

Draft Public Comments
October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Category	Sub-Category	Comment	Position
Design	Architecture	Please Allow Architects to be Creative	Dislike
Design	Architecture	Living across from city hall is like looking at a beautiful sculpture	Like
Design	Architecture	Can buildings have a "modern" style built with contemporary materials etc.	What else do you want to know?
Design	Architecture	All the images of new buildings illustrate nostalgic, traditional architectural styles. I hope the guidelines allow for well-detailed buildings that express contemporary materials and architectural style.	What else do you want to know?
Design	Gateways	Entries to RWC are very unattractive-i.e.. Woodside exit-first impression is Smart Final corner/P.O. corner & Denny's.	Dislike
Design	Gateways	I feel that the corner of Winslow & Brewster should be made an attractive entrance to Redwood City downtown. It's a curved street that could be pretty if the height restriction followed Winslow not Brewster (but don't increase height on Brewster).	Dislike
Design	Gateways	Like entrances to downtown-But think pretty corner of Winslow & Brewster should be treated as entrance to downtown-It is for many.	Like
Design	Gateways	Gateways into Redwood City	Like
Design	Gateways	Entrances to Downtown-But think should be entrance at Winslow & Brewster. Height restriction should follow Winslow-not Brewster.	Like
Design	Gateways	Gateways into downtown	Like
Design	Gateways	Middlefield & Veteran would also be a gateway to downtown	What else do you want to know?
Design	Gateways	Want to re-evaluate the corner 'Special treatment' at Winslow & Brewster. I think it's a very important gateway which has not been identified	What else do you want to know?
Design	Gateways	Winslow & Brewster should be a "gateway" to downtown	What else do you want to know?

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Design	Gateways	I think the corner of Winslow and Brewster should start the higher density as the beginning (one of) of the Gateway into downtown.	What else do you want to know?
Design	Gateways	I think there should be a taller gateway/entry at the corner of Winslow and Brewster. Start the banners-start the walking into the mixed use high density of downtown. (only the corner)	What else do you want to know?
Design	Height	The height restriction along Winslow is Based upon East to West lines of ***-where's the major street-Winslow-**** North to South-If the height restriction follows Winslow the chance for a graceful curved Bldg exists.	Dislike
Design	Height	Do not like the transition to the neighborhoods-it's a great idea, but not enough. Loft of 35ft (in Height) and then 5 stories right across the street from single story residential is too tall. Keep it at 3 stories for at least 1/2 blk width (one full building) then go to 5 on the back side of the block. Keep it shorter near the neighborhoods.	Dislike
Design	Height	Dislike 3-5 story buildings on west side of El Camino	Dislike
Design	Height	Regarding the west side of El Camino, starting just south of Sequoia H.S., the current plan wedges a wall of 3-5 story buildings right over the back fences of several one-story houses (e.g. 400 block of Arch St.). While the idea of transitioning from the Mt. Carmel neighborhood to the higher buildings across El Camino is logical, that stretch of El Camino should be shorter on the west side.	Dislike
Design	Height	High density is good, but 12 stories seems excessive.	Dislike
Design	Height	Be sure to step down to neighborhoods.	Dislike
Design	Height	Not over 8 stores (addition to comment above)	Dislike
Design	height	Winslow height restriction along street of ***	Dislike
Design	Height	Would like to see lower storied buildings near buildings of significance and single-family neighborhoods	Dislike

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Design	Height	6-8 stories is Max that people can comfortably walk-so going higher will increase energy use & make elevators mandatory-Paris is dense & almost 5-6 stories. Concern that 5 story buildings directly across the street from existing neighborhoods is too tall, even w/ 3 story setback, and will cast shadows, block light etc. on houses and yards.	Dislike
Design	Height	Like the transition to existing neighborhoods.	Like
Design	Height	ht. of 3 stories along Brewster much better !	Like
Design	Height	Height	Like
Design	Height	"Height done right" is A-OK downtown	Like
Design	Height	Height is great	Like
Design	Height	Marshall street is great place for height 5-8 stories max nothing historic there I would like to know more about transitions from 4 story developments on El Camino to single-family houses behind	What else do you want to know?
Design	Height	The held back zoning height should not reach the corner	What else do you want to know?
Design	Height	12 Stories, w/most 8 stories is too tall.	
Design	Height	8-12 stories too tall; 8 story should be max	Dislike
Design	Parking	Parking wrapped on all levels	Like
Design	Parking	Parking structures should be multistory-not using up a lot of land	Like
Design	Public Art	Are there public Art requirements... Perhaps for Redevelopment over 30K sq. ft.	What else do you want to know?
Design	Setbacks/Stepbacks	20-foot setback is not enough-increase to ****	Dislike
Design	Site/Streetscape	Design with plenty of land scaping and design for curb appeal	Like
Design	Street Alignments	Broadway should be straightened at the train station by moving the train station South. This facilitates a connection to the Mt. Carmel Neighborhood. Theater way is too "hard"-it needs more trees or awnings to break up the concrete channel feel along the theater side. Also, close this block to cars & parking-	Dislike
Design	Streetscapes	make it an outdoor space devoted to people	Dislike

