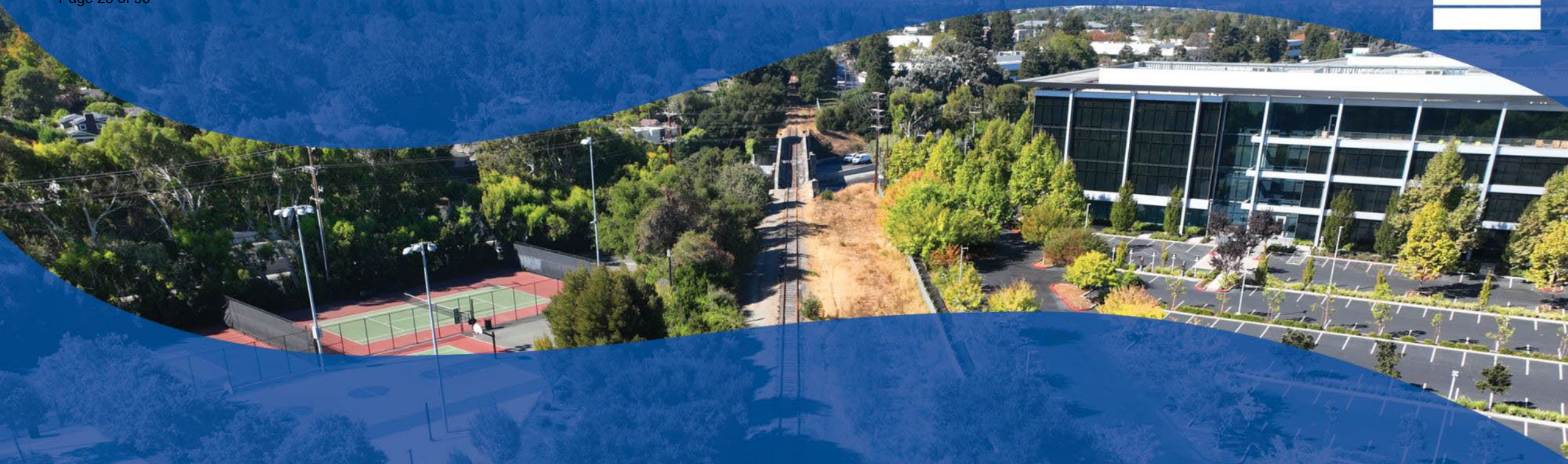
Gathering Spaces



Dog Park



samTrans



Next Steps and Getting Involved

Kimley»Horn

Project Schedule and Next Steps

samTrans

Community engagement: Share your transportation needs and priorities

Now

Community engagement: Share your input on the draft alternatives

Community engagement: Share information on the preferred project

2025 – 2026 FALL – SUMMER

Identify needs and develop draft alternatives

2026 FALL

Select preferred project

2027 WINTER

Develop implementation plan and share next steps

2027 SPRING

Now

2025 – 2027 FALL – SPRING

Identify Needs and Define Project

2027 – 2029 SUMMER – WINTER

Environmental Studies and Preliminary Engineering

2029 – 2030 WINTER – FALL

Final Design

2031 AND BEYOND

Construction (pending funding)

We Want to Hear from You!

- Now is your chance to help refine the designs for the busway and trail project, before a preferred alternative is selected in early 2027!
- Scan the QR code to visit the project website and share feedback on project designs through a survey, open now through October 30, 2026.
  - Visit **samtrans.com/dumbarton**
  - Email the project team at **Dumbarton@samtrans.com**
  - Call SamTrans Customer Service at 1-800-660-4287
  - Free interpretation assistance is available.
    - Para traducción llame al 1-800-660-4287.
    - 如需要翻译，请电 1-800-660-4287.

Thank You!



Kimley»Horn

This project is made possible by local transportation sales tax dollars from the San Mateo County Transportation Authority and Regional Measure 3 funds through the Metropolitan Transportation Commission.

AGENDA ITEM H-2

Proclamation

NATIONAL RECOVERY MONTH – SEPTEMBER 2025

WHEREAS, National Recovery Month, recognized annually in September, spreads the positive message that behavioral health is essential to overall health; and

WHEREAS, treatment and prevention providers across the communities of San Mateo County have dedicated themselves to promoting recovery, saving lives and destigmatizing and educating the public about substance use and co-occurring disorders; and

WHEREAS, every day, in Menlo Park, community members and neighbors of all ages seek treatment for substance use and mental health disorders and begin the road to wellness and recovery in a system that emphasizes behavioral health as an essential part of overall health; and

WHEREAS, San Mateo County continues to support Recovery Month's mission to improve the lives of those living with these disorders, to celebrate individuals in recovery and to acknowledge those working to provide integrated recovery services; and

WHEREAS, prevention works, treatment is effective and recovery is possible; and

WHEREAS, while the road to recovery may be difficult, the benefits of preventing and overcoming substance use and co-occurring disorders are significant and valuable to individuals, families and communities. People can and do recover; and

WHEREAS, the official theme for National Recovery Month 2026 is "Recovery Happens Together," highlighting that meaningful and lasting recovery is built through partnerships, collaboration and community; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Betsy Nash, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate September 2026 as Recovery Month in Menlo Park.

Betsy Nash

Betsy Nash, Mayor
September 22, 2026

CITY OF MENLO PARK

AGENDA ITEM H-3

Proclamation

SUICIDE PREVENTION MONTH – SEPTEMBER 2026

WHEREAS, Menlo Park has joined the county, state, and country in honoring Suicide Prevention Month in September, which included National Suicide Prevention Week from September 6 – 12 and World Suicide Prevention Day on September 10, to spread the message that suicide can be prevented; and

WHEREAS, suicide is a preventable national and state public health problem with no single cause and suicide most often occurs when stressors exceed the coping abilities of a person struggling with a mental health condition; and

WHEREAS, no single suicide prevention program or effort is appropriate for all populations or communities and therefore we must also acknowledge and address the disparity in access to mental healthcare for underrepresented groups and advocate for ending these disparities by encouraging culturally informed and evidence-based mental healthcare and services; and

WHEREAS, residents can play a role in suicide prevention by supporting local Suicide Prevention Month every September and working within their communities to learn how to discuss suicide without increasing the risk of harm; and

WHEREAS, Menlo Park residents are also urged to play a role in supporting each other and preventing suicide by knowing the signs of suicide, finding the words to communicate, and reaching out to local 24/7 resources, including our local San Mateo County Crisis Hotline (650-579-0350) or National Suicide Prevention Lifeline (988 or 1-800-273-TALK); and

WHEREAS, the 2026 theme for Suicide Prevention Month, "Changing the Narrative on Suicide," and aims to transform public perception by moving from a culture of silence and stigma to one of openness, empathy and support by encouraging open and honest conversations about mental health to break down barriers and increase understanding; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Betsy Nash, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate September 2026 as Suicide Prevention Month in Menlo Park.

CITY OF MENLO PARK

Betsy Nash, Mayor
September 22, 2026

Parkline revised masterplan

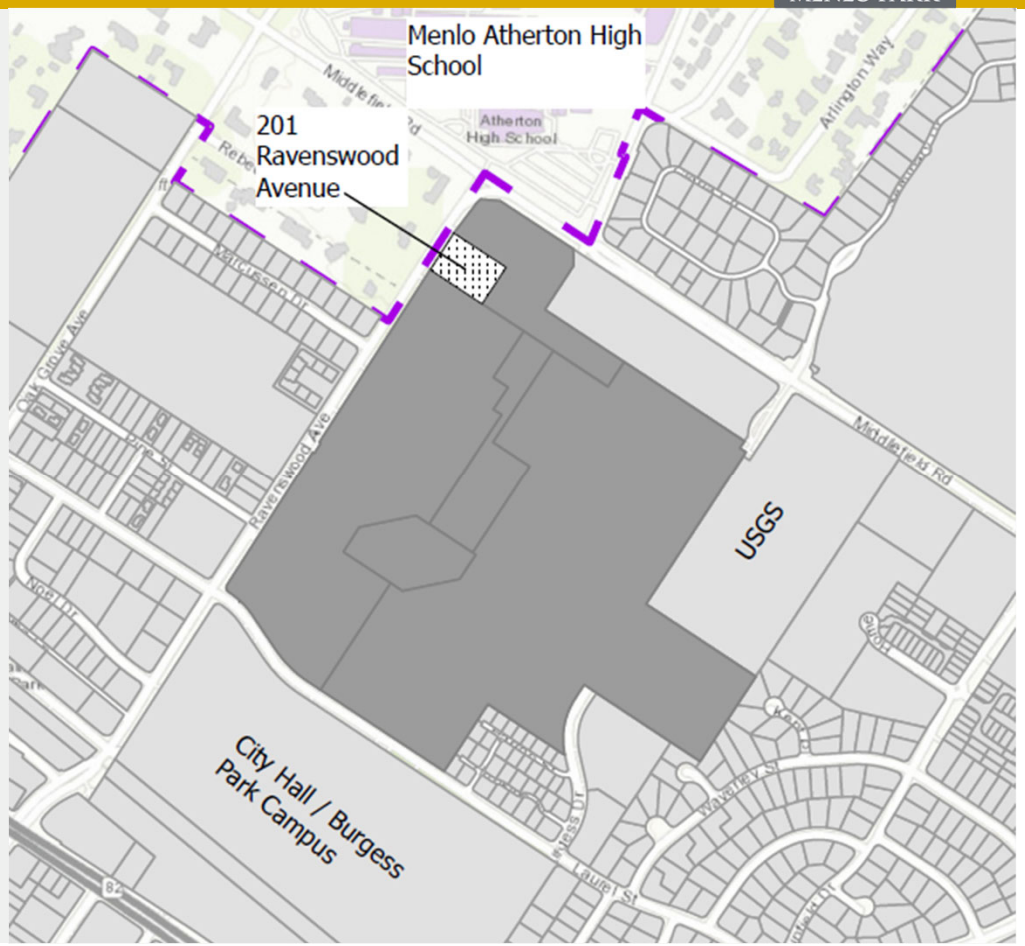
Corinna Sandmeier, Principal Planner

Purpose

- Receive a presentation from the applicant team (Lane Partners)
- Solicit public comments
- Request clarifying information from the applicant
- Consider Planning Commission's feedback
- Provide feedback on the revised project to comprehensively redevelop the project site with a residential, office, and neighborhood-serving commercial mixed-use project

Project site and vicinity

- SRI campus and 201 Ravenswood Ave.
- Zoned C-1-S (X)

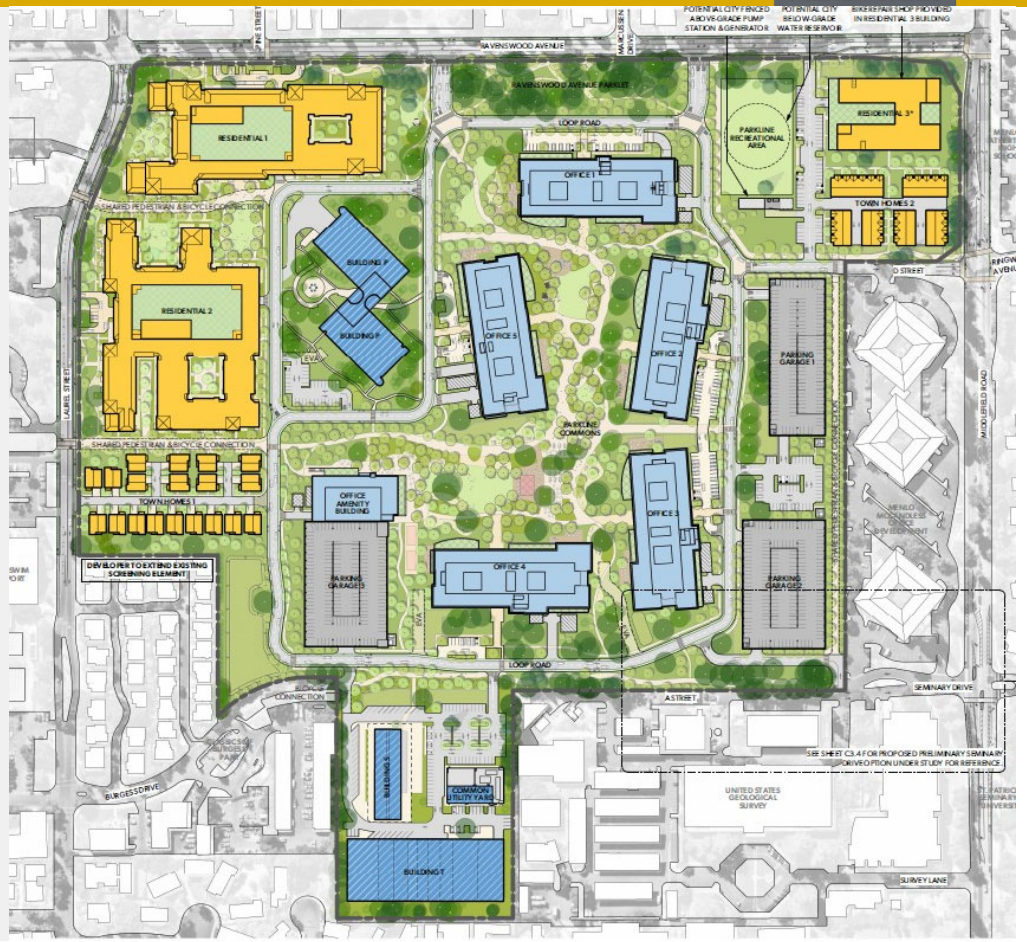


City Council approval of Parkline project

- On Sept. 30 and Oct. 7, 2025, the City Council:
  - Certified the Final EIR
  - Amended the General Plan Land Use Element and Land Use Map
  - Amended the Zoning Ordinance and the Zoning Map
  - Adopted a conditional development permit (CDP) to develop the project through a masterplan
  - Approved a below market rate (BMR) housing agreement
  - Approved a vesting tentative map
  - Entered into a development agreement (DA) between the City and the project applicant

