REGULAR MEETING AGENDA

Date: 8/24/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Silverstein called the meeting to order at 7:01 p.m.

B. Roll Call

Present: Ross Silverstein (Chair), Katie Behroozi (Vice Chair), Andrew Ehrich, Katie Ferrick, Nancy Larocca Hedley, Jennifer Schindler, Misha Silin

Staff: Calvin Chan, Senior Planner; Brian Toy, Associate Planner; Matthew Ball, Assistant Planner; Chris Turner, Senior Planner; Kyle Perata, Assistant Community Development Director

C. Reports and Announcements

Assistant Community Development Director Perata stated that the City Council approved the tentative map for the 335 Pierce Road Project while the fee waiver request was denied.

Vice Chair Behroozi welcomed local Boy Scout members who were in attendance.

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

Chair Silverstein opened public comment and closed it as no persons requested to speak.

E. Consent Calendar

E1. Approval of minutes from the August 10, 2026 Planning Commission meeting (Attachment)

Chair Silverstein opened public comment and closed it as no persons requested to speak.

ACTION: To approve the Consent Calendar as presented; passes 7-0.

F. Public Hearing

F1. Use Permit/Aiden Marvick/880 Cambridge Ave.:
Consider and adopt a resolution approving a use permit to demolish an existing attached one-story duplex residence to construct a new two-story single-family residence on a substandard lot with regard to minimum lot depth and lot area in the R-1-U (Single Family Urban Residential) zoning district at 880 Cambridge Avenue. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The project includes one development-related heritage tree removal which was reviewed and conditionally approved by the City Arborist. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #26-036-PC)

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

Commissioner Silin and Commissioner Hedley recused themselves from the public hearing due to their residences' proximity to the project site and departed the City Council Chambers.

ACTION: Motion and second (Silverstein/Schindler) to adopt a resolution approving the item as submitted; passes 5-0, with two recused (Silin/Hedley).

Commissioner Silin and Commissioner Hedley returned to the City Council Chambers following the conclusion of Public Hearing Item F1.

F2. Use Permit/Alysa Tibbitts/550 Ravenswood Ave.:
Consider and adopt a resolution approving a use permit to operate a private fitness studio in a 6,134 square-foot tenant space within an existing building in the DSARMU (Downtown/Station Area Retail/Mixed Use) land use designation of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Private fitness studios are considered personal improvement services and require a use permit to operate in a space greater than 5,000 square feet within the DSARMU land use designation of the SP-ECR/D zoning district. The proposal would not affect the gross floor area and there would be no exterior modifications to the building. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-037-PC)

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

ACTION: Motion and second (Silin/Ehrich) to adopt a resolution approving the item as submitted; passes 7-0.

G. Study Session

G1. Study Session /Presidio Bay Ventures/345 Middlefield Rd.:
Request for a study session on a master plan development to comprehensively redevelop the former USGS campus, located at 345 Middlefield Road, with a residential, office, and neighborhood-serving commercial mixed-use project. The proposed project includes requests for a

development agreement (DA), conditional development permit (CDP), zoning ordinance amendment, general plan amendment, rezoning, below market rate (BMR) housing agreement, and vesting tentative subdivision map. The project would consist of approximately 713,000 square feet of office space, approximately 43,000 square feet of non-office commercial and amenity space, 670 multifamily residential units, and approximately three acres of publicly accessible open space. An environmental impact report (EIR) will be prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). (Staff report #26-038-PC)

Senior Planner Turner and the applicant team provided a project presentation.

Chair Silverstein asked the Commissioners whether they had any clarifying questions for the applicant team or staff. The Commission asked clarifying questions regarding previous worker density at the site, allowed uses in the PF district, calculation of project office to housing ratio, the amount of retail on site, and the decisions regarding architectural style.

Chair Silverstein opened the public hearing.

Public comment:

- Kia Shepherd, a resident of Menlo Park representing the International Brotherhood of Electrical Workers, expressed support for the project and the potential for additional housing in Menlo Park.

- Peter Lezak, representing the owners of the McCandless office buildings, expressed concerns regarding potential increases in traffic around the USGS and Parkline sites during and after construction.

- Alexa Combs, president of the GeoKids board of directors, expressed gratitude for the ongoing partnership with Presidio Bay Ventures and its commitment to securing a lease extension at the site.

- Miller Hartstein, from Boy Scout Troop 222, asked whether the developers had considered the potential impacts of additional housing on local schools.

- Maaian Zelman, executive director of GeoKids, echoed Combs' comments, and emphasized the importance of early childhood education.

Chair Silverstein closed the public comment period.

Commissioners asked for clarification and provided feedback regarding the proposed housing mix and opportunities to increase the amount of housing, including whether a different mix of rental and for-sale housing could be considered. Commissioners generally expressed support for methods that would increase the number of units proposed and asked whether alternative design approaches could allow for additional units. The connection between construction type and

building height was also discussed, including whether reducing building modulation and articulation in favor of more ornamental architectural treatments could provide more units.

Commissioners discussed opportunities to increase the project's affordable units and achieve lower Area Median Income (AMI) targets. The discussion included potential mechanisms available to address funding gaps, as well as whether City funding sources could address gaps. Commissioners also discussed the San Mateo County nexus study and its effect on affordable housing requirements. The Commission discussed the balance between development standards and inclusionary housing requirements. Commissioners also requested clarification regarding Regional Housing Needs Allocation (RHNA) numbers, including how RHNA is calculated and allocated among cities.

Commissioners asked for clarification regarding the proposed parking and the applicant's methodology for determining the parking ratio. Commissioners discussed opportunities to approach parking and transportation more creatively, including reducing parking, using paid parking to incentivize alternative modes of transportation, and possible shuttle service between the project site and the Caltrain station. Commissioners asked for additional information and received clarification regarding the bicycle and vehicle circulation along Middlefield Road.

Commissioners discussed the connection between jobs and housing, noting that the jobs-to-housing balance is calculated at the countywide level. Commissioners also asked for and received clarification regarding how the project could affect the school district and when those impacts would be assessed.

Commissioners asked about the anticipated users and market for on-site amenities, including the sport court and other retail and service uses. Commissioners also discussed the proximity between the proposed development and the Parkline development. The Commission expressed support for coordination with the Parkline developer to identify opportunities for synergy between both projects.

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: September 14, 2026

  Assistant Community Development Director Perata announced that the next scheduled Planning Commission meeting may include a study session for Parkline Phase 2 and an entitlement review for a mixed-use development project located at 800 Oak Grove Avenue.

