

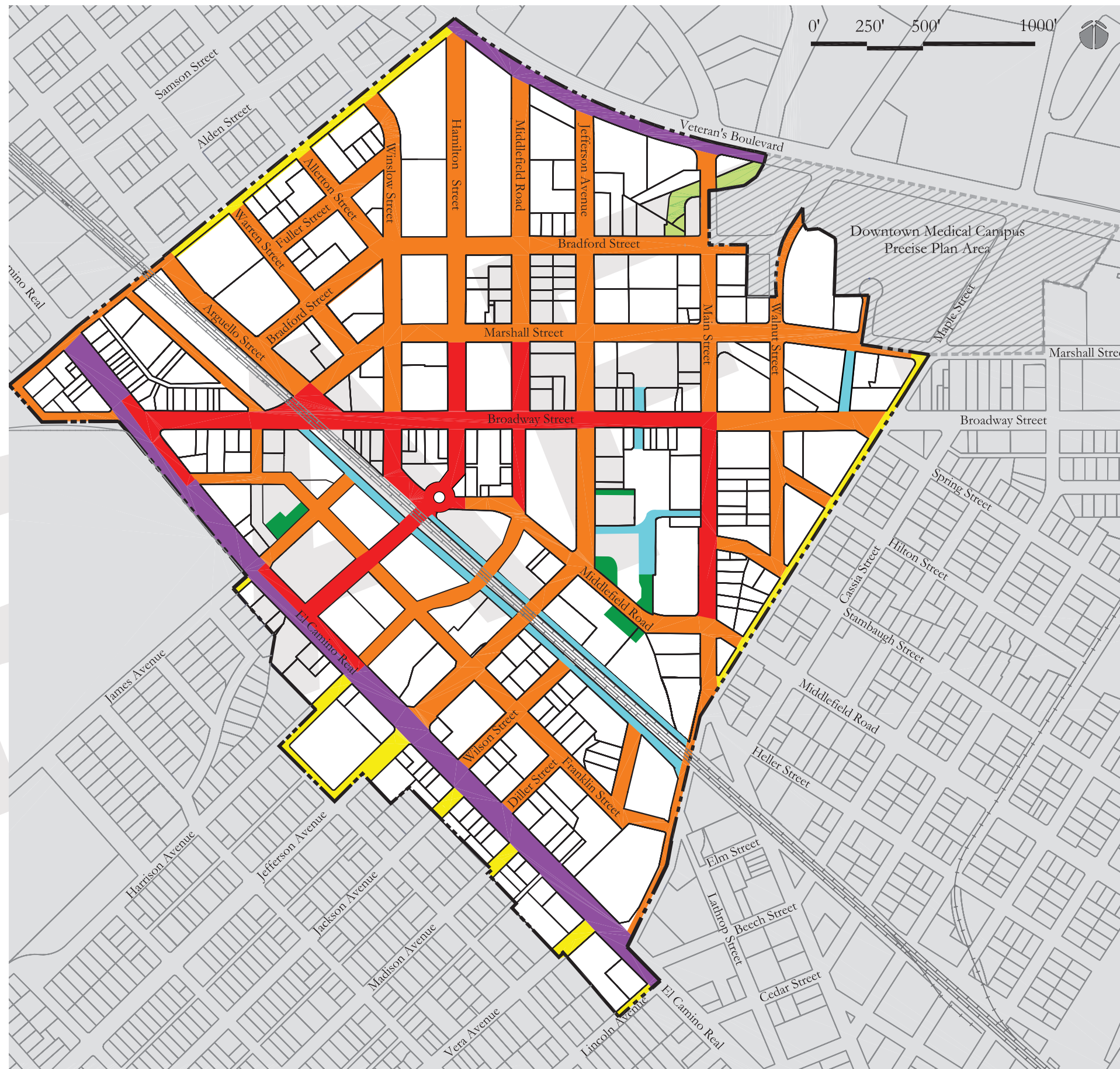
2.4. PUBLIC FRONTAGE REGULATIONS

The Public Frontage is the area between the face of the curb and the back of the sidewalk. It includes the sidewalk, street trees, street lighting, and any landscaped planting strips that there may be. The Public Frontage is the crucial area where pedestrians circulate and access property and buildings, as well as the Downtown's primary sources of public open spaces. The Public Frontage is where people often mingle, converse, play, and eat, and is not only an important part of the transportation system but of the social fabric as well.

Public Frontage is regulated by Corridor Type. A *Corridor* is made up of the public right-of-way of the street, which includes the *thoroughfare* and the pedestrian realm *Public Frontage*, as well as each property's *Private Frontage*, which is the portion of a parcel between a building's front façade and the public right-of-way, as shown below.

