

**City of Redwood City General Plan Visioning
Farm Hill Neighborhood Area - June 30, 2004
Community Comments**

Group 1 Comments

Likes:

- Tree-lined streets
- S Utilities underground
- S Parks (all varieties)
- S Neighborhood commercial areas
- S Lower density type homes
- S Whole Foods
- S Like the Farmers' Market
- S Redevelopment of City Hall Area (City Center Plaza, Library, Cinema)
- S Northstar Charter School, would like additional higher quality schools
- S No fluoride in water
- S Franklin Street Project

Dislikes:

- No downtown
- S Not enough quality restaurants / shops
- S Not enough housing in downtown
- S Not enough single family housing
- S Look of EL Camino Real

Suggestions:

- S Incorporate a ferry dock into Marina Shores
- S Be more friendly toward businesses that offer childcare to their employees
- S More dog Parks (off-leash)
- S Like Whipple / ECR project
- S Fewer Starbucks, more indy cafes
- S More drive-through coffee/cafes
- S PF Chan's?
- S Free parking in downtown (no meters)
- S Indy or chain bookstore in downtown
- S Bakeries / cafes in downtown
- S Pocket parks in downtown
- S Like Malibu game center
- S More businesses that cater to kids

- S Educational toy stores for kids and adults (e.e. Imaginarium, Discovery Channel)
- S Apple (computer) store
- S Art gallery
- S Boutiques
- S Would like incentives to conserve water
- S Would like more enforcement of speed limit on Farm Hill / Jefferson / connectors
- S

Group 2 Comments

The comments below were recorded during the course of discussion.

Transportation:

- Need grade separation for train tracks at Whipple, Chestnut, and Brewster
- S Why not use smaller buses to Farm Hill area
- S Disappointed that Caltrain Bullet Train doesn't stop
- S Too noisy on Farm Hill, near stop sign. We need an ordinance to control mufflers noise
- S Synchronize traffic lights on El Camino Real and Veterans Blvd.
- S Improve wheelchair accessibility. When will we have curb-cuts. West of Alameda there are no curb-cuts

Education:

- Concern that Canada College is declining. Lack of classes (good language)
- S CSM, Foothill, and De Anza under utilized, need investment
- S Sequoia School District needs to improve school system

Community Character:

- S Want to see utilities (power line) underground
- S downtown trees have too much canopy, during the winter it feels dark, need lighter trees
- S Downtown needs a park or a plaza - destination for picnics and families. Courthouse Plaza is good!
- S Want to build a Redwood City "community" that is not a "destination" (regional draw)
- S Community buildings - Concerts at Stafford and City Hall are great! Love the library! Saturday Farmers' Market is good too.
- S Stulsaft Park is nice and has a nice new playground. More park users would improve safety.
- S Signs need to go through Design and Review for better enforcement
- S Need better communication between residents, neighbors, and city, need monthly newsletter. Daily news is poor information source
- S Red Morton - city has done a good job with the facility: safe skate park and good senior uses

- S Encourage the city to keep permit costs low (i.e. home additions and improvements)
- S Widening of Alameda - good that the community came up with a solution to keep 2 lanes.
- S Recycling pick up weekly
- S Schaberg Library - needs to reopen soon! Construction needs to begin soon. It's a good neighborhood resource, for children as well.
- S Redwood City needs to focus on Crime, more concern for more affluent areas that are quiet and isolated
- S Downtown parking meters hurts the downtown merchants. County workers and jurors will use street parking. Consider using limited time parking lots
- S Need representation of the Latino Community at meetings like this, especially on City commissions and boards
- S Don't charge reservation fee to use picnic tables at park
- S Why we like the Farm Hill Area: Stulsaft Park, sleepy bedroom community that is family-oriented

Group 3 Comments

The comments below were recorded during the course of discussion.

