

EAST PALO ALTO WATERFRONT PROJECT | City Pre-Application

July 31, 2020





Beginnings

Emerson Collective is a social change organization that uses a broad range of tools including philanthropy, impact investing, and policy solutions to create the greatest good for the greatest number of people.

Emerson Collective is not a traditional real estate developer. We believe that development can be a powerful tool. It can lift the people and voices of a community, ensuring all benefit. Emerson Collective is committed to responsible development.

Our interest in the East Palo Alto ("EPA") Waterfront is grounded in a history of working with the community and a long-term commitment to its future.

Our vision is to create a joyous space that advances community wellbeing, health and resiliency. While facilitating economic security and entrepreneurship for East Palo Alto residents, the project will also serve as a place to learn, gather, shop, play and celebrate.

Our intention is to support a thriving and inclusive community, with a focus on job creation, attainable housing, environmental innovation in concert with the Bay, and ongoing community engagement.

Our guiding principles:

- **Co-Create with the Community** People-driven process from the beginning and the outcome should benefit existing residents.
- Nature is necessary Community rooted in health, sustainability and our natural environment.
- Public gathering places for all people Public spaces that welcome all people and serve a variety of purposes.
- Pathways to economic opportunity Create jobs for local residents and opportunities to incubate, accelerate and support local businesses and entrepreneurship.
- Attainable housing counters displacement Build more attainable housing to help ensure current residents can afford to live in their neighborhoods.
- Multi-modal transportation makes travel easier Identify new and more ways to move through EPA and with less friction.
- Celebrate and connect cultures Celebrate our history and interconnect the rich cultures that make up EPA.

Emerson Collective has been an active partner in East Palo Alto through its work with College Track, which was co-founded in 1997 by Emerson Collective Founder and President Laurene Powell Jobs. The major challenges for college graduates returning to East Palo Alto were minimal job prospects and a limited path to home-ownership which the Ravenswood Specific Plan ("Ravenswood SP") had been designed to address. In consultation with the city, Emerson Collective addressed the challenge of fractured property ownership by securing land within the Ravenswood Business District, unifying ownership with intention of using the land to support the community in advancing the future vision of a thriving East Palo Alto.

In 2019, Emerson Collective opened Bloomhouse as a way to ensure we were rooted in the community and able to connect everyday with residents, city staff and leaders. The space houses the Bloomhouse offices, but the majority is intended to be used for community gatherings, celebrations and other events. We view Bloomhouse as a first step in activating the overall EPA Waterfront site.

The next step is the Center for Economic Mobility in partnership with JobTrain. This project, which is in the planning application phase, will create a new hub for innovation and opportunity to allow residents to not only find jobs but to find a pathway towards long term economic security. The building will house an expanded JobTrain program in addition to ancillary support services, a community college campus, and a conduit to jobs in EPA and the surrounding area.



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Community-Centered Framework

COMMUNITY COLLABORATION: A GUIDING PRINCIPLE FOR THE VISION OF THE EPA WATERFRONT

50+ Community engagements

Year-round community programs and activations

Proposed Site Area: 52 Acres
Proposed Buildable Area: 16 Acres
Proposed Community GSF: 40,000

The EPA Waterfront site was inspired by and co-created with the many diverse voices of the East Palo Alto community through a series of individual, small and large conversations. The key design elements, for the 52 Acre site, come directly from these conversations with residents, covering numerous topics such as mobility, wetland restoration, job creation, healthier living and cultural celebration.

The site plan framework is envisioned as a flexible network of radial pathways which invite visitors into the neighborhood while organizing diverse programmed uses such as office space, retail, and R&D. The pathways culminate at the waterfront to form a central gathering space for the community. The central open space can become a place where all can gather and celebrate their diverse backgrounds, form new relationships with nature and experience the Bay. The central open space is framed on the south-west by the buildings and community activities and expands to the north and east through trails and the Bay's wetlands.

Culture

East Palo Alto was built on the notion of self-determination and a long history of Civil Rights actions. It has also been a cultural hub within the Bay Area where cultural preservation and celebration have been foundational. Much of this cultural identity has evolved as demographics have changed and pressures from surrounding areas have caused displacement. In the spirit of the City's founding, the Project will use community engagement and art to promote an equitable process that values diversity and encourages civic engagement. The EPA Waterfront will be programmed with such things as art commissions, culturally stamped sidewalks, gardens, playgrounds and benches, as well as community workshops, events and festivals.

At the heart of the Cultural Program is a formal archival project that will be community-owned and housed within East Palo Alto. In partnership with the community, we will create a digital archive of the history of East Palo Alto that serves as a tribute to the people of the past, present and future. Beginning with the Ohlone people, the archive will include intellectual, physical, and media elements recording places, traditions, events and individuals who collectively built and shaped East Palo Alto. Launching Fall 2020, an Advisory Council of EPA leaders representing the diversity of the community will guide the project and each of its phases. The EPA Waterfront Project will serve as a vessel and platform for community engagement and a signature history installation or experience such as an outdoor history museum, sculpture garden or walking experience. The EPA Waterfront will also provide an intentional space for cross-cultural exchange and cultural preservation. The experience will be designed to celebrate the historical and contemporary contributions of East Palo Alto with the city and the world.

Wellness & Vitality

Collective actualization is not possible without the health, wellness and vitality of a community. We believe in a holistic approach to wellness - communal healing, nutrition, education & advocacy. Tying personal and physical wellness to the water and land, builds upon EPA's unique history of agriculture and self-sufficiency and even more so, the tradition of the Ohlone. Extending our commitment to the ecological habitat and its biodiversity, Education & Advocacy workshops will focus on strategies to address climate change, food sovereignty, sustainable energy and green transportation. Communal Healing & Wellness workshops will integrate the wellness traditions of multi-ethnic East Palo Alto with basic principles of self-care, nutrition, chronic illness, generational trauma, mindfulness and stress management.



OPEN SPACE: A PLACE FOR GATHERING. HEALING AND ENVIRONMENTAL RESILIENCY

Proposed Open Space GSF: 36 Acres

Central Open Space: 4 Acres

Recreational Open Space: 5 Acres

Streetscape: 11 Acres Wetlands: 16 Acres

The open spaces and parks of the EPA Waterfront are inspired by cultural history, as well as by meaningful community input gathered over the past many months. As a result, we believe the open spaces and parks will become collective spaces appreciated by all; places where groups large and small can come together and share in a communal experience. Like all great public spaces around the world, the open spaces of the EPA Waterfront will support a variety of activities, uses, and programs that will evolve throughout the year. The open spaces and parks of the EPA Waterfront are more than just beautification; they are a dynamic, living network of spaces for the community that significantly contribute to environmental health, physical wellbeing and social connectedness. Here, the residents of EPA have already imagined a number of uses beyond markets and festivals such as concerts, outdoor movies, skating rinks, theatre, all with the beauty of the Bay as a backdrop.

We are inspired by the community, and we are also inspired by nature. The physical form of the project and open spaces takes the form of a flower 'bloom'. In this way, there is a strong 'center' that draws people in and fosters a shared sense of ownership and experience. At the same time, the design radiates outward, with the green and public character of the center influencing the quality of streets, buildings and neighborhood connections. The 'bloom' is inspiration for the parks' designs, but it is also a metaphor for the project's aspirations to create a broad and positive impact for the community.

Connecting to Nature

The central open space will be a lush and diverse place with gardens that serve as an anchor to the converging framework, bringing the community together in a highly productive and captivating landscape with views to the Bay and connecting people to the wetlands. The site's expansive access to the Ravenswood Preserve creates a unique opportunity to invite EPA's residents to experience the natural waterfront. Sports fields and other recreational programs voiced by the community will be placed at the site's perimeter lots, welcoming residents.

Climate Resiliency

The new waterfront transition zones address sea level rise while re-establishing a relationship with natural systems and improving the surrounding environment and ecology for everyone to enjoy. The design of the waterfront anticipates sea level rise and incorporates a variety of techniques to protect the site from flooding; some focused on providing access like seating terraces, walking trails, nature-play spaces and boardwalks, and some focused on nature and ecology; like soft embankments, wetland terraces and expanded marshlands. The waterfront improvements result in informal and casual gathering places in nature, with both landscapes that offer infinite horizons as well as more intimate spaces for quiet reflection.

MIXED USE: ACCESSIBLE HOUSING, RETAIL & PATHWAYS TO ECONOMIC MOBILITY

Proposed Office GSF: 750,000 Proposed R&D GSF: 550,000

Proposed Active Frontage GSF: 50,000

Proposed Residential GSF: 260,000 / 260 Residential Units

Learning & Making

The framework provides for a flexible mix of programs, with a focus on job creation through new office space, innovation & learning through research and development, making & distribution through micro-retail, and community serving programs such as JobTrain, helping create an equitable future.

Dynamic Retail

Across all periods of history and throughout all cultures, it is undisputed that food has brought people & families together, and the EPA Waterfront will continue this tradition. The site's central open space is envisioned to have several uses such as a local farmer's markets, the host of varying cultural & culinary festivals, and support activities throughout the day and into the evening. From morning cafes, lunch time food courts, to evening 'knife and fork' restaurants, the EPA Waterfront will offer a unique food experience. Culinary offerings can be rounded out with local business ranging from beauty, apparel & accessories and other neighborhood services.

Attainable Housing

An urgent need for housing and particularly affordable housing, has been expressed loud and clear by EPA's residents. The EPA Waterfront frames housing as an extension to the University Village neighborhood, connecting it to the central open space and the Bay. The housing will promote healthy living habits placing it directly adjacent to recreational open spaces, shared streets linked to the Bay trail, and productive community gardens & open markets at the central gathering space. Housing will ensure activity in the new neighborhood after work hours, and will facilitate new habits of working from home, by placing it in a mixed-use neighborhood. The amenities of a typical residential environment can blend with those of a more commercial nature.

A Neighborly Presence

The building envelopes play a key role in not only housing a meaningful mix of programs, but also framing the streets, and shaping the skyline. The building heights are naturally lower towards the University Village's single-family homes, and gradually increase to meet the neighboring 2020 Bay development before subsequently stepping back down towards the Bay to offer more access to waterfront views. Through minimum setbacks, sky-planes, and maximum heights and building areas, the envelopes can provide a flexible zone for future architecture. This ensures the physical manifestation reflects the diverse mix of users and uses in the EPA Waterfront. The street setbacks will widen the sidewalks and hold active street-wall definitions. The sky-plane or upper setback definitions will ensure ample daylight in the streets.

MOBILITY: CONNECTED AND ACCESSIBLE STREETSCAPES

Proposed Streetscape: 11 Acres Proposed Parking Stalls: 4,300

Creating an inviting streetscape that inspires creativity is key for a community to thrive. The neighborhood connects homes with workplaces, fosters learning and activity, and creates opportunities for the exchange of ideas through chance encounters. Traffic congestion is a serious concern in the neighborhood both limiting the mobility of residents and a contributing factor in many local chronic health issues. To address this concern, the EPA Waterfront site is designed with street calming measures as a basis of the design. Vehicular traffic is limited within the neighborhood and in addition, the site adopts the 2013 Specific Plan's Loop Road and Connector Streets which will reduce cut through traffic within the adjacent University Village.

The community's desire for 'less cars' and more walkable, bike-friendly streets shaped the project's smaller streets and converging blocks, creating more porosity at the ground level. The site envisions a 'car free' future with more walkable connections, safer bike paths, less car lanes, and altogether more intimate and inviting environments which prioritizes pedestrians.