- Regular Meeting: September 28, 2026

I. Adjournment 9:54 PM

Chair Silverstein adjourned the meeting at 9:54 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Matthew Ball, Assistant Planner

Approved by the Planning Commission on September 14, 2026

Arcanum Architecture

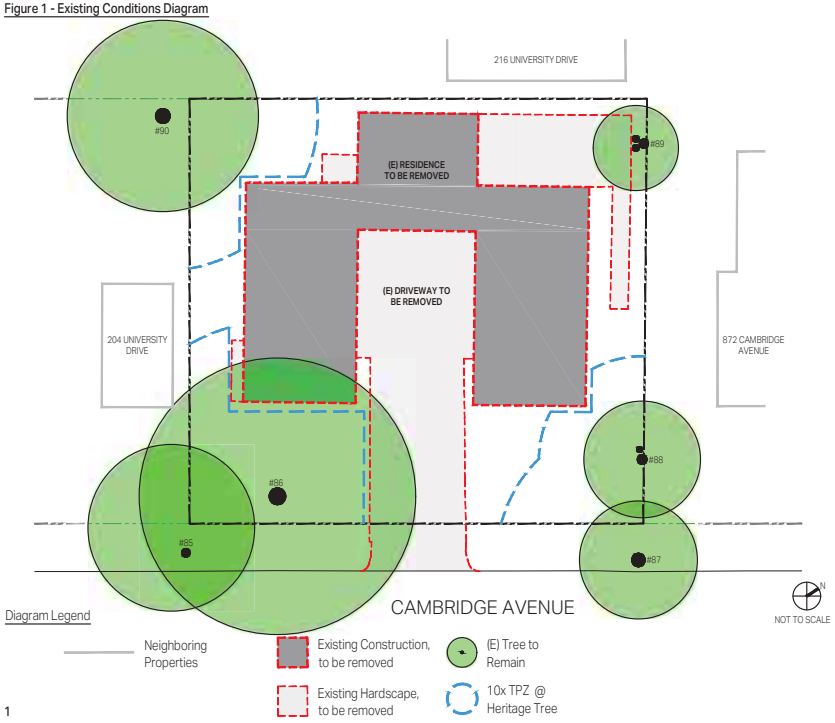
Dear Members of the Public Works Department of Menlo Park,

We appreciate the opportunity to present our request and share the careful thought that has gone into the planning and design of the proposed residence at 880 Cambridge Avenue. Our team has worked diligently to create a home that is not only sensitive to the unique constraints of the site but also aligns with the values and goals of the City of Menlo Park, particularly with respect to preserving the natural landscape and maintaining neighborhood character.

As part of this process, we are respectfully requesting approval for two heritage tree removals:

1. The removal of one Heritage Trees under Criterion 5: Tree #88 located on the side property line toward the North East corner of the property. In consideration for this removal, we are providing replacement planting up to the maximum possible on the side. We are requesting to pay the in-lieu of fee for the remainder of the appraised value of Tree #88.
2. The removal of one Heritage Tree under Criterion 3: Tree #89 located on the side property line toward the North West of the property (See Arborist Report). We are requesting the option of paying the in-lieu of fee.

Figure 1 - Existing Conditions Diagram

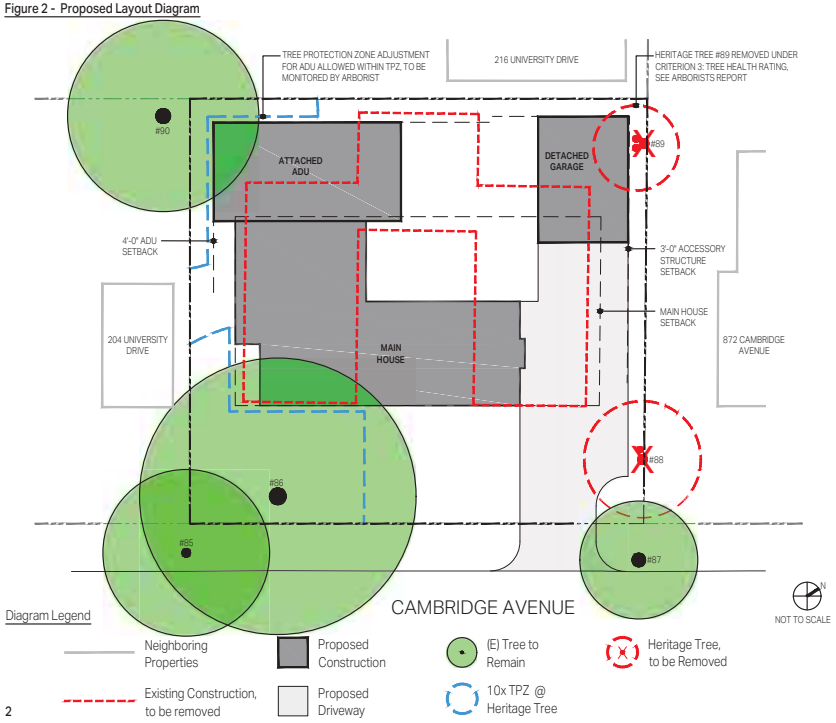


Heritage Tree #89 is recommended for immediate removal by our hired arborist due to poor health and structure. Per the included Site / Roof Plan, the property is ±5,563 s.f., which is considered substandard in the R-1-U Single-Family Urban Residential District that has a minimum lot size of 7,000 s.f.. Due to our significant site area limitations, we hope you will accept our request to pay the in- lieu fee for this removal.

Regarding the necessity to remove any trees for development under criterion 5, our primary challenge lies in the site's substandard size and unique constraints. There is a neighboring heritage tree, Tree #90, across the fence in the rear yard of 204 University Drive that limits what buildings can be placed in this area. By following the state guidelines for ADU development, this corner was activated in a way not otherwise allowed. Locating the Attached ADU at the southwest corner of the property allows the proposed residence to maintain the density of the existing duplex. It also creates flexible living options for the owners, and is the only way to provide a useable yard space. The existing property locates the driveway centrally through the property, cutting the building into two units. To maintain a functional, livable area for a single residence, we shifted the driveway to one side, allowing the main residence to extend across the property. The northwest corner then becomes the only available corner for the detached garage. The proposed driveway then aligns along the side property line, necessitating the removal of Tree #88.

In our proposed layout, we are featuring the heritage mulberry tree, Tree #86, as a grounding place for our design (see Figure 2 - Proposed Layout Diagram). We nestle the house behind its canopy, using the tree to obscure our second story, and maintain the cozy cottage feel the current residence holds. This minimizes the overall impact of this project on neighborhood. We successfully create continuous and usable outdoor spaces, and leave significant room for new, healthy, urban forest canopy to fill in (see Figure 4 - Planting Diagram). We believe this design is the most successful approach for this site and the neighborhood as a whole.

