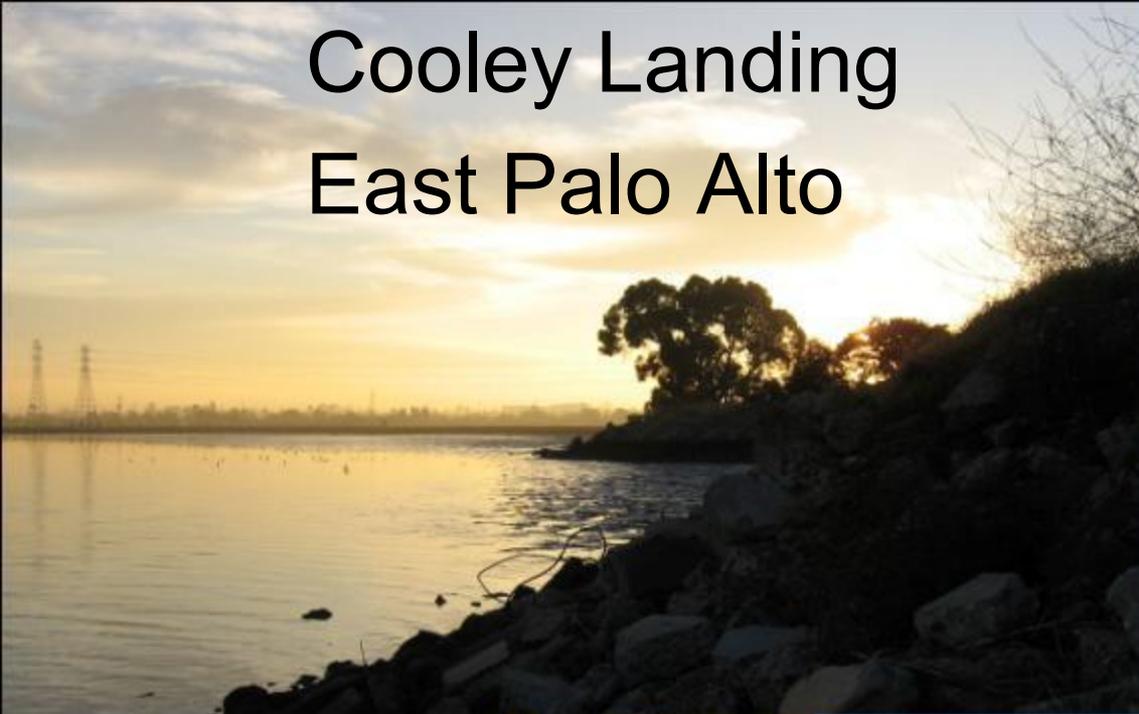


US EPA ARCHIVE DOCUMENT

# Cooley Landing East Palo Alto



# Brownfields Conference Oakland, CA Nov. 9, 2012



Cooley Landing, East Palo Alto  
Context – Carlos Martinez  
Step by step – Lily Lee  
Community  
Stakeholders  
Funders  
Phase 1 complete!



