

## Chapter IV - Implementation

The *Downtown Medical Campus Precise Plan* contains both policy and capital improvements-related elements. This Chapter describes the actions and/or legal mechanisms required to put these elements into effect. Policy-related actions include amendments to the City of Redwood City General Plan, Zoning Map, and Zoning Ordinance, and establishment of street plan lines.

Capital improvements-related actions include street tree and lighting improvements, intersection and street width modifications, and pathway and landscape amenities along Redwood Creek. These actions are separate from adoption of the Precise Plan.

### Policy-Related Actions

To have the legal authority required to guide development and capital improvements in the Plan Area, the *Downtown Medical Campus Precise Plan* must be integrated with both the General Plan and the Zoning Ordinance. Once this is accomplished, the Precise Plan will be the primary regulatory tool for the Precise Plan Area.

### General Plan Consistency

The Precise Plan is generally consistent with both the General Plan goals and policies. The General Plan Land Use Map should be amended in the future to ensure consistency between the General Plan and Zoning. When the General Plan is next updated, the Circulation Chapter should be revised to incorporate Maple Street as a "primary pedestrian route" through the area as well as a Collector Street.

### Zoning Consistency

The Precise Plan's policies and guidelines are implemented by rezoning the area to the Planned Community (P) district. For any

issue not addressed in the Precise Plan relevant sections of the Zoning Ordinance would apply. If there is a conflict with the regulations of the Zoning Ordinance or with other City Standards the Precise Plan shall apply.

This Precise Plan supersedes the following zoning designations:

- The Central Administrative (CA) zone, which applied to parcels I - IV, located in the area adjacent to Veterans, Marshall, Maple, and Main.
- The Central Business (CB) zone which applies to the parcel 5, located at the southwest corner of Walnut and Bradford.

### Status Of Vacant Sites and Buildings

Vacant, unimproved sites and buildings shall not be permitted within the Precise Plan area for periods exceeding six months, unless such sites and/or buildings are actively for sale. For the purposes of the Precise Plan, "vacant" sites shall be defined as lands not containing an active use that is permitted or conditional per the Precise Plan, or that is not actively in use for construction-related activity. Formal listing with a real estate broker, for-sale signs, and/or other similar criteria shall be met to indicate that property is for sale. Vacant sites shall be improved with interim landscaping or landscaped parking areas subject to approval by the zoning administrator. The applicant shall submit interim landscape and/or other improvement plans for lots that will remain vacant beyond a six month period for review and approval by the Planning Department. A conditional use permit is not required for such a change in use. Vacant buildings shall be demolished and sites cleared and improved as noted above.

## Street Plan Lines

The Precise Plan proposes to widen Maple Street within the Plan Area to accommodate bicycle lanes and curbside parking as well as vehicle travel lanes. It also proposes that Walnut Street and Bradford Street be narrowed within the Plan Area to aid in traffic calming, provide for attractive pedestrian sidewalk areas, and create additional land area for development consistent with Precise Plan policies. Additionally, pedestrian crossings and curb returns at intersections have proposed modifications to make pedestrian movement more safe and inviting. In order to provide for coordinated development of this area, plan lines for these modified streets and intersections are to be adopted as part of street dedications and/or engineering plans.

## Administration

All proposed development within this Precise Plan area shall be evaluated for consistency with this Precise Plan as it exists now or as it may later be amended.

This Precise Plan is an amendment to the City's Zoning Ordinance and covers an area of approximately 15.3 acres in the downtown, most of the land is currently owned by Kaiser Permanente. The genesis of this Plan is described in more detail under the section entitled "Precise Plan Background and Process" on page 2. Kaiser Permanente's master plan is shown on page 23. This master plan is generally consistent with the goals, development standards and urban design guidelines of this Precise Plan. However, this Precise Plan is consciously designed to create a 'policy envelope' rather than one unique site plan and design for this area. Subsequent Planned Community (PC) Permit submittals will be evaluated against the Precise Plan's goals, development standards and urban design guidelines.