MAP LEGEND

-  Boulevard
-  Downtown Core Street
-  City Street
-  Neighborhood Street
-  Lane
-  Redwood Creek
-  Public Open Space



PUBLIC FRONTAGE REGULATIONS MAP

PUBLIC FRONTAGE REGULATIONS CHART

| | Boulevard | Downtown Core Street | City Street | Neighborhood Street | Lane | Redwood Creek | Public Open Space |
|---|---|----------------------|-----------------|---------------------|-------|-----------------|-------------------|
| Corridor Types (Sec. 2.4.1) | | | | | | | |
| Sidewalk Width Provision (Sec. 2.4.2) | | | | | | | |
| Lot width of 50 feet or less | Width Exempted | Width Exempted | Width Exempted | Set Back | N/A | Set Back | Varies |
| Lot width of 51 to 100 feet | Lot depth less than 100 feet: Width Exempted Lot depth 100 feet or greater: Set Back | In Lieu | In Lieu | Set Back | N/A | Set Back | Varies |
| Lot width of greater than 100 feet, but less than the entire block length | Lot depth less than 100 feet: In Lieu Lot depth 100 feet or greater: Set Back | In Lieu | Set Back | Set Back | N/A | Set Back | Varies |
| Lot width equal to block length | Lot depth less than 100 feet: In Lieu Lot depth 100 feet or greater: Set Back | Reconstruction | Reconstruction | Set Back | N/A | Set Back | Varies |
| Street Light Provision (Sec. 2.4.3) | | | | | | | |
| Broadway (Arch Street to El Camino Real) | N/A | N/A | Twin Head Acorn | N/A | N/A | N/A | N/A |
| Broadway (El Camino Real to Jefferson) | N/A | Providence | N/A | N/A | N/A | N/A | N/A |
| Broadway (Jefferson to Maple) | N/A | Twin Head Acorn | N/A | N/A | N/A | N/A | N/A |
| Depot Circle | N/A | Twin Head Providence | N/A | N/A | N/A | N/A | N/A |
| El Camino Real | Twin Head Acorn | Twin Head Acorn | N/A | N/A | N/A | N/A | N/A |
| Hamilton (El Camino to 150' south of Broadway) | N/A | Twin Head Providence | N/A | N/A | N/A | N/A | N/A |
| Hamilton (Marshall to 150' south of Broadway) | N/A | Acorn | N/A | N/A | N/A | N/A | N/A |
| Jefferson Avenue | N/A | Providence | Twin Head Acorn | Twin Head Acorn | N/A | N/A | N/A |
| Main Street | N/A | Twin Head Acorn | Twin Head Acorn | N/A | N/A | N/A | N/A |
| Middlefield (150' south of Marshall to Broadway) | N/A | Providence | N/A | N/A | N/A | N/A | N/A |
| Middlefield (Broadway to Winsow) | N/A | Silver Cyclone | N/A | N/A | N/A | N/A | N/A |
| Middlefield (Jefferson to Winslow) | N/A | N/A | Providence | N/A | N/A | N/A | N/A |
| Middlefield (Maple to Jefferson) | N/A | N/A | Twin Head Acorn | N/A | N/A | N/A | N/A |
| Middlefield (Veterans to 150' south of Marshall) | N/A | Silver Cyclone | Silver Cyclone | N/A | N/A | N/A | N/A |
| Post Office Paseo | N/A | N/A | N/A | N/A | N/A | N/A | Providence |
| Veterans Boulevard | Twin Head Acorn | N/A | N/A | N/A | N/A | N/A | N/A |
| Winslow (Broadway to Hamilton) | N/A | Providence | N/A | N/A | N/A | N/A | N/A |
| All other streets and open spaces | N/A | N/A | Acorn | Acorn | Acorn | Twin Head Acorn | Twin Head Acorn |
| Street Tree Provision (Sec. 2.4.3) | | | | | | | |
| El Camino Real | Chinese Elm | Chinese Elm | N/A | N/A | N/A | N/A | N/A |
| Veterans Boulevard | Camphor | N/A | N/A | N/A | N/A | N/A | N/A |
| All other streets and open spaces | TBD | TBD | TBD | TBD | TBD | TBD | TBD |

Legend:

Width Exempted, In Lieu, Set Back, and Reconstruction: Definitions in Section 2.4.2(A)(1)(d) shall apply

Acorn, Twin Head Acorn, Providence, Twin Head Providence, and Silver Cyclone: Definitions in Section 2.4.2(C)(1)(b) shall apply

Varies: The appropriate approach will vary from open space to open space at the discretion of the PHED Director/Designee, based on the unique nature of each site.

N/A: Not applicable

TBD: To be determined by PHED Director under advisement of City Arborist

2.4.1. ESTABLISHMENT OF CORRIDOR TYPES

The following Corridor Types are established for existing streets and required new streets to regulate developments' Public Frontage conditions. Regulations for each Corridor Type are applied to parcels as indicated on the Public Frontage Map. The order of the Corridor Types is given below from highest to lowest. Some regulations in the following sections will refer to primary and secondary streets. In these cases, the primary street is taken to be the higher ranked Corridor Type while the secondary street is taken to be the lower ranked Corridor Type.

