

The Landing

Project ID: PRE20-002

Project Type: Mixed-Use Development

Project Status: Pre-Application

Initial Date Received: February 21, 2020

Mailing Location: Harvest Properties, Inc.
180 Grand Avenue, Suite 1400
Oakland, CA 94610



Property Owner/Applicant (Name of Entity and Contact Person): Harvest Properties, Inc.

Location/Address(es): 1990 Bay Road., 1775 Weeks Street, 1250 Weeks Street

Assessor Parcel # (APN): 063-122-040, 063-122-030, 063-240-420, 063-271-480

Existing General Plan Designation: Office, General Industrial, and Industrial Buffer

Existing Zoning: Ravenswood Business District – Waterfront Office, Ravenswood Employment Center, and Industrial Transition

Existing Use: Undeveloped

Flood Zone: Zone AE and X

CEQA Status: This is one of multiple applications the City has received to develop within the RBD. This project would likely be analyzed with other projects as part of the Environmental Impact Report (EIR) for the Ravenswood Business District Specific Plan Update

Project Details

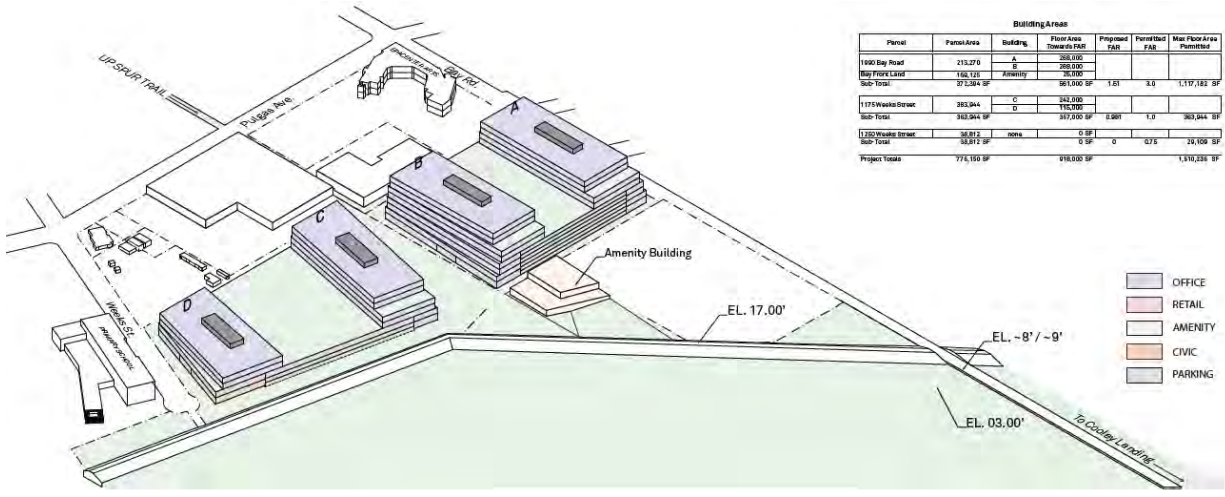
- **Brief Description:** The project is a mixed-use development consisting of 918,000 square feet (sf) of office, research & development (R&D), life-science, tenant amenity, and retail / civic use. The project also includes co-working spaces that which are shared areas or work-stations that will be available to the public. The project also includes substantive open space, plazas and expanded community benefits.
- **Project Size (Acres):** 17.8
- **FAR:**
 - 1990 Bay Road: 1.5 FAR
 - 1175 Weeks Street: 0.97 FAR
- **Total Non-Residential Square Footage**
 - **Office / R&D / Life-Science:** 870,979 sf

- **Tenant Amenity:** At least 23,500 sf
- **Civic / Retail / Co-work:** 23,521 sf
- **Total Buildings:** 7 (including 2 parking garages)
- **Total Open Space:** 219,000
- **Maximum Height:** 122' (8 stories)
- **Total Parking:** 2,998 stalls

Staff Contact: Christopher Dacumos, Consultant Senior Planner, cdacumos@cityofepa.org, (650) 853-3159; Radha Hayagreev, Associate Planner, rhayagreev@cityofepa.org, (650) 853-3128

