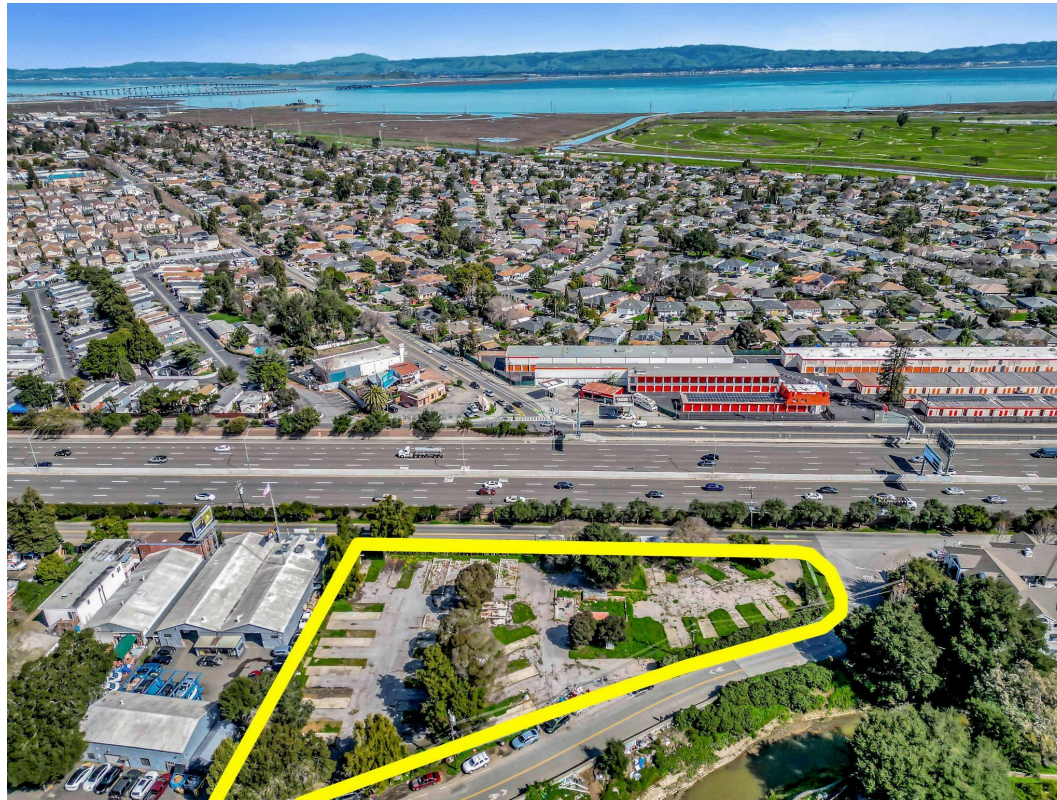
