

# TASK FORCE MEETING #11 SUMMARY

## CITY OF REDWOOD CITY INNER HARBOR SPECIFIC PLAN

*Wednesday, April 16, 2014 | 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, Docktown Property Owner Representative  
Jim Dudley, Redwood City Parks and Recreation Commissioner  
Rich Ferrari, Ferrari Property Representative  
Mike Giari, Port of Redwood City Representative  
Greg Greenway, Seaport Industrial Association Representative  
Shelli Haaf, State Lands Commission Representative  
Melissa Hippard, Greenbelt Alliance  
Peggy Jensen, County of San Mateo Representative  
Gail Raabe, Redwood City Resident  
Carole Wong, Redwood City Resident

### **I. Welcome and Introduction**

Lisa Brownfield of MIG (consultant to the City) opened the meeting and welcomed the Task Force members and approximately 25 members of the public who were in attendance to the meeting. This was the eleventh Task Force meeting, aimed at developing a specific plan for the Inner Harbor area of Redwood City. Ms. Brownfield reviewed the agenda with the Task Force. The meeting agenda included: a public comment period, a period of individual Task Force members' comments on a set of topics, the confirmation of a plan scenario, and next steps. The five topic areas for Task Force comments included: 1) Open Space and Recreation: Types and Definitions; 2) Water-Oriented Recreation; 3) Floating Communities; 4) Development Density and Intensity; 5) Blomquist Street. The plan scenarios depicted uses and circulation connections. At this session, the Task Force was charged with utilizing their levels of agreement to confirm a preferred scenario. The meeting concluded after a brief overview of next steps for the project, led by Ms. Brownfield.

### **II. Public Comment**

After the Introduction, the floor was opened for a public comment period to allow members of the public to share their comments, concerns, and ideas in relation to the Inner Harbor Plan. The comments mainly revolved around: 1) Floating homes and access to the water; 2) the marina; 3) park space and recreation; 4) and land and water uses. Members of the public expressed the following:

## **Floating Homes and Water Access**

- Expressed belief that portions of Docktown are not on State Lands Commission (SLC) territory
- Supported maintaining Docktown as an affordable housing option; believed that living on a boat is a lower-impact way of living
- Suggested by multiple individuals during public comment: grandfathering Docktown
  - As a way of maintaining and supporting affordable housing, lowering footprint
  - Grandfathering and relating it to San Francisco Bay Conservation and Development Commission (BCDC) precedents
- Suggested keeping Docktown in its current location as a tenet citing Guiding Principle #6
- Relayed concern that moving Docktown will destroy the local ecosystem; noticed various species of animals departed during construction of One Marina
- Proposed idea of opening water for public water promenade with boathouses to protect boats (e.g. the BIAC inventory of shells and other human-powered watercraft) without fencing
- Expressed desire to get public access in the water

## **The Marina**

- Suggested keeping marina in its current location and expanding existing infrastructure (e.g. existing launch, etc.); stewards of creek have cleaned it
- Commented that Steinberger Slough needs dredging to establish a marina
- Expressed concern that a visiting professional cannot use berth at Docktown for his personal watercraft
- Shared difficulty experienced when trying to temporarily relocate houseboat; several spaces closed in marinas; expressed desire for processes to be made easier for boaters

## **Park Space and Recreation**

- Expressed concern that recreation was allocated too much space
- Suggested park space begin at the freeway (in reference to scenario A)

## **Land Use**

- Expressed desire for Task Force to allow Jay Paul Co. project to be studied further. Believes project is prepared to provide public benefits to address traffic mitigation, funding a park, preserve view corridors, and other benefits critical to achieving density
- Provided comments on land use scenarios: taller buildings to preserve open space; 40% open space preferred; would like a lush, green, usable project; public pedestrian and bike pathways
- Expressed preference for combining scenario A and B, maintaining focus on public access and open space
- Expressed preference for scenario A with the following concerns: if very little water frontage planned for a waterfront park, and wetlands are being acknowledged as wetlands, there is concern for having them taken away; does not consider walkway

along Redwood Creek as a park; supports pedestrian/ bike bridge, but expressed concern for Blomquist extension

### **III. Task Force Member's Individual Comments on Five Topics**

After the public comment period's conclusion, Ms. Brownfield provided an overview of two land use/mobility concepts for the Inner Harbor Specific Plan area. The overview included a map of each concept, which outlined proposed land uses, roads, and trails. Ms. Brownfield also reviewed comments from the Task Force collected during meeting #10. Each task force member was then allotted three to four minutes to speak on the scenarios and specifically asked to provide comment on the following five topics:

- 1) Open Space and Recreation: Types and Definitions
- 2) Water-Oriented Recreation
- 3) Floating Communities
- 4) Development Density and Intensity
- 5) Blomquist Street

Members provided comment one by one. A summary of comments, organized by Task Force member, is included below:

#### **Member Amy Buckmaster (written comments submitted for Task Force consideration)**

- Stated RCIH Vision to create specific plan opportunity per the Vision
- Preferred Scenario A because:
  - Provides adequate access to water
  - Responds to how the Task Force has discussed floating community
  - Lets consultant determine details of the vision
  - Plan area needs both active/passive space
  - Supports development
  - Inner Harbor as a gem

#### **Member Orlene Chartain (comments submitted as a PowerPoint presentation for Task Force consideration)**

- Separate wetlands from recreation
- Protect wetlands and wildlife
- Do not upset current balance
- Balance active/passive recreation space
- Preserve floating community, keeping it affordable and strong
  - In three locations: Ferrari Property Slough, and Redwood Creek
- Maintain a floating community on Redwood Creek as stewards of the creek
- Develop in scale with context
- Include transit
- Work with State Lands Commission to grandfather the Docketown floating community on Redwood Creek

#### **Member Chris Mann (written comments submitted for Task Force consideration)**

- Agreed with Scenario B's access to water
- Preferred Scenario A because it meets the following criteria:
  - Density/ intensity balance

- Jay Paul Co. + Mike Brown
- Includes community facilities
- Includes active and passive recreation
- Includes open Space component
- Includes Blomquist improvement
- Addresses SLR rules
- Maximizes public access to water
- Accommodates floating community, though not necessarily Docktown
- Supports the shelter

#### **Member Greg Greenway**

- Wants connectivity, circulation, safety, emergency access for Blomquist
  - Cars/ trucks/ bikes separated
  - Blomquist as destination, not throughway
- Believes Walnut is key for connectivity; crossover
- Agreed with development intensity in Scenario A
- Supports that shelter should be allowed to remain until it can be relocated
- Agrees with waterfront as presented in Scenario A
- Supports floating community at Ferrari
- Seeks balance of active/ passive recreation

#### **Member Rich Ferrari**

- Supports combining Scenarios A and B
- Advocates making waterfront available to the public
- Supports developer footing the bill for various public benefits
- Seeks balance to satisfy Guiding Principles
- If Ferrari land remains a wetland, needs major revitalization
- Move floating community to Ferrari
- Connect Maple

#### **Member Peggy Jensen**

- Appreciates shelter acknowledgement
- Supports fostering a healthy community
  - Supports active/ passive recreation
  - Supports BIAC
- Provide adequate space for floating community
- Exemplary plan for addressing sea level rise
- Higher density housing to include affordable housing units

#### **Member Mike Brown**

- City cannot plan a park on private property
- Supports ball fields and private use
- Supports open space that provides passive/ active uses
- Does not support bisecting land; Scenario A's alignment for Blomquist Street and a Walnut overcrossing bisects County land which devalues the land; preserve the value of that land for future buyer

#### **Member Jeff Birdwell**

- Make water's edge public

- Encourage and grow human powered boat culture
- Create security using boat houses rather than fences
- Create indoor storage spaces
- Believes Shelter is important
- Wishes economic opportunity to mirror public benefit
- Docktown is a visual icon that should not be moved; residents are spectacular stewards of Redwood Creek

#### **Member Carole Wong**

- Supports Scenario A
  - Supports Docktown per Orlene's suggestion; open water's edge
  - Supports mixed use, education, BIAC
- If floating community is on Ferrari
  - Provide transition time to allow for moving residents of Docktown
  - Would like new floating community plan
  - 15% affordable housing, live aboards, etc
- Supports footprint of Scenario B with development of Scenario A
- Supports mixed use North of Maple

#### **Member Melissa Hippard**

- Greenhouse gas (GHG) reductions; increase standards
- Prioritize bike/ pedestrian mobility
- Prioritize water access and human-powered boats
- Jay Paul Co. project shared parking ; providing right thing in right place to maximize effectiveness
- Concerned about Chestnut; not great for bikers. Consider safety
- Restore wetlands
- Consider bay function
- Prioritize preventing displacement

#### **Member Jim Dudley**

- Supports scenario A
- Advocates for open space and recreation including water-oriented and active recreation with the provision of playfields
- Supports linkages to Bay Trail
- Supports having two soccer fields/ lacrosse fields for organized sports
- Believes floating community is in a good location; relocate
- Supports development with traffic mitigation
- Supports shelter
- Believes transit should be included

#### **Member Gail Raabe**

- Would like to be able to provide input beyond a three minute public comment period (Ms. Rabbe was allowed an extended period to allow for her to share all of her prepared comments)
- Supports active recreation for fields – soccer fields could be at the Malibu property, or a practice field could be located back from the water and could also be used for staging BIAC events. More parkland is needed in Plan – use park in-lieu fees.