Photo courtesy of Jitze Couperus  
and Saul Chaiken

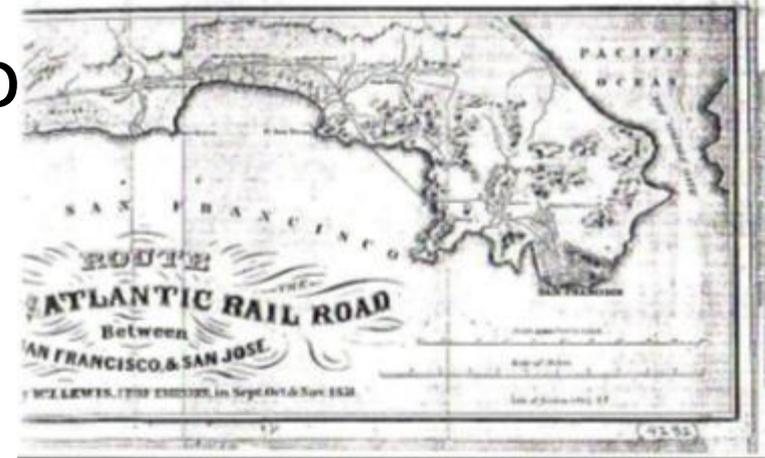
# “Birthplace of East Palo Alto

1848 – Ravenswood Landing – Isaiah Woods home, dairy, wharf

1868 – 1932 – Lester Cooley’s Landing – active port commerce center

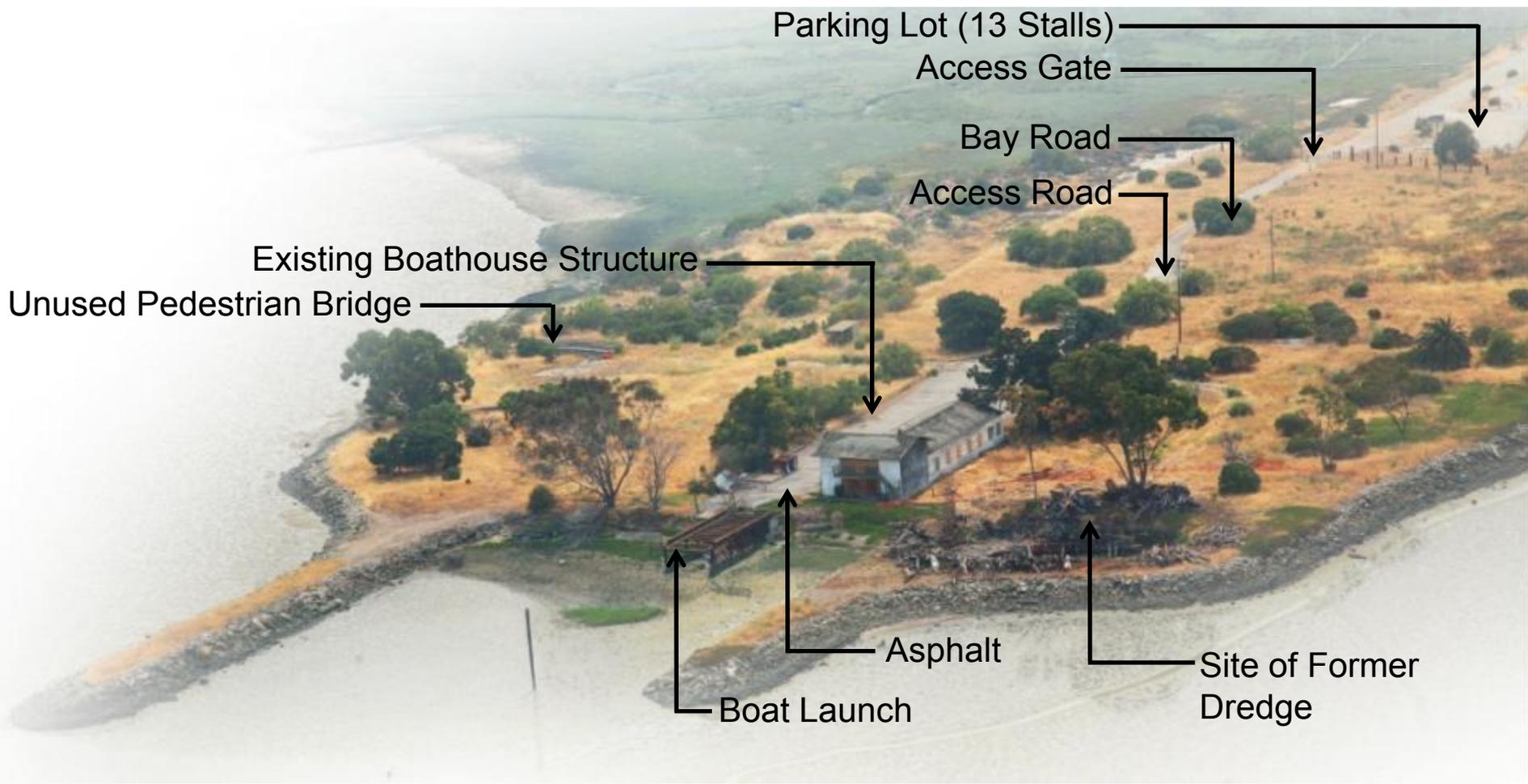
1932 – 1957 – County Dump

1960 - 1998: Mr. Schoof: Palo Alto Boat Works



# COOLEY ISLAND

CITY OF EAST PALO ALTO



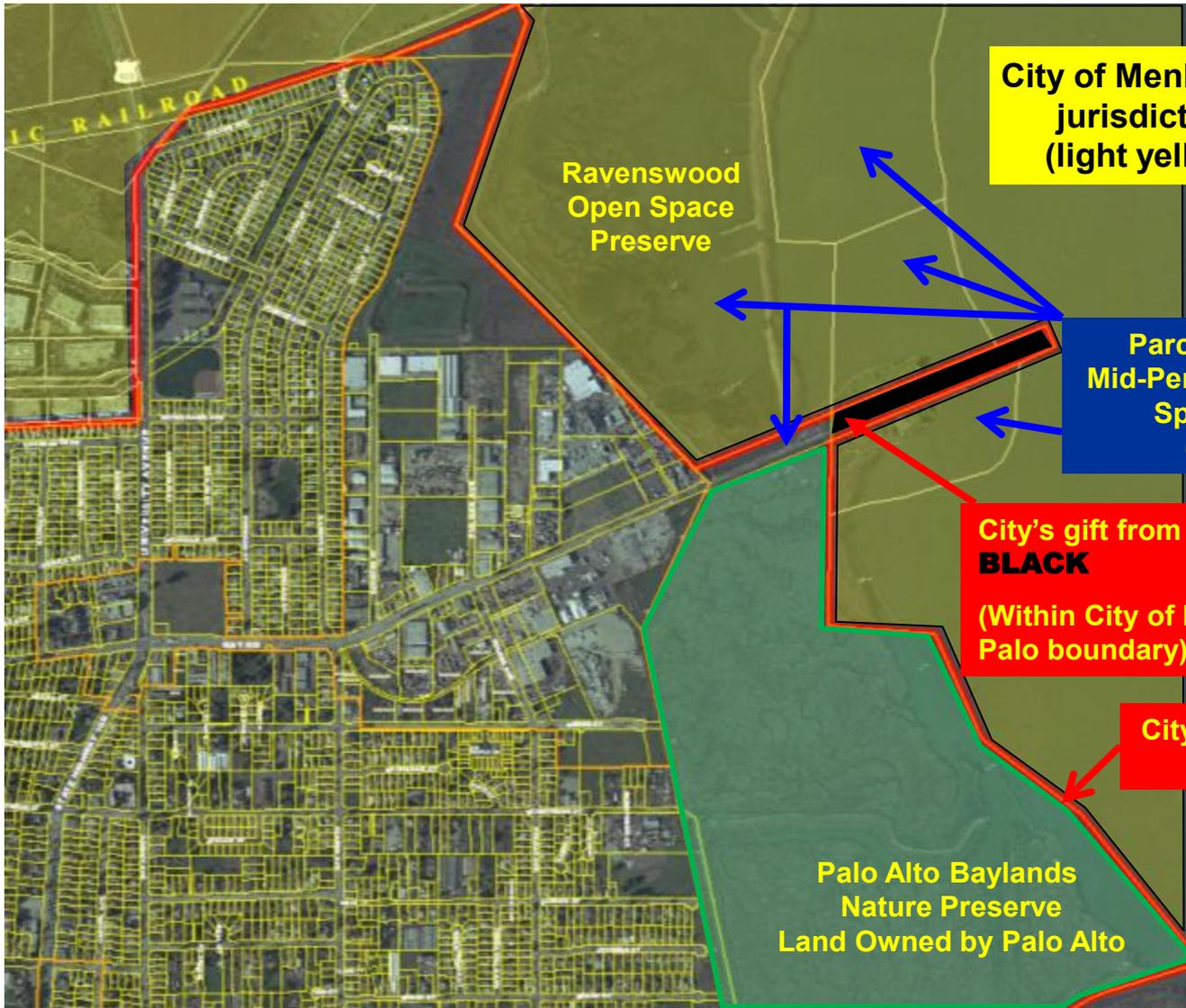
# COOLEY LANDING

CITY OF EAST PALO ALTO



**BACKGROUND**

**Existing Conditions**



City of Menlo Park jurisdiction (light yellow)

Ravenswood Open Space Preserve

Parcels owned by Mid-Peninsula Regional Space District (Mid-Pen)

City's gift from POST **BLACK** (Within City of East Palo boundary)