To mitigate vehicular traffic within the site, parking is located at the perimeter of the neighborhood along the Loop Road and Connector Streets. This limits vehicular traffic within the neighborhood core to local drop-off and service only and creates a network of shared streets where bikes and pedestrians are a priority. In addition, the site is also able to accommodate future expansions of public transit by connecting to a potential future bus route along Pulgas Avenue through the heart of the site to Purdue Avenue and the future Loop Road. By reducing cut through traffic off Purdue Avenue and Stevens Avenue, the EPA Waterfront can serve as an extension of the University Village, strengthening its neighborly connections to the Bay.

Through these many design ideas, such as mixed use, shared streets, a central open space, and community programming, the EPA waterfront will create a safe, active, and inviting space. Community members can find places to walk, bike, take lunch breaks, go for evening strolls, walk their dogs, or gather together to celebrate the rich culture and diversity of East Palo Alto.



East Palo Alto Waterfront Project



APPLICANT SUMMARY

EMERSON COLLECTIVE IS A SOCIAL CHANGE ORGANIZATION.

One that uses a broad range of tools including philanthropy, impact investing and policy solutions to create the greatest good for the greatest number of people. Our interest in the approximately 52 acre site along the East Palo Alto (EPA) Waterfront is grounded in a history of working with the community and a longterm commitment to its future.

Our Vision is to create a joyous space that advances community wellbeing, health and resiliency. While facilitating economic security and entrepreneurship for East Palo Alto residents, the project will also serve as a place to learn, gather, shop, play and celebrate. In order to achieve this, we have co-created the vision

of the EPA Waterfront with the many diverse voices of the community through a series of individual, small and large conversations.

The key design elements for the 52 Acre site come directly from these conversations with its future residents, covering numerous topics such as mobility, wetland restoration, job creation, healthier living and cultural celebration.

We are inspired by the site's flower industry history and see this as an opportunity for the waterfront of East Palo Alto and its community to bloom.

SITE AREA

BUILDABLE AREA:	16 ACRES
OPEN SPACE:	36 ACRES
Central open spaceRecreational open spaceStreet scapeWetlands	4 ACRES 5 ACRES 11 ACRES 16 ACRES

TOTAL1: 52 ACRES

DEVELOPMENT PROGRAM

TOTAL GSF:	1,650,000
Residential:	260,000
Community:	40,000
Active Frontage:	50,000
• R&D:	550,000
Office:	750,000
<u>USES</u>	PROPOSED (GSF)

4,300

FAR (GSF/52 ACRES): 0.77

Parking stalls²:

• above grade 3,600, below grade 700

Residential units³: 260

2. Parking Ratios (per specific plan): 1/300 NSF Office, 1/400 NSF R&D. 1/400 NSF Active Frontage 1/400 NSF Community. 3. Residential Parking Ratio: avg. 1.3 per unit



Beginnings

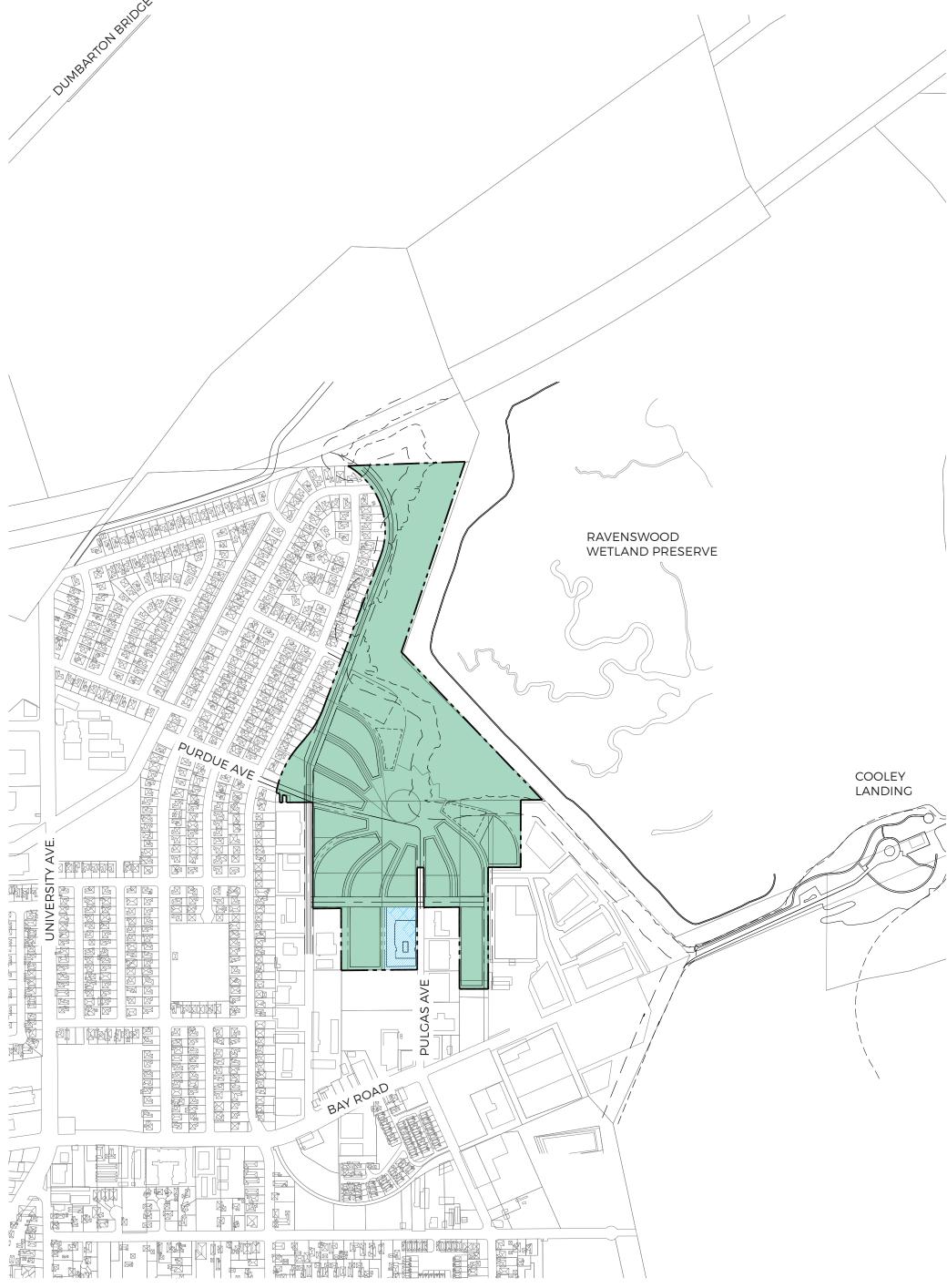
02 Community 03 Framework

PROJECT TEAM

PROJECT APPLICANT: **Emerson Collective**

DESIGN & CONSULTANT TEAM: Bjarke Ingles Group James Corner Field Operations Arup Engineering

PROJECT LOCATION MAP



LEGEND:

EPA WATERFRONT PROJECT SITE

*This area is subject to a separate application (DR20-009) for the Center for Economic Mobility project and EPA Waterfront does not propose any development on it. The CEM project area is included only because EPA Waterfront proposes a parking garage on the same parcel. The CEM project is not dependent on the EPA Waterfront parking garage or any other aspect of EPA Waterfront.



EMERSON COLLECTIVE IS NOT A TRADITIONAL REAL ESTATE DEVELOPER.

We believe that development can be a powerful tool. It can lift the people and voices of a community, ensuring all benefit. Emerson Collective is committed to responsible development.

OUR INTEREST in the EPA Waterfront is grounded in a history of working with the community and a longterm commitment to its future.

OUR VISION is to create a joyous space that advances community wellbeing, health and resiliency. While

facilitating economic security and entrepreneurship for East Palo Alto residents, the project will also serve as a place to learn, gather, shop, play and celebrate.

OUR INTENTION is to support a thriving and inclusive community, with a focus on job creation, attainable housing, environmental innovation in concert with the Bay, and ongoing community engagement.

GUIDING PRINCIPLES

- O CO-CREATE WITH THE COMMUNITY
- 2 NATURE IS NECESSARY
- O3 GATHERING PLACES FOR ALL PEOPLE
- 4 PATHWAYS TO ECONOMIC OPPORTUNITY
- 5 ATTAINABLE HOUSING
- MULTI-MODAL TRANSPORTATION
- ()7 CELEBRATE & CONNECT CULTURES



COLLEGE TRACK - Working with the East Palo Alto community for over 20 years



WORKFORCE DEVELOPMENT - Ensuring spaces for entrepreneurship & economic mobility



BLOOMHOUSE - A gathering space for the East Palo Alto community



THE EPA WATERFRONT PLAN WAS INSPIRED BY AND CO-CREATED WITH THE MANY DIVERSE VOICES OF THE EAST PALO ALTO COMMUNITY.

Through over 50 community events, workshops and conversations, the community co-designed the vision for the EPA Waterfront. A diverse and dynamic collection of spaces where groups large and small can come together and share in a communal experience. Places to enjoy and celebrate East Palo Alto's inspiring culture, character and soul.

The new neighborhood will be home to a wide array of voices, interests, and uses all interwoven around a commitment to economic and social equity at its core. In the spirit of the City's founding, the Project has and will continue to use community engagement and art as a tool for social justice, promoting an equitable society that values diversity, encourages civic engagement and ensures the fair allocation of community resources.