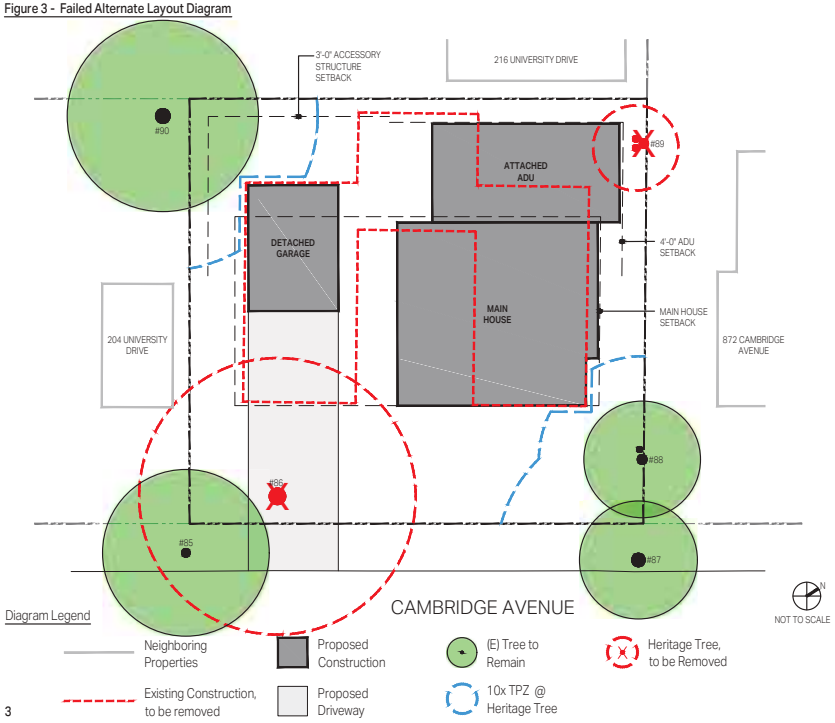
Figure 2 - Proposed Layout Diagram



We extensively explored alternative designs to preserve these trees, as illustrated in Figure 3 - Failed Alternate Layout Diagram. Positing the detached garage to the opposite side of the property, the only other viable option for our site, creates a much more significant ecological impact. This alternative layout would force the removal of the most prominent heritage tree on the property, Tree #86. We believe this tree is absolutely essential to maintain as one of the defining characteristics of the property.

Beyond the severe ecological impact, this alternative layout fundamentally compromises the livability and architectural sensitivity of the project. As demonstrated in Figure 3, repositioning the driveway and garage forces the structures into a configuration that reads as a larger, more imposing continuous mass on this constrained site. This arrangement scatters the structures and fragments the remaining open space, effectively eliminating the ability to maintain a cohesive and functional backyard for the residents.

Figure 3 - Failed Alternate Layout Diagram

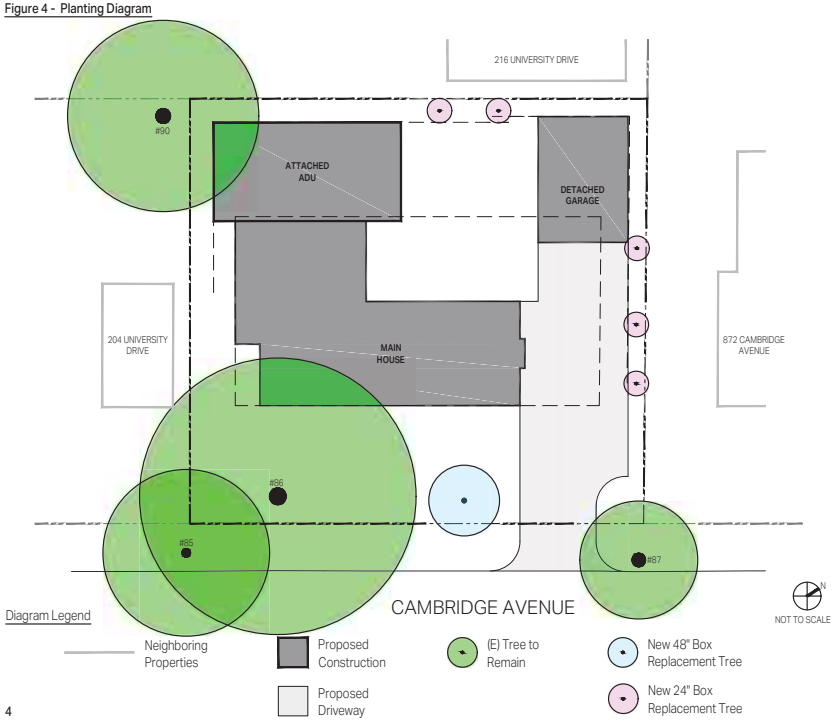


Lastly, Tree #88 is a less desirable specimen for this specific location. By removing it, we have the opportunity to replace it with a preferred species that will better serve the neighborhood's urban canopy in the long term. As detailed in Figure 4 - Planting Diagram, the 24" box replacement trees provide needed privacy screening between existing neighboring two-story residences. These new screening trees will be evergreen for year round privacy. Per feedback from Menlo Park's city arborist, Jillian Keller, these trees are placed a minimum of10'-0" apart, ensuring their ability to reach full heritage tree replacement size. We also provide a new decorative 48" box replacement tree at the front of the property, (see the included Site / Roof Plan for species information). This tree is placed strategically to infill the canopy along the street. All together, we are proposing robust mitigation through the installation of (1) 48-inch box replacement tree at a $5,000 valuation, and (5) 24" in box replacement trees each at a valuation of $400, totaling a valuation of $7,000 for all replacement trees. This substantial investment aligns with the City's administrative guidelines for significant and thoughtful heritage tree replacements.

Tree #88 has an appraised value of $11,000 (See Arborist Report). We are requesting to pay the remaining $4,000 value as an in-lieu of fee. We have maximized the number and location of replacement trees on this lot based on the review and direction given from the city arborist. The in-lieu of fee for the removal of Tree #89 under Criterion 3, based on a trunk diameter of 32.5" (See Arborist Report), is an additional $1,200.

In total, we are requesting to pay an in-lieu of fee of $5,200.

