

# REPORT

## To the Redwood City Planning Commission From Planning Staff

March 6, 2018

### **SUBJECT**

Consider the Downtown Parks Study in a Joint Session with the Complete Streets Advisory Committee

### **RECOMMENDATION**

No recommendation as no formal action is requested.

### **BACKGROUND**

In early 2017, the City Council held a Study Session regarding implementation of the Downtown Precise Plan (DTPP). Through this discussion, the City Council placed a high priority on implementation to “create a network of great public open spaces”. As a result of City Council direction, staff requested proposals for the preparation of a Downtown Parks Site Assessment and Feasibility Study for the creation of new Downtown Parks. A Request for Proposal was released on March 14, 2017 for the study. The City received several responses on May 30, 2017 and three candidates were interviewed. SERA Design and Architecture, Inc. from Portland, Oregon was selected by the panel.

### **PROJECT DESCRIPTION**

The purpose of the study is to evaluate the feasibility for improvements to City-owned land and its adjacent right-of-way, and to provide recommendations for park development and the potential for creating green linear systems and urban recreation corridors that connect the City’s existing and future public open spaces.

### **ANALYSIS**

The study will report on the best locations for Downtown Parks based on criteria such as potential size, potential amenities, least amount of issues or conflicts, cost effectiveness, and parking agreements. The study will also consider methods of integrating parks and public spaces into the downtown by evaluating the connectivity of city parks and public spaces, their potential connection to bicycle and exercise paths, creek, waterfront and regional trails and open space, and improvements to the right-of-way and pedestrian safety. While the routes between the parks and open spaces should provide recreational opportunities such as fitness hubs and shaded paths to walk, run and bike, they should also contribute to the city’s urban tree canopy.

The Parks Department is seeking feedback from the Planning Commission and CSAC on the potential downtown park sites discussed the Draft Study (Attachment 1). Staff would also appreciate suggestions for additional ranking criteria not listed in the draft report. These comments will be addressed and incorporated into the report to Council on March 12, 2018.

## **GENERAL PLAN AND ZONING COMPLIANCE**

The City's park standard of 3.0 acres of developed parkland per 1,000 persons was incorporated into Section 30.143 of the Redwood City Municipal Code. When considered in the context of the City's 2008 population of 77,071, the 182.4 acres of developed parkland equates to 2.37 acres of parkland per 1,000 persons.

## **ENVIRONMENTAL REVIEW**

The feasibility study is not a project under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15262.

## **PUBLIC NOTIFICATION**

Community outreach will occur in the second phase when the options have been narrowed down to the most feasible. This is a purposeful approach so unfeasible options are not presented to the public.

## **FUTURE STEPS**

The study is the first step in creating parkland to serve downtown. The study has three phases: site assessment and ranking of sites for downtown parks; preliminary site planning and identification of site improvements and amenities; and recommendations for park development.

Phase 1	November 2017 - March 2018
Phase 2	March – May 2108
Phase 3	May-June 2018

Phase 1 - The site assessment phase will look at the potential of future parks on City-owned property and right-of-way in the general downtown area. The analysis will preliminarily examine the potential costs of repurposing the existing parcels, adjacent streets and sidewalks, and in some cases structures. Based on the site assessment, the consultant team will rank which sites are the most feasible for a new park, and recommend to Council the top City-owned sites to go on to the next phase at which point Council shall direct staff regarding community engagement.

Phase 2 - The preliminary site planning and site improvement analysis will study the opportunities and constraints for the construction of parks at each of the preferred location(s), and generate site specific bubble diagrams and recommendations for the type of improvements. The analysis will also examine the costs of the improvement options and amenities. In addition, this phase will identify potential improvements for the connectivity of existing and proposed public open spaces in the downtown and the development of urban recreation corridors. This phase of the study will be done in close collaboration with the Parks Department and the Community Development Department.

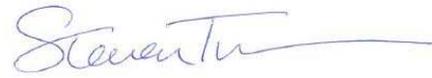
Phase 3 - The final task considers the comprehensive findings of the previous tasks and provides the final report and presentation with recommendations for park development to the City Council.

Following the study, there will be subsequent urban park and recreation corridor design(s) to reshape and build public space for the purpose of recreation, socialization and community health.



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Claudia Olalla, ASLA  
Parks Landscape Designer



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Steven Turner  
Planning Manager

#### **ATTACHMENTS**

1. Draft Downtown Parks Site Assessment and Feasibility Study

#### **RELATED DOCUMENTS ON THE WEBSITE ([WWW.REDWOODCITY.ORG](http://WWW.REDWOODCITY.ORG))**

1. [Downtown Precise Plan](#)
2. [2008 Parks and Facilities Needs Assessment \(MIG\)](#)