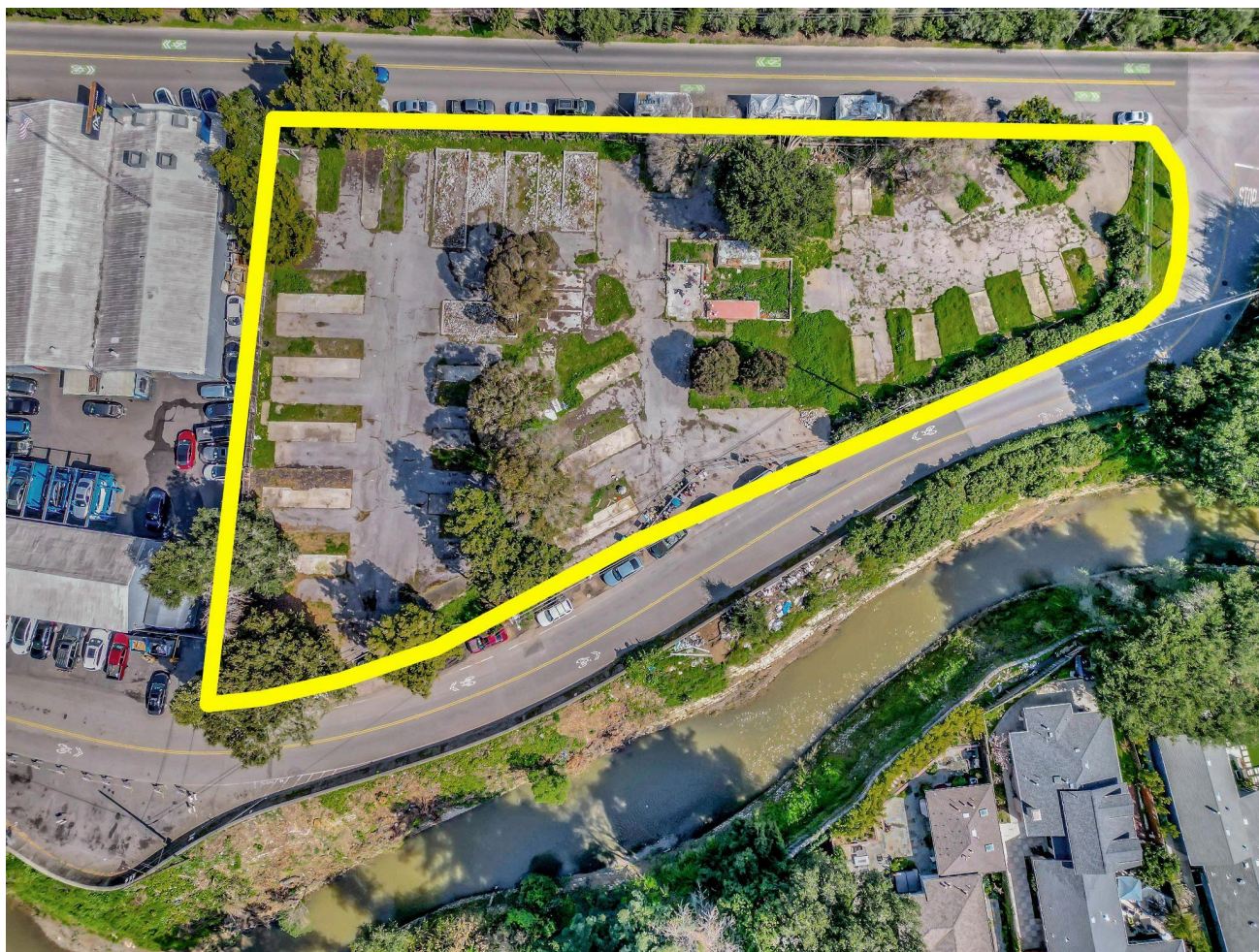