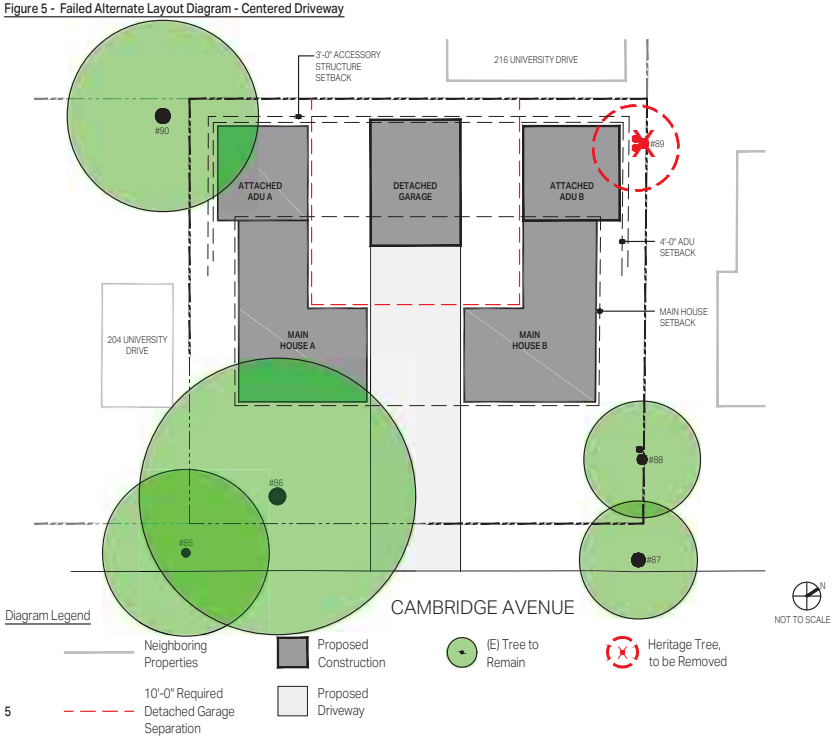
Figure 4 - Planting Diagram



In a final alternative design study requested by the city arborist, we explored maintaining the existing driveway location centered through the lot, see Figure 5 - Failed Alternate Layout Diagram - Centered Driveway. On such a small lot, there is no room for the driveway to curve around the building - a straight shot is required. When we put the driveway centered, it essentially cuts the property in half, eliminating the possibility of a connected single-family home. We are required to have a 10' separation from the detached garage to living spaces. The available buildable space becomes unlivable at this point. The massing also becomes a dense compound with very little open green space. Furthermore, the current driveway we are proposing is at the absolute minimum size while fulfilling the city's parking requirements, see Figure 6 - Required Parking Diagram on page 6. We are not trying to overbuild or pave over the neighborhood.

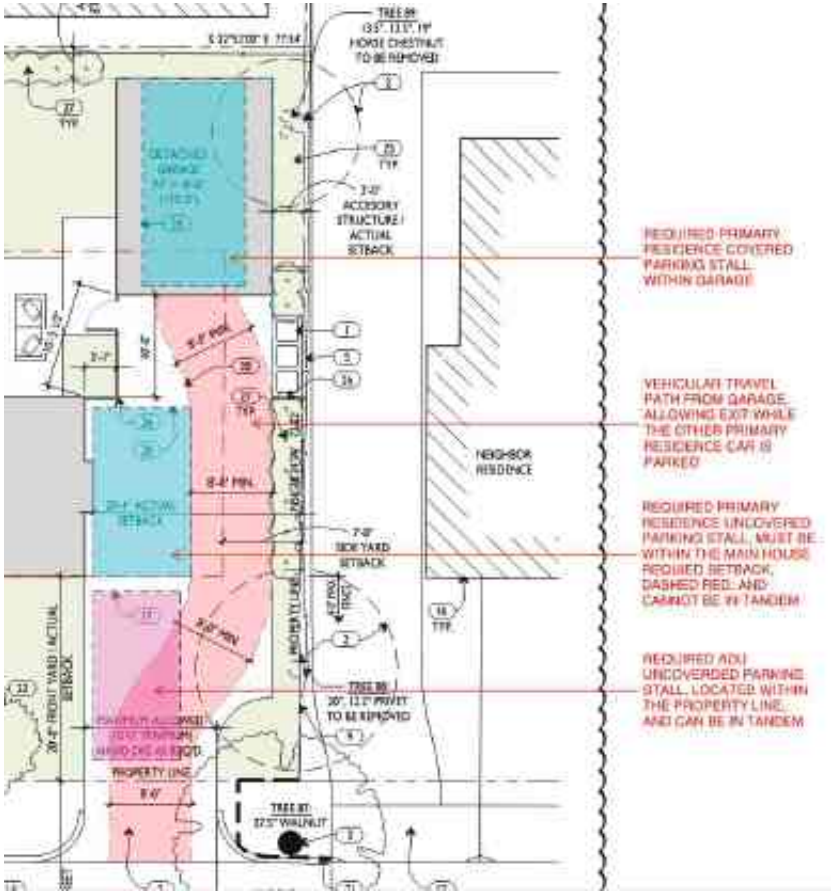
We believe our proposed layout represents the most balanced approach to developing this property while honoring Menlo Park's commitment to its urban forest. We thank you for your time and consideration of these necessary removals to facilitate a sensitively designed home.

Figure 5 - Failed Alternate Layout Diagram - Centered Driveway



Heritage Tree Removal Application Submittal - 880 Cambridge Ave
July 1, 2026

Figure 6 - Required Parking Diagram



345 Middlefield Road Study Session

Chris Turner, Senior Planner

1

1

Study session agenda

- Staff introduction
- Applicant presentation
- Clarifying questions
- Public comment
- Commissioner discussion

2

2

Project site and vicinity

- Former USGS western region headquarters
- Currently zoned PF (Public Facilities)
- Two parcels totaling approximately 17 acres



3

3

Project overview

- Demolition of all existing buildings except for Building A
- Project Components:
  - 713,000 sf of office space
    - Net new of approximately 300,000 sf
    - Three new office buildings
    - Expand Building A with three new stories
  - 670 Residential units
    - Two new residential buildings, one mixed use building
  - Approximately 40,000 sf of neighborhood serving commercial
  - Six acres of open space
    - Three acres of publicly accessible open space

4

4

Requested entitlements

- General Plan amendment
- Zoning ordinance amendment
- Rezoning
- Development agreement
- Conditional development permit
- Architectural control
- Vesting tentative map
- Environmental review

5

5

Suggested topics for Planning Commission

- Proposed land uses and site density and intensity
- Site access and connections (vehicular, pedestrian, and bicycle)
- Conceptual architectural styles
- Design and layout of open space
- Parking locations and ratios

6

6

Updates to staff report

- Correction to staff report regarding hearing limitation
  - Project does not comply with existing zoning and General Plan designation
  - Project is not limited to five hearings pursuant to Government Code §65905.5
- Additional correspondence
  - Email from Patty Fry
    - Concerns with jobs to housing imbalance
    - Concerns with additional traffic
    - Urge Planning Commission to consider appropriate uses for the community

7

7

Next steps

- Provide feedback to applicant
- Continue to review plan set and related documents for completeness
- Selection of EIR consultant
- EIR scoping session

8

8

345 Middlefield Road Reimagined

The Forest at Menlo



Introducing the proposed 345 Middlefield site redevelopment and seeking early feedback on the project vision, site framework, development standards, architectural design, and public-realm strategy.

August 24th, 2026

About Presidio Bay

Presidio Bay Ventures is a local organization known for creating unique, thoughtful, community-centered places across the Peninsula.

Our creative and collaborative approach works to artfully blends work, play, and living into vibrant communities. We value strong relationships with tradespeople, retailers, and local residents, to ensure beautiful, lively projects that reflect community needs and stand the test of time.

Project Team:

Gensler · Gehl · rg architecture · STUDIO-MLA · LANGAN · WATRY DESIGN, INC. · LUMA · AMERICAN TRANS MANAGEMENT · DAVEY Resource Group · Verdical Group · HEXAGON

Presidio Bay is committed to purposeful place-making on the peninsula.

