

June 30, 2025

City of Menlo Park

Planning Division

701 Laurel Street

Menlo Park, CA 94025

Dear Planning Division,

On behalf of Atria Health and Research Institute, I am writing to respectfully request your approval of a Change of Use permit for the property at 333 Middlefield Road, where we propose establishing our fourth flagship Atria Health Institute, a pioneering organization delivering personalized, preventive medicine for entire families.

Atria is redefining the patient experience through a physician-led, data-driven approach that integrates advanced diagnostics, precision medicine, and continuous monitoring to optimize long-term health. With thriving Institutes in New York City and Palm Beach, and a third opening soon in Beverly Hills, we are now looking to bring our high-touch and low-volume model to Menlo Park, a city synonymous with innovation and science, with a community that prioritizes well-being and sustainability.

About the Project

Atria Bay Area will operate as a license-exempt “doctor’s office” under California Health & Safety Code §1206, and, as such, will be subject to local building authority jurisdiction rather than under HCAI jurisdiction and OSHPD-3 certification. This facility will provide non-invasive, non-emergency, outpatient services to a private membership base, by appointment only. There will be no inpatient beds, surgical activity, or walk-in traffic—ensuring a tranquil, low-footprint operation.

The Institute will feature:

- A multi-story, all-electric facility offering preventive medical services and advanced diagnostics
- Health technology on-site for advanced imaging and testing
- Community engagement spaces for educational events, roundtables, and health-focused gatherings
- Hospitality-forward design to foster a welcoming, high-quality care environment

Alignment with Menlo Park’s Guiding Principles

We are deeply aware of Menlo Park’s progressive stance on climate action, mobility, and environmental health, and we have thoughtfully designed this project to be a model of alignment with your city’s values:

- **Sustainability and electrification:** Atria Bay Area will have several EV charging stations and will adhere to the city's latest and upcoming sustainability codes. We are committed to supporting Menlo Park's 2030 carbon-neutrality goals.
- **Mobility and traffic:** Our traffic-and-trip-generation study with Hexagon Transportation Consultants shows that Atria's operations will produce a comparable, and slightly lower, number of trips to the existing office use. This ensures that we will not increase congestion or undermine Menlo Park's vehicle miles traveled (VMT) reduction goals.
- **Zero emissions and landscaping:** All landscaping and maintenance operations will utilize zero-emission equipment, in full compliance with the City's 2023 gas-powered equipment ordinance.
- **Public health and community enrichment:** Atria will contribute to Menlo Park's broader public health goals by providing educational wellness events for the community and by partnering with local health equity organizations, as we do in New York and Palm Beach.

A Thoughtful Addition to Menlo Park

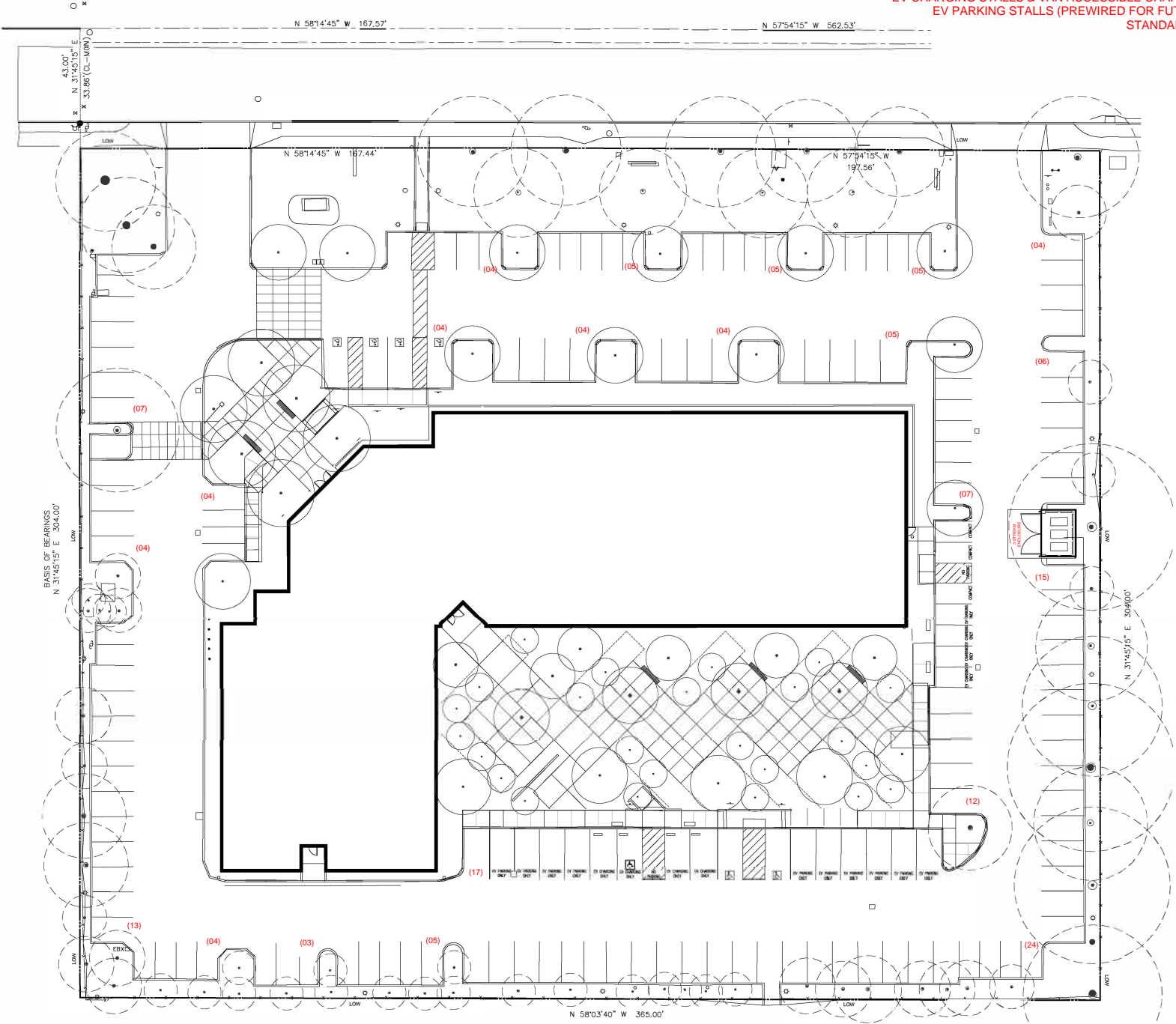
Atria Bay Area will be more than a health care facility. It will be a quiet, elegant space of healing, education, and long-term well-being. We are confident that the Institute will be a positive addition to the Menlo Park community and are eager to work in partnership with the City to meet all local planning and zoning requirements.

We respectfully ask for your support in approving the Change of Use permit and welcome any further dialogue to ensure alignment with city priorities. Thank you for your time and thoughtful consideration.

Warm regards,
Alan Tisch

EXISTING PARKING SUMMARY

ACCESSIBLE & VAN STALLS (1 OF 6)	06
EV CHARGING STALLS & VAN ACCESSIBLE CHARGING STALL (1 OF 8)	08
EV PARKING STALLS (PREWIRED FOR FUTURE EV CHARGING)	10
STANDARD PARKING STALLS	137
TOTAL	161



JULY 01, 2025
SCALE: NTS

EXHIBIT "B"