REGULAR MEETING AGENDA

Date:       6/1/2022
Time:       7:15 p.m.
Location:   Zoom.us/join – ID # 825 4657 7292

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE
Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and
maximize public safety while still maintaining transparency and public access, members of the public can
listen to the meeting and participate using the following methods.

- How to participate in the meeting
  - Access the meeting real-time online at:
    Zoom.us/join –Meeting ID# 825 4657 7292
  - Access the meeting real-time via telephone at:
    (669) 900-6833
    Meeting ID# 825 4657 7292
    Press *9 to raise hand to speak

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state,
county and local orders, the format of this meeting may be altered or the meeting may be canceled. You
may check on the status of the meeting by visiting the City’s website www.menlopark.org. The
instructions for logging on to the Zoom webinar and/or the access code is subject to change. If you have
difficulty accessing the Zoom webinar, please check the latest online edition of the posted agenda for
updated information (menlopark.org/agenda).

Regular Meeting (Zoom.us/join – ID# 825 4657 7292)

A.   Call To Order

B.   Roll Call

C.   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. 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.

D.   Regular Business

   D1. Approve minutes for the Housing Commission regular meeting on May 4, 2022 (Attachment)

   D2. Recommendation of a Below Market Rate Housing Agreement Term Sheet with Tarlton Properties
       for 1350 Adams Court (Staff Report #22-004-HC)

E.   Reports and Announcements

   E1. Ad hoc subcommittee reports
E2. Commissioner updates

E3. Recommend future agenda items

E4. Staff updates and announcements

F. Adjournment

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission’s consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk’s Office at 650-330-6620.

Agendas are posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the “Notify Me” service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 05/26/2022)
A. Call To Order

Vice Chair Bigelow called the meeting to order at 6:34 p.m.

B. Roll Call

Present: Bigelow, Campos, Leitch, Merriman, Pimentel, Nguyen, Walker
Absent: None
Staff: Acting Housing Manager Mike Noce

C. Public Comment

- Karen Grove welcomed new commissioners and spoke in favor of affordable housing development sites that increase housing opportunities for the lowest income levels.

D. Regular Business

D1. Approve minutes for the Housing Commission regular meeting on March 2, 2022 (Attachment)

ACTION: Motion and second (Leitch/ Merriman), to approve minutes for the Housing Commission regular meeting on March 2, 2022, passed 5-0 (Bigelow and Campos abstaining).

D2. Presentation from the City’s Below Market Rate (BMR) Housing Program administrator, HouseKeys

HouseKeys representatives, Julius Nyanda and Candice Testa, made the presentation (Attachment).

- Pam Jones spoke in favor of the HouseKeys platform and inquired about annual compliance of inclusionary units.
- Karen Grove spoke about income categories, maximum allowable rents and increasing the number of participants in the City’s BMR program.

D3. Selection of the Chair and Vice Chair

Acting Housing Manager Mike Noce introduced the item.

ACTION: Motion and second (Merriman/ Nguyen), to approve the nomination of Commissioner Bigelow as the Housing Commission Chair, passed unanimously.

ACTION: Motion and second (Pimentel/ Leitch), to approve the nomination of Commissioner Nguyen as the Housing Commission Vice Chair, passed unanimously.

D4. Review and receive the 2022 advisory body handbook and 2020-21 Housing Commission work plan

Acting Housing Manager Mike Noce introduced the item.
Karen Grove spoke about updates to the BMR guidelines and the identification of housing sites as part of the Housing Element Update

**ACTION:** By acclamation the Housing Commission selected Commissioners Bigelow, Leitch, and Nguyen to serve on a Housing Commission work plan ad hoc subcommittee, passed unanimously.

### E. Reports and Announcements

#### E1. Ad hoc subcommittee reports (10 minutes)

None.

#### E2. Commissioner updates

- Commissioner Merriman thanked past Housing Commission Chair, Karen Grove, and welcomed new commissioners, Campos and Walker.
- Commissioner Merriman announced May is affordable housing month with many regional events coordinated through the Housing Leadership Council.
- Commissioner Bigelow thanked past Housing Commission Chair, Karen Grove, and welcomed new commissioners, Campos and Walker.

#### E3. Recommended future agenda items

None.

