



Pre-Application for

1990 Bay Road, 1175 Weeks Street, 1250 Weeks Street

Harvest Properties is pleased to present our initial pre-application to the City of East Palo Alto. This is a unique and exciting opportunity for our organization, and we very much look forward to collaborating with the city and community to refine the plan. We appreciate the years of community engagement that went into both the Ravenswood Specific and General Plan and have used that as our guiding principles for this project. While we have also tried to incorporate initial feedback received from individuals, organizations, staff, council and past projects, we fully recognize this is a **PRE-**Application and look forward to engaging in a robust public dialogue around all aspects of the Project. We understand the importance of community outreach, not for process sake, but because it is vital to the long-term success of the project and community. We also recognize we have to prove we will follow through with these promises and are committed to an open and honest dialogue with the city.

We are excited about transforming an unused, blighted eyesore into an active, fee-generating commercial and gathering space that facilitates activity, community, and sustainability for East Palo Alto. In order to justify the scale of the project and overcome some of the concerns regarding development, we have provided a robust community benefit package over and above city requirements.

Rather than providing abstract solutions, we have focused on real benefits that could immediately provide a positive impact the community and organizations of East Palo Alto, while benefiting future generations. While we are excited to share these ideas and have had some very promising conversations with interested parties, we also recognize we still have much to learn from the city and its residents about what they feel would be most beneficial. We want to use the initial design to stimulate this conversation so that we can provide a real community benefit, economically viable and inviting to all.

We also understand the challenged history of this site and firmly believe we can finally turn it into something East Palo Alto can be proud of. The development of the Project will conclude the complete transformation of a previously contaminated site into one of the most environmentally friendly and sustainable projects in the country.

In addition to the required information, we have included a Project Overview Presentation, which provides a more detailed description of the project, it's proposed community benefits, and how we plan to tackle some of the issues facing the city, the community, and the site. We would welcome the opportunity to sit down with any member of the City Staff to review the project proposal in detail prior to our formal community outreach efforts commencing.

We are dedicated to seeing this through and look forward to becoming an active, contributing member of East Palo Alto.



Project Fact Sheet

1990 Bay Road, 1175 Weeks Street, 1250 Weeks Street Pre-Application

Project APN & Address:

063122040 – 1990 Bay Road
063122030 – Part of 1990 Bay Road (bowtie around substation)
063240420 – 1175 Weeks Street
063271480 – 1250 Weeks Street

Acres: 17.8

Current Use: Vacant Land with 15,000 square foot industrial building

Proposed Use: Mixed-Use (Office, R&D, Life-Science/Lab, Amenity, Retail, Civic, Open Space/Public Park)

Allowable SF per zoning: 1,510,235

Building Square Footage & Stories:

Total: 918,000
1990 Bay Road: 561,000 (1.5 FAR)
 Building A: 268,000 / 8 Stories
 Building B: 268,000 / 8 Stories
 Amenities Building: 25,000 / 2 Stories
1175 Weeks Street: 357,000 (0.97 FAR)
 Building C: 242,000 / 6 Stories
 Building D: 115,000 / 4 Stories
1250 Weeks Street: Public Park (no buildings proposed)

Proposed SF (By Use):

Office / R&D / Life-Science: 870,979
Tenant Amenity: 23,500
Civic / Retail: 23,521

TDM Plan: Robust TDM plan compliant with the updated city policy, likely targeting a 40% reduction of single occupancy automobile trips

Combined Parking Ratio & Bike Parking: 3.3 / 1,000 SF Parking Ratio & 153 Bike Spaces with parking management plan.