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Design	Urban Design	Could you expand some time into thinking of the looks of the corners of the downtown? Maybe the buildings pleasing from all angles-follow curves where present, angular where appropriate. Consider views from all angles.	What else do you want to know?
Design	Urban Design	"Special corner treatment" should be re-evaluated for Winslow & Brewster.	What else do you want to know?
Implementation	Misc.	Rather than wait for developers to submit plans RWC might determine what is acceptable. Be proactive rather than reactive.	Dislike
Implementation	Misc.	Implementation to the future plan? Land owners, developers co. operation Re: Existing Bank properties? Walkability reduces city cost in services. Like fire, water, water table pollution etc. Is it possible to use revenue saved or the taxable value increased to transfer development rights from remote areas like around Edgewood Park to the Downtown?	What else do you want to know?
Implementation	Misc.	Redwood City needs a 'master plan' to determine how other areas can be developed to maximize addressing needs	What else do you want to know?
Implementation	Overall design	Integrity of Design & follow through to set high standards that is equal to all	Like
Land Use	Business Mix	What to do about mix of business etc. on El Camino-type of Businesses near Sequoia	What else do you want to know?
Land Use	Business Mix	Is it possible to Limit overcrowding of similar businesses (i.e. 15ice cream shops or 30 jewelry shops viable or healthy for economics?)	What else do you want to know?
Land Use	Entertainment	Nightlife/Entertainment Focus	Like
Land Use	Entertainment	If this became entertainment *** Lets have a live theater district like off Broadway	What else do you want to know?
Land Use	Housing	Don't allow for many rentals. RWC has enough. Should be mostly ownership homes of all Econ. Levels.	Dislike
Land Use	Housing	Small portion should be subsidized housing. Larger portion should be owner occupied.	Dislike
Land Use	Housing	Encourage the high Density housing	Like

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Land Use	Housing	Downtown Housing is vital to making this plan work no people-no business	Like
Land Use	Housing	Variety of housing types downtown: i.e. studios, live work/Lofts/luxury condos.	Like
Land Use	Housing	Dense Housing is Great. Will make the Retail viable.	Like
Land Use	Housing	Like high-density near transit	Like
Land Use	Housing	We Need affordable housing in addition to mkt-rate housing!	Like
Land Use	Housing	Well done-well thought out we need people that are prospering to live downtown	Like
Land Use	Housing	Housing/Walkability	Like
Land Use	Housing	Are there any subsidies for low income/citystaff/teachers, etc..... Housing? I Would Not like to see a *** Portion Designated for subsidized Housing to make it work-should be a ***	What else do you want to know?
Land Use	Housing	percentage of Home ownership	Dislike
Land Use	Housing	Hosing-need affordable housing as well as mkt.	Dislike
Land Use	Housing	Infill Housing is a great idea	Like
Land Use	Mixed Use	Encouraging development of smaller offices & Live/work space.	Like
Land Use	Mixed Use	Excellent Vision for El Camino Real	Like
Land Use	Mixed Use	Mixed Use!	Like
Land Use	Mixed Use	Mixed use & Focus on walkability	Like
Land Use	Mixed Use	Mixed-use concept	Like
Land Use	Mixed Use	Land use concentration in the walkable area. Would prefer 1500 walkable **** circles with all services.	Like
Land Use	Mixed Use	I like working downtown in a small office & walking from my neighborhood-Mezesville	Like
Land Use	Noise	Compatibility of housing & entertainment areas needs to be addressed	Dislike
Land Use	Noise	Impact of 'night life" on existing neighborhoods-parking, services (like garbage pickup)	Dislike
Land Use	Noise	Noise from deliveries & trash collecting at all hours.	Dislike
Land Use	Noise	Noise from services (e.g.. garbage) impacts existing neighborhoods too.	Dislike

