

Dear Tom Smith:

The Sobrato Organization is pleased to propose 123 Independence, a mixed-use project, would deliver 67 townhomes, 316 residential apartment units, and 88,750 SF office building to the R-MU (Residential Mixed-use) Zoning District within the ConnectMenlo General Plan. 123 Independence will deliver a vibrant mixed-use project bringing essential housing to the area.

123 Independence spans over five existing connected parcels at Highway 101 and Highway 84, bounded by Chrysler, Independence, and Constitution Drives. The project proposes to demolish five existing office/industrial buildings (approximately 103,000 SF) to create four new Parcels: A, B, C, and D. Parcels A and C are 3-story townhome communities that will be subdivided via condominium mapping and will be oriented to public streets, a neighborhood park, a paseo, and other common green spaces. Parcel B is a 5-story apartment building with stoops along public streets and pedestrian walkways. Parcel D is a 3-story office building with third floor terrace. The proposed site design accommodates sea-level rise, and all proposed ground-level residential units are raised 2 feet above the 5-foot FEMA floodplain.

123 Independence includes an on-site public connection, a paseo running north to south, that establishes a pedestrian walkway to the greater neighborhood network. This paseo leads to a centrally located neighborhood park, which provides a central recreation and gathering space. Public frontages on Independence Drive and Constitution Drive are activated with residential stoops, lobbies, leasing office, residential amenities, and commercial office spaces.

The architectural language of the apartments and townhomes is warm and modern to meet both residential use and fit within the context of the surrounding commercial buildings. The office building is designed to be contemporary and open to integrate seamlessly into the current constructs of the area. The building composition creates a very urban relationship to the street, as envisioned in the General Plan, with over 60% of built-to area for all street frontages. Parcels A and C are designed as Type V-A construction with private tuck-under 2-car garages. Parcel B is Type V-A/I-A construction over podium parking, and Parcel D is Type I construction with structured parking.

In compliance with Municipal Code Ordinance No 1026, Bonus-level development is being proposed. Maximum height of the apartments will be no more than 85-ft above existing grade, and the average height of all buildings is well below 62.5-ft. Floor Area Ratio (FAR) is being calculated across the contiguous Parcels A, B, C, and D, and correlates with the sliding scale requirements for residential density. The office floor area is within the maximum twenty-five percent (25%) ratio. Fifteen percent (15%) of the total units onsite will be affordable housing units for moderate, low, and very-low income households.

We look forward to working together with Staff and Planning Commission while simultaneously engaging the community and neighbors in order to gain thoughts, insights, and concerns, and thereby, incorporate the feedback into the design.

We look forward to working closely with you on this project.
Thank you for your time,



Peter Tsai