A) Boulevard

- This Corridor Type was created to ensure that large streets carrying heavy automobile traffic are able to evolve into walkable, enjoyable public spaces, while still serving their vital transportation roles.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

B) Downtown Core Street

- This Corridor Type was created to ensure that the most significant retail and civic areas are treated in a way that places the utmost priority on pedestrian comfort, convenience, and safety, as well as community building.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

C) City Street

- This Corridor Type was created to ensure that the typical Downtown street is attractive and comfortable, while allowing enough flexibility in setbacks and other elements to accommodate a wide variety of treatments and conditions.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

D) Neighborhood Street

- This Corridor Type was created to ensure that streets which serve as a border between Downtown an adjacent neighborhoods are treated in a way that appropriately respects the context of the existing residential uses.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

E) Lane

- This Corridor Type was created to allow for the creation and improvement of narrow but appealing passages which provide critical linkages in the Downtown fabric on a narrow right-of-way.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

F) Redwood Creek

- This Corridor Type was created to allow for the improvement of access to Redwood Creek, which has great potential but is currently underutilized.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

G) Public Open Space

- This Corridor Type was created to ensure that when development is build directly adjacent to a public open space (without a street in-between) that appropriate access and aesthetic relationships are created between the open space and the buildings.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

2.4.2. GENERAL PUBLIC FRONTAGE REGULATIONS

All development projects will be required to provide for the improvement of their Public Frontage, which is the area between the face of the curb and the back of the sidewalk, as shown on the Public and Private Frontage illustration below. The Public Frontage provides public access to buildings and affects its overall aesthetic appeal, and is therefore an important ingredient of the success of individual projects and the Downtown as a whole.

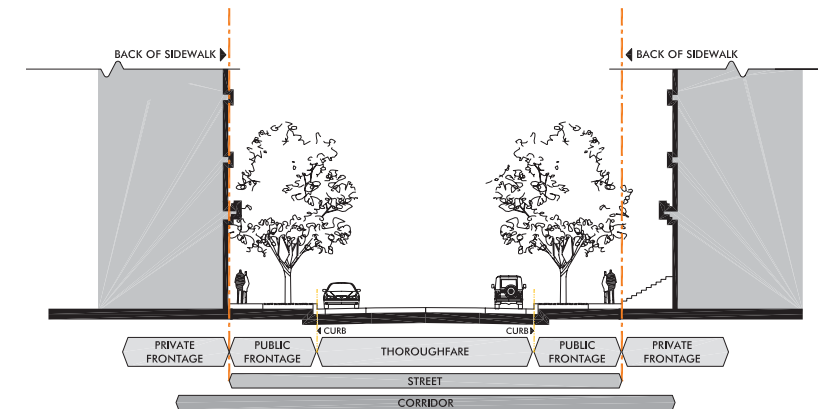
A) Public Frontage Provision

1. Standards

- For new streets, the space for the provision of Private Frontage shall be provided by the creation of new right-of-way as described in Section 2.3 New Streets.
- Wherever the existing Public Frontage does not meet the standards put forth in this Section, the applicant shall bring the Public Frontage up to those standards as development occurs. This requirement

shall be triggered by new development and by additions which increase the gross floor area by 100% or more.

- If the current sidewalk width is greater than 80% of the required width as specified in Section 2.4.3, then the project shall not be required to widen it further.
- If the current sidewalk width is 80% or less of the required sidewalk width as specified in Section 2.4.3, then the methods for satisfying the sidewalk width requirement shall vary by lot width and Corridor Type as shown on the Public Frontage Regulations Chart. In special circumstances, such as a recently completed streetscape improvement, the PHED Director/Designee may alter the method for satisfying the Public Frontage provision requirement from that shown on the Public Frontage Regulations Chart. The available methods shall be as follows:
 - **Width Exempted:** The developer shall not be required to move the curb or set their building back in order to satisfy the Public Frontage Provision requirement, however all other requirements in this Section, such as trees and lighting, shall be met.
 - **In Lieu:** A payment of \$200? per linear foot of frontage shall be made to the City of Redwood City prior to the issuance of a building permit. At a later date the City shall construct all necessary Public Frontage improvements.
 - **Reconstruction:** The developer shall demolish and reconstruct the Public Frontage for the entirety of the block or blocks which the project occupies to the extent necessary to meet the standards of this Section as determined by the PHED Director/Designee, including widening the sidewalk by extending the curb line outward into the right-of-way if necessary. If the sidewalk width is deficient by 2 feet or less, curb will not be required to be moved.
 - **Set Back:** In addition to installing all elements necessary to satisfy the standards in this Section, the developer shall set back the building back as far as necessary to achieve the sidewalk widths required for the applicable Corridor Type, with the exception that such setbacks will not be permitted or required to exceed the maximum setbacks set forth



PUBLIC AND PRIVATE FRONTAGE

in Section 2.6. In this case, part of the Private Frontage area may also satisfy the Public Frontage requirements of this section. The Set Back method shall not be required if it necessitates the demolition of existing structures which are within the necessary setback area, and which are not intended to be removed as part of the proposed project.

