



EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: May 17, 2022

TO: Honorable Mayor and Members of the City Council

VIA: Patrick Heisinger, Interim City Manager

BY: Amy Chen, Community & Economic Development Director
Elena Lee, Planning Manager

SUBJECT: Ravenswood Business District Specific Plan – Community Benefits and Associated Policies/Programs

Recommendation

That the City Council Provide direction and feedback on:

- Recommended priorities for community benefits from new development in the RBD / 4 Corners Specific Plan area.
- Proposed policies and mechanisms comprising a framework to achieve community benefits desired by the community.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority No. 2: Enhance Economic Vitality

Priority No. 3: Increase Organizational Effectiveness and Efficiency

Priority No. 6: Create a Healthy and Safe Community

Background

Since late 2020, the City of East Palo Alto has been working on an update to the Ravenswood/Four Corners TOD Specific Plan. The purpose of the update is to analyze the impacts of allowing an increase amount of office development and housing in the RBD, develop a framework for obtaining community benefits from new development, and ensure that the new development creates a “complete neighborhood” in East Palo Alto.

To date, City staff and the consultant team have met with the City Council on five occasions to receive feedback on critical topics for the amendment to the Specific Plan. Major decisions made during this time included approving of urban design objectives for the RBD, identifying

two potential increases in office development to either 2.82 million square feet of office space or 3.35 million square feet of office space, and increasing the number of housing units allowed to either 1,350 units or 1,600 units. This is an increase in the total amount of office development and housing currently analyzed in the 2013 Specific Plan EIR (which was 1.4 million square feet of office/R&D space and 835 dwelling units). However, the amount analyzed is below the total sum of the development applications for the RBD, which totals close to 4.2 million square feet of office space. In addition, the City Council directed City staff identify the community's ideas for potential benefits through a broad-based engagement process. Further, since the amount of development being analyzed is less than the total amount of development proposed, a methodology for how to allocate the office square footage will need to be developed and communicated to prospective developers.

As a result, the purpose of this staff report is the following:

- Provide an update on the results of community engagement efforts.
- Describe and receive feedback on the community's priorities for the specific types of benefits that should result from development in the Plan area.
- Describe and receive feedback on the proposed components of a framework to achieve community benefits identified by the community and the City Council.

The staff report begins with an overview of the difference between requirements for all new development in the RBD and "community benefits," which are in addition to the baseline requirements. Following this, the report provides an overview of community engagement activities that have occurred since the February 1, 2022, City Council Study Session, including the community's priorities for community benefits and other outcomes the community would like to achieve as a result of new development, including an increase in affordable housing, ongoing benefits from new development, and increased opportunities for homeownership and local businesses. Finally, the report describes several proposed mechanisms that comprise a community benefits framework, intended to ensure the timely delivery of specific benefits desired by the community to residents of East Palo Alto.

City staff notes that the environmental review process related to this Specific Plan Update has begun, with the release of the NOP (Notification of Preparation) on April 15th, 2022. Public comments were accepted for thirty days, through May 16th, 2022, and a scoping meeting on the NOP was held with the Planning Commission on May 10th, 2022. Staff will present the summary recommendations from this Planning Commission session to Council on June 7th, 2022 as an informational item.

Analysis

Distinguishing between Requirements versus Community Benefits

It is important to distinguish between baseline City requirements for all new development and any community benefits that are in addition to baseline requirements. As was presented at the September 28, 2021, City Council meeting, East Palo Alto has several requirements for new development that address many of the concerns of community members and include the following:

- Inclusionary housing ordinance which required 20% of all new housing units must be

affordable (targeted at a mix of 35-50-60% AMI households).

- A one-time Commercial Linkage Impact Fee that would produce \$33.5 million under Scenario 1 (2.82 million square feet of office space) or \$40 million for Scenario 2 (3.35 million square feet of office space)
- Annual Measure HH Taxes (Minimum of 35% towards affordable housing). This would produce the following:
 - Scenario 1: \$2.5 million annually (subsidizes 275+ units over 10 yrs)
 - Scenario 2: \$3 million annually (subsidizes 325+ units over 10 yrs)
- Annual Measure HH Taxes for “job training”. This would produce between \$4 million and \$4.6 million per year.
- Local Hire for full-time jobs (stated target is 320% local hire)
- One time impact fees for Public Facilities (between \$11 million and \$12.5 million)
- One time impact fees for Parks and Trails (between \$6.3 million and \$7 million)
- One time impact fees for Transportation (between \$25 million and \$30 million)
- One time impact fees for Water & Storm Drainage improvements including improved water pressure between \$36 million and \$40 million)

Additionally, for the RBD, the City has made it clear that major infrastructure improvements are expected to be paid by the new development. For this reason, the community benefits framework will consider improvements related to infrastructure and sea level rise as part of the baseline requirements, with the understanding that greater infrastructure costs reduce the amount of subsidy available for community benefits.

Finally, the new development would result in a significant increase in annual fiscal benefits from through property taxes. The new development is estimated to generate a surplus of between \$14.2 million and \$16.4 million annually.

Any benefits provided beyond the above requirements are considered “community benefits”. These are provided through a negotiated development approval process which will be established in the updated Plan. Since the approval of additional office development is a discretionary act by the City Council, the City may ask for any benefits it wishes to achieve. The potential community benefits from the new development are the subject of the community engagement that occurred in early 2022 and are discussed below.

2022 Community Engagement – Community Priorities

Since the beginning of the Specific Plan update process, the City and Raimi + Associates held multiple events to understand the community’s perspective on development in the RBD. These engagement efforts - which included community workshops in April and September of 2021, meetings with community organizations, and online surveys – identified numerous potential community benefits that could be produced from development. The process also identified several concerns about additional development in the RBD.

Between February and April of 2022, the City and Raimi + Associates held a series of community engagement efforts focused on the identification and prioritization of community

benefits. The engagement activities included:

- An online community workshop on March 23, 2022
- 3 “pop-up” workshops throughout the City of East Palo Alto
- An online survey

This phase of engagement organized specific community benefits into 2 categories – community benefits that require money to implement and community benefits that require physical space. Through the various activities listed above, the project team asked participants to complete budgeting exercises to indicate how space and money should be used in the RBD. These two exercises presented a budget of points that needed to be allocated across a dozen or so benefits. In addition to the formal exercises, staff collected feedback through free responses and comments made during breakout groups and at popup events.

The following is a summary of the highest priority community benefits identified by the community, organized by space and money. Summaries of the events can be found as attachments to this staff report.

Table 1: Priorities for Benefits, for Space

Strong Support	<ul style="list-style-type: none"> • Subsidized space for local entrepreneurs • Affordable housing units • Public parks and trails • Local restaurants • Subsidized space for local community use
Moderate Support	<ul style="list-style-type: none"> • Expanded ecological areas • Larger housing units • Grocery store • PDR/light industrial space • Youth Center • Commercial kitchen • Outdoor sports fields
Less Support	<ul style="list-style-type: none"> • New City Hall/government center • Senior Center • Other

Table 2: Priorities for Benefits, for Money

Strong Support	<ul style="list-style-type: none"> • Workforce/job training • Home ownership funds/programs • Local businesses/startups • 35% AMI housing • Funding for schools (*)
Moderate Support	<ul style="list-style-type: none"> • Wetland restoration • Public recreational amenities • 50% AMI housing • Trees and beautification

	<ul style="list-style-type: none"> • Citywide congestion relief projects • Citywide bicycle/pedestrian projects • Exceeding local hire requirements
Less Support	<ul style="list-style-type: none"> • Neighborhood traffic calming • 1-time donations to community groups • Regional transportation projects • Other

(*) not in original voting matrix

In addition to the voting on specific items, several themes emerged from the engagement activities that form the basis of staff's recommendations on the community benefits framework discussed later in this staff report. The themes identified are:

- Ensure significant benefits are associated with new development and there is "transparency" in the financial benefits provided to developers and obtained by the community. The community felt that if additional development is allowed, the community should receive direct and long-term benefits from the development. Further, the community wanted to understand the benefit that is being provided to the developers to build more office in EPA and then ensure that the City and its residents benefit from the increased value given to the developers.
- Ensure the most important values/priorities identified by the community are achieved. These are listed in the tables above. In addition, through the engagement efforts, the top priorities for community benefits are:
 - **Affordable housing.** The community has defined this concept expansively as support for both a) funding for new and existing home ownership and anti-displacement programs, and b) a mix of new deed-restricted rental housing targeted primarily at 35 to 60% AMI households. Both of these approaches are needed to allow current residents to stay rooted in the City over the long-term and attract residents who left EPA back to the city. New income-restricted apartments built by developers provide a source of low-cost housing that matches actual East Palo Alto incomes, with a range up to 60% AMI to serve returning college graduates and others looking for broader housing choice in the City. Secondly, promoting home ownership is critical to neighborhood and community preservation. This could be accomplished through funding from major projects to enable use of federal programs (such as WISH, AHEAD, or the Home Loan Bank) and to support City programs (such as the Second Unit fund, first time Homebuyer program, and future programs such as for duplex/fourplex lot splits).
 - **Jobs training and education.** The community understands a successful economic future is based around upward mobility for residents and gaining access to a mix of middle- and higher-income skilled jobs. Residents are looking for a consistent upskilling pipeline with elements such as resource centers to equip community members to take advantage of coming opportunities, afterschool classes for children, mentors/training for young adults, internships for high schoolers, then finally leading to subsidized or free incubator spaces for local start-ups/digital entrepreneurs.
 - **Funding for schools.** Residents felt that some funding must go towards improving the schools in the community, and one proposal was to earmark

- money for specific organizations that fund educational opportunities.
 - **Attainable jobs.** In addition to job training and education to reach higher-skilled professions, the community desires access to more immediate job opportunities (a mix of lower- and middle-income jobs that do not require college degrees). This goal could be achieved through a combination of funding and space for local retailers or merchants, trades schools/vocational education, support jobs and ancillary services related to office and R&D jobs, inclusion of ground-floor flex space in developments, and continued light industrial uses in the area.
 - **Subsidized space and funding for local community businesses, organizations, and individuals.** There is strong support for both money and space to be reserved for use by residents and businesses of the EPA community, including but not limited to: existing or displaced small businesses, local co-working space, commercial kitchen space, non-profit space, community events/programs, local sports leagues, local artists, and fabrication/makerspaces. Residents largely indicated that they preferred that subsidized or free space be prioritized for community use rather than use by the local City government. There were recommendations to exclude a new city hall and library from the community benefits since these do not directly benefit residents and businesses and since these can be constructed using the increase in fiscal revenues from the new development.
- Allow the community to be involved in the decision-making process about community benefits. The community would like some input over which benefits are funded by the development, rather than leaving the decision to the City Council.
- Expand the opportunities for “ownership” as a result of the development. The community felt that expanding opportunities for local ownership, including both home ownership and business ownership by residents, was critical.
- Ensure that benefits are sustainable for the long-term. Many community members expressed the view that since impacts continue into the future, benefits should as well. Thus, the community wanted to identify mechanisms to ensure ongoing benefits for the community and have a mechanism for the community to participate in which benefits are funded.
- Create a link between new housing units and office space. The new development will intensify the demand for housing in East Palo Alto. Thus, the allocation of office space should be tied to the production of housing.

These themes form the basis for staff’s recommendations on the “community benefits framework” and the related methodology for allocating office/R&D square feet between potential development projects which is discussed below.

Community Benefits Framework

This Specific Plan update was initiated since more development was proposed in the Plan area than originally anticipated, which offered the City a chance to leverage this interest for maximum community benefits. Council asked staff to create a framework for community benefits as part of the update process. Subsequently, once Council established there would be

less development capacity than the total amount proposed by major applicants (on November 18, 2021), it was clear that a methodology to allocate this limited square footage would need to be created. To achieve both objectives, staff proposes that the updated Specific Plan directly tie the provision of prioritized community benefits to the future allocation of office/R&D square footage. Therefore, potential approaches to square footage allocation will be analyzed first (with a recommendation to pursue discretionary approaches), and then additional benefits “prerequisites” and “policies/programs” will be discussed.

The proposed Community Benefits Framework is composed of the following components, each of which is detailed below:

Prerequisites. Require all development projects to meet the existing requirements that apply to new office/R&D development in the RBD, including all of the requirements listed above (e.g., Measure HH, impact fees, etc.) plus any additional requirements approved by the City Council through the Specific Plan update process. Several potential prerequisites are discussed below.

Financial Transparency. Staff is recommending that the City add a requirement for major office/R&D projects to conduct consistent and clear financial analyses in order to: a) confirm the value of proposed community benefits, and b) determine whether proposed benefits are adequate relative to the development rights granted to ensure that the community is benefiting sufficiently from any square foot allocation.

Jobs/Housing Linkage. Staff is recommending that the City create a new requirement to build/produce new housing based around a numerical linkage to office/R&D square footage. Staff is proposing three elements of a linkage program:

1. Keeping the existing linkage fee (\$12.81 per square foot, which can be satisfied through building affordable units on or off-site, donating land, converting existing housing to affordable units, or paying fees);
2. Adding a new job-housing linkage requirement that can only be satisfied by building/producing housing units on-site at a specific minimum ratio (with off-site units allowed for highly contaminated sites) and;
3. Counting additional production or support for housing beyond these requirements towards a project’s community benefits evaluation.

Office Allocation Methodology. There will be an allocation methodology to ensure that maximum community benefits are achieved in exchange for the allocation of office/R&D square footage based on an approach that promotes the benefits that the community has said are most important. *(Note that regardless of the process, staff assumed the 2020 Bay Road project will move through the process first, since it was first to submit an application. The following methodologies would be based on the “residual” amount of office capacity after 2020 Bay Road’s approval process).* There are generally three approaches to how the office square footage can be allocated. The first is based on a formula that divvies up the square footage between the four major projects based on either the amount originally proposed or the total development capacity for the project area. The second is a purely discretionary approach where projects compete for all of the office square footage. The third is a hybrid approach that allocates a minimum amount to each project and the remainder is through a discretionary process.

Discretionary Evaluation Criteria for Community Benefits. In order to ensure that the highest priority benefits are provided to the community with the development projects, the

framework will include a set of explicit, ranked criteria to guide structured and consistent evaluations of project's benefits by Council. The evaluation criteria will be either a point system that normalizes dollar value of benefits (X dollars, units, or square footage of community space = X points) or expected \$ value of benefits contributions per square foot (by category). More points or higher \$/square foot thresholds would be associated with the highest-priority benefits, ensuring that the community's key priorities are delivered.

Development Reserve. City staff is proposing to reserve some of the development capacity for future, unknown projects. This would ensure that additional development or property owners could build office/R&D space in the RBD in the future. The proposed office/R&D "reserve" size is roughly 5% of the total development capacity.

Additional Framework Mechanisms. In addition to the above recommendations, City staff is exploring a few additional components for the community benefits framework that will achieve outcomes desired by the community. These include:

- **Front-loading of Benefits.** To combat fears about promised community benefits not materializing, the Specific Plan may require delivery or payment of some portion of total project community benefits before certificate of occupancy.
- **Ongoing Revenue Stream for Community Benefits.** Staff is exploring a variety of mechanisms to create a revenue stream to fund community benefits over the time, not simply one-time donations during project approval. This could be accomplished by collecting funds from development projects to start a revolving loan fund, using a portion of the increase in City fiscal revenues to fund benefits on an ongoing basis, or collecting penalties for not meeting requirements (i.e., local hiring targets or TDM) to fund ongoing benefits.
- **Community Entity to Guide Decision-Making on Benefits.** During the engagement process, residents expressed a strong desire to be part of the decision-making process to determine which community benefits are funded now and over time. One recommendation is the develop an "Ad Hoc" committee comprised of representatives from local organizations to recommend benefit programs to the Council for final approval. Other approaches will also be considered.