Springline

Menlo Park, California

A new generation of innovation and exploration





Charleston Plaza

Mountain View, California

A walkable, mixed use district



388 Cambridge

Palo Alto, California

A transit-oriented, vibrant locale



Ideate (686 Quarry)

San Carlos, California

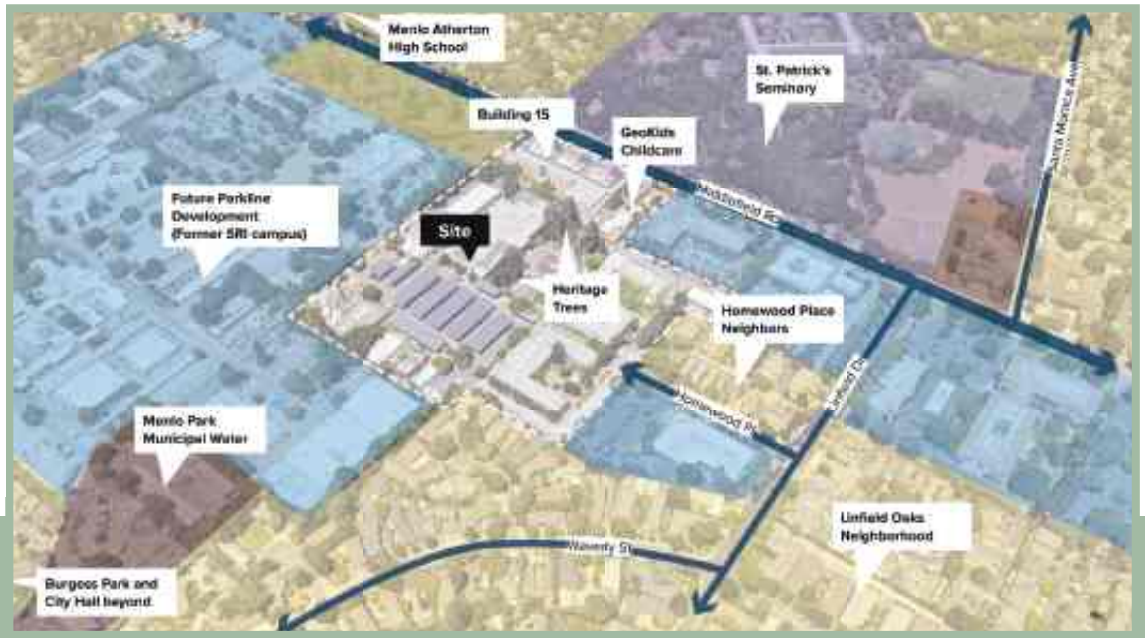
A purpose-built research campus of the future



Site & Existing Campus

Developed beginning in the late 1950s, 345 Middlefield is the former regional government headquarters for the USGS and comprises approximately **413k square feet** across **18 structures** on a **17.75-acre site**. The campus consists primarily of office space, with supporting assembly, parking, storage, and support uses.

The site also includes GeoKids, childcare facility, a 46k-square-foot PV system and surface parking for approximately 490 vehicles.



Community Outreach & Engagement

PBV's outreach strategy has totaled:

- 50+ hours engaging with community members & neighbors
- 50+ of distinct meetings with community leaders
- 150+ community attendees at community workshops

We learned from our outreach & engagement:

- Connectivity to Parkline & adjacent neighborhoods
- Traffic, parking and Seminary Drive access
- Preserving Heritage Trees & adding more open space
- Preserving and Improving edge conditions
- Buildings heights, new housing and affordability
- Jobs/Housing balance



345 MIDDLEFIELD ROAD, MENLO PARK

August 2025





October 2025





March 2026



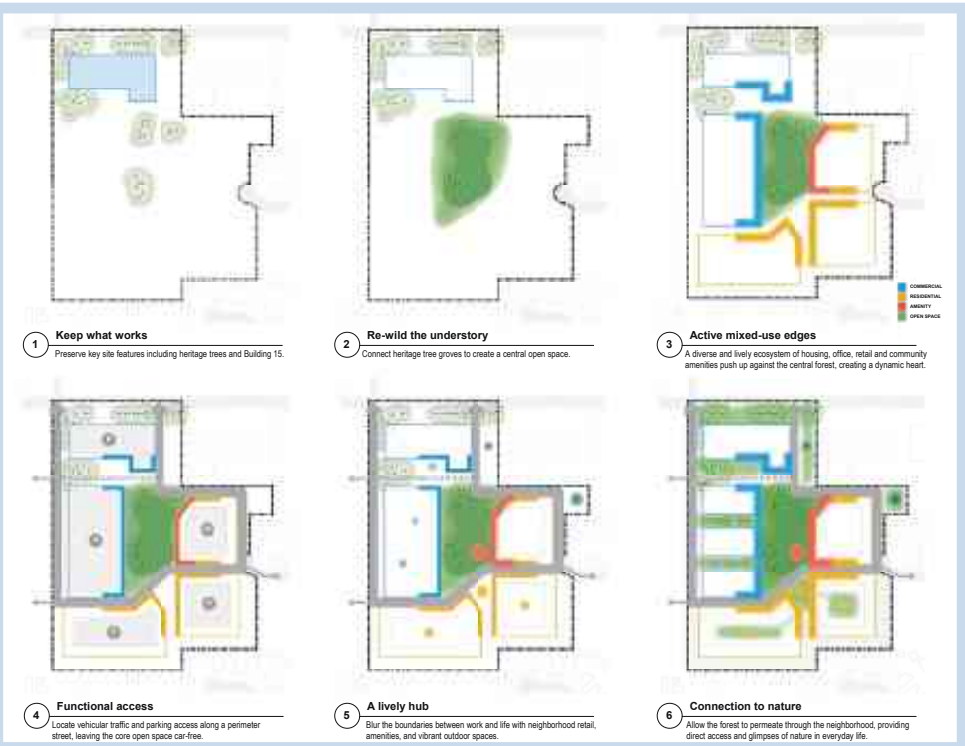


Mixed-Use Vision & Rationale

Why a mixed-use master plan at this location?

- Opportunity to reimagine a vacant federal campus as a connected mixed-use district.
- Add housing, neighborhood uses, and publicly accessible open space and events.
- Apply a site-specific framework informed by the approved Parkline development approach
- Build on the Parkline plan and expand bike/pedestrian pathways to Linfield-Oaks





1 **Keep what works**
Preserve key site features including heritage trees and Building 15.

2 **Re-wild the understory**
Connect heritage tree groves to create a central open space.

3 **Active mixed-use edges**
A diverse and lively ecosystem of housing, office, retail and community amenities push up against the central forest, creating a dynamic heart.

4 **Functional access**
Locate vehicular traffic and parking access along a perimeter street, leaving the core open space car-free.

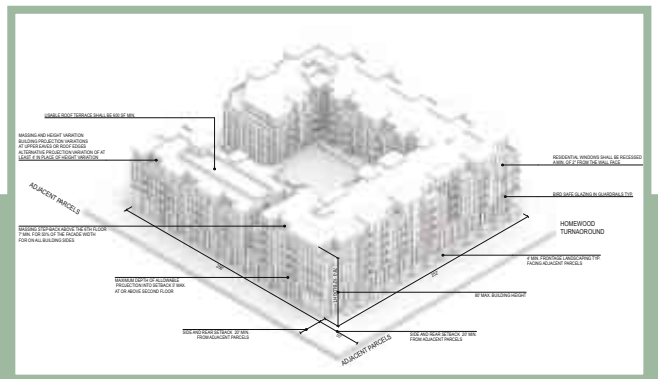
5 **A lively hub**
Blur the boundaries between work and life with neighborhood retail, amenities, and vibrant outdoor spaces.