Development within the Precise Plan area shall be approved by a Planned Community (PC) Permit issued in accordance with Article 52 of the Redwood City Zoning Ordinance. This PC Permit may cover the entire Precise Plan area, or only a part. All PC Permit applications shall demonstrate consistency with the goals, development standards and urban design guidelines of the Precise Plan.

Development that is already being processed under existing procedures at the time of adoption of this Precise Plan shall not be required to go through the approval procedures for the Precise Plan process outlined later in this section. Instead, the issuance of an Architectural Permit under Article 45 of the Zoning Ordinance for the building or buildings being processed shall constitute issuance of a PC Permit under the terms of this Precise Plan. Since the Precise Plan area contains no Central Business Retail (CBR) zoning, the Architectural Permit shall be reviewed and recommended by the Architectural Review Committee (ARC) to the City's Zoning Administrator.

PC Permits for all development not in process at the time of adoption of this Precise Plan shall be reviewed by staff and recommended to the Planning Commission for final approval, consistent with Article 52 of the Zoning Ordinance. The Planning Director may also refer the submittal to the ARC for their advice.

Submittals for PC Permits made after adoption of this Precise Plan shall consist of sufficient detail to enable staff to determine conformity with the policies of this Precise Plan. Applications for PC permits shall contain the information and follow the process described below. In the event that the City later amends the content of and/or process for PC Permits, these amended requirements shall control.

Upon granting of a PC Permit, the following minor amendments to a PC Permit may be administratively approved by the Planning Director or his/her designee. Approval of minor: sign programs;

specific signs; minor site changes and minor adjustments to building materials and building uses that the Planning Director or his/her designee deems in conformance with the Precise Plan.

Public improvements that developers within the Precise Plan area shall pay for in whole or in part, based on project impacts, include:

- Addition of separate signal phase (i.e. a right turn arrow) from westbound Woodside to Veterans Boulevard. (Kaiser Master Plan EIR Mitigation Measure TR 7.1)
- Veterans Boulevard widening to four lanes from Chestnut to Woodside Road.
- A financial contribution towards an emergency vehicle traffic signal pre-emption system at Veterans Boulevard and Woodside Road and at Middlefield Road and Woodside Road.
- Pedestrian countdown display signals at Veterans Boulevard and Whipple Avenue. (Kaiser Master Plan EIR Mitigation Measure TR10-2)
- Relocation of crosswalk signals at Maple Street, if deemed necessary.
- A traffic signal or other improvements at Hansen and Veterans Boulevard, if determined necessary.
- Decorative fencing and/or landscaping within the street median on Veterans Boulevard between Maple and Walnut Streets that will function as a barrier to prevent pedestrian mid-block crossings between the Kaiser campus and Mervyns' Plaza Shopping Center in conjunction with Master Plan Phase II.
- Necessary infrastructure or a financial contribution to collect, transmit, and distribute water for increase in capacity beyond existing use.
- Necessary infrastructure or a financial contribution towards a water tank for emergency supply. (Kaiser Master Plan EIR Mitigation Measure UT-2.2)
- Necessary infrastructure or a financial contribution to collect, transmit, and treat wastewater. (Kaiser Master Plan EIR Mitigation Measure UT-3.1)
- Necessary infrastructure to allow the use of recycled water for irrigation and make a financial contribution to the implementation of a recycled water program, if adopted.
- Separate meters for landscaped areas.
- Separate meters for wastewater.
- Dual plumbing for recycled water for internal uses, such as toilets. In the case of medical use buildings, such internal use shall require the approval of Kaiser's medical staff and the Department of Health Services (DHS).
- Recycled water project infrastructure for all landscaped areas and for internal uses, such as toilets. In the case of medical use buildings, such internal use shall require the approval of Kaiser's medical staff and DHS.

