

NOTICIAS

CITY PROJECTS: AN UPDATE ON RAVENSWOOD BUSINESS DISTRICT/FOUR CORNERS

WHAT IS THE RAVENSWOOD BUSINESS DISTRICT (RBD)/FOUR CORNERS?

The Ravenswood Business District/4 Corners Development is a proposal for a new downtown area in East Palo Alto. The proposal includes office buildings, retail spaces, community spaces, and housing. The City adopted the development plan in 2013. However, since 2013, development plans have expanded to accommodate more commercial office space and housing units. The projected development location will take over the part of East Palo Alto known as “The Village” to long-time residents. The City has many goals for the RBD. Some of these goals are to create jobs and housing for residents, to create lasting fiscal solvency for the City, and to foster a thriving community with parks and open spaces.

WHY IS RBD IMPORTANT TO COMMUNITY MEMBERS?

The RBD Specific Plan should reflect current residents' needs and feedback. In particular:

- RBD developments will bring in thousands of tech jobs that need a 4-year college degree. Many current residents may not have the training necessary for those positions.
- Tech jobs attract new residents who will need housing, which is in short supply. Demand will drive up home prices and rent.
- New developments attract more commuters, increasing traffic and pollution. There is only one entrance and exit (Bay Road).

WHAT IS THE ENVIRONMENTAL IMPACT?

Some of RBD's proposed building sites are on the border of East Palo Alto's protected Baylands. This area is also prone to severe sea level rise. One of RBD's proposed sites would sit on the previous site of the Romic Hazardous Waste Treatment Facility. Romic contaminated the local soil and groundwater. Besides Romic, there are other formerly contaminated sites within the boundary of the development. There are growing concerns about the potential for these contaminants to be remobilized and brought to the surface by emergent groundwater. To learn more, check out our [Noticia on Groundwater Rise](#) (Issue #6, QR code 4).

WHAT ARE THE PLANS FOR DEVELOPMENT?

The City has released a draft of the [Specific Plan](#) for the RBD that outlines some of the following goals and plans for the development:

- Sea level rise protection and flooding resilience.
- New roads and traffic connections, and a traffic calming plan that establishes a “trip cap” across the area.
- More than 31 acres of publicly accessible outdoor spaces.
- Development projects will construct/fund water, sewer, and storm drainage needed for their project.
- Stormwater system improvements to support heavier rain and bigger storm surges.
- Recommendations for various community benefits in the form of community facilities.

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HOW CAN YOU STAY INFORMED AND HELP SHAPE THE FUTURE OF THE RBD?

- Sign up for Nuestra Casa’s interest form to receive updates on the development and find out about ways to make your voice heard! [QR code #1 located below]
- Follow Nuestra Casa’s Instagram page to be notified of immediate updates and have access to supplementary informational resources on the RBD, including translations! [QR code #2 located below]
- Email RBD@cityofepa.org for direct updates on development plans. Send them any questions, comments, or concerns.
- Keep checking the [city's information site](#) for updates, including the finalized version of the Specific Plan and a copy of the Supplemental Environmental Impact Report. This report will identify environmental concerns related to the development and may also identify solutions. [QR code #3 located below]

ATTEND CITY MEETINGS AND ASK QUESTIONS

The planning process is open to the public. You may attend city council and planning meetings related to the RBD/4 Corners Development. You also have the right to ask questions and be involved in the planning regardless of your immigration status. Here are some sample questions to consider:

1. East Palo Alto needs more AFFORDABLE housing. What percent of RBD includes affordable housing? How is affordable housing defined? Does the definition of affordable housing include the needs of families and individuals with low incomes (50 to 80% of area median income (AMI))?
2. Of residents who are 25 years and over, only 25% have a bachelor's degree or higher. Yet most of the businesses RBD will attract will most likely require a 4-year college degree. How can the City prevent the displacement of long-term residents?
3. Will groundwater rise interact negatively with the land reserved for the development?

GET INVOLVED & STAY UPDATED!

**1. INTEREST FORM****2. INSTAGRAM****3. CITY WEBSITE****4. NOTICIAS**