Approved project

- 800 dwelling units
  - 251 BMR units
- Up to 1 million square feet of nonresidential development
  - Up to 925,000 sf office/R&D
  - An office amenity building
- Publicly-accessible open space
- Bike/pedestrian connections

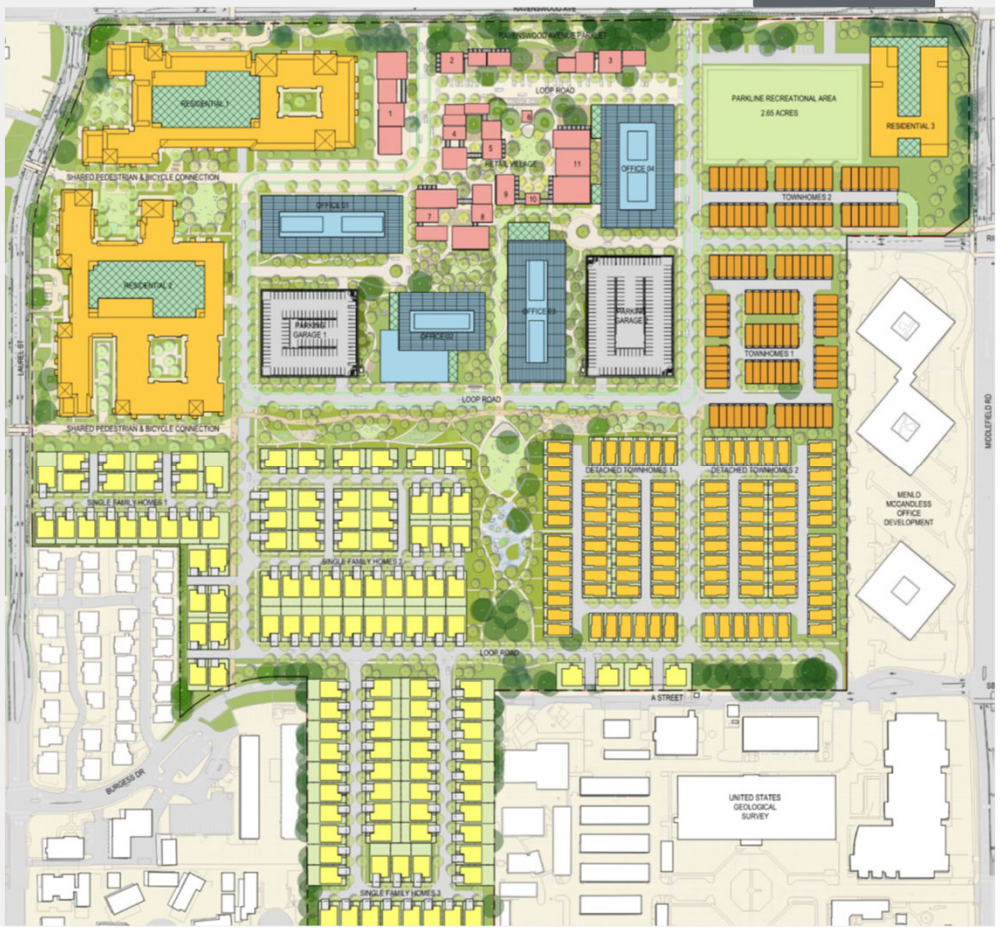


Revised project (Phase 2) overview

- Increase number of housing units
- Consolidate office/R&D footprint
- Add community-serving retail and restaurant space
- Increase office building heights
- Modify various project development regulations
- Revise approved CDP, BMR housing agreement, heritage tree removal permits, and vesting tentative map
- Architectural control review for building design and site improvements

Revised project

- 1,082 dwelling units (294 BMR)
- 942,000 square feet of nonresidential development
  - Demolition of all existing buildings
  - 4 office/R&D buildings (901,493 sf)
  - Retail village (40,629 sf)
- Publicly-accessible open space
- Bike/pedestrian connections



Proposed CDP amendments

- Approved CDP modified the development regulations in the C-1-S zoning district
- The applicant is proposing CDP modifications to:
  - Increase number of dwelling units
  - Reduce setbacks
  - Decrease minimum lot sizes
  - Increase height
  - Increase maximum parking rates
  - Modify modulation requirements
  - Modify definition of gross floor area (GFA) applicable to the project to exempt balconies with columns larger than 12 inches

Modification of BMR Guidelines

- Two concessions under State Density Bonus Law
  - Types and location of BMR units
    - Allow required 15% BMR units for the for-sale portion of the project to all be located in the attached townhomes
  - Flexibility on construction of the single-family units before construction of BMR units
- Request to modify requirements in BMR Guidelines
  - Bedroom count proportionality
  - Unit size
  - Parking (townhome type)

Planning Commission feedback

- Majority of Commissioners supported
  - Solar-ready balconies
  - No artificial turf for public open spaces
  - Buffer between Parkline and Burgess Classics
  - Protected bike lane along Ravenswood Avenue
  - Flexibility on construction of the single-family units before construction of BMR units
  - Proposed modifications to BMR Guidelines
  - Plan to move away from the use of diesel back-up generators
  - Comprehensive traffic management plan for Middlefield Road corridor

Planning Commission feedback (continued)

- Majority of Commissioners did not support
  - 28-foot height limit for single-family homes abutting Burgess Classics
- No Commissioners supported
  - Requirement to enable a virtual power plant

Suggested topics for City Council

- Planning Commission feedback
- Land uses and site density and intensity, including increased office/R&D building heights
- Application of GFA definition related to covered balconies
- Site layout
- Site access, including vehicular, pedestrian and bicycle
- Linkages to other sites and within the project site, including bicycle/pedestrian access
- Conceptual architectural styles
- Design, layout, and modifications to open space
- Treatment of property edge between this project site and the 345 Middlefield Rd. project (former USGS site)
- Parking locations and ratios
- Sustainability measures

Next steps

- Applicant preparing resubmittal
  - Staff will review for completeness
  - Consistency review once application is deemed complete
- CEQA review
- Future meetings
  - Housing Commission
  - Planning Commission
  - City Council

Thank you

Parkline Menlo Park

Project Overview
September, 2026

LANE PARTNERS | SOM

What we heard from the community

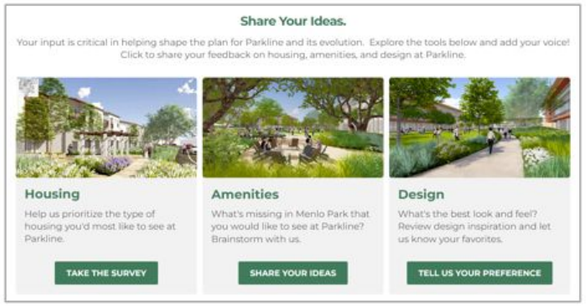
13 Community Meetings since 2021 | 1005 Survey Responses | 45 Site Tours

- Significant requests to maximize housing 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