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Land Use	Noise	There should also (be) limits on intentional noise "entertainment". Is not an excuse to drive your neighbor nuts! Enough already!!!	Dislike
Land Use	Noise	What noise ordinances does RWC have? I live downtown RWC and have to contend with a very loud music from a café on Jefferson near the post office. This happens every weekend and calls to the cops does NO good. Please Help!	What else do you want to know?
Land Use	Noise	Along the same line (referring to above message) How do you balance residential noise limits with lively public events...music...ETC.	What else do you want to know?
Land Use	Noise	All housing in downtown must contain in the C, C & R's of the homeowners associations disclosures that they are in an entertainment district and with such noise, music, people, trucks, garbage. Alcohol consumption etc.. exists and that this is a nightlife downtown first and foremost.	What else do you want to know?
Multi-modal Transportation	Access	I wonder about access, particularly for seniors & the disabled. If persons were **** or had mobility problems. Will these persons be able to fully integrate into this community?	Dislike
Multi-modal Transportation	Access	How will accessibility be addressed?	What else do you want to know?
Multi-modal Transportation	Auto-circulation	Fuller street should not be extended into Winslow Street: too dangerous on a blind turn	Dislike
Multi-modal Transportation	Bicycles	Mike focused on walkability, but also need to promote bike use downtown & bike connections between other TWC neighborhoods.	Dislike
Multi-modal Transportation	Bicycles	Need more bicycle parking scattered all over downtown	Dislike
Multi-modal Transportation	Bicycles	Lack of emphasis on bicycle access and parking. Need to describe the bicycle routes through town and how they connect to the city -wide network.	Dislike
Multi-modal Transportation	Bicycles	Need to provide for more (bike) parking all along the walking area district so bicyclist can keep an eye on their bikes	Dislike
Multi-modal Transportation	Bicycles	Bike lockers, enclosed, that you pay a dollar to use for high security for bicycles.	Dislike

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Multi-modal Transportation	Bicycles	What about bicycle parking? This needs to be planned for just as much as auto parking. Consider consulting with the bike/ped committee for ideas/feedback.	What else do you want to know?
Multi-modal Transportation	Bicycles	How are bicycles taken into account for parking & getting around	What else do you want to know?
Multi-modal Transportation	Bicycles	Would like plan to address bicycle parking. We should encourage bike park and walk too.	What else do you want to know?
Multi-modal Transportation	Elevated Railway	Elevated railways-will cut off the neighborhoods on the east side of El Camino from the rest of the city.	Dislike
Multi-modal Transportation	Elevated Railway	Elevated train tracks will divide rather than unite the community. Other examples in the Bay Area prove this	
Multi-modal Transportation	Elevated Railway	Train should be kept at grade.	Dislike
Multi-modal Transportation	Elevated Railway	If train is 'Raised' will there be a road or ped walkway to Sequoia Station? The plan shows Both, but it should be specific.	Dislike
Multi-modal Transportation	Elevated Railway	Should be both ped & Vehicular (comment to above statement)	Dislike
Multi-modal Transportation	Elevated Railway	Leave Train alone. Leave at Ground level.	Dislike
Multi-modal Transportation	Elevated Railway	What are Menlo Park and Palo Alto doing about elevated rail tracks?	What else do you want to know?
Multi-modal Transportation	Elevated Railway	How does the Plan change if the train is or isn't elevated?	What else do you want to know?
Multi-modal Transportation	Elevated Railway	Is the R-R track going to be elevated in our neighboring cities?	What else do you want to know?
Multi-modal Transportation	Misc.	Reconnecting Fuller to Winslow would be dangerous. Traffic is a problem-goes too fast around curve.	Dislike

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Multi-modal Transportation	Parking	Needs better consideration of impact of limited parking downtown (particularly guest parking, or lack thereof for residential) on existing nearby neighborhoods. Our neighborhood just north of Brewster (Mezesville historic) is already over parked-residents can't find parking near their house. Some exceptions have already been granted & already impact our neighborhood. Can residential permits be explored? Other ideas? People park in our neighborhood to avoid meters. Thank!	Dislike
Multi-modal Transportation	Parking	Underground parking-We should not encourage this because it requires pumping ground water 24/7. If this water is used on site or stored or re-charged-that would be O.K. Also-uses a lot of energy to pump. Current metering in downtown-prefer zoning like Palo Alto.	Dislike
Multi-modal Transportation	Parking	Free Parking Downtown Discourages Transition	Dislike
Multi-modal Transportation	Parking	Validation	Like
Multi-modal Transportation	Parking	Continue to support validated parking downtown	What else do you want to know?
Multi-modal Transportation	Shuttles	Tell us more about shuttles!	What else do you want to know?
Multi-modal Transportation	Walkability	Pg 2.210 Diagram A & B. Light Pole is in walkway Present obstruction to walking, etc.. in groups & more blockage if bicycles are locked to it. Suggestion. Move light Pole in line with trees.	Dislike
Multi-modal Transportation	Walkability	I believe traffic VS. **** **at Jefferson & Main you should consider main thoroughfare around city.	Dislike
Multi-modal Transportation	Walkability	How will the narrow Redwood City Streets handle the heavier traffic flow and parking	Dislike
Multi-modal Transportation	Walkability	Traffic in front of theatre & museum would love to see street closed-lots of palms and people	Dislike
Multi-modal Transportation	Walkability	love downtown new businesses, restaurants, etc., love able to walk-condensed downtown area. Like mixed-use & walkability to existing neighborhoods. Like new reduction of lanes on Jefferson hope all downtown streets are reduced-safer for pedestrians.	Like
Multi-modal Transportation	Walkability	Traffic flow into downtown	Like

