

2020 Bay Road

Project ID: DR16-015

Project Type: Mixed-Use Development

Project Status: Design Review

Initial Date Received:

- December 17, 2015 – Preliminary Application
- August 4, 2016 – Formal Application
- August 15, 2018 – Resubmittal
- July 24, 2020 – Resubmittal with alternatives



Property Owner/Applicant (Name of Entity and Contact Person): Bay Road Holdings, LLC

Location/Address(es): 2081 Bay Road

Assessor Parcel # (APN): 063-121-160, 063-121-510, 063-121-500, 063-121-490, 063-121-110, 063-121-120, 063-121-070, 063-121-170, 063-121-390

Existing General Plan Designation: Office and Industrial Buffer

Existing Zoning: Ravenswood Business District – Waterfront Office and Flex Overlay

Existing Use: Undeveloped

Flood Zone: Zone AE and X

CEQA Status: A Administrative Draft Environmental Impact Report (ADEIR) was prepared for this project. Since the preparation of the ADEIR, the project was revised and the ADEIR will be revised to analyze those changes.

Project Details

- **Brief Description:** The project is a mixed-use development consisting of 1,343,292 square feet (sf) of office, civic, retail and business support services. The project includes five 8-story buildings and a waterfront park with a trail and amenities.
- **Project Size (Acres):** 17.2
- **FAR:** 1.78 FAR
- **Total Non-Residential Square Footage**
 - **Office:** 1,276,580 sf
 - **Retail:** 14,000 sf
 - **Civic:** 52,700 sf
- **Total Buildings:** 6 (including 1 parking garage)
- **Total Open Space:** 279,960

- **Maximum Height:** 130' (8 stories)
- **Total Parking:** 4,478 stalls

Applicant Contact: Bill Uhrig, Three Cities Research Managing Partner, bill.uhrig@tcr-ny.com

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STATUS UPDATES

Planning Commission Study Session – March 25, 2019

[Planning Commission Public Hearing – June 24, 2019](#)

City Council Study Session – July 30, 2019



Project Process

The project meets the definition of a Major Project per East Palo Alto Municipal Code (EPAMC) section 18.82.030 A. The Applicant filed for a Preliminary Application ((HR) 15-017)

on December 17, 2015 for a mixed-use project. The Applicant received feedback through community outreach, and Planning Commission and City Council study sessions. This completed the Preliminary Application phase of the project. The applicant then submitted a formal application for Design Review ((DR) 16-015). After receiving additional feedback from the Planning Commission and City Council, the Applicant revised the project and submitted these plans to the City. The project is currently under design review.

Full Project Description:

Site Description - The site is located at the end of Bay Road near Cooley Landing. The site is 17.2 Acres and bounded by Bay Road and Tara Street. Surrounding uses are primarily light industrial, with a PG&E substation across Bay Road, Ravenswood Preserve to the east, and is surrounded by industrial or formally industrial sites. The closest residential neighborhood is approximately 800 feet away along Pulgas Avenue and Bay Road. The Bay Conservation and Development Commission’s (BCDC) 100-foot shoreline band encroaches on the site and totals approximately 1.89 acres. The McAteer-Petris Act establishes the areas for which BCDC has authority, and this includes a shoreline band of land extending inland for 100 feet from the shoreline of the Bay. This area is proposed to be developed as a waterfront park with a trail and amenities as required by BCDC. A PG&E easement runs through the site with overhead electrical wires and utility poles will remain.

Proposed Land Use and Zoning/GP Conformity –

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

USE	PROPOSED	SPECIFIC PLAN	GENERAL PLAN
	Retail / Business Supporting Services	Varies ¹	Permitted, up to 15% of total project square footage
	Park	Permitted	Not mentioned
	Office Use	Permitted	Permitted
STANDARD	PROPOSED	SPECIFIC PLAN	GENERAL PLAN
Max. FAR, non-residential	± 1.78	3	3
Max. Height	8 stories	8 stories above grade	8 stories or 100 feet, whichever is greater
Parking	± 4,500 spaces	Office: 4,250 (1 per 300 sf); Retail and Community Use: 167 (1 per 400 sf) <i>Total: 4,417 spaces</i>	N/A

Site Configuration and Access – The project primarily provides site access from Bay Road, with additional access to the structured parking provided from Tara Street. There is vehicular access provided from Bay Road. A pedestrian promenade starts from Bay Road and opens to the site guiding pedestrians linearly towards much of the site.

Along the eastern side of the property, the project proposes 1.89 acres of waterfront park which includes a trail and picnic tables. Visitors to the site would be able to access the waterfront park through the promenade or through a trail entrance provided by the project on Bay Road. Parking for the waterfront park would be provided onsite but visitors would need to drive through the office park to access it.

In order to activate its portion of Bay Road, the building support service/retail uses would be oriented towards Bay Road along the eastern portion of the property on the ground floor of two buildings along the street. The site would provide a connection from Bay Road to the interior waterfront park providing a

visual connection between the site's park and the Ravenswood Preserve and another community use in addition to the retail uses. A third building along Bay Road would provide civic uses on the first two floors.

Parking/TDM – The project would provide approximately 400 surface level parking stalls for visitors to the site. It is planned that employees would primarily utilize the automated parking structure that would be accessed from Tara Street. This parking structure would provide approximately 4,100 stalls. The architecture of the parking structure would be designed to mirror the design elements of the office buildings. The applicant has provided a Transportation Demand Management Plan (TDM) with a goal of 25% of all employees that would access the site in modes other than single occupant vehicles or would use alternative work hour schedules. The TDM acknowledges that the City is considering adoption of a TDM ordinance that would set the TDM threshold at 40%, which may require that the TDM be revised.

Community Benefits – 52,700 square feet of civic use. The terms of such use have not yet been determined. The 1.89 acre waterfront park will be available to the public but is not described as a community benefit as the BCDC limits what may be developed within its jurisdiction. The BCDC allows water-oriented recreation or public assembly as an allowed use.

Renderings





