AGENDA

- Inner Harbor Planning Area Overview
- Opportunities and Constraints
- Workshop Format
INNER HARBOR PLANNING AREA
OVERVIEW

Inner Harbor Specific Plan
Community Workshop, February 11, 2014
Why Plan? Why Now?

- Inner Harbor is an asset for the entire community
- Implement General Plan policy
- Create a special waterfront place
- Improve Bay Trail continuity
- Build on Downtown’s success
- Address potential impacts of sea level rise
- 101/84 interchange planning underway
Specific Plan Will Address:

- Vision
- Allowed uses of land and water
- Open spaces
- Mobility: pedestrians, cyclists, boats, cars, trucks, trains
- Infrastructure
- Standards for development and design
- Implementation and financing
General Plan Designations

General Plan Land Use (2013)
- MU-WF: Mixed Use - Waterfront Neighborhood (40 DU/AC Max.)
- LI: Industrial - Light (0.60 FAR Max.)
- IP: Industrial - Port Related (0.50 FAR Max.)
- PF: Public Facility
- OS: Open Space - Preservation
- OS-SFB: Open Space - San Francisco Bay

Project Boundary

Inner Harbor Specific Plan
Community Workshop, February 11, 2014
OPPORTUNITIES AND CONSTRAINTS
Biological Resources

Figure 5 - Biological Habitat Areas

Legend:
- Inner Harbor Study Area
- Freshwater Emergent
- Redwood Marsh
- Riparian
- Railroad

Source: ESA, 2012; Microsoft Bing, 2010 (Merah)
“Green” Infrastructure and Habitat

Inner Harbor Specific Plan

Figure C.3 - Dual Use Storm Water Management and Habitat Facilities

LEGEND
- Possible Dual Use Facility Location
- Inner Harbor Study Area

Data sources: City of Redwood City GIS, EM Data and Maps

Redwood City Future

M I G
Sea Level Rise Projections Using 2000 as the Baseline Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Emission Scenario</th>
<th>Average of Models</th>
<th>Range of Models</th>
</tr>
</thead>
<tbody>
<tr>
<td>2030</td>
<td>All</td>
<td>18 cm (7 in)</td>
<td>13-21 cm (5-8 in)</td>
</tr>
<tr>
<td>2050</td>
<td>All</td>
<td>35 cm (14 in)</td>
<td>20-42 cm (8-17 in)</td>
</tr>
<tr>
<td>2070</td>
<td>Low</td>
<td>60 cm (24 in)</td>
<td>40-79 cm (16-32 in)</td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>80 cm (31 in)</td>
<td>51-95 cm (20-38 in)</td>
</tr>
<tr>
<td>2100</td>
<td>Low</td>
<td>161 cm (64 in)</td>
<td>70-112 cm (28-44 in)</td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>240 cm (94 in)</td>
<td>95-150 cm (37-59 in)</td>
</tr>
</tbody>
</table>

California Ocean Protection Council (COPC, 2003)

Sea Level Rise Projections Relative to Year 2000 Incorporating Vertical Land Motion

<table>
<thead>
<tr>
<th>Year</th>
<th>Projection A1B Scenario</th>
<th>Range (0) and A1FI Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>2050</td>
<td>14.4 cm (5.7 in)</td>
<td>4.2 - 24.7 cm (1.7 - 14.7 in)</td>
</tr>
<tr>
<td>2050</td>
<td>17.3 cm (6.8 in)</td>
<td>12.5 - 40.6 cm (4.9 - 16.0 in)</td>
</tr>
<tr>
<td>2100</td>
<td>21.9 cm (8.6 in)</td>
<td>12.4 - 66.4 cm (4.9 - 41.5 in)</td>
</tr>
</tbody>
</table>

National Research Council (NRC, 2010)

Figure 8 - Areas Subject to Daily Inundation

Sea Level Rise

Source: California COPC, 2010; NRC, 1997; Microsoft Bing, 2011 (Aerial)
AIR QUALITY CONSTRAINT
NOISE CONSTRAINT
70 dba
Accommodating Pedestrians
Transit Access
Economic Considerations

- Local unemployment rate of 5.3% is low
- City has proven ability to attract a diverse residential population
- Office vacancy is 10%, considered healthy
- Market demand exists for upper end hotel (100 to 200 rooms total)
- Recreation demand?
WORKSHOP FORMAT
Open House

Four Stations:

- Guiding Principles
- Land Use
- Mobility
- Plan Alternatives