To the Honorable Mayor and City Council

From the City Manager

DATE: December 16, 2019

SUBJECT

Environmental certification, zoning update, Master Project Agreement and approval of Phase 1 design for the Veterans Memorial Building (VMB)/Senior Center (SC) and Sequoia YMCA Project, consisting of 80,000 square feet of recreational facilities, including 45,000 square foot VMB/SC building, 35,000 square foot YMCA building, public promenade, and traffic calming measures at four identified intersections near the project site

RECOMMENDATION

1. Adopt a resolution certifying the Final EIR, Adopting CEQA Findings, a Mitigation Monitoring Reporting Program and a Statement of Overriding Considerations;
2. Waive first reading and introduce ordinance amending the Zoning Map to rezone the VMB/SC-YMCA project site to “Public Facilities;”
3. Adopt a resolution approving the City-YMCA Master Project Agreement, including the attached Form of Ground Lease and Purchase and Sale Agreement; and
4. By motion, approve the design of Phase 1 of the project which includes the VMSC building, public promenade, and east parking lot and traffic calming measures.

STRATEGIC INITIATIVE

Community for All Ages

BACKGROUND

The vision for this Project began in 2010 when staff and the Senior Affairs Commission (SAC) began discussing the need to replace the existing Veterans Memorial Building/Senior Center (VMB/SC) at Red Morton Park and desire for a new building. The VMB/SC is a valued community asset which houses dozens of senior clubs; hosts hundreds of free or low-fee programs each year; receives over 100,000 annual visits;
and serves as a “second home” for many of our honored senior citizens in Redwood City, including our veterans. The circa-1956 VMB/SC building is deteriorating; the campus encompasses four buildings which separate program participants and social interaction opportunities; the adjacent Herkner Pool is outdated and deteriorating; and the facility allows little flexibility due to its design. There are numerous problems with the existing complex, including: buildings are costly to maintain and are not energy efficient; staffing inefficiencies due to the number of separated facilities; buildings show excessive wear-and-tear and are at their electrical capacity; there is no main welcoming center; there is no physical access from the Center to the Herkner pool and the Senior Center Annex; and the design and other limitations of the facilities hinder maintaining current and attracting new users.

Concurrently, the YMCA of Silicon Valley was engaged in a similar scoping process and possible expansion of its operations in Redwood City with a new, larger facility. The City and YMCA staff believed there was an opportunity to explore a joint development project, and on December 12, 2011, City Council approved a partnership agreement to consider a visioning process of building a joint-use intergenerational health, wellness and recreational facility at Red Morton Park.

Numerous Partnership Task Force meetings, stakeholder engagement meetings, staff retreats, and community and member surveys were held between 2011 and 2014. On December 8, 2014, the City Council approved a Letter of Intent (LOI) with the YMCA of Silicon Valley. In the first half of 2015, the City and the YMCA developed a Request for Qualifications/Proposal for Phase 1 of the architectural services which included a full site analysis, building massing, constraints analysis and the development of a Project Description. ELS Architecture and Urban Design was awarded a contract by the City Council and YMCA Board and went on to hold a series of community workshops in the latter half of 2015 to discuss concerns and further explore a project description.

On June 27, 2016, the City Council approved an Exclusive Negotiating Agreement (ENA) between the City and the YMCA of Silicon Valley. The ENA allows the City and the YMCA of Silicon Valley to exclusively negotiate the details of the Project.

Throughout 2017 and 2018, the City initiated a master planning effort, which included a series of community workshops and meetings focusing on design, traffic calming measures, future facility needs and various other issues. This process has resulted in the proposed synergistic facilities for intergenerational health, wellness and recreation at Red Morton Park. At full buildout, the project would include the VMSC and the Sequoia YMCA building, totaling 80,000 square feet.

