

Redwood City Community Participation Program
Peninsula Park Public Outreach Workshop
Veterans Memorial Senior Center - Redwood Room

1455 Madison Ave.

Thursday, September 28, 2006

7:00-9:00 PM

NOTES

Planning Commissioner Bruce Coddling welcomed participants to the 2nd of three Community workshops on the proposed Peninsula Park development. Other Planning Commission members were introduced as well as City Staff in attendance.

Approximately 55 members of the public attended. Notes from the 7/11 and 9/7 Peninsula Park meetings, and copies of the display board information were distributed at each of the participant tables.

The Display Boards highlighted:

- proposed development
- possible design for development with current commercial zoning
- circulation (traffic)
- 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 and September 7 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

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
 - Open all levels of housing – larger picture
 - Draw both residents from 101 together
 - Traffic (plus and minus)
 - Local residents and commercial boat dock
 - Take attention away from Downtown
 - Impact on school system
 - Could impact current homeowners home value
 - Housing for nurses, police and firefighters
 - Public servants able to live in RWC
 - Aesthetic value
 - Interface with the Bay

2. *What are your concerns regarding the Peninsula Park project?*
 - Construction project taking 8 years
 - Enough low cost affordable housing
 - Traffic
 - Concerned for boat dock community
 - Water
 - Schools
 - Amount of wear on the Bay
 - Hope project will be reviewed on its own merit

3. *How could your concerns be addressed/solved?*
 - Housing
 - Planning to ensure affordable housing – check impact City wide
 - Developer provide incentives for public servant housing
 - City provide 1st time home buyers incentives
 - Primary residence not short term investment
 - Traffic
 - Shuttle to train
 - Alternatives to cars/car sharing
 - Shuttles to Downtown and main areas
 - Boat docks
 - Create boat docks, towns in other areas
 - Water
 - Recycled water for landscaping and toilet flushing
 - Use solar
 - Smart Green building

4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - Mixed use – park and green space

- Public trails
- Make accessible
- Recreation/sail school

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?*
 - Traffic impact depending upon who is living there and where they work
 - May reduce traffic due to job/housing imbalance
 - RWC tax base would benefit
 - Need info on current tax base, proposed, projected as zones
 - Like to see unionized workforce on this project
 - Tie to downtown is important
 - Overall feeling that we support doing something with this space
2. *What are your concerns regarding the Peninsula Park project?*
 - How do we encourage those residents to commute via foot or bike
 - Link to downtown, how bike friendly?
 - Water/infrastructure, City needs to make this a priority
 - Public transportation from Pen Park to Downtown – is there a master plan?
This should be addressed by City
3. *How could your concerns be addressed/solved?*
 - Suggest underpass under 101 – bike and pedestrian friendly with good lighting and security cameras
 - Developer should be responsible for addressing water issues – use of best practices. We’d like to see some data
 - Trans – boat canal, light rail, runs shuttles frequently
 - Look at who lives there – commuting behavior
 - Give preference to City employees and locals and Cal Train commuters
4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - Like proposed mixed use
 - Would like to see more local retail, bars, restaurants
 - Park with a martini bar ☺

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?*
 - Traffic is not a big issue

- Sense of community and connection to the rest of Redwood City of Redwood City public access to the area
 - Inviting pedestrians and bicyclists – destination spot, maybe sports field
 - Parking space is important; tied to height of buildings and convenient
 - Schools – additional needed
 - Density is OK
 - Good mix and use of the land
 - Community center with meeting rooms and toilets
2. *What are your concerns regarding the Peninsula Park project?*
 - Short and long term traffic solutions need to be addressed
 3. *How could your concerns be addressed/solved?*
 - Partner with school district to create solutions
 - Public transportation
 4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - No alternate use – like this Peninsula Park project
 5. *How would the alternate land use your group selected impact Redwood City?*

Group 4

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Traffic plan keeps it 25% less than allowed
 - Housing for interested tech firms
 - There are people interested in moving to other parts of RWC – takes pressure of the rest of the City of Redwood City
 - Increases wet lands
 - New development adds excitement to the City
 - Could be connected to Downtown rebuild
 - Support Downtown
 - New people moving may not have loyalty to support Downtown
 - Shuttle could connect people to rest of the City
 - Pedestrian and Bike connection to Downtown
 - Tremendous opportunity for ambience of water, housing on east side of 101
 - Impact on schools, what would that be in relation to tax income?
 - Increased tax base
2. *What are your concerns regarding the Peninsula Park project?*
 - How will the future details play out?
 - How it relates to homeowners or developers making decisions to develop or remodel their own property
 - Impact on bird life, migrations, animals