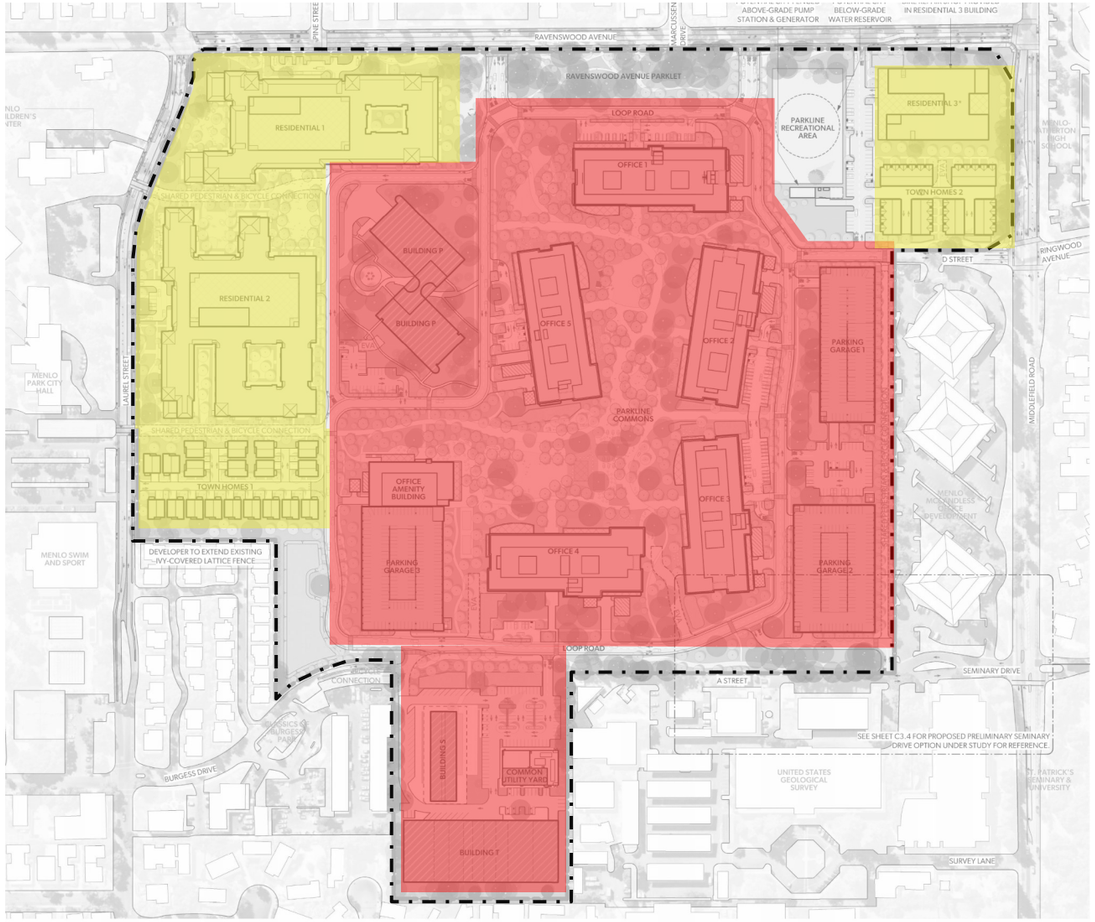








Parkline Master Plan: Land Use Areas



Current Master Plan
16.50 acres Residential
37.12 acres Office

800 Residential Units

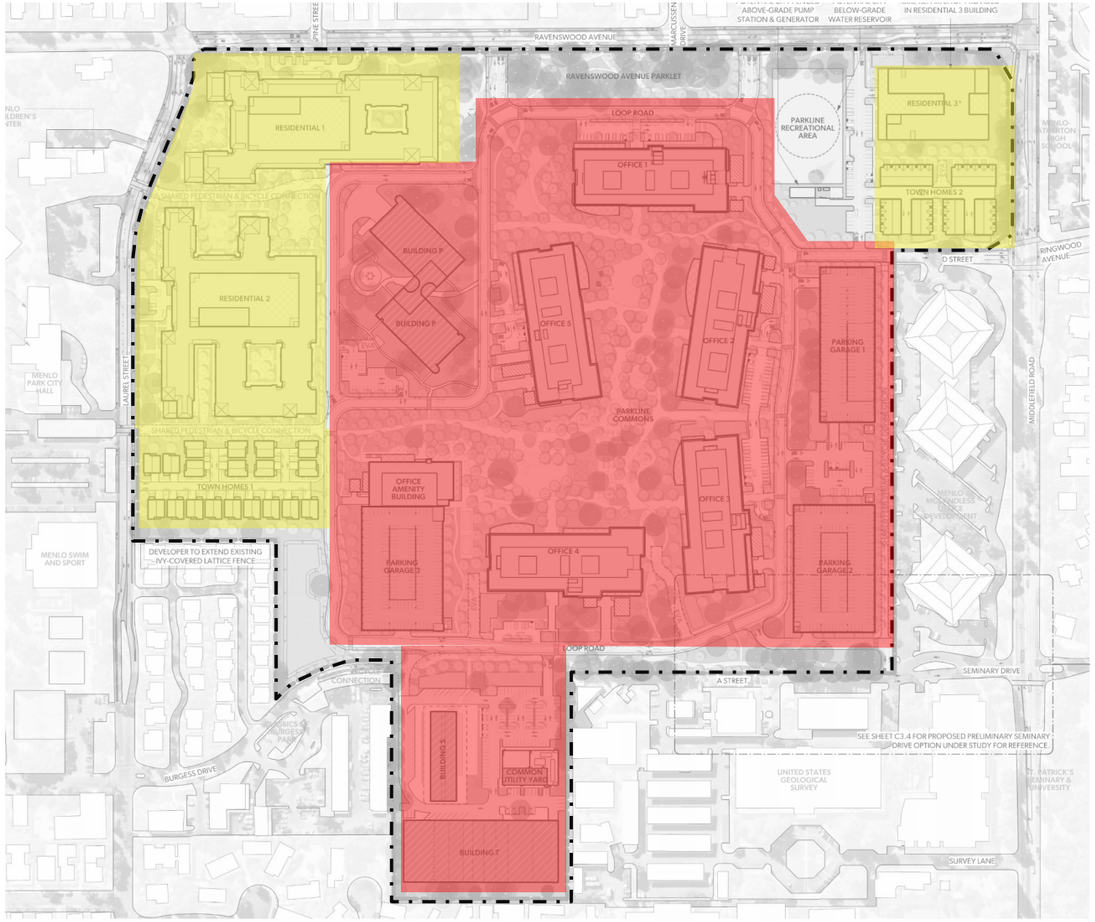
What we heard from the community

Residential, open space, bike connectivity are all wanted and needed

Worries about amount of office area, degree of welcoming of large scale open space, scale of new buildings near neighborhoods, and traffic

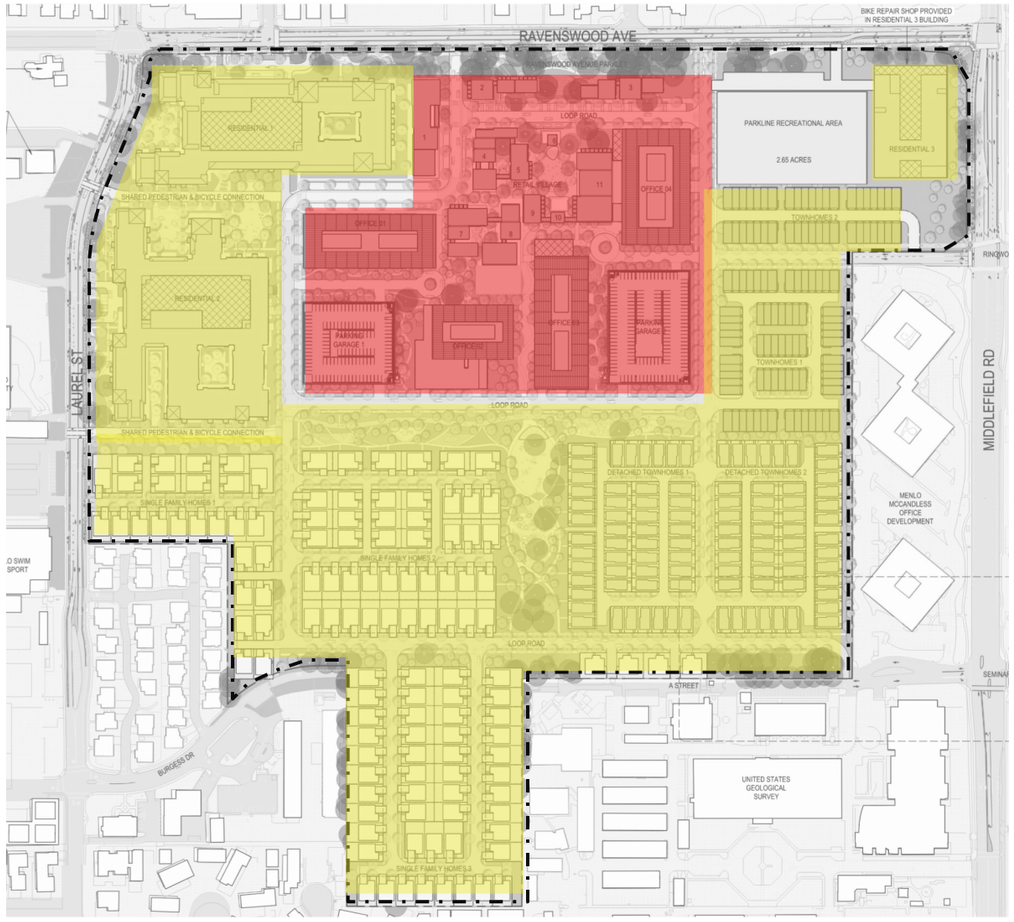
Desire for true public facing retail amenities

Parkline Master Plan: Land Use Areas



Current Master Plan
16.50 acres Residential
37.12 acres Office

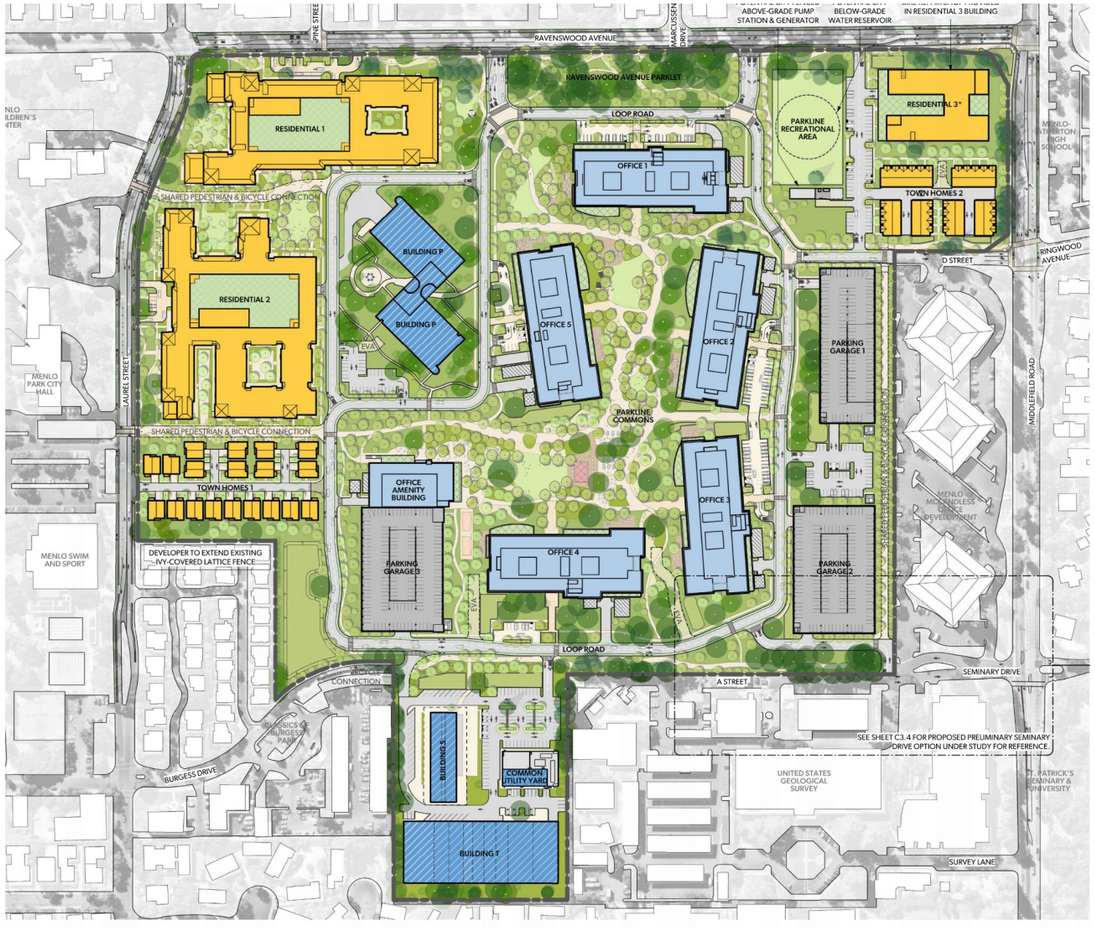
800 Residential Units



Proposed Master Plan
44.44 acres Residential
14.65 acres Office

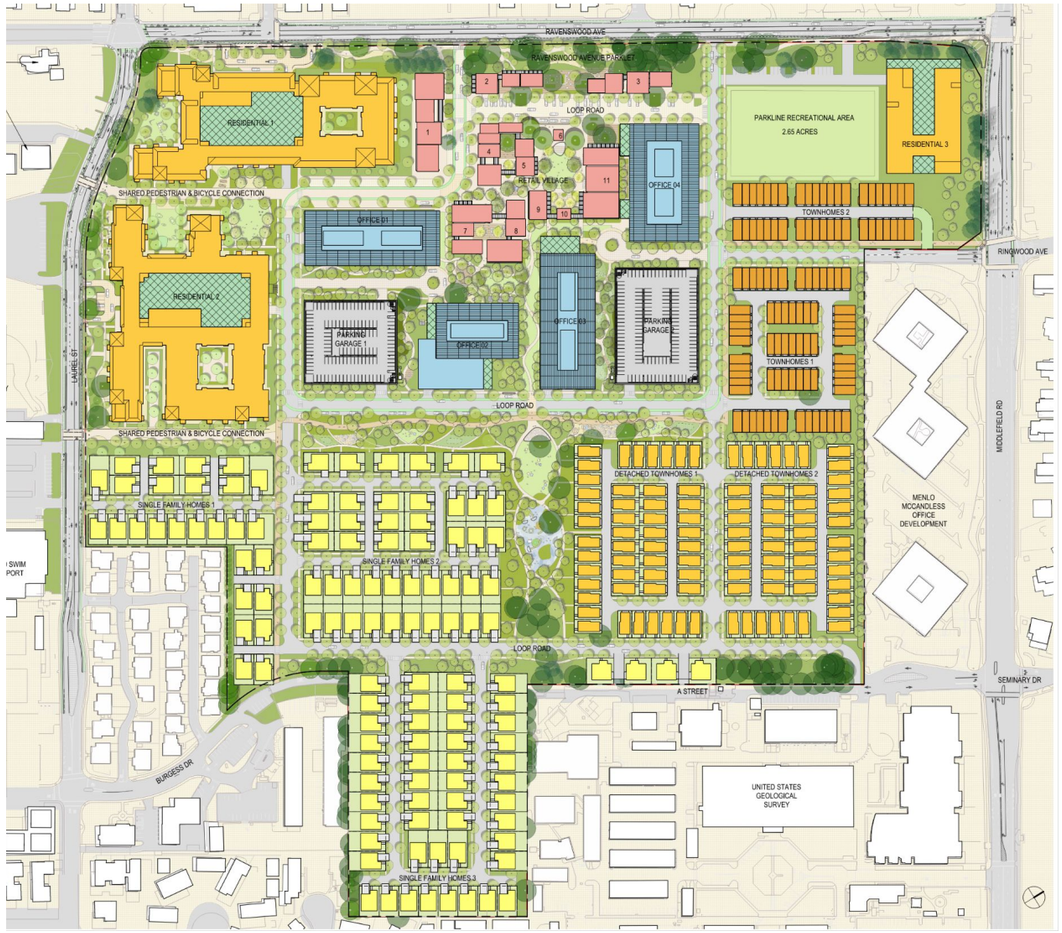
1,082 Residential Units

Site Plan Comparison



Current Master Plan
16.50 acres Residential
37.12 acres Office

800 Residential Units



Proposed Master Plan
44.44 acres Residential
14.65 acres Office

1,082 Residential Units


37 acres
of commercial
14 acres
of commercial
800 units
1,082 units



Parkline is a mixed-use neighborhood that brings together high quality living, retail, and workplace…



… anchored by pedestrian scale retail



with open spaces of many scales



and sharing an architectural language of place, authenticity, and sustainability.