The environmental review for this Project began in August 2016, when the first notice of EIR preparation was sent to property owners and residents within one-quarter mile of the project site, with a scoping session held on December 6, 2016 with the Planning Commission. Due to changes in the Project description, a revised notice of preparation for the EIR was sent to property owners and residents in August, 2018. In June 2019 a Draft Environmental Impact Report (EIR) was released for a 45-day public comment period, with a Planning Commission hearing held on July 2, 2019 and comments received from the public and other agencies. The Final EIR, which includes responses to comments, was made available on October 11, 2019 for a 10-day public comment period. The recommendations for CEQA certification encompasses the entirety of the Project, with both the Veterans Memorial Building/Senior Center and the Sequoia YMCA building.

While the Final EIR analyzes the entire Project at buildout, the Project will be entitled and constructed in two phases, with the City as the applicant for the first phase (and thus initiating the Project and CEQA
review), and the YMCA of Silicon Valley as the applicant for the second phase. Based on public input, as well as traffic analysis, traffic calming measures are incorporated into the Project, with three project reviews by the Architectural Advisory Committee. The Planning Commission considered the project at its November 19, 2019 hearing, and adopted resolutions regarding the Project (i) recommending that the City Council certify the Final EIR; adopt CEQA findings, a Mitigation Monitoring Reporting Program and a Statement of Overriding Considerations; and (ii) recommending the City Council approve a Zoning Map Amendment to rezone the site to “Public Facilities.”

In addition, City and YMCA-SV staff have negotiated a Master Project Agreement that sets forth the respective responsibilities of the parties for the Project. As part of Phase I, the City will construct the new VMB/SV facility, improve the east parking lot and promenade, and install certain traffic calming measures. The City is also responsible for the demolition of the buildings on the site that will be ground leased to the YMCA-SV for the new YMCA facility. Phase 2 of the Project will consist of the construction of the New YMCA, west parking lot and drop-off area. The form of Ground lease is attached to the Master Project Agreement, provides for a lease term, of 49 years, which may be extended for an additional 5 years. Also attached to the Master Project Agreement is a Purchase and Sale Agreement pursuant to which the City will, after the New YMCA is constructed, purchase the property at 1445 Hudson Street, the location of the existing YMCA in Redwood City, which property may be used for the development of affordable housing.

PROJECT DESCRIPTION

Phase 1: Veterans Memorial Building/Senior Center (VMSC)

Phase 1 is illustrated in Figure 1 and shows the interim conditions between Phase 1 completion and the beginning of Phase 2 construction. The new two-story (up to 41 foot tall at its highest point), approximately 45,000 square foot VMSC building would include the following components:

- Lobby at the entry with a seating area;
- Multi-purpose rooms for group meetings as well as social, arts and crafts, and other activities;
- Multi-purpose dining room with a catering/teaching kitchen;
- Adaptive Physical Education, physical therapy, and wellness rooms;
- Mini gymnasium suitable for a variety of indoor activities such as half-court basketball, pickleball, and multi-purpose exercise and group activities;
- Lounge/game room for gathering and table games;
- Outdoor roof terrace (approximately 5,900 square feet) with a track for running and walking, seating areas, a space for gardening and a roof-trellis structure;
- Interactive exhibit spaces honoring local United States veterans;
- Office and gallery spaces for the National Football League (NFL) Alumni Northern California Chapter;
- Office spaces for senior and veteran non-profit groups that support the functions of the facility and outreach to the community;
- Multi-purpose theater (approximately 7,200 square feet) with approximately 270 seats which could also be used for gatherings and exercise classes;
• Promenade that extends into the park and will provide additional gathering, recreational, and special event space; and
• 57 new parking spaces in the east parking lot.

Additionally, the building target is LEED Platinum Certification. Some of the green features of this building include:

• Micro-grid consisting of rooftop photovoltaic array and integrated battery storage;
• No natural gas is used, helping to reduce greenhouse gases;
• Solar chimneys for natural ventilation, decreasing the need for mechanically conditioned air;
• Low-flow and high efficiency fixtures and equipment to conserve natural resources; and
• Solar shading to minimize heat gain and daylighting to provide natural lighting and decrease energy consumption from lighting.