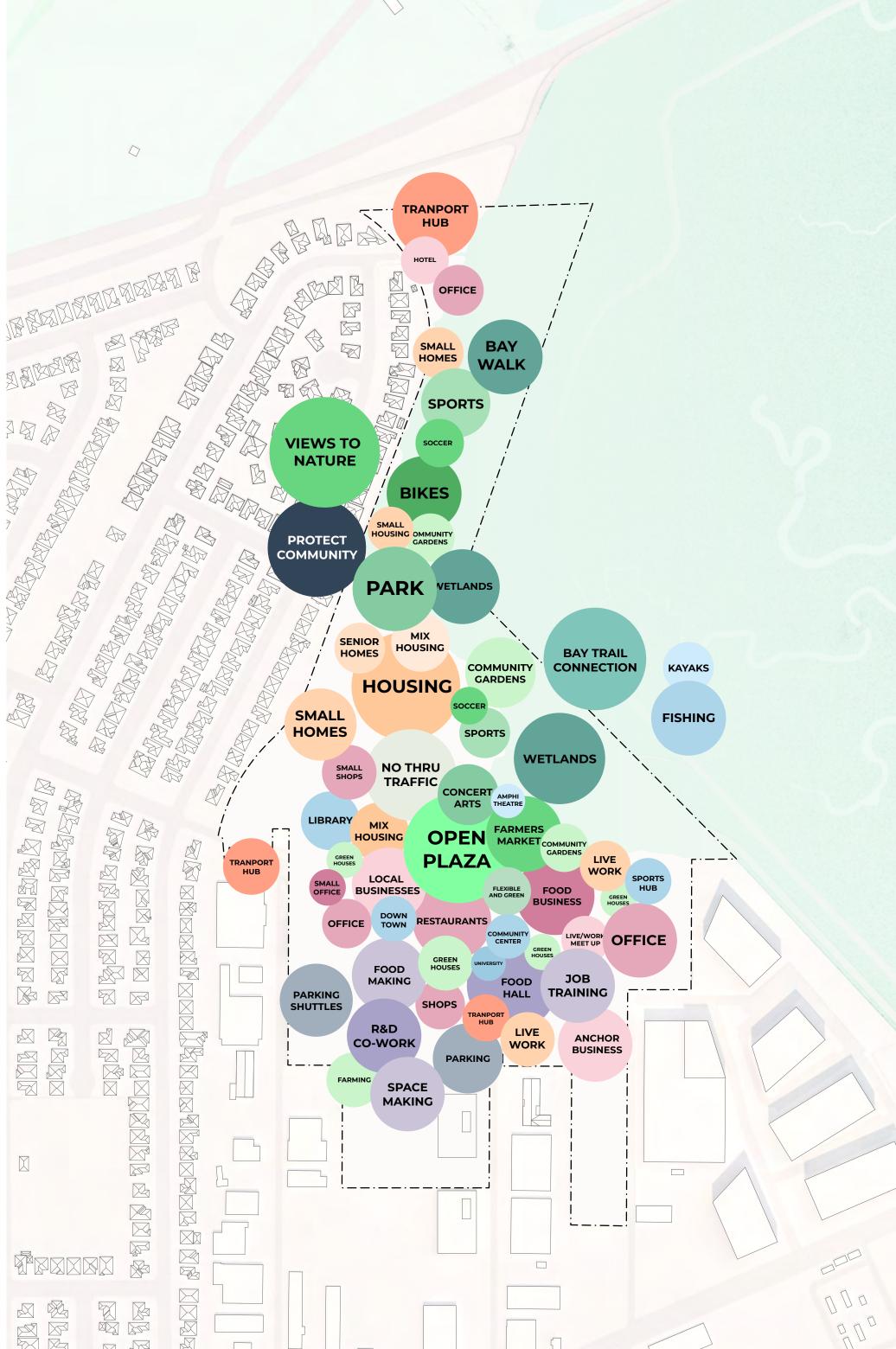












Community Framework



WE LEARNED THE COMMUNITY SEES THE WATERFRONT AS A PLACE FOR LIVING, WORKING, RECREATION, DINING, SHOPPING, MARKETS, EDUCATION AND CULTURE. A PLACE CONNECTED BY WALKABLE, BIKEABLE PATHS AND PUBLIC TRANSPORT.

> "FARMERS MARKETS WHERE LOCAL SHOP OWNERS CAN SELL MERCHANDISE AND WHERE PEOPLE **CAN FELL AT HOME AND TAKE** PART IN OTHER CULTURES."

"COMMUNITY ORIENTED AND RESPECTFUL TO EPA RESIDENTS, A PLACE WHERE TO GATHER AND **APPRECIATE CULTURAL DIVERSITY."**

"INDEPENDENT **FRUIT AND VEGETABLE MARKET!**"

"MORE WALKING THE" CLOSER YOU GET TO THE WATERFRONT"

"PLACES WHERE KIDS AND **TEENAGERS CAN CONNECT AND GET** TO KNOW EACH OTHER WITHIN THE **COMMUNITY.**"

"PATHS FOR BIKES AND WALKING ALONG WATERFRONT"

"IF THIS GOES AS YOU PLAN WE MAY NEED TO ACCOMMODATE A LOT OF VISITORS AND SELL LOTS OF **REALLY GOOD FOOD AND FUN."**

"SHUTTLE BUS CONNECTION TO WILLOW VILLAGE THROUGH **KAVANAUGHNEIGHBORHOOD WOULD BE GREAT."**

"MORE JOBS AND SEASON ACTIVITIES

FOR THE YOUTH!"

OFTEN!"

"I'LL BE TUNING IN MORE

"REZONE FOR HOUSING, **SPECIFIC PLAN NEEDS TO BE AMENDED FOR COMMUNITY** NEEDS."

"PLACES WHERE KIDS AND TEENAGERS CAN CONNECT AND GET TO

KNOW EACH OTHER WITHIN THE COMMUNITY."

"MIX RESIDENTIAL, SHOPS, AND SMALL **BUSINESSES**"

"THANK YOU! EXCITED FOR THIS PROJECT."

"BASEBALL, SOCCER, **BASKETBALL, AGRICULTURE, COMMUNITY GARDENS AND FARM ANIMALS!"**

"INCLUDE HOUSING FOR COLLEGE STUDENTS (ESPECIALLY COMMUNITY **COLLEGE STUDENTS) OR SENIORS"**

"COOPERATIVE GARDENING AND MIXED-USE HOUSING. FOOD BRINGS

"AFFORDABLE HOUSING! WITH RANGE OF AFFORDABILITY, NOT **ALL AFFORDABLE**"

"THE COMMUNITY DEFINITELY NEEDS SOME EVENT CENTERS/HALLS FOR PRIVATE EVENTS"

"OFFICE SPACE FOR NON-PROFITS AND RESIDENTS"

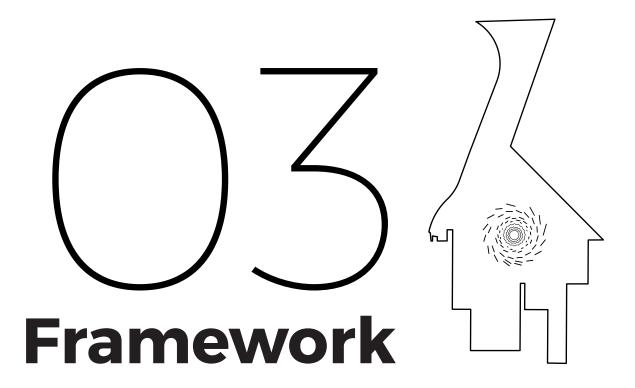
"IT IS BETTER TO HAVE NO DEDICATED/SPECIFIED SPORTS FIELDS, WHICH ARE MONOPOLIZED BY LEAGUES"

PEOPLE TOGETHER!

"I CAME IN WITH NO EXPECTATIONS BUT NOW I AM EXCITED FOR THIS PROJECT. I LOOK FORWARD TO USING THIS SITE"

"PERFORMANCE SPACE, **SMALL MOVIE THEATRE."**

"I WOULD LOVE TO HAVE A WALL OF FAME. A PLACE WHERE MY CHILDREN CAN BE INSPIRED BY SEE INDIVIDUALS THAT LOOK LIKE THEM WHO HAVE ACHIEVED THEIR DREAMS"

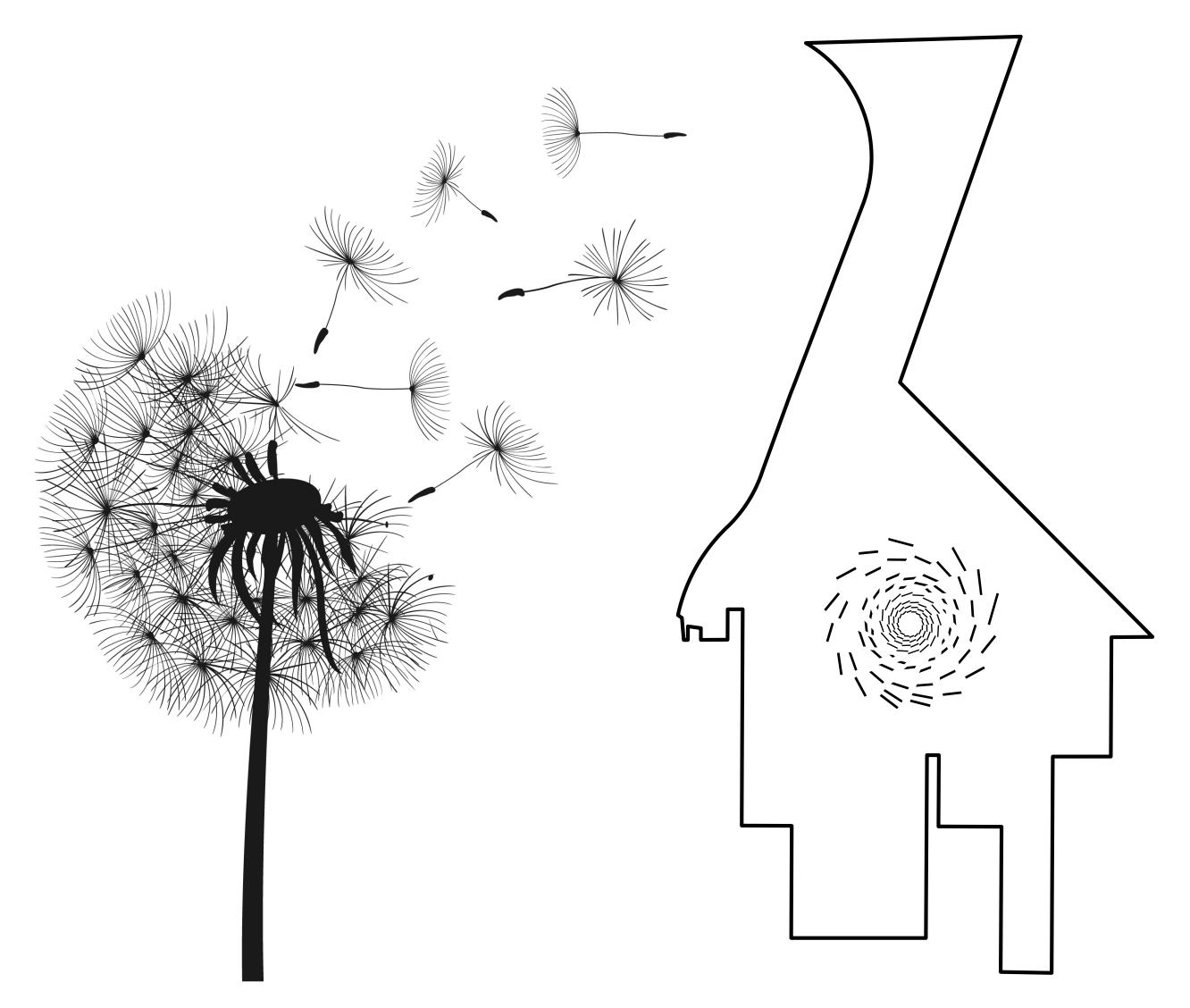


THE PHYSICAL FORM OF THE PROJECT AND OPEN SPACES TAKE THE FORM OF A FLOWER 'BLOOM'.

In this way, there is a strong and legible 'center' that draws people in and fosters a shared sense of ownership and experience. At the same time, the design radiates outward, with the green and public character of the center influencing the quality of streets, buildings and neighborhood connections.

The 'bloom' is poetic inspiration for the parks' designs, but it is also a metaphor for the Project's aspirations to create a broad and positive impact for the community.

By investing in new parks and public spaces, roadways and infrastructure, housing, workplaces, and community program and facilities, the EPA Waterfront project hopes the improvements and benefits radiate beyond the boundaries of the site, deep into the East Palo Alto community.

