

<h1>REPORT</h1> <p>To the Honorable Mayor and City Council From the City Manager</p>
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June 13, 2005

Subject

Downtown Precise Plan – City Council Study Sessions

Recommendation

This meeting is not intended as a decision-making session. The City's urban design consultant -- Michael Freedman -- will report on what was heard from the community input meetings and outline the issues that the Precise Plan must consider. Members of the City Council, Planning Commission and Architectural Review Committee can then provide input before a recommended plan is developed.

Background

The attached memorandum from Michael Freedman describes the proposed agenda for the June 13, 2005 meeting and also suggests two subsequent study sessions. It is proposed that the study session following the June 13, 2005 meeting would focus on land use, development standards, building heights, setbacks and all the basic controls on the downtown. Following the laying of this groundwork the third and possibly final study session would focus on parking, circulation and transportation infrastructure.

Alternative

Council may decide to hold more than three study sessions. It is also possible that you may decide that the material can be handled in two meetings. Your staff and consultant, however, believe that there is merit in the proposed series of three study sessions, and logic to the sequence. Possible dates for the second and third study sessions are: July 25, 2005 and August 22, 2005.


 Bruce Liedstrand
 Community Design Director


 Ed Everett
 City Manager

Attachment

June 3, 2005 memorandum from Michael Freedman

6A-2

MEMORANDUM

Date: June 3, 2005

To: Mr. Bruce Liedstrand, Redwood City
Mr. Mike Church, Redwood City
Ms. Susan Moeller, Redwood City

Cc: Mr. Hans Korve, Korve Engineering
Ms. Marta Borsanyi, The Concord Group
Mr. Tim Cornwall, The Concord Group

From: Michael Freedman
Via: email attachment

Re: **Downtown Precise Plan - City Council Study Sessions**

Dear Bruce, Mike and Susan:

This memorandum contains our recommendations for a process to bring forward findings and preliminary recommendations for the *Downtown Precise Plan* to City Council in Study Session with the Planning Commission and the Design Review Committee.

Background

Subsequent to a series of community & stakeholder sessions, the city staff/consultant project team have completed their work to the point where City Council discussion and direction are necessary to refine the primary concepts upon which the Precise Plan will be founded, and enable timely project completion and adoption of the plan.

Recommended Study Session Series

Since the Downtown Precise Plan must address an extensive range of issues – from land use & development intensity to how to integrate enhanced transit service properly into Downtown, we recommend a series of three study sessions to insure time for adequate presentation of research and analysis, and to provide a venue for plenty of interaction between City Council members, Planning Commissioners, Design Review Committee members and the city staff/consultant team. The focus of the three study sessions is proposed to be as follows:

Study Session 1: The Vision for Downtown; Primary Revitalization Strategies and Concepts; “Big Picture” Urban Design Issues.

This purpose of this Study Session will be to check and refine the overall vision for Downtown that has emerged from community input and staff/consultant analysis, and that the plan must implement. The presentation will



focus on the role of the downtown district in the City, the vision of a vibrant and lively revitalized downtown, and the key issues that need to be addressed in the Precise Plan to insure the successful realization of the community's vision for the district. The presentation will also include a summary of what was learned from the community workshops.

Study Session 2: Land Use & Development Standards; Economics of Downtown Revitalization; Streets & Public Spaces; Building Design & Downtown Identity.

Based on direction received in Study Session 1, this Study Session will present refined recommendations for development standards that specify permitted land uses and intensities; required physical aspects of development (heights, build-to lines and setbacks, required common open space, frontage treatment, etc.) to insure proper downtown form and identity; urban design and market analysis inputs underlying various aspects of the plan recommendations; and specific design guidelines - for architectural style, building design, materials & colors - to insure that new development builds on the best of what is already in the district and valued by the community.

Study Session 3: Infrastructure: Parking; Transportation – vehicular transportation, transit facilities.

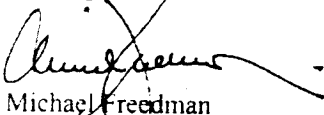
Based on direction received in the first two Study Session, this presentation and discussion will focus on the parking, circulation and transit infrastructure that will both serve and shape the future downtown district. In particular the issue of how the City can plan now for continued enhancements to regional transit service in a way that complements and furthers the community's vision for its center. A central issue for this discussion is the integration of Caltrain into the "fabric" of Downtown.

Scheduling

- Study Session 1: June 13, 2005
- Study Session 2: Proposed [date]
- Study Session 3: Proposed [date]

Since the content under discussion in the second and third study sessions will be based on the information reviewed and discussed in the previous sessions, it would be most effective if the three study sessions could be scheduled to occur bi-weekly.

Best regards,


 Michael Freedman
 Principal