- Existing wetlands and future wetlands restoration areas are not mapped in either scenario – this is a prime concern that disregards the significance of these areas consideration of jurisdictional issues
  - Supports the Ferrari property to be maintained as wetlands with a perimeter walking/biking trail
- Enhance natural shore
- Does not support Scenario A or B; they would both require approval from the Army Corps, which may not be likely
- Would like follow up information to be provided on transfer development rights because residential development on tidal plain away from transit is not a good idea
  - If transfer of development rights cannot apply to housing, then have housing on land side of Blomquist Street and protected from sea level rise
- Proposes a new scenario (Scenario C) that includes wetlands on Ferrari property and floating homes on Redwood Creek with public access points to water
  - Preserving the view corridor of the Inner Harbor from 101, and of the hills from the Inner Harbor is important
  - Maintaining building height compatibility with bayfront is important – below 5 stories
  - Concerned about height and traffic from Jay Paul proposal – maintain existing land use/zoning and height of 75 feet. Trolley should have a feasibility study to ensure it won't need to be subsidized
  - Floating community on Redwood Creek/Steinberger; believes it is better to work with SLC on legislation and not assume Army Corps will issue permit for marina that involves permanent loss of wetlands

#### **Member Mike Giari**

- Open Space, Recreation Types and Definitions
  - Waterfront public access along Redwood Creek/ Inner Harbor waterfront from new Blomquist bridge to Granite Rock
  - 50-100 ft. wide public access, landscaping, gradual slope to water
  - Expanded access area and other amenities at Redwood Creek/ Steinberger Slough juncture (near launch ramp location)
  - Open space designation between Police Station and Steinberger Slough should include wetlands improvement/enhancement
- Water Oriented Recreation
  - Locate water oriented recreation along Steinberger Slough from end of Granite Rock, with as much waterfront access needed to accommodate rowing, paddling, kayaking (human powered boats)
  - Consider possible weekend/overflow parking at Malibu offices
- Floating Community
  - Supports floating community on the Ferrari property in the area closest to Seaport Center and Seaport Blvd.
  - Parking would be on Upland property between existing wetlands and Seaport Blvd.
- Development and Density
  - Malibu Site: Office development could be higher, but not more so than County jail
  - View corridors in Scenarios A and B need better planning
  - Include small retail/ service area at corner of Malibu site next to railroad tracks

- Blomquist Extension
  - Supports extension; badly needed for better access to Inner Harbor; traffic flow, and safety/emergency response
  - Include adequate bike lanes
  - Consider soundwall in relationship to type of development behind the Police station
  - More information is needed on improvements to Maple Street overpass (which is badly needed) in order to determine impacts on Blomquist

**SLC Representative**

- Supports Scenario A
- Floating community is inconsistent with the Trust and does not benefit the public
- Supports scenarios and implementation approaches that improve public access to Trust lands (e.g. cited the BIAC presentation of a floating dock for public access along the slough as consistent with this intention)

**IV. Task Force Confirmation of Plan Scenario**

After the Task Force provided their comments, the agenda then moved into the confirmation of the plan scenario agenda item. Ms. Brownfield explained the six levels of agreement that Task Force Members would use to cast their vote for the confirmation of the plan scenario. Those levels of agreement are:

- 1) Unqualified “yes” to the decision.
- 2) Decision is perfectly acceptable. Best of real options that are available to Task Force.
- 3) Can live with the decision; not especially enthusiastic about it.
- 4) Do not agree with the decision but willing to support because trust the group’s wisdom.
- 5) No clear sense of unity in group. Need to do more work before mutual agreement can be reached.
- 6) Do not agree with the decision. Need to register my disagreement.