CAFE


101



Parkline Master Plan

What's new

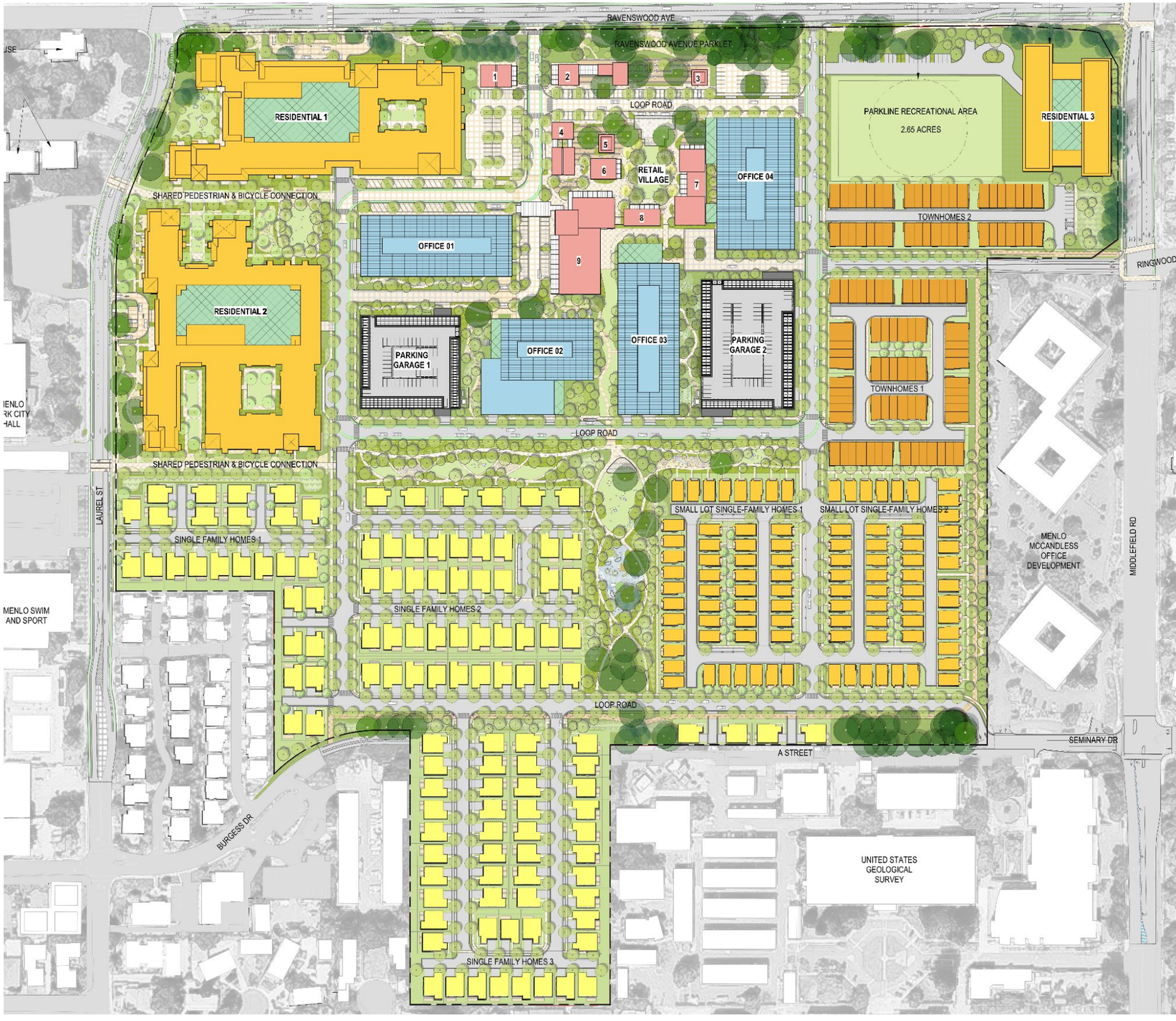
A wider variety of open spaces activated by program

Retail Village

4 Office Buildings ranging from 5 to 10 stories

2 Centrally located 5 story parking structures

282 New dwelling units



Masterplan Connectivity







A Sustainably Connected Plan

LEGEND

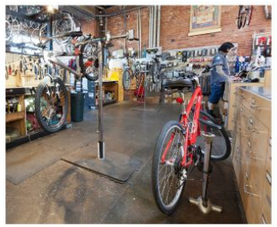
- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE* (INTERNAL)
- PROPOSED CLASS II** (LOOP ROAD - OFFICE AND RESIDENTIAL, EXTENDS OFF-SITE ON BURGESS)
- PROPOSED CLASS III** (RESIDENTIAL 3 / RECREATION AREA)
- PROPOSED CLASS IV - SEPARATED BIKE LANE - LANE FROM RAVENSWOOD TO BURGESS PARK**
  (CONVERT EXISTING CLASS II BIKELANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING - SEPARATE CITY IMPROVEMENT PROJECT (UNDER STUDY), NOT PART OF PARKLINE

EXISTING CLASS II BIKE LANES

EXISTING CLASS III BIKE LAKES ("SHARROW")

PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY

BICYCLE MAINTENANCE SERVICES



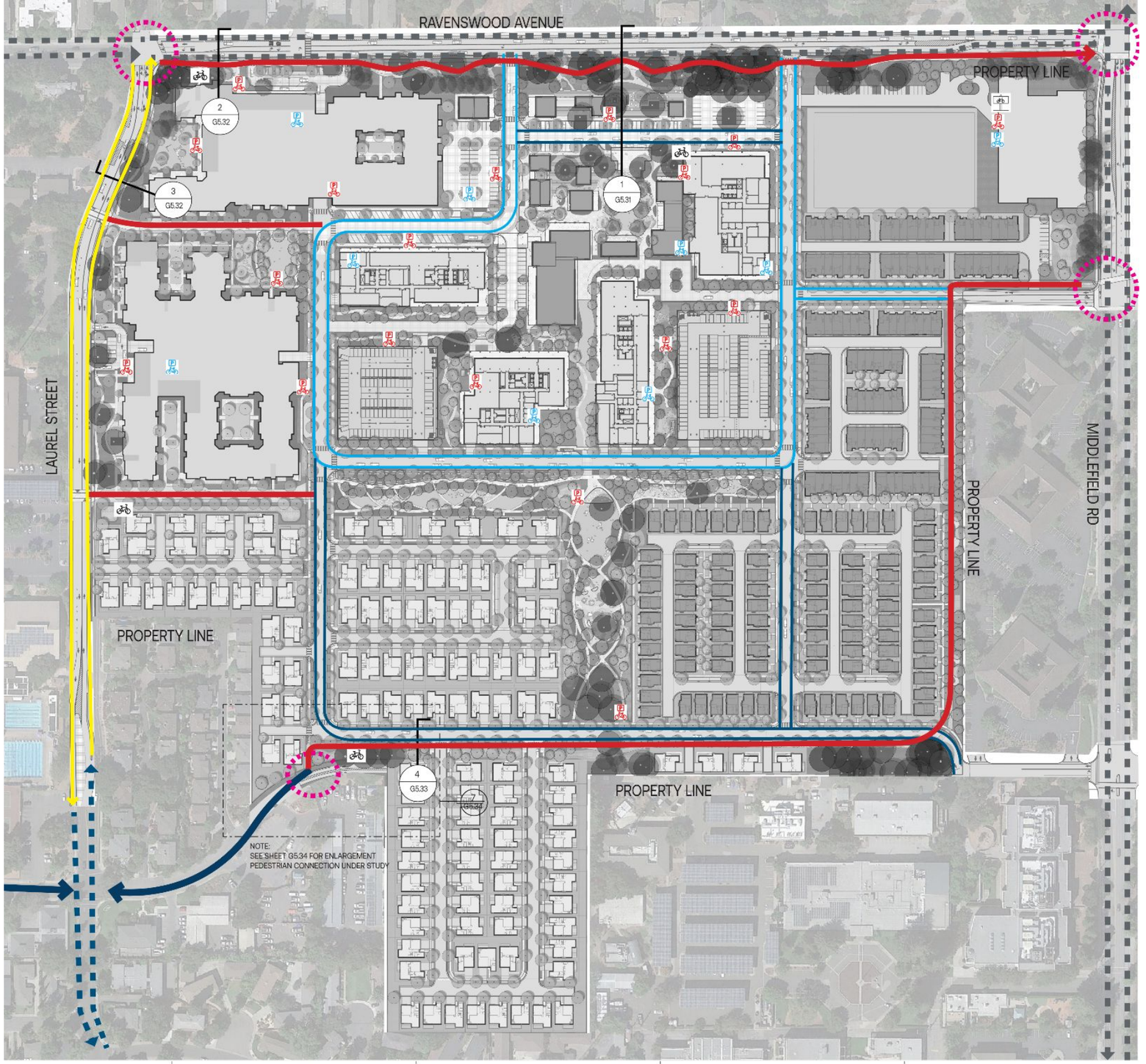
BICYCLE REPAIR STATION



OFFICE/R&D BICYCLE PARKING:
- 854,349 SF. OFFICE / 5,000 SF. = 171 BICYCLES
- 80% OF 171 = 137 LONG TERM BICYCLE PARKING AND 34 SHORT TERM BICYCLE PARKING

LONG TERM BICYCLE PARKING

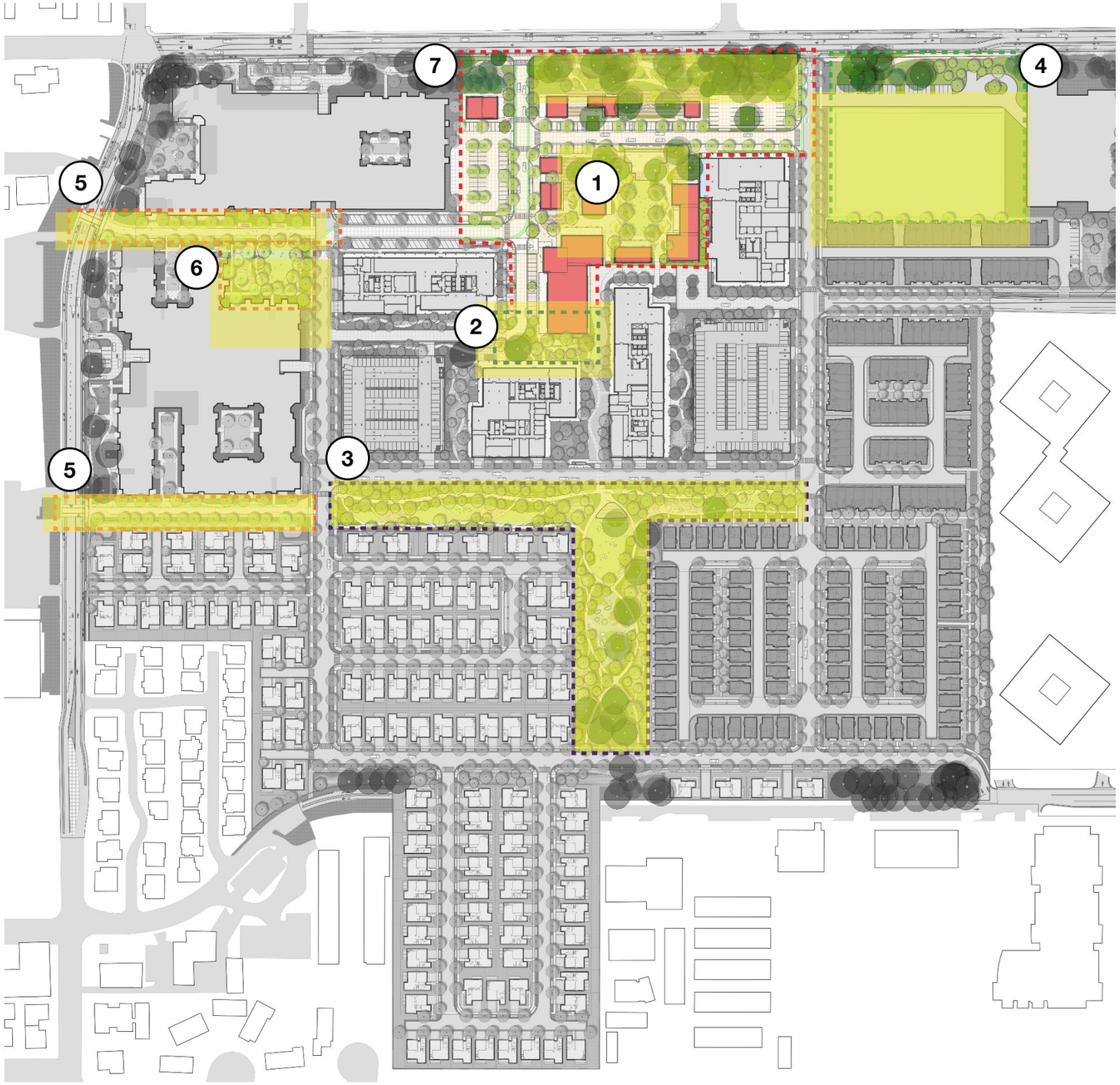
SHORT TERM BICYCLE PARKING



PARKLINE MENLO PARK
LANE PARTNERS | SKIDMORE, OWINGS & MERRILL

Key Open Spaces

1. Retail Village
2. Office Amenities
3. Parkline Commons
4. Recreation Field (enlarged to full size regulation Soccer!)
5. Pedestrian Paseo
6. Dog Park
7. Ravenswood Grove



