# TABLE OF CONTENTS

## I. BACKGROUND, ISSUES & GOALS

- Introduction ........................................ 1
- Precise Plan Background and Process .......... 2
- The Precise Plan Area ............................. 3
- Context and Surroundings ........................ 5
- Circulation and Transportation Conditions .... 7
- Existing Plans and Regulations .................. 8
- Precise Plan Issues and Goals .................... 11
- Bayfront Visioning Study .......................... 15

## II. DEVELOPMENT STANDARDS & URBAN DESIGN GUIDELINES

- Development Standards .......................... 22
- Land Use ........................................... 22
- Building Height & Setbacks ...................... 29
- Streets & Ways, Site Development, and Parking .. 35
- Urban Design Guidelines ......................... 42
- Building Orientation and Design ............... 45
- Open Spaces ....................................... 54
- General Site & Landscape Improvements ....... 57
- Special Locations .................................. 60

## III. CIRCULATION, TRANSPORTATION & CAPITAL IMPROVEMENTS

- Circulation Policies .............................. 63
- Transportation Policies ........................... 65
- Capital Improvements Policies ................. 67

## IV. IMPLEMENTATION

- Policy-Related Actions ......................... 72
- General Plan Consistency ....................... 72
- Relationship to Zoning Ordinance ............. 72
- Status of Vacant Sites and Buildings .......... 72
- Street Plan Lines .................................. 72
- Affordable Housing .............................. 73
- Administration .................................... 73
- Capital Improvements ......................... 75
- Financing & Maintenance of Capital Improvements .... 77
- Development Impacts, Monitoring & Phasing .... 77

## V. APPENDIX A

- Standards & Guidelines Reference Guide ....... 83

## VI. APPENDIX B

- City of Redwood City Project Conditions For Marina Shores Village ..................... 85
# LIST OF FIGURES

<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precise Plan Areas</td>
<td>4</td>
</tr>
<tr>
<td>Inner Bayfront Context</td>
<td>6</td>
</tr>
<tr>
<td>General Plan</td>
<td>8</td>
</tr>
<tr>
<td>Zoning</td>
<td>9</td>
</tr>
<tr>
<td>Bayfront Study Land Use Concept</td>
<td>16</td>
</tr>
<tr>
<td>Bayfront Study Streets &amp; Ways Concept</td>
<td>18</td>
</tr>
<tr>
<td>Bayfront Study Urban Design Concept</td>
<td>20</td>
</tr>
<tr>
<td>Land Use Plan Area</td>
<td>23</td>
</tr>
<tr>
<td>Building Height &amp; Massing</td>
<td>31</td>
</tr>
<tr>
<td>Setbacks/Build-To Lines</td>
<td>34</td>
</tr>
<tr>
<td>Blomquist Roundabout Concept</td>
<td>36</td>
</tr>
<tr>
<td>Outer Esplanade Plan Concept</td>
<td>38</td>
</tr>
<tr>
<td>Urban Design Concepts</td>
<td>43</td>
</tr>
<tr>
<td>Concept Development Illustration</td>
<td>44</td>
</tr>
<tr>
<td>Circulation Improvements</td>
<td>64</td>
</tr>
</tbody>
</table>