Discussion Questions and Recommendations for Council

1. **Benefits Priorities:** Are these the right priorities? Does the City Council wish to amend or alter the prioritization of benefits we've developed with the community?
 - Staff recommends accepting the ranked list of community priorities as the input to the benefits framework for judging future project applications.
2. **Community Benefits Framework:** Are these the right components for the Plan framework? What is missing? Which ones do you have concerns about?
 - Staff recommends continuing to explore and expand these proposed policy approaches and returning to Council with more implementation details in July.

Fiscal Impact

There are no fiscal impacts associated with the items discussed in this staff report. Any final decision made regarding the financial mechanisms in the Specific Plan area may

have fiscal impacts to the City, to be discussed at that time.

Public Notice

The public was provided notice by making the agenda and report available on the City's website and on a bulletin board located at City Hall: 2415 University Avenue, East Palo Alto.

Environmental

The action being considered does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Attachments

1. Summary of 2022 Community Outreach Activities related to the Plan Update

Attachment 1: Summary of Community Engagement

Part I: Workshop #3 Summary (3/24)

Part II: Summary of Online Survey

Part III: Summary of Pop-Ups



Ravenswood Business District / 4 Corners Specific Plan Update

Part I: Workshop #3 Summary (March 24, 2022)

Introduction

The City of East Palo Alto hosted its third community workshop for the Ravenswood Business District (RBD) / 4 Corners Specific Plan Update on Thursday, March 24, 2022, from 6:30pm to 9:00pm. The focus of this workshop was on community benefits, including prioritizing benefits that could be provided by new development projects in the RBD. The workshop included an overview presentation, smaller group discussions in Zoom Breakout Rooms, and a group discussion complemented by polling and budgeting exercises. In total, a maximum of 95 people attended the workshop, but this number fluctuated since people joined and left throughout the meeting.

This workshop was held virtually with participants logging in or dialing in by phone to an online Zoom meeting. Spanish interpretation services were provided during the meeting. Recordings and digital copies of the workshop materials were later posted on the project website: <https://www.cityofepa.org/planning/page/ravenswood-business-district-4-corners-specific-plan-update>

A copy of the presentation and video recording in Spanish are also online. [Para leer los comentarios del taller en español, consulte el apéndice al final.](#)

Meeting Agenda

The workshop began a formal presentation by the consultant team (led by Raimi + Associates), followed by smaller group conversations in breakout groups. The evening concluded with a large group conversation, a final budgeting exercise, and a group Question and Answer session. The agenda of the meeting was as follows:

- (6:30p) Welcome & Introduction by Mayor Abrica
- (6:40p) Overview Presentation
- (7:30p) Small Breakout Group Conversations
- (8:30p) Report Back and Group Discussion
- (8:45p) Final Budgeting Activity, Next Steps, and Final Questions

Profile of Meeting Attendees

A voluntary, online poll was conducted at the start of the workshop to better understand who attended the meeting. These questions drew an average of 44 respondents (out of approximately 60 attendees at the time the poll was taken):

- Approximately half of the respondents were residents (of RBD or East Palo Alto)
- One-third of respondents have lived or worked in the City for more than ten years
- Nearly all of the respondents had participated in previous events such as public workshops, office hours, or City Council meetings

The following figures provide the detailed results of the polling activity.

How would you describe yourself? (Select all that apply) ¿Cómo se describiría? (Seleccione todas las que apliquen)

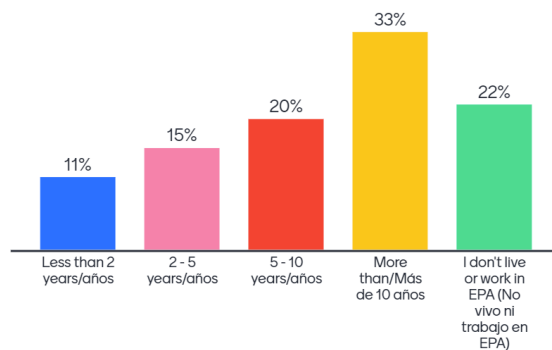
Mentimeter



43

How long have you lived or worked in East Palo Alto? ¿Cuánto tiempo ha vivido o trabajado en East Palo Alto?

Mentimeter



46

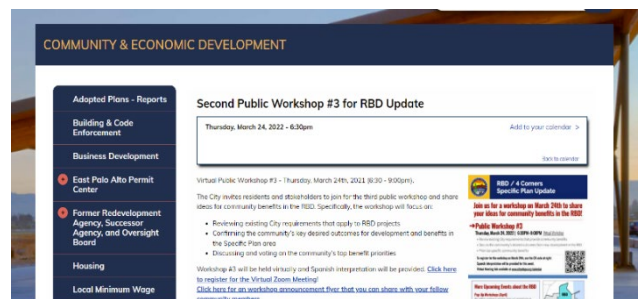
What project events have you participated in previously? ¿En qué eventos ha participado previamente?



Outreach & Noticing

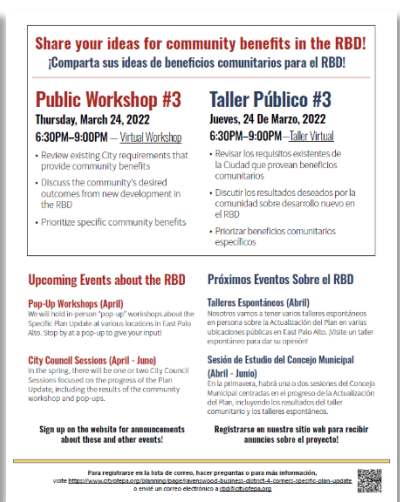
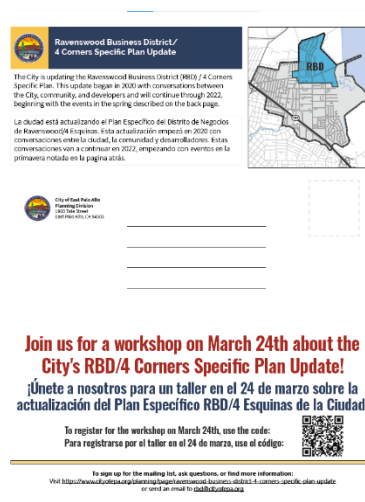
Public noticing for the workshop began in February 2022. Digital announcements and materials were posted on a variety of forums, including:

- Via email as a newsletter blast to a large database of community members
- On the City calendar and website
- On City of East Palo Alto social media sites
- To business owners, organizations, and schools in and around RBD / 4 Corners
- Announcement on “East Palo Alto Neighbors” Facebook page
- Targeted Facebook ads



In addition to digital noticing, physical noticing was conducted including:

- A physical mailer that was distributed to every permanent address in the City of East Palo Alto
- An updated notice board installed at the corner of Bay Road and University Avenue
- Flyers posted around the RBD



Workshop Summary

Presentation Highlights & Key Takeaways

Raimi + Associates, project lead for the Specific Plan Update, took the audience through a presentation that covered a range of topics including:

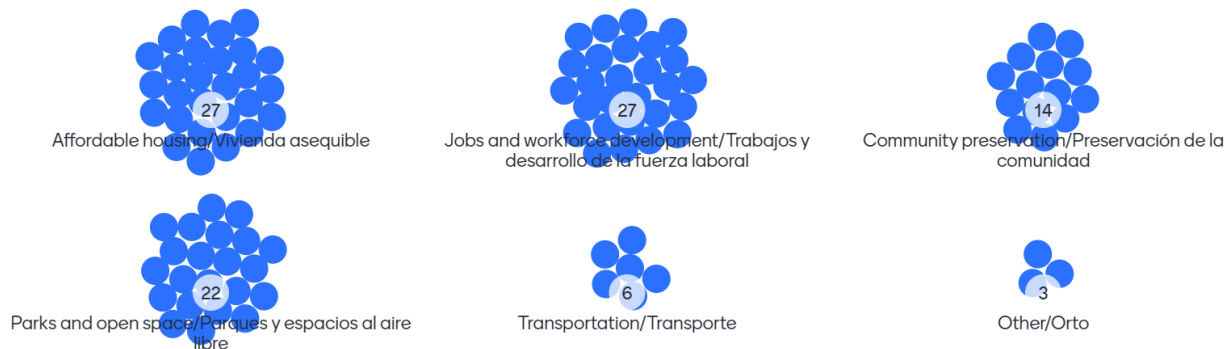
- A recap of the 2013 Specific Plan, including the vision, project goals, and development assumptions;
- Updates and highlights of the work to date, including previous engagement events, major council direction including the two study scenarios, and project timeline;
- A summary of the existing baseline community benefits structure, highlighting current local mandates, impact fees, subsidies, and their relation to the two scenarios selected by Council;
- Identifying priorities for other community benefits in addition to the baseline, and trade-offs from both a spatial and financial perspective.

Input on community benefit priorities from the meeting participations was obtained in three ways:

1. A poll asking participants to prioritize which “category” of community benefits was most important to them.
2. Small group discussions where participants were asked to discuss and provide comments on the specific community benefits identified thus far in the community engagement process.
3. A poll asking participants to prioritize specific community benefits divided into 2 categories: 1) benefits that take up “space” in the RBD, and 2) benefits that cost “money.”

Category Prioritization Exercise

At the conclusion of the presentation, participants were asked to identify their two most important community benefits from amongst five categories. The results showed an equal split between **affordable housing** and **jobs and workforce development** for the top choice, while parks and open space received a similar number of votes:



Breakout Group Discussion Results

Following the formal presentation, attendees were divided into four smaller groups, each group facilitated by staff or members of the project team. These breakout groups were not recorded to maintain participant anonymity.

The purpose of these discussions was to provide an opportunity for community members and stakeholders to react and respond to topics introduced during the presentation, and most importantly share their own insights regarding the different benefits, and the priorities that the city should consider when evaluating potential development projects. To guide the conversation, breakout groups were organized around five key topics: Affordable Housing; Jobs and Workforce Development; Community Preservation; Parks, Open Space, and Conservation; and Mobility. The following guiding questions were asked for each topic:

1. Are the desired outcomes identified in the presentation correct? What's missing?
2. Are the priorities related to space and money identified in the presentation correct? What's missing?
Which of these benefits are most important and why?

Specific feedback from the breakout groups can be found in the [Appendix](#).

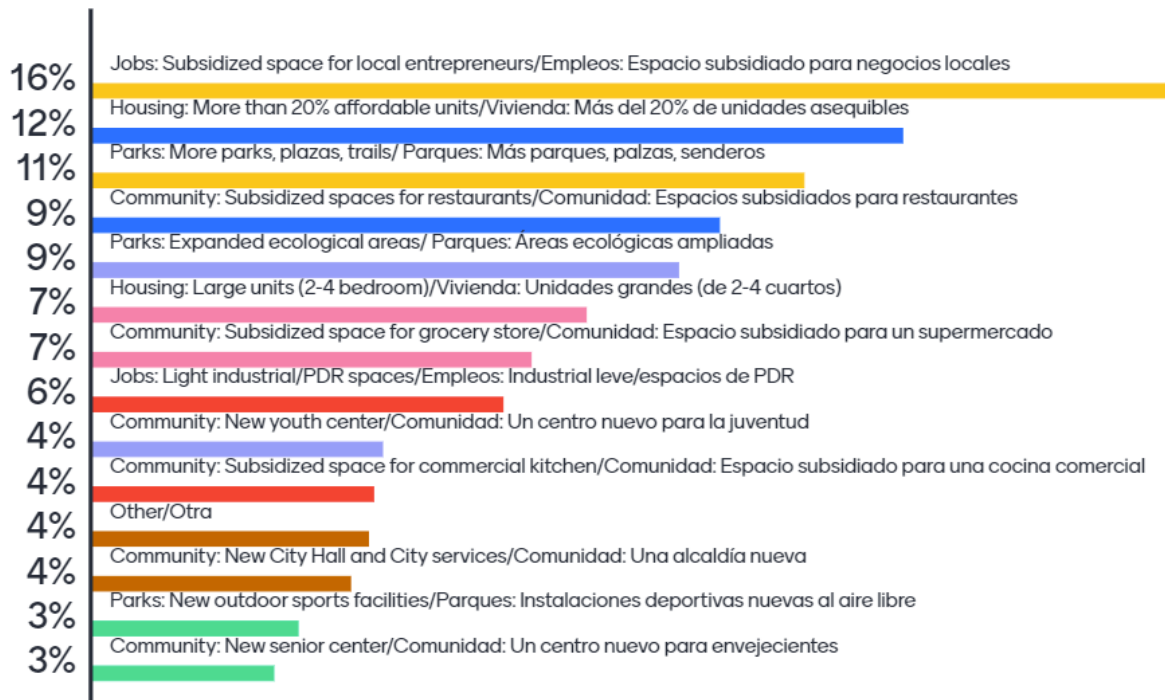
Several key themes emerged from these discussions:

- **Overall value and fairness.** The community wanted to better understand how much developers will make from the city allowing additional development in the RBD, and what is the fair allocation of benefits for the community in relation to that amount. This would help some residents decide how best to prioritize amongst various benefits and ensure that the City and its residents directly benefit from the new development.
- **Deeply affordable housing.** Affordable housing emerged as a key priority, with strong support for the deeper levels of affordability, especially 35% AMI. There was some differing opinions regarding the size of new housing (the ratio between studios, 1-bed, 2+ bed). Some felt that more family and multi-generational housing was needed while other thought that smaller units for young professionals is missing in EPA and therefore should be built in the RBD.
- **Building community wealth.** Home ownership was discussed as a key building block for the EPA community to truly share in the wealth creation of RBD development, and as a way to ensure long-term stability in the neighborhoods.
- **Lifelong pipelines to employment.** Access to well-paying jobs is critical to the health and welfare of EPA residents. Starting in youth and moving through adults, participants expressed that developers in RBD should actively provide opportunities for education and internships/apprenticeships. Others requirements including free training, pilot hiring programs, and stricter local hire expectations were also highlighted by participants.
- **Spaces for activities that residents want to pursue.** Discussions concerning jobs and workforce development emphasized a strong preference for physical spaces within RBD that could accommodate new or displaced local businesses and workers, but especially the wide diversity of potential businesses unique to EPA's residents.
- **Developer accountability.** The community wants to be sure that the businesses that move into new buildings are accountable to the agreements made with the developers of the properties.
- **Parks and mobility** were covered in less detail, but comments included sensitivity of new open spaces to wildlife, fostering safe and accessible public spaces, and considering fees to mitigate traffic concerns.

Final Polling

After the breakout group sessions, one final polling exercise was conducted where participants were asked to identify their priorities for community benefits using a 100-point budget. Using Mentimeter, individuals were asked to vote on the specific community benefits that were most important to them. As was mentioned above, instead of voting by topic, the final poll organized the list of community benefits into 2 categories: 1) benefits that compete for physical **space** in the RBD; and 2) benefits that compete for **money** from development projects. The following tables summarize the results of this prioritization exercise.

