

PROJECT DESCRIPTION For Ten Unit Townhouses Development

- [] Vision & Purpose

Envisioned as a thoughtfully scaled addition to the downtown neighborhood, this half-acre infill development delivers much-needed, high-quality housing. Alice Lane Townhomes offers residents an inviting sanctuary while boosting community vitality. Located just a five-block walk from downtown, major public transportation hubs, and the historic Allied Arts district, the residences seamlessly weave open spaces into the established street grid. This design harmoniously integrates pedestrian and vehicular circulation with the natural landscape, creating a cohesive sense of place and community.

- [] Basis for site layout

Centering around a majestic redwood tree, the site design blends vibrant streetscapes seamlessly with urban circulation. Merging pedestrian and view corridors connects Alice Lane to Mallet Court, introducing two welcoming gateways that foster neighborhood connection while ensuring emergency access. Ground-level entry stoops and lushly landscaped central courtyards enhance the inviting community atmosphere. The court is landscaped with select specimen trees and plants that frame the gateway and other stretches of public green. The public spaces are complemented by individual private yards whose future landscaping is expected bring variety and richness to the environment.

- [] Scope of Work, existing and proposed uses

The proposed development will replace two 1953 apartment buildings with 10 high-density, three-story townhomes (totally 16,538 SF in livable floor area) under the Menlo Park El Camino Real and Downtown Specific Plan. The project dedicates one unit to low-income residents per the Below Market Rate (BMR) Housing Program and exceeds parking requirements by 8. Common amenities, such as mailboxes and at least 17 bicycle parking spaces will be provided near the Alice Lane gateway.

- [] Architectural style, materials, colors and construction methods

Stylistically, the skyline and massing reinterpret the character of local architecture to fit the modern context. The exteriors feature crisp white stucco walls warmed by wood siding, punctuated by tall windows and glazed French doors. Porches, bay windows, and balconies add visual depth, while pitched metal roofs and vent chimneys harmonize with

surrounding neighborhood forms. Conventional Type V wood framing serves as the primary structure, discretely supporting modern sustainability features, including low-reflectivity rooftop photovoltaic panels.

- [] **Outreach to neighboring properties**

To ensure transparency, we have hand-delivered detailed project materials to all neighboring property owners within a 500-foot radius. Details please see the summary as below:

Summary of Property Owner Outreach For 10 Unit Townhome Development At 980 Alice Lane

Following the attached Google Map, outreach efforts have been made to the surrounding properties. The current status is summarized below:

1. Contact Made with Owners

- **1010 Mallet Ct** – Met with the owner and no concern
- **1030 Mallet Ct** – Met with the owner whose house is one story and has privacy concerns.

2. Contact Made with Tenants (Information Forwarded to Owners)

- **960 Alice Ln (4 units)** – Met with tenant Anda, who agreed to pass the letter to the owner.
- **967/969/971/973 Alice Ln** – Met with the tenant at 973, who agreed to deliver the letter to the owner (who resides at 969). An additional copy was left at the doorstep of 969.
- **1025 Mallet Ct** – Met with a tenant who provided the owner's contact information:
 - **Farzad Ghafari** Phone: **650-468-7410**
 - A text message with all project information was sent, and an email address was requested. Management has replied with inquiries about the project progress and we have updated them.

3. Contact Through Property Management

- **970 Alice Ln (6 units)** – Managed by a property management company. An email was sent to gardenoaks@mpmcorporation.com.

- **1016 Middle Ave (multi-family)** – An email was sent to the property management company at info@midtownmanagement.com. An inquiry email has been received and we have responded on time.

4. Additional Owner Contact Information Obtained

- **1020/1022/1024 Mallet Ct**
 - The owner of 1030 Mallet Ct, Margaret, provided Chris's phone number: **650-906-3207**.
 - A text message with all project information was sent, and his email address was requested. No response has been received yet.

5. Letters Mailed

- **1015 Mallet Ct** – Letter mailed.
- **1017 Mallet Ct** – Letter mailed.

6. Unable to Establish Contact

- **1014 Middle Ave (multi-family)** – Unable to establish contact at this time.