COLDWELL BANKER



**1893 Woodland Ave
East Palo Alto, CA 94303**



APN # 063-501-010

Listed at \$6,399,000

Developers' Dream

Attention Developers! This is an excellent and rare opportunity to establish a new subdivision in a prime location! Situated close to major employers such as **Stanford University, Stanford Hospital, Meta Headquarters, Amazon EPA offices,** and Palo Alto downtown, with easy access to **Google, LinkedIn,** and more. The property is located on the west side of Freeway 101, just off University Ave., and borders Palo Alto. The Conceptual Yield Study indicates a potential for **33-34 townhouse units or 44 apartment units.** Originally a mobile home park, all utilities were connected to the property but were subsequently removed upon the closure of the park. The mobile home park has since been officially closed.

Developers **may have the opportunity** to receive credits for utility connections and housing fees from the city of East Palo Alto. In addition, the subject property is assigned to Menlo-Atherton High School.

It is primed and ready for redevelopment.



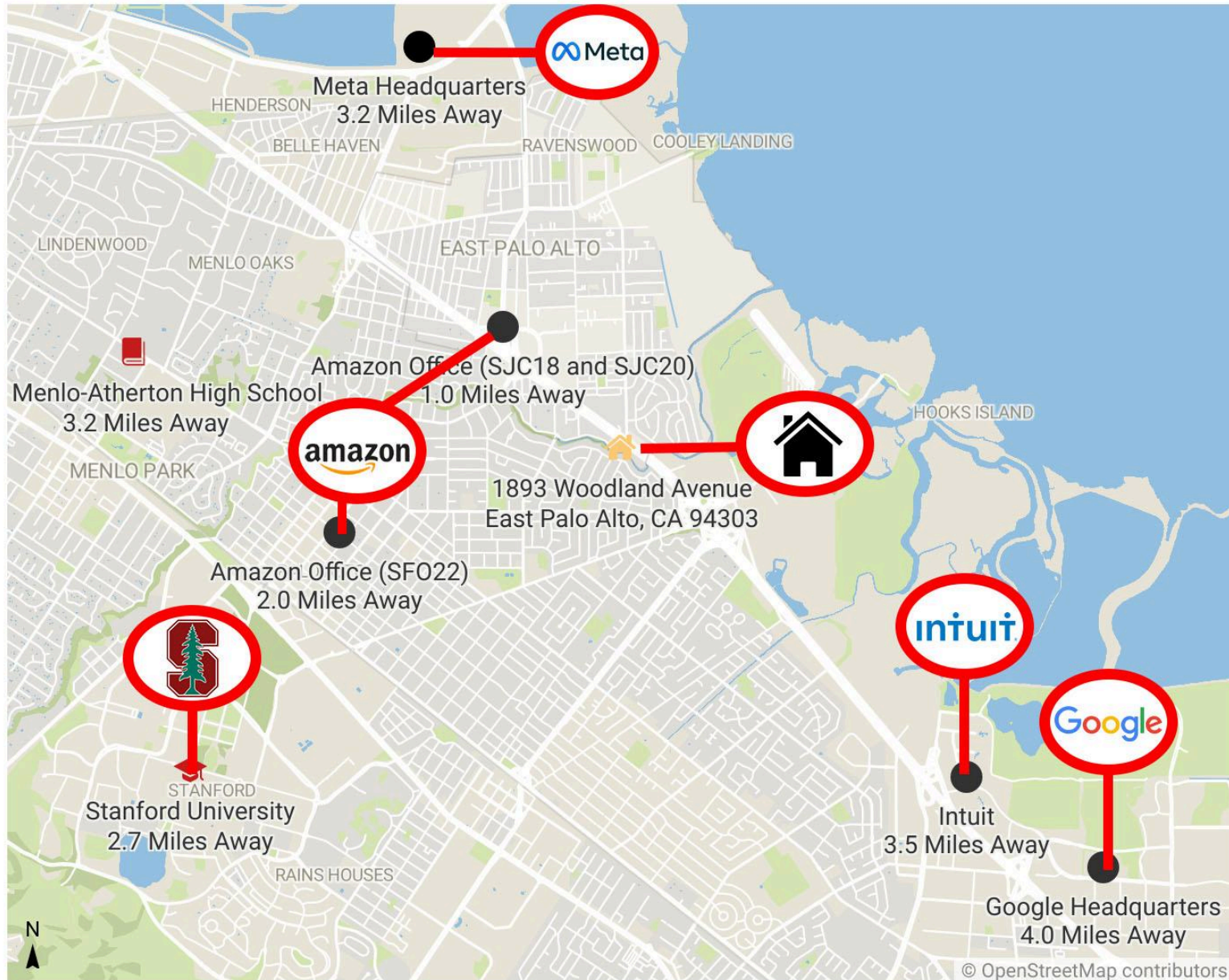
COLDWELL BANKER®
PROUDLY HONORS

 **JENNY HUANG**
Morgan Hill Office
CalRE #01362454

 International President's Premier
Representing the Top 1%
of Coldwell Banker® Agents Worldwide