Ravenswood Grove: 1.6 acres







PARKLINE MENLO PARK
LANE PARTNERS | SKIDMORE, OWINGS & MERRILL

Retail Village and Shared Lawn: 1.06 acres







Retail Village and Shared Lawn: 1.06 acres





Shaded Courts



Farmers Market



Performance Space



Movie Night



Park Games

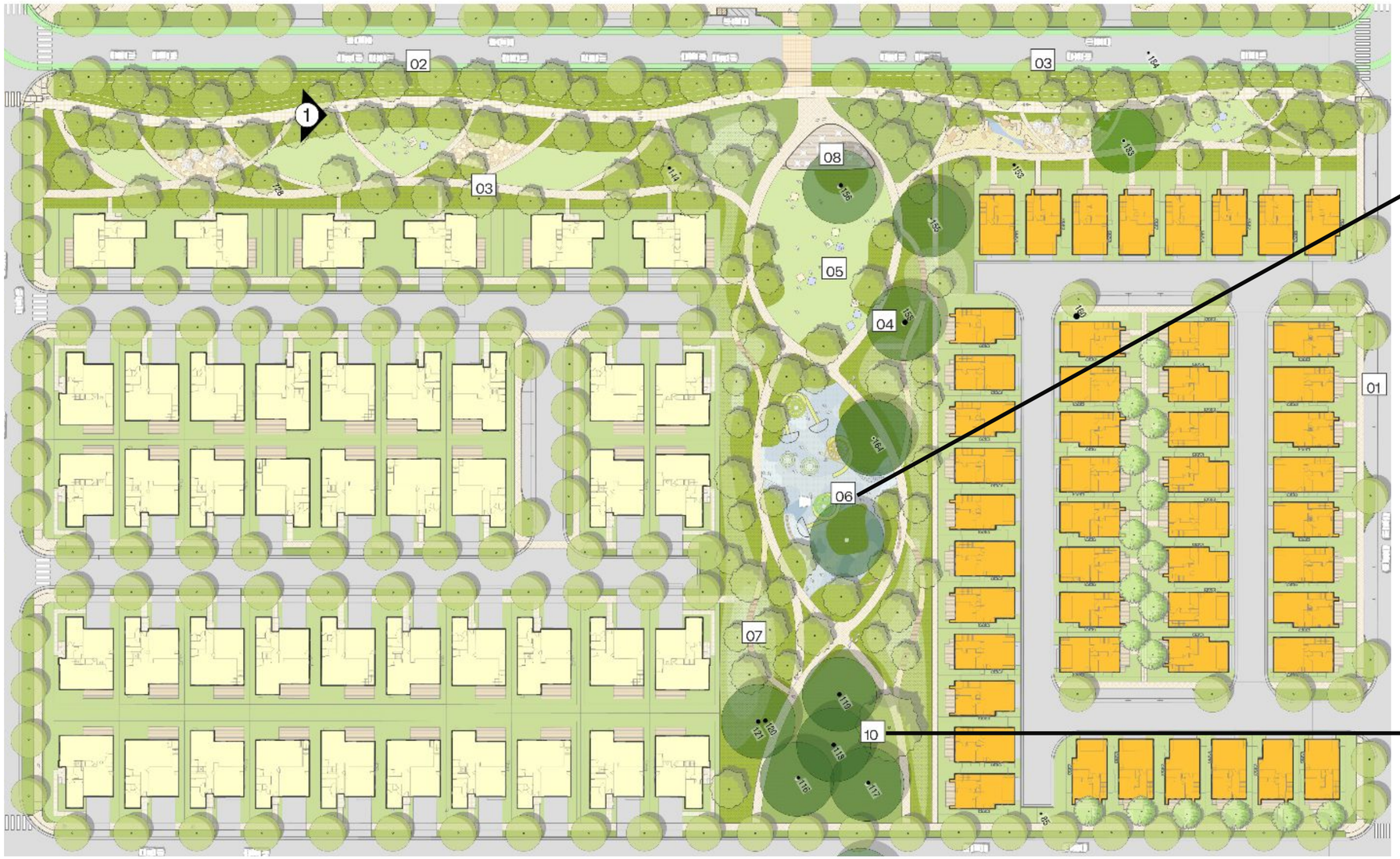


Community Fitness

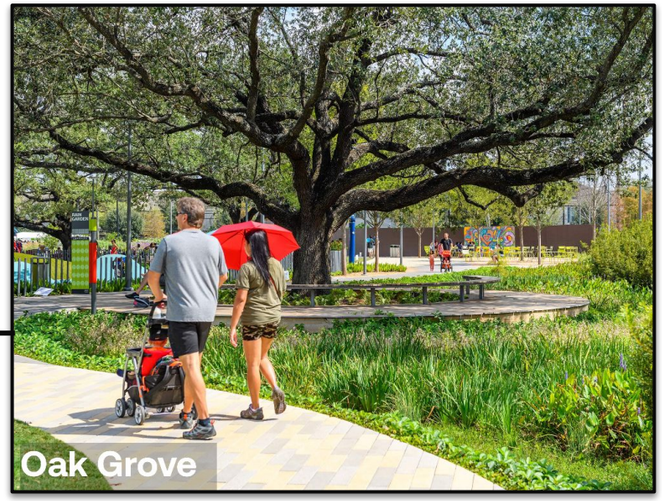
Parkline Commons: 3.32 acres



Parkline Commons: 3.32 acres







Dog Park and Paseos



LEGEND

01 CLASS II - ON STREET BIKE LANE
02 PEDESTRIAN ONLY PATH
03 BENCH SEATING
04 FLEXIBLE MULTI-USE LAWN
05 RESIDENTIAL PATIO
06 BBQ/PICNIC AREA
07 DOG PARK
08 CLASS IV - BIKE LANE AT LAUREL ST.
09 PEDESTRIAN/BIKE CONNECTION
10 BIO-RETENTION AREA

KEY PLAN




Paseo


Laurel Street Path


Dog Park

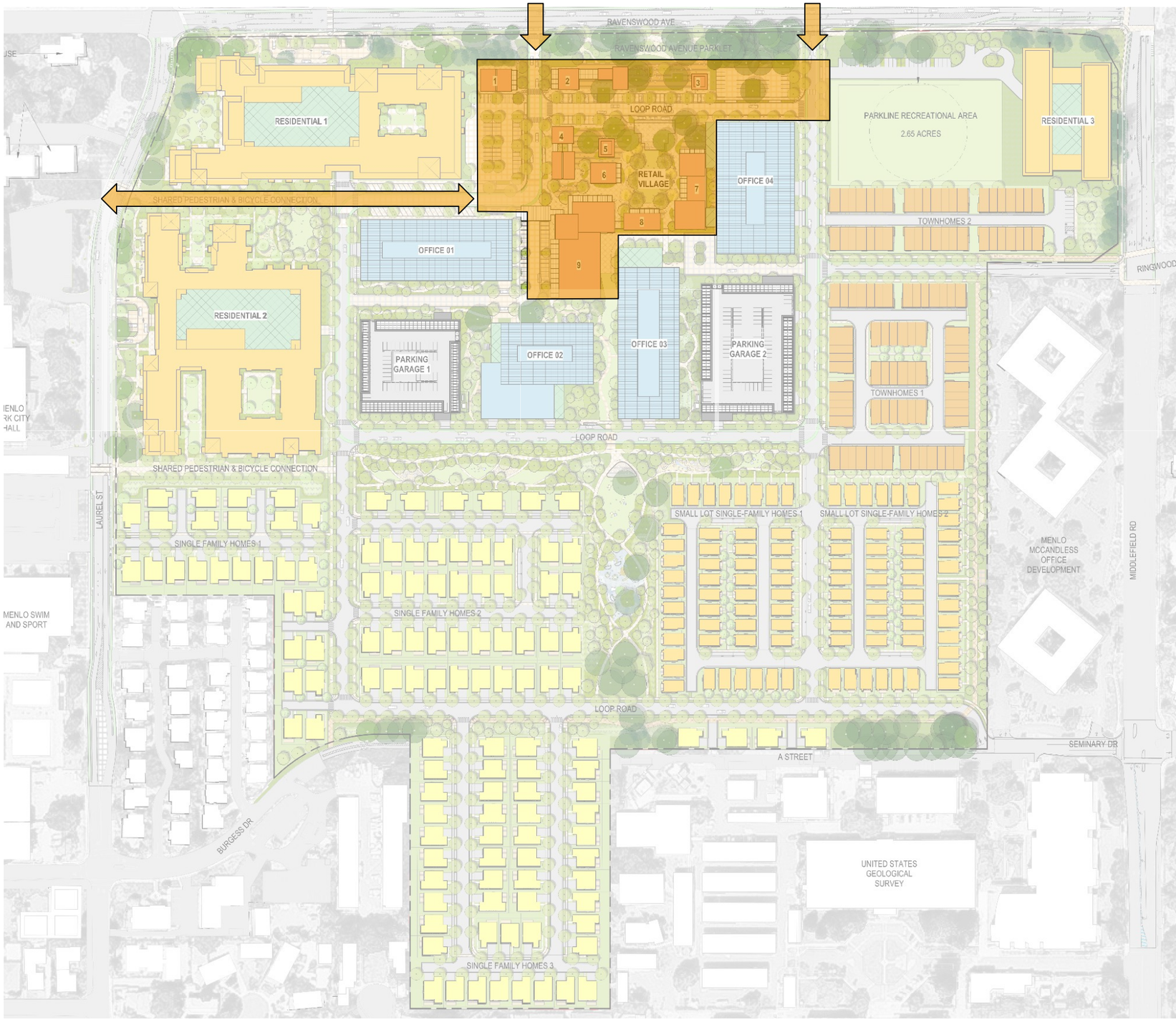
Retail Village and Plaza

What's new

Addition of retail to add a greater variety of use types and active the open space networks