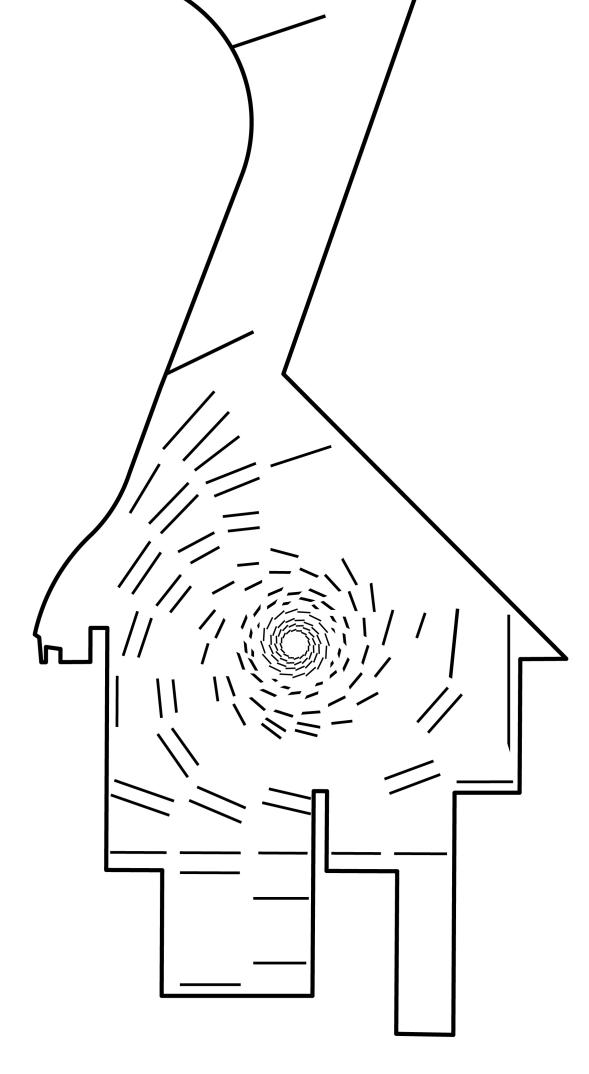


"BLOOM" AS INSPIRATION

The design is inspired by nature and floral blooms. The physical and symbolic center aspires to bring together the uniqueness of East Palo Alto, its people, history and culture, creating an environment where the community can bloom.

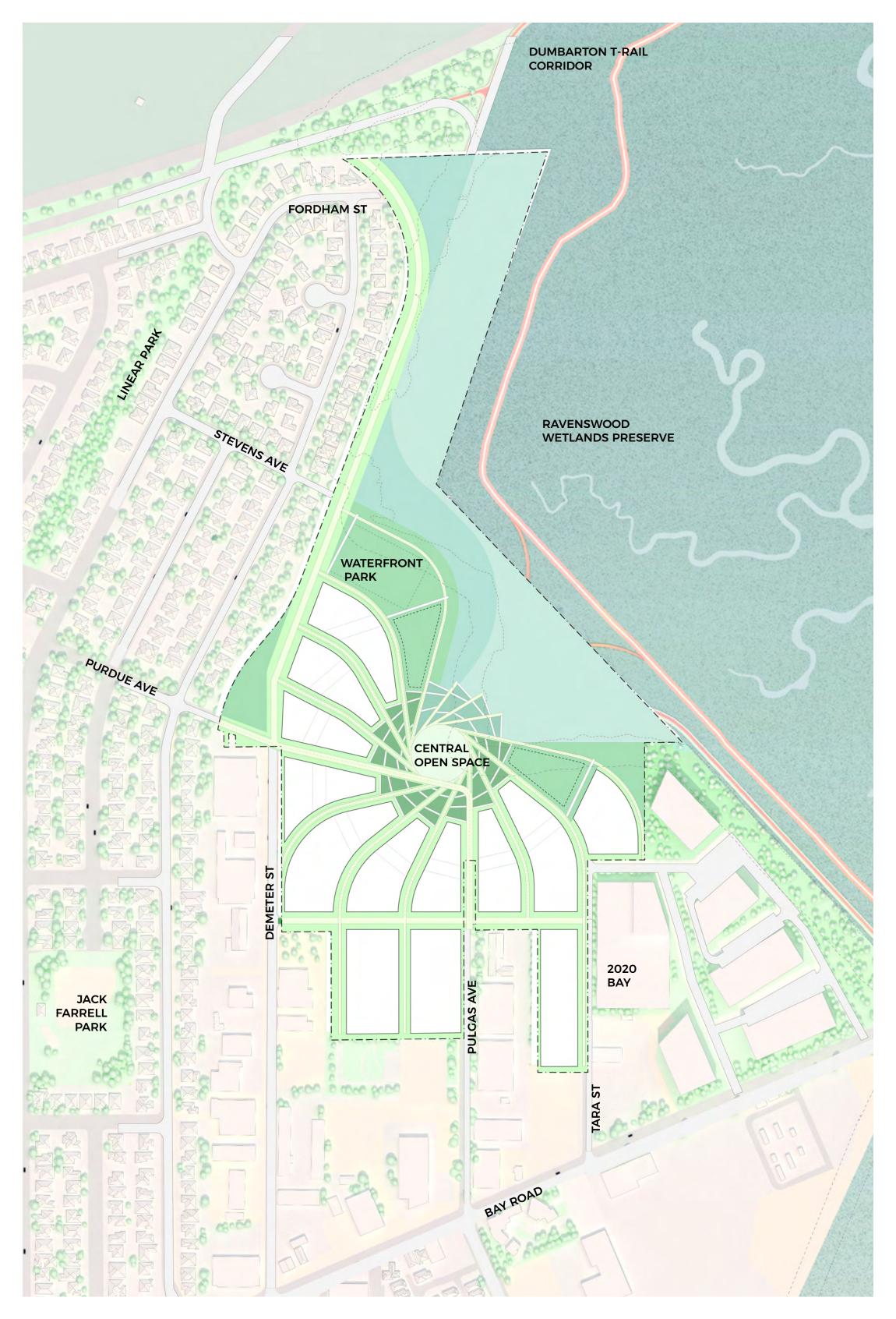
"BLOOM" AS SOCIAL CENTER

The design lends a bold and iconic identity to the new civic core and public commons, while also unifying, clarifying and activating the public spaces.



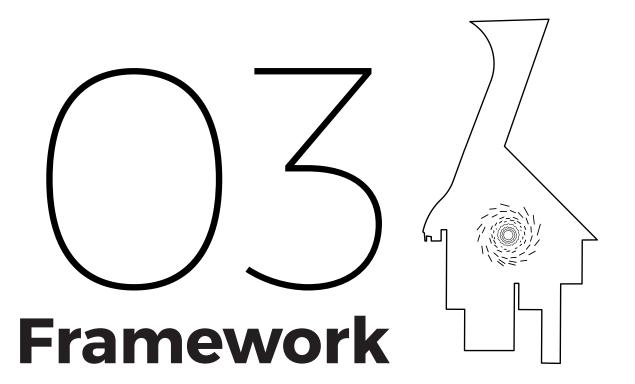
"BLOOM" AS CATALYST

The central public commons becomes the signature space and catalyst that spurs vibrant activity across the site.



"BLOOM" AS FRAMEWORK

The social and creative energy of the central open space extends outwards to have broader influence on the whole.



WE PROPOSE A WATERFRONT PROJECT AS DIVERSE AS THE EAST





OPEN MARKETS



MIXED MOBILITY - BIKE FRIENDLY & CAR FREE STREETS



(3) MULTI-GENERATIONAL SPACES



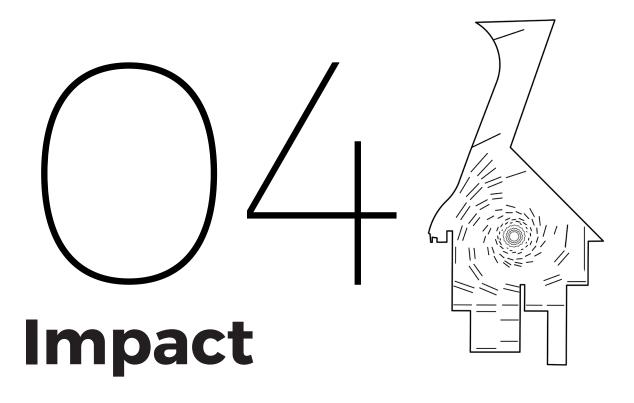
ACTIVE FRONTAGES, LOCAL RESTAURANTS & MICRO-RETAIL STREETS



(5) PEDESTRIAN FOCUS SHARED STREETS



6 WATERFRONT PARK WITH DIVERSE PROGRAMS



dynamic, living network of spaces for the

community, contributing to the physical

wellbeing and social connectedness of the

community, while reflecting the unique

identity of East Palo Alto.

WE LEARNED OF THE COMMUNITY'S PRIORITIES AND VISION FOR THE EPA WATERFRONT.

Comments, tables and surveys were tabulated, to better understand their vision. We propose six key strategies to incorporate this feedback into the vision for the EPA Waterfront:

into every aspect of the project, inclusive

a broad range of retail and programs

requested by the community.

WHAT WE HEARD FROM THE COMMUNITY



connections, safer bike paths, less car lanes,

and altogether more intimate and inviting

environment which prioritizes pedestrians.

housing to ensure current residents can

afford to live in their neighborhoods and

others can move back.

on job creation and community serving

programs such as job training, micro-retail,

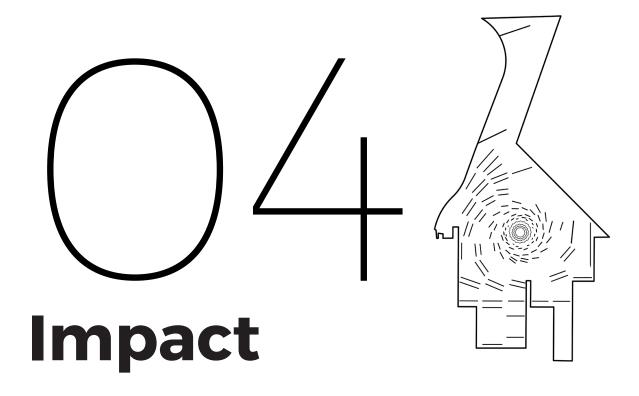
and co-work spaces, helping create an

equitable future.

as a tool for social justice, promoting an

equitable society that values and celebrates

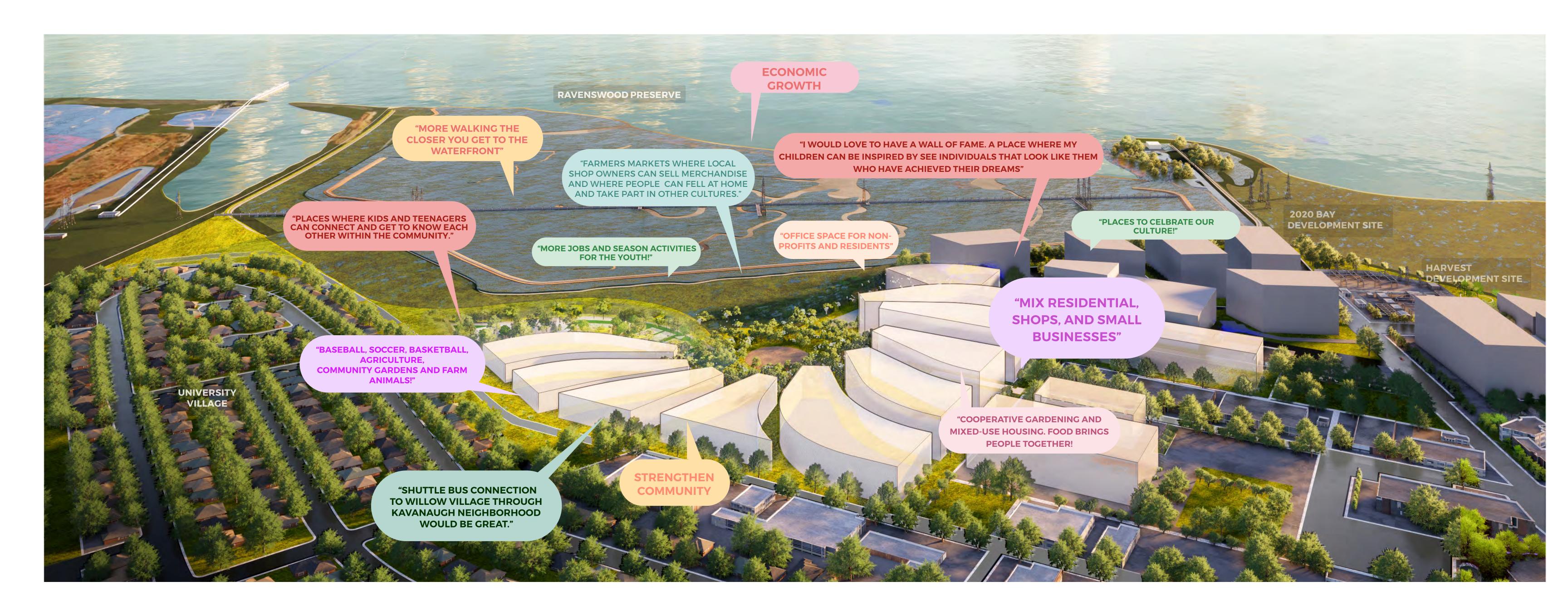
diversity and encourages civic engagement.