The results of the roll call vote on Scenario A were as follows:

- Brown- 6; Does not like Scenario A as Walnut connection would bifurcate the County property
- Buckmaster- Yes, per written statement
- Mann- Yes, per written statement
- Hippard- 6; Does not like auto dependency; would prefer more open space
- Birdwell- Comment: No Walnut; too much fragmenting
- Greenway- Comment: Likes roadways in Scenario B
- Jensen- Comment: uncertainty; prefers Scenario B road configuration

The results of this first vote indicated that neither scenario A or B, as is, would meet a threshold of approval per the group consensus method. The Task Force then voted on requirements to include in/amend the scenarios. The requirements and levels of agreement are listed below.

The number next to the agreement level corresponds to the number of Task Force members who identified with that level of support.

- Preserve at least 1/3 of plan area (land and water) as open space, which will be designated for wetlands, passive, and active space including playfields:
  - Level of Agreement 1, 2, 3: **10** Task Force Members
  - Level of Agreement 5,6: **1** (Dissent vote by Member Mike Brown because of concern that this requirement would reduce his client's property area and ability to develop)

Task Force Members then voted to select the preferred locations for floating communities as included in each scenario and per suggestions from task force members.

- Floating Community Locations:
  - Scenario A (Ferrari property)
    - Level of Agreements 1,2,3: **9**
    - Level of Agreement 6: **1** (Dissent vote by Task Force Member Raabe because this would reduce wetlands area on the Ferrari property)
  - Scenario B (Ferrari property and the Slough)
    - Level of Agreements 1,2,3: **0**
  - Scenario C (Redwood Creek with public access to the shoreline and water)
    - Level of agreements 1,2,3: **7**
    - Level of agreements 5, 6: **1** (Dissent vote by State Lands Commission due to previously explained conflict with Public Trust Doctrine)

Task Force Members then voted on allowing for the City staff and consultants to prepare the detailed performance standards for development (e.g. density, intensity, heights, and other aspects of build-out criteria).

- Performance Standards
  - Level of agreement 1,2,3: **7**
  - Level of agreement 5,6: **1** (Dissent vote by Task Force Member Raabe who explained that she desired a chance to provide more input on the standards)

Task Force Members then voted on vehicular/pedestrian/bicycle access to the Ferrari property as outlined in each scenario

- Access to the Ferrari property
  - Scenario A (depicts two points of access; one from Seaport Center and one via easement from Seaport Boulevard over Granite Rock property):
    - Level of agreements 1,2,3: **9**
    - Level of agreements 5,6: **1** (Dissent vote by Task Force Member Raabe because of the wetland designation of the Ferrari property. She does not wish for any access to be established for the purpose of serving a floating community in that location)
  - Scenario B (depicts one point of access from Seaport Centre):
    - Level of agreements 1,2,3: **0**

## V. Next Steps

Ms. Brownfield summarized the result of the discussion in the previous agenda items with the Task Force. This includes the selection of Scenario A with the following additional considerations (summarized):

- *Open Space and Recreation:* A minimum of 1/3 of the study area shall be open space (land + water). Open space shall be designated by type and include wetlands, water-oriented recreation, as well as both passive and active recreation including playing fields
- *Blomquist Street:* The Blomquist extension alignment to be as in scenario B (closely parallel to Highway 101) with no new Highway 101 over-crossing at Walnut Street
- *Floating Communities:* In addition to a floating community on the Ferrari property as conceptually shown in scenario A (with two points of access), a floating community incorporating public access to the waterfront will also be included along Redwood Creek. Both envisioned floating communities are subject to jurisdictional considerations and these shall be explained to the City Council
- *Development Density and Intensity:* Details of development intensities, densities, heights, etc. are to be established by the consultants and staff and will be informed by performance criteria or standards (e.g. these will include a wide variety of topic areas including trip generation, noise, air quality, aesthetics, view corridors, compatibility with industry, etc. which have been discussed in various contexts by the task force over the course of the sessions)

The Task Force was assured that report to the City Council and Planning Commission will include full detail, including acknowledgement of dissent on various points, and also a refined graphic depicting the preferred scenario.

## VI. Adjournment

The meeting adjourned at approximately 10:15 P.M.



# REDWOOD CITY TASK FORCE APRIL 16, 2014

## TASK FORCE COMMENTS

### AMY BULKMASTER

- RCIH Vision to create specific plan opportunity for vision
- SCENARIO A
  - adequate access to H<sub>2</sub>O
  - Responds to how we've discussed FC
  - Let consultant guide vision
  - Need active/passive space
  - Supports development.
  - Inner harbor as jewel

### ORLENE

- separate wetlands + community
- protect wetlands/wildlife
- Do not upset current balance
- Balance of active/passive
- Preserve FC - affordable strong community
  - locations: Slough, RW Creek
- FC stewards of creek
- Development in scale w/ context
- TRANSIT!