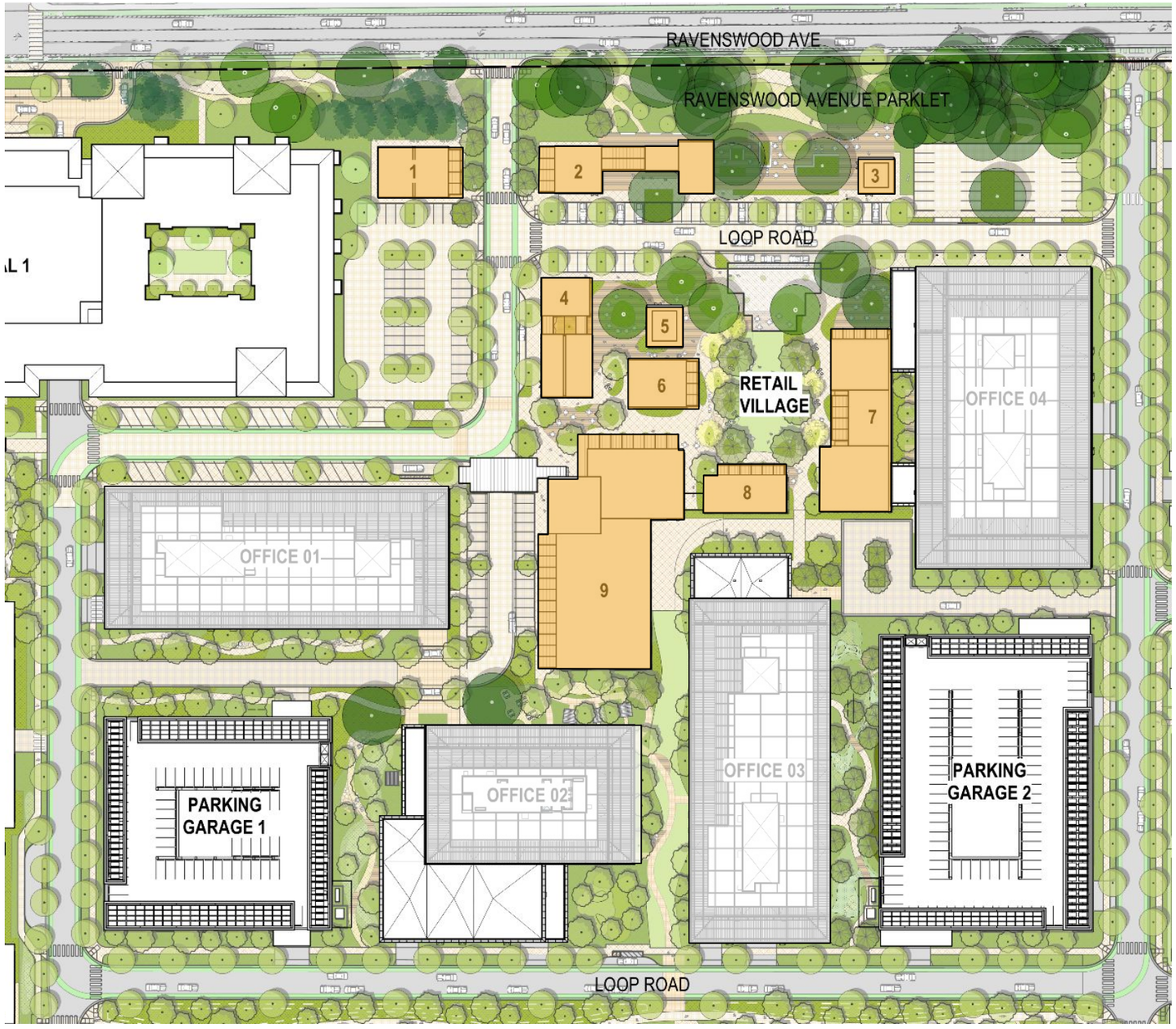
PARKLINE MENLO PARK
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Retail Village

The Village adds a greater variety of use types and actives the open spaces. Nine buildings total between 40,000sf and 75,000sf with 40’ maximum height.





PARKLINE MENLO PARK
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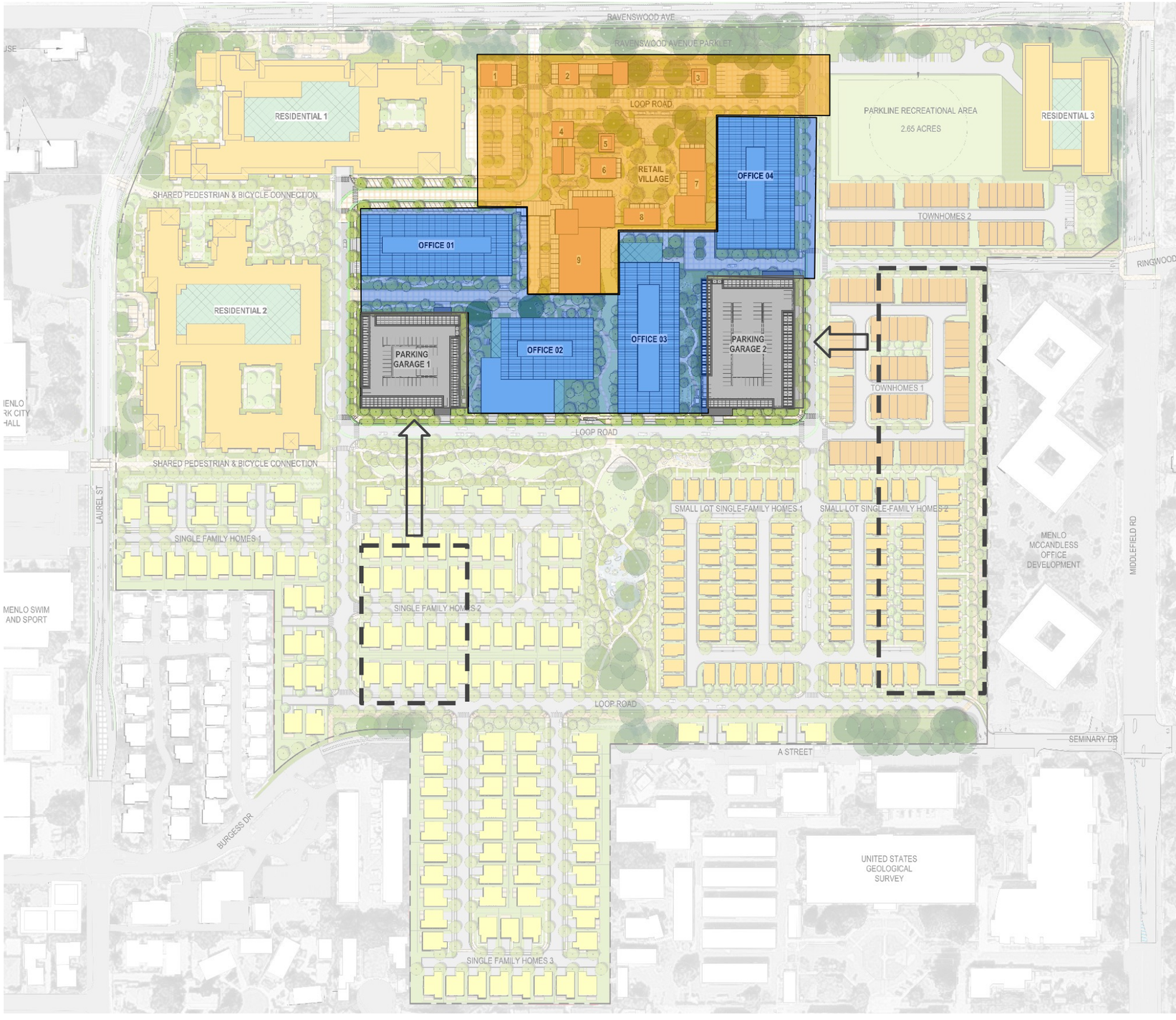