FIGURE 1 – SITE PLAN MAP PHASE 1

To address existing traffic safety concerns, Phase 1 also includes the following traffic calming measures as shown in Figure 2:

1) Installation of a new roundabout at Vera Avenue and Valota Road;
2) Installation of a new median island and curb extensions at the Valota Road and Madison Avenue intersection;
3) Installation of a new mini traffic circle at Madison Avenue and Myrtle Street; and
4) Expansion of the existing traffic circle at Hudson Street and Madison Avenue and removal of the two-way stop control on Madison Avenue.

FIGURE 2 – Site Plan Traffic Calming Measures

Phase 2: Sequoia YMCA

Staff anticipates that Phase 2 will be submitted to the City for entitlements following CEQA certification. While neither phase of the project requires a Zoning Map Amendment for the proposed land uses, staff is recommending a Zoning Map Amendment to Public Facilities (PF) for consistency with the General Plan designation, Parks. Phase 2 will also require an Architectural Permit.

The new two-story (up to 35 foot tall), approximately 35,000 square foot YMCA building would include the following components:

- Health and wellness center with exercise machines, weight lifting machines, and free weights, and space to host exercise and stretching classes;
- Aquatic center with an indoor and outdoor pool;
- Daycare facility of approximately 2,700 square feet with three classrooms and capacity for 72 children, a children’s play area composed of a lawn and concrete paved areas, several play structures, and 10 short-term parking spaces for the daycare facility within the west parking lot;
- Flexible multi-use rooms for classes and meetings; and
- 222 new parking spaces within the west parking lot.

**FIGURE 3 – SITE PLAN MAP PHASE**

**ANALYSIS**

Zoning Map Amendment to Public Facilities (PF) Zoning District - The project site is currently located in the R2 (Duplex) zoning district. This land use designation permits primarily residential uses but conditionally permits public or quasi-public uses with approval of a use permit. However, staff is proposing a zoning map change to public facilities to better align with the General Plan land use designation Parks, which allows for active and passive recreation, including public and private parks of all sizes, sports fields, recreational facilities, plazas and trails. The project, as proposed, meets the development standards identified in the Public Facilities Zoning district, and is further detailed below.
<table>
<thead>
<tr>
<th>Standards</th>
<th>Proposal</th>
<th>Complies</th>
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<tbody>
<tr>
<td>Height</td>
<td>35’ max (public and quasi-public building may exceed this height through provisions in Section 32.7)</td>
<td>40’ 6” through provisions of Section 32.7</td>
</tr>
<tr>
<td>Lot Width</td>
<td>60 feet min.</td>
<td>&gt;550 feet</td>
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<tr>
<td>Lot Coverage</td>
<td>40% max.</td>
<td>14%</td>
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<td>Pervious Area</td>
<td>20% min</td>
<td>21%</td>
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<tr>
<td>Vehicle Parking</td>
<td>Phase 1 and Phase 2:</td>
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<tr>
<td></td>
<td>Vehicle:</td>
<td></td>
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<tr>
<td></td>
<td>Office: 12 spaces</td>
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<td></td>
<td>Fitness: 60 spaces</td>
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<td></td>
<td>Multipurpose: 142 Spaces</td>
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<tr>
<td></td>
<td>Theatre: 75 spaces</td>
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<td></td>
<td><strong>Total: 289 spaces</strong></td>
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<td></td>
<td>Motorcycle: 11 spaces (5 % for parking areas with over 100 spaces)</td>
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<tr>
<td></td>
<td><strong>Total: 279 spaces</strong></td>
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<td></td>
<td>Parkwide: 683 spaces</td>
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<tr>
<td>Bicycle Parking</td>
<td>Phase 1: 9 spaces</td>
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<td></td>
<td>Phase 2: 7 spaces</td>
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<tr>
<td></td>
<td>Total: 16 spaces (1 space/5,000 SF)</td>
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<td></td>
<td>Phase 1: 44 spaces</td>
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<td></td>
<td>4 long term, 18 spaces at west entry, 22 spaces at east entry.</td>
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<tr>
<td></td>
<td>Phase 2: 18 spaces</td>
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<tr>
<td></td>
<td>Total: 62 spaces</td>
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</table>

