

**University and Bay / “Four Corners” Community Engagement
Community Meeting #1**

Tuesday, February 11, 2020 – 6:30 - 8:30 pm
East Palo Alto Senior Center

Background

On February 11, 2020 Sand Hill Property Company held a community meeting to announce the beginning of a community process for the “Four Corners” site at University and Bay it purchased in East Palo Alto in November 2019. This summary provides an overview of the overarching trends and takeaways that emerged from the qualitative responses and the quantitative results in the online survey, followed with details about the survey design and responses. The design of the meeting was advised by outside consultants Studio O and Emily Weinstein Consulting, and the meeting was facilitated by Studio O and Peninsula Conflict Resolution Center (PCRC).

Meeting Goals

1. Introduction – Introduce ourselves to the community, and publicly state our intentions
2. Acknowledge history – Make clear our awareness of the history and importance of the site; Start to identify what of the history is important to community members
3. Revisit and focus on baseline desires – Familiarize participants with what ideas have been discussed during previous planning efforts and confirm which desires still hold true and what new ones need to be explored

Meeting Agenda

- 6:30 Sign In, Food, Walk-in Activities
- 6:45 Introduction by Liz Ogbu (Studio O)
- 6:50 Meeting Agreements by Aida Negron (PCRC)
- 7:00 Presentation by Mike Kramer (SHP)
- 7:25 Introduction of Engagement Stations by Liz Ogbu
- 7:30 Engagement Stations

Meeting Attendance

Approximately 80 participants

Key Themes & Takeaways

Acknowledgement of History: The majority of participant’s memory of the site is from the period between 1970’s-1980’s. There is a nostalgia for some of the small businesses, the family environment and the venues that were there. Other notable stories that others wanted to see included acknowledging the Native American history of the area, the site’s agriculture past, and the Latino experience in East Palo Alto.

A Place to “Take my Wife”: The land use that participants most want to have is a café/restaurants and the experience that participants most want to have in the heart of EPA is to eat. Many participants followed up their vote with comments about wanting a nice place where they can have a sit-down meal, where they can enjoy a glass of wine, and where they can go for special occasions that still feels like their community.

Bringing People Together: The second most popular experience that participants want in the heart of EPA is a place to gather. The image related to this experience was of people playing music in a public plaza which many people noted was something missing from EPA now—a place that brings the diversity of EPA together where music and culture can be shared.

Housing Diversity: The second most popular land use that participants wanted was “Housing.” Notes and conversations related to housing demonstrated a desire for a variety of housing types from affordable housing, workforce housing, missing-middle housing, to market-rate housing.

Bringing Jobs to EPA: Many participants want to see job opportunities incorporated into the project. Some participants expressed a desire for uses like offices or labs to be connected to local employment opportunities.

Quality of Life Resources: Parking, retail and a community use were all land uses that participants also noted as important features for the future site. Participants are looking to the project to provide resources to improve their day-to-day quality of life.

A Desire for a Park & Open Space: Many participants took the opportunity to provide additional notes about the desire for a park and open spaces, particularly places that would bring people together and provide a respite from the urban setting.

Activity Station Summary

Walk-in Activity Boards

- Board Title: Where do you live?

Activity: Place a dot on the map to indicate where you live

Results:

- Approximately 30 people from the neighborhood around the University & Bay intersection
- Approximately 15 people from the Westside
- Approximately 15 people from other neighborhoods within EPA
- Approximately 10 people from outside of EPA

- Board Title: Where do you work?

Activity: Place a dot on the map to indicate where you work. If you work outside of EPA, place a dot in the box that best describes where you work.

Results:

- Approximately 25 people work in EPA
- Approximately 10 people work West of EPA
- Approximately 10 people work North of EPA
- One 1 person works East of EPA
- Approximately 7 people work South of EPA

Activity Boards

- **History: Important Moments in EPA and Four Corners History**
 - Are there other stories that should be added?
 - Are there other stories that should be added?
 - Why are they important to you?

Activity: Timeline of important historical moments on site and in EPA. People place dots on the important moment or year and add post its for more explanation.

Comments:

- Agricultural Past
- Let's honor our ancestors "Nairobi Village"

- Agricultural-egg farming, flower farming, Asian until 1940's, 1940's-2000 Civil Rights
- Italian Irish heritage

Civil Rights Era

- 'Dumas' hair salon; Hudson's retail store

1970's-1980's

- Prefer not to connect with name Nairobi...yes to history...
- Food, night club 'The checkmate' concert venue –Tina Turner performed here
- Muslim bakery 'Shabazz'
- When Nairobi Village closed, Latino stores came 'La Estrellita'
- Today's library; Zumba; Dia de los Muertos – Need space for more celebrations
- Alberca pool-indoor
- 1981 BofA is where Mcdonald's is now. First bank on this side of the freeway
- Grocery store
- Create a space that unites communities
- Use every square inch of the site
- Stores + jobs
- Street level activation should come back
- Connect all 4 corners
- Senior center is more Latinos now
- Affordable place
- Diverse community
- Celebrate 5 de Mayo

Are there other stories that should be added?

- Ohlone Costanoan
- Miss family environment
- Affordable housing before families own houses, now they can't.
- Include other stories in addition to Af Am experiences—Latino community too

- **Experiences: In the future, I would like to be able to _____ in the heart of EPA**

Activity: List of activities with images. Activities shown are more experiential in nature (e.g. a place to gather, a place to play, a place to relax, etc). People each get 3 dots and place them on their favorite activities and add post its for more explanation. If people don't see an activity they want listed, they can add it via a post it.

