

## TASK FORCE MEETING #3 SUMMARY

### CITY OF REDWOOD CITY INNER HARBOR SPECIFIC PLAN

*Tuesday, July 23, 2013 | 7:00 P.M. – 9:30 P.M.  
Seaport Conference Center, 459 Seaport Court, Redwood City, CA 94063*

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#### TASK FORCE MEMBERS IN ATTENDANCE

Jeff Birdwell, Bair Island Aquatic Center  
Mike Brown, Docketown Property Owner Representative  
Amy Buckmaster, Redwood City San Mateo County Chamber of Commerce  
Orlene Chartain, Docketown Resident  
Rich Ferrari, Ferrari Property Representative  
Mike Giari, Port of Redwood City  
Greg Greenway, Seaport Industrial Association  
Shelli Haaf, State Lands Commission Representative  
Melissa Hippard, Greenbelt Alliance  
Dave Holland, San Mateo County Manager's Office  
Chris Mann, Granite Rock  
Carole Wong, Redwood City Resident

#### I. WELCOME AND INTRODUCTION

Laura Stetson of MIG (consultant to the City) welcomed Task Force members and the approximately 35 members of the public attending the meeting. This meeting was the third in a series of meetings to develop a specific plan for the Inner Harbor area of Redwood City. Ms. Stetson outlined the agenda, which included a public comment period, a presentation by MIG's Matthew Gaber on exemplary small-scale waterfront developments in the U.S, presentations by Task Force members on design ideas for the Inner Harbor, and discussion of next steps.

#### II. CONSULTANT PRESENTATION: WHAT MAKES GREAT WATERFRONT PLACES II

Mr. Gaber delivered a presentation on project precedents that could serve as a model for Redwood City's Inner Harbor, focusing on smaller-scale developments (relative to the examples provided at the second Task Force meeting). The four examples covered in the presentation were Lake Union, Seattle, Washington; South Pier District, Sheboygan, Wisconsin; Dana Point Harbor, Dana Point, California; and RiverPlace, Portland, Oregon.

- Spread out over approximately 580 acres, **Lake Union** is notable for the re-use of historic buildings and range of residential uses, including live-aboard watercraft, light industrial uses and office uses. The lake also features convenient access for human-powered watercraft like kayaks.
- The **South Pier District in Sheboygan** is located on a 42-acre brownfield site formerly used to store coal, salt, fertilizer, and petroleum. It now features a variety of residential uses, a waterfront promenade, walking trails, and a large-scale hotel anchored by surrounding restored dunes.
- **Dana Point Harbor** spans approximately 280 acres and is the site of the Ocean Institute. Dana Point Harbor has a very active marina with boat launches and visitor parking lots. It also integrates marine artifacts into the design of public spaces.

- **RiverPlace** covers 73 acres of vacant/underutilized riverfront and features a promenade and open spaces. It was the recipient of the EPA Phoenix Award for Outstanding Brownfield Redevelopment.

A member of the Task Force stated the Baltimore Inner Harbor as another model for Redwood City to consider. It provides a mix of activities and makes strong use of restored historic ships and submarines.

### III. TASK FORCE MEMBER PRESENTATIONS<sup>1</sup>

Melissa Hippard delivered a presentation on “Ideas for the Inner Harbor: Balancing Restoration, Recreation and Development.” She first advised that the Task Force have guiding principles in place for decision-making moving forward in the Specific Plan effort. Ideas to consider include:

- Recognizing the Inner Harbor as Redwood City’s “front yard,” serving a function similar to Courthouse Square as a community focal point and gathering place
- The potential for allowing transfer of development rights to allow for protection of natural resource areas
- Connectivity and complementary uses to Downtown

After providing visual examples for how to promote connectivity, Ms. Hippard focused on her central points: consider the health of the bay, use green infrastructure where possible, and leverage existing uses. She also reminded the Task Force that urban uses can be compatible with harbor design and in many instances help enhance the user experience. The City of Sausalito has a great balance of uses and connectivity with nature, and she also discussed Shoreline Park in Mountain View. Shoreline Park was originally a refuse landfill but has been converted into a park using property tax financing.

