

# THE LANDING

1990 Bay | 1175 Weeks | 1250 Weeks

EAST PALO ALTO, CA

Meeting 1 – Part 1



Thank You  
For Joining



HARVEST  
PROPERTIES

# About Us

## Experienced Developer with Youthful Approach

- ▶ Founded in 2002
- ▶ Headquartered in Oakland
- ▶ Bay Area Focused
- ▶ Community Oriented
- ▶ Dedicated to EPA long-term



Designer:  
MA Architects

Landscape  
Architect: Hood  
Design Studio

Architect: DGA  
Architects

Civil Engineer:  
Sherwood Design  
Engineers

Structural Engineer:  
KPW Structural  
Engineers

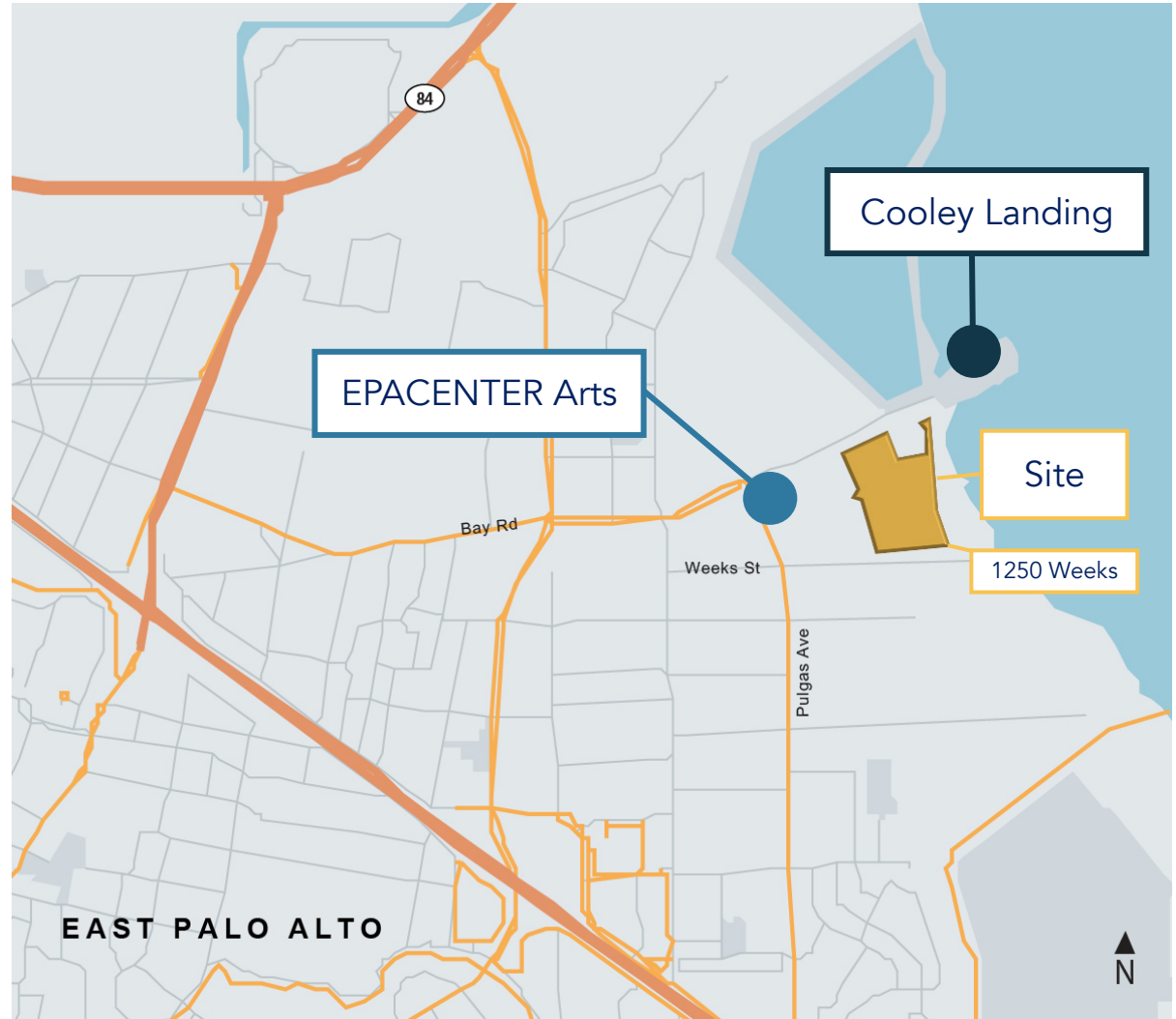
Mechanical  
Engineer:  
Integral Group

Parking  
Consultant: Watry  
Design, Inc.