6 **Connection to nature**
Allow the forest to permeate through the neighborhood, providing direct access and glimpses of nature in everyday life.

Residential Density Rationale

Why 670 homes and mid-rise residential density?

- Aligned with City's Housing Element goals
- Opportunity to provide a large variety of rental housing
- Maximum residential density of 40 du/acre is similar to Springline
- Maximum housing that we can realistically propose with mid-rise heights and significant massing stepdowns / setbacks
- Prioritizes Jobs/Housing Balance



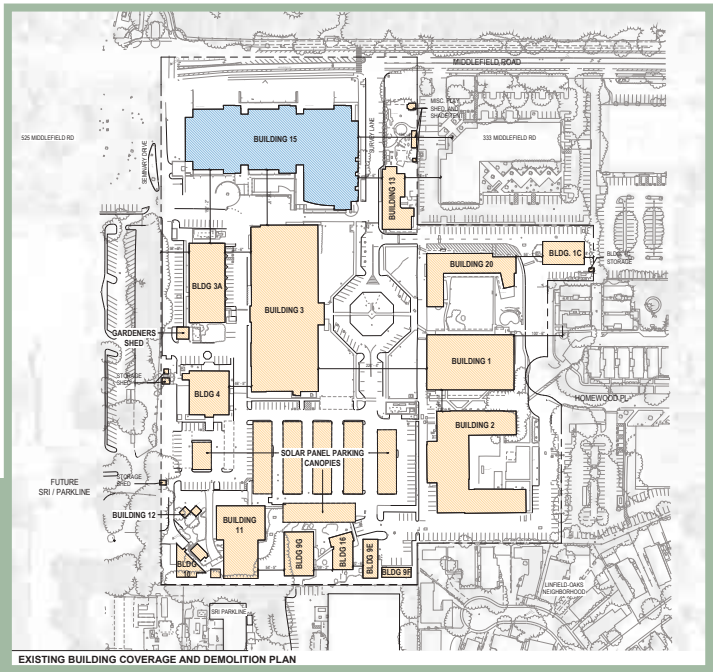


Commercial Office Rationale

Why this much office when the City needs housing?

- Approximately 413k sq. ft. of existing office & accessory uses on site
- Office development supports new housing & retail development
- New office buildings are desireable and financially viable
- Proposed office building heights & density based on Parkline approvals
- Provides for an expanded community benefits & open space package





EXISTING BUILDING COVERAGE AND DEMOLITION PLAN

Program Summary & Rationale

The proposed program provides for:

- **670 Residential Units** (inc. a diversity of unit types w/ **118 BMR Units**).
- Jobs/Housing Balance: **+70 Housing Units.**
- Approximately 713k sq. ft. Commercial Office (300k sq. ft. net new). including **10k sq. ft. On-Site Childcare Center**.
- Approximately 10,000 sq. ft. of Public Retail Restaurants & Cafe.
- Approximately 33,000 sq. ft. of Private Amenities.
- Approximately **3 acres of Publicly Accessible Open Space** (including a 1.5-acre central event lawn) and **6 acres of total Open Space**.
- 2,556 Covered Parking Stalls across 4 garages
- Substantial Transportation Demand Management Plan
- 1,259 distributed bike parking stalls across the site



"A balanced, walkable district that brings homes, jobs, services, and public open space together."

Site Framework & Land Use Organization



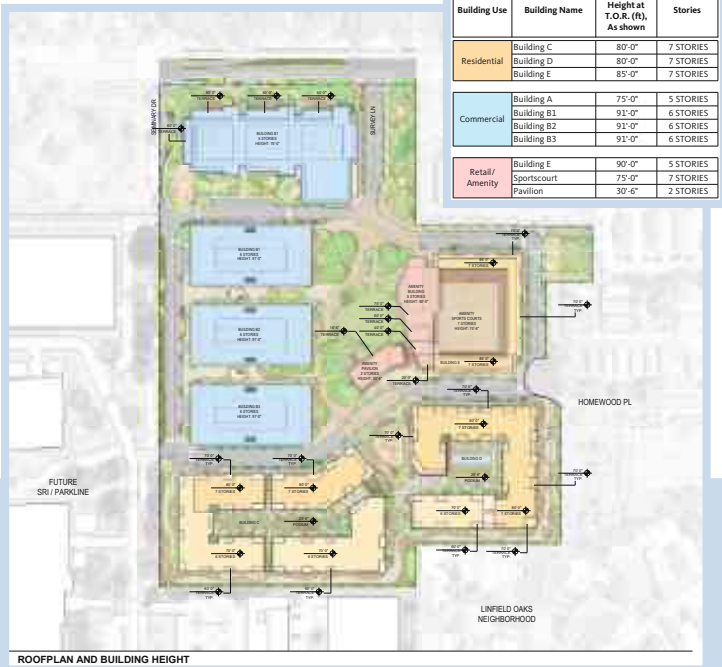
ILLUSTRATIVE SITE AREA PLAN



01 GROUNDFLOOR PLAN

Site Framework & Land Use Organization

Building Use	Building Name	Approx. Height at T.O.R. (ft), As shown	Stories
Residential	Building C	80'-0"	7 STORIES
	Building D	80'-0"	7 STORIES
	Building E	85'-0"	7 STORIES
Commercial	Building A	75'-0"	5 STORIES
	Building B1	91'-0"	6 STORIES
	Building B2	91'-0"	6 STORIES
	Building B3	91'-0"	6 STORIES
Retail/ Amenity	Building E	90'-0"	5 STORIES
	Sportscourt	75'-0"	7 STORIES
	Pavilion	30'-6"	2 STORIES