#### E4. Staff updates and announcements

Acting Housing Manager Mike Noce provided updates on:

- Staff will follow up on a potential joint Housing and Planning Commission special meeting in May.
- The start time of the June 1, 2022 Housing Commission meeting will be 7:15 p.m. due to a Reimagining Public Safety community meeting being held that evening at 6 p.m.

### F. Adjournment

Chair Bigelow adjourned the meeting at 9:03 p.m.

Mike Noce, Acting Housing Manager, Community Development
What do we do at HouseKeys? - **Demand**

1. Assist you to find and apply for affordable housing (for free)
   1. Program Applicant
2. Assist you to comply with affordable housing rules (Program Participant)
   1. Occupancy
   2. Income Requirements
   3. Resale
   4. Refinance
   5. Transfers

What do we do at HouseKeys? - **Supply**

1. Assist homebuilders to comply with affordable housing requirements
2. Assist Local Government Agencies (Cities and Counties) to turn their affordable housing policies into effective everyday programming

**Inclusionary Housing** (A Builder must INCLUDE in their project a percentage of units that must be SOLD to Income-Eligible Buyers)

Builder wants to build and sell 100 Units - $1,350,000 Market Price
10% of the Units – 10 Units must be sold to Income-Eligible Households at a “Affordable Price”

What do we do at HouseKeys? - **Transaction**

1. Own: Restriction Agreement, Note, Deed of Trust
2. Rent: Lease Addendum (Annual Compliance, Income Certifications)
3. Housing Professionals
   1. Homeownership Transactions & Compliance
      • Loan Officers
      • Real Estate Agents
      • Escrow Officers
      • Appraisers, Inspectors, Regulators
   2. Rental Transactions & Compliance
      • Property Managers (Rental Units)

MyHouseKeys.com vs. Housekeys10.com

The Two Websites that you’ll be using
**Terminology (Definitions) – Part 1**

<table>
<thead>
<tr>
<th>#</th>
<th>Term</th>
<th>Definition</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>&quot;Affordable&quot;</td>
<td>No more than 3/7 of the Household’s Gross Monthly Income is being spent on the housing payment</td>
<td>Sets a standard that drives all housing policy according to each income limit.</td>
</tr>
<tr>
<td>2</td>
<td>Income</td>
<td>Gross Earned Income (before taxes) and any amount included from Assets. Assets can be included up to 10% of all liquid amounts (excluding certain retirement accounts) above $5,000</td>
<td>Sets the Categories: Acutely Low Income (up to 15%), Extremely Low (up to 30%), Very Low (up to 50%), Low (up to 80%), Moderate (up to 120%)</td>
</tr>
<tr>
<td>3</td>
<td>Median Income</td>
<td>The Middle Income within a stated area (e.g., County). Area Median Income. 50% of the Incomes above Median and 50% of all Incomes are below it.</td>
<td>Ensures buyers don’t foreclose; and tenants don’t default.</td>
</tr>
<tr>
<td>4</td>
<td>Eligible</td>
<td>Household Size and Total Income are within the Income Categories</td>
<td>Ensures that the local zoning policies serve target households</td>
</tr>
<tr>
<td>5</td>
<td>Qualified</td>
<td>Applicant earns enough to successfully make the housing payment (criteria-specific)</td>
<td>Ensures buyers don’t foreclose; and tenants don’t default.</td>
</tr>
</tbody>
</table>

**Terminology (Definitions) – Part 2 (HouseKeys)**

<table>
<thead>
<tr>
<th>#</th>
<th>Term</th>
<th>Definition</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Program</td>
<td>A record that categorizes a local government agency’s housing policies into Homeownership, Rental, or Finance policies and procedures (a rule book). HouseKeys is a Program Administrator</td>
<td>Helps organize and manage the information related to housing policies and procedures, making it easier for the public to understand, and for staff to manage information.</td>
</tr>
<tr>
<td>2.</td>
<td>Opportunity (Notification)</td>
<td>A listing of an available home for rent or an available home for purchase. This can also include an available down payment assistance resource. Typically, it is presented as a single unit of benefit.</td>
<td>Helps applicants know about available opportunities and resources.</td>
</tr>
<tr>
<td>3.</td>
<td>Drawing Entry</td>
<td>A grouping that contains 1 or more opportunities.</td>
<td>Helps to prioritize applicants based on their eligibility and need for assistance.</td>
</tr>
<tr>
<td>4.</td>
<td>Selection Processes (Lottery, FCFS, Application ID)</td>
<td>A process by which a random number is assigned to each applicant in the Drawing. If preferences apply, the list is reordered, and the random number is the “tie-breaker”.</td>
<td>Helps in ensuring a fair and transparent selection process.</td>
</tr>
<tr>
<td>5.</td>
<td>Preference</td>
<td>A priority given to certain applicants that meet certain criteria goals for the program</td>
<td>Determines the Final Selection Order and helps in giving priority to certain applicants.</td>
</tr>
</tbody>
</table>