# Site Overview

Initial site proposal includes:

- ▶ 18-acre site
- ▶ 918,000 square feet of office, Research and Development, Laboratory, Retail, and Community-Serving spaces
- ▶ 7 acres of open space including a public plaza



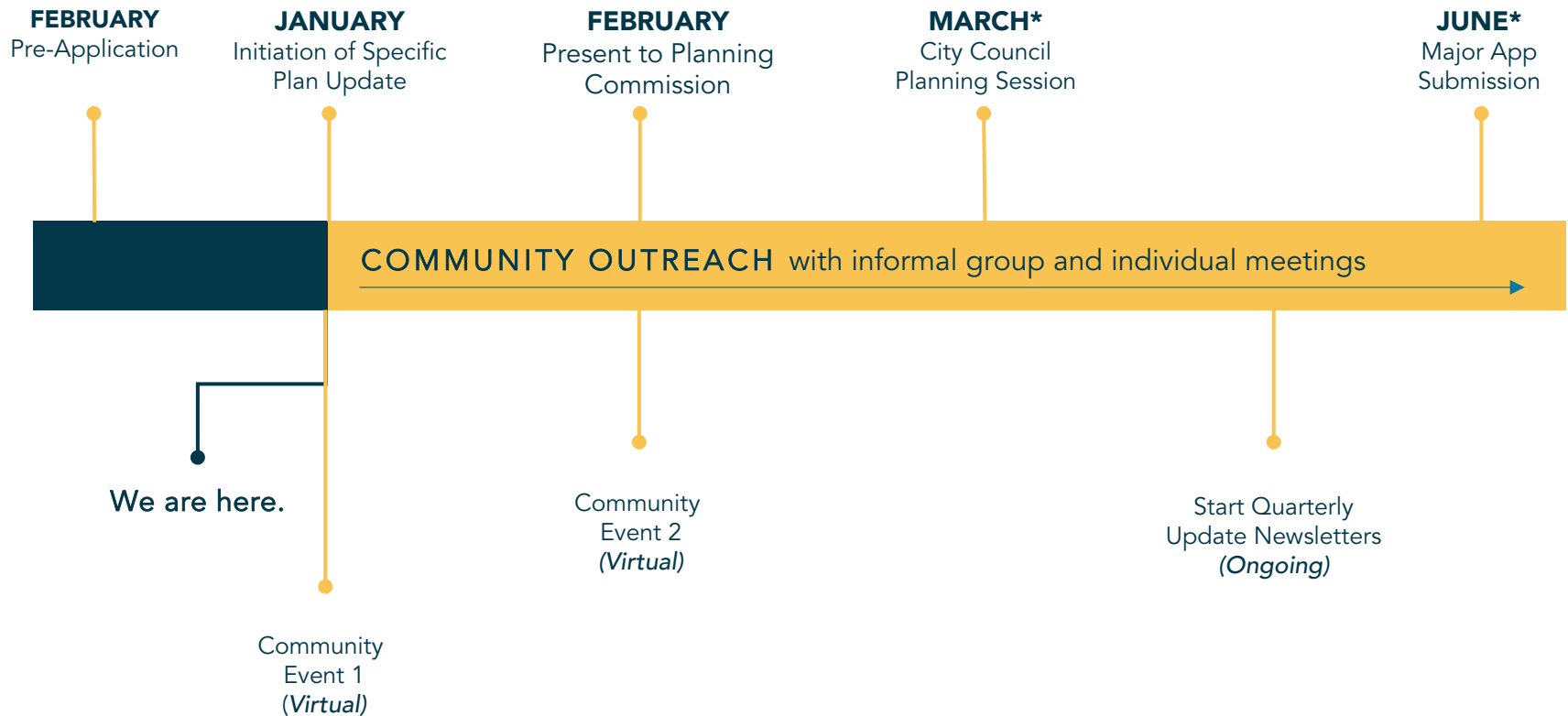
# Where We are in the Process

## Over the Past 18 Months We Have Listened & Learned

- ▶ Met with Local Stakeholders
- ▶ Learned about EPA's History
- ▶ Attended City Council Meetings
- ▶ Attended other Developers' Community Outreach Efforts
- ▶ Attended Planning Meetings
- ▶ Studied the General and Specific Plans



# Next Six Months



\* Dates are estimated

# Specific Plan Adherence

- ▶ Redevelop vacant, underutilized sites
- ▶ Support a “Main Street” along Bay Road
- ▶ Create community gathering spaces
- ▶ Enhance access to Baylands and complete the trail network
- ▶ Provide a buffer to existing residential neighborhoods
- ▶ Create local jobs

CURRENT



# What We've Heard So Far

- ▶ Celebrate EPA's History
- ▶ Desire for Cultural and Arts District
- ▶ Strengthen EPA's Social Fabric
- ▶ Support Local-Source Hiring & Job Creation
- ▶ Create a Thriving Community Destination
- ▶ Remedy Environmental Injustice
- ▶ Thoughtfully Address Traffic Impacts
- ▶ Overcome Infrastructure Challenges
- ▶ Create Lasting Income for City and Schools
- ▶ Address Affordable Housing Needs

# Five Central Themes

BUSINESS, CULTURAL & ARTS DISTRICT



Honor  
EPA's History



Support Local Residents  
and Businesses



Create a Thriving  
Community Destination



Enhance City Infrastructure  
Improvements



Promote Affordable  
Housing

# Join us for Part 2

CURRENT



PROPOSED



To learn more about the specifics of our proposal, please click to watch our **next presentation** and take our **survey**.

This video is available now on the website.

[TheLanding-epa.com](http://TheLanding-epa.com)