STATUS UPDATES

[Planning Commission Study Session – February 22, 2021](#)



Building Areas						
Parcel	Parcel Area	Building	Floor Area Overlaid Foot	Program FAR	Permitted FAR	Max Floor Area Permitted
1000 Bay Road	215,270	A	303,100			
Big Fish Land	156,125	Amenity	76,000			
Sub Total:	371,395 SF		379,100 SF	1.51	3.0	1,117,182 SF
1175 Waialeale Drive	392,044		142,200			
Sub Total:	392,044 SF		317,000 SF	0.80	1.5	302,044 SF
1120 Waialeale Street	38,812	none	0 SF			
Sub Total:	38,812 SF		0 SF	0	0.75	29,108 SF
Project Total:	772,150 SF		696,100 SF			1,439,234 SF

Project Process

The project meets the definition of a Major Project per East Palo Alto Municipal Code (EPAMC) section 18.82.030 A. The project therefore requires a Preliminary Application (PRE). PRE 20-002 was filed on February 21, 2020 for a mixed-use project, which allows the project applicant to collect community feedback before the formal submittal for land use entitlements. Given community interest, the developer held two community engagements on January 6, 2021 and February 4, 2021. In addition to the community meetings, the applicants also launched a website (www.thelanding-epa.com) to collect feedback and has held many informal meetings with organizations and individuals in East Palo Alto. A Planning Commission Study Session was held February 22nd. A City Council Study Session will be scheduled to review the project and provide feedback to staff and the applicant.

Full Project Description:

Site Description - The site is located between Bay Road and Weeks Street and is adjacent to marshland (open space) southwest of Cooley Landing (Figure 1). The site is approximately 17.8 acres in size with street frontage along Bay Road and Weeks Street. A PG&E substation, consisting of approximately 3.7 acres, bifurcates much of the northern portion of the property. EPACENTER, a creative youth development organization, is adjacent to the 1990 Bay Road portion of the property.

Proposed Land Use and Zoning/GP Conformity –

Table 1. Use Summary by Building

	Building A 1990 Bay Road	Building B 1990 Bay Road	Building C 1175 Weeks Street	Building D 1175 Weeks Street	Amenity Building 063122030
Civic/Retail	14,950			7,050	1,500
Tenant Amenity					23,500
Office	253,050	268,000	242,000	107,950	
Total	268,000	268,000	242,000	115,000	25,000

The objective standards/project conformity analysis below is separated into two tables. The two tables are necessary because the RBD zoning designations are different for 1990 Bay Road and 1175 Weeks Street. Please also note a third site address, 1250 Weeks Street, is not detailed below. However, the applicant is proposing a publicly accessible park on this site. While the General Plan is silent on parks on this property, parks are allowed per the RBD Specific Plan.

Table 2. 1990 Bay Road – Zoning is Waterfront Office, General Plan Designation is Office

USE	PROPOSED	SPECIFIC PLAN	GENERAL PLAN
	Retail	Varies ¹	Permitted, up to 15% of total project square footage
	Park or Recreational Facility	Permitted	Not mentioned
	Office Use	Permitted	Permitted
	R&D/Life Science	Conditional Use Permit	Permitted
STANDARD	PROPOSED	SPECIFIC PLAN	GENERAL PLAN
Max. FAR, non-residential	± 1.5	3	3

Max. Height	Building A and B are both proposed as 8 stories	8 stories above grade	8 stories or 100 feet, whichever is greater
Parking	± 1,600 spaces	Office: 1,820 (1 per 300 sf); Retail and Community Use: 37 (1 per 400 sf) <i>Total: 1,857 spaces</i>	N/A

Table 3. 1175 Weeks Street – Zoning is Ravenswood Employment Center, General plan Designation is Industrial Buffer

USE	PROPOSED	SPECIFIC PLAN	GENERAL PLAN
	Retail	Varies	Not mentioned
	Park or Recreational Facility	Permitted	Not mentioned
	Office Use	AUP	Permitted
	R&D/Life Science	Permitted	Not mentioned
STANDARD	PROPOSED	SPECIFIC PLAN	GENERAL PLAN
Max. FAR, non-residential	± 0.97	1	0.75 to 3.0
Max. Height	6 stories, Building C 4 stories, Building D	3 stories above grade	8 stories or 100 feet, whichever is greater
Parking	± 1,300 spaces	Office: 1,166 (1 per 300 sf); Retail and Community Use: 18 (1 per 400 sf) <i>Total: 1,184 spaces</i>	N/A

