



Peninsula Park: Project Overview - Comparisons

	MSV – Total Site	MSV – Peninsula Marina Portion	Peninsula Park
Total Site Area	46.5 Acres	33 Acres	33 Acres
Land Area	39.5 Acres	28 Acres	28 Acres
Water Area	7 Acres	5 Acres	7.3 Acres
Maximum Height	240 ft.	205 ft.	120 ft.

Land and Water Area per Precise Plan and Site Plan



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	MSV – Total Site	MSV – Peninsula Marina Portion	Peninsula Park
Residential	1,930 Homes	1,297 Homes	796 Homes
Office	150,000 sq.ft.	150,000 sq.ft.	None
Retail	50,000 sq. ft.	50,000 sq. ft.	10,000 sq. ft.
Hotel	200 Rooms	200 Rooms	200 Rooms



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Land Use Allocation in Acres:

Gross Site Area	33.24	
Residential	20.71	
Community Park	2.03	
Total Other Uses	10.50	
Marina:	7.30	
Hotel:	2.60	
Retail/Plaza:	0.60	



Peninsula Park: Project Overview -

Proposed Residential Density:

Residential Land Only: 38.5 du/AC
20.71 AC

Residential and Park: 35 du/AC
 $20.71 + 2.03 = 22.74$ AC

Total Site: 24 du/AC
33.24 AC



Peninsula Park: More Information – Existing Zoning

General Commercial Zoning District

Uses: Wide range of commercial, office and retail uses permitted by right or conditional

Height Limit	75 feet
Lot Coverage	60%
Floor Area Ratio	70%

E.G. Existing Land Area – 19.14 AC – allows over 580,000 sq. ft. of development



Peninsula Park: More Information - Some Demographics

ABAG Projections 1995

	2005	2010	2020
Population	77,300	79,200	87,100
		2.5%	10%
Households	29,070	29,960	32,500
		3%	8.5%
Jobs	50,020	55,460	61,290
		11%	10.5%



Peninsula Park: More Information - Housing

Redwood City's Housing Obligation 1999-2006

Very Low	534
Low	256
Moderate	660
Above Moderate	1,064
Total	2,544

About 500 units have been built/planned during
this time period

First release of new numbers will be 2007



Peninsula Park: More Information – Trip Generation

Estimates based on ITE Charts ~
Order of Magnitude

Use	Daily	PM Peak
800 Condo Units	3,600	320
200 Room Hotel	1,000	80
Alternatives with 14.1 AC Marina maintained:		
580,000 sq. ft. Office Park	6,380	870
300,000 Shopping Center	9,600	800