Building Height –The maximum building height for the Public Facilities (PF) zoning district is 35 feet but allows public and quasi-public uses to exceed this height through specific provision located in Section 32.7 of the Redwood City Zoning Code -Permitted Exceptions to Height Limitations. This section states that public and quasi-public buildings may exceed the maximum height limit provided that for each 1 foot by which the height of the building exceeds the maximum height, the side and rear setbacks shall be increased in width or depth by an additional foot. With an overall height of 40 feet, 6 inches to the parapet of the theater, the VMSC building exceeds the maximum height by 5 feet, 6 inches. The building provides a side setbacks for Phase 1 of over 180 feet and a rear setback of 6 feet, 9 inches, thereby meeting the requirements of Section 32.7. The diagram below shows the proposed building height compared with
nearby buildings within Red Morton Park and within the vicinity of the development for comparison purposes.

**Figure 4: Building Height Comparisons**

Parking Requirements - Table 1 above summarizes the total onsite parking required by the zoning ordinance and what is proposed for the project. The total proposed 279 parking spaces for Phase 1 (57 spaces) and Phase 2 (222 spaces) does not meet the zoning ordinance requirement of 289 spaces. The Draft Environmental Impact Report (EIR) includes a Parking Demand Study for the project, demonstrated in Table 2 below and further described on page 166 of the Draft EIR.

The Study concludes that the project has sufficient parking on-site to meet weekday peak parking demand, based on an estimated weekday peak parking demand of 223 spaces. Since 279 total spaces are proposed, the project would have an additional 56 available spaces during peak weekday use.

Additionally, it is estimated that the project’s estimated weekend peak parking demand of 279 vehicle parking spaces would be met by the 279 spaces proposed for the project. However, as it is common practice to estimate 90 percent occupancy for parking demand, 310 parking spaces would be needed to adequately meet peak weekend demand. Consequently, as a condition of project approval, employees of both facilities will be required to park during the weekend at the Community Activities Building park lot.
on the south side of the park. Additionally, a Transportation Demand Management (TDM) plan would be implemented as part of this project and could reduce demand by at least 5 percent.

With these measures in place, the project would have sufficient parking on-site to meet project demand. Additionally, while no on-street parking is required to meet the parking demands of the project, it should be noted that there are a total of 104 on-street parking spaces available to the public on the south side of the park.

### Table 2: Estimated Parking Demand (from Draft EIR)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Size</th>
<th>Weekday (occ. spaces)</th>
<th>Rate (per ksf)</th>
<th>Weekend (occ. spaces)</th>
<th>Rate (per ksf)</th>
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</thead>
<tbody>
<tr>
<td>VMSC/Red Morton Community Park</td>
<td>25.1 ksf</td>
<td>118</td>
<td>-</td>
<td>174</td>
<td>-</td>
</tr>
<tr>
<td>Existing Sequoia YMCA</td>
<td>9.9 ksf</td>
<td>26</td>
<td>2.55</td>
<td>25</td>
<td>2.47</td>
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<tr>
<td>Proposed YMCA Expansion</td>
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<tr>
<td><strong>Future Parking Demand</strong></td>
<td></td>
<td>208</td>
<td>261</td>
<td></td>
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</tbody>
</table>

