

## Argument Against Measure T

Vote NO on T -- Menlo Park's leaders negotiated a bad deal.

Menlo Park gives too much for too little. Menlo Gateway is too big. The 1.7 million square feet of office, hotel, and parking structures is a six-fold increase over the current allowed maximum. The density bonus adds \$40-60 million yearly to Bohannon's cash flow, in exchange for a small fraction trickling down to the city.

### Menlo Gateway

\* ***creates significant unmitigated environmental impacts*** for traffic, carbon emissions, water, and air quality that outweigh all financial benefits. Traffic will choke 101, Marsh, Middlefield, and Willow. "*101 will be gadawful mess*" [Mayor Cline].

\* ***builds no new housing but creates new demand*** for 1799 new homes, adding pressure for unsustainably dense housing projects, locally (downtown, Allied Arts, Belle Haven) and regionally (Cargill).

\* ***provides no revenue for Menlo Park K- 8 schools.***

\* ***sets bad planning precedents.*** It codifies generous zoning densities and creates lax new development standards written by the developer. This encourages others in East Menlo Park to play "let's make a deal" to get the Bohannon zoning and drive out even more sales tax generators.

\* ***will not solve any near-term economic problems.*** Menlo Gateway cannot be built soon. Bohannon can wait up to 20 years, and then conform to obsolete 2009 city laws.

\* ***inhibits other future projects***, including sales tax generators (and competitors) that could bring economic recovery. "*The City agrees that [it] shall not approve other projects that place a burden on the City's infrastructure without considering prior approval of this project.*" [Developer Agreement §3.3]

There are cleaner, more sustainable ways to generate revenue (Menlo Park's new Rosewood Hotel). And there is time for planning. Menlo Park should finish its development plan for East Menlo Park before considering Menlo Gateway.

Vote NO. Reject a BAD DEAL!

[www.FactsNotHype.org](http://www.FactsNotHype.org)

/s/ <b>Andrew Cohen</b> councilman	July 28, 2010
/s/ <b>Jack Morris</b> Former Mayor	July 28, 2010
/s/ <b>Paul Collacchi</b> Principal Office & Treasurer	July 28, 2010
/s/ <b>Charlie Bourne</b> Transportation Commissioner	July 28, 2010
/s/ <b>Patti Fry</b> Former Planning Commission Chair	July 25, 2010