

# EPA Waterfront

---

**Project ID:** PRE20-003

**Project Type:** Mixed-Use Development

**Project Status:** Pre-Application

**Initial Date Received:** July 31, 2020

**Mailing Location:** Sycamore Real Estate  
Investment LLC  
2555 Pulgas Ave.  
East Palo Alto, CA 94303



---

**Property Owner/Applicant (Name of Entity and Contact Person):** Sycamore Real Estate Investment LLC

**Location/Address(es):** 151 Tara Street, 264 Tara Street, 230 Demeter Street, 350 Demeter Street, 391 Demeter Street

**Assessor Parcel # (APN):** 063-121-330, 063-121-340, 063-121-320, 063-050-020, 063-050-050, 063-121-200, 063-121-530, 063-121-540, 063-121-030, 063-121-040, 063-121-350, 063-132-020, 063-132-040, 063-121-050, 063-121-060

**Existing General Plan Designation:** Parks/Recreation/Conservation, General Industrial, and Industrial Buffer

**Existing Zoning:** Parks and Recreation; Ravenswood Business District – Flex Overlay; Industrial Transition and Ravenswood Employment Center

**Existing Use:** Mix of existing buildings and undeveloped vacant land

**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 East Palo Alto Waterfront is a mixed-use development in the Ravenswood Business District. The pre-application provides a framework for a project that the applicant intends to develop with input from the community that focuses on wetland restoration, jobs, and residential uses. The project is at a design development stage. To collect feedback the Applicant has undertaken a series of informal community

meetings. Comments from the City on the pre-application are pending formal community outreach per the City's Community Outreach Ordinance.

- **Project Size (Acres):** 52 acres
- **FAR:** 0.77
- **Total Non-Residential Square Footage**
  - **Office:** 750,000 sf
  - **Research & Development:** 550,000 sf
  - **Retail:** 50,000 sf
  - **Civic:** 40,000 sf
- **Residential**
  - **Square Footage:** 260,000 sf
  - **Units:** 260
- **Total Buildings:** TBD
- **Total Open Space:** 36 acres
- **Maximum Height:** 120'
- **Total Parking:** approximately 4,300 stalls

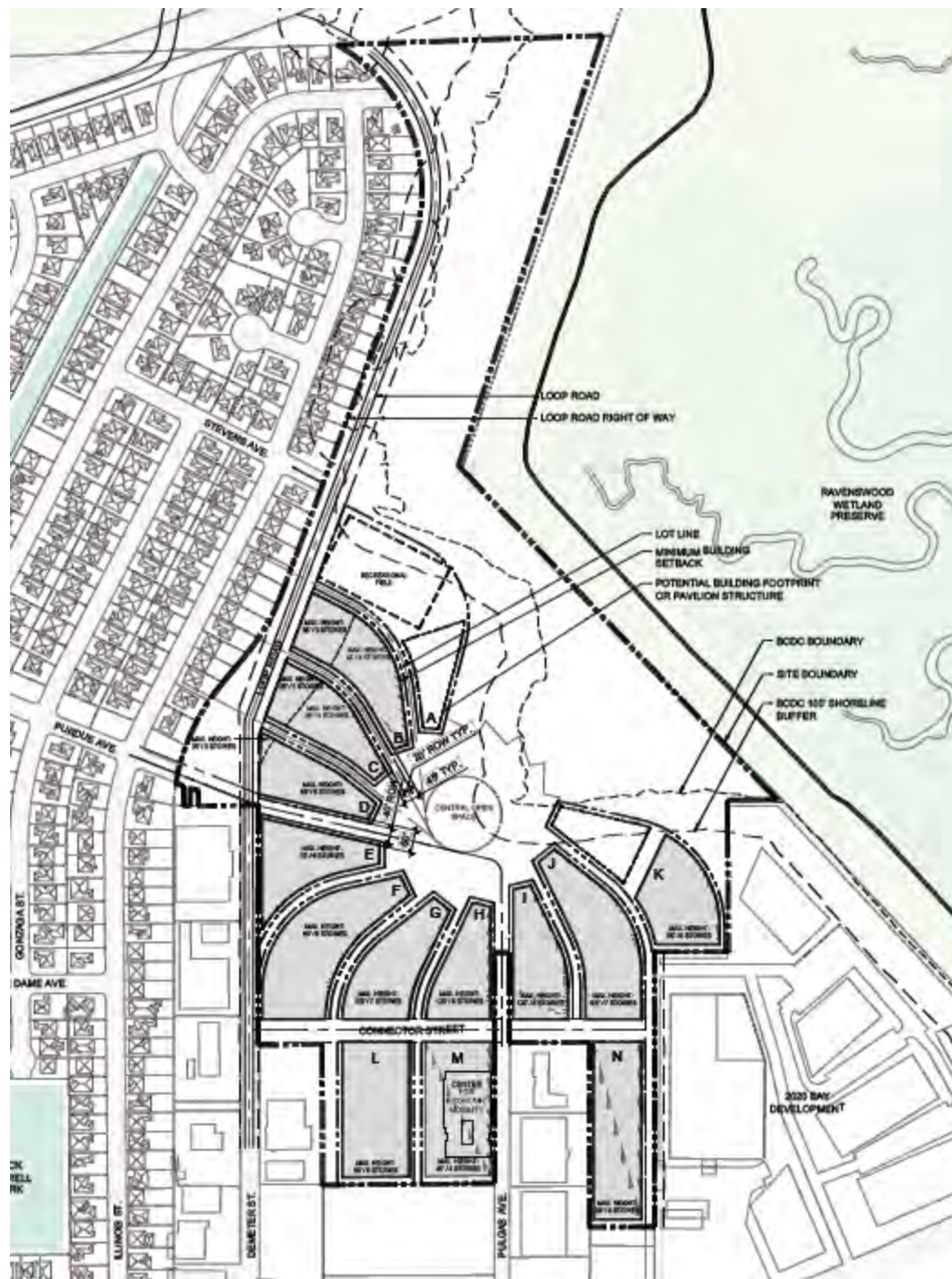
**Staff Contact:** Christopher Dacumos, Consultant Senior Planner, [cdacumos@cityofepa.org](mailto:cdacumos@cityofepa.org), (650) 853-3159; Elena Lee, Planning Manager, [elee@cityofepa.org](mailto:elee@cityofepa.org), (650) 853-3148

