

Planning Pre-Application for

University Ave. & Bay Rd.

Scope of Work

The enclosed Pre-application plans develop this site in fulfilment of the vision articulated by the East Palo Alto community. There have been many community processes and public meetings to discuss the future of this site and its neighborhood, most notably and recently the 2013 Ravenswood / Four Corners TOD Specific Plan and the 2017 East Palo Alto General Plan. We plan to build on those processes with a robust community engagement and outreach process to hear directly from elected officials, commission members, City staff, neighborhood residents, and the broader East Palo Alto community.

Owner/Applicant

Sand Hill Property Company
 965 Page Mill Rd
 Palo Alto, CA 94304

APN No.

063-111-250

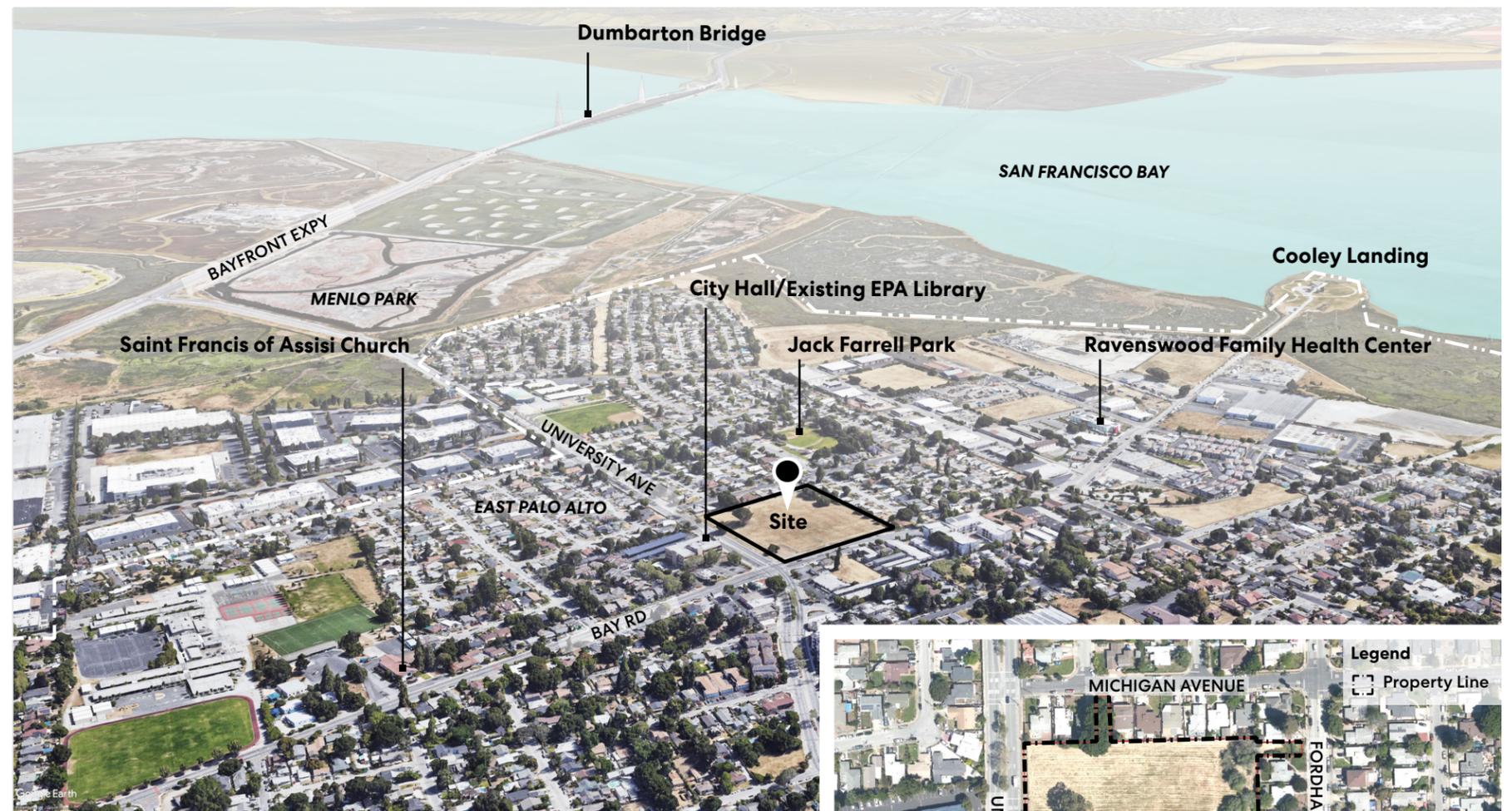
Address

1675 Bay Road

Consultants

Perkins and Will
 2 Bryant St, Suite 300
 San Francisco, CA 94105

Hood Design Studio
 3016 Filbert St, #2
 Oakland, CA 94608



Site Location



Existing Conditions

Proposed Site Plan

- 1 Public Town Square
- 2 Public Plaza/Courtyard
- 3 Local & Small Business Marketplace
- 4 Internal Retail Street
- 5 "Main Street" Retail
- 6 Bus Stop
- 7 Signaled Intersection
- 8 Neighborhood Connector

Property Line

Proposed Program	
Community Space (New EPA Library)	20,000 square feet
Retail	20,000 square feet
Residential	180 Units
Life Science/Laboratory	500,000 square feet
Off-Street Parking	Approx. 1,300 spaces
On-Street Parking	Approx. 30 spaces
Height*	Residential—7 stories max.
	Life Science/Laboratory—8 stories max.

* All maximum heights are at or below General Plan allowances



Lower Level Floor Plan



- Community Space (New EPA Library)
- Retail
- Residential
- Life Science/Laboratory
- Parking Structure/Loading Area
- Main Entrance
- Parking Structure Access
- Property Line

Upper Level Floor Plan



- Residential (7 Stories Max.)
- Life Science/Laboratory (8 Stories Max.)
- Parking Structure
- Property Line