**Income Limits**

<table>
<thead>
<tr>
<th>Income Category Limit</th>
<th>Local County or Area Median Income (AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤15% of AMI</td>
<td>Acutely Low</td>
</tr>
<tr>
<td>15-30% of AMI</td>
<td>Extremely Low</td>
</tr>
<tr>
<td>30-60% of AMI</td>
<td>Very Low</td>
</tr>
<tr>
<td>60-80% of AMI</td>
<td>Low</td>
</tr>
<tr>
<td>80-120% of AMI</td>
<td>Moderate</td>
</tr>
<tr>
<td>120-150% of AMI</td>
<td>Workforce</td>
</tr>
</tbody>
</table>

Each of the 3,006 counties in the U.S. has a different Area Median Income. That County Area Median Income (AMI) is used to drive the Income Category Limits above. Each Income Category Limit is used to calculate the rental rates and sales prices for “affordable” housing units.

**High Level Overview of the Process**

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Create an myhousekeys.com account, Get an Application ID and Enter a Drawing</td>
<td>Upload a File to the File Cabinet</td>
</tr>
<tr>
<td>2</td>
<td>There will be a Drawing Entry Deadline &amp; a File Submission Deadline</td>
<td>File goes to Review by an Underwriter</td>
</tr>
<tr>
<td>3</td>
<td>Do you have enough of a file to review? Does it meet the minimum?</td>
<td>Initial Review by the Underwriter</td>
</tr>
<tr>
<td>4</td>
<td>If you file meets all the requirements identified in phase 2, your file will be sent to an Underwriter to be reviewed</td>
<td>Final Review and Approval</td>
</tr>
<tr>
<td>5</td>
<td>What other paperwork do we need to document eligibility? A needs list will be sent, and you’ll be given a deadline to submit the file</td>
<td>If your file is good to go, you’ll be approved and sent forward for contract or lease signing.</td>
</tr>
</tbody>
</table>

If denied, you can appeal, but it won’t affect the other applicants.
Recommendation
Staff recommends that the Housing Commission recommend approval of the draft Below Market Rate (BMR) Housing Agreement Term Sheet (“Term Sheet”) to the Housing Commission for a proposed life sciences research and development (R&D) building at 1350 Adams Court. The proposed development would consist of a new life science R&D building up to 260,400 square feet in size and associated site improvements, as described in the draft Term Sheet (Attachment A).

Policy Issues
BMR housing proposals and terms are reviewed individually. The Housing Commission should consider whether the BMR housing proposal and terms are in compliance with the BMR Housing Program Guidelines and the BMR Housing Ordinance.

Background
Site location
The project site is an 11.2-acre, LS-B (Life Sciences-Bonus)-zoned parcel that currently contains an existing 188,104-square-foot R&D building on the southern half of the site occupied by Pacific Biosciences (PacBio). The proposed building would be located on the northern 4.4 acres of the project site that is currently vacant and undeveloped. A new address of 1350 Adams Court is proposed. For purposes of this staff report, O’Brien Drive is considered to have an east-west orientation, and all compass directions referenced will use this orientation. The project site is located immediately north of O’Brien Drive, with access points to the project site from O’Brien Drive to the south, Adams Drive to the east and Adams Court to the north. A location map is provided as Attachment B.

To the west of the project site is the former ProLogis Menlo Science and Technology Park and the site of the proposed Willow Village Project (https://www.menlopark.org/WillowVillage), which would include office, residential, and commercial uses as part of a multi-phase development. Those parcels are zoned O-B (Office, Bonus) and R-MU-B (Residential Mixed Use, Bonus) and currently contain 20 buildings occupied by R&D, offices, manufacturing, and warehousing uses on approximately 60 acres. Parcels to the north across Adams Court are zoned LS-B (Life Sciences, Bonus) and occupied by R&D and warehousing uses. The parcels to the east are also zoned LS-B and are part of the Menlo Business Park and occupied by
R&D uses. Parcels to the south across O'Brien Drive are zoned LS (Life Sciences) and contain R&D and manufacturing uses.