---

#### **STATUS UPDATES**

The project is in the very early stages of its pre-application process.









## 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 July 32, 2020 for a mixed-use project, which allows the project applicant to collect community feedback before the formal submittal for land use entitlements. The Applicant has expressed interest in conducting outreach as a part of the Ravenswood

Business District Specific Plan Update process such that these discussions can inform the further development of their project proposal.

### Full Project Description:

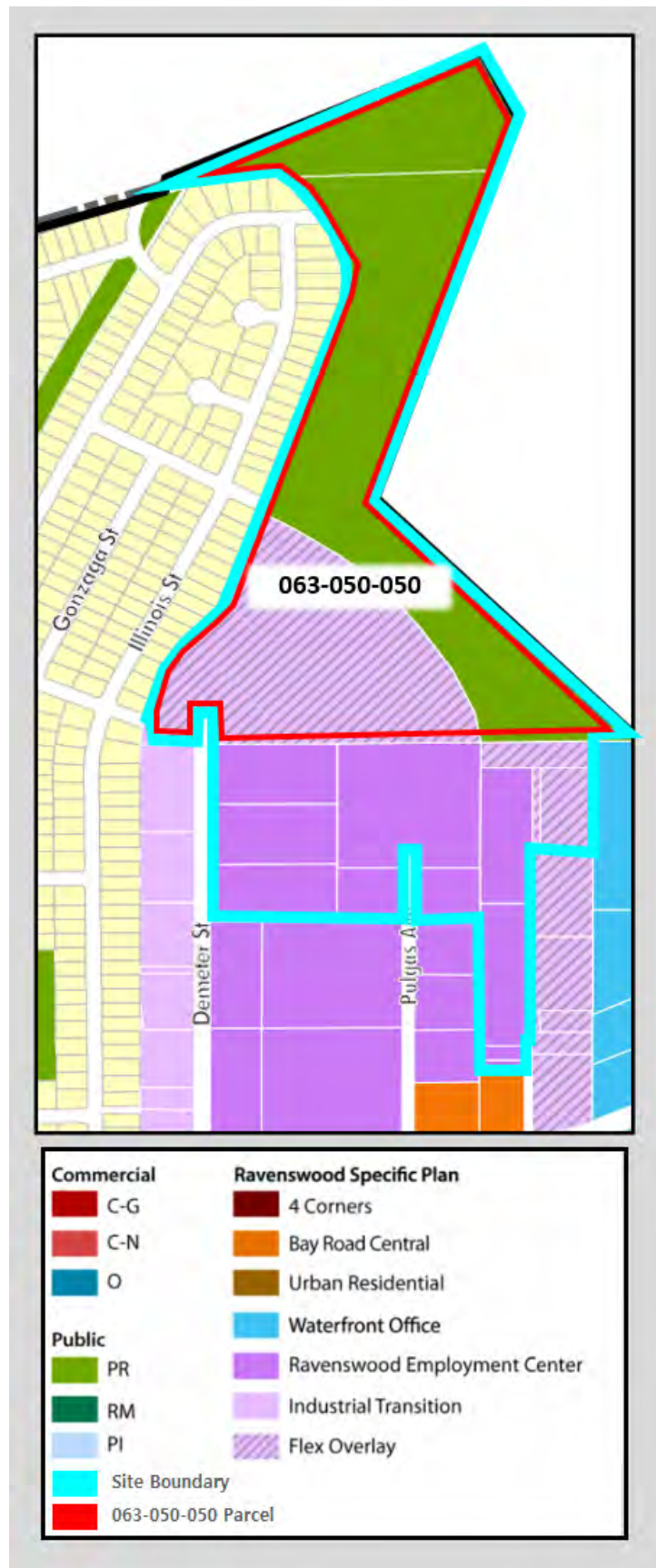
Site Description – The project site is large at 52 acres and includes a significant portion that is limited to parks and/or recreation uses. The northern portion of the project site is planned with open space or recreation uses. The northern portion of the site borders the Ravenswood Preserve on the eastern side and borders low-density residential uses on the western side. The lower portion of the site borders University Village, warehouses, a catering facility and light industrial uses. The lower section of the site is zoned as Ravenswood Employment center and is bordered by Industrial Transition and Flex Overlay zoning designations.

The project site consists of 15 parcels.

### Proposed Land Use and Zoning/GP Conformity –

The project's main categories of uses include residential, civic, retail, office, research and development, open space, and parks and recreation. The project is in the very early stages of design and does not have detailed plans that describe individual buildings such as height, mass or square footage. The current application documents separate the site into three major category of uses: residential, open space/parks, and office/R&D. Interspersed throughout the site are active uses such as retail and civic.

As the image to the right shows, the largest parcel (063-050-050) has split General Plan land use designations and split Ravenswood Business District (RBD) Specific Plan zoning: the northern area adjacent to the Bay is designated Parks, Recreation, and Conservation in the General Plan and zoned Parks & Recreation and the southern portion is designated Industrial Buffer in the General Plan and zoned Flex Overlay. The Applicant proposes parks and open space in the areas with that designation and residential uses with



