Overview

- Overview of Partnership Redwood City Program
- Program Timing (Why Now?)
- Community Outreach regarding Desired Benefits
- Results of Initial Financial Analysis
- Proposed Program Framework
- Next Steps
Partnership Redwood City

A program to find new and creative ways to form working relationships within the community to achieve City goals.

- Outreach to Business Community
- Partner with Local Non-Profits and Community Organizations
- Obtain Additional Community Benefits with Development
Program Timing: Why Now?

- Loss of Redevelopment
- Redwood City is now a proven development market. The City created the foundation & framework for investment.
- Build upon recent plan and project based “Community Benefits”
Loss of Redevelopment

- The Downtown Precise Plan was adopted when Redevelopment was in existence
- Redevelopment was a true “Local Benefits” program
- Would have resulted in millions for affordable housing and other local improvements
Early Improvements Set Foundation
Created the Vision & Certainty
Private Investment Followed
Recent Community Benefits

- $17 Million from the sale of Downtown RWC Property (post DTPP plan)
- $15+ Million in Parks Fees from recent developments
- $15+ million in Community Benefits from Stanford in RWC
- Several million in school impact fees and transportation impact fees
- 900 public parking spaces on evenings and weekends
Creating a Community Benefits Program

1. Identify benefits desired by the community
2. Conduct economic research to determine the possible value in development
3. Create the program that delivers specific benefits (ordinance, fee, other requirement)
Identifying Benefits Desired by the Community

- City Council hearings on staff research and program potential
- Two Community Workshops
- One Planning Commission Hearing
- Online Survey (Redwood City Forum)
January Workshop

- Approximately 60 community members
- Staff presented information on existing and potential programs
- Community members each spent 10 of community benefit “dollars” on a variety of benefits.

<table>
<thead>
<tr>
<th>TOP 10 Priority Benefit</th>
<th>Total $$</th>
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<tbody>
<tr>
<td>Affordable Housing</td>
<td>199</td>
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<tr>
<td>Public art</td>
<td>56</td>
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<tr>
<td>Schools</td>
<td>51</td>
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<td>Prevailing wage/local hire</td>
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<tr>
<td>Community project fund</td>
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<td>Child care</td>
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<td>Parks / Open Space</td>
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<td>Shuttles and transit</td>
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<td>Bike/Ped Improvements</td>
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<tr>
<td>Access to the Bay</td>
<td>19.5</td>
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</table>
Purpose: Determine if the value of development in the current economy, is sufficient to fund additional benefits.

- Three types of residential
- Three forms of office

Finding: Generally, there is sufficient value in development to fund a specific amount of community benefits.

- Further outreach to developers
- Dependent of economic cycle and zoning capacity
Proposed Program Framework

- Development Based: Community Benefits
  - Fees & Requirements
  - Onsite Community Improvements
  - Community Fund
  - Volunteer RWC
1. Consider: Updated Development Fees and Requirements

- **NEW FEES**
  - Affordable Housing

- **UPDATE EXISTING FEES**
  - Park Dedication
  - Transportation
  - Contact School District about impact fees

- **ADDITIONAL DEVELOPMENT REQUIREMENTS**
  - Percent for Art
  - Transportation Demand Management
2. Onsite Community Improvements

PLANS

- Inner Harbor
- El Camino Real

AREA SPECIFIC BENEFITS

- Affordable Housing
- Access to Bay
- Child care sites
- Shuttles and Transit
- Bike and Pedestrian Improvements
- Area Standard Wages During Construction
3. Community Fund

Way to collect funding for neighborhood and city-wide programs such as:

- Help replace “Human Services Financial Assistance” program
- Community and Arts Events
- Job Training and Apprentice Programs
- Afterschool Programs and Education Foundation
- Façade Improvements
- Shuttle Services
- Neighborhood Based Improvements (Community Gardens, etc)
Proposed Program Framework

Development Based: Community Benefits

- Fees & Requirements
- Onsite Community Improvements
- Community Fund
- Volunteer RWC
Business Participation

- Redwood City Companies could make general or specific contributions to the Community Fund. City would be the filter.
- “Volunteer Match” type program. Linking businesses and employees to non-profits that need volunteer hours.
Economic Constraints

- Project Costs (Land, Construction, permits etc.)
- Required Profit
- Available for Community Benefits

Community Benefits
Economic Constraints

Finite Amount dependent on:

- Economic Conditions
- Zoning Capacity & Certainty
- Balance between fees, onsite improvements and community fund.
Council Direction Tonight

- Does the framework miss anything?
- Requires a series of actions: what should staff prioritize?
- Should staff proceed with “nexus” studies and additional requirements (TDM, Percent for Art)?

www.redwoodcity.org/partnership