Things people like and want to keep:

- Central location and weather
- S Canada College is a magnet school
- S Sequoia Hospital is terrific and should stay in Redwood City
- S Downtown History, magnet school, Hispanic flavor, Redwood trees, small town feel
- S Ethnic diversity
- S Family-oriented town
- S Number of bargain stores
- S Main library is an asset
- S City center mixed use project with housing and retail near City Hall
- S 4th of July parade, Christmas 'Tis the Season' parade, and other events
- S Redwood City Senior Center and Red Morton Senior Center are good

Opportunities for Improvement:

- El Camino Real adult book stores and other unsavory retail
- S Downtown needs to expand, UC extension
- S No upscale hotels
- S Traffic congestion
- S Need overpass for Middlefield Road at Woodside, Whipple and ECR (train tracks)
- S Pedestrian friendly sidewalks needed and aesthetically pleasing design
- S Want more "non-chain" stores
- S Affordable single family housing

- S Like San Carlos downtown better- more walkable, better retail, better restaurants. Redwood City restaurants are not open at night.
- S Better partnership with city for better schools
- S Community colleges should share outdoor fields with the public
- S Palo Alto has more choices (i.e. restaurants) and is more lively. Menlo Park and San Carlos have good down towns as well.
- S Redwood City has parades, downtown events, and farmer's markets that are fun and bring the community together. We should expand on these events.
- S Diverse professional services (medical, dental, etc.)
- S Redwood City Museum is terrific. Should be promoted more (billboard add, etc.)
- S Need small retail centers in residential neighborhoods that community can walk to (i.e. Canyon Road Shopping Center)
- S Downtown has no book stores or clothing stores, only restaurants. We need to diversify.

El Camino Real:

- S The ECR Mercado Shopping Area is congested
- S Need better timed lights
- S Fill vacant lots - shops at grade, housing above
- S Run down shops at Brewster near Jefferson Ave.
- S ECR needs consistent architecture and more trees
- S Love the historic homes on between Whipple and Brewster
- S Fewer liquor stores on ECR; gives blighted look
- S Keep open space on Peninsula

Open Space & Recreation:

- S Keep open space on Peninsula
- S George Garrett Park - small, secluded, nice
- S Hetch Hetchy easement and Bair Island are good walking areas. HH between Oak Knoll and Park has a fence, which should be opened up for use (posts rather than a fence)
- S Palm Park is too enclosed
- S Want more bike trails throughout the city
- S Need mountain bike trails for kids
- S Lost our horse trails to Woodside (housing development)
- S Emerald Lakes are nice. Need public lakes and water oriented recreation
- S Need more meeting places, centers
- S Stulsaft Park needs better upkeep and parking at Sterling Way

Circulation and Transportation:

- S Shuttle bus from Farm Hill to Downtown (like in the '60's)

- S Need more buses for kids, seniors, etc.-optional ways to get around
- S Get BART down to Redwood City
- S Downtown sidewalks are nice
- S Hillside sidewalks are nonexistent, need to be careful
- S ECR sidewalks need more trees
- S Landscape buffer at edge of sidewalk and street should be added to ECR and Farm Hill area
- S More neighborhood retail in residential areas to foster walking

Farm Hill - Assets & Issues:

- S Closed gate at Hetch-Hetchy and Oak Knoll - walking path
- S Horse trails (previously used for walking) are gone
- S Concern about little homes torn down and converted into large homes
- S No Crime
- S Neighbors respect each others property
- S Trailers and Rvs parked in driveways creating aesthetic problem for neighborhood
- S Quiet, not congested
- S Good schools
- S Proximity to 280
- S Traffic speed from Canada College is a problem
- S Electronic traffic speeding signs are good
- S Underground utilities

Group 4 Comments

The comments below were recorded during the course of discussion.

