

TASK FORCE MEETING #7 SUMMARY

CITY OF REDWOOD CITY INNER HARBOR SPECIFIC PLAN

*Tuesday, February 25, 2014 | 7:00 P.M. – 9:30 P.M.
Seaport Conference Center, 459 Seaport Court, Redwood City, CA 94063*

I. WELCOME AND INTRODUCTION

Laura Stetson of MIG (consultant to the City) welcomed Task Force members and the approximately (x) members of the public attending the meeting. This meeting was the seventh in a series of meetings to develop a specific plan for the Inner Harbor area of Redwood City. To begin the meeting, Ms. Stetson reviewed the previous Task Force Meetings and presented an agenda outline. The agenda included property owner presentations that enabled land owners to present perspectives on land use in regard to the specific plan. Following the property owner presentations, the Task Force, MIG consultants and City Staff worked to refine the Guiding Principles that will serve as a tool to guide the remainder of the specific plan development process. The meeting concluded with a second public comment period.

II. PUBLIC COMMENT I

During the first public comment period, members of the public shared thoughts and concerns related to the vision for Inner Harbor.

- Clarification of water quality
- Dredging is assumed
- It is not established in the law that mixed use residential marina is not in public trust
- Improved walkways
 - Specifically, connect Inner Harbor to Downtown
- Define architectural identity and avoid cold, steel buildings
 - Architecture should enhance natural area
- The three alternatives are early ideas with various approaches to sea level rise
 - Alt 1. Bull doze
 - Alt 2. Create a hard barrier or dike
 - Alt 3. Freeboard - incorporate mobile and temporary structures, build adaptive structures
- Preserve Historic Tank at Docktown - symbol of RWC
- Consider SLR – create strategies to deal with tidal storm and other surges
- Additional research needs to be done for proper jurisdictional oversight
- Buffer between 101 and residential designations?

III. PROPERTY OWNERS' PRESENTATIONS

Several Inner Harbor property owner representatives shared thoughts on their land in its relation to the specific plan.

Jay Paul Harbor View Place - presented by Tim Gilman

- 5 buildings, each 10-stories
- Amenities include: active recreation center, green roof, amphitheatre for Harbor View Place employees
- Structured and surface parking
- 45 feet of frontage on Blomquist - potential frontage road
- Community benefit: active or passive open space

Granite Rock - presented by Chris Mann

- Hot mix asphalt and concrete ready - mix on Blomquist
- Spur holds empty cars for aggregate
- Trains come nightly

San Mateo County Jail – presented by Gail Rabbe

- Jail will open in 3 stages
 - 1st stage – 128 inmates
 - 2nd stage – 526 inmates
 - 3rd stage – 768 inmates
- Visitations will take place via video from the Maguire facility
- Releases will be scheduled to take place at the Maguire facility
- Access to the San Mateo County Jail facility will be via Blomquist

1548 Maple - presented by Mike Brown

- Owners have no interest in operating the marina
- Market for residential
- Potential land swap with City
- Create a regional destination
- Develop a space that is active at night
- Optimize commercial interests
- Maintain Docktown where it currently resides
- Continue and enhance waterfront use
- Improve marina
- Incorporate promenade, create a pedestrian connection to Downtown
- Optimize commercial interests

Ferrari property – presented by Bill Ferrari

- Presented diagrams of different floating community configurations

- Used full 21 acre site
- Difficult to develop just a portion of property - needs to be 120 units
- Plan incorporates sufficient surface parking

City - presented by Bill Ekern

- Underpass pedestrian connection
- Dredging of creek

III. GUIDING PRINCIPLES DISCUSSION

The Task Force discussed the Guiding Principles vision and themes that will ultimately inform the Inner Harbor Specific Plan.

- Need to differentiate Redwood City and create a regional destination.
- Circulation has no linkage - address circulation comprehensively
- Rejuvenate Bay Trail connection
- Reduce Guiding Principles to just the themes
- Add Sea Level Rise to themes
- “Create and preserve floating communities”
- “Unique, vibrant destination neighborhood on the Bay”
- Include terminology addressing safety
- “Value and enhance natural environment”
- Preserve and celebrate Redwood City’s history
- Needs a stronger recreation statement
- “Connect” to waters edge

IV. PUBLIC COMMENT II

During the second public comment period, members of the public shared thoughts and concerns related to the property owners presentation and the guiding principles discussion of the Inner Harbor.

- Potential for BIAC presentation
- Inclusion of Women’s Shelter in discussion
- Downtown is our living room, Inner Harbor is our backyard
- Opportunity for living laboratory of SLR adaptation

V. NEXT STEPS

Ms. Stetson closed by thanking the Task Force and community members for attending. The eighth Task Force meeting agenda will span over two dates - March 11th and 25th.