

Summary of Major Downtown Precise Plan Changes

3/22/2010

NEW DTPP SECTION	SUBJECT	NEW DTPP
Title Page	Pictures and renderings	A new title page has been designed, to avoid confusion with the original DTPP.
Overall	Order and grouping of topics	Historic resource preservation has been moved to the front of the document to show its importance and to make sure that it isn't overlooked. The remaining topics are listed in order from "macro" subjects to "micro" subjects, or to put it another way, from "big picture" subjects to "detail" subjects. In general, topics have been grouped together in a way that is more intuitive.
Overall	Boundary	The "Expansion Zone" has been removed. All properties are now either in the Plan or out of it. The El Camino area boundary has been adjusted westward slightly to permit for larger, more feasible sites, while avoiding historically sensitive areas.
Overall	Standards vs. guidelines	Everything is now clearly labeled as a standard or a guideline. In the original plan it was sometimes unclear whether a regulation was one or the other, which was problematic because the approval process varies based on compliance with standards vs. compliance with guidelines.
Overall	Maps	All new streets and open spaces with building frontage are now clearly shown on all maps. Map consistency has been improved as well.
Book II, Section 2.1	Historic preservation	An entire new section has been created. All regulations throughout the document which pertain to historic resources have been summarized and cross-referenced here. In addition, an entire new set of guidelines have been created, property by property, which outline how modifications to historic properties must be done in order to comply with the Secretary of the Interior Standards. It has all been determined up front; no more deferred judgment.
Book II, Section 2.2	Use groups	Permitted uses have been regrouped to permit for a more logical geographic distribution, and for easier project review process. Use names have also been simplified and better matched to existing Planning regulations to avoid confusion.
Book II, Section 2.2	Entertainment district	Nightclubs and similar uses have been restricted to the very center of Downtown in order to minimize conflicts and to create more of an active nighttime "scene," where there can be synergy between nightlife uses due to better proximity.
Book II, Section 2.2	Conditional uses	A special process is now called out for uses which tend to have compatibility issues.
Book II, Section 2.2	Neighborhood retail	The former "Neighborhood Center Retail" has been renamed and simplified, and its "floating" nature has been removed due to the unclear legal nature of "first come/first serve" land uses.

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Book II, Section 2.2	Mandatory ground floor retail	This has been scaled back due to high ground floor vacancies, in coordination with "Central Business Retail" (CBR) zoning changes currently under consideration.
Book II, Section 2.2	Drive thrus	New drive thrus are not allowed.
Book II, Section 2.2	Jails	New jails are not allowed.
Book II, Section 2.2	Maximum establishment length	The original plan regulated how much frontage a single business could occupy, in order to avoid inactivity in the heart of Downtown caused by only one business occupying an entire block. This rule has been clarified, has been loosened in order to be friendly to "anchor" tenants, and a "liner shop" strategy has been included.
Book II, Section 2.3	Railroad integration	Where parallel streets were lacking, and space permitted, new "Lane" streets have been added along the Caltrain railroad to facilitate circulation, linkages across the tracks, and access to shops under the train in the event that it is elevated.
Book II, Section 2.4	Corridor types	El Camino Real and Veterans Blvd have been merged into the "Boulevard" corridor type because their regulations were nearly identical. Service Lanes have been renamed "Lane" to simplify matters and to more clearly express their charm.
Book II, Section 2.4	Sidewalk width provision	Requirements have been clarified, and have been altered to improve project feasibility for small parcels. Also, the original DTPP assumed that all curblines were unmovable, whereas the updated version uses a variety of techniques, depending on the particular conditions of a project site.
Book II, Section 2.4	Street trees and street lights	Where clear patterns exist, or preferences have already been established, street tree species and street light types have been identified for various streets.
Book II, Section 2.5	Setbacks	Front setbacks have been adjusted and simplified. They are no longer tied to frontage type due to the difficulty in enforcing and understanding this method of regulating setbacks. Setbacks are now regulated by corridor type only.
Book II, Section 2.5	Towerwall coverage	This requirement has been removed due to the difficulty it presented for many of Downtown's smaller parcels. Building Disposition (in Section 2.7) and side setbacks accomplish a similar goal in a more graceful and buildable manner.
Book II, Section 2.6	Parking	The parking requirements have been described more clearly, particularly with regard to shared parking, and have been moved to the main table. Extra detail on parking provision requirements have been added, as have stall dimension issues.
Book II, Section 2.7	Building height	Maximum permitted heights have been significantly reduced near historic resources, public open spaces, and neighborhood transition areas.

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Book II, Section 2.7	Building "disposition"	Buildings are now required to create courtyards and other spaces to improve access to natural light and air, improving livability and sustainability. While it has been used in other cities, this is an entirely new form of regulation for the DTPP and was not used in the original.
Book II, Section 2.7	Streetwall / towerwall setback	This concept has been removed. The actual maximum permitted heights are now mapped to scale, areas with lower heights at the front of the parcel (to mitigate aesthetic, historic, and shadow concerns) have been called out as "stepdown" height zones. This more accurately shows which heights are allowed in which locations, and should minimize confusion. Streetwall and towerwall facades were originally regulated separately, although the regulations were nearly identical. This was confusing and inefficient. In the new DTPP all facades treated the same.
Book II, Section 2.7	Maximum corner height required	This concept has been clarified and moved to the Height section. Also, corners have been added to take advantage of "terminated vistas."
Book II, Section 2.7	Special corner treatment	This concept has been clarified and moved to Height section. Also, new gateways have been added to celebrate the main entrances into Downtown.
Book II, Section 2.7	Shadow impacts	A rigorous Shadow Policy has been created, and placed at the end of the chapter. The policy states what Redwood City considers to be, and not to be, a shadow impact within its Downtown area.
Book II, Section 2.8	Illustrations	Extensive new illustrations have been created for this Section, which deals with important details of building form.
Book II, Section 2.8	Bay windows and balconies	These features are now allowed and encouraged, with clear standards and guidelines. They were unintentionally omitted from the original DTPP.
Book II, Section 2.8	Projections	The original Plan was unclear as to what, if anything, could project over the sidewalk and/or setback. Appropriate projections are now allowed and encouraged, with clear standards and guidelines.
Book II, Section 2.8	Frontage types	Some frontage types have been removed, and new ones have been added based on the original round of project applications following the approval of the original DTPP. Clearer standards and guidelines have been added to the private frontage regulations. Also, inactive frontages have been restricted to ensure lively sidewalks. Finally, how frontage types are assigned has been clarified--this was a source of confusion in the original DTPP.
Book II, Section 2.8	Historic parcelization	Maps have been enlarged and dimensions have been added to make this regulation easier for developers and counter staff to use.
Book II, Section 2.9	Building materials	These have been moved to Character section, because they have an undeniable link with architectural character, and the original DTPP therefore has redundant and contradictory materials regulations in the Architectural Elements and Architectural Character sections.

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Book II, Section 2.9	Standards and guidelines	Definitions for Character Types have been clarified, with clear standards and guidelines. It was unclear whether the original regulations were mandatory or suggested.
Book II, Section 2.9	Character types	Two types were removed, and merged into the others. Also, the single-family home emphasis was removed, as this was inconsistent with regulations elsewhere in the plan. Finally, new pictures are included to better illustrate the guidelines for each Character Type, covering consistent topics for each Character Type.
Appendix	Historic Preservation	A new appendix has been created which describes in detail what historic resources are located Downtown, and how these resources shaped the regulations within the Plan.