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Multi-modal Transportation	Walkability	Reducing # of traffic lanes for autos and adding Bike lanes & improving pedestrian safety.	Like
Multi-modal Transportation	Walkability	Traffic Calming?	What else do you want to know?
Multi-modal Transportation	Walkability	Keep traffic speed & volume down-discourage people from going through downtown to get somewhere else.	What else do you want to know?
Multi-modal Transportation	Walkability	Countdown PED signals at all signalized intersections	What else do you want to know?
Multi-modal Transportation	Walkability	Crossing Brewster as a pedestrian -dangerous Love walk way, bike friendly. The future is downtown	Dislike
Multi-modal Transportation	Walkability	RWC Great Job!	Like
Multi-modal Transportation	Walkability	Need walkable connector to open space maybe with bike boulevards like Bryant Street in Palo Alto	What else do you want to know?
Multi-modal Transportation	Walkability	What kind of foot traffic will there be in view of the car traffic going across the city?	What else do you want to know?
Community Spaces	Parks	Not enough downtown open space	Dislike
Community Spaces	Parks	Need more open space downtown, even if it's small pocket parks or an bench here and there.	Dislike
Community Spaces	Parks	I agree (with the comment above) maybe a neighborhood pocket park	Dislike
Community Spaces	Parks	Need Green spaces downtown. All pavement doesn't seem too attractive	Dislike
Community Spaces	Parks	Where is the park/open space?	Dislike
Community Spaces	Parks	If we assume parks & playgrounds are important assets to a neighborhood, where can they be placed downtown? What about community centers, etc.?	What else do you want to know?
Community Spaces	Parks	What about a park downtown for kids?	What else do you want to know?
Community Spaces	Parks	Would like to know where "active" parkland and other places for young families and seniors can enjoy as these spaces become more important in higher density areas.	What else do you want to know?
Community Spaces	Pets	Pets & Ordinances. Santa Cruz doesn't allow. Carmel pet Friendly	What else do you want to know?
Community Spaces	Pets	Will there be a dog park anywhere in the Downtown?	What else do you want to know?
Community Spaces	Placemaking	Public spaces need to focus on function and not just form	What else do you want to know?

Draft Public Comments
 October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Resources	Creek	I think it is great that you are looking at creating a memorable downtown, but I would encourage the plan to look at not only the historic buildings, but also the natural features as well. There are quite a few precedent cities that have been quite successful with creating a *** downtown by incorporating their creeks into the infrastructure. They developed their creek as a *** rather than a ***	Dislike
Resources	Creek	Don't like the fact that creeks are completely ignored. They should be *** restored downtown & used as attractive pedestrian/bikeways.	Dislike
Resources	Creek	Daylight our historic Redwood Creek is not done	Dislike
Resources	Creek	I would like to see a pedestrian/bicycle corridor that follows the path of the creek	Dislike
Resources	Creek	Focus more on natural features like creeks	Dislike
Resources	Creek	Where is the Redwood Creek Park?-connecting downtown to bay.	Dislike
Resources	Creek	I like that the City Hall parking lot is designated a new public space. I would like to see that the mentioned storm water demonstration project is sizable. Perhaps it could be incorporated into a larger Daylighting project of the creek	Like
Resources	Green Building	Do more to encourage green building approaches	Dislike
Resources	Green Building	What kind of requirements for energy efficiency?	What else do you want to know?
Resources	Green Building	Aggregate solar power into the community and provide shuttles to services outside the downtown such as schools. Consider "new schools Better Neighborhoods" for the downtown.	What else do you want to know?
Resources	Green Building	Shaded parking-trees cut "heat island" effect & soften ugly expanses of parking & keep cars cooler & absorb Co2	What else do you want to know?
Resources	Green Building	Solar access to streets- In areas where tall buildings will be allowed, show us what shading will occur on March 21 & Dec 21 of any year.	What else do you want to know?

Draft Public Comments
October 3rd Planning Commission Workshop on the Draft Downtown Precise Plan

Resources	Green Building	Is the city looking into using paving for sidewalks that is made from recycled tires? This product may be more pliable when tree roots grow & buckle sidewalk. Also some senior citizens have a hard time with cobblestone type walk.	What else do you want to know?
Resources	Historic/Significant Build	Under what circumstance can a historical locally designated house be removed?	What else do you want to know?
Resources	Trees	How about planting some Redwood trees in Redwood City	What else do you want to know?
Resources	Water	Where is our water coming from for future residents?	What else do you want to know?