

August 4, 2025

TO City of Menlo Park
Planning Department
ADDRESS 701 Laurel Street,
Menlo Park, CA 94025
RE: Commonwealth 3 Project Description

Dear Ms. Chow,

The Sobrato Organization (TSO) is pleased to propose Commonwealth 3 (Project), a four-story 249,500 gross-square-foot (GSF) office building (Building 3) with a four-story parking structure, with one partial level below grade approximately 402,000 GSF parking structure that will add a net new 658 parking stalls and a community park (Jefferson Park) as well as additional landscaping. Building 3 is a third building in an existing two building campus located in the O-B (Office Bonus) Zoning District within the ConnectMenlo General Plan.

The existing campus consists of two existing four-story office buildings totaling 259,920 SF and surface parking lot with 866 parking stalls. Building 3 and the parking structure would replace most of the existing surface parking lot. As such, Building 3 will have 658 parking stalls dedicated to it, which translates to a parking ratio of 2.6 stalls/1,000 SF whereas the existing campus has a parking ratio of 3.3 stalls/1,000 SF. The blended, overall campus parking ratio (existing campus plus Building 3) will be 2.9 stalls/1,000 SF, based on the new 1,343 parking stall structure and 181 surface parking stalls.

The Project was originally designed to be a six-story, approximately 320,000 SF office building with a five-level parking garage that included approximately 1,560 parking stalls. However, because of feedback received in 2018 from Planning Commission and the public, both the office building and parking garage were reduced in scope. The design of Building 3 complements that of the existing buildings in both the exterior and interior architecture; however, Building 3 will be an all-electric building designed to LEED Gold and Fitwel standards.

With the addition of Building 3 and the parking structure, a 0.25-mile-long and 20-foot wide paseo, available to bicyclists and pedestrians, will be constructed to create a connection around the campus for public use. Part of the paseo connection will lead to Jefferson Park fronting Jefferson Drive. An additional elective pathway over 1/3 of a mile completes the loop around the site.

As designed, the Jefferson Park site will transform from a surface parking lot to a gathering place for the community, which will be privately owned but publicly accessible. Jefferson Park includes two sports courts that can be used for basketball, pickleball, and volleyball, a loop track, and a grassy area for picnics and/or other sports. After talks with community members, TSO understands the importance of creating a place for both teenagers to gather with friends as well as families to bring children to make memories.

In compliance with Municipal Code Ordinance No 1026, Bonus-Level development is being proposed. Building 3 will be 69' and the parking structure will be 48', both are well below the allowable average height of 75.5'. The weighted average height of the entire campus (existing plus proposed) will be 59.9'.

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Sincerely,

Robert Tersini
Senior Vice President, Real Estate
The Sobrato Organization