2. Guidelines

There are no Public Frontage Provision guidelines.

B) Public Frontage Encroachments

1. Standards

- a. Building elements are allowed to encroach into the required front setback as follows, with the exception that no encroachment shall be allowed to interfere with street trees, lighting, signage, or other infrastructure and no encroachment shall be permitted to project beyond the face of the curb. Permitted encroachments include:
 - Balconies and bay windows may encroach no more than three (3) feet into the Public Frontage as specified in Section 2.8.
 - Covered entrance overhangs, trellises, awnings, canopies, cornices, and eaves may encroach into the Public Frontage as specified in Section 2.8 and 2.9.
 - Signs may project into the Public Frontage varying by sign type as described in Section 2.10.
 - All encroachments must provide a minimum of 8 feet clear height above sidewalk grade.

2. Guidelines

There are no Public Frontage Encroachments guidelines.

C) Street Lights

1. Standards

- a. All light sources shall be metal halide. Wattage shall be determined by the PHED Director/Designee based on pole height, light spacing, and other factors.
- b. The street lights referred to in Section 2.4.3 shall be defined as follows:
 - **Acorn:** The Acorn light model manufactured by Visco, or an equivalent model as determined by the PHED Director/Designee. Poles shall be fluted with an ornamental base. All metal parts shall be powder coated black, and all globes shall be white. Poles shall be 11 feet tall, unless existing lamps of this type on the project block are of a different height, in which case the existing pole heights shall be matched.
 - **Twin Head Acorn:** The Twin Head Acorn light model manufactured by Visco, or an equivalent model as determined by the PHED Director/Designee. Poles shall be fluted with an ornamental base. All metal parts shall be powder coated black, and all globes shall be white. Poles shall be 12 feet tall, unless existing lamps of this type on the project block are of a different height, in which case the existing pole heights shall be matched.

- **Providence:** The Providence light model manufactured by Architectural Area Lighting, or an equivalent model as determined by the PHED Director/Designee. Poles shall not be fluted, and shall have an ornamental base. All metal parts shall be powder coated black. Poles shall be 12 feet tall, unless existing lamps of this type on the project block are of a different height, in which case the existing pole heights shall be matched.
- **Twin Head Providence:** The Twin Head Providence light model manufactured by Architectural Area Lighting, or an equivalent model as determined by the PHED Director/Designee. Poles shall not be fluted, and shall have an ornamental base. All metal parts shall be powder coated black. Poles shall be 14 feet tall.
- **Silver Cyclone:** The Prestige light model manufactured by Cyclone, Inc., or an equivalent model as determined by the PHED Director/Designee. Poles shall not be fluted, and shall have an ornamental base. All metal parts shall be powder coated silver. Poles shall be 11 feet tall, unless existing lamps of this type on the project block are of a different height, in which case the existing pole heights shall be matched.

2. Guidelines

There are no Street Light guidelines.



ACORN



**TWIN HEAD
ACORN**



PROVIDENCE



**TWIN HEAD
PROVIDENCE**



**SILVER
CYCLONE**

2.4.3. CORRIDOR TYPE PUBLIC FRONTAGE REGULATIONS

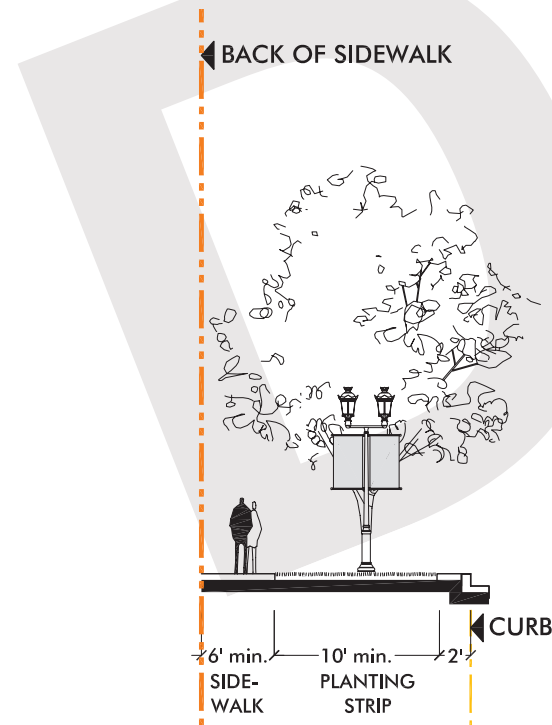
A property's Public Frontage requirements are determined by Corridor Type as shown on the Public Frontage Regulations Map and as described in the corresponding text below. When a property fronts multiple Corridor Types, the requirements of each Corridor type will be applied separately to the applicable frontages.

A) Boulevard

Boulevards are large streets which carry heavy automobile traffic, but are also walkable, enjoyable public spaces.

