

Redwood City Community Participation Program

Peninsula Park Public Outreach Workshop

Veterans Memorial Senior Center - Redwood Room

1455 Madison Ave.

Wednesday, October 11, 2006

7:00-9:00 PM

NOTES

Planning Commission Chair John Seybert welcomed participants to the 3rd Community workshop on the proposed Peninsula Park development. Other Planning Commission members were introduced as well as City Staff in attendance.

Approximately 65 members of the public attended. Notes from the 7/11 meeting in Council Chambers, and the 9/7, and 9/28 Peninsula Park workshops were distributed at the table and available on line. Each small group table also had copies of display board information about the proposed project. The displays boards highlighted:

- proposed development
- possible design for development with current commercial zoning
- circulation (traffic)
- airport navigation
- facts board
 - population
 - expected population growth
 - current zoning of Peninsula Park
 - housing obligation

Planning Manager Jill Ekas provided a presentation reviewing:

- the notes from the July 11, September 7 and September 28 Community meetings
- some answers to questions posed at the previous meetings
- display board/facts info
- Themes for community input
 - Land Use/public impact
 - zoned commercial
 - re-zoned residential
 - re-zoned mixed use
 - Neighborhood/Community Character
 - Circulation/access
 - Safety
 - Water

Peninsula Park Developer, Paul Powers gave a brief presentation on marina fill, and wetland restoration.

There was a question and answer period before participants broke into small groups to further discuss the Peninsula Park project and options for development.

Notes from each of the 7 groups:

Group 1

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Increase tax base
 - Workforce housing in RWC
 - Less traffic than if area was big box store or office building
 - Could negatively impact traffic in adding to RW Shores, Oracle and general commuter traffic
 - Good for recreation, increase of park land
 - Consider putting parks under the utility power lines
 - More bike trails
 - Bring boats back
 - Possibility of supporting business
 - Employment opportunities at the hotel and other small retail businesses

2. *What are your concerns regarding the Peninsula Park project?*
 - Height, but could be a plus if done well
 - Height could cut off views or reduce views
 - Environment ie: bird migrations and wild life
 - Attraction nuisance – may attract undesirable people or just too many people
 - Drain on Civic Services ie: Water/Fire/Police – will the increased tax base pay for these added expenses?
 - Demographics of residents, will they impact schools/crime rate?
 - Access to the rest of RWC

3. *How could your concerns be addressed/solved?*
 - Monitor environmental impact
 - Use recycled water in landscaping and within the buildings
 - Green buildings
 - Solar
 - Private patrol paid for by dues
 - Exterior lighting to fight crime
 - High density increases tax base proportionately as compared to single family
 - More recreational space
 - Bike path/pedestrian walkway around area and connecting to rest of RWC
 - Shuttle and other forms of transit to link with Down Town and mass transit
 - Well lighted and patrolled walk path under the freeway

4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - No big box retailers
 - No tech center – not appropriate
 - Must provide market and stores for locals
 - Housing is preferred as long as it includes park land

5. *How would the alternate land use your group selected impact Redwood City?*

Group 2

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*

- Increase housing
- More employment
- Need better name for project and for marketing
- Will impact the water supply for all of RWC
- Integrate area to rest of RWC
- Increasing aesthetic interest in RWC and area
- More park space
- Traffic access to freeway
- Increase tax base/ hotel tax
- Hotel will bring more people to RWC and Downtown
- Increase in retail tax
- Generating more interest in Down Town
- Ripple effect in housing in RWC
- Possibility of having public safety workers housed locally

2. *What are your concerns regarding the Peninsula Park project?*

- Safety in high rise
- Housing take away from other areas of RWC
- Limit housing to 75'
- Need for height variance for more than 125'
- Affordable housing for service economy
- Use available land throughout RWC
- Good architect
- schools

3. *How could your concerns be addressed/solved?*

- Use housing to keep employees in RWC
- Keep money in town
- Give employers and workforce preference in housing
- Keep public service employees local
- Staff should revisit name of project and marketing
- Improve Whipple
- Revisit traffic impact even with Bloomquist access
- Integration of foot traffic and handicap access
- Develop other parts for RWC
- Water Supply – look into desalinization plant, use recycled water
- Green building/alternative energy/solar energy