- Concern about affordability – levels of housing – market rate
3. *How could your concerns be addressed/solved?*
 - Going through the process and informing the public of the details of the project
 - Fully publicizing how concerns are being addressed or mitigated
 - Pointing out how this project meets housing needs
 4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - Like PPP, keep the present balance of housing, open space, biking, retail, hotel, walking, jogging trails
 - Increase commercial
 5. *How would the alternate land use your group selected impact Redwood City?*
 - If a commercial space traffic would increase without the benefits of housing and the loss of some tax base

Group 5

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Could address the housing shortage which is a big concern for local employers and families. Workforce can live closer
 - High profile project – excitement for RWC
 - Looks beautiful, could attract more developers
 - Access to Bay/wildlife/water/Marina
 - Accessibility for more people
 - Economics – affordable housing – we care about and want to welcome people
 - Is part of project to restore wetlands?
 - Freeing up some housing stock (single family)
 - Environmental pollution eased with less commuter and commute time
 - Emergency services/1st responders don't /can't live here
 - Opening housing to local workers
 - Wouldn't be as much traffic as mixed use compared with commercial
2. *What are your concerns regarding the Peninsula Park project?*
 - 8 years to complete could be disruptive to bird life (herons nesting) noise of construction/concern about debris in Bay Creek
 - If project is not re-zoned for mixed, commercial space could cause a lot more traffic
 - Scaring off other downtown developers
 - Bloomquist extension and emergency services and schools
 - Schools attract traffic if not enough kids in the neighborhood
 - Demographics – who will live here?
 - Bike and ped access
 - 1,300 vs. 800 homes on the same land is too few for the amount of land. Should have greater density or be higher

- height vs. footprint (higher buildings means more uses for the rest of the land – go up not out.
 - If buildings are higher, health becomes more of a concern/ high buildings on wet land
3. *How could your concerns be addressed/solved?*
- Don't do commercial space or office space. Have space used for housing, retail and open space
 - Build school and firehouse
 - EIR should address demographics
 - Access to public transportation
 - Bike trail, bridge over or under 101 would benefit both sides of 101 through to downtown
 - Change zoning to permit increase height variance and increase density
4. *What alternate land use for the proposed project area would best serve Redwood City?*
- Used to be housing marina
 - Commercial – large store
 - Open space (wildlife and parks) however creating more open space would continue to push housing out.
5. *How would the alternate land use your group selected impact Redwood City?*
- Commercial and open space alternate uses would adversely impact housing

Group 6

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
- Traffic impact on Whipple and 101
 - Schools and Fire Dept
 - Housing
 - 800 families will have somewhere to live
 - we like this project
 - rents affordable for RWC residents
 - shuttle service to CalTrain
2. *What are your concerns regarding the Peninsula Park project?*
- Will there be access to downtown?
 - Will there be road access?
 - Retail should not overwhelm
 - Public access and use
 - Are there funds for this?
 - Flooding and environment
 - Global warming
 - That this will be a cookie cutter bland project
3. *How could your concerns be addressed/solved?*

- Contact Cargill re: flooding concerns
 - Have more than one architect
 - Contest for architects
 - Correct information and updates to the community
 - Green building with solar power and radiant heat
 - Shared retail space
4. *What alternate land use for the proposed project area would best serve Redwood City?*
 5. *How would the alternate land use your group selected impact Redwood City?*

Group 7

Questions:

1. *What would be the public impact of the proposed Peninsula Park project?*
 - Traffic vs. today or other proposals
 - If commercial space traffic would be worse than Peninsula Park proposal
 - Tax base
 - Real Affordable housing for workforce
 - Cut down commuting time
 - Recreation at the Bay
 - Overpass is key
 - Much better than commercial space
 - Mixed use is right - OK in the proposal
 - Could address issue of kids and next generation
 - Community meeting room
2. *What are your concerns regarding the Peninsula Park project?*
 - Traffic, need more details on shuttle
 - Residents complaining about airport noise
 - Project delays, cost and time
 - Underpass less safe - homeless
 - Overpass - graffiti and dropping things onto 101
 - 120 ft tower is too tall - prefer cap at 75 ft.
3. *How could your concerns be addressed/solved?*
 - Safe and appealing link to downtown (overpass or underpass)
4. *What alternate land use for the proposed project area would best serve Redwood City?*
 - Dog Park under power lines
5. *How would the alternate land use your group selected impact Redwood City?*