WE ARE INSPIRED BY THE COMMUNITY, AND WE ARE ALSO INSPIRED BY NATURE.

The EPA Waterfront project will be a fully knit-together neighborhood, a connector and an iconic destination, by drawing on and inviting in the energy and activity from the surrounding community of East Palo Alto into its very core.

In this way, the EPA Waterfront will be an inclusive and welcoming new neighborhood and waterfront gathering place for the entire community, and the collection of spaces, programs and facilities will speak to an authentic and genuine experience — an experience that leverages the remarkable position by the Bay and the special history, character, and culture of East Palo Alto.



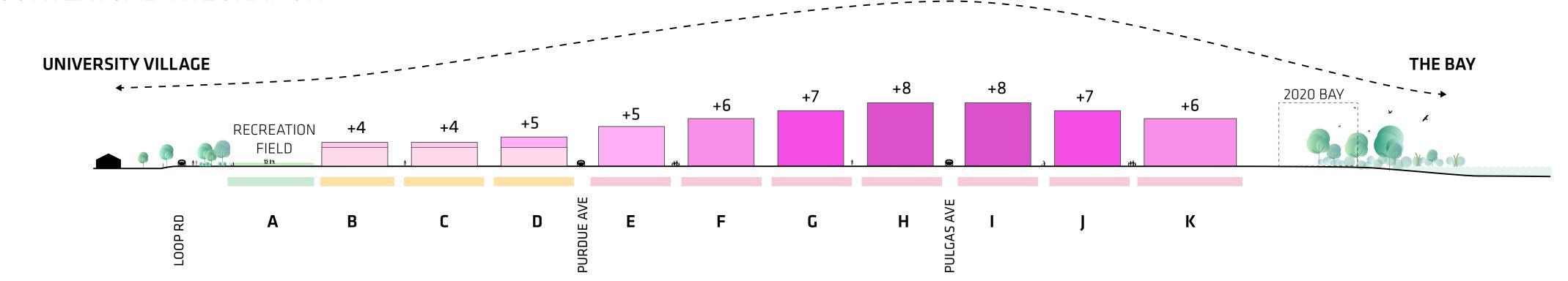
Development Washings

APPLICANT SUMMARY

DRAWING LIST

Illustrative Development Plan	1.1
Preliminary Development Program	1.2
Illustrative Ground Level Building Plan	1.3
Existing Topography	2.
Preliminary Grading Plan	2.3
Parks and Open Space Plan	3.
Street Sections	4.

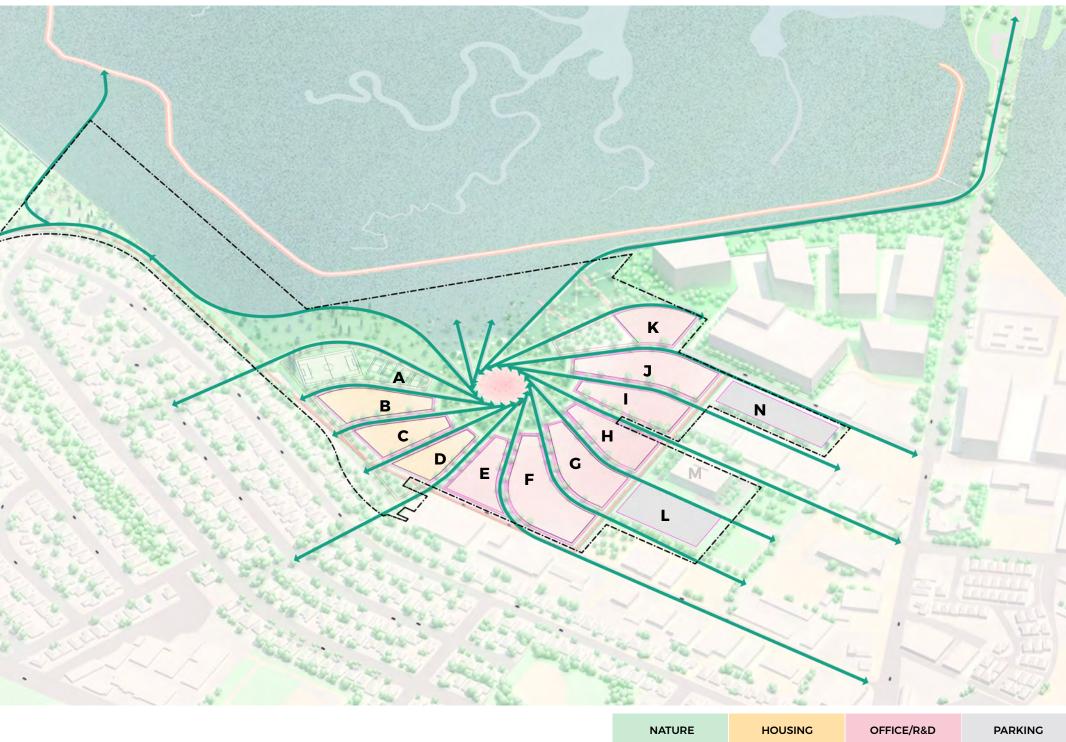
CONTEXTUAL INTEGRATION



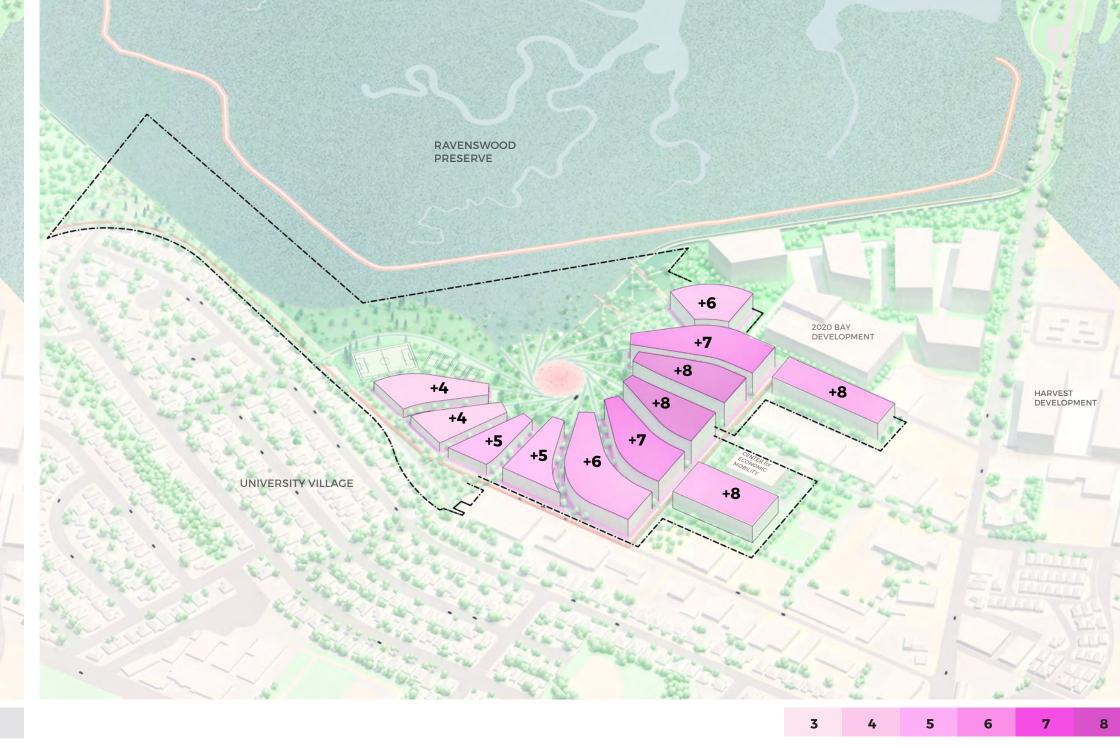
CONNECT THE COMMUNITY



EXPAND NATURE AND PROGRAM



FRAME AND RESPOND TO CONTEXT



The central open space will become a new heart for East Palo Alto's community where all can gather and celebrate their diverse backgrounds, form new relationships with nature and experience the bay from a new perspective.

Primary connections connect both metaphorically and physically the community of East Palo Alto to the heart of the site.

This lush and diverse place will serve as an anchor to the converging framework, bringing the community together in a highly productive and captivating landscape with views to the Bay and connecting people to the wetlands, each other and the bay.