City of East Palo Alto Boundary

Palo Alto Baylands Nature Preserve Land Owned by Palo Alto

IC RAILROAD

SANTA ANITA AVENUE



**East Palo Alto  
Jurisdiction &  
ownership  
Center  
Section**

**Former remains of dredge**

**Remains of  
boatworks**

**Remains of  
boat lift  
facility**

**Old bridge**



**COOLEY LANDING**

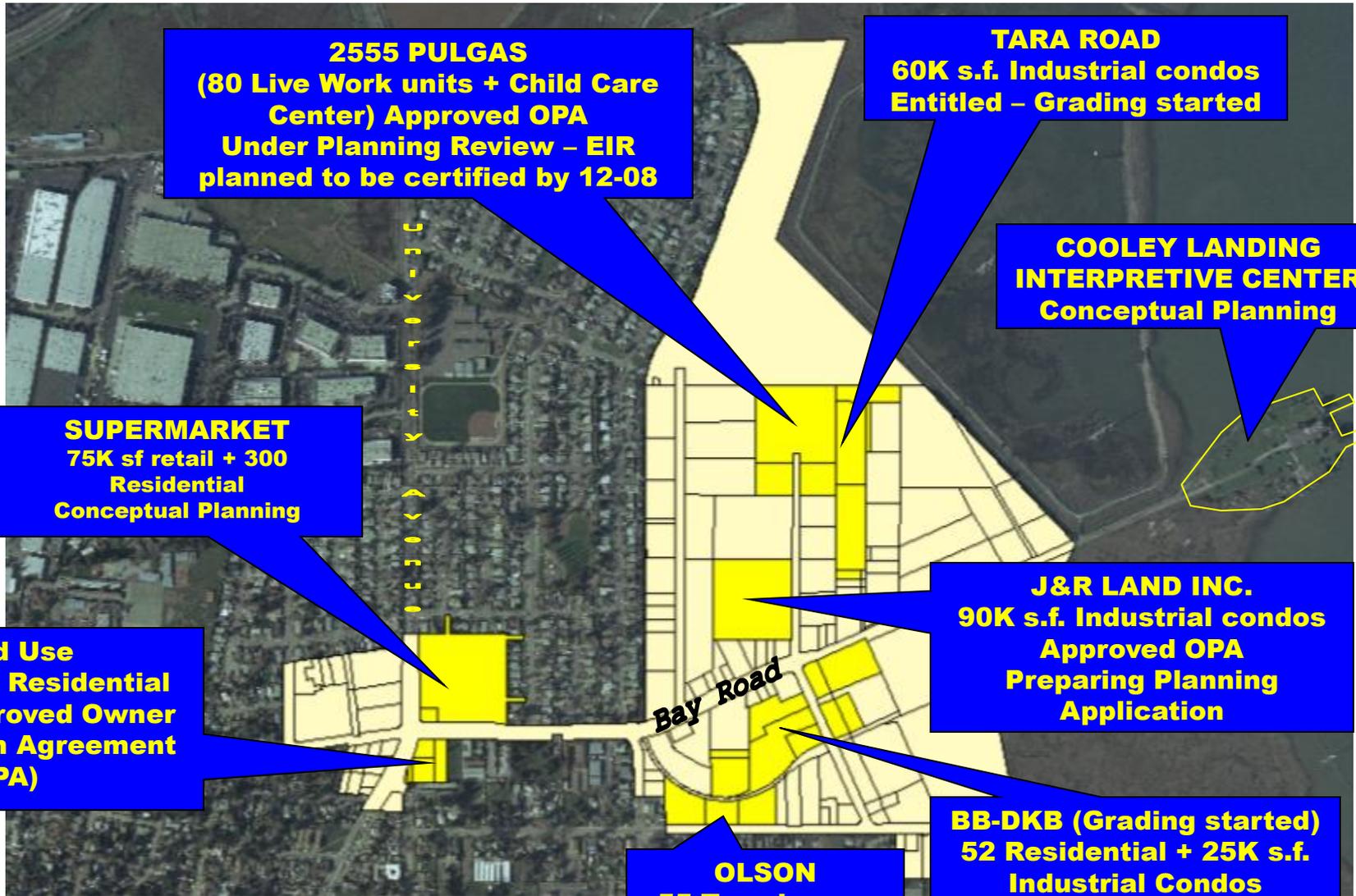
**University Avenue**

**Fordham**

**Demeter**

**Pulgas**

**Bay Road**



**2555 PULGAS**  
**(80 Live Work units + Child Care Center) Approved OPA**  
**Under Planning Review – EIR planned to be certified by 12-08**