Space/ Prioridades - El espacio



As is shown above, jobs and housing are the most essential benefits for this community. This is consistent with the results from previous community engagement efforts. Participants in this workshop expressed that they would like to see developer-provided and subsidized space in the RBD / 4 Corners used for:

SPACE	
Received the Strongest Support	<ul style="list-style-type: none"> Local entrepreneurs Affordable housing units Public parks and trails Local restaurants
Received Moderate Support	<ul style="list-style-type: none"> Ecological areas Larger housing units Grocery store Youth Center
Received Lower Support	<ul style="list-style-type: none"> Commercial kitchen New City Hall/services Outdoor sports fields Senior Center Other

Money/Prioridad - Las finanzas



Similar to the first exercise, jobs and housing again emerged as the most essential benefits for this community. Participants in this workshop expressed that they would like to see money/financial resources allocated in the RBD / 4 Corners towards:

MONEY	
Received the Strongest Support	<ul style="list-style-type: none"> • Workforce training (jobs) • Local businesses (jobs) • Home ownership (housing) • 35% AMI Housing (housing) • Wetland restoration (parks)
Received Moderate Support	<ul style="list-style-type: none"> • Public recreational amenities (parks) • 50% AMI Housing (housing) • Trees and beautification (parks) • Citywide congestion projects (transportation) • Citywide bike/ped projects (transportation)
Received Lower Support	<ul style="list-style-type: none"> • Exceeding local hire (jobs) • Neighborhood traffic calming (transportation) • Donation to community groups (community) • Regional transportation projects (transportation) • Other

Appendix

Affordable Housing

Are these the right outcomes? What's missing?

<p>Utilities and the infrastructure are the starting point. Work with the districts and companies (i.e. water) that will serve the community.</p>	<p>Will AMI still be based on the County's measure? Would like it to be tracked the City's AMI</p> <p>- Would be a City decision overall</p>	<p>Provide housing at varying levels and types that are opportunities for individuals/families at different points (i.e. cycle housing)</p>	<p>mix of housing types (single, multi family), access to housing (ownership opportunities at all income levels, deed restricted rented), and mix of income/affordability are necessary to include</p>
<p>Numbers don't match for cost of living and AMI numbers. Vulnerable people are being missed due to numbers. Should also have chart for family size versus income and how it correlates with AMI. this would give context to what is affordable.</p>	<p>There has to be a component of what the economic mobility plan is to help support residents access housing opportunities and a pathway towards ownership</p>	<p>university village neighborhood is primarily single family homes, certain areas could be more dense (duplexes?), increased density should meet the characteristics of the area</p>	<p>Diversity is important. Need to give opportunity to young people to work and live in EPA. Need to mitigate traffic and have enough housing. Need greater number of diverse housing. Need balance of affordable and diverse housing. Provide housing for working population. Need to look at categories. Also need to look at future needs. Housing needs to match proposed nonresidential growth. Need to provide homeownership opportunities.</p>
<p>Not enough housing for everyone. If we know how many people are in each category, then can understand the need. Would like to understand meaning of first three bullets. Need housing for homeless, young college graduates who are returning home. Should also try to address housing needs for those just above.</p>	<p>is this housing Q focused on RBD or on the city? A-tonight's convo is focused more on RBD but other topics do need to occur at a larger, comprehensive level</p>	<h1>Senior housing</h1>	<p>Wondering about ownership numbers. Ownership is a wealth builder. Need to address lowest AMI and also accommodate home buyers who want to be in EPA, encouraging diverse population.</p>
<p>Important to understand what is the potential for contribution from developer.</p>	<p>To document the actual displacement that occurs and think about how to provide opportunities that who have been displaced from EPA could have a pathway to return.</p> <p>Go back 5 years</p>		<p>There should be a consideration for length of residency in EPA regarding the examination/consideration of displaced persons.</p>
		<p>There is a need for the missing middle (returning college students).</p>	

**Is there anything missing for this category?
Which benefits are most important, and why?**

multi-generational housing

be specific about affordability - what income levels does that include?

Wealth building so that housing could be afforded throughout one's lifespan

How will the parking be set up for these units? What is the ratio of units per acre for the Four Corners Project

having units allocated for lower income, median income + senior units

want to see more low, very low income home ownership opportunities within the developments --> can allow residents to live here more long term and add to the community

Is this addressing all Four Corners Project? If so, we are not fighting for more (i.e. is a low number).
Housing was the number one priority of the participants tonight, yet the number of housing provided is low.
I'd love to see a graphic of how much housing is being offered at each individual location (good for visual people).

Housing for more people would create more traffic/less parking. We need to think about preservation/beautification.
Is the housing going to be in the RBB area? That's confusing.
Housing in Whiskey Gulch would be ideal. Building up would also be helpful and expand the tax base.

nice to have community services, markets along with the housing development (community-serving mixed use)

the low income units need to accommodate current residents, not just reserve a few units for low income families/people

What is the community gaining? How much?
Housing and education are interconnected. Shouldn't be a versus situation.
How much are the developers gaining and how much is the community gaining?

Are there programs / community benefits that could provide assistance for families or individuals to stay in the community.

development should have more mix of income levels and people, shouldn't consolidate one section by itself - always best to mix affordable with low income, seniors - more intergenerational and diversity of income to create better understanding between each other

Is this affordable housing going to be limited to a certain amount of years for low income people? Will the housing later become market rate?
Will this be sufficient profit for developers?
What can be done to help the people who were displaced and the low income EPA natives, especially those with children?

want more low income housing that is reserved for long time residents with AMIs below 50% (extremely low, very low)

Jobs & Workforce Development

Are these the right outcomes? What's missing?

<p>I want to second that funds for ownership should be prioritized to assist home purchase</p>	<p>What is the value that developers are creating and the approved zoning changes? Address how the proposed changes translate into value for the community.</p>	<p>Important to talk about who has access or priority for the housing. All housing</p>	<p>Education and training to support local community's ability to build careers</p>
<p>How long are the waiting lists for these housing units</p>	<p>Have to discuss what are steps needed for people to qualify for jobs and access higher paying jobs. Need some type of commitment to employ local population. Make pathway to jobs and wealth accessible to EPA residents.</p>	<p>Gap of multigenerational approach. Need to address connections between jobs, housing and needs of multiple generations - kids through seniors.</p>	<p>Focus on jobs and workforce development will help ensure people stay in the community.</p>
<p>Economic mobility and potential starts in youth. There should be value at different points in people's lives so that they could access different job opportunities.</p>	<p>Will there be a program to connect/introduce residents to jobs/opportunities. Will there be programs be available to help contractors how to access jobs and resources to allow them to grow. Money is important, but also need assistance to guide the companies.</p>	<p>have teacher, firefighter, police and people that work in East Palo Alto, house, so they work where they live.</p>	<p>There are not major concerns that need to be fixed and the goal is to create more jobs for the community. Keep using the incentives to attract other housing efforts as well as create housing and workforce training all around the region. The city has to make sure the housing is not in a bad location. - Interviewee Who is going responsible for youth training, what about making people that are the quality of jobs and opportunities? - Interviewee How much is the cost of the housing development for the development? How the cost is shared for the housing? - Interviewee Continuation of the job and workforce development is important for the residents of the area and to get the job and workforce development. What are the commitments to local jobs to assist in continuing the regional housing and workforce development? How about the housing and workforce development? - Interviewee</p>
<p>More direct connections to regional employers, more than just job training</p>	<p>Need money to strengthen existing partnership to allow people to access the pipeline. This will prioritize opportunities for local residents.</p>	<p>In order to have opportunities it is important to provide exposure to youth, more verticality through the process</p>	<p>Need to look at how to make developers accountable after projects are developed. Require developers to incorporate the commitments into the leases.</p>

need to address how students will travel to school from the new housing developments, already have to drive to bus stops

What is the criteria for the workspace?

from chat: Work in community engagement and families ask that any new construction units should include childcare facilities and adult daycare.

