

Project	Address	Description	Applicant	Development Level	Anticipated Draft EIR Release	Entitlement Status	Proposed					Existing					Net New					Remaining Development Potential (EIR)						Remaining Bayfront Development Potential (General Plan)				
							Proposed Office SF	Proposed Life Science SF	Proposed Commercial SF	Proposed Residential Units	Proposed Hotel Rooms	Existing Office SF	Existing Life Sciences SF	Existing Commercial SF	Existing Residential Units	Existing Hotel Units	Net New Office SF	Net New Life Sciences SF	Net New Commercial SF	Net New Residential Units	Net New Hotel Rooms	Office SF	Life Science SF	Commercial SF	Corporate Housing Units	Residential Units	Hotel Rooms	Non-Residential SF	Residential Units	Hotel Rooms		
Maximum Development Potential																					1,285,000	2,100,000	275,000	1,500	3,150	400	3,660,000	4,650	400			
1605 Adams Dr	1605 Adams Dr	Life Science Addition (existing building 47,547 sf)	Tariton Properties, LLC	Base	N/A	Approved	0	9,463	0	0	0	0	0	0	0	0	0	0	0	0	1,285,000	2,090,537	275,000	1,500	3,150	400	3,650,537	4,650	400			
1490 O'Brien Dr	1490 O'Brien Drive	Life Science Addition (existing building 30,623 sf)	Tariton Properties, LLC	Base	N/A	Approved	0	519	0	0	0	0	0	0	0	0	0	0	0	0	1,285,000	2,090,018	275,000	1,500	3,150	400	3,650,018	4,650	400			
Soleksa Market	1305 Willow Road	Construction of an addition to a market.	Juan Guillen	N/A	N/A	Approved	0	0	5,029	0	0	0	0	0	0	0	0	709	0	0	1,285,000	2,090,018	274,291	1,500	3,150	400	3,649,309	4,650	400			
MidPen Housing	1317-1385 Willow Road	Construction of a 140-unit, affordable housing development.	MidPen Housing	N/A	N/A	Approved	0	0	0	140	0	0	0	0	0	0	0	0	58	0	1,285,000	2,090,018	274,291	1,500	3,092	400	3,649,309	4,592	400			
citizenM Hotel	n/a	Construction of a new 240-room hotel (previously approved for 200 rooms)	citizenM	N/A	N/A	Approved	0	0	0	0	240	0	0	0	0	0	0	0	0	40	1,285,000	2,090,018	274,291	1,500	3,092	360	3,649,309	4,592	360			
Facebook Willow Village	1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court	Construction of a 59-acre, mixed-use development including multi-family dwelling units, office buildings, non-office commercial/retail, and community amenities.	Peninsula Innovation Partners, LLC/Signature Development Group	Bonus	Late Spring 2021	Pending	1,600,000	0	200,000	1,735	193	1,070,072	0	0	0	0	0	529,928	0	200,000	1,735	193	755,072	2,090,018	74,291	1,500	1,357	167	2,919,381	2,857	167	
151 Commonwealth/154 Jefferson (Sobrato)	162 Jefferson Drive	Construction of a new four-story office building and five-story parking structure.	Peter Tsai (Sobrato Organization)	Bonus	Spring 2021	Pending	249,500	0	0	0	0	0	0	0	0	0	0	249,500	0	0	0	0	0	505,572	2,090,018	74,291	1,500	1,357	167	2,669,881	2,857	167
1350 Adams	1350 Adams Court	Construction of a new five-story research and development building with an integrated parking structure.	Tariton Properties, LLC	Bonus	Spring 2021	Pending	0	260,400	0	0	0	0	0	0	0	0	0	260,400	0	0	0	0	0	505,572	1,829,618	74,291	1,500	1,357	167	2,409,481	2,857	167
1105 O'Brien	1105 O'Brien Drive	Construction of a new five-story research and development building and six-story parking structure.	Tariton Properties, LLC	Bonus	Summer 2021	Pending	0	131,500	1,000	0	0	0	38,900	0	0	0	0	92,600	1,000	0	0	505,572	1,737,018	73,291	1,500	1,357	167	2,315,881	2,857	167		
