

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

1455 Madison Ave.

Thursday, September 7, 2006

7:00-9:00 PM

NOTES

Planning Commission Janet Borgens welcomed participants to the 1st of three Community workshops on the proposed Peninsula Park development. Other Planning Commission members and members of the Architectural Review Board were introduced as well as City Staff in attendance.

Approximately 70 members of the public attended. Notes from the 7/11 Peninsula Park meeting, 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 Community meeting
- some answers to questions posed at the previous meeting
- display board/facts info
- Themes for community input
 - Land Use/public impact
 1. zoned commercial
 2. re-zoned residential
 3. 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 8 groups:

Group 1

Questions:

1. *What land use for the proposed project area would best serve Redwood City?*
 - Open space - but need housing
 - Housing concern about luxury homes
 - Affordability is important

2. *How would the land use your group selected impact Redwood City?*
 - RWC is about Community and Neighbors
 - Need to promote City
 - Use empty building past Carl's Junior for people (Main St.)

3. *What would be the public impact of the proposed Peninsula Park project?*
 - Will help taxes
 - Traffic flow will be better off Whipple
 - Increased density
 - More housing is a good thing
 - Decrease commute travel time
 - If it's affordable, will attract people who work in RWC
 - Like greenery belt - more pedestrian oriented access to City Center
 - 2000 less potential trips vs. current zoning
 - not losing wetlands
 - property doesn't look that impressive now
 - property will be improved
 - clean up of automotive oil/debris
 - like canoe launch area - will attract outsiders

4. *What are your concerns regarding the Peninsula Park project?*
 - Want to know more details about park
 - Open access is important
 - Mixed emotions about palm trees
 - Design of public space
 - Needs to feel happy and welcoming
 - Research on all the projects done by this developer
 - Public parking? Are you in someone's backyard?
 - Concern about public reaction
 - Don't want well meaning, but uninformed people opposing PP project
 - We can't have it both ways - building vs. views/ building up vs out
 - We don't have limitless space
 - Concerned about emergency services access
 - Is there a flight pattern issue?
 - Rats
 - Be aware of elevation and water levels, drainage

5. *How could your concerns be addressed/solved?*
 - There is a design solution for everything. Pay attention to the details

Group 2

Questions:

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

- Against big box stores and the impact of stores on small businesses
- All open space is not realistic to occur based on current use
- Not in interest of RWC to have housing east of 101 – put it downtown
- Concern with infrastructure east of 101 to support housing
- Should not limit people's choice to live in diverse environments – City or Bay
- Conditions imposed by City will help access to downtown. Shuttle service to downtown
- Concern with NIMBYS for high density projects downtown
- Balance of housing and open space
- Opportunities for housing in various locations based on economics/ demand

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

- **MIXED USE**
- Construction impact minor and short lived
- Reduce commute impact from long distance

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

- Increased tax base
- Increased business for Redwood City merchants
- Traffic for residential will not impact as spread over 24 hours to local businesses and school, etc.
- Impact of cost to City for residential projects? More for single vs high density? Balance of revenue vs. expenses?
- Feeling of community in Peninsula Park Project will be greater due tot the opportunities to socialize in this type of project
- PPP will be a very highly regarded aesthetic project

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

- Concern with zoning changes/heights setting stage for other projects
- Shadows of buildings from 76[to 120' impact on wildlife
- Financial strength of developer
- Concern with filling of some of the marina

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

- Continue discussion to find solutions
- Shadow studies of 120' high buildings
- Review history of marina development and ability to fill part of it (2 acres.)

- RWC is about community and neighbors

Group 3

Questions:

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

- Commercial Park - no housing (2 people)
- Residential park and minimal retail (4 people)
- Like Peninsula Park proposal as is (3)
- Only low-rise housing (1)
- Hotel - Yes (5) No (1)

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

- More East/West connection
- Build more housing downtown

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

- More East/West connection
- Shuttle service connection people to downtown
- Pedestrian and bike connection

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

- Bike/Ped connection

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

- Bike/Ped connection should be ADA certified overpass

Group 4

Questions:

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

Group selected **MIXED USE**

- No more big box stores
- Have enough office space
- Combo townhouses
- Mixed use
- Retail service like food and basic living
- Recreation/playing fields and increase of open space and wildlife
- More trails and link to Bay Trail
- More bike trails
- Public boat slips
- Community pool and tennis courts
- Restaurant in hotel
- Why develop at all?
- City should purchase the land and develop as open space/recreation
- Others disagree with open space on this location and want more housing close to jobs. Concern the housing won't be build in RWC

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

- Portion of housing for RWC employees and teachers

- Increase open space available to RWC
- Have area like Bay Trail in San Mateo (won awards)
- Bonus density for residential
- Potential for affordable housing for people who work downtown
- Could integrate Marina and housing (like Foster City)
- Water - oriented businesses (kayak and recreational)
- Positive tax base to help schools
- Recycling water would be helpful
- Encourage water conserving toilets