ROOFPLAN AND BUILDING HEIGHT

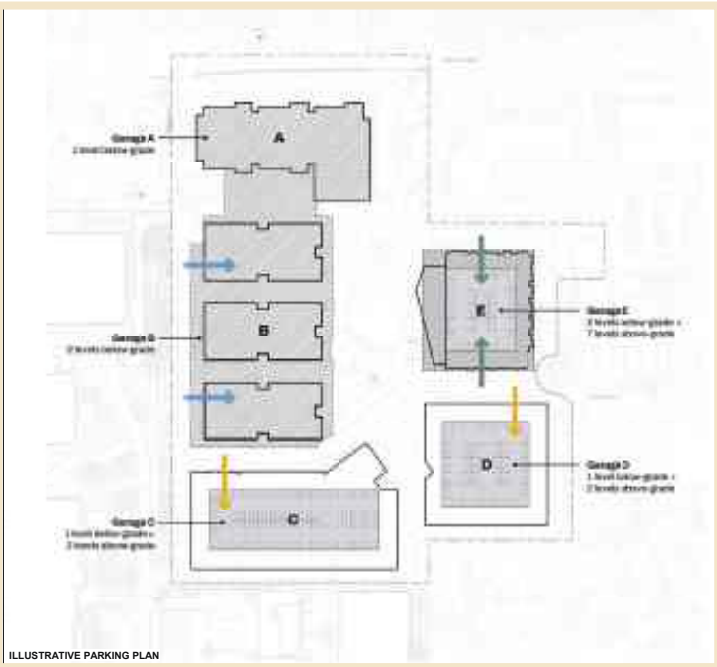


01 PRELIMINARY SERVICE YARDS AND TRANSFORMER LOCATIONS

Connectivity & Multimodel Access

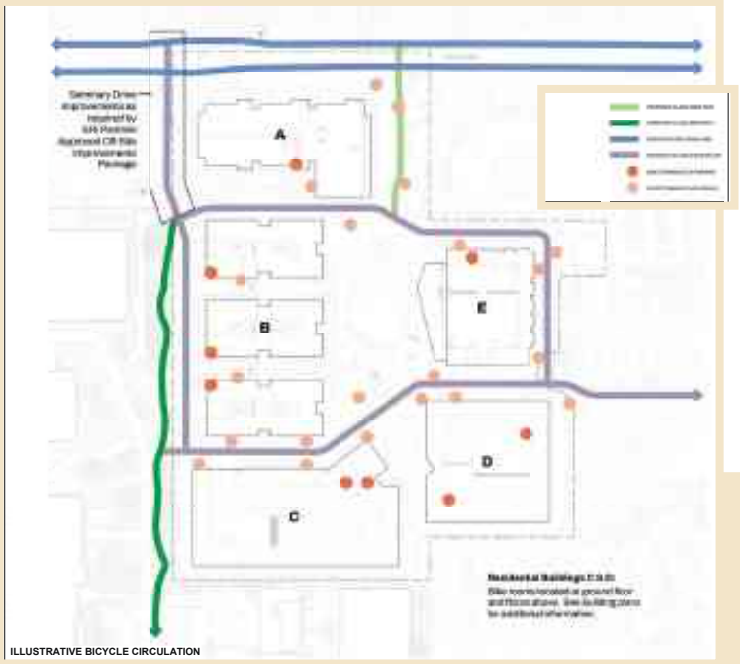


ILLUSTRATIVE VEHICULAR CIRCULATION AND PARKING ACCESS

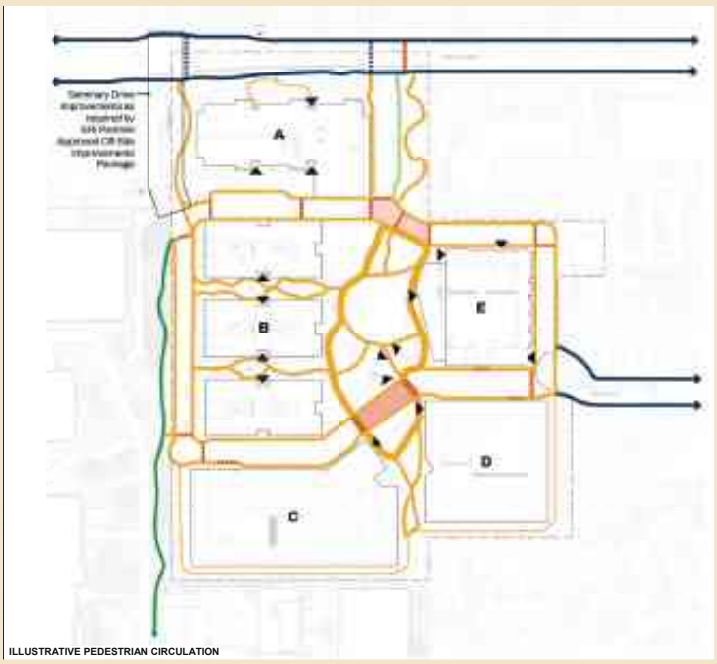


ILLUSTRATIVE PARKING PLAN

Connectivity & Multimodel Access



ILLUSTRATIVE BICYCLE CIRCULATION



ILLUSTRATIVE PEDESTRIAN CIRCULATION

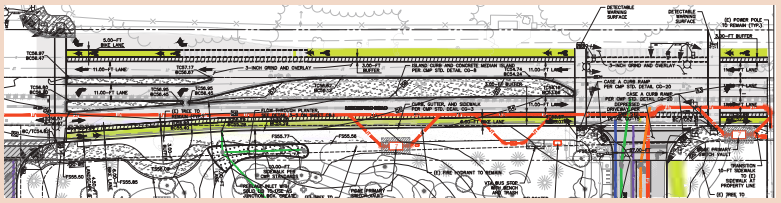
Middlefield Road Improvements

The **Canopy Trail** is envisioned as the prominently public, pedestrian-friendly edge Middlefield Road, offering neighbors a comfortable walking experience set back from the busy roadway beneath an expansive tree canopy and lush native plantings. It also functions as a visual and acoustic buffer, improving comfort for residents, tenants, and visitors

Survey Park establishes the primary arrival experience into the Forest at Menlo, a green, welcoming spine framed by resilient redwoods and other native plantings. It creates a strong sense of entry, guiding visitors along a shaded, pedestrian-oriented corridor that connects the heart of the site to adjoining bike facilities & paths.







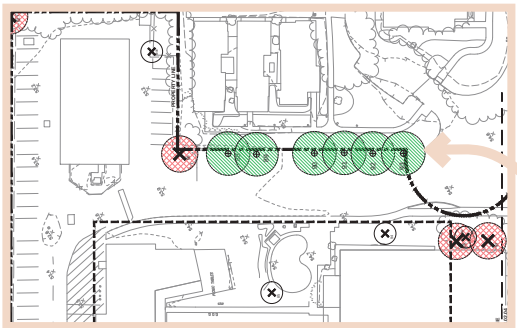
Linfield Edge Improvements

Northern Neighborhood Park & Dog Run



Southern Greenway

Western Chinese Elms





Open Space Network & Heritage Trees

PBV's Open Space strategy includes:

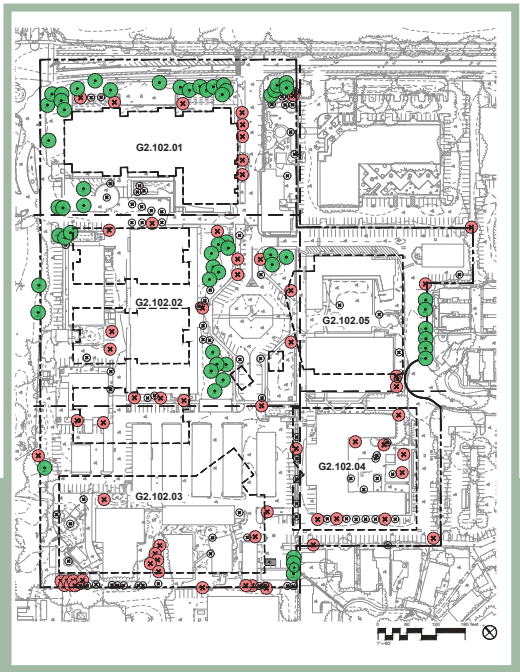
- 6 acres of total open space
- 3 acres of publicly accessible open space
- 1.5 acre central event lawn space

PBV's Heritage Tree strategy includes:

- 58 out of the 121 heritage trees protected in place including all major Redwood trees
- Approximately $1M in new replacement trees proposed across the site







Amenities & Events

The proposed neighborhood event program is intentionally light-touch and tailored to a residential context while still activating the great lawn, children's play area, and dog-friendly spaces.