 COLDWELL BANKER
REALTY

1893 Woodland Ave, East Palo Alto, CA 94303



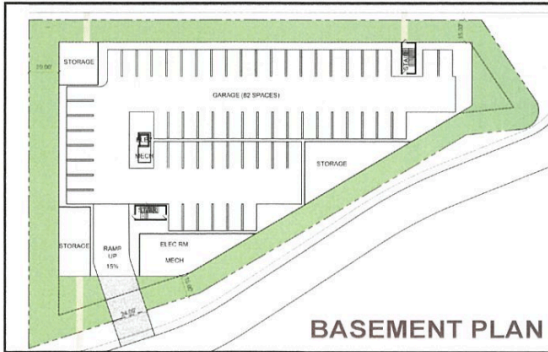
© OpenStreetMap contributors



GROUND LEVEL PLAN



LEVELS 2 - 3



BASEMENT PLAN



LEVEL 4

PROJECT DESCRIPTION

- General Plan Amendment to High Density Residential
- Re-Zone to R-HD-5 Designation
- Redevelop site as 4-story condo building
- Basement: garage
- 1st floor: garage, entry lobby & common space
- 2nd & 3rd floors: 16 residential units per floor
- 4th floor: 12 residential units per floor
- Courtyard and private decks provide open space

Site Summary - Option 3			
	Standard	Proposed	
Gross site area	48,819 Sq. Ft.	1.12 Acres	
GP Designation	Medium Density Residential	High Density Residential	
Density per GP	18-40 DU/Ac	39.3 DU/Ac	
Unit Count	20.1-44.8 DU	44 DU	
Zoning Designation	R-MD-1 (Multi-Family Medium Density Residential)	R-HD-5 (Multi-Family High Density Residential)	
Density per Zoning	22.1-43 DU/Ac	39.3 DU/Ac	
Unit Count	24.7-48.1 DU	44 DU	
Building height	5 stories (60')		
Coverages & FAR	Sq. Ft.	%	Sq. Ft. %
Building covg.	34,173	70%	32,867 67%
Open space area	24,869 51%		
Private open space	2700	5%	3,080 6%
Common open space	4,400	9%	21,789 45%
Setbacks			
Front	15 Ft		15 Ft
Rear	20 Ft		20 Ft
Parking	Spaces / unit	Spaces	Spaces / unit Spaces
Total Parking	2	88.0	2 96
Resident - 2 Bed	1.8	79.2	2.0 86
Guest	0.2	8.8	0.2 10

Architectural Summary - Option 3					
Unit name	Unit count	Living area/unit	Total living area	Bed count	Bath count
A	44	1,100	48,400	2	2
Total	44		48,400		



CONCEPTUAL YIELD STUDY - OPTION 3

1893 WOODLAND AVENUE
IN EAST PALO ALTO, CA



JOB NO. 1586.001
DATE 12-19-2019
5855 Owens Drive
Pleasanton, CA 94588
925-251-7200



PROJECT DESCRIPTION

- Maintain General Plan Designation
- Re-Zone to R-MD-2 Designation
- Redevelop site as 3-story townhomes with roof decks
- Propose 5 Low Income units
- Utilize 35% density bonus
- Utilize concessions (if required) for rear setback and building height
- Drive aisles provide garage access
- Walkways connect residential entries to adjacent streets
- Paseos and private courtyards provide open space

Site Summary - Option 4a			
	Standard		Proposed
	Gross site area	48,819 Sq. Ft.	
General Plan Designation	Medium Density Residential		Medium Density Residential
Density (per General Plan)	12.1 - 22.0 DU/Ac		39.3 DU/Ac
Units Count	18.6 - 24.7 DU		34 DU
With Density Bonus (35%)	18.3 - 33.3 DU		
Zoning Designation	R-MD-1 (Multi-Family Medium Density Residential)		R-MD-1 (Multi-Family Medium Density Residential)
Density (per R-MD-2)	12.0 - 22.0 DU/Ac		39.3 DU/Ac
Units Count	18.4 - 24.7 DU		34 DU
Floor area	31,732 SF		29,335 SF
Floor Area Ratio	0.65		0.60
Building height (per R-MD-2)	2.5 stories (30')		3 stories + roof deck (36')
Site coverage	29,391 SF 60%		16,930 SF 35%
Open space area	15,300 SF		18,300 SF
	Per Unit	Total	Total
Common open space	250 SF	8,500 SF	12,100 SF
Private open space (Ground floor units)	200 SF	6,800 SF	6,100 SF
Setbacks			
Front	20 ft		20 ft
Side	10 ft		12 ft
Rear 1st Story / 2nd Story	20 / 10 ft		10 / 10 ft
Parking			
	Spaces / unit	Total spaces	Spaces / unit Total spaces
Total Parking		65.9	
1 Bedroom unit	1.5	10.5	1.57 11
2 Bedroom unit	1.8	48.6	2 54
Guest	0.2	6.8	0.21 7