Can we make office space open to the public and community friendly?

developers have a responsibility to create more jobs and those displaced from the whiskey gulch - re-establish the trust with community

necessary to create solutions at the systems level that connect mobility, jobs, and housing

new non-profit for school drop-offs starting up

We need more space for local startups and nonprofits. Can we make it clearer how the space is divided for the community i.e. # of units/sqft? Can this be delivered prior to development? Can this space be held long term?

Office space should be prioritized for local residents and publicly accessible.

the previously stated concern of existing traffic issues and traffic impacts from potential RBD developments - any solutions to cut down travel time, especially for workers and families, would alleviate traffic concerns

from chat: Whiskey Gulch redevelopment is entirely different from the Ravenswood redevelopment with HD & Ikea

There should be a path for small businesses to grow to medium and large size. The spaces available will shape these outcomes.

A pilot program with many of the large companies to train residents so that they could obtain jobs to afford to live in the community

Jobs can be created. But local population may not qualify for those jobs. Need program to help people find/create opportunity for jobs and growth. Should have mix of job types/housing/incomes.

Need to address economic development. Project needs an economist who will show research what has failed and produce solutions to address real needs. Need more home owners and entrepreneurs. How can it be made sustainable and more diverse. How can we train the people and connect them to the jobs around us. Should leverage JobTrain. Need equitable and diverse community to reflect residents. Follow through on commitment.

the issue of childcare needs to be addressed - if with the housing developments, would alleviate some traffic issues

Is there anything missing for this category? Which benefits are most important, and why?

Implement a policy to first source local hires.

Emphasize the importance of the outcome of when people cannot afford to stay in the city in order to say that access to well paying jobs is important.

Think about the tech jobs we want.

What will the quality of the space be like? Should be state of the art.

Have developers purchase/hire locally

Entrepreneurship. Consider ways the City can support small businesses, including residents who are undocumented.

Coordinate efforts and policy discussions between city council and these outreach events

How can the lawn spaces of office spaces be made publicly accessible

Entrepreneurial Accelerator Programs!

We cannot forget the people from our community who are coming out of the criminal justice system that return home and will need job opportunities.

Have first source hiring within the City (i.e. city employees, contracts)

Job training programs are also important to remain competitive against other cities.

Commercial space where home based businesses could go to work

Leverage academies to train/educate/prepare the community

How can we think about access to loans/capital for small businesses?

How does this section address concerns around public k-12 education quality?

need creative solutions from multiple perspectives within the planning process, not just the engagement process

We don't have banks/are underbanked.

generational wealth - how can be partner with the cities to achieve more of this?

could have a guarantee/set time of worker tenure to get and keep their jobs in the new businesses (including retention with the Exceed required local hire benefit)

Will the wages be acceptable for living in the peninsula?

if seeing new businesses come back or creating business opportunities for current residents would be great

create a space where there are opportunities for small businesses to have short-term leases, can move onto other spaces for longer-term leases? have a shared space (maybe catering/commercial kitchen)

What kind of jobs are we training the community for and will that translate into job opportunities to be able to afford to stay in the community.

need better career education so residents have access to better jobs, especially at the companies that are in RBD

many companies have their own kitchen, but those that don't have it then have employees who go out for lunch. if kitchens are limited, can create more food businesses within walking distance and bring them out into the street

Connecting people to EPA businesses that creating opportunities in EPA like the business creating modular homes.

would love to see businesses see more local hires

Community Preservation

Are these the right outcomes? What's missing?

Need space owned by community. Need space in appropriate areas best for community. Should have space for small businesses, more than just nonprofits. Make community a destination place. Need to bring vibrancy to EPA. Provide space for community to grow and develop. Make this place a destination for the region.

Is Sandhill still proposing library and park?

Need area for young people. Provide space for activities and involved in the City.

Is there anything missing for this category?
Which benefits are most important, and why?

Composting at Fresh Approach site. Opportunity for sustainability business and for EPA.

Difficult because these are all priorities. Developers cannot just provide minimal benefits. Have to focus on building in a way that East Palo Alto will gain and support the community in the long term.

Want to see vibrant plaza. Inviting place for people to access resources/goods and socialize. Need bigger senior center that offers a range of resources. Can existing service centers be made more attractive, larger, improve services. Want EPA to be a community for diverse range of people. Would also want more art opportunities and educational resources.

Need projects to give a sense of place. The place will have the framework to give a sense of place where people have stake in/feel connection to. Can help to define a city. This city is a melting pot. Need to build to enhance these qualities. Can't get it all in one place, but good to build space to develop over time.

I agree - having a downtown/Main Street/plaza again is a priority

Marginalized folks are often segregated from centered folks. We should build spaces that force the two to interact. If a tech company is on the fourth floor of the building, a job training program should be on the third floor for example where low wage folks are being trained and interact with those who can hire them

Legitimate solutions that address the systemic oppression that keep marginalized people marginalized, not just short-sighted solutions that just help marginalized people continue in marginalized conditions

For community benefits, please consider space for the Community Archives Project, as well as space for outdoor learning, festivals, film screenings, and bbq.

For community benefits, please consider space for the Community Archives Project, as well as space for outdoor learning, festivals, film screenings, and bbq.

Parks, Open Space, and Conservation

Are these the right outcomes? What's missing?

from chat: Have the city control the drive thru traffic now, before they start any developments. I would love to see the open space untouched. I live on Illinois st and I see the level sea rise and all the wild life.

are the parks and open space plazas within the developments? the slide includes 25 acres but what is the open space exactly referring to? A- some will be dependant on the site (wetlands are more relevant to those near coast for example)

Important community benefits be front-loaded if the community wants. will the benefits be reserved forever? city needs to make it clear that the public spaces are open to public use, not just the companies

How do we make this space accessible to the public but also prevent homeless encampments?

Might preservation efforts stifle EPA's potential?

Is there anything missing for this category?
Which benefits are most important, and why?

How can we preserve wildlife, habitats, limit sound, and keep trees?

We don't need more parks as we have parks that aren't being fully utilized, rather we need trees versus more open space.

We need to upkeep, manage, and keep safe the parks

Yes, we also need to save our valuable life that lives in our baylands and marsh lands. They keep the oracle system in tack and we depend on them for the reason...even when we think little of them.

Mobility

**Is there anything missing for this category?
Which benefits are most important, and why?**

Housing for more people would create more traffic/less parking. We need to think about preservation/beautification.

Collecting fees on parking spaces regardless of whether or not they are used in projects that are constructed.

Impose fees if traffic or construction result in greater impacts.