Parkline Master Plan

Commercial development now densified and concentrated towards Ravenswood



PARKLINE MENLO PARK
LANE PARTNERS | SKIDMORE, OWINGS & MERRILL



Office Buildings

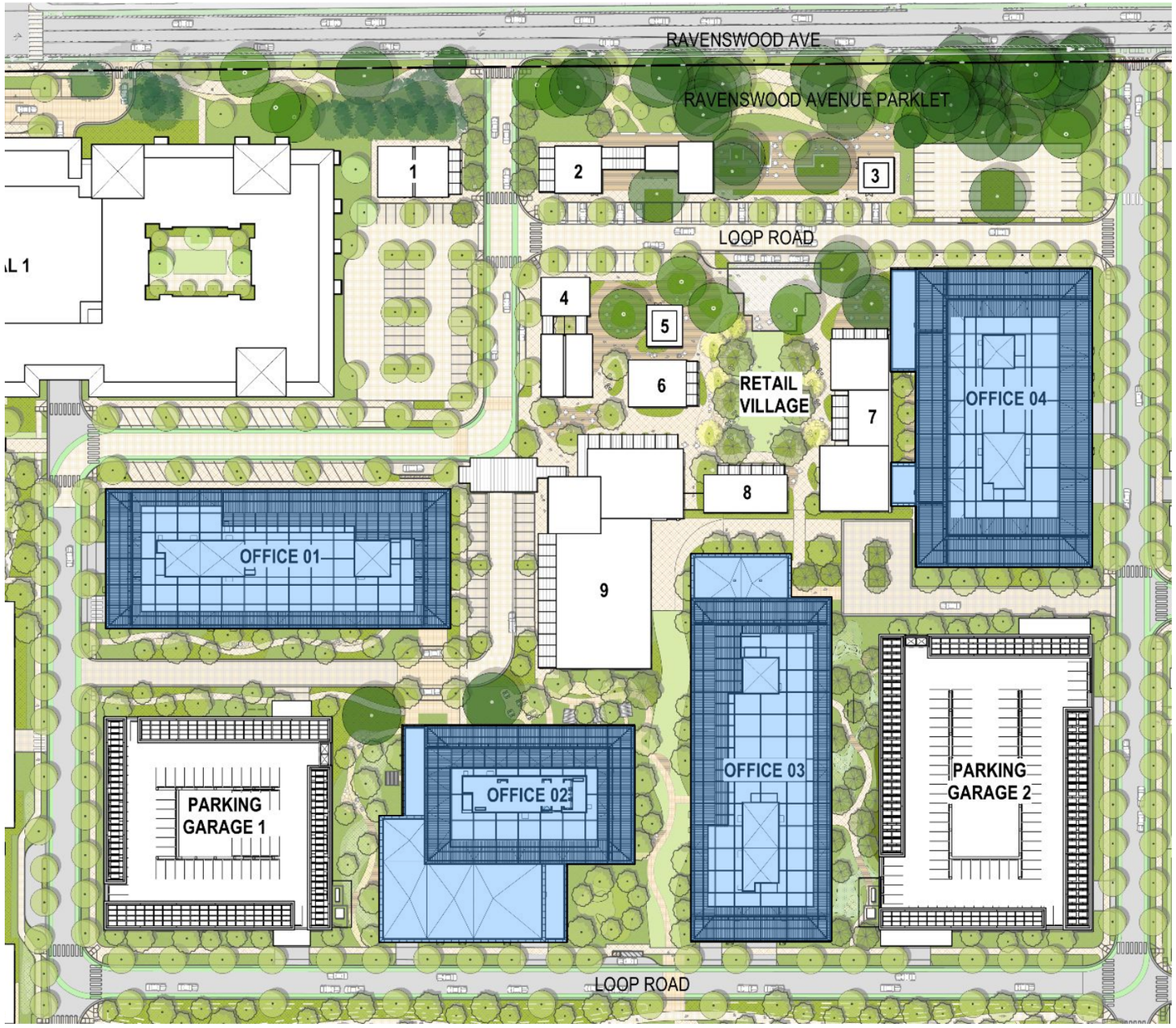
Four Office Buildings

900,000 sqft

5-10 Stories

85’-150’ Heights

2 Parking Garages and Drop-offs











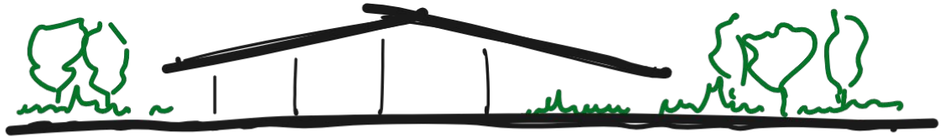




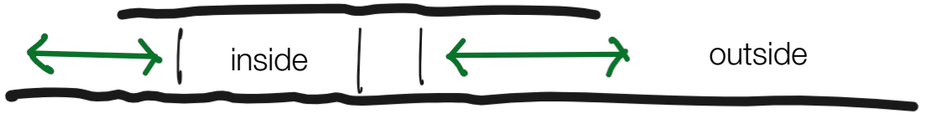


Horizontal Articulation and varied Scales Connect Buildings to Landscape

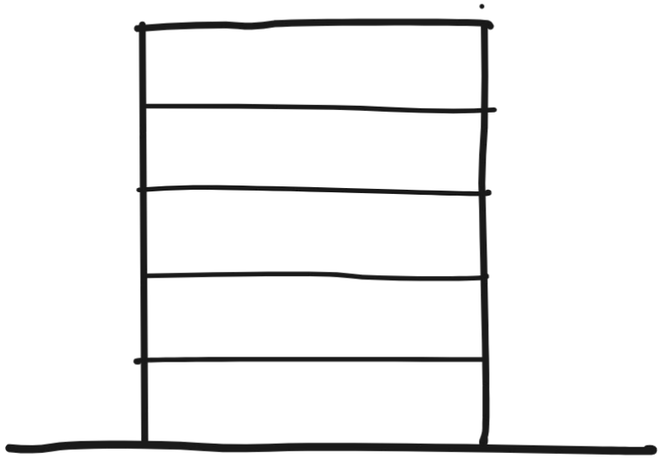
Architectural Language



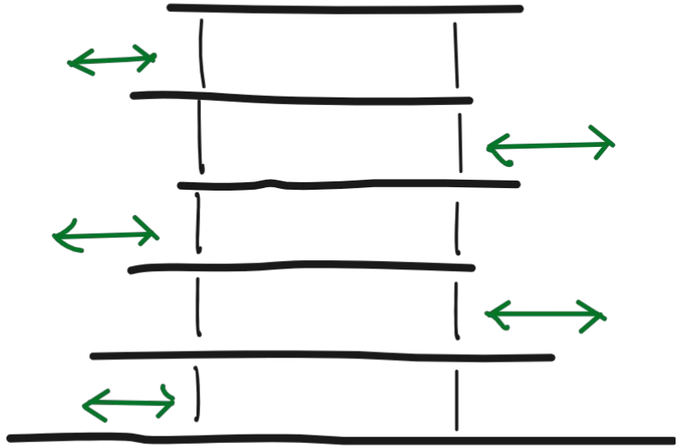
The Menlo Park ranch house



Horizontal elements connect
interior space to the outdoors



Multi-story building as a stacked volume



Multi-story building as horizontal terraces

State of the Art Workplace





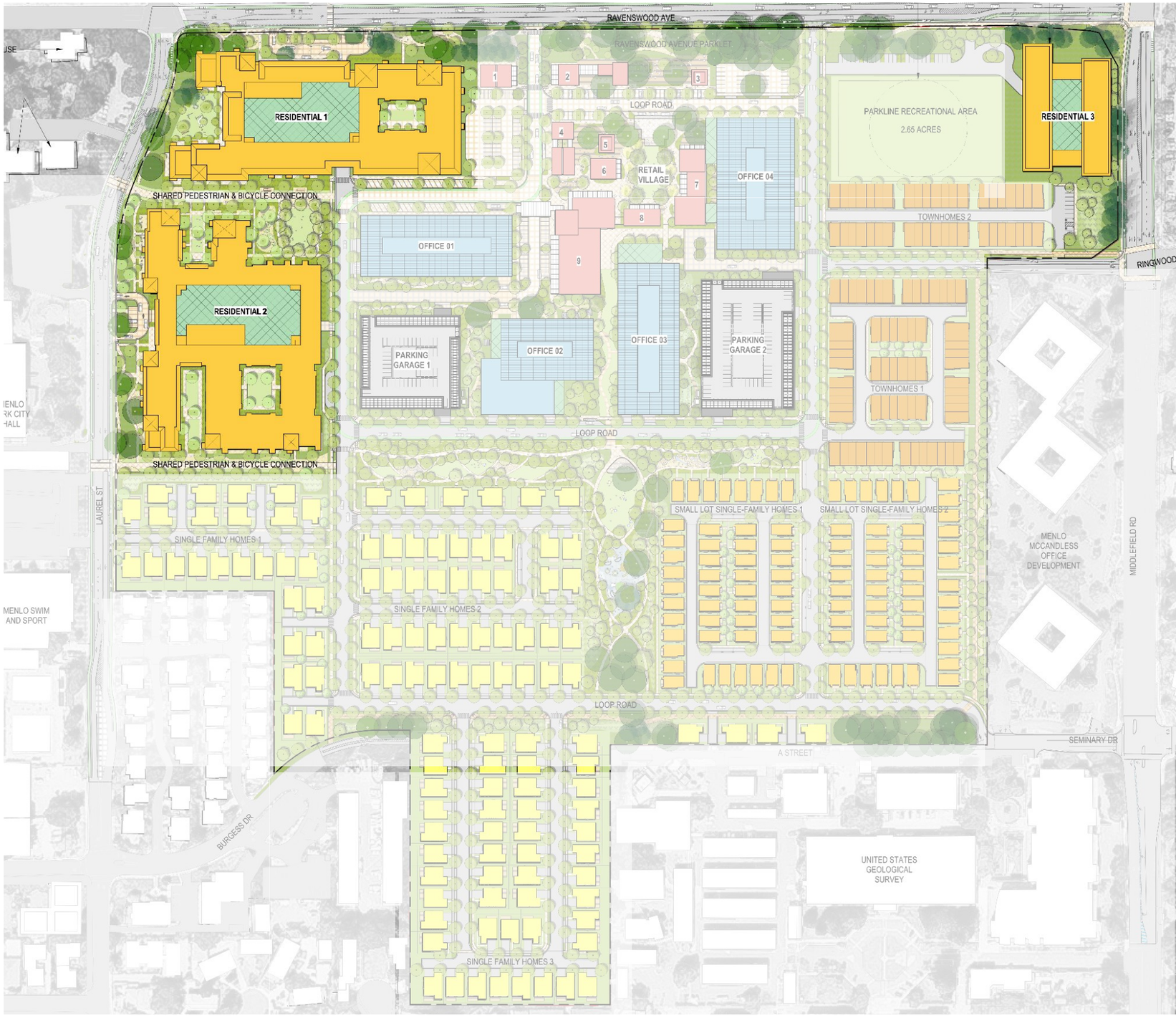

FASHION




GARAGE 2

Multi-Family Residential

328 housing units



PARKLINE MENLO PARK
LANE PARTNERS | SKIDMORE, OWINGS & MERRILL

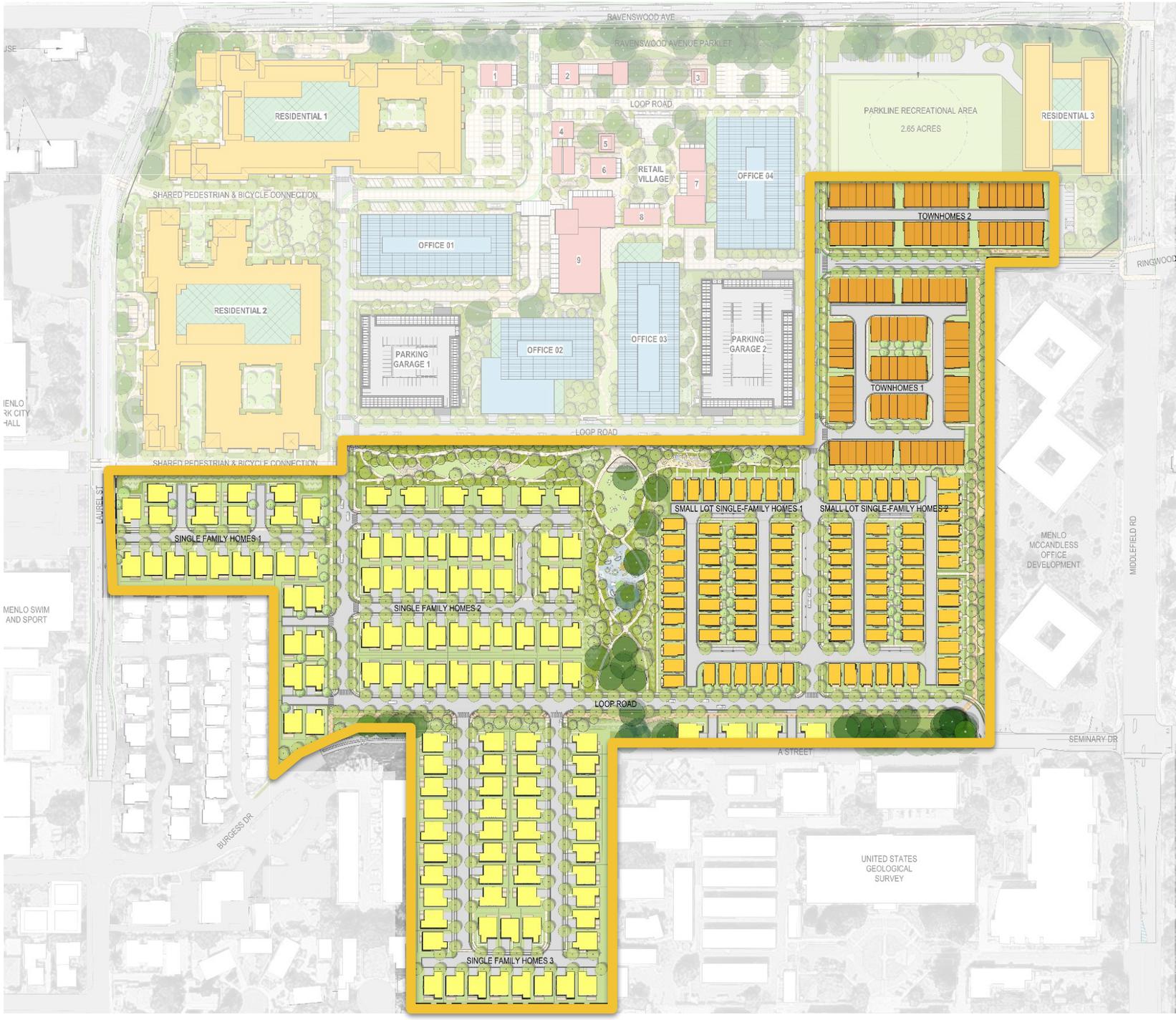
Residential Parcels

328 new housing units

122 Single Family Homes
(45’ wide x 70’ deep lots)

98 Small Lot Homes
(32’ wide x 60’ deep lots)

108 Townhomes
(16-21’ wide x 52’ deep)




ktgy
MAGILIGHT




101
ktgy
MAGILIGHT





thank you

LANE PARTNERS

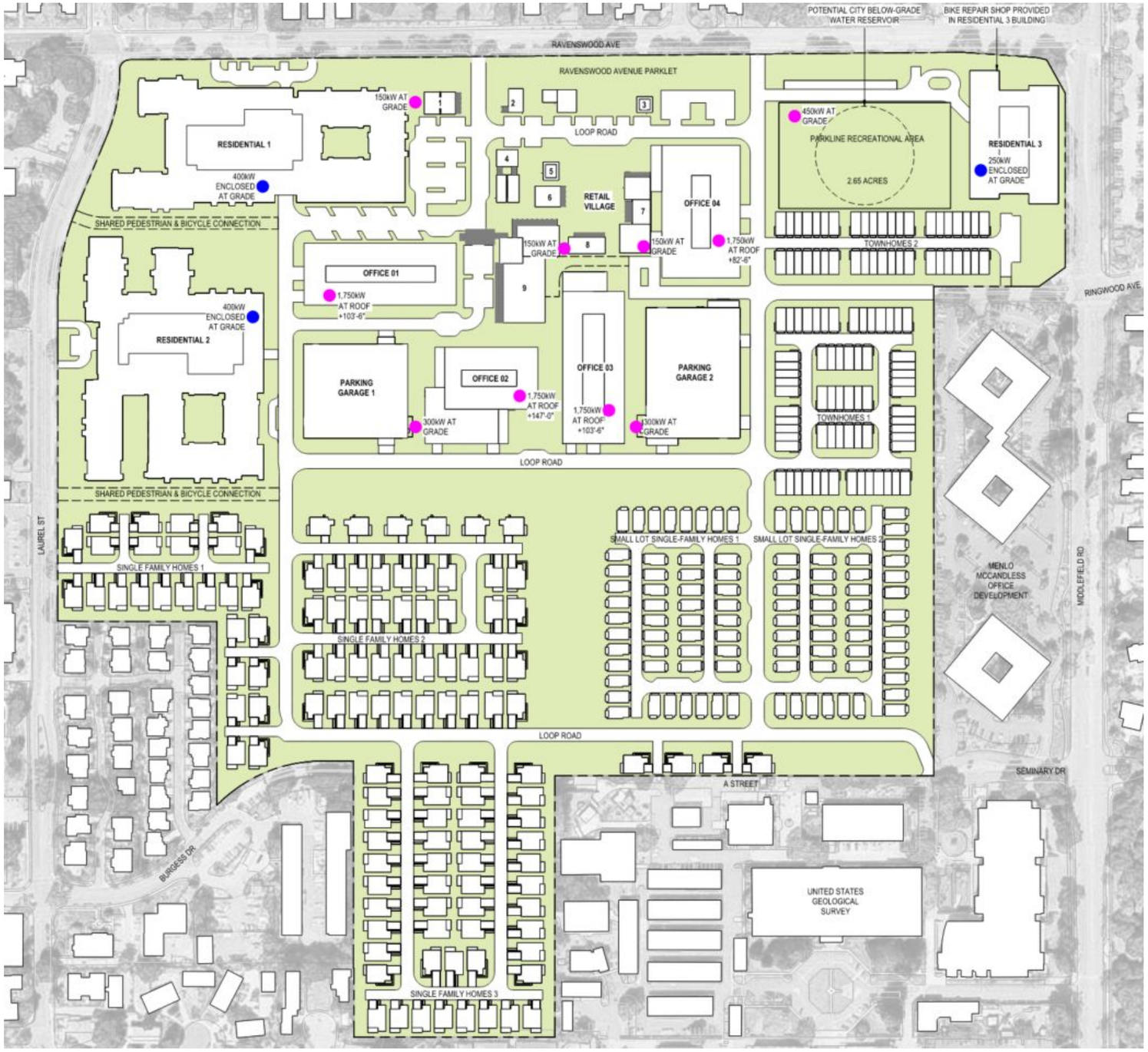
pma project management advisors

SOM

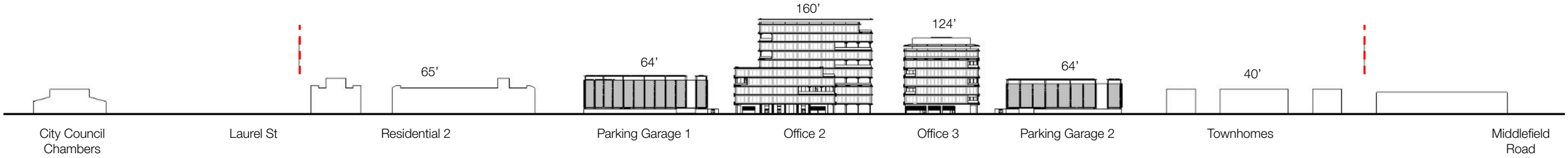
appendix

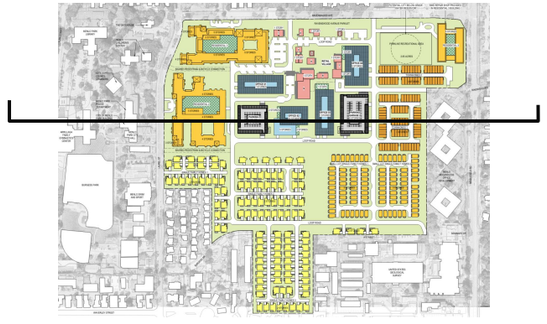
Emergency Generators

- Emergency power backup is required for emergency lighting systems, sprinkler system fire pumps, and elevators
- A minimum 13 emergency generators are required by building code
- Less generators could be built if office buildings shared emergency power systems
- Multi-family residential buildings have generators enclosed within building on ground level
- Office buildings have generators on roof screened with mechanical screens
- Retail and parking garages have generators at grade that will be visually screened
- All generators have sound attenuation enclosures and will meet California, Menlo Park, and Bay Area Air Quality Management District emission standards



Site Section





Tree Summary

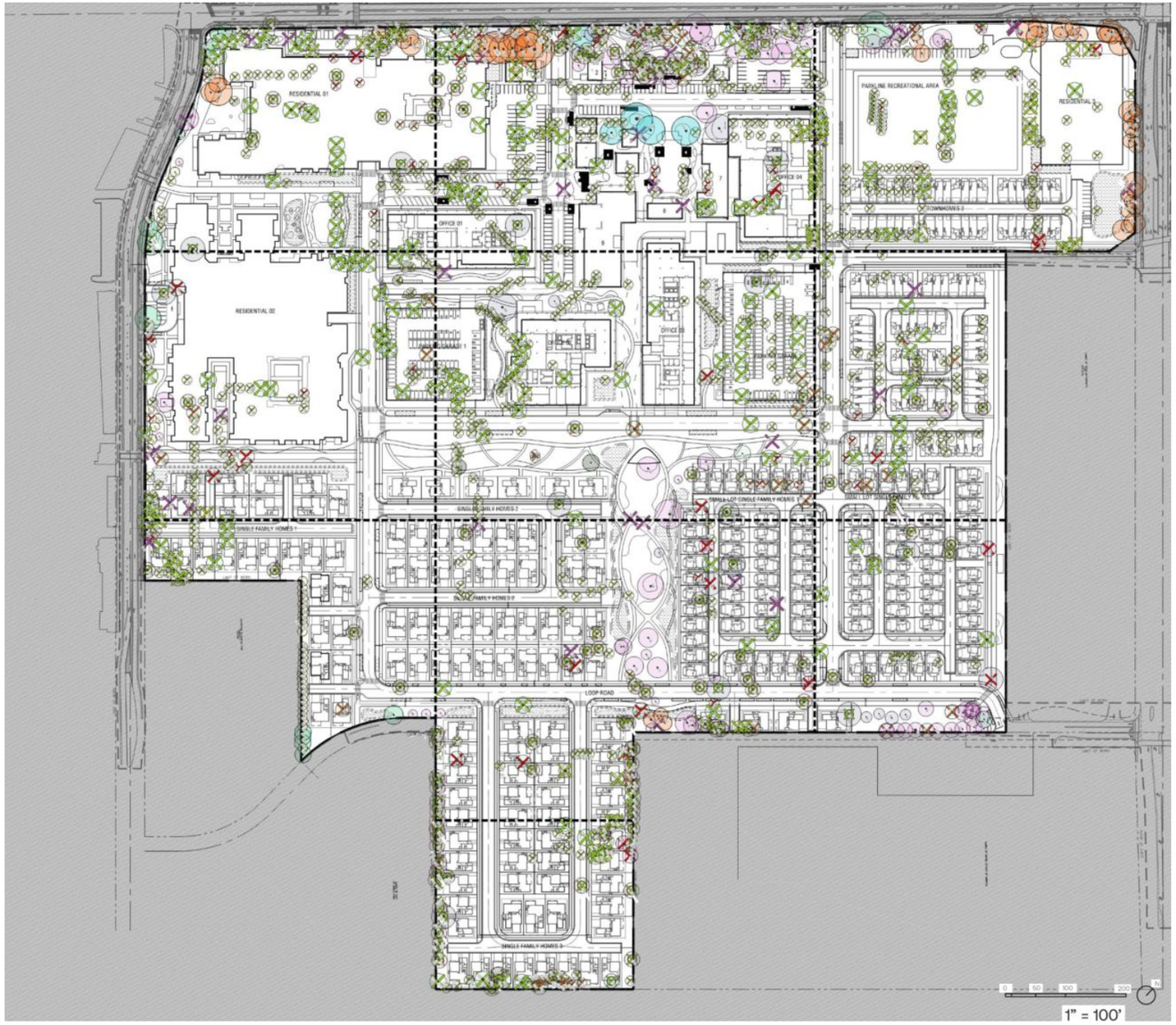


Table 2: Tree Summary

Tree Type	Approved CDP	CDP Modification
Preserved Heritage Trees	336	159
Preserved Non-Heritage Trees	196	69
Proposed New Trees	860	1,114
Total Trees in Masterplan	**1,392**	**1,342**

Table 1: Project Site Data Summary

	Approved Project	CDP Modification
Site Area		
Total Site Area	2,797,797 sf (approx. 64.23 acres)	No change
Site Development Intensity		
Office / R&D Area	1,378,330 sf (0.49 FAR)	901,493 sf (0.32 FAR)
Retail	N/A	40,629 sf (0.01 FAR)
Residential Area	1,096,000 sf (0.39 FAR)	2,013,319 sf (0.72 FAR)
Building Area Summary		
Office / R&D Building Area	Building 1: 184,000 sf Building 2: 227,300 sf Building 3: 227,300 sf Building 4: 229,000 sf Building 5: 184,000 sf Office Amenity: 40,000 sf **Total: 1,091,600 sf** ***Per CDP and Development Agreement, 925k SF Office/R&D max; 75k SF Retail max**	Building 1: 227,021 sf Building 2: 262,135 sf Building 3: 230,581 sf Building 4: 181,756 sf No office amenity building proposed **Total: 901,493 sf**
Retail Building Area	N/A	Retail 1 : 2,667 sf Retail 2: 3,594 sf Retail 3: 961 sf Retail 4: 3,478 sf Retail 5: 1,125 sf Retail 6: 1,927 sf Retail 7: 7,806 sf Retail 8: 2,104 sf Retail 9: 17,057 sf **Total: 40,629 sf**