City Goals and Directions:

- Sense of community unique to Redwood City
- S Family values, family-oriented resources, parks, recreation and open space
- S Quality of the school system, especially the High School, needs improvement
- S Challenge is increase in population
- S Trees, rural character, scenery, the view
- S Challenge - street safety related to crime
- S Crime is impacting all neighborhoods in Redwood City
- S Cultural disparity between the hills and the flatlands - Improve standards for Redwood City as a whole
- S Traffic and speeding are a problem, especially on Farm Hill
- S People leave you alone, respect each other's privacy
- S Redwood city has city and county government including DMV in one place

- S Where do you go for entertainment?
- S Downtown Redwood City, Palo Alto
- S Downtown Redwood City is getting some good restaurants
- S 3-4 blocks of Broadway is nice, until east of Main Street which lacks street cleaning
- S If the Little Fox was for all ages we would go there more, but it's 21 and over.
- S Good shows for kids
- S El Camino Real is like a freeway. Feels unsafe for foot traffic. Woodside Road is just as bad
- S Timed traffic lights discourage speeding and improve pedestrian safety
- S Bad traffic at Maple / El Camino / and Roosevelt
- S El Camino and Woodside Road are blighted areas along some segments
- S Go to Palo Alto and San Francisco for entertainment
- S Like the downtown restaurants
- S Street pattern in downtown is confusing

Downtown's Best and Worst:

-Downtown is getting better and it's nearby. The Courthouse Square will be a big improvement

- S Redwood City should go to higher standards
- S Lower Broadway needs improvement
- S Need better quality stores on El Camino Real
- S Need housing and mixed-use along ECR similar to the Franklin development
- S Need a high-end food emporium like Draeger's
- S Oak Knoll Shopping Center - Keep Canyon Inn and coffee shop; adjacent apartment complex is kind of seedy and low-end
- S Disaster preparation - citizen training
- S Fire concerns - Emerald Hill like the Oakland Hills: narrow streets, trees, summer winds
- S Utilize solar energy

Open Space and Recreation:

- S Red Morton, Edgewood Park, Bayfront, Bair Island, Bay Trail
- S Least favorite: Hoover, adults hang out, drug sales
- S Jardin de los Ninos - gang hangout
- S Need better playing field opportunities. High Schools could provide field space, Burlingame High is a good example
- S Red Morton is a large park, but has no bike path connecting to it. Kids need safe bike access to Red Morton Park
- S Roosevelt Avenue is not suited for bicycling, it is dangerous
- S Jefferson Avenue is a dangerous street to cross
- S More fluid traffic flow. Want safer traffic, make it safer for pedestrians
- S Better separation between bicycles and pedestrians

- S Sidewalks along El Camino and Jefferson are terrible, better separation would make pedestrians feel safer
- S Worried about what Marina Shores will do to 101

One Thing you could Change about Farm Hill:

- S 4-way stop sign at Eden Bower
- S Farm Hill is not that bad, better enforcement of traffic lanes
- S Physical modification to Farm Hill - Reduce to 2 lanes and create left turn lane
- S Traffic circle at Jefferson and Alameda?
- S

Group 5 Comments

The comments below were recorded during the course of discussion.

Likes:

- Diverse range of economic groups
- S Land use balance - downtown, suburbs
- S Walkability, park / neighborhood feel
- S Location to San Francisco and Silicon Valley
- S Best Climate
- S Family friendly
- S Downtown, Little Fox
- S Parks, summer camps, recreation

Concerns:

- No sense of “sub-neighborhood” community
- S Neighborhood dissolving
- S Poor reputation of schools / quality of schools
- S Public transportation to downtown
- S Population growth, how to sustain water and energy
- S Affordable housing, higher density downtown
- S Traffic flow - improve major arteries to improve traffic
- S Preserve neighborhood streets

Downtown:

- S Bring people into downtown, UC Extension, Cinema
- S Park car once and go to services (food, theater, etc..) like at Stanford Mall
- S Transit to downtown

- S Transit-oriented housing (built-in base)

El Camino Real:

- S Upgrade facades
- S More transit-oriented housing
- S Jefferson Avenue unfriendly, slow traffic down

Parks:

- S Stulsaft Park (left natural)
- S Garrett Park
- S Love skateboarding park
- S Stafford Park concert, kid and parent family
- S Each neighborhood should have a park

Needs:

- S Park with lake / water feature
- S More Bayfront access
- S Dog park (running)
- S Access to Canada College for park space
- S Downtown Park - place to gather and meet

Farm Hill Likes:

- S Lots of animals
- S Key market shopping
- S Library
- S Views

Farm Hill Dislikes:

- S Not walking friendly
- S Not enough trails / sidewalks

Opportunities for Improvement:

- S Park linkages to trails
- S More commercial
- S Street improvements
- S Create sense of community
- S

Group 6 Comments

City Likes / Things to Keep

- City is easy to get around, no congestion (compared to other cities)
- S Open Space - Stulsaft, Edgewood, Cory Park, and great walking trails
- S Good balance of land uses between residential, industrial, office and open space
- S Affordability of housing, at least relative to Palo Alto
- S Downtown is getting more active, and should; Kaiser should modernize and expand as needed

City Dislikes / Things to Change

- S El Camino Real – parts are seedy, buildings, storefronts, etc. Parts of downtown are too...
- S Funding Priorities – schools seem to be low on the list in terms of funding and performance. For example, Adalante is a local school, but not a “neighborhood” school. 10 of 11 of the lowest performing schools are in Redwood City and Ravenswood.
- S More nice restaurants are needed on Broadway, and would be patronized. Also downtown closes too early. Later hours, more cafes, another Little Fox-type venue would all be good.
- S Downtown should be a shopping center that includes shoes, clothes (comparison goods), like Mountain View!
- S El Camino traffic flow is a big problem. Synchronize the lights!

City Opportunities

- The peninsula is like one big city. We should optimize and share common amenities between adjacent cities; e.g. cultural facilities, open space, shopping, etc.
- S What about a shopping center at the bayfront (industrial area?) to keep sales revenue in Redwood City. We need department stores, etc, so we don't have to go to adjacent communities. Something like Stanford Shopping Center. Could Mervyn's be improved?
- S The whole Seaport Boulevard industrial area needs a vision. It seems underused. What's there? Also the Mid-Point Technology Park; there are a lot of vacant buildings there. We need a vision to bring in jobs. The city needs a jobs/industrial strategy.
- S What about a dirt bike park! East of 101, by Malibu Grand Prix?
- S Mixed use is the best and only option for lots of the 'industrialized' lands like the Bayfront.
- S More affordable housing is needed, but is limited by land values.
- S Is there an opportunity to capitalize on the County Government Center? We're the County seat. It's sort of a tacky area now. It could be about more than just paying parking tickets and taxes. What about close some of the existing roads in there to make pedestrian streets?!

- S Better access to the east side of 101 is needed. The only access point is at Whipple; this will improve with the new road/bridge (Blomquist).
- S Nice housing would be better than sleazy commercial on El Camino Real.

Farm Hill Neighborhood Issues

- S A closer dog park would be nice!
- S There needs to be a neighborhood school that unifies the neighborhood. Today, kids are going all over the place, neighbors don't even know each other.
- S We must pool resources on a neighborhood scale basis to improve schools, get a local community center, like they do in LA. We should make better use of proximity to Canada College.
- S Why can't you park at the lot on Mitchell Way? This entrance to the park should at least be open during the day. The rest of the park (other than the tot lot) is underutilized as a result.
- S Handicap ramps are needed at intersections to serve kids on bikes, strollers, etc. There are very few today.
- We need a better way to get to Downtown. The jog at Brewster is a problem. Better links down the hill are needed. Jefferson traffic is too fast. Brewster could be OK for bikes.
- S What about a median on Farm Hill Boulevard, all the way down Jefferson through to Broadway? With safer pedestrian crossings, bike lanes?
- S What is the status of the Canyon Lane project? Is it stalled? Emerald Market renovation?
- S Preserve Canyon Lane!