



City of East Palo Alto
Community and Economic Development Department
Planning and Housing Division
1960 Tate Street • East Palo Alto • CA • 94303
650.853.3189 [tel] • 650.853.3179 [fax]

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**WOODLAND PARK APARTMENTS EUCLID PROJECT
(2001 Manhattan Avenue)**

This memo updates Notice of Preparation (NOP) project information previously posted on the City's website. The City received a Planning Application in September of 2019 to allow demolition of 161 existing units and construction of 605 new units in two new buildings (net development of 445 residential units) on 3.9 acres of the Woodland Apartment project at 2001 Manhattan Avenue on the City's Westside (Planning File GP19-001 et al). The Applicant (Sand Hill Property Company) is requesting a General Plan and zoning amendment to create a Neighborhood Center Residential Overlay (NCO). The NCO would allow for neighborhood-serving commercial and community uses on the ground floor, additional housing and increased building heights. This follows City and community review of a preliminary project for the property in 2019.

Proposed units would range in size from studios to 2 bedrooms (with two of the units 3 to 4 bedrooms). The residential buildings are proposed to range from 5 stories up to 13 stories in height. Up to 5,000 square feet of neighborhood-serving retail is proposed along with up to 3,000 square feet of community space. Proposed public space would include approximately 38,600 square feet, including a neighborhood park. Parking is proposed primarily under the buildings.

Project application materials are available on the City's website in the Notice of Preparation (NOP) project description at: <http://www.ci.east-palo-alto.ca.us/index.aspx?NID=663>. The proposed project requires the development of an Environmental Impact Report (EIR). A Notice of Preparation (NOP) was developed and released for public review to help provide comments to guide the development of the EIR. The Planning Commission reviewed the NOP May 18, 2020 as part of a public scoping meeting. Please see the following for further information regarding the Planning Commission meeting: http://eastpaloalto.ig2.com/Citizens/Detail_Meeting.aspx?ID=1087. The NOP review period ended on May 22.

The City Council held a Study Session on the project on February 25, 2020. Another Council Study Session has been scheduled for Thursday September 10, 2020. Please see the following link to upcoming City meetings for further information: <http://eastpaloalto.ig2.com/Citizens/>.

Public comments are invited, there will be an extended opportunity for public review. Public comments will become part of the record that are reviewed by the Planning Commission and the City Council at future noticed public hearings. Please contact City Project Manager Arthur Henriques if you have any questions or wish to provide comments at the address noted below. Further information will be posted on the City's website and distributed through the City's social media program as the project review and Environmental Impact Report progresses.

Art Henriques, Contract Project Manager
City of East Palo Alto
Community and Economic Development Department
1960 Tate Street
East Palo Alto, CA 94303
Email: ahenriques@cityofepa.org
(650) 853-3121