### **PC Permit Process**

1. For each PC Permit, the developer shall submit Concept Plans to City staff for review. These Concept Plans may consist of diagrammatic sketches and tracings sufficient to communicate the developer's basic intentions. Concept Plans shall be to-scale and must at a minimum indicate building heights, entrances, basic site layout, parking supply and configuration and off-site building and access relationships. Concept Plans will not constitute formal application. City staff shall have no less

than 15 working days to review and comment on the Concept Plans prior to the developer submitting a formal application, during which time the developer shall meet and confer with City staff about refinements to the Concept Plans.

2. Depending upon results of the Concept Plan Review, applicants may elect to continue refining plans with City staff or proceed to prepare and submit a PC Permit application and start the formal application process. Plan refinement with City staff is strongly recommended as a means to work out Precise Plan inconsistencies prior to submitting a PC Permit application.

### **PC Permit Content**

The Application for the PC Permit shall include a cover letter detailing the request and a narrative description of the proposed application. The application shall also include the following:

1. A site plan showing the proposed phase of development within the context of the buildings/structures then completed and those still to be built. The site plan shall show the layout of buildings, parking and open space areas and shall also include pedestrian walkways, freestanding signs, driveways, and all existing and proposed streets. The site plan shall also show all existing and proposed utilities, including power poles and lines, fire hydrants, irrigation controls and any other above ground utility of any kind. The site plan(s) shall be to-scale and fully dimensioned and shall specify the location of property lines, setbacks and easements. Site plans involving building, open space and parking area relationships shall be designed by either a licensed Architect or Landscape Architect. Additional site plan information including grade elevations, slope, and drainage and infrastructure details necessary to establish or identify the proposed improvements shall be prepared by a registered Civil Engineer.

2. Building plans shall specify the overall area of each building and/or unit as well as the proposed uses of all rooms. Building plans must contain elevations of all faces of the proposed project. The elevations of the proposed development must also include existing adjacent buildings and structures. If the proposed development is adjacent to a public street, the elevation must include buildings and structures at least two hundred feet on either side of the proposed development.
3. Landscape plans shall provide detailed information on the location, size, type and number of all proposed trees, shrubs and ground cover areas. Existing plant materials to be retained and/or removed shall also be indicated on the plans. Additional information on proposed "hardscaping" materials such as special paving surfaces, lighting, street furniture and recreational equipment shall also be shown on the landscape plans.

The applicant shall also submit a Construction and Demolition Plan for each PC Permit application that includes plans for interim improvements to vacant sites and parking lots for review/recommendation by the Architectural Review Committee or another entity designated by the Planning Commission. Vacant buildings shall also be demolished and sites cleared and improved as noted above.

4. Signage plans shall consist of a signage program for the proposed development, which shall illustrate the location, size, type, design and number of all proposed signs. Signage review shall be governed by the City Sign Ordinance, the Zoning Ordinance and the regulations governing the duties of the ARC, as they now exist or as they may be amended in the future.
5. Developer shall pay any required fees, service charges and/or deposits that are required by the City at the time of application. Nothing in this Precise Plan shall be construed as a limitation on the City to change existing fees and charges or to impose new fees and charges during the term of this Precise Plan.

## Precise Plan Impacts on Traffic, Parking, Water and Wastewater

This Precise Plan (plan) contemplates the addition of 948,000 gross square feet (GSF) of building area and 742,800 GSF in parking structures.<sup>1</sup> This will not all be completed at one time but is likely to build out over many years, possibly decades. The plan also contemplates a hospital campus as the land use, including a hospital, medical office buildings and parking structures. The medical profession continues to go through major changes in the way it operates. In recent years the amount of building square footage for medical providers and patients per building has increased, resulting in a decline in the number of patients and providers in each medical building. However, since this Precise Plan constitutes an amendment to the City's Zoning Ordinance, and since the Precise Plan allows the addition of a significant amount of development (1,690,800 GSF) to the plan area which may be occupied at greater density during the plan life, this plan establishes procedures for how the City and the developer or developers will monitor vehicular trip generation, parking, water use and wastewater during the plan life.