**TARA ROAD**  
**60K s.f. Industrial condos**  
**Entitled – Grading started**

**COOLEY LANDING INTERPRETIVE CENTER**  
**Conceptual Planning**

**SUPERMARKET**  
**75K sf retail + 300 Residential**  
**Conceptual Planning**

**J&R LAND INC.**  
**90K s.f. Industrial condos**  
**Approved OPA**  
**Preparing Planning Application**

**Mixed Use**  
**Retail + 110 Residential**  
**Agency Approved Owner Participation Agreement (OPA)**

**OLSON**  
**55 Townhomes**  
**Entitled**

**BB-DKB (Grading started)**  
**52 Residential + 25K s.f. Industrial Condos**



Ravenswood Slough

Non Refuge

Don Edwards Wildlife Refuge  
Salt pond restoration - 237 acres

SF PUC Baylands Recovery - 29 acres

Ravenswood Open Space Preserve - 373 acres

COOLEY LANE

Don Edwards San Francisco

Baylands Nature Preserve - 230 acres

San Francisquito Creek

© USFWS

Image © 2009 TerraMetrics

© 2009 Tele Atlas

Image U.S. Geological Survey

Imagery Date: Jul 2007

37°28'27.55" N 122°07'23.97" W elev. 2 ft

Ravenswood salt pond restoration



California Clapper Rail



Mouth of San Francisquito Creek

# Comprehensive Proposed Trail and Park Network to Access the Bay

## LEGEND

1. Existing Bay Trail:



2. Proposed Trails:



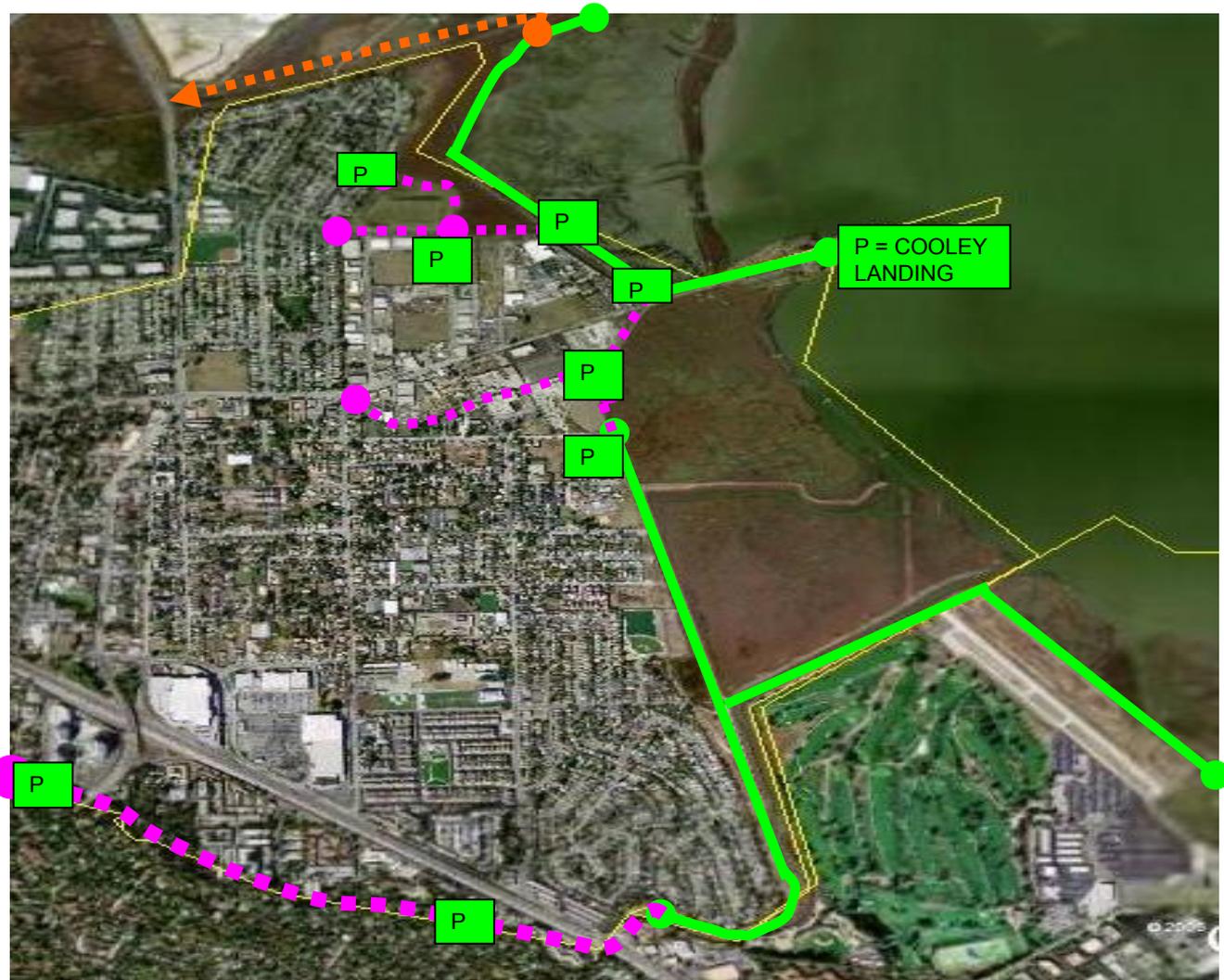
3. EPA Approved

North Bay Trail



Alignment

4. P = Parks





Clean up 9 acres former County burn dump – Lead, Mercury, PCB's, etc.

# Endangered Species and Wetlands



Congdon's tarplant, soft bird's beak, white-tailed kite, burrowing owl

United Farm Workers leader Cesar Chavez said it best: “First you talk to one person, then you talk to another , then you talk to another . . . ”





In spite of rain, nearly 100 attend design workshop

# Partners in education

- US Fish & Wildlife Service - Don Edwards Wildlife Refuge



Community Walking Tours one by one, group by group . . .



City Council and City Staff strong support at all levels, manager, staff, and contractors



- Full time project manager, reported to City Manager
- Regular meetings with multiple department heads
- All departments involved

## Community Open House February 6, 2010

- About 100 attendees
- Interpretive planning workshop
- Site visits
- Forum for discussion



## Community Meeting April 8, 2010

- About 50 attendees
- Discussion of concept plan, phasing and potential activities

*And 30 more community meetings . . .*



# COOLEY ISLAND

CITY OF EAST PALO ALTO



**MASTER PLAN**

**Building Re-Use**

# COOLEY ISLAND

CITY OF EAST PALO ALTO



number of votes received	Potential Amenity
23	Outdoor Classrooms
22	Pedestrian paths
21	Restrooms
19	Bike Multi use trails
14	Educational Exhibits
13	Viewing Areas
12	Picnic Tables
11	Kayak and Canoe Launch
9	BBQ Stands
9	Interpretive Signage
8	Small gathering areas
7	Fishing
7	Classroom Space
7	Access Gate

number of votes received	Potential Amenity
6	Community Art installation
6	Open Meadow
4	Snack Bar
3	Science Lab
3	Garbage Collection
3	Lecturing Space
2	Skills Workshops
2	Parking
1	Kids Art Projects

# COOLEY ISLAND

CITY OF EAST PALO ALTO

	Overall Goals & Objectives	Community Support	Practical Considerations
Windsurf / Kiteboard	●	●	Conflicts with goals, limited local support, launch site too shallow, habitat conflicts
Skate Park	●	●	Conflicts with goals, site not suitable, City will explore alternate locations
Restaurant	●	●	Conflicts with land acquisition, goals, and had only limited support
Dogs	●	●	Concerns for safety/conflicts with wildlife, people, habitat, sustained maintenance, could consider at a later date
Floating Pier	●	●	Would require long (1000' +) pier to reach deep water, costly, permitting issues
Horses	●	●	Limited trail width and connections, concerns for compatibility with other uses, sustained maintenance, could consider at a later date.
Hovercraft	●	●	\$37M, concern for impacts to habitat, concern over space requirements / impacts on other amenities
Limited Emergency Water Access	●	●	Exploring the opportunities with Fire Dept., limited emergency only access for small air boat, evaluating access / impacts to site / permitting

● Consistent with goals  
 Strong community support
 ● Some consistency with goals  
 Some community support
 ● Conflicting with goals  
 Limited community support

## *The Vision Plan expresses community ideas . . .*

- Service learning planting, weeding, litter removal, trail building
- Yoga, meditation, stress reduction classes for youth involved in the criminal justice system
- Solar installation training classes
- Retreats for nonprofit groups
- Art exhibits & receptions celebrating diverse cultures
- Poetry slams
- Local unamplified musician performances
- Family reunions and birthday parties
- Mentor-youth get-togethers
- Classes for youth: Cooking and sewing, creative writing, science, history
- Gathering place for seniors to record their memories of local history
- Docent-led nature and history tours

College Track  
One East Palo Alto  
Jane Leech Memorial Fund  
Advisory Committee  
Ravenswood City School District  
Sequoia Union High School District  
Job Train  
Fresh Lifelines for Youth  
Senior Club  
St. Francis of Assissi Church  
St. Elizabeth Seton School  
Collective Roots



# Inspiring Stewardship – Job Train solar, Bay Friendly Landscaping, City Recycling



# COOLEYLANDING

CITY OF EAST PALO ALTO



# Acterra, Collective Roots, Save the Bay, San Francisco Bay Wildlife Society



How can I get involved now?