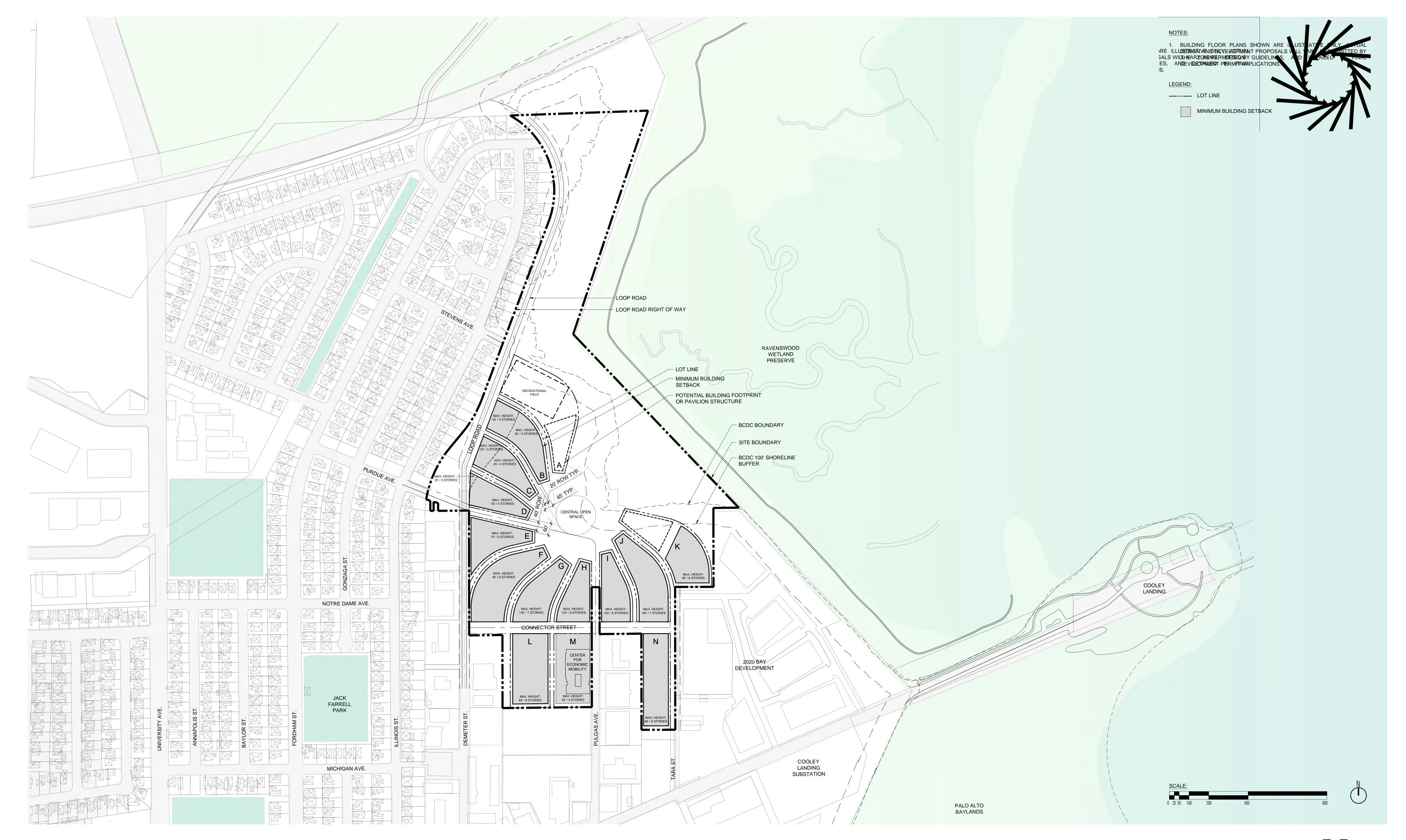
A flexible network of radial pathways invite visitors into the neighborhood while organizing diverse programmed uses such as housing, office space, retail, and R&D. The pathways emerge from the central open space, where ideas can blossom and exchanges flourish.

The framework will support and interweave the many programs and people throughout the community through a series of pathways and streets, where intimacy and multi-modal means of transportation have been accounted for, while a pedestrian environment for locals and visitors is prioritized.

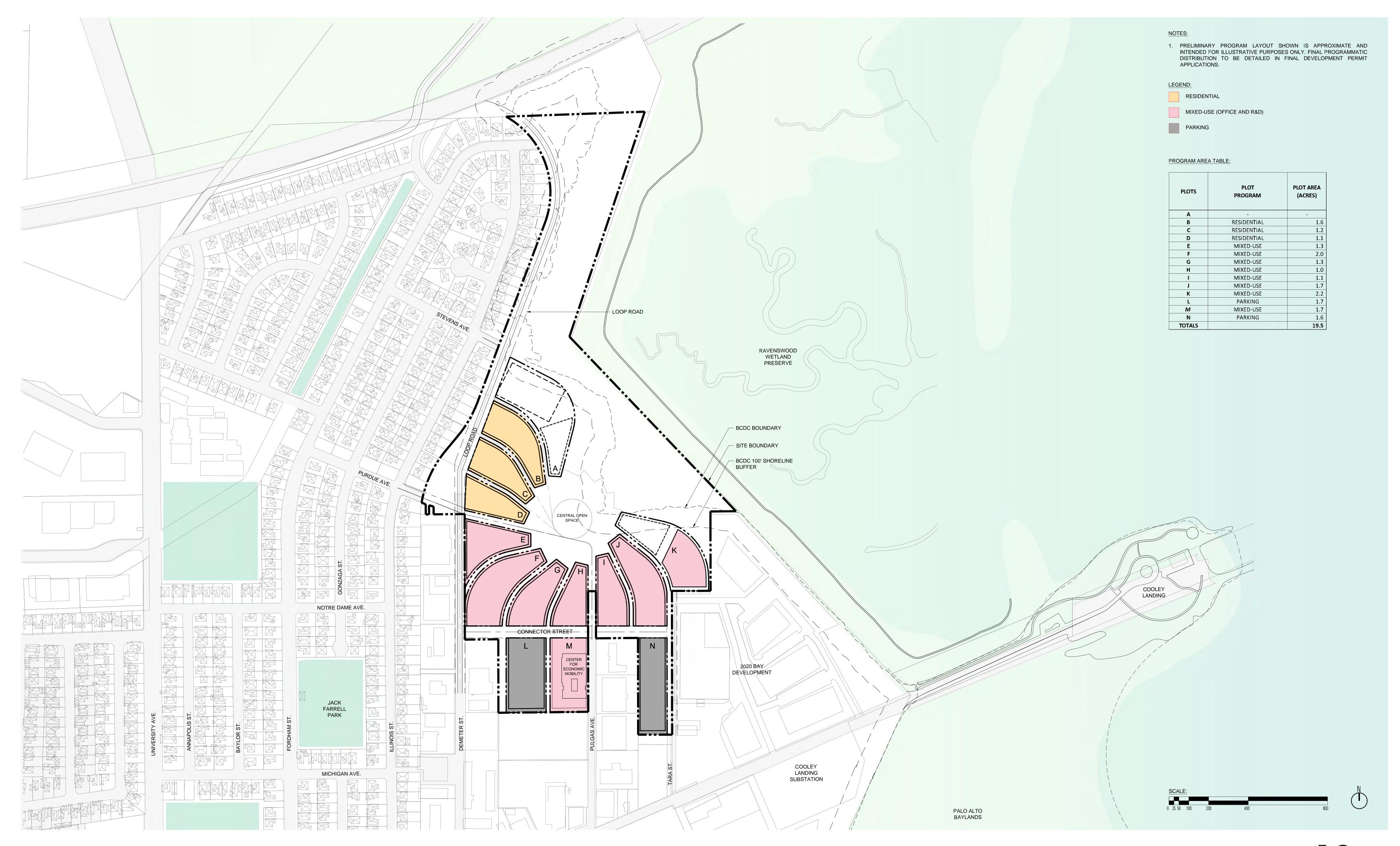
The result is tapering building blocks which frame the central open space creating an intimate public space open towards the Bay.

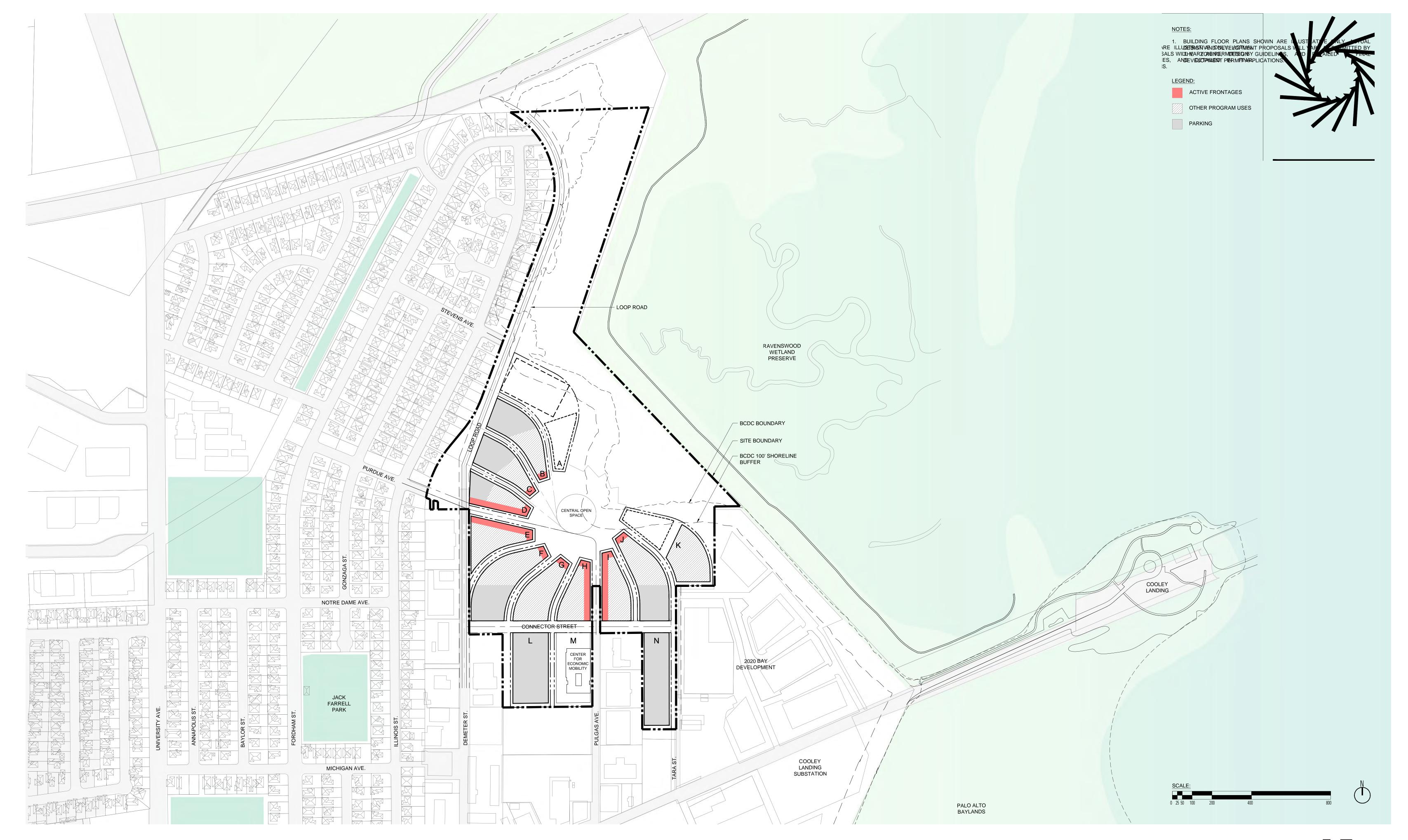
The heights are distributed gradually to respect the surrounding context, not only housing a meaningful mix of programs, but also framing the streets, and shaping the skyline.

The building heights are naturally lower towards University Village's single family homes, and gradually increase to meet the neighboring 2020 Bay development before subsequently stepping back down towards the Bay to offer more access to waterfront views.