**Analysis**

**Project description**

The applicant, Tarlton Properties, Inc., is proposing to demolish existing surface parking lots, a concrete slab, and unimproved landscape areas in the northern portion of the project site and construct a new five-story research and development (R&D) building, up to 260,400 square feet in size. The existing building at 1305 O'Brien Drive would remain. The new building is proposed to utilize bonus level provisions identified in the Zoning Ordinance. The LS-B zoning district allows a development to seek an increase in floor area ratio (FAR) and/or height subject to obtaining a use permit or conditional development permit and providing one or more community amenities.

The proposal includes a request for architectural control to construct the new building and onsite improvements, a use permit to increase the height and floor area ratio (FAR) in exchange for community amenities (currently proposed to be provided in the form of an in-lieu fee), heritage tree removal permits, and environmental review. Select sheets from the project plans are included as Attachments C. The Planning Commission will take final action on all requested entitlements for the proposed project.

**BMR Housing Program and related requirements**

The applicant is required to comply with Chapter 16.96 of City’s Municipal Code (“BMR Ordinance”), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance (“BMR Guidelines”), since the project includes more than 10,000 square feet of new non-residential development. At this time, the Housing Commission should review the draft Term Sheet and provide guidance to staff, the applicant, and the Planning Commission. The draft Term Sheet would be used to inform the BMR Agreement, which would subsequently be reviewed by the Planning Commission.

The BMR Guidelines strongly recommends that qualifying commercial developments provide on-site BMR units. However, residential use of the property is not allowed in the LS-B zoning district and consequently would not be consistent with the Life Sciences General Plan Land Use Designation. The subject site is located within a business park, and adjacent buildings are occupied by life sciences uses. The property owner does not own any sites zoned for residential uses. Based on the project zoning and land use, staff has found that development of BMR units on-site in accordance with the requirements of the BMR Ordinance and Guidelines is not feasible.

The applicant would be required to pay the applicable in-lieu fee prior to issuance of the building permit for this project. The in-lieu fee would be calculated as set forth in the table below (Table 1). The applicable fee for the project would be based upon the per square foot fee in effect at the time of payment and the proposed square footages within Group A and Group B at the time of payment. The new building is proposed to be 255,602 square feet according to the current project plans. If the final design increases the proposed gross floor area up to 260,400 square feet, then additional in lieu fees would be collected above the amount listed below.
Table 1: BMR Requirements and Applicant Proposal

<table>
<thead>
<tr>
<th></th>
<th>Fee per square foot</th>
<th>Square feet</th>
<th>Component fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building - Office</td>
<td>$20.46</td>
<td>0</td>
<td>$0.00</td>
</tr>
<tr>
<td>Existing Building - Non-Office</td>
<td>$11.10</td>
<td>0</td>
<td>$0.00</td>
</tr>
<tr>
<td>Proposed Building - Office</td>
<td>$20.46</td>
<td>255,602</td>
<td>$5,229,616.92</td>
</tr>
<tr>
<td>Proposed Building - Non-Office</td>
<td>$11.10</td>
<td>0</td>
<td>$0.00</td>
</tr>
<tr>
<td>BMR In-Lieu Fee Option</td>
<td></td>
<td></td>
<td>$5,229,616.92</td>
</tr>
</tbody>
</table>

**Correspondence**
At the time of the preparation of this staff report, staff has not received any correspondence regarding the draft BMR Housing Agreement Term Sheet. Any correspondence received prior to the Housing Commission meeting will be disclosed during the review of this project at the meeting.

**Conclusion**
Given that the residential use of LS-B-zoned properties is not permitted under current zoning regulations, staff recommends that the Housing Commission recommend approval of the terms stated in the draft BMR Housing Agreement Term Sheet to allow for the payment of the applicable in-lieu fees prior to issuance of a building permit for the project.

**Impact on City Resources**
The project sponsor is required to pay Planning, Building, and Public Works permit fees, based on the City’s Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. BMR in-lieu fees are paid prior to issuance of a building permit and deposited to the BMR Housing Fund.

**Environmental Review**
The proposed project will be evaluated with respect to compliance with the California Environmental Quality Act (CEQA) as part of the Planning Commission final action. BMR housing direction is not a project under CEQA, so environmental review is not required by the Housing Commission.