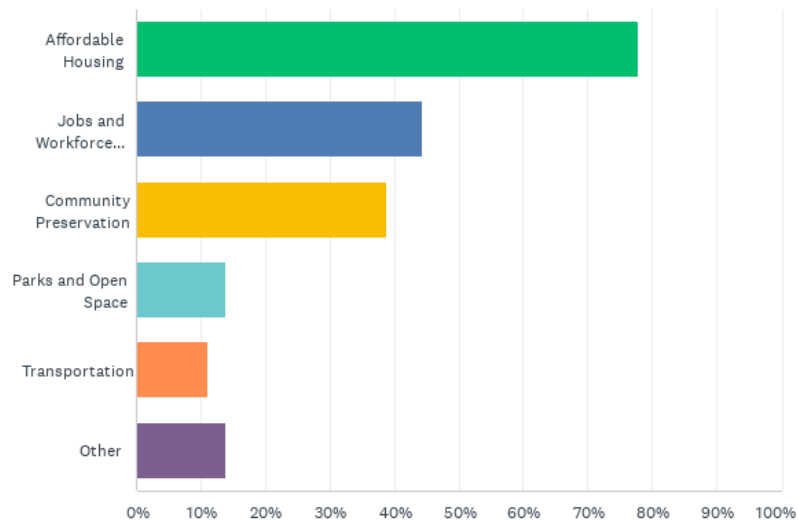
Part II: Summary of Online Survey

An online survey was conducted through SurveyMonkey to provide an opportunity to residents to provide feedback who could not attend the virtual workshop or the in-person workshops. Approximately 40 respondents were recorded, and feedback generally mirrored the results from Workshop #3, with a few differences:

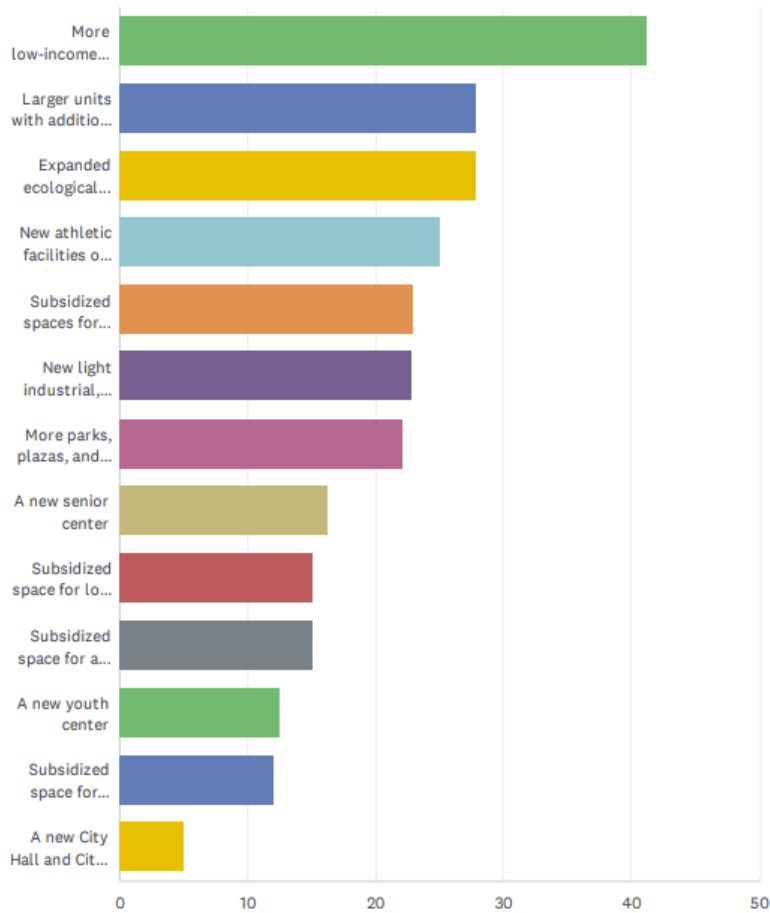
- Greater interest in wetlands restoration
- Higher vote totals for subsidized commuter shuttles
- More support for creating (larger) units with more bedrooms

In the online survey results, the choice of the most important benefits categories was aligned with other results, with #1 Housing, #2 Jobs and Workforce, and #3 Community Preservation.

Q1 What are the most important community benefits that should be provided by development projects? Please select your top 2 priorities.

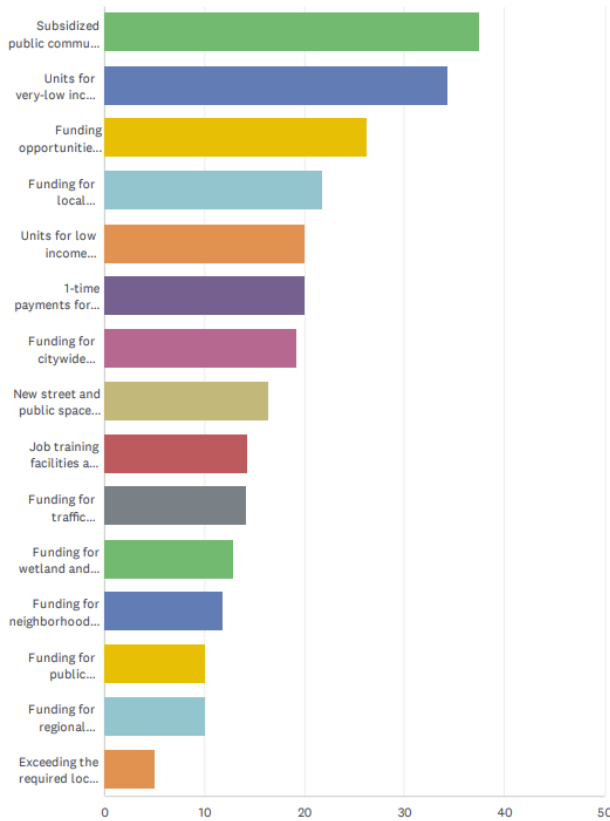


Voting Results for Space:



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
More low-income housing units	41	990	24
Larger units with additional bedrooms to accommodate diverse EPA household needs	28	390	14
Expanded ecological areas and natural space	28	195	7
New athletic facilities or a large sports field	25	50	2
Subsidized spaces for local start-ups, small businesses, and entrepreneurs	23	390	17
New light industrial, production, distribution, or repair spaces	23	160	7
More parks, plazas, and trails	22	200	9
A new senior center	16	65	4
Subsidized space for local restaurants	15	165	11
Subsidized space for a grocery store	15	75	5
A new youth center	13	50	4
Subsidized space for commercial kitchens	12	60	5
A new City Hall and City Services center	5	10	2
Total Respondents: 28			

Voting Results for Money:



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Subsidized public commuter shuttles	38	150	4
Units for very-low income households (35% AMI)(~\$1,450 monthly rent for a 2-bed)	34	755	22
Funding opportunities for home ownership efforts	26	525	20
Funding for local entrepreneurs and small businesses	22	305	14
Units for low income households (50-60% AMI)(~\$2,050-\$2,450 monthly rent for a 2-bed)	20	220	11
1-time payments for community groups (local arts programs, after-school programs, youth sports leagues)	20	140	7
Funding for citywide pedestrian and bicycle improvements (such as new bike lanes, sidewalk improvements)	19	115	6
New street and public space improvements (including trees, public art installations, lighting)	16	115	7
Job training facilities and programs, including internships	14	100	7
Funding for traffic congestion interventions (including University Ave redesign, asthma mitigation program)	14	85	6
Funding for wetland and natural habitat preservation and restoration	13	90	7
Funding for neighborhood traffic calming improvements (including signage, speed bumps)	12	95	8
Funding for public recreational amenities (including benches, public restrooms, Bay Trail improvements)	10	50	5
Funding for regional projects, such as Dumbarton Rail	10	40	4
Exceeding the required local hire commitment for permanent jobs	5	15	3
Total Respondents: 28			

Part III: Summary Results from Pop-up Events

Three separate pop-up workshops were held during April 2022 to discuss benefits priorities with residents. Generally, the same priorities were voiced during these activities as during the others, with the notable difference of:

- Emphasis on anti-displacement over many other items
- Strong desire to improve local schools and boost their funding
- Concerns around safety related to use of future waterfront parks and open space
- Higher interest in parks and trails, and outdoor sports fields

These images display the results of participant voting on the budgeting exercises (not all participants chose to participate in the voting activity – many provided verbal comments to the project team members):

Community Benefits
Beneficios comunitarios

Priorities for MONEY
Prioridades por dinero

Which specific benefits should be prioritized when determining how money is spent in the RBD? (pick your top five, including your top choice) / ¿Cuáles de los siguientes beneficios deberían ser priorizados al determinar cómo se gasta el dinero en la RBD? (elige tus cinco mejores, y tu máxima prioridad)