Pedestrian Walkways: ~1 Mile

Open Space / Public Park: 219,000 SF (5.0 acres)

Public Plaza: 66,000 SF (1.5 acres)

Green Space / Permeable Surface: 332,744 SF (7.6 acres)

Trees Added: 325+

Sustainability: Targeting Net-Zero shell ready or Carbon Neutral

Project Description

1990 Bay Road, 1175 Weeks Street, 1250 Weeks Street Pre-Application

PROJECT INFORMATION

PROJECT APPLICANT

HPI ASVRF EPA Land, LLC
180 Grand Avenue, Suite 1400
Oakland, CA

Harvest purchased the site in May 2019

PROJECT LOCATION

1990 Bay Road, 1175 Weeks Street, 1250 Weeks Street - East Palo Alto, California

The location of the project site is shown on Exhibit A

ASSESSOR'S PARCEL NUMBER

063122040 – 1990 Bay Road
063122030 – Part of 1990 Bay Road (Bowtie or Non-Tidal Marsh)
063240420 – 1175 Weeks Street
063271480 – 1250 Weeks Street

SQUARE FOOTAGE

Existing: 15,000 (Vacant Warehouse)

Proposed: 918,000

Office / R&D / Life-Science / Lab: 870,979

Tenant Amenity: 23,500

Civic / Retail: 23,521

1990 Bay Road: 561,000 (1.5 FAR)

Building A: 268,000

Building B: 268,000

Amenities Building: 25,000

1175 Weeks Street: 357,000 (0.97 FAR)

Building C: 242,000

Building D: 115,000

1250 Weeks Street: Public Park (no buildings proposed)

GENERAL PLAN & SPECIFIC PLAN DESIGNATION AND ZONING DISTRICT

We appreciate the years of community engagement that went into both the Ravenswood Specific and General Plan and have used that as our guiding principles for this project. We hope to build upon these plans and the feedback received during that process.

Project Objectives:

1. Redevelop vacant, underutilized sites
2. Create an enlivened, thriving district that East Palo Alto can be proud of and supports local EPA businesses, philanthropies and artists
3. More active street fronts and “downtown” feeling for pedestrians. Create a “Main Street” along Bay Road
4. Attractive, well-designed buildings and landscaping
5. Create community gathering spaces with new parks, retail and plazas
6. Enhance access to the Baylands in order to complete the trail network
7. Provide an appropriate buffer to existing residential
8. Have uses that foster activity, safety, visual interest and a sense of community

General Plan Land Use Designation:

- 1990 Bay Road: Office
- 1175 Weeks Street: General Industrial
- 1250 Weeks Street: Industrial Buffer

General Plan Height & FAR:

- 1990 Bay Road: 8 stories / 3.0 FAR
- 1175 Weeks Street: 3 stories / 1.0 FAR
- 1250 Weeks Street: 3 stories / 0.75 FAR

Specific Plan Land Use Designation:

- 1990 Bay Road: Waterfront Office
- 1175 Weeks Street: Ravenswood Employment Center
- 1250 Weeks Street: Industrial Transition

Specific Plan Height & FAR:

- 1990 Bay Road: 8 Stories / 3.0 FAR
- 1175 Weeks Street: 3 Stories / 1.0 FAR
- 1250 Weeks Street: 3 Stories, 2 Stories within 30 ft of adjoining Residential parcels / 1.0 FAR

PROJECT-RELATED APPROVALS, AGREEMENTS, AND PERMITS

City Approvals

- Site Plan and Administrative Design Review Permit
- Conditional Use Permit to allow Research Laboratory @ 1990 Bay Road (Waterfront Office)
 - Why:
 - More optionality for the tenant base. Use is less dense with lower traffic count and offers a wider breadth of job opportunities
- Planned Development Permit
 - Why:
 - Provides for a more robust community benefits package
 - Podium parking proposed because it is more attractive than stand-alone garages and avoids creating a barrier to community use and pedestrian activation on the site
 - Majority of the ground floor is proposed as subsidized retail and civic space, maximizing community access and use of the site
 - Additional height is proposed on 1175 Weeks Street, while still situating density away from neighborhoods to protect surrounding uses, and tiering the structure to make it less imposing
- Additional clarification and questions have been included as a separate attachment

Other Agency Approvals

- BCDC Permit
- Coordination with the SFCJPA with respect to the Levee Improvements
- Any state or federal permits with respect to work proximate to the Marsh