

MEMO

To: Menlo Park City Council (email city.council@menlopark.gov)
From: Phillip Bahr, Resident District 3
Date: September 30, 2025
Re: Parkline Master Plan Project, Staff Report #25-143-CC – Public Comments

I have been involved in the Parkline (SRI) Master Plan Project over the last four years. I'm a retired architect and previous principal of one of the top ten most innovative design firms in the world by Fast Company. My public comments tonight are as follows:

1. BAD DESIGN. Sixties style office park, poor site access, increased traffic congestion, low-income segregated housing and six story apartment blocks at the corner of Laurel and Ravenswood (that do not fit into the fabric of the existing neighborhood). *Innovate Living-Centered Design*.
2. OFFICE SPACE PROPOSED REDUCTION. More explanation and specific details are needed by the Developer on their August proposal to reduce office space and to reserve their right to replace existing building square footage with up to 1 million total project office square feet. This results in the potential for an additional 3,000 to 3,500 people on the site per the 2022 California Building Standards Code. *A Trojan Hors*
3. DO NO HARM. This project even with the reduction of office space, constitutes an increased need for more Menlo Park Housing Units over and above the 800 housing units proposed, thereby doing more harm than good. *City Council Legacy*.

Respectfully submitted,

Phillip Bahr

ADDENDUM 1 – SOME STATED CITY COUNCIL BELIEFS

1. BELIEF 1. I intend to say Yes for the project because of the community interest compared with other housing projects.

RESPONSE TO BELIEF 1. There may have been more meetings, but this doesn't translate into neighborhood support. Many of the residents have expressed concerns regarding increased traffic, parking impacts, construction noise, building height, apartment building location, etc. These neighborhood concerns were not addressed and/or patronizing responses were provided.

2. BELIEF 2. If we do not approve the project as proposed, it may take up to fifteen years to get housing on the site.

RESPONSE TO BELIEF 2: It is true, projects do take time. A project of this size can be completed from project start to occupancy in twenty to twenty-four months. If there is an opportunity for profit, a developer will seize the opportunity.