Help <sup>collective</sup> roots grow



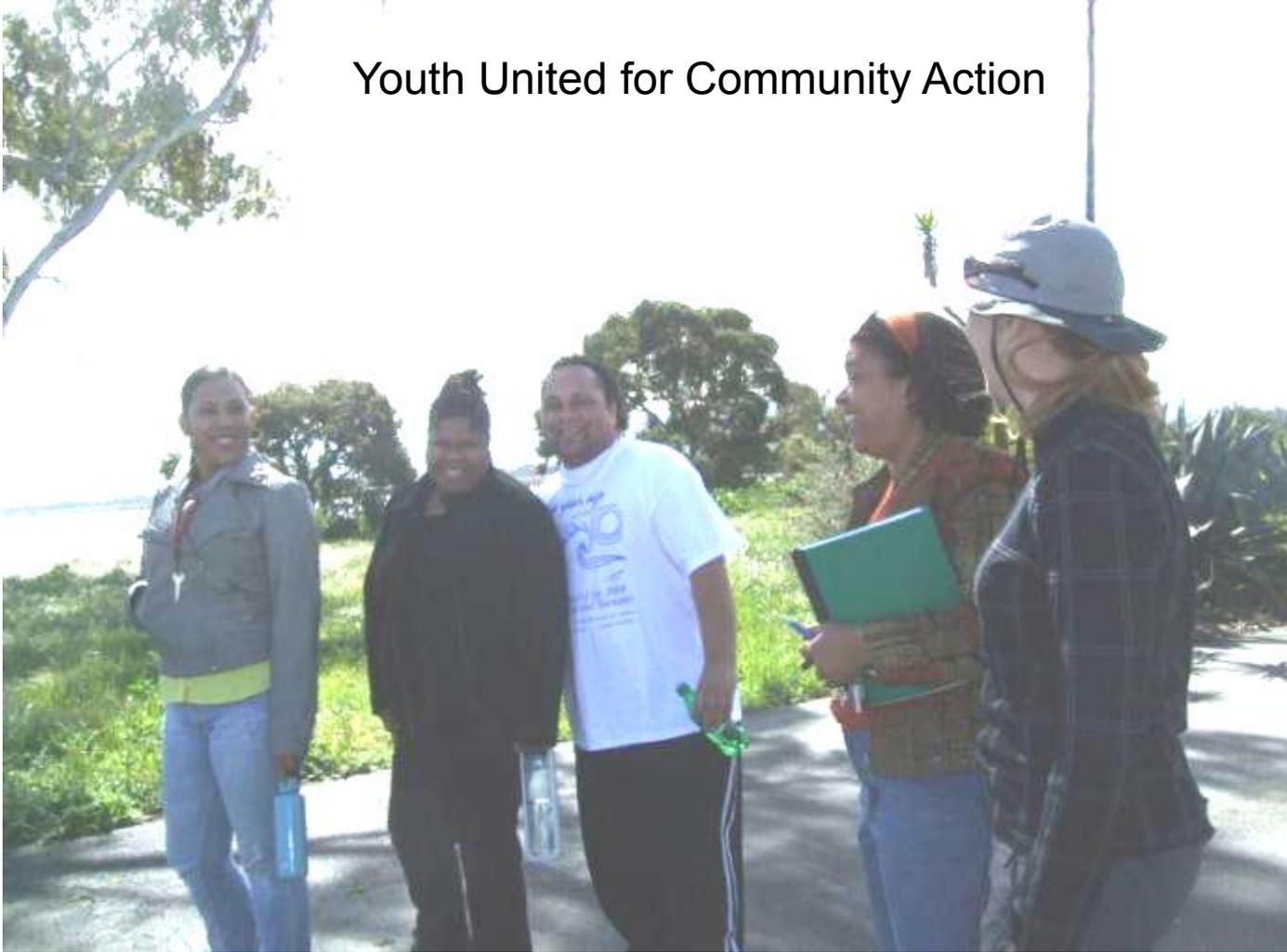
*Short term:* funding, technical assistance, docent programs near Cooley Landing, curriculum development

*Long term:* organize service learning events (collecting seeds, planting, weeding, litter control), docent program

# Don Edwards Wildlife Refuge Youth Conservation Corps



## Youth United for Community Action





**Don't  
mess with  
Texas.**



# Protecting endangered species

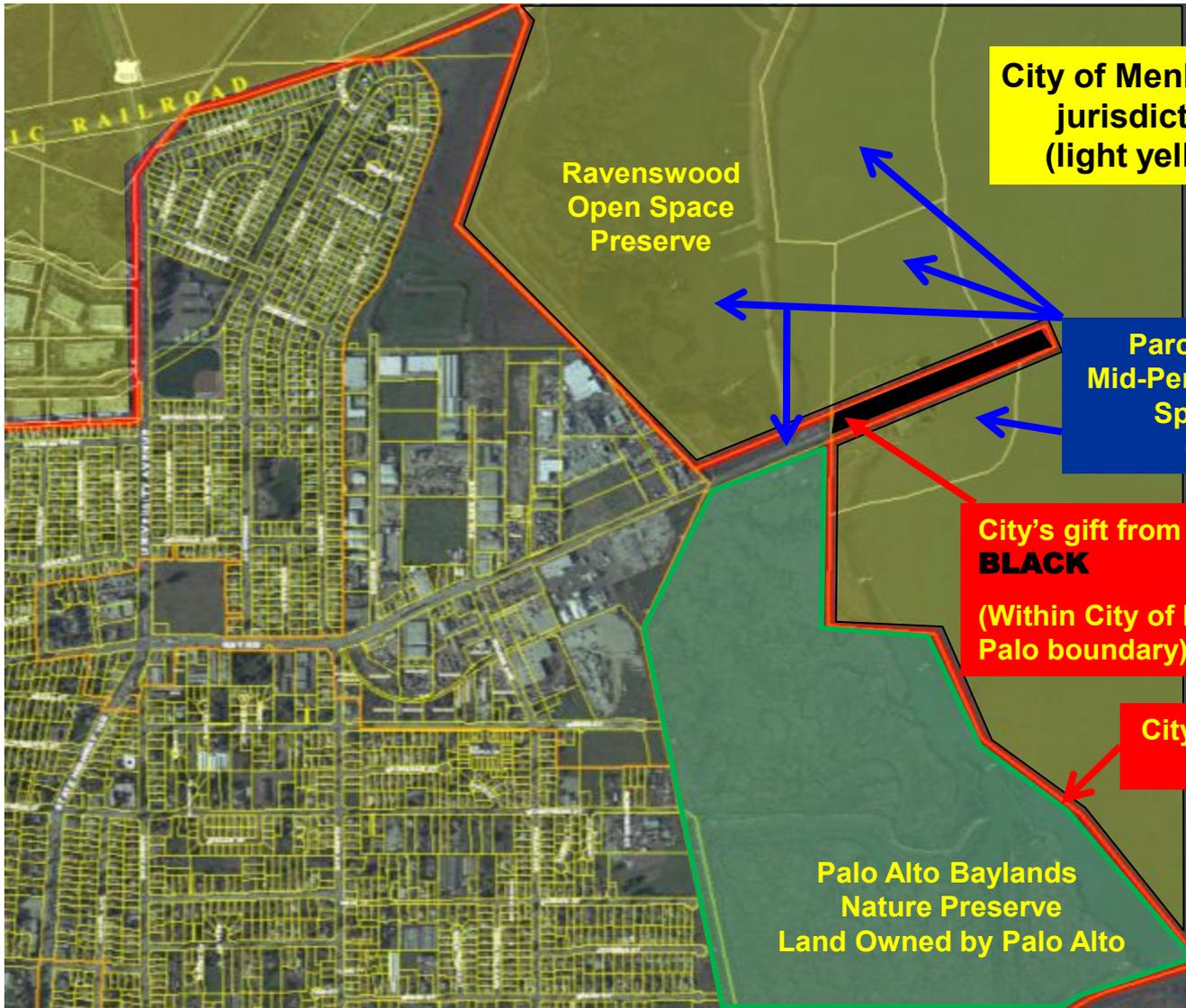
- California Clapper Rail
- Salt Marsh Harvest Mouse





