

# Bohannon pushes \$300M project

BY J.K. DINEEN

San Francisco Business Times

David Bohannon is pushing ahead on approvals for his \$300 million Menlo Park hotel and office project with the hope that a looming city deficit will create more favorable development politics in the notoriously slow-growth region.

With the city facing a \$2 million deficit, the Menlo Park City Council on April 14 established a development agreement process, a key step that should lead to a vote on project approvals early next year. Menlo Gateway would have a 206-room Marriott hotel and private health club Renaissance ClubSport as well as three mid-rise office buildings totaling 695,000 square feet. The development would take place on two lots totaling 15

acres of Bohannon Park. It would generate \$1.5 million per year in tax revenue and be home to 2,300 full-time workers.

David Johnson, who is development director for the city of Menlo Park, said the project is attractive because the hotel portion would generate 10 percent transit occupancy tax.

"When you consider the environment we are in, to have a developer and major corporate hotel player like Marriott interested in extending their product into Menlo Park, that is a big deal," said Johnson.

While Menlo Park activists helped defeat a 135-unit Derry Lane condo development in 2007, a new Bohannon-commissioned poll by Godbe Research found 70 percent of Menlo Park residents support the Menlo Gateway project. Pollster Bryan Godbe said "I have never seen numbers

this high for a development project."

Bohannon, who heads the David D. Bohannon Organization, said the poll confirms what he has been hearing in conversations with residents.

"The strong belief is that this type of local economic stimulus is very necessary now, given the state of the economy," said Bohannon.

Land use attorney Tim Tosta of Luce Forward, who is representing the Bohannon organization, said the poll reflects "an attitude change."

"I think the anti-growth voices that were there are always going to be there and are going to be just as strident. But the middle is starting to be more concerned about just making it," said Tosta.

Bohannon said the company is unlikely to build on a speculative basis, but added



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**"This type of local economic stimulus is very necessary,"** says Bohannon.

demand is strong for a "clean, green, multi-story environment" in Menlo Park. Bohannon recently leased three buildings to Intuit elsewhere in the 300 acre park.

"One of the first things they asked was, 'What else do you have planned?'" said Bohannon.

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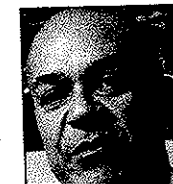
# Oakland port OKs \$650M pollution plan

BY ERIC YOUNG

San Francisco Business Times

director. "We're now going forward to clean the air."

The port, the nation's fifth busiest, is a big polluter because hundreds of big rigs and dozens of ocean steamers belch toxic fumes into the air daily.



Money for the port's clean air initiative will come from several sources, including the port's capital budget, federal grants, shipping and trucking companies and terminal operators. The pro-

not go far enough. The air quality district would like the port to charge a container fee to help pay for clean air initiatives, for example.

Supporters include Ellen Johnck, executive director of the Bay Planning Coalition. The port's plan "will be a very strong message to California businesses that this port is a stable entity committed to environmental improvement," said Johnck, whose organization represents local ports and government, labor and recreational users of the bay.

The port has been under pressure to clean up the