	Approved Project	CDP Modification
Residential Building Area & Residential Density		
Residential Building Areas	Residential 1: 398,000 sf Residential 2: 393,000 sf Residential 3: 178,000 sf Townhomes 1 (Detached Townhomes: 72,000 sf Townhomes 2 (Attached Townhomes): 55,000 sf **Total: 1,096,000 sf**	Residential 1: 398,000 sf Residential 2: 393,000 sf Residential 3: 178,000 sf Area 1 (Single-Family Homes): 451,118 sf Area 2 (Small Lot): 354, 495 sf Area 3 (Townhomes): 238,706 sf **Total: 2,013,319 sf**
Residential Building Dwelling Units	Residential 1: 300 Residential 2: 300 Residential 3: 154 Area 1 (Detached Townhomes): 19 Area 2 (Attached Townhomes): 27 **Total: 800 dwelling units**	Residential 1: 300 Residential 2: 300 Residential 3: 154 Area 1 (Single-Family Homes): 122 Area 2 (Small-Lot Single Family): 98 Area 3 (Townhomes): 108 **Total: 1,082 dwelling units**
On-Site Parking Summary		
Commercial Parking		
Office Building Parking	Parking Garage 1 Parking Garage 2 Parking Garage 3 Total Garage Spaces: 2,330 Total Surface Parking: 290 Spaces Underground Parking Buildings 1 - 5: 180 Total Spaces **Total Office Parking 2,800 Spaces**	Parking Garage 1 Parking Garage 2 Total Garage Spaces: 1,548 Total Surface Spaces: 0 Underground Parking Buildings 1-4: 358 Total Spaces **Total Office Parking: 1,803 Spaces**
Retail Parking	N/A	**Total Retail Parking: 100** **Total Commercial Parking: 1,903**
Residential Parking		
Minimum Residential Parking	**919 Total Spaces** Approx. 1.25 spaces/DU for multifamily units, 2.0 spaces per townhouse + visitor parking, and 0.5 spaces per unit for the 100% affordable building Podium Parking Structures and Surface Parking Areas for multifamily buildings, and garage and surface parking for townhouses.	**1,550 Total Spaces** Approx 1.25 spaces/DU for multifamily units, 2.0 spaces per townhouses/single family homes + visitor parking, 0.5 spaces per unit for the 100% affordable building, 0.33 spaces per unit for guest parking

The parking ratios reflect the minimum amount of parking required for functionality and to avoid spillover parking impacts into adjacent neighborhoods. The 1.25 ratio is also consistent with industry underwriting standards, which require a baseline level of parking to support market absorption and financing.

800 Oak Grove Ave. vesting tentative subdivision map

Matt Pruter, Associate Planner

Project location

- Northwest corner of Oak Grove Ave. and Crane St.
- Within El Camino Real/ Downtown Specific Plan





Planning Commission actions

- Project approved by Planning Commission Sept. 14, 2026:
  - Renovate existing two-story bank into non-medical office with roof deck
  - Remove parking lot and construct 15-unit residential building
  - Below Market Rate (BMR) housing agreement includes one very low-income BMR unit, in-lieu fee for 0.5 units, and commercial linkage fee
- Recommended approval of vesting tentative subdivision map



City Council action

- Consideration of vesting tentative subdivision map
  - Subdivide property into 15 residential units and one commercial unit
  - Would allow units to be offered for-sale, including BMR unit

Recommendation

- Staff and the Planning Commission recommend the City Council approve the vesting tentative subdivision map




CITY OF
MENLO PARK
Thank you