### Based on Observed Parking Demand Rates

<table>
<thead>
<tr>
<th>Facility</th>
<th>Size</th>
<th>Weekday (occ. spaces)</th>
<th>Rate (per ksf)</th>
<th>Weekend (occ. spaces)</th>
<th>Rate (per ksf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VMSC/Red Morton Community Park</td>
<td>25.1 ksf</td>
<td>75</td>
<td>3.00</td>
<td>75</td>
<td>3.00</td>
</tr>
<tr>
<td>Existing YMCA</td>
<td>9.9 ksf</td>
<td>30</td>
<td>3.00</td>
<td>30</td>
<td>3.00</td>
</tr>
<tr>
<td>Proposed YMCA Expansion</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Future Parking Demand</strong></td>
<td></td>
<td>225</td>
<td>279</td>
<td></td>
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</tr>
</tbody>
</table>

### Total Parking Needed for 90% Occupancy

| | | |
|----------|--------|-----------------------|----------------|-----------------------|----------------|
| VMSC/Red Morton Community Park | 118 | - | 174 | - |
| Existing YMCA | 75 | 3.00 | 75 | 3.00 |
| Proposed YMCA Expansion | 30 | 3.00 | 30 | 3.00 |
| **Total Parking Needed for 90% Occupancy** | 248 | 310 |

Notes: occ. spaces = occupied spaces; ksf = thousand square feet

1 Parking demand for the VMSC and existing YMCA based on parking counts conducted in April 2017.

2 Parking rate for expansion assumes the same parking rate as the existing YMCA.

3 Parking rate of 3.0 is based on evidence of unmet parking demand at existing YMCA facility.

During the comment period for the Draft EIR, concerns were raised that the parking demand may exceed the on-site parking supply if a special event is held at the VMSC or YMCA during the peak parking demand hours. In order to supplement parking demand during these events, the project assessed a total of 683 parking spaces park-wide that could be used during peak demand or during special events. A diagram of this analysis has been included below.
Transportation Demand Management (TDM) Plan - a Transportation Demand Management Plan will be implemented to encourage residents, visitors and employees to carpool, take public transit, or use active modes of transport rather than drive individual vehicles. TDM plans are required by the Congestion Management Program for any project that exceeds 100 peak hour trips. It is estimated that the TDM measures would reduce the parking needs of the project by at least 5 percent and include site design and on-site amenities, which encourage walking, biking and use of transit. To achieve these goals, the TDM program could include:

- Secure bicycle storage
- Showers and changing rooms for employees
- Subsidized transit tickets for employees
- Operating a commute assistance center
- Coordination of TDM programs with existing developments/employers
- Making roads and streets more pedestrian and bicycle friendly
The final TDM plan would be finalized prior to occupancy of the VMSC building.

Architecture and Building Design (for informational purposes) – The new Redwood City VMSC building will replace the existing, aging building in Red Morton Park and will be designed to be fully accessible, net zero ready and target LEED Platinum certification. The building design includes a palette of durable materials that have been chosen to blend with the existing park while ensuring the building stands out on its own. Glass is prominent on all facades and is balanced with the use of cement panel faux wood cedar finishing siding throughout and concrete masonry veneer at the base of the building. Dark bronze painted metal panel fascia and roof eave soffits are proposed to complement the exterior finishes and extended roof eaves and vertical and horizontal shade fins have been included in the design to assist with thermal and solar protection of the building.

FIGURE 6 –Building Elevations: West and East

The proposed project was initially reviewed by the Architectural Advisory Committee (AAC) on September 20, 2018. Comments included demonstrating how the new building will improve the use of the site
contextually, reflecting the scale of the promenade more clearly, and better demonstrating pedestrian circulation, vehicular circulation, drop off functions, and the building massing/scale relationship with the neighborhood and the existing park.