4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - Money would be a concern for any alternative use
5. *How would the alternate land use your group selected impact Redwood City?*

Group 3

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Water impact: RWC is over its limit
 - Benefit for recreation
 - Increased housing for local workforce
 - What is the cost of reclaiming wetlands?
 - 120' height might set precedent for height elsewhere in the City
 - New recreational facility
 - Area would be more welcoming to public and visitors
 - Bloomquist extension would be a benefit
 - Infill would be good to increase local housing
 - What is the impact of building on infill? Is it more expensive? Is it an engineering problem?
 - Tax base benefit to RWC
 - Property tax benefit
 - Access to water
2. *What are your concerns regarding the Peninsula Park project?*
 - Will housing be affordable?
 - Traffic increase
 - Height should be 75' - higher buildings down town only
 - Others thought height not high enough --- want more density
 - Takes water away from Down Town (not consensus at table on this)
 - Noise from airport
3. *How could your concerns be addressed/solved?*
 - Housing should be available for local employees
 - Market will dictate housing costs
 - Housing serving the Peninsula, not just RWC
 - Use more reclaimed water
 - Navigational agreement with airport
 - Project design should invite public in while having balance of privacy for residents
 - Hotel should have conference center and meeting rooms
4. *What alternate land use for the proposed project area would best serve Redwood City?*

- No alternate use – like Peninsula Park plan
- Would like a Dog Park

4. *How would the alternate land use your group selected impact Redwood City?*

- Access to open space
- Path to the wet lands

Group 4

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*

- More housing
- Enhancement of area and connections to other areas being developed ie:
Down Town – encouraging bicycling
- Increased tax base
- Alternative to living Down Town
- Esthetically enhancing the area
- Destination place
- Hotel could be huge attraction and addition
- Access to the waterway
- What is the impact of the sea rising?
- Provides additional egress and ingress from East to West of 101

2. *What are your concerns regarding the Peninsula Park project?*

- May detract from Down Town development and visits to Down Town area
- 120' too tall – impacts on the view of the City and County areas
- 120' too short – not enough density
- How can we insure a quality high end hotel?
- What is the need for a hotel?
- Concern for destruction of water areas and the Steelhead Trout and Coho Salmon that use the area
- Traffic
- Concerns about circulation of the water
- Concerns about separate neighborhoods
- Name of the project does not identify it as Redwood City
- Concern that if area is not re-zoned from commercial to mixed use, area will be developed as commercial space resulting in much more traffic trips
- Concern about conditions we place on development will drive up costs and costs for housing
- Concern about low cost housing provisions
- Will there be rental housing in development?
- Flight patterns: will flights to airport be diverted to downtown?
- Concern about the Bay

3. *How could your concerns be addressed/solved?*

- Regional analysis of hotel needs and business needs for hotel
 - Market project as a transit village – traffic mitigation plan
 - Encouraging transit alternatives
 - On-site day care
 - Circulation of water – connect two bodies of water under Bair Island – enhance circulation flushing
 - Pedestrian pathways to Down Town
 - Bike routes
 - Change name of Peninsula Park to name that has connection to Redwood City
 - Attract seniors by working on access to emergency services
 - Insure public access to waterways
 - Be careful of adding dollar lost vs. needs put into development
4. *What alternate land use for the proposed project area would best serve Redwood City?*
- None indicated
5. *How would the alternate land use your group selected impact Redwood City?*
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Group 5

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Traffic +/- as currently zoned would have more impact, rezoned could lower traffic for commuters. Depending on retail could reduce impact
 - Improved recreation
 - Increase of tax revenue
 - Workforce closer to home
 - More construction jobs
 - More revenue overall
 - Will be destination place
 - Will enhance Down Town
 - Easy bike ride from Oracle and Business Park
 - Will improve traffic
 - Improved sense of Community
2. *What are your concerns regarding the Peninsula Park project?*
 - Too many compromises by developer
 - Hotel size too small
 - Not enough commercial space
 - Height limits are too low
 - Retail not enough to support community
3. *How could your concerns be addressed/solved?*
 - Just build it!