Site Configuration and Access – The project proposes an internal street on the western boundary of the property between Bay Road and Weeks Street, which would allow vehicle access to structured parking and shuttle loading. Vehicles would access the development from Bay Road and Weeks Street, in close proximity to an existing neighborhood. The applicant is aware that traffic would most likely have an impact on the surrounding residential area, if unmitigated. Therefore, the applicant would be developing an aggressive Transportation Demand Management (TDM) plan as required by the City’s TDM policy, as well as implementing other transportation-related mitigation measures that would be identified in the environmental review.

Along the eastern side of the property, the project proposes 6.5 acres of parks, trail, and plazas, with pedestrian amenities and views. There is a large open plaza between Building B and Building C providing views of the bay, and they have sought to activate the roofs above their parking structure with recreational areas including paved areas, plantings and seating. The Applicant proposes a publicly available lawn amphitheater with facilities for live performances adjacent to the Tenant Amenity building and PG&E Substation. Screening would be provided around the PG&E substation to limit the visual impact of the substation to visitors.

Since the property sits at the end of both Bay Road and Weeks Street, the Applicant envisions that the project would activate the Bay Road corridor by providing publicly accessible open space, community amenities and plazas, retail, restaurants, offices and a potential East Palo Alto focused incubator for businesses and/or non-profits.

Along 1990 Bay Road, the project complies with the required setback. Bay Road is activated with the primary entrance for Building A along Bay Road and 15,000 square feet planned for civic, retail, and/or co-working use on the ground level. 1175 Weeks Street includes a 43 feet setback, which is above the

minimum requirement and includes a public plaza. Building D's primary entrance faces Weeks Street and the building also includes approximately 7,000 sf of civic or retail use on the ground level.

The building mass is situated closer to Bay Road and steps down as it approaches Weeks Street, consistent with the goals of the GP and Specific Plan. Building C and Building D heights (six and four stories, respectively) are not in compliance with the existing Specific Plan for the Ravenswood Employment Center Zone (three stories), but are in conformance with the General Plan (eight stories or 100 feet, whichever is greater). In response, the Applicant sought to design these buildings so that the three or two story mass is the primary form along the frontage and the taller components are stepped back and not as visible, so that the buildings appear as a two or three story structures from the street level. The stepped volume also allows more light down to the ground level and reduces the shadow impacts.

Architecture - The buildings are neoclassical in design with distinct tops, middles, and bases. Building A and Building B appear to be a mixture of materials. The ground levels for both buildings utilize ceramic tiles or brick, while upper levels provide a wrought iron characteristic. Building C and Building D utilize ceramic tiles or brick for all levels. All buildings feature clear rectangular windows that reinforce the image of a top, middle and base level. The windows also allow natural light to penetrate into the building reducing the need for artificial light. The areas are well landscaped and include the addition of 325 trees.

The buildings are broken down into north and south wings with elevated courtyards in between the wings above the parking garages.

Parking/TDM – Parking access for 1990 Bay Road buildings would be provided on Bay Road west of the PG&E substation. Six floors of above grade parking would be provided for this location between Building A and Building B. As provided in Table 2, approximately 1,600 spaces would be provided. Four floors of parking would be provided at 1175 Weeks Street, including one level of underground parking and three levels of above ground parking. Similar to Building A and Building B, parking would be positioned between Building C and Building D. Approximately 1,300 spaces would be provided in this parking structure. All parking structures would be screened to improve the aesthetics of the structures. A Transportation Demand Management Plan will be submitted with the project's formal application.

Community Benefits – The Applicant proposes a range of monetary and facility benefits. They plan to contribute \$1,000,000 in grant funding for civic organizations and small business that would operate within the project. They would also contribute \$1,000,000 in funding to support local philanthropic organizations within the Ravenswood Business District. Another \$1,000,000 would be provided towards a community driven art program to provide art on-site, including associated maintenance, and an additional \$250,000 would be provided to the City for art installations at the City's discretion.