On September 5, 2019, the project was brought back to the Architectural Advisory Committee, which recommended approval to the Planning Commission and City Council, with the following modifications to be considered by the Committee:

1. Study light screening to neighboring area
2. Dimension elevation height for adjacent single-family homes;
3. Increase width of southern walkway to the extent feasible;
4. Study wayfinding for the entire park;
5. Study drought tolerant landscaping and sustainability measures; and
6. Study the screening of the outdoor café to the neighbors

The AAC considered and accepted these revisions at its meeting on October 17, 2019 with one further clarification on the planting proposed next to the outside dining terrace, to be considered by the AAC on December 5, 2019.

GENERAL PLAN CONFORMANCE

The project conforms to the General Plan. The General Plan land use designation for the project site is Parks, which allows for active and passive recreation, including public and private parks of all sizes, sport fields, recreational facilities, plazas and trails. The proposal meets and enhances many of the General Plan policies including creating complete neighborhoods by integrating child care centers (part of Phase 2), community centers, green space and park and other amenities into existing neighborhoods (BE-2.1). Additionally, the General Plan specifically highlights pursuing all programs set forth in the 2008 Redwood City Parks and Facilities Needs Assessment including replacement of the Red Morton Park’s Veterans Memorial Senior Center with an age-inclusive wellness center (Program BC-1). The General Plan also notes that any plans to modernize the Community Center facilities within Red Morton Park should consider the complementary functions provided by those facilities and the possibility of maximizing flexibility in planned spaces, noting that the community has indicated its desire for a multi-use sports complex.

MASTER PROJECT AGREEMENT/GROUND LEASE

The public/non-profit partnership between the City of Redwood City and the YMCA of Silicon Valley is an innovative and adaptive response to building new sustainable community facilities. It will minimize ongoing operating costs for the City, provide affordable recreational access to residents, leverage the strengths of the City and the YMCA to positively impact community health and wellness, and improve
amenities and infrastructure of the park and neighborhood. With the purchase of the YMCA’s current property on Hudson Street, the City also will gain land for a future affordable housing development.

The Master Project Agreement (“Agreement”) and the Ground Lease details the map of the project site; conceptual site plan and construction phasing plan; common area construction cost allocation; form of ground lease; schedule of performance traffic improvements; purchase agreement for the YMCA on Hudson Street; YMCA community benefits; and basic common area maintenance and operating principles (Attachment 4, Exhibits A through I).

The Agreement sets forth the City and the YMCA’s rights and obligations regarding the principal project elements and future collaborations through the phasing of the project and are particularly described within Exhibits A through I. These provisions specifically include the following:

- The YMCA is to finance the development and construction of their new Y facility (Exhibit B)
- The YMCA shares half of the Common Area Construction costs (Exhibit C)
- The City agrees to lease the new YMCA site for 49 years (Exhibit D). Several conditions must be satisfied before the Ground Lease can be executed, including evidence that the YMCA has secured sufficient funding and the plans have been approved.
- The City agrees to purchase the YMCA’s 1445 Hudson Street property to address City priority needs (Exhibit G) The purchase would occur only after the new YMCA is completed.
- The YMCA maintains ownership and operation of the Hudson Street property until occupancy of their new Y facility (Exhibit G)
- The YMCA will provide specific community benefits including, but not limited to, senior and veteran discount rates; free community swim for residents each month; free quarterly health education seminars and workshops; scholarship and financial assistance program; swim team access; childcare subsidy/discounts qualifying for financial need; and family and individual volunteer activities (Exhibit H)
- The YMCA will share in the common area maintenance costs once Phase 2 project is completed (Exhibit I)
- If the Master Project Agreement is terminated and Phase 2 does not go forward, the YMCA-SV will pay the City liquidated damages, as specified in the Master Project Agreement.

The Resolution authorizes the City Manager to execute the Master Project Agreement, and execute other documents as necessary to implement the Master Project Agreement, subject to any minor, technical and conforming changes approved by the City Attorney.