Greg Greenway followed with a presentation on exemplary waterfronts in Alameda, Ventura, and Portland.

- Given the geographic and spatial similarities between the Alameda waterfront and the Redwood City Inner Harbor, it is useful to point out Alameda’s strongest attributes. Parking at Alameda is accessible but not intrusive on the natural surroundings or the user experience. Beach and waterfront access trails are marked and easily accessible. The Alameda waterfront has a dedicated bird sanctuary and educational component. Mr. Greenway introduced the concept of the “kissing quotient” and stressed the importance of providing a comfortable and even romantic spots for people to enjoy.
- The area just north of the San Buenaventura State Beach in Ventura makes good use of its pier with visitor service commercial uses; it also calls attention to the area’s and city’s history with well-placed informational markers about the Chumash and the history of coastal commerce. Playground equipment provides an inviting environment for the whole family; the kissing quotient is also well fulfilled here. One drawback is that the U.S. 101 separates downtown Ventura from the waterfront.
- Unlike in Ventura and Redwood City, freeways and roadways do not interfere with Portland’s waterfront activities. Portland’s spaces maximize their utility and accommodate concerts, farmers’ markets, museums, and comfortable people-watching. Walking trails and paths make for easy pedestrian connections. Portland waterfronts also benefit from iconic design and imagery.

Mr. Greenway summed up his presentation with a number of key takeaways from the defining characteristics of successful waterfronts:

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<sup>1</sup> This summary reflects the presentations, opinions of, and comments made by Task Force or community members. Task Force and community members are responsible for the accuracy of their presentations and statements.

- Places for people
  - Families
  - Children
  - Couples
- Touch the Water
  - Beach
  - Wind Craft
  - Paddle Craft
- Gathering Places
  - Food
  - Music
  - Markets
- Accessibility
  - Ramps
  - Transit
  - Parking
- Infrastructure
  - Dredging
  - Maintenance
  - Utilities
- Places for Creatures
  - Birds
  - Sea life
  - Pets
- Views
  - Pier
  - City
  - Industry
- Connection to City
  - History
  - Education
  - Identity
- Proximity
  - Homes
  - Downtown
  - Freeway
- Day and Night
  - Attractions
  - Lighting
  - Safety
- Green Space
  - Trees
  - Grass
  - Shade
- Recreation
  - Sports
  - Boats
  - Fishing
- Mobility
  - Walking
  - Wheels
  - Water
- Sanitation
  - Bathrooms
  - Trash Cans
  - Dogs/Geese

Mr. Greenway noted the importance of developing active places that can also be quiet places, and to recognize the equal importance of meeting the needs of both locals and tourists. He concluded by calling out caveats to these recommendations and features, including sea level rise, earthquakes, and availability of revenue.

Orlene Chartain followed with a presentation on “The Wonders of Sausalito.” She first revisited the core values held by many Redwood City residents:

- Keep a floating community in the Inner Harbor
- Consider adaptive development where possible
- Improve connectivity with Downtown
- Preserve city history
- Preserve the waterways
- Be a destination for both locals and visitors

Ms. Chartain touched on the history of the Sausalito community, including how it overcame strife to balance tourist uses with watercraft residents. Sausalito is now an iconic community regarded for the aesthetically pleasing and eco-friendly design of its many floating homes, availability of affordable housing, parks, and public events.

Rich Ferrari gave his presentation on “Inner Harbor Precise Plan Ideas.” The key is to understand community interests and build on assets, including industrial. Mr. Ferrari suggested creating multiple use destinations along the waterfront and to explore better connections of these destinations along the

waterfront. It is critical to maximize opportunities for public access and create a strong balance between environmental and human needs. He presented three examples of waterfronts with favorable elements:

- Darling Harbor, Sydney, Australia – features excellent public access along the water edge and multiple use destinations connected by public access
- Wards Cove, Seattle, Washington – offers a diverse mix of floating homes, office buildings, and housing and design elements like decks built out over the water
- Alameda Estuary – raises the possibility of viewing floating home communities through the lens of mixed-use development

Jeff Birdwell presented a number of photographs of boathouses along the Charles River in and near Boston that illustrated great connections to the water. He described the “Community Rowing” facility which is a boathouse and program supported by a public/private partnership offering members and the public opportunities to enjoy human-powered watercraft on the Charles River. He also noted that the Charles River facilities are highly varied in design and create unique nodes of interest along the river, including structures of historic significance. The idea of highlighting Redwood City’s history in the Specific Plan area should be considered. He noted that the Sea Shadow (a World War II-era ship now mothballed nearby) was built in Redwood City and is an example of the type of vessel that would be of interest to the community as a focal point of the study area.