some ground floor active uses (retail or civic) in the Industrial Buffer/Flex Overlay portion. Residential uses are currently not permitted.

The remaining 14 parcels have General Plan land use designations of General Industrial, and Industrial Buffer. The Zoning is Ravenswood Employment Center, Industrial Transition, and Flex Overlay. Over this area, the applicant proposes offices, research and development, and ground floor active uses (retail and civic), which are all permitted uses. The applicant has not specified the types of civic or retail uses or the specific parcels where such uses would be located.

Site Configuration and Access – The project seeks to focus development attention towards the center of the project area which would be provided as open space. The framework of the site is inspired by the historical flower industry in East Palo Alto and is designed to be similar to the pattern of a flower with each block resembling a petal. Access to the site would be provided from Bay Road to three arterial roads: Demeter Street, Pulgas Street and Tara Street. The Applicant also proposes that the residential portion of their project serve as an extension of University Village so would seek to provide a connection to that neighborhood.

Parking/TDM – To mitigate vehicular traffic within the site, parking is located at the perimeter of the development along arterial streets and the potential Loop Road. The Applicant intends to utilize street calming measures in order to promote walkable and bike-friendly streets. A Transportation Demand Management Plan has not been provided but would be submitted with the project's formal application.

Community Benefits – The Applicant indicates they would provide a fully developed community benefit plan with the formal application. The pre-application proposes a significant amount of public open space that would make the waterfront more accessible, including waterfront trails and restoration of habitat. The application also proposes affordable housing, the specifics of which would be developed in the formal application.

**Renderings and Elevations follow on the next page**











