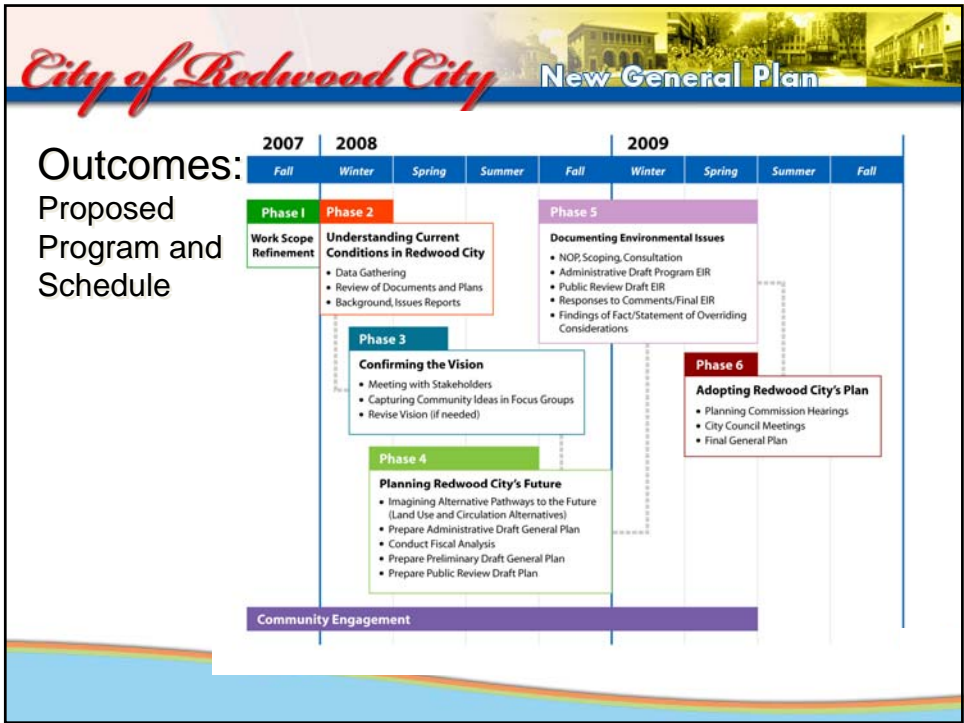


Outcomes: Why?

- Need outside resources
- Workload management
 - Environmental Review
 - Downtown Precise Plan
 - Pending Applications
- Support Regional Planning Efforts:
 - Grand Boulevard, Ferry Service, FOCUS

Outcomes: The Community's Road Map

- Annual Implementation Plan
 - Nexus to Council Priorities
 - Budget
- Sustainability and Economic Viability
- Program EIR
- This Community's Legacy - On the Desk!



Phase 3

Confirming the Vision

- Meeting with Stakeholders
- Capturing Community Ideas in Focus Groups
- Revise Vision (if needed)

Community Building: Re-Launch

- Joint Study Session
- Multi-media Communication

Phase 4

Planning Redwood City's Future

- Imagining Alternative Pathways to the Future (Land Use and Circulation Alternatives)
- Prepare Administrative Draft General Plan
- Conduct Fiscal Analysis
- Prepare Preliminary Draft General Plan
- Prepare Public Review Draft Plan

Community Building: Shaping our Future

- "What if?" Scenarios: Workshops & Affinity Groups
- Multimedia Communication
- Validation Workshop : Confirming Preferred Alternative

Phase 5

Documenting Environmental Issues

- NOP, Scoping, Consultation
- Administrative Draft Program EIR
- Public Review Draft EIR
- Responses to Comments/Final EIR
- Findings of Fact/Statement of Overriding Considerations

Community Building: Focus on the Environment

- EIR Scoping Sessions

Phase 6

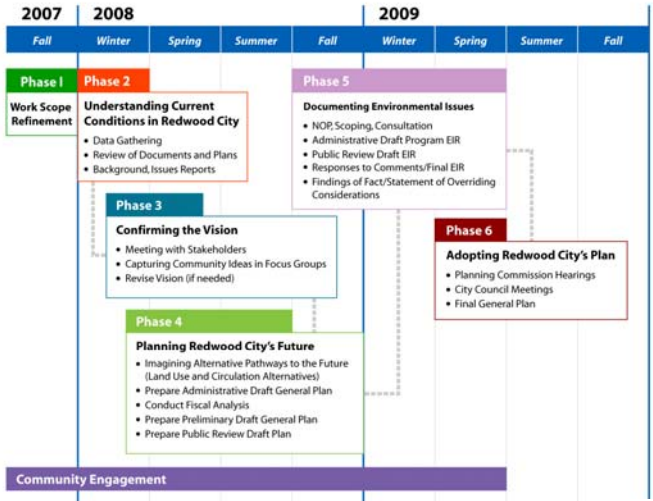
Adopting Redwood City's Plan

- Planning Commission Hearings
- City Council Meetings
- Final General Plan

Community Building: Keeping Connected

- Boards and Commissions Study Sessions
- Public Hearings

Outcomes:
Proposed
Program and
Schedule



Outcomes: Budget and Timeline

- Total Budget ~ \$1.5 Million (15% contingency)
- Amortized Budget:
 - 15 years - \$100,000 per year
 - 20 years - \$75,000 per year
- 18 Month Program Schedule
 - Overall 24 Month commitment – end 2009
 - Certified Housing Element summer 2009

Outcomes: Funding Sources

- New General Plan
 - Existing CIP Appropriation - \$290K
 - One-time Appropriation/Investment
- Long-term Support and Updates
 - General Plan Maintenance Fee
 - ~\$100K over 2 years

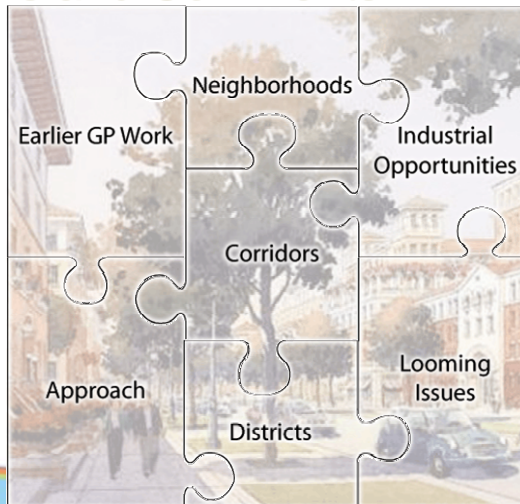
Outcomes: Work Product

- Multi-layered, enduring community outreach
- EIR – with link to City-wide Traffic Model
- Hybrid Land Use Element
- Certified Housing Element
- Required and optional elements
- Sustainability
- Economic Outcomes
- Usable, living document: “On the desk!”

Next Steps:

- Tonight: Provide Comment and Direction
- January:
 - Consultant Agreement
 - Workscope
 - Budget

Questions and Comments



City of Redwood City

New General Plan

Redwood City's New General Plan...
Coming to a neighborhood near you.

www.redwoodcity.org/generalplan

December 10, 2007

This presentation will be available on the City's New General Plan Webpage this week.