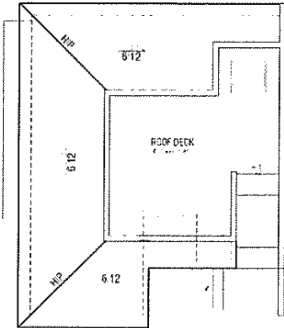
Architectural Summary - Option 4a						
Unit name	Unit count	Gross living area/unit	Total gross living area	Bed count	Bath count	Garage / Roof deck / unit
A	7	789	5,355	1	1.5	1 Car 100
B	15	1,070	16,050	2	2.5	2 Car 200
C	12	1,070	12,840	2	2.5	2 Car 200
Total	34		34,245			

1893 WOODLAND AVENUE
IN EAST PALO ALTO, CA

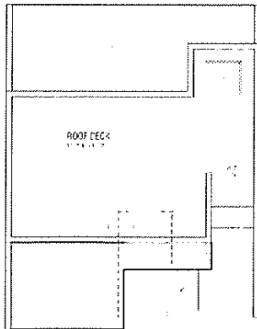
CONCEPTUAL YIELD STUDY - OPTION 4a



JOB NO. 1586-001
DATE 3-12-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

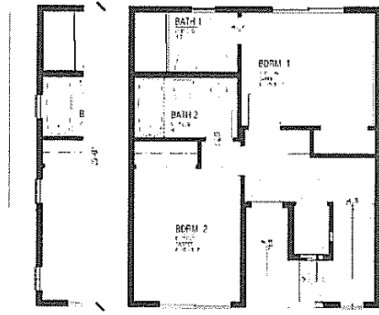


ROOF DECK @ PLAN 3-END
 140 NET S.F.
 163 GROSS S.F.



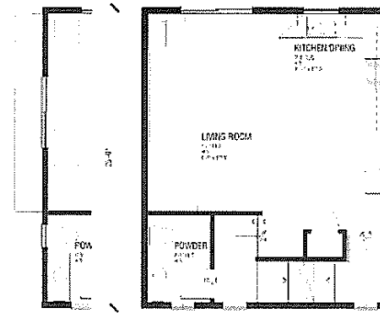
ROOF DECK
 210 NET S.F.
 233 GROSS S.F.

Refer to 2016 CEC Section 110.10 (b) 1B
 Exception #4, for solar zone compliance



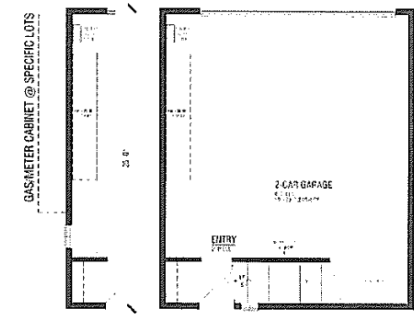
CONDITION @ PLAN 3-END
 448 NET S.F.
 527 GROSS S.F.

THIRD FLOOR
 450 NET S.F.
 529 GROSS S.F.



CONDITION @ PLAN 3-END
 527 NET S.F.
 527 GROSS S.F.

SECOND FLOOR
 529 NET S.F.
 529 GROSS S.F.