Task force members briefly discussed the presentations and the following considerations:

- Consider the waterways holistically: for example, the waterways in and near the plan area appear to have connected across Seaport Boulevard historically. The tidal flow and prism of water can be improved by reestablishing these connections.
- The plan area, and especially the water portion, should be considered in layers of what can and cannot be done; issues of concern include water depth, jurisdictional authority, easements, etc.
- A deep technical understanding of each property is needed.

#### **IV. PUBLIC COMMENT**

During the public comment period (held both prior to and after the presentations), members of the public shared additional thoughts on a variety of themes related to the vision for the Inner Harbor. Many of these comments and ideas were also captured on the wallgraphic that appears on page 6.

##### *Recreation*

- Accommodate land sports.
- Accommodate public events such as waterfront oriented festivals.

##### *Accessibility*

- Maximize public access.
- Improve bike access.
- Take advantage of Seaport parking on weekends.
- Provide water or other connection across Seaport Boulevard.

##### *Environment*

- Consider the El Nino effect and the “King Tide.”
- How will the police station and jail be affected by sea level rise?
- Look again at the Ijburg, Amsterdam example.
- Don’t forget the land. Swap city lands?
- The bay is expanding; use it.

- Remove the “berm” at the Ferrari property and open it to tidal waters.

#### *Planning*

- Plan for compatibility with industrial: it's essential to bay area businesses.
- Will these lands be submerged?
- Incorporate Cargill property into the planning process.
- Consider/plan opposite side of Highway 101 too (for Transfer of Development Rights, or TDR).
- TDR could help protect the waterside for recreation and environmental restoration.
- How do we account for the presence of jail and police station from design and use standpoint?
- Make this Redwood City's front yard and green space.
- Expand – not replace – housing opportunities.

#### **V. NEXT STEPS**

Ms. Stetson closed by thanking the Task Force and community members for attending. The fourth Task Force meeting is tentatively scheduled for October. The City and consultant team will be spending the intervening time preparing technical reports that will inform the decision-making process.

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**REDWOOD CITY  
INNER HARBOR  
TASK FORCE MTG. #3  
JULY 23, 2013**

- THE WONDERS OF SAUSALITO**  
BUT FIRST, WHAT IS IMPORTANT TO RWC?
- HOMES
  - CONNECTION TO DOWNTOWN
  - PRESERVING HARBOR HISTORY
  - PROTECT WATERWAYS
  - BE A DESTINATION
  - HOMES ON THE WATER
- NEED LOOK AT SAN ANTONIO
- ✓ OVERCAME STRIFE TO BALANCE TOURIST USES WITH LINEBOARDS
  - ✓ AFFORDABLE HOUSING
  - ✓ PARKS & PUBLIC SPACES/EVENTS
- RAINING**
- BE ECO-FRIENDLY
  - "FLOW" WITH SLR
  - CLEAN THE CREEK

- IDEAS FOR THE INNER HARBOR**
- BALANCE RESTORATION, RECREATION & DEVELOPMENT → MAKE SURE THE TASK FORCE HAS GUIDING PRINCIPLES FOR DECISION-MAKING
  - RECOGNIZE CONNECTIVITY & SURROUNDINGS
  - IMPORTANT: ECONOMICS & DESIGN
  - BAY HEALTH IS A CONSIDERATION
  - USE GREEN INFRASTRUCTURE
  - RECREATION !!
  - LEVERAGE EXISTING USES
  - URBAN USES CAN BE COMPATIBLE
  - SAUSALITO HAS GREAT BALANCE
  - SHORELINE PARK, MOUNTAIN VIEW
    - FINANCED WITH TAX DISTRICT
    - NATURE & PEOPLE ACCOMMODATED
  - CONSIDER USE OF TDR