In addition to these monetary benefits, about 37% of the project site is composed of open space or plaza would be open to the public through a public access agreement. The ground uses also would be open and available to the public. Public access would be provided through 1.5 acres of public plazas, five acres of open space, including a trail facing the bay, playgrounds, half a basketball court, grills and picnic tables, among other amenities. The project would also provide spaces for retail kiosks to be operated by East Palo Alto businesses. All proposed community/civic/retail uses, including kiosks, would be provided rent-free for 20 years; however, tenants would be required to pay triple-net or property expenses including but not limited to property taxes, insurance, and maintenance. The co-working spaces would be provided on similar terms. It is also intended that public parking would be available in one or both garages.

Renderings and Elevations



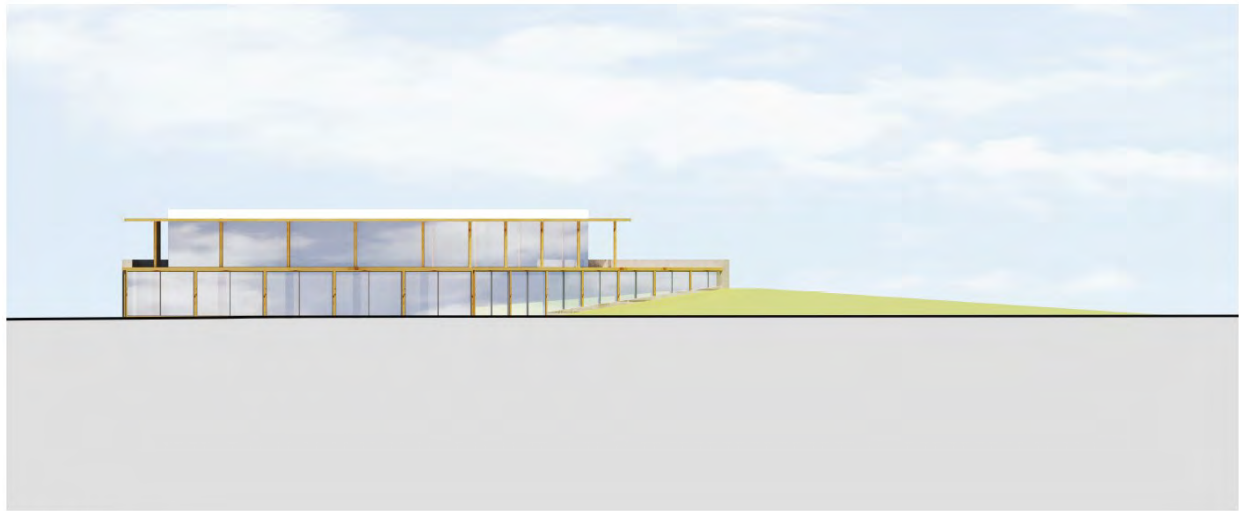
TOP OF STACK	EL. 139'-0"
MECHANICAL SCREEN	EL. 135'-0"
ROOF	EL. 132'-0"
FLOOR 8	EL. 128'-0"
FLOOR 7	EL. 124'-0"
FLOOR 6	EL. 120'-0"
FLOOR 5 / TERRACE	EL. 116'-0"
FLOOR 4	EL. 112'-0"
FLOOR 3	EL. 108'-0"
FLOOR 2	EL. 104'-0"
FLOOR 1	EL. 100'-0"
EL. 14'-0" NAD	

EAST ELEVATION



TOP OF STACK	EL. 110'-0"
MECHANICAL SCREEN	EL. 106'-0"
ROOF	EL. 102'-0"
FLOOR 8	EL. 98'-0"
FLOOR 7	EL. 94'-0"
FLOOR 6	EL. 90'-0"
FLOOR 5	EL. 86'-0"
FLOOR 4	EL. 82'-0"
FLOOR 3	EL. 78'-0"
FLOOR 2	EL. 74'-0"
FLOOR 1	EL. 70'-0"
EL. 14'-0" NAD	

WEST ELEVATION



SOUTH ELEVATION