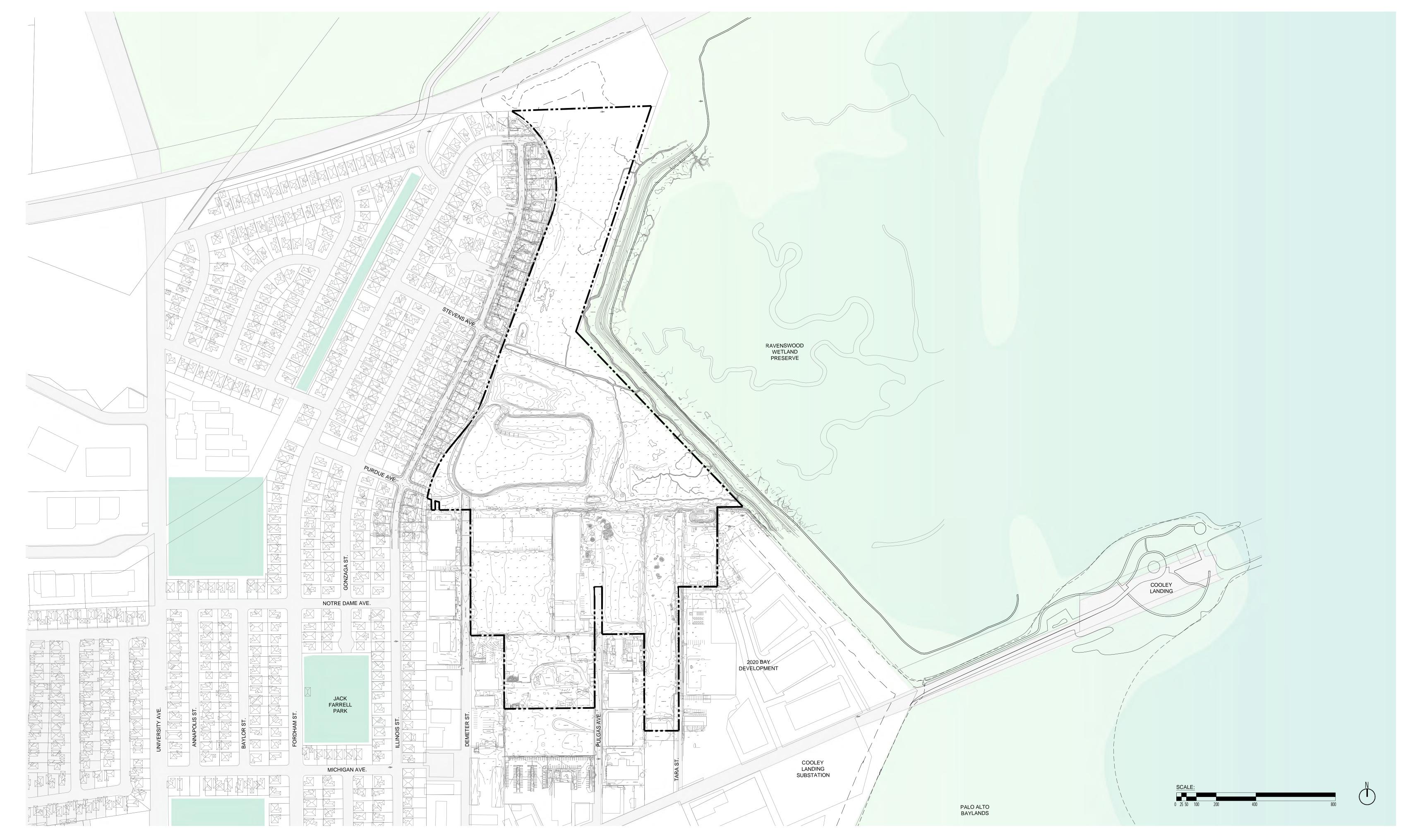


1.1 Illustrative Development Plan

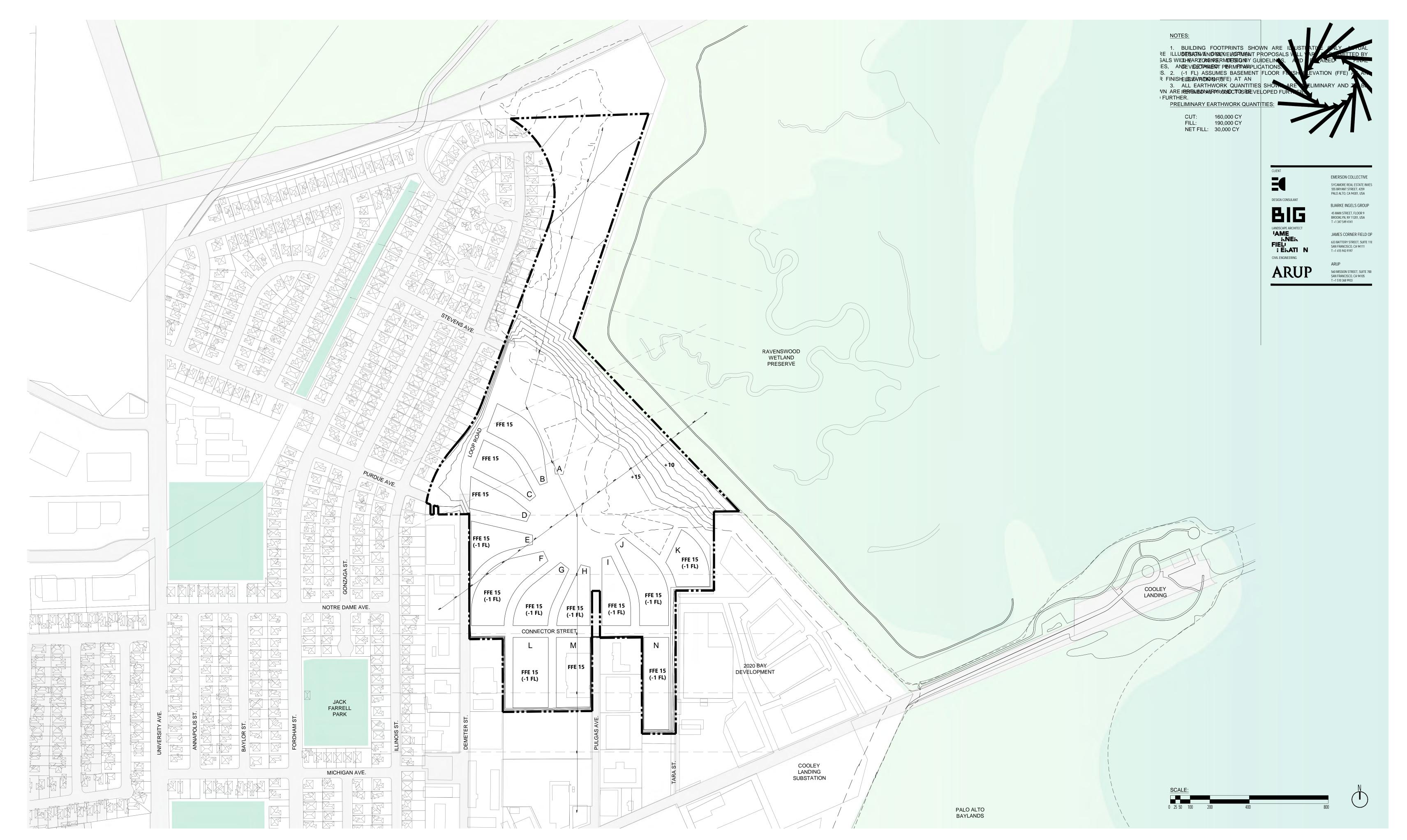


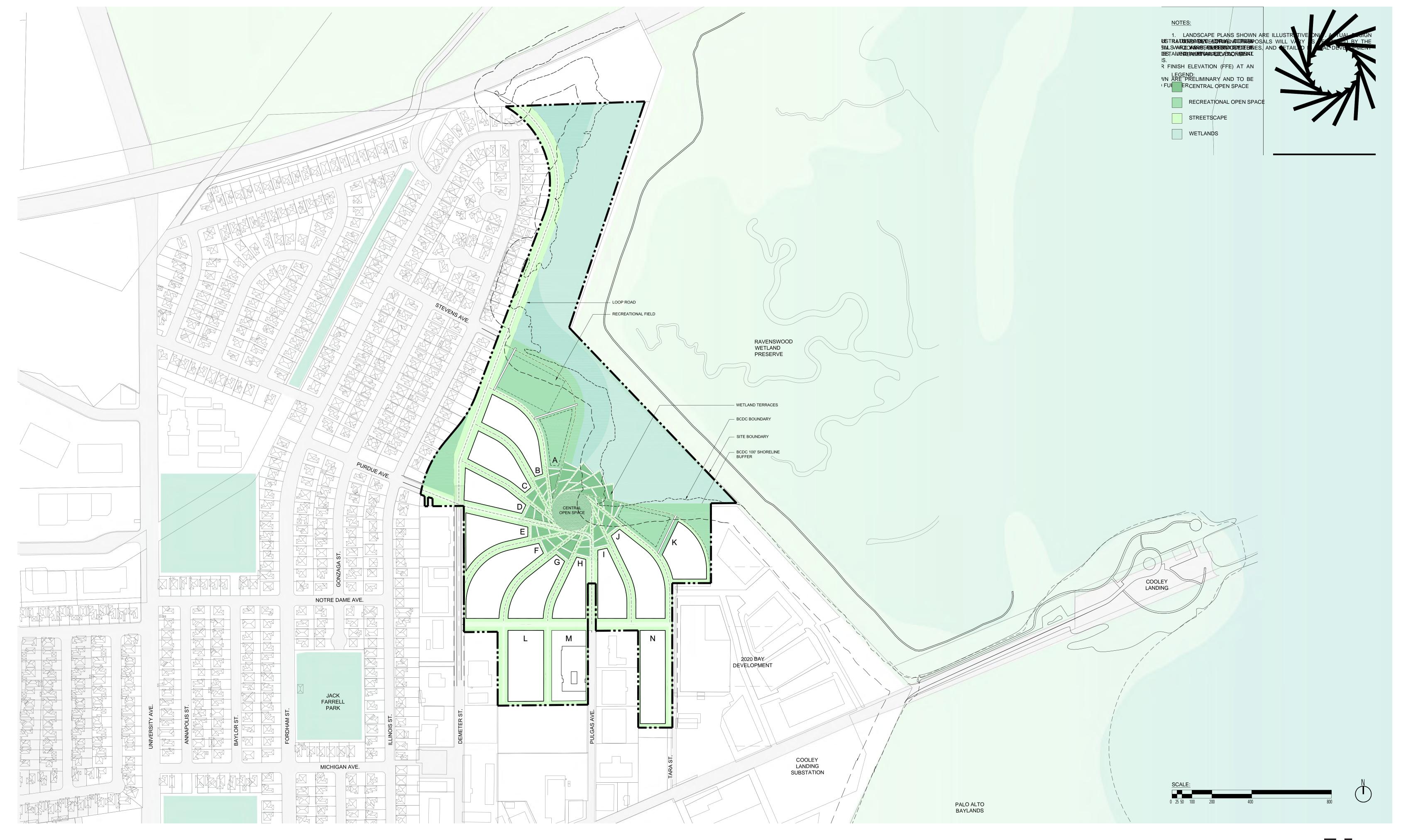


1.3 Illustrative Ground Level Building Plan

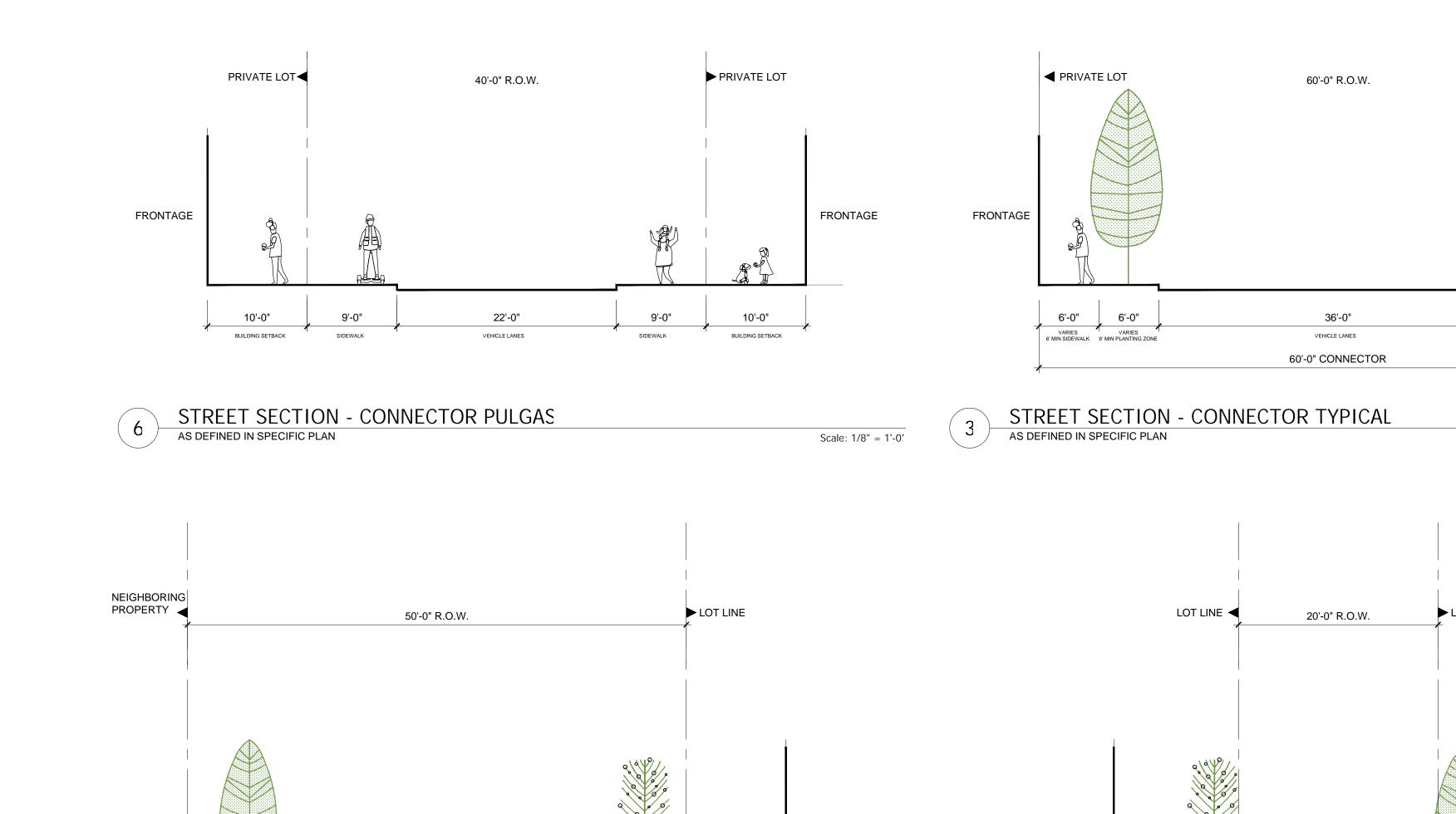


East Palo Alto Waterfront Project
July 30, 2020





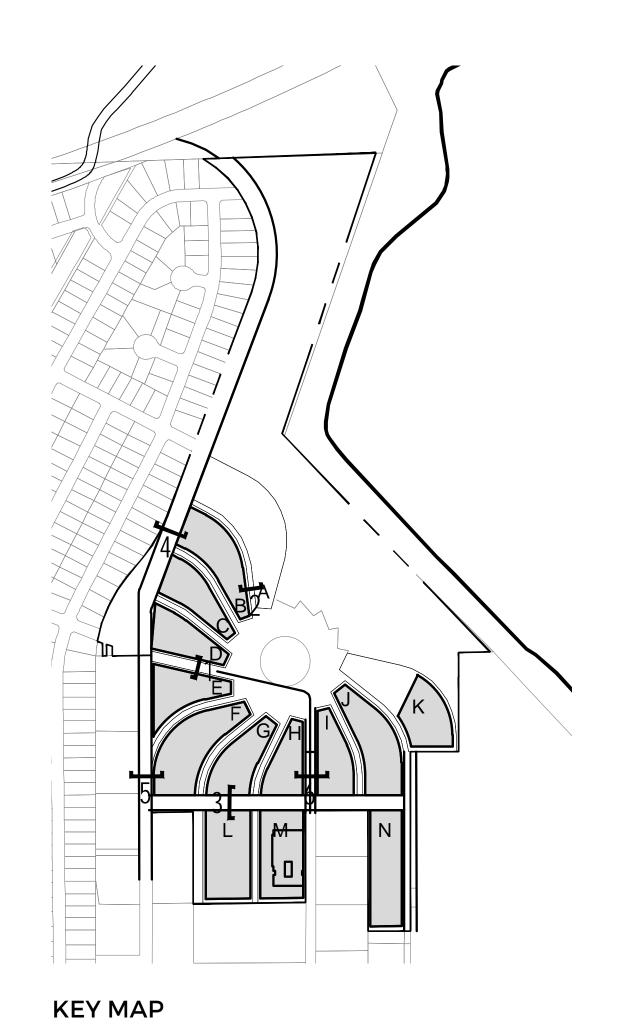
3.1 Parks and Open Space Plan

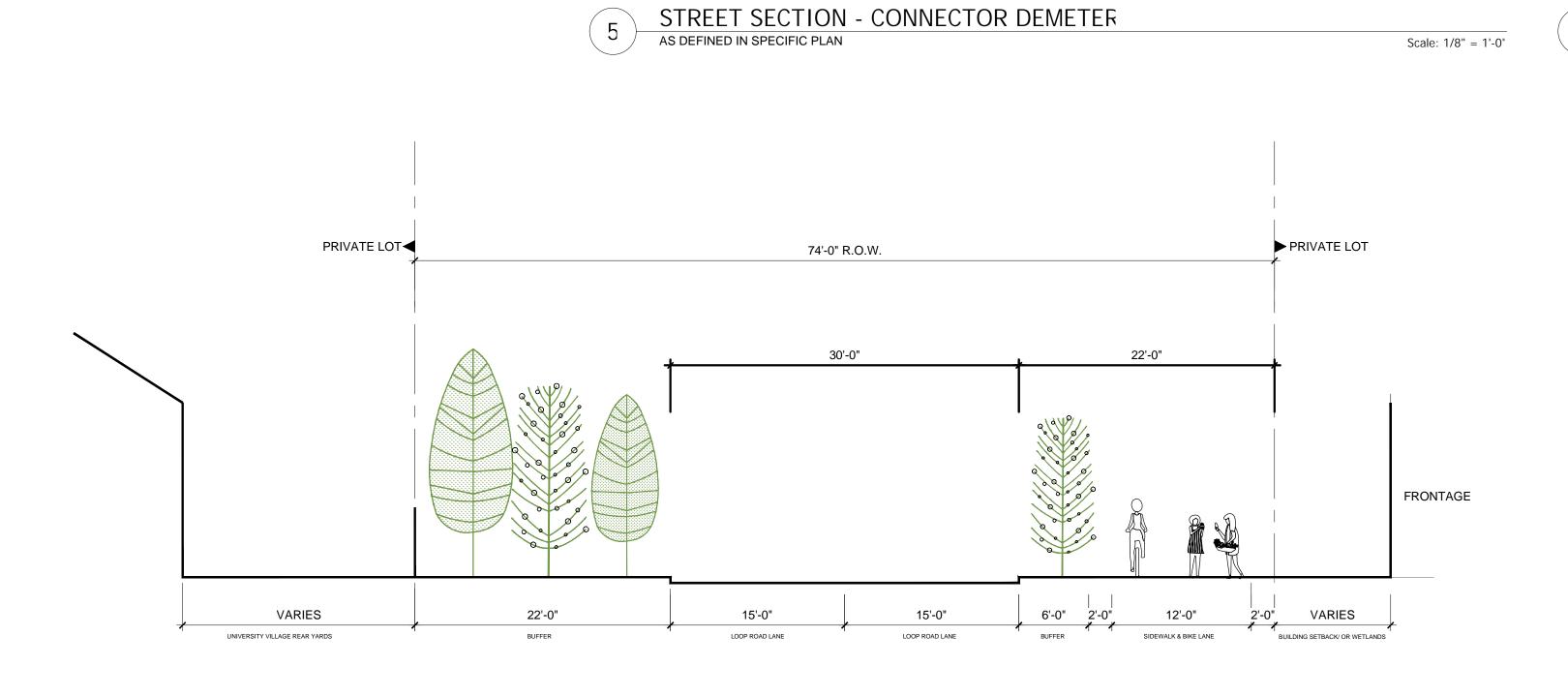


9'-0"

10'-0"

FRONTAGE





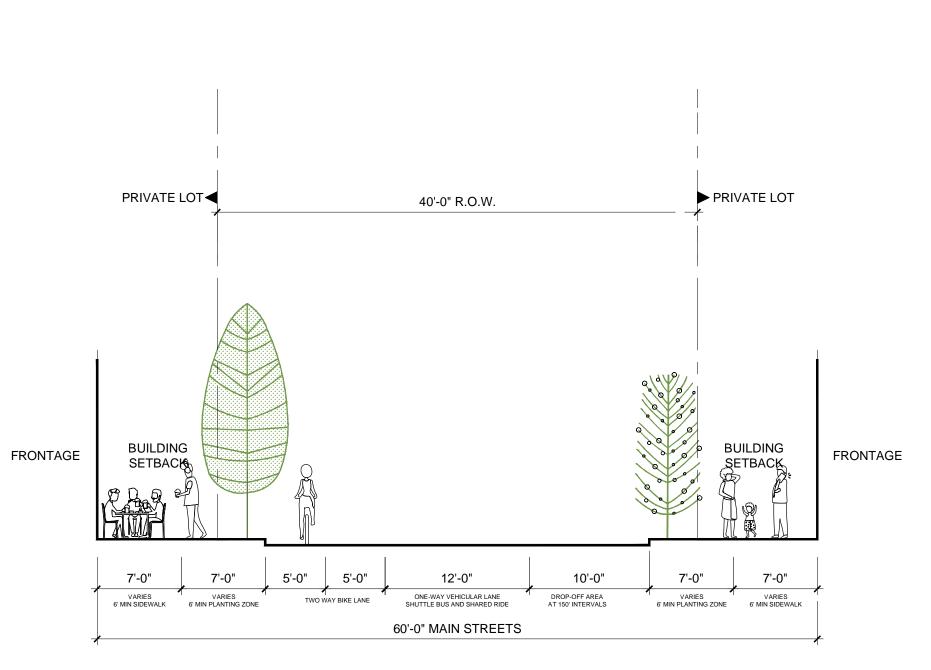
STREET SECTION - LOOP ROAD
AS DEFINED IN SPECIFIC PLAN

9'-0"

SIDEWALK WITH PLANTING

32'-0"

50'-0" RIGHT OF WAY



20'-0"
MIN. RIGHT OF WAY

45'-0"

SHARED STREET

1 STREET SECTION - 60'

FRONTAGE

7'-0" 5'-6"

VARIES VARIES PLANTING ZONE

STREET SECTION - 45'

4.1 Street Sections

PRIVATE LOT ▶

6'-0" 6'-0"

VARIES
6' MIN PLANTING ZONE 6' MIN SIDEWALK

FRONTAGE

Scale: 1/8" = 1'-0"

FRONTAGE

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

BUILDING SETBACK

5'-6" 7'-0"

VARIES PLANTING ZONE 6' MIN SIDEWALK