111 Independence	111 Independence Drive	Construction of a new 105-dwelling unit apartment complex.	SP Menlo LLC (Sateez Kadivar)	Bonus	Oct/Nov 2020	Pending	0	0	713	105	0	15,000	0	0	0	0	(15,000)	0	713	105	0	520,572	1,737,018	72,578	1,500	1,252	167	2,330,168	2,752	167		
Menlo Uptown	180 and 186 Constitution Drive, 141 Jefferson Drive	Construction of two eight-story multi-family apartment buildings containing a total of 441 rental units and an additional 42 for-sale condominium units.	Andrew Morcos (Greystar)	Bonus	Oct/Nov 2020	Pending	0	0	2,029	483	0	110,411	0	0	0	0	(110,411)	0	2,029	483	0	630,983	1,737,018	70,549	1,500	769	167	2,438,550	2,269	167		
Menlo Portal	115 Independence Drive, 104 & 110 Constitution Drive	Mixed-Use - Office, Residential, and Commercial	Andrew Morcos (Greystar)	Bonus	Nov/Dec 2020	Pending	33,259	0	1,609	335	0	64,829	0	0	0	0	(31,570)	0	1,609	335	0	662,553	1,737,018	68,940	1,500	434	167	2,468,511	1,934	167		
Hotel Moxy	3723 Haven Avenue	Construction of a new 163-room hotel.	Richard Mielbye	N/A	Pending TIA	Pending	0	0	0	0	163	13,681	0	0	0	0	(13,681)	0	0	0	163	676,234	1,737,018	68,940	1,500	434	4	2,482,192	1,934	4		
1075 O'Brien Dr	1075 O'Brien Drive & 20 Kelly Ct	Construction of a new 99,060 square foot seven-story lab/office building with 9,689 square feet of ground-floor restaurant space, a new five-level parking structure and a hazardous material storage bunker.	Jason Chang	Bonus	Summer 2021	Pending	36,956	77,629	9,869	0	0	0	52,109	0	0	0	0	36,956	25,520	9,869	0	0	639,278	1,711,498	59,071	1,500	434	4	2,409,847	1,934	4	
Menlo Flats	165 Jefferson Drive	Construction of a new 156-unit multifamily residential building and 14,400 square feet of commercial space.	Andrew Morcos (Greystar)	Bonus	Spring 2021	Pending	0	0	14,998	158	0	8,104	0	8,463	0	0	(8,104)	0	6,535	158	0	647,382	1,711,498	52,536	1,500	276	4	2,411,416	1,776	4		
123 Independence Dr*	130 Constitution Dr, 118-127 Independence Dr, 1205 Chrysler Dr	Construction of a new mixed-use development with 67 townhome units, 316 apartments, and 88,750 square feet of office uses.	Peter Tsai (Sobrato Organization)	Bonus	To Be Determined	Pending	88,750	0	0	383	0	108,461	0	0	0	0	(19,711)	0	0	383	0	667,093	1,711,498	52,536	1,500	(107)	4	2,431,127	1,393	4		
Total							2,008,465	479,511	235,247	3,339	596	1,390,558	91,009	12,783	82	200	617,907	388,502	222,464	3,257	396											

Total Entitlements Approved	0	9,982	709	58	40
Percentage of Bayfront Area Maximum Allowable Development (EIR)	0.00%	0.46%	0.26%	1.84%	10.00%
Percentage of Bayfront Area Maximum Allowable Development (General Plan)	0.00%			1.25%	10.00%
Total Entitlements Pending	617,907	378,520	221,755	3,199	356
Percentage of Bayfront Area Maximum Allowable Development (EIR)	48.09%	18.02%	80.64%	101.56%	89.00%
Percentage of Bayfront Area Maximum Allowable Development (General Plan)	33.28%			68.80%	89.00%
Total Entitlements Approved and Pending	617,907	388,502	222,464	3,257	396
Percentage of Bayfront Area Maximum Allowable Development (EIR)	48.09%	18.50%	80.90%	103.40%	99.00%
Percentage of Bayfront Area Maximum Allowable Development (General Plan)	33.58%			70.04%	99.00%
ConnectMenlo Maximum Allowable Development (EIR)	1,285,000	2,100,000	275,000	3,150	400
ConnectMenlo Maximum Allowable Development (General Plan)	3,660,000			4,650	400

* - Project is subject to SB 330