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May 31, 2018

Alex McIntyre  
City Manager  
City of Menlo Park  
701 Laurel St.  
Menlo Park, CA 94025

Re: Menlo Gateway – Time Extension to Prepare Scope of Work and Cost Estimate for Off-Site Improvements (Belle Haven and Bedwell Bayfront Park)

Dear Alex:

As you know, in October 2017, we entered into a Memorandum of Understanding with the City to consolidate and restate our existing agreements regarding certain off-site capital and landscaping improvements required under Sections 5.2 and 5.3 of the Development Agreement for the Menlo Gateway Project for Belle Haven, Bedwell Bayfront Park, and certain landscaping improvements near the project site. Among other things, the MOU terms require the City to provide a scope of work and cost estimate for specific improvements prior to June 1, 2018, or else we would be relieved of the requirement to design and construct the improvements and instead provide the City with a funding contribution.

As that date approaches, we have been coordinating with City staff and understand that both the City and our organization would prefer to deliver a project in Belle Haven rather than provide a funding contribution. The purpose of this letter is to memorialize our understanding with City staff that we are willing to grant a reasonable extension of time beyond June 1, 2018, to allow additional time to develop a scope and cost estimate and hopefully accelerate delivery of a project in Belle Haven. With respect to Bedwell Bayfront Park, we understand that the outreach process undertaken by City staff is less far along, but we are also willing to entertain an extension of time to allow for further conversations with staff.

By way of background, on March 13, 2018, City staff provided an update to the City Council as part of an information item indicating that a program for the landscaping improvements had been settled upon (which is under design), and that public outreach would be pursued with respect to both Belle Haven and Bedwell Bayfront Park. Since then, we have coordinated with City staff and understand that staff has preliminarily identified a few specific options for improvements to the Belle Haven neighborhood it would like to pursue. We understand that City staff attended the Belle Haven Homeowners' Association meeting on May 3, 2018, to present those

options, and received positive feedback from Belle Haven community members with respect to the following three projects:

- New fencing and landscaping along the Chilco frontage in front of the Belle Haven school, including (i) removal of an existing fence, (ii) maintaining the existing sidewalk, (iii) construction of a new fence, and (iv) installation of landscaping to enhance the street frontage's aesthetics;
- Streetscape improvements along Chilco, including new street trees and bulbouts with landscaping to improve traffic calming; and
- New bike/ped pathway and sidewalk from Terminal to the front of Beechwood school, along with landscaping.

We appreciate the work done by staff to move the process forward. After a productive meeting with Justin Murphy and Theresa Avedian, we are highly supportive of moving forward with the understanding that it may take additional time to refine a scope and create a cost estimate, prior to proceeding to design and construction.

At staff's request, we have volunteered to lend support in terms of preliminary design and cost estimating to construct one or more of the projects identified through the City's outreach process. Because that work will take time, we are willing to provide the City with a reasonable extension of time beyond the June 1, 2018 deadline to allow for appropriate scoping and budgeting, with the understanding that we would then design and construct a project within Belle Haven rather than provide the City with a funding contribution. Once the preliminary scoping and budgeting has been conducted, we would then meet with City staff to develop a final program and our hope would be to break ground at some point later this year or in early 2019.

Separately, we also understand that the City has recently met with representatives from the Friends of Bedwell Bayfront Park to identify whether there are any opportunities for near-term improvements that would implement portions of the recently approved Bedwell Bayfront Park Master Plan. Although the process of identifying the scope of potential improvements within Bedwell Bayfront Park is not as far along, we are interested in further understanding whether there are opportunities for near-term improvements that could be constructed within the budget and anticipate meeting with City staff soon to discuss what those improvements might be. To that end, we are also willing to provide the City with a reasonable extension of time beyond the June 1, 2018 deadline to allow for appropriate scoping and budgeting, with the understanding that we would then

design and construct a project within Bedwell Bayfront Park rather than provide the City with a funding contribution.

Because the MOU itself may only be modified with the consent of both parties, we request that you please sign below to acknowledge that we are willing to provide the City with relief from the deadline for submittal of a scope of work and cost estimate for the off-site improvements within Belle Haven and Bedwell Bayfront Park from June 1, 2018 to October 1, 2018.

Thank you for your time and attention to this matter. As always, please do not hesitate to contact me if you have any questions.

Sincerely,



David D. Bohannon

Acknowledged and Agreed:

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Alex McIntyre  
City Manager