- People need to be proactive
 - Explain why this will not worsen traffic – public apparently does not know
 - Improve traffic flow from development to 101
 - Make it easier on developer
 - Proponents should be more vocal, make contacts
4. *What alternate land use for the proposed project area would best serve Redwood City?*
- NO – happy with the project as proposed
4. *How would the alternate land use your group selected impact Redwood City?*
- Any alternate use has problems
 - RWC needs housing
 - Commercial/retail would bring in too much traffic
 - Any other alternatives would not offer as many benefits to the community, or take advantage of our great weather

Group 6

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
- Traffic not sure of impact – need link to Down Town
 - Tax base from residential may be wash with demands
 - School impact fees: resulting impact on new money?
 - Possible minimal impact
 - Will increase vitality of the community
 - Marina and boardwalk access
 - Bike paths
2. *What are your concerns regarding the Peninsula Park project?*
- Is two land road adequate (Whipple)?
 - Is there going to be a new school? How will fees be used?
 - Potential residents – will they have kids?
 - Will cost of housing be too much for families?
 - What about the ferry?
 - Wetland fill – is it really OK for housing?
 - What happens when Dock Town goes up for sale?
 - Concerned about heights and zoning– wanting to stay within original zoning. Others at table were OK with proposed height and wanting height variances to enable other projects.
 - Concerned about filling the marina, better to build on dry land. What is under the fill area?
 - Loss of affordable housing at Dock Town
 - Are there enough utilities – electrical, water, sewage?
 - Impact on upper Redwood Creek with Blomquist extension?

3. *How could your concerns be addressed/solved?*
 - Offer housing credits to Dock Town residents
 - Want overpass on Main Street (like Berkeley example)
 - Define target audience for affordable housing and how much affordable housing space might be available
 - Would like to see more natural treatment of creek edge

4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - Open space - not likely though
 - Dog park
 - Some more retail, restaurants and niche shops (while not taking away from Down Town)
 - Kayak rental
 - New prison? ☹

5. *How would the alternate land use your group selected impact Redwood City?*
 - What kind of boats could slips accommodate
 - House boats vs. sail boats
 - Developer did an overall good job of planning on this project - seems to work really well for the City - and a lot more work to do

Group 7

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Who originated the idea?
 - Does not help the need for rental housing
 - Will bring more people closer to Down Town RWC
 - Will create more jobs
 - Recycle water opportunities
 - Impact on traffic
 - Impact on water supply
 - Visual impact - height and number of buildings (+ and -)
 - Allow people to live and work and RWC
 - Impact on services - Fire, Police, Schools
 - Increase in recreational activities
 - Availability to parks?

2. *What are your concerns regarding the Peninsula Park project?*
 - Could further polarize/isolate parts of RWC like Redwood Shores, existing villas
 - Restricted wind flow for sailing
 - Pressure to downsize boating community
 - May detract from Down Town

- How do we know that the developer will provide park access to the public?
- Concerned about misinformation in the community re: the project
- Height greater than 75'
- Fire services too far away - traffic potential problem with response time
- Connectivity to rest of RWC
- traffic
- buildings not high enough to create density and open up more space
- parking - parking lot too far away
- what will happen to boating community - "Dock Town"

3. *How could your concerns be addressed/solved?*

- Provide a summary fact sheet to the community about the Peninsula Park project
- Build within existing 75 ft. limit
- Build fire station in area
- Bike paths and alternative ways to get around without driving a car
- Link to Down Town RWC -- walkway
- Shuttle buses to schools
- Build fewer units
- Build higher than proposed
- Modify design to allow parking nearby
- Offer assistance to "Dock Town" residents

4. *What alternate land use for the proposed project area would best serve Redwood City?*

- No luxury homes
- Possibly move Costco to this site
- Parkland with fishing pier
- No manufacturing

4. *How would the alternate land use your group selected impact Redwood City?*

- Development should enhance waterfront

Small Groups Reports from 7 Groups

Group 1

1. Peninsula Park impact

- Supportive of businesses
- Increase tax base
- More housing for local workforce
- Higher density residential would be better for traffic than office or retail
- More recreational opportunities