- CONSIDER EL NIÑO EFFECT (THE "KING TIDE")

**MORE IDEAS!**

**ALAMEDA**

- ✓ BRING ON THE FERRY
- ✓ MANY SIMILARITIES TO RWC
- ✓ PARKING: ACCESSIBLE BUT NOT INTRUSIVE
- ✓ BEACH & WATERFRONT ACCESS
- ✓ CONSIDER THE "KISSING QUOTIENT"
  - ROMANTIC & COMFORTABLE
- ✓ BIRD SANCTUARY / EDUCATION

- MAKE THIS RAIN'S FRONT YARD A GREEN SPACE  
- LOOK AGAIN AT SOURCE EXAMPLE

- HOW WILL POLICE STATION & JAIL BE AFFECTED BY SLR?

**VENETA**

- ✓ PIER
- ✓ CHILDREN'S PLAY SPACE
- HERE TOO!!
- ✓ HWY 101 SEPARATES DOWNTOWN FROM WATERFRONT

**PUBLIC INPUT**

- DON'T FORGET THE LAND: SWAP CITY LANDS?
- THE BAY IS EXPANDING; USE IT
- HOW DO WE ACCOUNT FOR PRESENCE OF JAIL & POLICE STATION FROM DESIGN & USE CONSIDERATIONS?
- TAKE ADVANTAGE OF SEAPORT PARKING ON WEEKENDS

- MAXIMIZE PUBLIC ACCESS
- EXPAND - NOT REPLACE - HOUSING OPPORTUNITIES
- IMPROVE BIKE ACCESS
- PLAN FOR COMPATIBILITY WITH INDUSTRIAL: IT'S ESSENTIAL TO BAY AREA BUSINESSES
- WILL THESE LANDS BE SUBMERGED?
- ACCOMMODATE LAND SPORTS
- INCORPORATE CARGILL PROPERTY IN ADO PLANNING PROCESS

- CONSIDER/PLAN OPPOSITE SIDE OF HWY 101 TOO (FOR TDR)  
- WATER OR OTHER CONNECTION ACROSS SEAPORT OUID

**EXAMPLES FROM THE LIS**

**LAKE UNION, SEATTLE, WA**

- > LINEBOARD WATERCRAFT
- > REUSE OF INDUSTRIAL BLDGS: ADAPTIVE
- > GREAT ACCESS FOR KAYAKS
- SOUTH PIER DISTRICT, SHEBOYGAN, WI.
  - > LOTS OF RESIDENTIAL
  - > WATERFRONT PROMENADE
  - > LARGE-SCALE HOTEL WITH SURROUNDING RESTORED DUNGS

**DANA POINT HARBOR**

- > ORANGE CO. OCEAN INSTITUTE
- > VERY ACTIVE MARINA
- > DESIGN: INTEGRATION OF MARINE ARTIFACTS

**RIVERPLACE, PORTLAND**

- > GREAT PROMENADE & OPEN SPACES

**BALTIMORE INNER HARBOR**

- > RESTORED HISTORIC SHIPS/SUBMARINES

**PORTLAND**

- ✓ FREEWAY DOESN'T INTERFERE
- ✓ OUTDOOR ENTERTAINMENT VENUE
- ✓ MUSEUM
- ✓ EASY PEDESTRIAN CONNECTIONS
- ✓ ICONIC DESIGN & IMAGERY

SEE TAKE-AWAYS FROM THE PRESENTATION

**DEALING WITH FERRARI PROPERTY**

- FIND OUT COMMUNITY INTERESTS
- BUILD ON ASSETS, INCLUDING INDUSTRIAL
- START SMALL TO MAKE BIG CHANGES
- EXAMPLES
  - DARLING HARBOR (SYDNEY, AU)
  - WARDS COVE, SEATTLE
  - DECKS EXTEND INTO WATER
  - ALAMEDA ESTUARY

- EXPANDED ROWING CENTERS

- ✓ ABILITY TO TOUCH THE WATER
- ✓ GATHERING PLACES