1. Standards

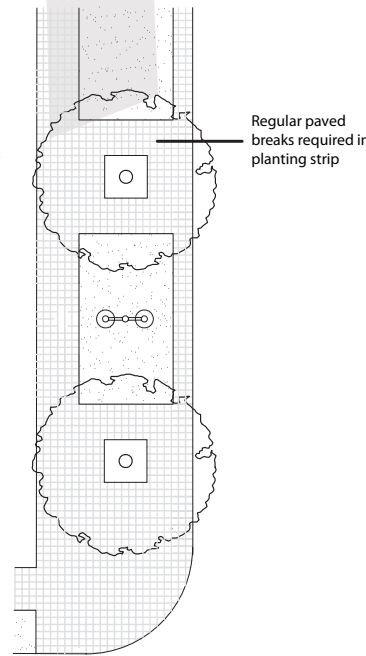
- a. Public Frontage elements shall be arranged as shown in the illustration below.
- b. Sidewalks shall be a minimum of 6 feet wide.
- c. A 2-foot wide paved apron shall be provided along the curb.
- d. Street trees shall be provided in the Public Frontage as follows:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.



BOULEVARD

2. Guidelines

- a. When possible, at the discretion of the PHED Director/Designee, a 10 foot wide landscaped parkway strip should be provided between the paved apron and the sidewalk. In areas adjacent to Storefront Private Frontage, the parkway strip may be paved with brick pavers.



BOULEVARD - PLAN VIEW

- Trees should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Trees should be located no more than three feet from the face of the curb, unless located in a planting strip, in which case they should be planted in the center of the planting strip. Trees should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.
- e. Street lighting shall be provided in the Public Frontage as follows:
 - Street light types shall be as shown on the Public Frontages Regulations Chart.
 - Light fixtures shall not be spaced more than 80 feet apart, and may not be spaced less than 30 feet apart.
 - Lights should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Lights should be located no more than three feet from the face of the curb, and should be aligned with other lights on the block. Lights should not be located closer than 15 feet from a tree. Exact light locations shall be at the discretion of the PHED Director/Designee.

B) Downtown Core Street

Downtown Core Streets provide comfortable, convenient, and safe connectivity within the retail and entertainment heart of Downtown Redwood City.

1. Standards

- a. Public Frontage elements shall be arranged as shown in the illustration below.
- b. Sidewalks shall be a minimum of 12 feet wide.
- c. Street trees shall be provided in the Public Frontage as follows, with the exception of the new Downtown Core Street with Linear Green required in Section 2.3, in which case all trees are provided within the Thoroughfare area:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.



DOWNTOWN CORE STREET

- Trees should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Trees should be located no more than three feet from the face of the curb, and should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.

d. Street lighting shall be provided in the Public Frontage as follows:

- Street light types shall be as shown on the Public Frontages Regulations Chart.
- Light fixtures shall not be spaced more than 80 feet apart, and may not be spaced less than 30 feet apart.
- Lights should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Lights should be located no more than three feet from the face of the curb, and should be aligned with other lights on the block. Lights should not be located closer than 15 feet from a tree. Exact light locations shall be at the discretion of the PHED Director/Designee.

2. Guidelines

- Required street trees should be planted in planting wells with tree grates per City Arborist guidelines.
- When possible, trees should be located away from Storefront entrances, and aligned with side property lines or Building Base Length Articulation elements.

C) City Street

City Streets are attractive and comfortable, yet versatile connections within the general urban fabric.

1. Standards

- Public Frontage elements shall be arranged as shown in the illustration below.
- Sidewalks shall be a minimum of 12 feet wide.
- Street trees shall be provided in the Public Frontage as follows:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.
 - Trees should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Trees should be located no more than three feet from the face of the curb, and should be aligned with other trees on

the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.

d. Street lighting shall be provided in the Public Frontage as follows:

- Street light types shall be as shown on the Public Frontages Regulations Chart.
- Light fixtures shall not be spaced more than 80 feet apart, and may not be spaced less than 30 feet apart.
- Lights should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Lights should be located no more than three feet from the face of the curb, and should be aligned with other lights on the block. Lights should not be located closer than 15 feet from a tree. Exact light locations shall be at the discretion of the PHED Director/Designee.

2. Guidelines

- Required street trees should be planted in planting wells with tree grates per City Arborist guidelines.



D) Neighborhood Street

Neighborhood Streets serve as a buffer and a connection between the urban vibrancy of Downtown and less active adjacent neighborhoods.

1. Standards

- a. Public Frontage elements shall be arranged as shown in the illustration below.
- b. Sidewalks shall be a minimum of 7 feet wide.
- c. Street trees shall be provided in the Public Frontage as follows:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.
 - Trees should be located no more than three feet from the face of the curb, unless located in a planting strip, in which case they should be planted in the center of the planting

strip. Trees should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.

d. Street lighting shall be provided in the Public Frontage as follows:

- Street light types shall be as shown on the Public Frontages Regulations Chart.
- Light fixtures shall not be spaced more than 80 feet apart, and may not be spaced less than 30 feet apart.
- Lights should be located no more than three feet from the face of the curb, and should be aligned with other lights on the block. Lights should not be located closer than 15 feet from a tree. Exact light locations shall be at the discretion of the PHED Director/Designee.