### Traffic and Parking

Developers seeking Planned Community (PC) Permits within the Precise Plan area shall, prior to any development, pay for the creation of a traffic datum baseline study that shall include:

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<sup>1</sup> This new Gross Square Footage (GSF) would be in addition to the 11,300 GSF (existing 610 Walnut building) administrative use and the 289,295 GSF parking use (existing Parking Structure A, located on Veterans Blvd. near Maple Street) for a total of 959,300 GSF in building area and a total of 1,032,100 GSF of parking structure space contemplated as part of the Downtown Medical Campus Precise Plan.

- Collection of data on the number of employees and patients visiting existing buildings and counts of cars going into and out of existing parking lots and garages (human and vehicular trips).

The first phase of development (the development of a medical office building at the SE corner of Maple Street and Veterans Boulevard) will not require additional traffic analysis prior to issuance of a PC Permit.

At the submittal of each subsequent PC Permit for phases of development within the Precise Plan area, a traffic consultant will be hired by the City and paid for by the developer. The application for such subsequent PC Permits shall be deemed incomplete unless accompanied by the traffic analysis described following. The traffic consultant will collect data on the operation of the previous phases of development approved by the previous PC Permits, including but not limited to:

1. Patient and employee occupancy counts during the most recent 12-month period.
2. Trip counts of all parking lots and structures owned and or/controlled by the developer (daily and peak hour trips).
3. A Parking Use Study of all parking lots and structures specified by the City Traffic Engineer. The traffic consultant will count how many parking spaces are occupied and vacant at selected intervals during the study period.

If this analysis indicates that the traffic increase from the previous phases of development (i.e. the difference between the traffic datum baseline and data on the operation of the previous phases) is more than 15% higher than anticipated by the pre-development analysis, including but not limited to that anticipated (per the Project Trip Generation Estimates presented in the Kaiser

Permanente Redwood City Medical Center Master Plan DEIR , March 4, 2003) for:

- A. The first phase (MOB1), which is 2,185 daily trips, 250 peak hour trips, or 200 PM peak hour trips (This lower threshold would be based on the Project Trip Generation Estimates specific to MOB I identified in the Kaiser EIR ); or
- B. All subsequent phases, which is 3,565 daily trips, 400 AM peak hour trips, or 350 PM peak hour trips (see appendixD), the developer shall implement one of the following program options:
  1. Design and implement a program, including but not limited to a more aggressive Transportation Demand Management (TDM) Program that will bring the trip generation/traffic impacts of the previous phase or phases of development within 15% of the pre-development analysis. The developer shall designate a TDM Coordinator who will work with City staff on the implementation of the TDM program;<sup>2</sup> or
  2. If the same developer is building later phases of development within the plan area, the developer shall make adjustments to the future development program to bring the overall development into conformance with the 15% standard defined in the previous paragraph. The Planning Commission will review and recommend to City Council as an amendment to the Precise Plan.
  3. Some mix of the prior two approaches may be recommended by the Traffic Engineer and either approved by the

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<sup>2</sup> Other possible traffic mitigations are outlined in the Administrative Section (regarding public improvements) of the Downtown Medical Campus Precise Plan and in the Kaiser Medical Center Master Plan EIR.

Planning Commission as part of a subsequent PC Permit, or recommended by the Planning Commission to the City Council as an amendment to this Precise Plan.

At each subsequent PC Permit submittal the required traffic and parking analysis shall review all previous development by the developer. Where such PC Permit submittals are amendments of previously approved PC Permits that do not add further square footage or intensify the uses on the site, the Planning Director may waive this requirement.