Maria Chipres, East Palo Alto Reporter  
Goes on the hunt for clapper rails in the baylands  
See EPA.net article!





City of Menlo Park jurisdiction (light yellow)

Ravenswood Open Space Preserve

Parcels owned by Mid-Peninsula Regional Space District (Mid-Pen)

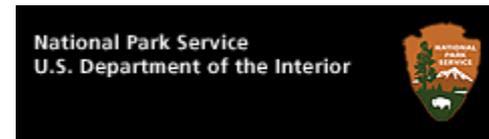
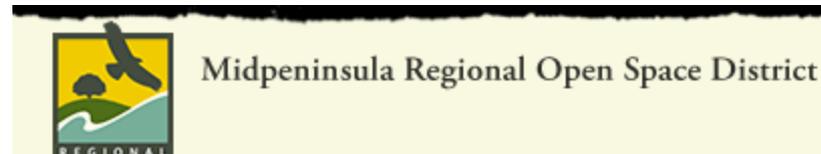
City's gift from POST **BLACK** (Within City of East Palo boundary)

City of East Palo Alto Boundary

Palo Alto Baylands Nature Preserve Land Owned by Palo Alto

# Stakeholder Process started 2004

- City of East Palo Alto
- City of Palo Alto
- City of Menlo Park
- Peninsula Open Space Trust
- Midpeninsula Regional Open Space District
- Coastal Conservancy
- Audubon Society
- Trust for Public Land



*Facilitated by National Park Service  
Rivers, Trails and Conservation Assistance Program*

# Existing Conditions



Asphalt

Access Road

Site of former Dredge

Ex. Structure

Bridge

Parking Lot  
13 Stalls

Bay Road

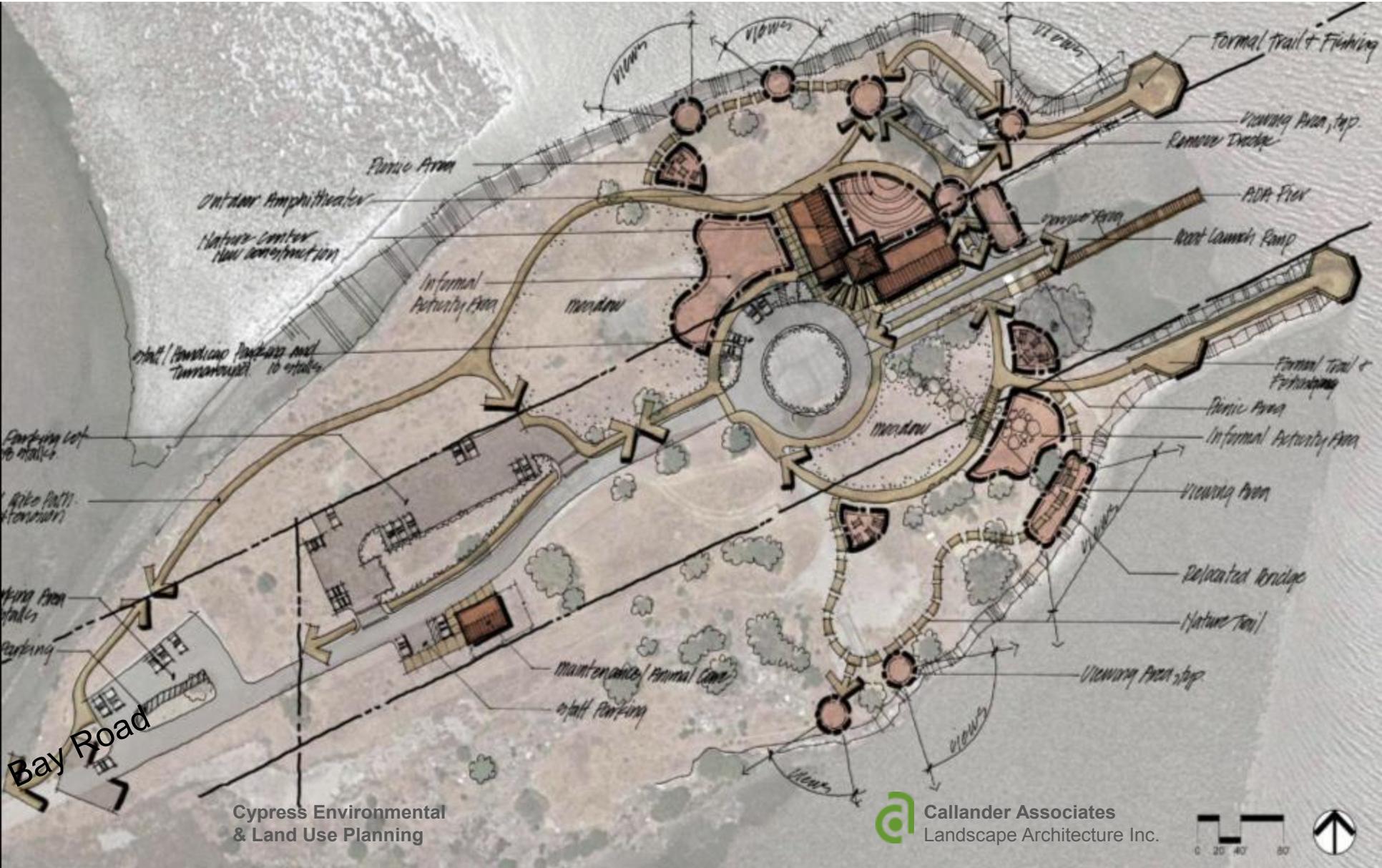
# Conceptual Plan A



# Conceptual Plan B

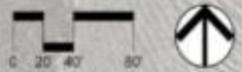


# Conceptual Plan C



Cypress Environmental  
& Land Use Planning

 Callander Associates  
Landscape Architecture Inc.