2. Guidelines

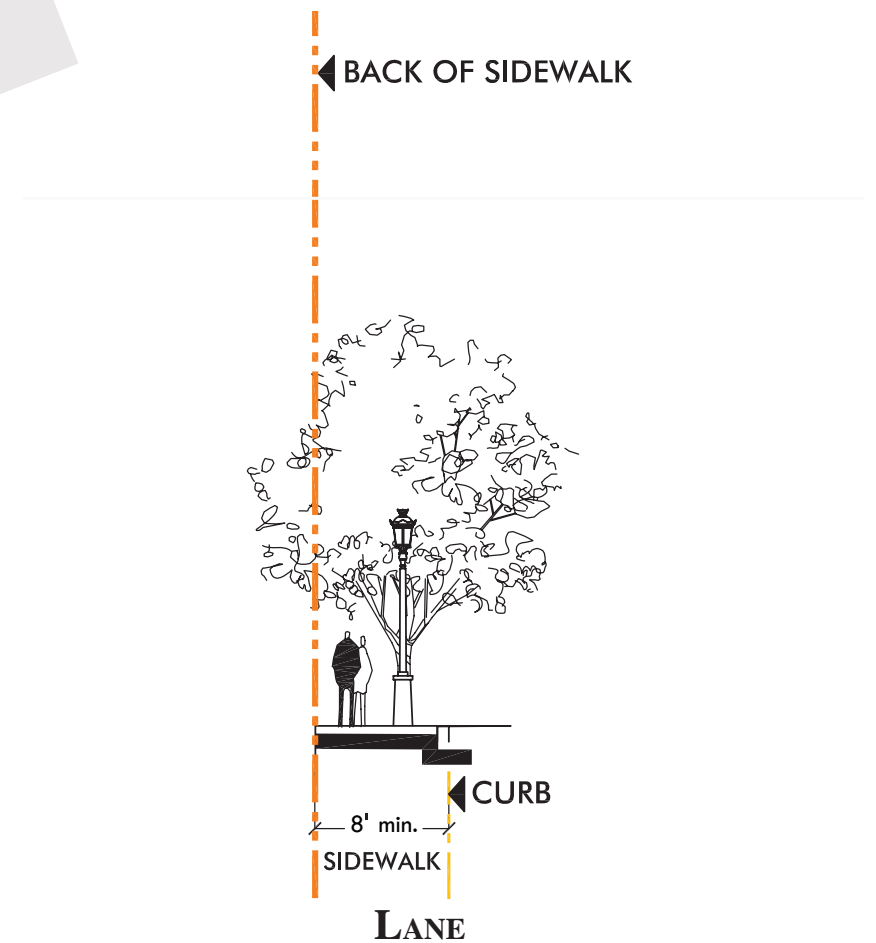
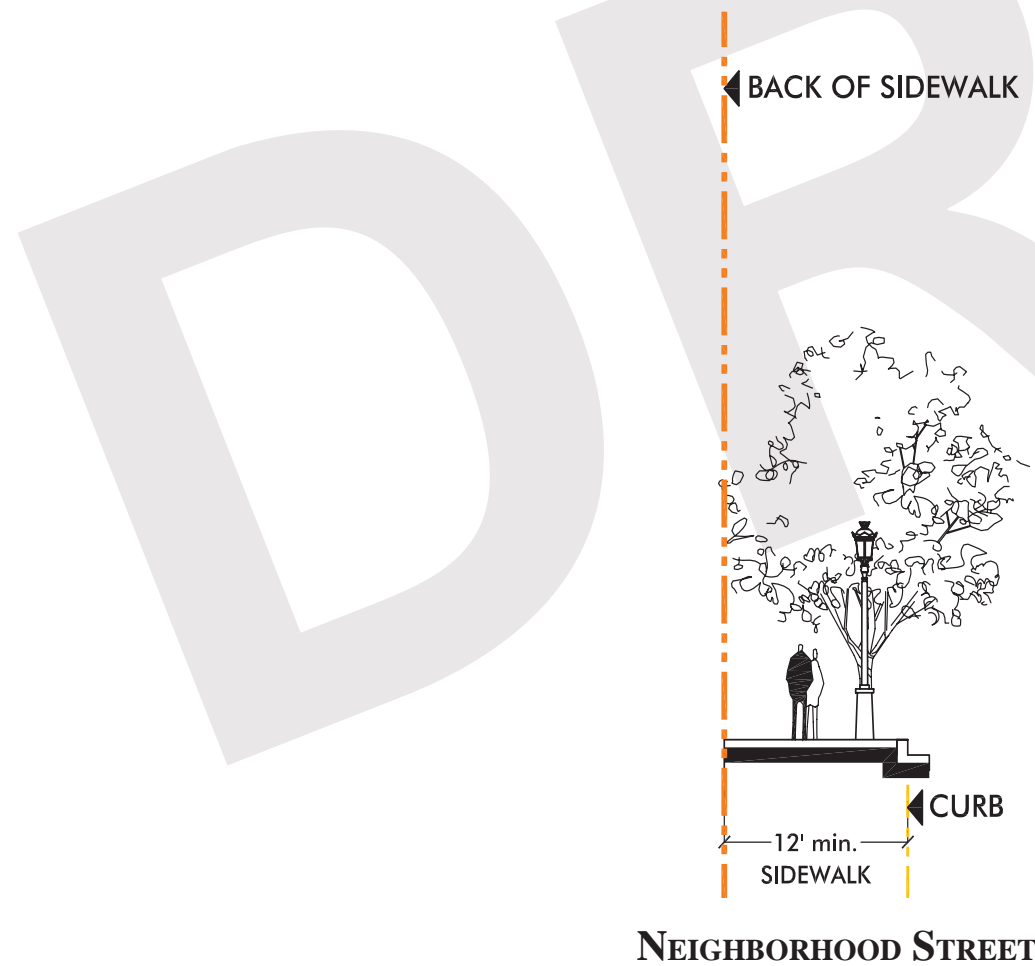
- a. Required street trees should be planted in a planting strip no less than five (5) feet in width, landscaped with lawn.