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

- Would give better connection to east side of freeway
- OK to exceed 75' to limit of 120'
- Should have affordable housing with preference for people who work in downtown Redwood City
- Provide needed housing
- Could cut down on commute time - RWC has people commuting in from Tracy
- Like having a nice hotel in RWC
- We need this development to help the tax base and help schools and pay teachers
- Get some sort of ferry or shuttle service to alleviate congestion
- Get people to move in who commit to taking Caltrain
- Encourage carpooling
- Have Habitat for Humanity involved
- Have development "green."
 - install double paned windows
 - better doors with insulation
 - water - flow restricted
 - drought resistant plants
 - drip irrigation (not at hot times of day)
 - solar panels

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

- Parking concerns, need more info
- Impact on water supply
- When RWC meets max on water - will water rates go up?
- Drought concerns
- What demographics is project addressing?
- Should have mixed prices within building - don't have rich separated from poor
- Use Redwood Shores as a model for housing development (won awards)
- Set aside space for daycare and preschool and supermarket
- Noise abatement from airport
- Traffic concerns - driving kids to school
- Could increase traffic across the City
- How does it effect Downtown Plan?
- Don't want new retail areas to poach from Downtown
- Should build within the existing 75' height limit

- Some people in group concerned about Bay fill, some not

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

- Ferry/ shuttle/Cal Train to downtown and hospitals
- Focus on housing people close to jobs and those who commit to not drive
- Bike crossing needs to go over the freeway not under
- Aviation easement
- Energy efficient with water conservation
- Require some % of units to be lower priced and mixed within the buildings
- \$ for schools from the tax base
- which schools will be impacted?

Group 5 did not submit notes

Group 6

Questions:

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

- Mixed use with residential and commercial
- Floating homes and offices

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

- **MIXED USE**
- residential/commercial would improve the aesthetics and increase housing
- Would connect people to the water
- Bring families together in community
- Increase the tax base
- Less time driving to work
- More biking
- Work/living space enhancement
- Open to all residents
- More affordable housing
- More time with families
- Floating homes would offer housing variety and visual character
- Floating gas station

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

- In addition to some of the above list, Peninsula Park would connect the East and West Sides of Redwood City
- Momentum and support for downtown projects
- Water access
- Water usage
- Able to walk under HWY 101 - safely
- Accessibility
- Increased tax revenues

- Water connection to downtown
- Catalyst
- nightlife

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

- Not enough diversity of use
- Traffic
- Not enough restaurants
- Safety concerns
- Losing potential working talent
- Construction dust and noise
- Question of access
- Water supply
- Having a park in a safe location
- Not large enough for proposed density
- Cost to build and the cost of the units
- Skip sail boats and build a bridge
- Bridge appearance
- Concern about general population telling what to do with the land

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

- Move park or have more eyes on the park, closer the houses to ensure safety
- Storage tank
- Come up with water supply strategy
- Look of the bridge and public access
- Transparency of cost

Group 7 (group had 5 residents and 2 non-residents)

Questions:

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

- Residential Mixed Recreational

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

- Benefit overall
- Increase tax base
- Links RWC/Redwood Shores/Bay-Mainland
- Balance of residents and commercial
- Benefits workforce

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

- More housing
- Better with no commercial, more recreational and better size
- Public access and marina usage
- More "life" in the Bayshore area (wants good balance between nature and people)
- Improve tax base

- Overall quality of life improvement
- Ties RWC to Bay with better connections to Redwood Shores
- Sense of Community - with housing, recreational balance - "environmental dynamic"

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

- Impact on schools, traffic and water supply
- Confliction over traffic issues; continue to get worse until we access public transportation
- Catch 22 around affordable housing
- Parking with park/retail/recreation

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

- Need to address Water concerns - and acknowledge that one developer can not solve the problem
- Require recycled water/artificial turf, low-flow toilets using recycled water
- Create a Developer Assessment to fund future infrastructure
- Funds from developers for water mitigation
- Consideration to local workers and unions
- Schools: address needs and numbers
- Concern PP project may get bogged down in the details

Group 8

Questions:

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

- MIXED USE
- 90% of group members want mixed use
- 10% want commercial - big box store
- 0% want open space

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

- Group determined benefits of Mixed Use all fit within the proposed plan for Peninsula Park
- Dog Park

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

- Reduction in traffic
- Reduce turnover of employees who can't afford to live here
- Freeing up other home properties
- Create sense of community
- Aesthetic value
- Positive impact on tax base
- Filling something that was larger in the past

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

- The process has taken too long, concerned about the cost going up

- Conflict with trucks and autos on Blomquist
- Nothing taller than 6 stories, people need to get used to it

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

- Water: use recycled water program
- Traffic is going to increase no matter what
- No more delays - which add to the costs
- Blomquist traffic - traffic calming/keep it narrow
- Concern another referendum will further delay this project
- Aviation - most planes go east not west