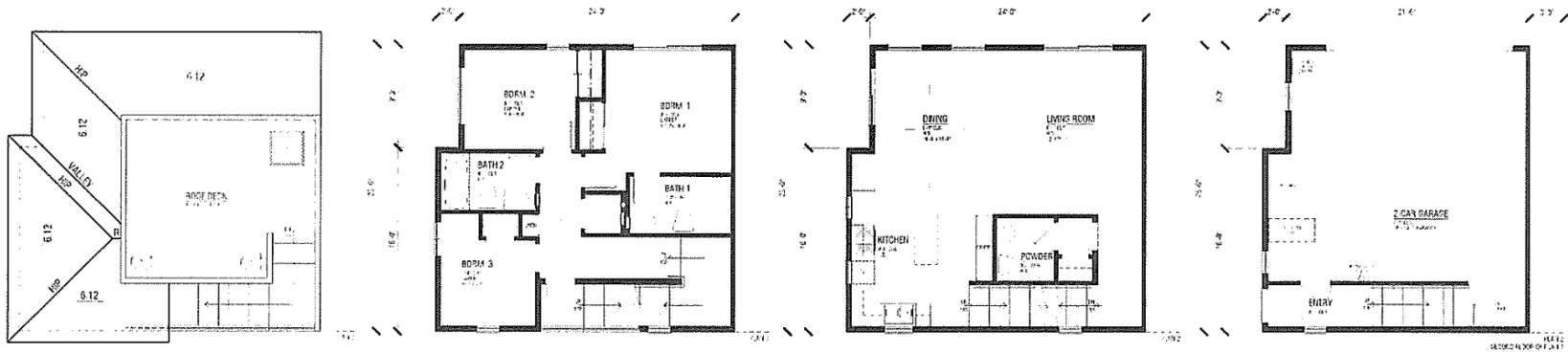
CONDITION @ PLAN 3-END
 88 NET S.F.
 527 GROSS S.F.

FIRST FLOOR
 90 NET S.F.
 529 GROSS S.F.

**Units B & C Reference Plan
 (By others)**

2 Bdrm. / 2.5 Bath / 2-Car Garage

1069 NET S.F.
 1587 GROSS S.F.



ROOF DECK
 189 NET S.F.
 209 GROSS S.F.

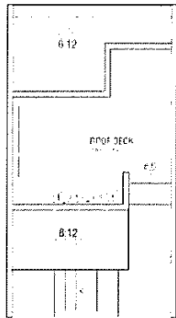
THIRD FLOOR
 537 NET S.F.
 634 GROSS S.F.

SECOND FLOOR
 634 NET S.F.
 634 GROSS S.F.

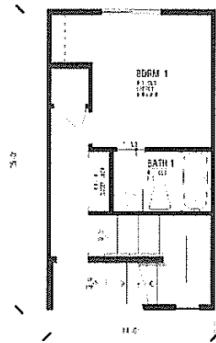
FIRST FLOOR
 102 NET S.F.
 559 GROSS S.F.

Refer to 2016 CEC Section 110.10 (b) 1B
 Exception #4, for solar zone compliance

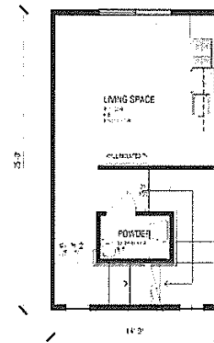
Unit D Reference Plan
(By others)
 3 Bdrm. / 2.5 Bath / 2-Car Garage
 1273 NET S.F.
 1827 GROSS S.F.



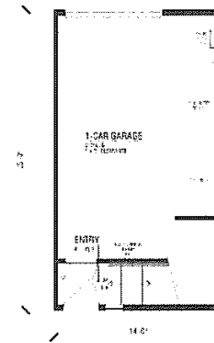
ROOF DECK
103 NET S.F.
126 GROSS S.F.



THIRD FLOOR
298 NET S.F.
354 GROSS S.F.



SECOND FLOOR
354 NET S.F.
354 GROSS S.F.



FIRST FLOOR
60 NET S.F.
354 GROSS S.F.

Refer to 2016 CEC Section 110.10 (b) 1B
Exception #4, for solar zone compliance

**Unit A Reference Plan
(By others)**

1 Bdrm. / 1.5 Bath / 1-Car Garage
712 NET S.F.
1062 GROSS S.F.