FISCAL IMPACT

The City Council received the Phase I Schematic Design presentation and estimated construction costs on May 23, 2018, and again at the Phase I Design Development presentation on March 25, 2019. The new Veterans Memorial Building/Senior Center; promenade, East and West Parking lot improvements; traffic calming measures; Veteran and NFL Alumni exhibits; and furniture, fixtures and equipment (FF&E) costs; and building cost escalation were projected for total hard construction costs of $61.7M. Tracking for these total costs are still on target through the Construction Documentation phase that has recently been completed.
The City Council has allocated a total of $15M of developer-paid Park Impact Fees to support the soft costs of the planning, project management, construction management, and future construction administration services.

Additional soft costs associated with the project will include entitlement and professional fees (plan checks and building permit costs; utility connection fees; hazardous material testing and reports; information technology services; geotechnical services; testing and special inspection services; environmental oversight; LEED certification commissioning services; and soft costs contingencies will be included within the total bond issuance. That estimate is a total of $5,934,199.

The hard construction cost estimate includes the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterans Memorial Building/Senior Center (Demo and Building)</td>
<td>$50,392,000</td>
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<tr>
<td>Promenade, East and West Parking Lots</td>
<td>$6,598,000</td>
</tr>
<tr>
<td>Traffic Calming</td>
<td>$896,000</td>
</tr>
<tr>
<td>Exhibits Allowance (Veterans and NFL Alumni Association)</td>
<td>$2,814,000</td>
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<tr>
<td>Furniture, Fixtures &amp; Equipment</td>
<td>$988,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$61,688,000</strong></td>
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The City Council has already approved the estimated bond payments beginning in Fiscal Year 2020-2021 and the costs are included in the City’s 10 Year Forecast.

Through the Master Project Agreement, the City will acquire the Hudson Street property from the YMCA after the YMCA has relocated to its new facility. The purchase price for this property shall be $7,384,000 with an annual increase no less than 4% or greater than 7%.

The YMCA shall pay for half of the common area construction costs (promenade, West and East parking lots; and traffic calming measures) for an estimated total of $3.24M.

The YMCA shall pay the City a flat fee of $35,000 a year, with an annual escalator of 3%, for common area maintenance, after the New YMCA has been completed.

ENVIRONMENTAL REVIEW

The City prepared a Draft Environmental Impact Report (DEIR) for the project, complying with all relevant sections of CEQA. The EIR is intended to inform Redwood City decision-makers, responsible agencies, and the general public of the potential environmental impacts associated with the proposed project. The DEIR identified that the project would result in the following:
FIGURE 7 – SUMMARY OF ENVIRONMENTAL IMPACTS

<table>
<thead>
<tr>
<th>No Impact or Less than Significant Impact</th>
<th>Significant Impacts that can be Mitigated to Less than Significant</th>
<th>Significant Unavoidable Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetics</td>
<td>Air Quality</td>
<td>Cultural Resources and Recreation-demolition of a historic resource (and recreational facility), the existing Senior Center building.</td>
</tr>
<tr>
<td>Agriculture and Forestry</td>
<td>Biological Resources</td>
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<tr>
<td>Energy</td>
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<td>Geology and Soils</td>
<td>Recreation</td>
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<td>Greenhouse Gas Emissions</td>
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<td>Hazards and Hazardous Materials</td>
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<td>Land Use and Planning</td>
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<td>Tribal Cultural Resources</td>
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<td>Utilities and Services Systems</td>
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<td>Wildfire</td>
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The DEIR was available for public review and comment from June 7, 2019 to July 22, 2019. The Planning Commission held a public hearing and received comments on July 2, 2019. While a complete list of the comments is in Section 4 of the Final EIR, key comments received include:

- Methodology for analyzing level of service impacts on roadway – Comments were received pertaining to the methodology for analyzing the level of service impacts on local roadways, including questions about trip generation, trip distribution and trip assignment. The Final EIR provides a detailed response of the methodology and analysis included, in line with standards set forth by the City, City/County Association of Government of San Mateo County (C/CAG), and CEQA. The Final EIR also details the traffic conditions studied at each intersection, the methodology used for the net new traffic analyzed and a detailed analysis of trip distribution.

