

## **Open House FAQ:**

### **Why is the City working with the YMCA on this project?**

Initially, the City and YMCA were pursuing individual projects. The City planned to update the 1950's era Veterans Memorial Senior Center, and the YMCA of Silicon Valley was exploring expansion of its Hudson Street building. The City and Y share a common vision for expanding health, wellness and recreational opportunities in the community, and believe this type of project will leverage each entity's strengths and experience. The re-imagining of the facilities has been in the conceptual stage for years. By working together, the City and Y will better complement one another, resulting in a strong synergy between the programs offered to the community.

The final membership structure and access fees for the facilities have yet to be determined however the City and Y will promote the broadest access possible. The City's VMSC will remain a free or low cost model for seniors, and the Y will continue to require membership, as it does today. Both facilities are expected to promote special days – such as “senior day” – to involve different segments of the community. The new YMCA location will be more centrally located than today and will be mere steps from the park and VMSC.

The Veterans building and Y upgrades are designed to meet Redwood City's growing needs and enhance the community's fitness, wellness and recreational resources. By fostering this public-private partnership, the City – in partnership with the Y - will leverage its unique strengths to better meet the long-term recreational, health and social needs of the Redwood City community and promote the City's strategic initiative of attaining “A Community for All Ages.”

### **Can you provide any detail on funding and how the City and YMCA will share development and construction costs? What are the terms of the YMCA's ground lease?**

Redwood City and the YMCA will divide project costs based on the final operational responsibility of the facility. The YMCA will pay to build the relocated YMCA, and Redwood City will pay for the Veterans Memorial Senior Center (VMSC).

Funding sources will also be specific to the individual entity and facility. The YMCA is raising money to fund construction and relocation costs. Redwood City will potentially draw on park development fees paid by local developers to fund local parks and community center related improvements and a generous contribution from Stanford University.

The City and YMCA are working together to define both a long-term ground lease and an operating agreement. The YMCA will provide for a range of programs for all ages which will fully complement the new VMSC and other recreational and park programs citywide.

### **What is the plan for the YMCA at Palm Park? What happens to the park if that facility shuts down?**

Redwood City has the right of first offer to buy the land where the Sequoia YMCA is currently located. A separate visioning and planning process will take place around the future use of Palm Park should this project receive a green light to move forward and the Sequoia Y relocates to Red Morton Park.

Redwood City has a strong desire to expand Palm Park and retain recreational resources in the neighborhood.

Funds raised by the YMCA from the sale of the property will be placed into an endowment for financial assistance and other program subsidies.

**Will seniors still have a place in the new facility and will programs specifically for seniors continue?**

Providing an upgraded VMSC – whether as a new or renovated facility – ensures Redwood City seniors will continue to have a premier, reliable, and safe facility at which to enjoy a range of senior-focused activities for future decades. Senior programming - including adaptive therapy, computer classes, and many other popular senior specific programs - will continue. The current programming will be supplemented by cooking instruction, a modern theater, fitness classes and new technology classes - all made available by upgraded facilities.

**What are the plans for providing interim senior services during construction?**

The City is committed to ensuring that senior programs and services will continue uninterrupted for the duration of construction. The City will use the Community Activities Building to hold meal services and programs currently held at the VMSC, and if needed has secured space at the National Guard Armory. We appreciate the need for programs to continue without interruption and will be ready to continue to support Redwood City's seniors when construction begins.

**How will concerns about impacts to neighborhood parking and traffic be addressed? Will seniors still be able to park close to the facilities?**

Before any decision is made, traffic and parking will be studied as part of the Environmental Impact Report (EIR) required for this project. We're sensitive to neighbors' concerns about traffic and parking, and do not wish to see the livability of the area negatively impacted. Both options contemplate an increase in available onsite parking, which is expected to reduce the impact of street parking throughout the neighborhood. To further reduce traffic concerns, Redwood City is currently evaluating alternative transportation upgrades including improved pedestrian and bicycle access and safety, and expanded SamTrans service to the facilities.

Options for seniors' parking are being evaluated. We appreciated hearing about this issue during the community meeting. The final parking plan will carefully consider how and where senior parking is distributed.

**If the existing VMSC is torn down, how will you honor Veterans in the new project? How do local Veterans feel about removing the building?**

We have met with the Disabled American Veterans (DAV), Veterans of Foreign Wars (VFW), and Vietnam Veterans, and the prevailing sentiment has been a preference for building a new, modern VMSC. If the VMSC is rebuilt, the building name will be preserved, as will displays, materials, and any other memorabilia celebrating Redwood City's veterans.

**What's next?**

Now that the first open house has passed, there are a series of upcoming meetings and events that will provide more details and clarity about the project.

**Community Meetings** – A series of community meetings will take place later this year and in the first quarter of 2016. These meetings will include opportunities to participate in small group design charrettes as well as larger presentations, design workshops and updates.

**Land Agreement** – Under either concept, a ground lease and operating agreement will be generated in which the YMCA will relocate to land within Red Morton Park to create complementing facilities. Details are still being worked out, but it is safe to say that any agreement will entail a low-cost ground lease to acknowledge the considerable investment the YMCA is making in the relocation and the substantial benefit the public will receive from the creation of the new campus.

**CEQA/Environmental Review** – The CEQA process is expected to begin following the second design community meeting early next year. The Environmental Impact Report will study the proposed project, a project alternative and “no project” option to allow for a comparison.

**Planning Commission and City Council Meetings** - The EIR will be reviewed and considered through public hearings by the Planning Commission and the City Council.