***Thank you to our Agency partners !***

• ***Midpeninsula Regional Open Space District*** – Land, \$30,000, Tina Hugg, ***Sandy Sommer***, Galli Basson, Lisa Bankosh, etc.

- San Francisco Bay Wildlife Society - Dave Thomspn
- San Francisco Bay Conservation Development Commission – Brad McCrea, Jaime Michaels, et al.



## ***Agency Partners***

- City of Menlo Park (Arlinda Heineck, Bill McClure, et al.)
- City of Palo Alto (Daren Anderson)
- Water Board (Mark Johnson)
- US Fish & Wildlife Service (Jim Browning, Eric Mruz, Melisa Helton, et al),
- Army Corps (Kyle Dahl and many others)

## Cooley Landing Park breaks ground

# USEPA/DTSC Targeted Assessment, Assessment Grant, Cleanup Grants



Jane Diamond, Director of the Superfund Division for Pacific Southwest for the U.S. Environmental Protection Agency, talks beside East Palo Alto Mayor Carlos Romero during a press conference announcing the groundbreaking of Cooley Landing on Dec. 5, 2011. Photo by Veronica Weber/Palo Alto Online.

## Cooley Landing Park breaks ground



Carlos Romero (second from right), East Palo Alto mayor, leads a group including Rich Gordon, State Assemblyman D-Menlo Park (center), Rose Jacobs Gibson, Supervisor for San Mateo County (center), and other members from the Environmental Protection Agency, Midpeninsula Regional Open Space District, East Palo Alto City Council and others involved in the redevelopment of Cooley Landing for the area's official groundbreaking on Dec. 5, 2011. Photo by Veronica Weber/Palo Alto Online.

# COOLEY ISLAND

CITY OF EAST PALO ALTO

**Video - December 5,**

**Groundbreaking**



## Costs and Timing by Phase



Phase	Description	Cost Estimate	Timing
0	Site control – part owned, part leased	\$1.3M	2006-2010
0	Preconstruction – planning, permits	\$1.4 M	2003- 2011
1	Clean up & Trail access	\$2M	2011-2012
2	Bay Road improvements	\$1.1M	2012/2013
3	Vehicle access & building reuse, partial parking	\$2.5M	2013/2014
4	Outdoor classroom & picnic areas	\$400K	2014/2015
5	Secondary trails & interpretive areas	\$400K	2014/2015
6	Viewing piers, remaining parking if needed	\$500K	2015/2016
	<b>Total</b>	<b>\$10M</b>	

*Thank you to all supporters!*

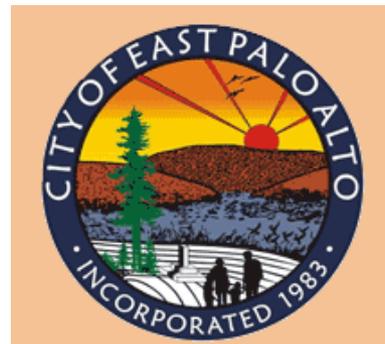
California Coastal Conservancy, US National Parks Service, San Francisco Foundation, Hewlett Foundation, National Fish and Wildlife Foundation, Midpeninsula Regional Open Space District, Philanthropic Ventures Foundation



the David & Lucile Packard FOUNDATION



California Department of Toxic Substances Control



### Phase Two: Bay Road Improvements

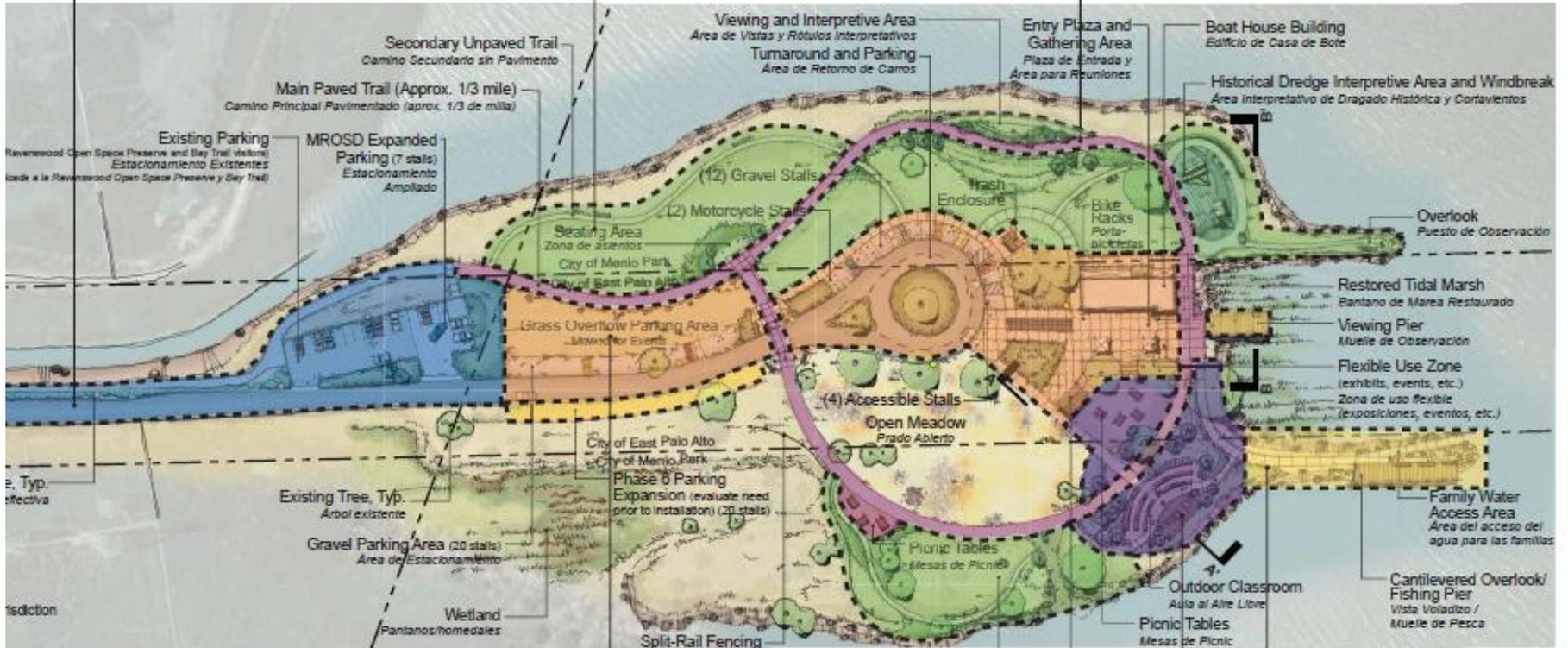
- Regrade and pave Bay Road to east end of parking lot
- Pave and expand parking lot
- Improved multi-use trail alongside Bay Road
- Utilities infrastructure to east end of parking lot (water, sewer, electrical)
- Security lighting to east end of parking lot