**Public Notice**
Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of courtesy notification by mail of owners and occupants within a 300-foot radius of the subject property.
1350 Adams Court
Below Market Rate (BMR) Housing Agreement Term Sheet

1. Applicant owns property comprised of Assessor’s Parcel Number 055-472-030, which includes the project site on the northern portion of the parcel more commonly known as 1350 Adams Court, Menlo Park;

2. Applicant is requesting a Use Permit, Architectural Control, Heritage Tree Removal Permit, a Below Market Rate (BMR) Housing Agreement, and building permits to construct a new Research and Development (R&D) building of up to 260,400 square feet on the vacant northern portion of the parcel. The proposed building is proposed to be 255,602 square feet per the current project plans, which will be greater than 10,000 square feet in gross floor area and therefore, Applicant is required to comply with Chapter 16.96 of City’s Municipal Code (“BMR Ordinance”) and with the Below Market Rate Housing Program Guidelines (“Guidelines”) adopted by the City Council to implement the BMR Ordinance;

3. Property is located within the LS (Life Science) zoning district and the Life Sciences land use designation in the City of Menlo Park;
   a. Property’s General Plan land use and zoning designations do not permit residential uses;

4. Applicant does not own any other sites within the City that are zoned for residential land uses; and

5. Consistent with the BMR Ordinance and Guidelines, Applicant is permitted to satisfy the BMR housing requirement for the proposed project by delivering on-site or off-site BMR units, combining resources with other applicants to deliver such off-site units, or by payment of an in-lieu fee;
   a. R&D is a Group A use under Section 16.96.030 of the City’s BMR Ordinance and Housing Program Guidelines; and the in-lieu fee is calculated at $20.46 per square foot. The BMR in-lieu fee is estimated at $5,229,616.92;
   b. Residential use of the property is not permitted and the applicant does not own any sites for residential uses in the City;
   c. Therefore, provision of on-site or off-site units is infeasible and prior to building permit issuance, the Applicant will pay the in-lieu fee, which would be adjusted based on the existing and proposed square footages at the time of building permit issuance. The applicable fee per square foot is adjusted annually on July 1. The table in Item 6 below shows the estimated in-lieu fee and its calculation.

6. The table below provides the estimated in-lieu fee:
<table>
<thead>
<tr>
<th>Use Group</th>
<th>Fee/SF</th>
<th>Square Feet</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Building – R&amp;D</td>
<td>$20.46</td>
<td>255,602</td>
<td>$5,229,616.92</td>
</tr>
<tr>
<td>A – R&amp;D and Office</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated In Lieu Fee</strong></td>
<td></td>
<td></td>
<td><strong>$5,229,616.92</strong></td>
</tr>
</tbody>
</table>
City of Menlo Park

Location Map
1350 Adams Court

Scale: 1:4,000
Drawn By: TAS
Checked By: MRN
Date: 6/1/2022
Sheet: 1
EXISTING LOT 3 SITE PLAN

LOT 3 NORTH - 1350 ADAMS COURT
MENLO PARK, CA 94025

EXISTING PARKING COUNT

<table>
<thead>
<tr>
<th>EXISTING PARKING STALLS</th>
<th>REGULAR STALL COUNT</th>
<th>ADA COUNT</th>
<th>EV COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>372</td>
<td>26</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>118</td>
<td>19</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>255</td>
<td>29</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

TOTAL STALLS TO REMAIN: 219
(INCLUDES 1 ADA EV)
PROPOSED OVERALL SITE PLAN

LOT 3 NORTH - 1350 ADAMS COURT
MENLO PARK, CA 94025

LEGEND

- PROPOSED BIKE LANE, LOT 3
- PROPOSED BIKE LANE AND SIDEWALK ALONG ADAMS COURT
- FUTURE IN-STREET SIDEWALK PER DFIA 15-01 ALONG ADAMS DRIVE
- FUTURE BIKE LANE / PASEO, FACEBOOK WILLOW CAMPUS (NOT IN LOT 3 SCOPE)
- PROPOSED INNOVATION SCIENCE WALK IN PROPOSED OPEN SPACE ALONG PROPERTY
- PROPOSED BIKE LANE ALONG ADAMS DRIVE
- PROPOSED MEANDERING WALKWAY IN PROPOSED OPEN SPACE ON PROPERTY
- PROPOSED INNOVATION SCIENCE WALK
- PROPOSED PUBLIC STREET, ADJACENT PROPERTY
- FUTURE IN-STREET SIDEWALK PER DFIA 15-01 ALONG ADAMS DRIVE
- PROPOSED SIDEWALK AND BIKE LANE ALONG ADAMS COURT
- EXISTING TREES TO BE PRESERVED
- SCULPTURES ALONG INNOVATION SCIENCE WALK
- FUTURE DEVELOPMENT ON NEIGHBORING PROPERTY