### **Water and Waste Water**

The City is facing a critical water shortage. This Precise Plan, therefore, reserves the right of the City to control the total amount of water it will provide to development occurring within the Plan area. The following procedures are defined to measure the amount of water<sup>3</sup> and waste water<sup>4</sup> generated by development within the Precise Plan area and if more water is used than the anticipated maximum, to require that the developer or developers design and implement a program to bring it into compliance. As part of the City's efforts to track water use, all new structures will be required to have separate meters. Landscaping will likewise be separately metered.

The developer shall either prepare, or have prepared, data that establishes a projected demand baseline for water use – both water supply and wastewater discharge — to be approved by the City. In this case, the baseline for Kaiser has been established within Addendum table A of the Kaiser Final EIR. This data shall include tables and graphs showing the projected demands. This projected

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<sup>3</sup> Water deals with the issues of water supply, water transmission and distribution systems, and emergency supplies of water.

<sup>4</sup> Wastewater deals with the issues of sewer collection and transmission, treatment, and capacity.

demand baseline shall include all development proposed by the developer.

The first building (the medical office building at the SE corner of Maple Street and Veterans Blvd.,) proposed within the plan area will be approved as described in the 'Administration' section to this Precise Plan. Subsequent PC Permit applications shall only be deemed complete if they include a water monitoring report, described following. This monitoring report, prepared by the developer at the developer's expense and submitted to City, shall analyze the water use of all structures then existing.

The Monitoring Report shall contain:

- Two latest years of water consumption from all water service accounts serving the developer's existing buildings and landscaped areas (copies of actual bills)
- Provide enough information to associate water consumption to the uses and/or buildings to be able to compare usage to initial projections and baselines
- Total square footage of each building and building function broken down into the following categories: 1) hospital uses; 2) medical office and clinic space uses; 3) administrative office uses; and 4) landscape area)
- Number of beds, staff, doctors, and patients and estimates of the number of visitors during the review period
- Number of meters serving the facility and landscaped areas and the description of the meter's location/building/area served
- Data on any changes to existing buildings during the review period

- Tables and graphs to illustrate existing demand, water system thresholds, demand trends to illustrate whether Developer is using more or less water than the original projection

- Analysis of data with summaries and conclusions.

If the actual water usage determined by the monitoring report for all existing buildings, structures and landscaping exceeds the projected demand, the developer shall design and implement a compliance program to bring its water usage into compliance. The following are the options available to the developer to achieve compliance:

1. Acquire more supply/capacity from another water provider.
2. Developer may devise and implement a program to adjust the amount of water used in existing buildings and landscaped areas.
3. Developer may propose changes to the overall amount of development to bring the water use within the projected demand.
4. Combination of previous approaches.

The water usage data shall be part of the information reviewed by staff and the Planning Commission in their review of PC Permits.

At the time of the adoption of this Precise Plan, the Redwood City Council was in the process of evaluating a recycled water distribution system for delivery of Title 22 "disinfected tertiary recycled water" which meets Title 22 requirements for irrigation (Section 60304); impoundments (Section 60305); cooling (Section 60306) and "other purposes" (Section 60307). Should such a system be approved by the City Council:

1. When the State Department of Health Services (DHS) approves the City's recycled water plan, all uses within the Precise Plan area will be required to convert to recycled water when the system is extended to the Plan area.
2. When the City establishes a new water supply impact/connection fee that is based upon the cost of the new water supply, on an acre/foot basis, all development within the plan area will be required to pay, irrespective of the type of water that is being used.
3. Such recycled water provided to the Plan area shall be used for all landscaping and for internal uses, such as toilets. In the case of medical use buildings, such internal use shall require the approval of Kaiser's medical staff and the DHS.

Wastewater will be derived from the water demand projections (per Kaiser Final EIR Addendum, Table A)<sup>5</sup>. Any necessary infrastructure improvements to sewer collection, transmission systems, treatment and capacity will be evaluated at the time of PC permit application.

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<sup>5</sup> Possible water and wastewater mitigations are outlined in the Administrative Section (regarding public improvements) of the Downtown Medical Campus Precise Plan and in the Kaiser Medical Center Master Plan EIR.