E) Lane

Lanes are narrow but appealing passages which provide critical linkages in the Downtown fabric on a narrow right-of-way.

1. Standards

- a. Public Frontage elements shall be arranged as shown in the illustration below.
- b. Sidewalks shall be a minimum of 4 feet wide.
- c. Street trees shall be provided in the Public Frontage as follows:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.
 - Trees should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Trees should be located no more than three feet from the face of the curb, and should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.



d. Street lighting shall be provided in the Public Frontage as follows:

- Street light types shall be as shown on the Public Frontages Regulations Chart.
- Light fixtures shall not be spaced more than 80 feet apart, and may not be spaced less than 30 feet apart.
- Lights should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Lights should be located no more than three feet from the face of the curb, and should be aligned with other lights on the block. Lights should not be located closer than 15 feet from a tree. Exact light locations shall be at the discretion of the PHED Director/Designee.

2. Guidelines

- Required street trees should be planted in planting wells with tree grates per City Arborist guidelines.
- When possible, trees should be located away from Storefront entrances, and aligned with side property lines or Building Base Length Articulation elements.

F) Redwood Creek

Redwood Creek is a green linear resource which connects Downtown to the San Francisco Bay and to its history as a shipping center.

1. Standards

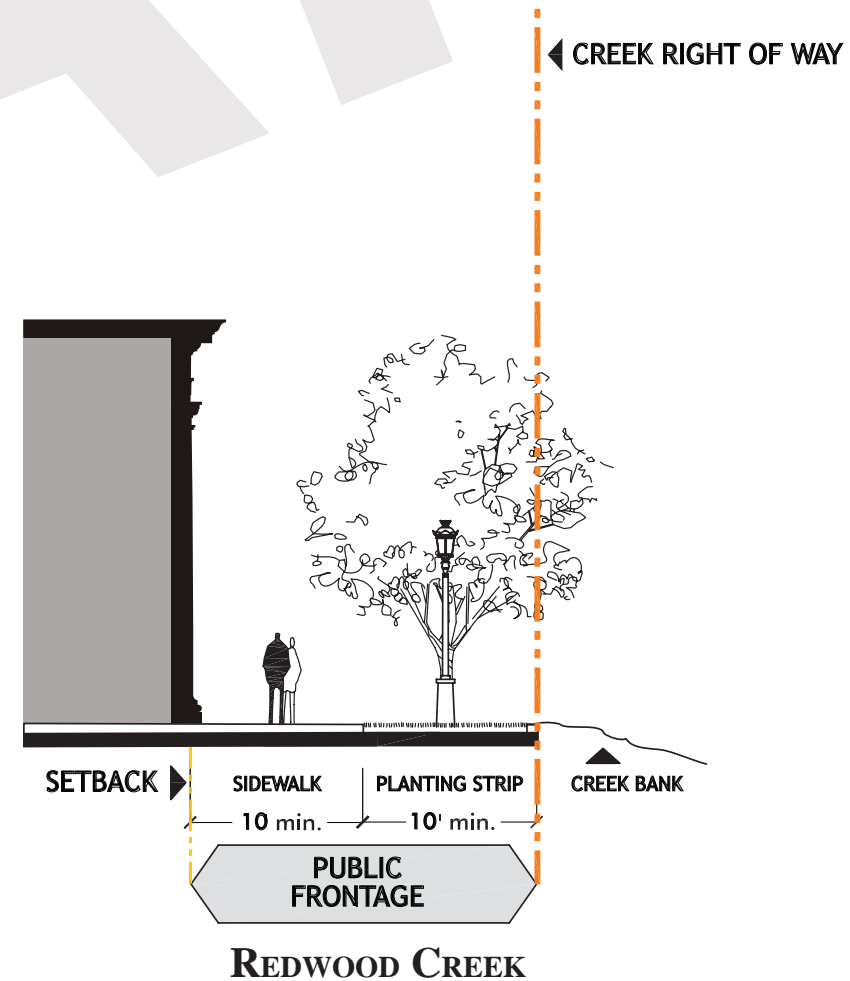
- Public Frontage elements shall be arranged as shown in the illustration below.
- Sidewalks shall be a minimum of 10 feet wide.
- Street trees shall be provided in the Public Frontage as follows:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.
 - Trees should be located planted in the center of the planting strip. Trees should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.