→ Grandfather FC in.

### CHRIS MANN

- Agrees - access to H<sub>2</sub>O
- Scenario A
  - Density/Intensity ✓
    - Paul + Mike Brown = ✓
    - community facilities = ✓
    - rec, active + passive
  - Open Space
  - Biomquist improvement = ✓
  - SLR: ✓
  - Maximize pub. access to H<sub>2</sub>O
  - Accommodate FC - not necessarily DT
  - Shelter = ✓

### GREENWAY

- Connectivity - circulation
- Destination, not through way
- Walnut overcross
- Performance
  - Scenario A - develop
  - Balance density w/ tree
- Shelter should remain
- Waterfront - scenario f
- FC → Ferrari
- Active Passive rec

### FERRARI

- combine A+B
- Public waterfront
- Developer footing bill.
- Best balance to satisfy GP
- If Ferrari stays wetland - need restoration
- move FC to Ferrari
- connect Maple

### JENSEN

- healthy community
- Active/Passive rec
- find space for FC
- Exemplary plan for SLR
- Affordable housing

### → GREENWAY

- Connectivity - circulation
- Destination, not throughway
- Walnut overcross
- Performance
  - Scenario A - development
  - Balance density w/ traffic, industry
- Shelter should remain
- Waterfront - scenario A
- FC → Ferrari
- Active Passive rec

### → MIKE BROWN

- BB axes (Ferrari + City)
- City can't design part on private land.
- 6.4 ~~acres~~ owned by client.
- Scenario A - city requiring 2 acres
- Open space
- Should be passive / active
- Do not bisect land

### → STATE

- FC is income
- FC doesn't h
- Support S

### → FERRARI

- Combine A+B
- Public waterfront
- Developer footing bill.
- Best balance to satisfy GP
- If Ferrari stays wetland - need restoration
- Move FC to Ferrari
- Connect Maple

### → BIRDWELL

- Water's edge → public
- Create indoor space (storage)
- Patterns of adjacency
- Foster paddle culture
  - make accessible
- Economic opp → public benefit
- DT visual icon
  - do not move
  - other structures
- Shelter is important