2. concerns

- height is a concern if the buildings are not attractive

- may attract undesirables to area
 - cut of views
 - bird fly ways and migration
3. **solutions**
 - bike/ped connection to Down Town
 - monitor environmental impact on bird migrations
 - build green buildings with solar panels
 - have adequate exterior lighting
 - build higher density housing
 - more recreational space
 - well lighted bike paths
 - mass transit
 - ripple effect on housing
 4. **alternate**
 - no big box stores
 - local market
 5. **concerns/solutions**

Group 2

1. **Peninsula Park impact**
 - hotel taxes
 - retail sales
 - generate more interest in Down Town area
 - integrating East and West sides of RWC
 - improved aesthetics for area
 - increased tax base
 - increased employment
 - more employers would stay in RWC if more housing for workforce
2. **concerns**
 - Safety - limiting height to 7 stories
 - Affordability
 - Will housing take away from Down Town
 - Schools
 - Traffic
 - water
3. **solutions**
 - style should tie in with rest of RWC - good architects
 - housing for local workforce/public servants/1st responders
 - improve Whipple interchange
 - paths for foot traffic and handicapped accessible
 - desalinization plant
 - recycled water
 - alternative energy
4. **alternate**
 - everyone like multi-use Peninsula Park project
5. **concerns/solutions**

Group 3

1. Peninsula Park impact

- housing
- recreation
- welcoming for visitors
- Blomquist access
- Increase tax base

2. concerns

- cost of reclaiming wet lands could increase expenses of project
- traffic
- airport noise
- height concern some too high, some not high enough

3. solutions

- housing for local employees
- Dog Park
- Navigation agreement with local airport
- Conference center and meeting rooms in hotel
- Access to open space and wetlands

4. alternate

- like Peninsula Park project

Group 4

1. Peninsula Park impact

- alternative to living Down Town
- East/West connection to rest of RWC
- Some thought height to tall, some thought not high enough

2. concerns

- Name Peninsula Park needs to be more identifiable with Redwood City
- Water circulation
- Flight patterns
- Separate neighborhood
- Access to emergency services

3. solutions

- High end hotel/study done on hotel needs
- Lots of public transportation and bike paths
- Connect bodies of water

4. alternate

- Like Pen Park project

Group 5

1. Peninsula Park impact

- Construction jobs
- People out and about
- More housing

2. concerns

- Too many compromises being made by the developer

- Height is not enough
- traffic
- 3. **solutions**
 - Just build this project
 - Public needs to be better informed
 - Proponents should be more vocal
- 4. **alternate**
 - Like Peninsula Park project

Group 6

1. **Peninsula Park impact**
 - Developer has done great job and more work is needed
 - Pro and con on height
2. **concerns**
 - Upper Redwood Creek
 - Is two land road on Whipple adequate?
 - Dock Town
 - Affordable housing for who?
 - Is it OK to build on wetlands?
 - Houseboats or sailboats?
3. **solutions**
 - 1st class hotel
 - Rental shops
4. **alternate**
 - Like Pen Park project
 - If not perhaps a prison ☹

Group 7

1. **Peninsula Park impact**
 - Who originated the idea?
 - More jobs
 - Availability of parks
 - Bring people closer together
 - Workforce living and working in RWC
 - + and - on height
2. **concerns**
 - Another Redwood Shores?
 - Restriction of wind flow for sailing
 - Will developer provide public access to waterways and parks?
 - Misinformation about height out there in the community
 - Dock Town
 - Parking is too far away
3. **solutions**
 - Make part of RWC - with link
 - Build more height
 - Summary fact sheet to the community

- Build Fire Station
 - Bike paths around park and connecting to City
 - Provisions for Dock Town residents
 - Build fewer units - allow more stories
 - Put in a grocery store
4. **alternate**
- Costco move there
 - More park land with fishing pier

Timeline/Next Steps

- Next meeting will be October 17
- Developer will make presentation
- Information from previous meetings available on cable and City website, www.redwoodcity.org link to Hot Topics, Peninsula Park
- Notes will be compiled by PCRC and sent to Redwood City

Meeting Facilitated by PCRC 650-513-0330 www.pcrcweb.org



Peninsula Conflict Resolution Center
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