

Sand Hill Property Company recently purchased the long-vacant “Four Corners” site at the corner of University Ave. and Bay Road in East Palo Alto. This important location was designated by the community in the Specific Plan and General Plan to become a vibrant mixed-use neighborhood.

We will be holding a public meeting to discuss the proposed project and listen to your input:

Notice of Community Meeting

June 5th - 19th, 2019 – Online

You are invited to join at: universityandbay.com

This online meeting will include 1) a recap of the input received from previous community meetings, 2) an update on the proposed project and timeline, 3) an opportunity to provide feedback on the project principles and the proposal. This is the third community meeting to date. If you’d prefer to discuss the project by phone, please contact Teresa Morales at 650-690-6199.

There will also be a public **Planning Commission study session** to discuss the proposal on **Monday, June 8th at 7 pm** which can be accessed online at: <https://zoom.us/j/96885623706>

Project description: Consistent with the prior planning processes and the existing zoning, we plan to create a vibrant, mixed-use “downtown” at University and Bay. This includes approximately 40,000 square feet of retail, restaurants, and community space, 180 units of housing plus related amenities, and 500,000 square feet of employment uses, like life-science and laboratory. At the heart of the plan is a new public “town square” and a central public plaza surrounded by ground-floor retail, restaurants, and community uses, potentially including a new East Palo Alto Library.

The knowledge gained from our experiences and interactions, as well as the East Palo Alto Westside Area Plan, has led us to develop the following five “Core Principles”:

1. Respect what came before us
2. Create and catalyze a vibrant, mixed-use "Main Street"
3. Create places to live and gather
4. Improve mobility and access
5. Create jobs and local revenue

We believe that the proposal for University and Bay will be a great addition to the heart of East Palo Alto, and help fulfill the vision of the City of East Palo Alto’s General Plan. We look forward to receiving robust community input during this pre-application process, which will inform more complete plans for a formal application submittal later this year.



Site Location



Existing Conditions