Results:

- Eat: 28 dots Notes: Diversity in dining, adult/music dining
- Gather: 22 dots
- Shop: 11 dots Notes: service-oriented shopping, shoes, boutique, sears, etc.
- Meet Friends: 10 dots
- Learn: 9 dots
- Live: 8 dots Notes: community college students w/separate non-profit, middle income families
- Work: 7 dots Notes: Office space for EPA residents
- Relax: 6 dots
- Create: 4 dots
- Work Out: 1 dot

Other

- Grocery store
- Early education for children whose parents make money at jobs
- Reunion con musica como RWC y Seguridad
- Afterschool programs
- Mini version of a main street with grocery store
- American restaurant
- Dog park
- Community kitchen to teach cooking, healthy family community needs
- Green space-yes!
- Open space parks: 5 dots
- Live concerts and art exhibitions
- Preschool space

• **Land Uses: What land uses should be included on the site and why?**

Activity: List of land uses with images. (Note on the board that **1.** the list of uses included here are some of uses the Specific Plan and General Plan, and **2.** a full list of those uses can be found in those plans and provide a location where they can be accessed.) People each get 3 dots and place them on their top uses and add post its for more explanation. If people don't see a use they want listed, they can add it via a post it.

Results:

- Restaurant or Café: 28 dots Notes: bakery, multi-diverse foods, café/restaurant/bar, pedestrian friendly
- General Retail/Food & Beverage: 28 dots Notes: grocery store, Trader Joe's

- Housing: 23 dots Notes: with garage underground, affordable-housing for long time EPA residents, Mixed affordable to market, community college students, middle class low income housing (not too low)
- Office/Medical Lab/Medical Office: 18 dots Notes: professional offices-MD, dentists, legal
- Parking Facility: 18 dots Notes: provide compact parking with shuttle, get cars off the street
- Community Use: 16 dots Notes: Library here or on Emerson collective property
- Personal Services: 16 dots
- Bank: 12 dots
- Business Support Services: 7 dots Notes: operated by Ren Ctr
- Health and Fitness: 2 dots Notes: with indoor pool

Other

- No corporate markets
- No condos
- No expensive apartments
- EPA very own City Hall: 2 dots
- East Palo Alto Historical Association
- Bowling alley (activities for kids)
- All local shops
- Neighborhood Walmart
- Affordable housing
- Chic-fil A
- Ross Dress 4 Less
- DD's Discounts
- Sally's Beauty Supply
- Wine Co or Foods 4 Less
- Meeting place for teenagers so they get off the street
- Lots of trees
- Community garden
- Green space: 7 dots
- Actividades donde los adolesenes pueden tener mas oportunidades
- Besides community space, a place to house EPA's 100+ non-profits
- Underground parking
- Garden
- Affordable early childcare. Good. Best quality

- **Question & Comment Cards**

Comments

- Affordable housing that reaches all spectrums not just the lowest of incomes
- Que tanto % se dara empleo a la gente que vive aqui
- Consider workforce housing meeting diverse incomes
- Condos for poor people financing from Sand Hill Property Co.
- I want a rooftop plaza open to the public, ideally 24/7, a lot of trees and fountains, bus stops, new bus lines, bicycle racks, no parking, if needed then only underground tables for picnic, ping pong tables (eg Lytton Plaza), coffee shop away from the road with outdoor sitting, farmer's market on Sundays, community events, small concerts, art exhibitions
- Sally's beauty supply, Chik-Fil-A, Ross Dress for Less or DD's Discounts
- Movie theatre, bowling alley, grocery store
- Neighborhood Walmart, planet fitness, employment agency, parking structure, affordable housing, pharmacy
- Housing should include low to moderate households
- Local opportunities of all kinds
- Day care
- Green space, trees
- LEED standards
- Collaboration, communication with other projects
- Better food
- I like to see a movie show along with small business shops
- I would like to see a major grocery store like Safeway or Lucky's where there is all kind of food
- Parking structure, community kitchen teach how to cook, grocery store like pantry
- Mixed income housing, restaurant, public space/square (Christmas tree), library, office with local employment opportunity
- Affordable housing for seniors
- The presenter thanked the audience for "spreading the word" through the use of word of mouth. Hearing this from a private developer is very disappointing and telling of the developer's commitment to transparency and true community engagement.
- I have over the last three decades been agitating for an East Palo Alto Historical Association.... Collaboration with Stanford.

Questions

- When will the project start?
- Will there be enough parking?
- Will housing be for multiple income levels?
- Can there be a supermarket?
- Will the library go there?
- Do you have an equitable development plan (ask Liz)
- Will programs or offerings on site blend with or improve life for Woodland residents (bus shuttle, etc)?
- Will the site offer temporary housing to folks from Woodland properties when their buildings are redeveloped?
- How will the increased use of this site affect the library, Jack Ferrell Park, and other nearby facilities?
- Will there be room for a small neighborhood Walmart?>
- Will there be affordable housing?
- Will there be low-income housing?
- How will it be determined which ideas will be implemented. Is it a vote, through a survey?
- How will you address traffic so it doesn't impact the community?
- Can condos be included in housing options?
- Why only 8 stories? We should be higher to 20+ stories. More supply=more BMR units and lower rents compared to having less supply.
- Will there be a park and garden spaces?
- Do you have a plan for the site?
- You've asked about the history of Four Corners and acknowledged that history has been made and exists. What will you do to preserve that history in a permanent physical manner? It is one thing to say you will honor the history, but how will you preserve it for future generations and the legacy of the elders.
- In 50-100 years this area could be under water due to climate change. How are you planning for that?