- Seasonality of traffic volumes – Several comments reflected concern with the timing of the traffic counts taken and the seasonality of traffic volumes on local roadways. Responses summarized the when traffic counts were taken (April 2017, May-June 2018, January 2019 and February 2019) and summarized the typical recreational sporting events taking place during key seasons. Additionally, responses highlighted that traffic counts are typically taken when school is in session when traffic volume is typically highest, thus ensuring the most conservative count.

- Operations of Madison Avenue between Myrtle Street and Hudson Street - Comments were
received regarding the traffic flow on Madison Avenue between Myrtle Street and Hudson Street, expressing concern on the narrowness of Madison Avenue and association congestion with moving vehicles, parked vehicles and bicyclists. Responses identified the methodology for evaluating traffic impacts and noted that the narrowness of Madison Avenue had been discussed at traffic calming workshops held in 2018.

- Parking - Comments were received concerning parking demand and supply for the whole park (including ball fields and Magical Bridge playground), the adequacy of parking for the project, parking on Hawes Street, and parking during special events at the project. Responses highlighted that parking is generally not a CEQA impact but provided a detailed response of the parking demand and supply during weekday and weekend peak demand and the totality of parking supply between the project site, on-street parking, and parking within the whole of Red Morton Park.

- Bicycle Safety with traffic roundabouts: Comments were raised about the safety of bicyclists when maneuvering around the proposed roundabouts, particularly the one proposed at Vera Avenue and Valota Road. Responses highlighted that the roundabout would be designed with sufficient lane widths to accommodate bicycles and be designed to reduce overall speeds and improve sight distance.

The CEQA consultant prepared the Final EIR (FEIR) for certification. The FEIR contains minor text corrections and written responses to comments from the public and responsible agencies provided during the 45-day public review period on the DEIR. None of the input received from the public and responsible agency identified new impacts or changes to the analysis or outcomes of the DEIR. The mitigation measures contained in the EIR are incorporated into the conditions of approval to avoid or substantially lessen significant environmental effects. Therefore, no further analysis is required and there is no need to recirculate a revised EIR with new information.

To approve the project, the City Council will need to certify the Final EIR, make certain findings of fact and adopt a Statement of Overriding Considerations stating that the merits of the Project outweigh the Project’s significant unavoidable impacts. These project benefits include a multi-generational recreational facilities designed to meet the City’s growing needs included a re-imagined space for seniors and veterans, a new theatre, a state-of-art wellness and fitness facilities, a new daycare available to the public and flexible multi-purpose rooms and space for non-profit organizations. The VMB/SC building will be designed Net Zero, target LEED Platinum certification, and could provide shelter or operate as an emergency relief center in certain disasters or emergencies.

PUBLIC NOTICE

Public Notification was satisfied by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting
ALTERNATIVES

1. Request modifications to the proposed project.
2. Identify areas of additional environmental analysis.
3. Deny the project.

ATTACHMENTS

Attachment A - Resolution Certifying the Final EIR, Adopting Findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations
Attachment B - Ordinance to Amend Zoning Map to rezone the project site to “Public Facilities” for the VMB/SC - YMCA project
Attachment C - Resolution Approving Master Project Agreement, including Ground Lease and Purchase and Sale Agreement
Attachment D - Master Project Agreement – Exhibit A to Resolution
Attachment E - Public Comment prior to December 12, 2019

FILES AVAILABLE ON THE CITY WEBSITE

1. Project Plans
2. Draft and Final EIR
3. Architectural Advisory Committee Reports September 20 2018 and September 5 2019
4. PC Meeting on Draft EIR, July 2, 2019
5. PC Meeting recommending CEQA certification and Rezone November 19, 2019
6. Master Project Agreement

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