Small Groups Report from 8 Groups

Group 1

1. Group's land use priority for benefit of Redwood City
 - Housing/public access
2. Impact of selected land use on Redwood City
 - Traffic housing improvement/housing needs to be affordable
3. Peninsula Park project impact
 - Traffic would improve
 - Not losing wetlands
 - Like greenbelt
 - Canoe launch
 - Good connectivity
4. Community concerns about project
 - Need neighborhood feel
 - More detail in the design
 - public parking
 - rats
5. How concerns could be addressed/solutions
 - Public reaction link forms
 - Can't have it both ways
 - Depends on finished details

Group 2

1. Group's land use priority for benefit of Redwood City
 - Mixed use/ housing/open space
2. Impact of selected land use on Redwood City
 - Need money and ability to acquire land if open space
 - Would reduce commuter impact
3. Peninsula Park project impact
 - Increase tax base
 - Increase housing
 - Opportunity to get to know people in high density living space
 - Could be RWC landmark

4. Community concerns about project
 - Is there going to be balance in housing costs
 - Zoning changes could set precedent
 - Shadow of buildings on wildlife
 - Filling in part of the Marina
 - Concern about NIMBY
5. How concerns could be addressed/solutions
 - Continued discussion
 - Shadow study on building height
 - Review history of marina development

Group 3

1. Group's land use priority for benefit of Redwood City
 - 2/3 of group liked Mixed Use project as proposed by PP
 - 1/3 wants commercial only
 - some questions about hotel
2. Impact of selected land use on Redwood City
 - Group selected Peninsula Park project as priority choice
3. Peninsula Park project impact
 - Liked East/West connection
 - Housing, retail and recreation mix
4. Community concerns about project
 - Affordability and safety of underpass connection
5. How concerns could be addressed/solutions
 - Consider overpass over freeway

Group 4

1. Group's land use priority for benefit of Redwood City
 - Mixed use housing and open space
 - Consider Foster City model
2. Impact of selected land use on Redwood City
 - Water supply
 - Downtown plan
 - schools
3. Peninsula Park project impact
 - Potential for affordable housing for people who work downtown
 - Would give better connection to east side of freeway
 - Cut down on commute time for RWC workers
 - Increase the tax base
4. Community concerns about project
 - Traffic
 - Water
 - Bay fill
5. How concerns could be addressed/solutions
 - Energy efficient lower priced units spread throughout project
 - Shuttle service/ferry service

- Bike crossing over the freeway

Group 5

1. Group's land use priority for benefit of Redwood City
 - Mixed use/residential
 - No big box commercial
2. Impact of selected land use on Redwood City
 - Not reported
3. Peninsula Park project impact
 - Housing
 - Height
 - Global warming
4. Community concerns about project
 - Housing not near transit
 - How dense is housing
 - Traffic impact
 - Is housing affordable
 - Reducing size of lagoon
5. How concerns could be addressed/solutions
 - Proper lighting and safety if bike underpass/ or have bike overpass
 - Shuttle service
 - Boat launch

Group 6

1. Group's land use priority for benefit of Redwood City
 - Mixed use/residential and live/work housing
 - Floating homes
2. Impact of selected land use on Redwood City
 - Open City to water
 - Connecting Redwood City with Redwood Shores and Bay
 - More tax base
 - More hiking and biking trails
3. Peninsula Park project impact
 - Could bring more development
 - Does retail include nightlife/restaurant?
 - Would be asset visually
 - Connection to downtown
4. Community concerns about project
 - Noise of construction
 - Safety of park at night
 - Not dense enough
 - Safety of underpass
 - How affordable?
 - What will promenade look like?
5. How concerns could be addressed/solutions

- Floating homes
- More eyes on park – move closer to housing

Group 7

1. Group's land use priority for benefit of Redwood City
 - Mixed use residential/ recreational
2. Impact of selected land use on Redwood City
 - Tax base
 - Linking RWC/Redwood Shores and downtown
3. Peninsula Park project impact
 - Good balance of water/bay front/residential
 - Bike and walking access
 - Connecting downtown with bay area
4. Community concerns about project
 - Don't look to one developer to handle all traffic/water and school concerns
 - Lighting and safety concerns
5. How concerns could be addressed/solutions
 - Environmental dynamic
 - All developers in RWC put % of \$ into infrastructure for water
 - Using recycled water for landscaping, etc.
 - Adequate parking

Group 8

1. Group's land use priority for benefit of Redwood City
 - Mixed use/residential
2. Impact of selected land use on Redwood City
 - Tax revenue for City of Redwood City
 - More housing/more density – consider 10 stories
 - People near water
3. Peninsula Park project impact
 - Housing near work will reduce traffic
 - Reduction in employee turnover
 - More housing for RWC
 - Aesthetic values
 - Greater feeling of community
4. Community concerns about project
 - Dog park
 - Delaying project is increasing the costs
 - Concerned project will go commercial if there is another referendum
 - Traffic accidents between cars and trucks
5. How concerns could be addressed/solutions
 - Recycled water program
 - Traffic calming devices
 - Narrow streets

Timeline/Next Steps

- Upcoming meetings: September 29, October 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.