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| Light Industrial | Educational Use | Office |
| R&D/Industrial | Park / Open Space | Proposed Road |
| Mixed Use (Office or Residential) | Civic Community Service | Proposed Path |
| Residential | Mixed Use (with civic/community uses overlay) | |
| Mixed Use (community uses ground floor) | Ground Floor Active Uses/Commercial | |

BUILD EPA

ETB-EPA is a project of the RBD Coalition, a community-driven process to shape the future of the Ravenswood Business District, integrating grassroots leaders and youth organizing, faith-based, micro-enterprise, and community development organizations from East Palo Alto
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10-30-10

ETB-EPA Proposed Amendments to City's Draft Preferred Land Use Alternative (10/22/10)

1. **Four Corners.** Use an overlay with underlying mixed use zoning on corner area of Swensen site to allow civic/community uses. Emphasize opportunity for cultural & performing arts center. A small corner pocket park may be better located across street co-mingled with city hall/main “civic center” uses.
2. **Bay Road Corridor west of Pulgas.** South side between Clarke and Pulgas should require/prioritize community service uses on ground floor. Reinforce cluster of community service uses contiguous with health clinic site.
3. **Bay Road Corridor east of Tara.** Require ground floor active uses and/or commercial uses along frontage (at min. 40-foot building depth)—create an *urban* street frontage.
4. **R & D/Industrial.** Encourage R & D/Industrial uses as *future* workforce of EPA, but incorporate specific mechanisms to require local hiring and workforce training.
5. **Western Edge Light Industrial.** Ensure control/mitigation of potential nuisances—noise, odor, waste—with industrial/warehousing uses adjacent to residential area.
6. **Office in southeast corner.** Connect to street network and to office block north of Bay Road with additional road alignments so this office activity is not isolated.
7. **Facciola Site.** Retain the area as open space/recreation and for significant educational use opportunity site.

Road Access & Street Network. Extend north-south and east-west main roads to complete a basic street network connecting all parts of the plan area (would also facilitate a public transit loop). Also at development-plan level break up the large land use blocks with smaller collector streets, or require minimum internal circulation standards in PUD design guidelines for site development of large blocks