Public Amenities

- Middlefield Road Improvements w/ Canopy trail
- Homewood Place Road Improvements
- Parkline Vehicular, Pedestrian and Bicyclist Connectivity Improvements
- 12k SF Redwood Lawn w/ regular community events (see Public Events)
- 16k SF Survey Park w/ eco sanctuary
- 10k SF Neighborhood Park w/ safety fencing; separate dog run
- 10k SF Neighbor's Play Plaza w/ child play area, social stairs
- Protected and connected bikeway facilities throughout Site
- Extensive connected pedestrian pathway facilities throughout Site
- 5k SF of community Garden nodes
- 42k SF of semi-public neighborhood greenway
- 10k SF of restaurants and cafes with 2k sf of outdoor dining
- 144 public parking stalls for events and restaurants

Public Events

- **Family & Kid-Focused Events:** Seasonal craft events, outdoor fitness programs, family movie nights on the lawn, and daytime games or clinics that directly use the lawn and play areas.
- **Dog & Pet-Friendly Events:** Dog meet-ups, "yappy hours" without large-scale amplified music, and occasional partnerships with local pet organizations for adoption/info events in the dog-friendly open space.
- **Wellness & Everyday Activation:** Modest recurring outdoor wellness classes (e.g., yoga, stretching, or similar low-impact activities) on the lawn that support everyday active use rather than destination fitness programming.
- **Seasonal/Community Moments:** A limited number of small seasonal and cause-related events (e.g., Earth Day planting on the lawn, school supply drive, holiday tree lighting and small-scale, month-long holiday activations) sized for the neighborhood rather than citywide draw.

No large concerts, festival-style events, or late-night ticketed events are proposed.



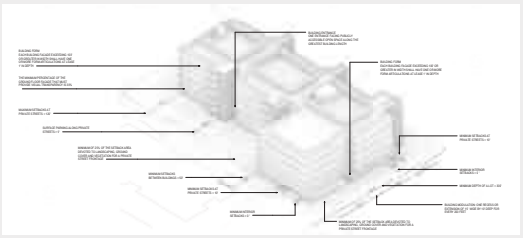




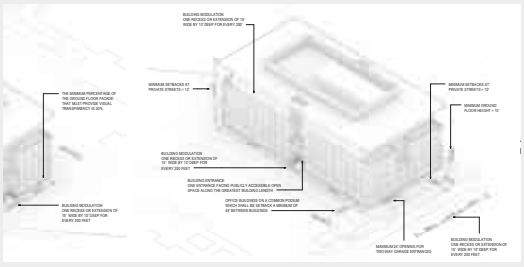


Architectural Massing & Modulations

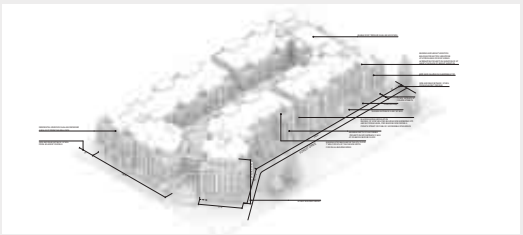
Building A



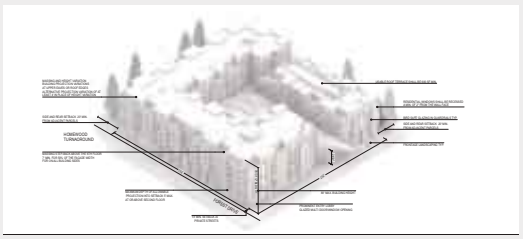
Building B



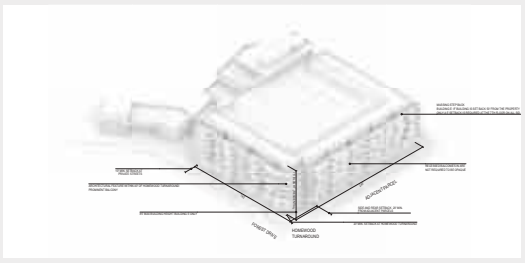
Building C



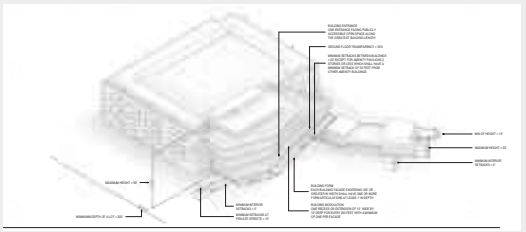
Building D



Building E South

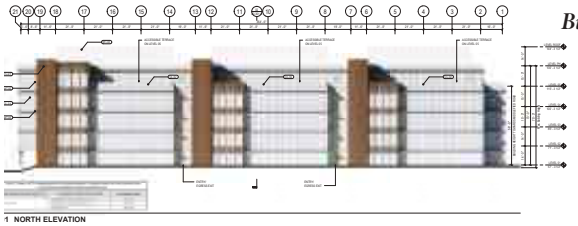


Building E North



Architectural Designs & Materials

Building A



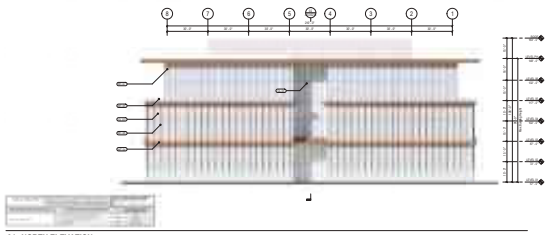
1 NORTH ELEVATION

Building C/D



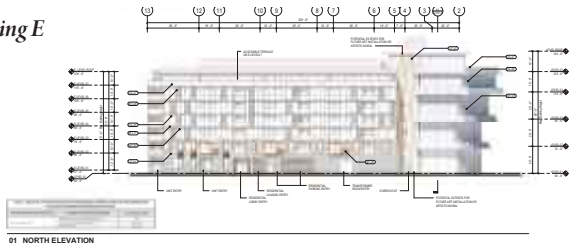
01 WEST ELEVATION

Building B



01 NORTH ELEVATION

Building E



01 NORTH ELEVATION

"The architecture complements Menlo Park's neighborhood context, blending these influences with warm, earth-tone materials, layered textures, and human-scaled detailing."



Illustrative Views



Survey Park



Readwood Lawn



Play Park



Neighorhood Park

345 Middlefield Road Reimagined

The Forest at Menlo



Thank you for your time