Small Groups Reports from 7 Groups

Group 1

1. **Peninsula Park impact**
 - Increase in tax base
 - More housing
 - Housing for public servants
 - Connecting both sides of 101
 - Taking attention away from Downtown
2. **concerns**
 - 8 years
 - real affordable housing
 - traffic
 - dock town community
 - water
3. **solutions**
 - planning should ensure affordable housing for public servants and 1st time home buyers
 - shuttle to Downtown and other major transportation
 - car sharing
 - another dock community in RWC
 - recycled water
 - smart green
 - solar
4. **alternate**
 - want mixed use
 - dog park
 - trails and open space
 - school for sailing
5. **concerns/solutions**

Group 2

1. **Peninsula Park impact**
 - increase tax base
 - tie to Down Town
 - public shuttle
 - housing
2. **concerns**
 - traffic
 - water
3. **solutions**
 - developer play rule in Water issues
 - give housing preference to RWC employees
4. **alternate**
 - mixed use
5. **concerns/solutions**
 - park and good martini bar ☺

Group 3

1. **Peninsula Park impact**
 - sense of community/destination place
2. **concerns**
 - schools
 - transportation
 - parking
4. **solutions**
 - underpass encouraging biking and walking
 - sufficient parking at development
 - developer and school district collaborate
 - public transportation
 - ferry service
5. **alternate**
 - mixed use
6. **concerns/solutions**
 - community center

Group 4

1. **Peninsula Park impact**
 - partnering with Down Town
 - ambiance
 - rebirth of Down Town
 - creative
 - brings excitement to the community
 - brings in fees and taxes
 - traffic is 25 % less than required
 - people interested in secure communities
 - opens up housing stock in other parts of RWC
 - increase in wet land rehabilitation
2. **concerns**
 - what are projects full details
 - decision on own property
 - bird life and animal migrations
 - affordable housing
3. **solutions**
 - transparency/full detail of project
 - how project meets workforce/housing imbalance
4. **alternate**
 - good mixed use in Peninsula Park proposal
 - maybe more commercial use

Group 5

1. **Peninsula Park impact**

- less commute time/reduction in pollution
 - housing for RWC workforce
 - could attract more affordable housing projects
 - freeing up housing stock in the rest of RWC
 - high profile, could attract other developers
 - accessibility
 - welcoming
- 2. concerns**
- 8 years to completion!!
 - NO COMMERCIAL
 - Run off to the creek
 - Schools
 - Housing density
 - Emergency services
 - Bloomquist extension/schools attract traffic
 - Scaring off developers
 - Health concerns with higher buildings
- 3. solutions**
- Safe crossing pass 101
 - Build fire house in Peninsula Park
 - Is school necessary with demographics?
 - Bike trails
 - Wetland restoration
 - Changing zoning for height variances
- 4. alternate**
- Open space

Group 6

- 1. Peninsula Park impact**
- Access to downtown
 - Traffic/schools/safety
- 2. concerns**
- Rents for housing affordable?
 - Impact on global warming
 - Cookie cutter project, may be too bland
 - Dog Park?
- 3. solutions**
- Contest for architects in project design
 - Urban art displays
 - Shuttle service to CalTrains
 - Accessible to everyone in RWC
 - Contact Cargill re: flooding concerns
 - Retail/office space
 - Smart green design
 - Solar panels
 - Regular updates to the community

4. **alternate**
 - Like Pen Park project

Group 7

1. **Peninsula Park impact**
 - Increase in tax base
 - More affordable housing
 - Workforce link to RWC
 - Link to Down Town
2. **concerns**
 - Traffic
 - Project delays if project does not move forward immediately
 - Airport noise/aviation
3. **solutions**
 - REAL affordable housing
 - Link to Downtown safe and appealing
 - Community meeting room
 - Dog Park
4. **alternate**
 - Like mixed use as presented
5. **concerns/solutions**
 - invite public to see project

Timeline/Next Steps

- Developer available at next meeting for Question and Answer
- Information on wetland restoration
- Information from previous meetings available on cable and City website, www.redwoodcity.org link to Hot Topics, Peninsula Park
- Next meetings Oct. 11 and October 17
- 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
Empowering people. Building relationships. Reducing violence.