### Phase Five: Trails and Interpretive Areas

- Secondary unpaved trails
- Seating areas
- Viewing and interpretive areas (including historical dredge exhibit)

### Phase One: Clean up, Trail Access, Permitting

- Multi use trail loop through site
- Demolition and site clean up for entire site
- Rough grading, import fill, fill in dredge pit for entire site
- Restore wetland and tidal marsh
- Reseed grasslands and meadow area for entire site



### Phase Three: Vehicle Access & Building Reuse

- Parking, dropoff, turnaround, overflow parking, bus waiting area
- Extension of Bay Road
- Extension of utilities infrastructure (water, sewer, electrical)
- Building reuse
- Interpretive master plan and design
- Indoor exhibits
- Entry plaza
- Restroom and trash enclosure

### Phase Four: Outdoor Classroom & Picnic Area

- Outdoor classroom area
- Picnic area
- Extension of pathways

### Phase Six: Viewing Piers and Additional Parking

- Viewing piers
- Parking along south side of drop-off circle



# PHASING STRATEGY

# COOLEY LANDING

CITY OF EAST PALO ALTO



# COOLEYLANDING

CITY OF EAST PALO ALTO

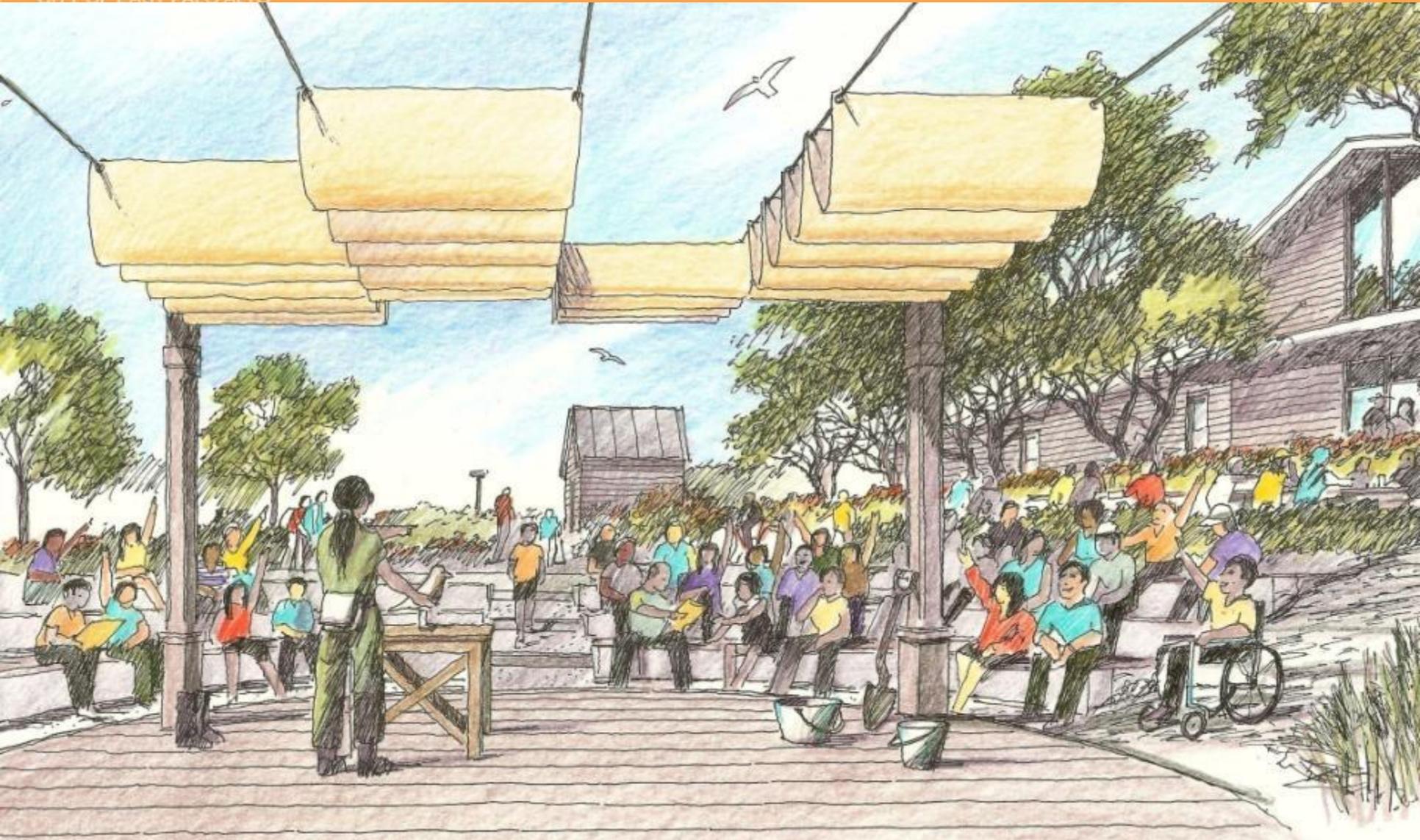


**MASTER PLAN**

**Interpretive Areas**

# COOLEY LANDING

CITY OF EAST PALO ALTO



# COOLEY LANDING

CITY OF EAST PALO ALTO



**MASTER PLAN**

**Entry Plaza / Tidal Marsh**

If at first you don't succeed. . .  
*Learn something new!*



Statewide Parks Program - \$5 million grant



Urban Greening Grant - \$75,000

# COOLEY LANDING

CITY OF EAST PALO ALTO

First you talk to one person, then another, . . .



State of California  
Coastal Conservancy



# COOLEY LANDING

CITY OF EAST PALO ALTO



**RIBBON CUTTING July, 2012**

## For more information from the City of East Palo Alto:

- Carlos Martinez, Economic Development Division Manager  
(650)853-3195  
cmartinez@cityofepa.org

- Debbie Bickell, Youth and Family Services Manager  
(650) 853-5905  
dbickell@cityofepa.org

- [www.cooleylanding.org](http://www.cooleylanding.org)

- Or “like” the project on facebook (search for “Cooley Landing”)

# COOLEY LANDING

CITY OF EAST PALO ALTO



**RIBBON CUTTING July, 2012**