KEY NOTES

- PROPOSED BIKE LANE, LOT 3
- PROPOSED BIKE LANE AND SIDEWALK ALONG ADAMS COURT
- FUTURE IN-STREET SIDEWALK PER DFIA 15-01 ALONG ADAMS DRIVE
- FUTURE BIKE LANE / PASEO, FACEBOOK WILLOW CAMPUS (NOT IN LOT 3 SCOPE)
- PROPOSED INNOVATION SCIENCE WALK IN PROPOSED OPEN SPACE ALONG PROPERTY
- PROPOSED BIKE LANE ALONG ADAMS DRIVE
- PROPOSED MEANDERING WALKWAY IN PROPOSED OPEN SPACE ON PROPERTY
- PROPOSED INNOVATION SCIENCE WALK
- PROPOSED PUBLIC STREET, ADJACENT PROPERTY
- FUTURE IN-STREET SIDEWALK PER DFIA 15-01 ALONG ADAMS DRIVE
- PROPOSED SIDEWALK AND BIKE LANE ALONG ADAMS COURT
- EXISTING TREES TO BE PRESERVED
- SCULPTURES ALONG INNOVATION SCIENCE WALK
- FUTURE DEVELOPMENT ON NEIGHBORING PROPERTY
LOT 3 NORTH - 1350 ADAMS COURT
MENLO PARK, CA 94025

BUILDING ELEVATIONS

LOT 3 NORTH - 1350 ADAMS COURT
MENLO PARK, CA 94025

MATERIALS/ FINISHES

1. LOW-E BLUE-TINTED DOUBLE-GRAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
2. GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
3. GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
4. GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
5. GLASS FIBER REINFORCED CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
6. PRE-FINISHED 18" DEEP METAL SUNSHADE
7. PRE-FINISHED METAL PANELS, PPG - DURANAR XL PEWTER
8. PRE-FINISHED METAL PANEL, POWDERCOAT MILK
9. HIGH PERFORMANCE GLAZING (BIRD SAFE GLASS)
10. VITRO - z75 ON OPTIBLUE
11. LOW-E BLUE-TINTED DOUBLE-GRAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
12. ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
13. TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A24
14. PERFORATED WIRE MESH - McNICHOLS WIRE MESH, 90% OPEN
15. 4" SQUARE HOLES ON 4" STRAIGHT CENTERS
16. PERFORATED METAL PANEL - McNICHOLS PERFORATED METAL, 55% OPEN
17. 3/4" SQUARE HOLES ON 1" STRAIGHT CENTERS
18. LOW-E BLUE-TINTED DOUBLE-GRAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
19. ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
20. TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A24
LOT 3 NORTH - 1350 ADAMS COURT
MENLO PARK, CA 94025

BUILDING ELEVATIONS

MATERIALS/ FINISHES

1. LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
2. GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
3. GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
4. GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
5. GLASS FIBER REINFORCED CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
6. PRE-FINISHED 18" DEEP METAL SUNSHADE
7. PRE-FINISHED METAL PANEL, PPG - DURANAR XL PEWTER
8. PAINTED METAL ROOF SCREEN STRUCTURE. MECHANICAL EQUIPMENT BEYOND
9. LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
10. ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
11. BEND-JOINTS, TYPICAL
12. TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A24
13. RAMP DOWN TO P0 LEVEL
LOT 3 NORTH - 1350 ADAMS COURT

STREETSCAPE ELEVATIONS

MENLO PARK, CA 94025

1350 ADAMS COURT

1305 O'BRIEN DRIVE

WESTSIDE ELEVATION

1350 ADAMS COURT

1305 O'BRIEN DRIVE

ADAMS DRIVE STREET ELEVATION

03/30/18 01/07/19
10-19-18 03-12-21

DES Project Number: 10019.006

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