Top Priority (pick 1) / prioridad número uno
Second Priorities (pick 4) / segundas prioridades

Affordable Housing/ Viviendas asequibles	More housing for 35% AMI households Más viviendas para hogares en el 35% del AMI (\$1,450 for 2 bedrooms)	More housing for 50-60% AMI households Más viviendas para hogares en el 50-60% del AMI (\$2,400 for 2 bedrooms)	Funding for home ownership efforts Fondos para esfuerzos relacionados a la propiedad de vivienda
Jobs + Workforce Development/ Trabajos + desarrollo de la fuerza laboral	Exceed local hire requirements Exceder los requisitos de contratación local	Job training facilities + programs Instalaciones y programas de capacitación laboral	Funding for local entrepreneurs Fondos para empresarios locales
Community Preservation/ Preservación de la comunidad	3-time funding for community groups (i.e. local arts + cultural programs, after school programs, or youth leagues) Donaciones de una vez a organizaciones comunitarias locales: centros programáticos locales de arte o cultura, programas extracurriculares, y ligas juveniles		
Parks and Open Space/ Parques y espacios abiertos	More public recreational amenities Más instalaciones recreativas públicas	Preservation + restoration of wetlands Preservación y restauración de humedales	Trees, public art, and beautification Árboles, arte público y embellecimiento
Transportation/ Transporte	Citywide traffic congestion improvements Mejoras de congestión de tráfico en toda la ciudad	Citywide pedestrian + bicycle improvements Mejoras para peatones y ciclistas en toda la ciudad	Regional projects such as Dumbarton Rail Proyectos regionales (el caso de Dumbarton Rail)
	Subsidized public commuter shuttles Transporte público subsidiado para personas con bajos ingresos	Neighborhood traffic calming Calma de tráfico en vecindades	Willow Road University Ave
			Other / Otra (describe)

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Community Benefits
Beneficios para la comunidad

Priorities for SPACE
Prioridades por Espacio

Which specific benefits should be prioritized when determining how physical space is used in the RBD? (pick your top five, including your top choice) / ¿Cuáles de los siguientes beneficios deberían ser priorizados al determinar cómo se utiliza el espacio físico en la RBD? (elige tus cinco mejores, y tu máxima prioridad)

Top Priority (pick 1) / prioridad número uno
Second Priorities (pick 4) / segundas prioridades

Affordable Housing/ Viviendas asequibles	More low-income housing units Más unidades de vivienda para bajos ingresos	Larger unit sizes Unidades con tamaños más grandes
Jobs + Workforce Development/ Trabajos + desarrollo de la fuerza laboral	Light industrial or PDR space (production & distribution) Espacio industrial ligero (PDR)	Subsidized space for local businesses + entrepreneurs Espacios subsidiados para negocios locales y empresarios
Community Preservation/ Preservación de la comunidad	Senior Center Centro para mayores	Youth Center Centro para jóvenes
	New City Hall + Social Services Center Ayuntamiento y centro de servicios sociales	
Parks and Open Space/ Parques y espacios abiertos	Subsidized space for local restaurants Espacio subsidiado para restaurantes	Subsidized space for grocery store Espacio subsidiado para un mercado
	Subsidized commercial kitchen Subsidio para cocina comercial	
	More parks, plazas, and trails Más parques, plazas y senderos	Large athletic sports fields Grandes campos deportivos o recreativos
	Preserve + restore ecological areas Áreas ecológicas preservadas	Other / Otra (describe)

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Community Benefits / Beneficios para la comunidad

Priorities for MONEY / Prioridades por Dinero

Which specific benefits should be prioritized when determining how money is spent in the RBD? (allocate a budget of 100 points amongst the choices below) / ¿Cuáles de los siguientes beneficios deberían ser priorizados al determinar cómo se gasta el dinero en la RBD? (asignar 100 puntos)

• Worth 5 points / Vale 5 puntos
• Worth 30 points / Vale 30 puntos

Affordable Housing / Viviendas Asequibles More housing for 35% AMH households / Más viviendas para hogares de bajos ingresos 10,000 sq ft / 10,000 m ²	More housing for 50-60% AMH households / Más viviendas para hogares de bajos ingresos 10,000 sq ft / 10,000 m ²	Funding for home ownership efforts / Fondos para esfuerzos de propiedad de vivienda
Increased local employment / Programmas más empleos de construcción local	Job training facilities + programs / Instalaciones y programas de capacitación laboral	Funding for local entrepreneurs / Fondos para emprendedores locales
1-time funding for community groups (such as local arts + cultural programs, after school programs, or youth programming) / Fondos de una sola vez para grupos comunitarios (tal como programas locales de arte y cultura, programas de actividades para jóvenes)		
Community Preservation / Preservación de la comunidad		
More public recreational amenities / Más instalaciones recreativas públicas	Preservation + restoration of wetlands / Preservación y restauración de humedales	Trees, public art, and beautification / Árboles, arte público y embellecimiento
Citywide traffic congestion improvements / Mejoras de tráfico a largo plazo	Citywide pedestrian + bicycle improvements / Mejoras para espacios peatonales y bicicletas	Regional projects such as Dumbarton Rail / Proyectos regionales (el carril de Dumbarton)
Subsidized public commuter shuttles / Transporte público subsidiado para viajeros diarios de trabajo	Neighborhood traffic calming / Calmar el tráfico en el vecindario	Other / Otra (write-in) More funding for school

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Community Benefits / Beneficios para la comunidad

Priorities for SPACE / Prioridades por Espacio

Which specific benefits should be prioritized when determining how physical space is used in the RBD? (allocate 100 points amongst the choices below) / ¿Cuáles de los siguientes beneficios deberían ser priorizados al determinar cómo se utiliza el espacio físico en la RBD? (asignar 100 puntos)

• Worth 5 points / Vale 5 puntos
• Worth 30 points / Vale 30 puntos

Affordable Housing / Viviendas Asequibles More low income housing units / Más unidades de vivienda para bajos ingresos	Larger unit sizes / Unidades más grandes
Jobs + Workforce Development / Empleos y desarrollo de la fuerza laboral Local industry retail (food, service, production & distribution) / Comercio minorista local (comida, servicios, producción y distribución)	Subsidized space for food businesses + entrepreneurs / Espacios subsidiados para negocios comerciales
Community Preservation / Preservación de la comunidad	Subsidized space for local restaurants / Espacios subsidiados para restaurantes locales
Senior Center / Centro para ancianos	Youth Center / Centro para jóvenes
New City Hall & Social Services Center / Nuevo ayuntamiento y centro de servicios sociales	Subsidized commercial kitchen / Subsidio para cocina comercial
Subsidized space for grocery stores / Espacios subsidiados para supermercados	Subsidized commercial kitchen / Subsidio para cocina comercial
More parks, plazas, and trails / Más parques, plazas y senderos	Large athletic/sports fields / Grandes campos atléticos o deportivos
Parks and Open Space / Parques y espacios abiertos	Expanded ecological areas / Áreas ecológicas ampliadas
Other / Otra None	Other / Otra None

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Subsidized space for local restaurants / Espacio subsidiado para restaurantes	store / Espacio subsidiado para un mercado	Kitchen / Subsidio para cocina comercial
More parks, plazas, and trails / Más parques, plazas y senderos more more (used for sale for kids (eg. some nature) to have space to make trail)	Large athletic/sports fields / Grandes campos atléticos o deportivos no -> should be used for more specific sports (ie. parks and open space)	
Expanded ecological areas / Áreas ecológicas ampliadas have specific recreational activities (eg. for kids) in natural areas.	Other / Otra (write-in)	

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