d. Street lighting shall be provided in the Public Frontage as follows:

- Street light types shall be as shown on the Public Frontages Regulations Chart.
- Light fixtures shall not be spaced more than 50 feet apart, and may not be spaced less than 30 feet apart.
- Trees should be located no more than three feet from the face of the curb, unless located in a planting strip, in which case they should be planted in the center of the planting strip. Trees should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.

2. Guidelines

- Required street trees should be planted in a planting strip no less than 10 feet in width, landscaped with lawn.
- Along Redwood Creek, Public Frontage elements shall be provided within the required creek setback, within the private parcel and adjacent to, but not within, the creek right-of-way.



G) Public Open Space

Public Open Space frontage treatment applies when development is build directly adjacent to a public open space, without a street in-between, and is intended to provide appropriate access and aesthetic relationships between the open spaces and adjacent buildings.

1. Standards

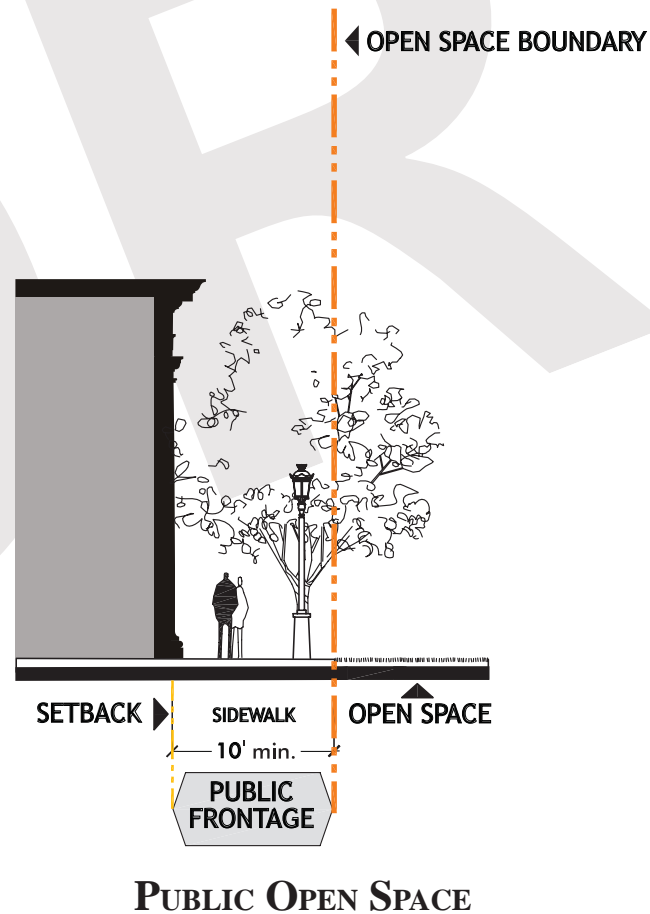
- a. Public Frontage elements shall be arranged as shown in the illustration below.
- b. Sidewalks shall be a minimum of 10 feet wide.
- c. Street trees shall be provided in the Public Frontage as follows:
 - Street tree species shall be as shown on the Public Frontage Regulations Chart.
 - Trees shall not be spaced more than 40 feet apart, and may not be spaced less than 20 feet apart.
 - Trees should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Trees should be located no more than three feet from the face of the curb, and should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the PHED Director/Designee.

d. Street lighting shall be provided in the Public Frontage as follows:

- Street light types shall be as shown on the Public Frontages Regulations Chart.
- Light fixtures shall not be spaced more than 80 feet apart, and may not be spaced less than 30 feet apart.
- Lights should not be located directly in front of Storefront entrances, when it is possible to avoid such locations. Lights should be located no more than three feet from the face of the curb, and should be aligned with other lights on the block. Lights should not be located closer than 15 feet from a tree. Exact light locations shall be at the discretion of the PHED Director/Designee.

2. Guidelines

- a. Along applicable public open spaces, Public Frontage elements shall be provided within a setback, within the private parcel and adjacent to, but not within, the public open space. This shall be applicable to portions landscaped (not hardscaped) greens which are not bordered by other Frontage Types.



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