### → HIPPAR

- City re → ↑ st
- Bike + P
- Transferal rights
- Water ac
- Adjacent

### → JENSEN

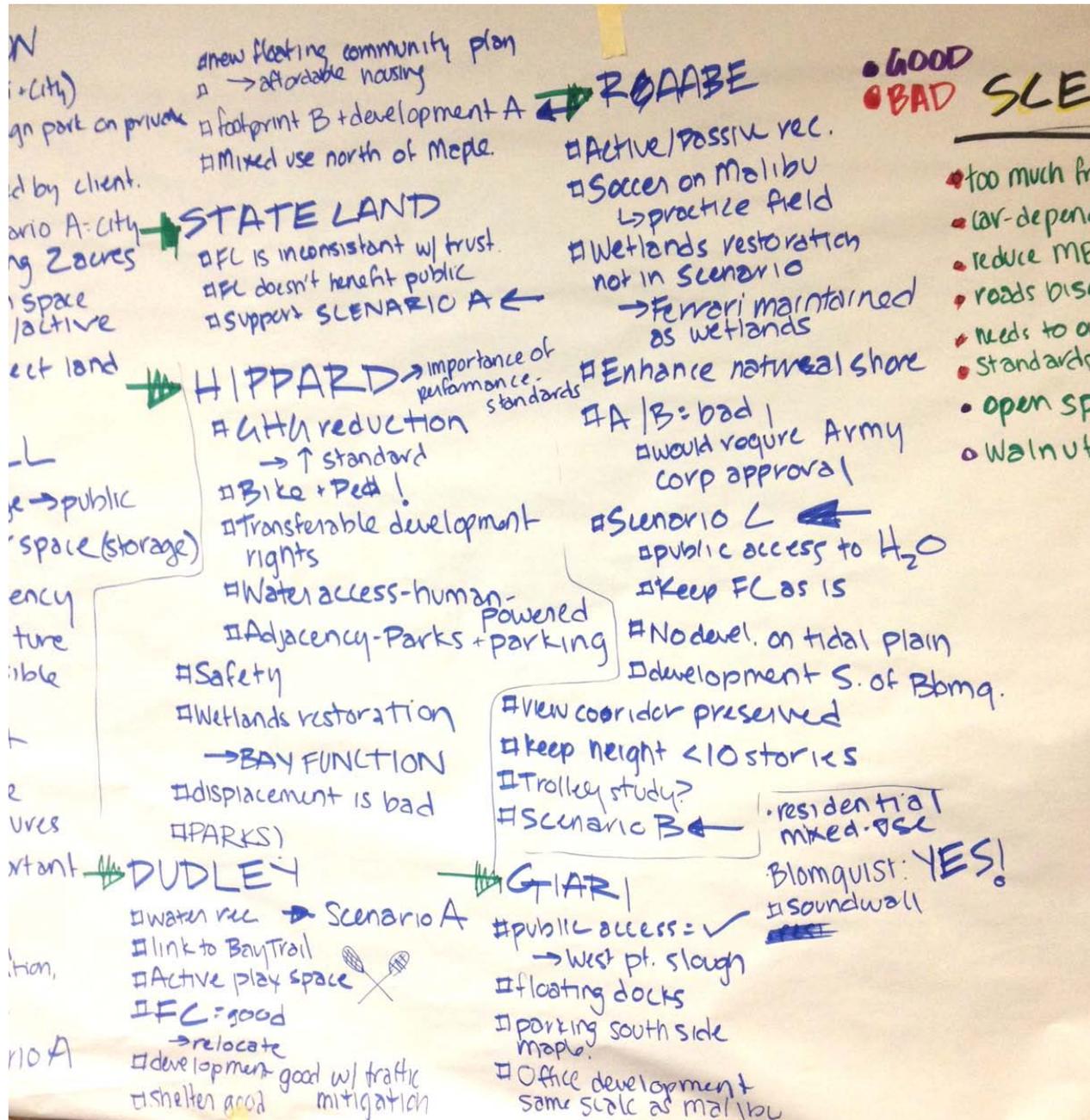
- healthy community
- Active/Passive rec
- find space for FC
- exemplary plan for SLR
- Affordable housing

### WONG

- Water → Scenario A
- mixed use - education, public use, BIAC!
- floating comm.
- Ferrari - Scenario A
- transition

### → DUDLEY

- water rec → Sc
- link to Bay Trail
- Active play space
- FC = good → relocate
- development good w/ mit
- shelter good



- GOOD
- BAD

## SCENARIO A

- too much fragments
- car-dependent
- reduce MB space
- roads bisect parcels
- needs to outline perf. standards
- open space
- Walnut

## SCENARIO B

- Blomquist → 101

## REQUIREMENTS

- PRESERVE <sup>at least</sup> 1/3 of LAND <sup>/WATER</sup>
- ACTIVE/PASSIVE
 

level 1: 3	level 3:	level 5: 1
level 2: 6	level 4:	level 6: 1

### • FLOATING HOME

- Scenario A: level 1, 2, 3: 9 - descent (wetlands)
  - Scenario B: level 1, 2, 5: ~~(no vote)~~ 0
  - Scenario C: level 1, 2, 3: 7 level 5, 6: 1 - state land commission
- Floating homes allowed w/ public access*

### • DENSITY

~~Performance Standards~~  
 Performance Standards [level: 1, 2, 3]: 57  
 level 5, 6: 1 - more input

### • FERRARI ACCESS

- Scenario A: level 1, 2, 3: 9 level 5, 6: 1 - wetlands
- Scenario B: level 1, 2, 3: ~~(no vote)~~ 0

# REQUIREMENTS

° PRESERVE <sup>at least</sup> 1/3 of LANDS / WATER  
ACTIVE / PASSIVE

level 1: 3	level 3: 1	level 5: 1
level 2: 8	level 4: 1	level 6: 1

## ° FLOATING HOME

Scenario A: level 1, 2, 3: 9 - descent (wetlands)  
Scenario B: level 1, 2, 3: ~~(no vote)~~ 0  
Scenario C: level 1, 2, 3: 7 level 5, 6: 1 - state land commission

*Floating homes allowed w/ public access*

## ° DENSITY

~~Scenario A: level 1, 2, 3~~

Performance Standard: [level: 1, 2, 3]: 7  
level 5, 6: 1 - more input

## ° FERRARI ACCESS

Scenario A: level 1, 2, 3: 9 level 5, 6: 1 - wetlands  
Scenario B: level 1, 2, 3: ~~(no vote)~~ 0

# ADDITIONAL COMMENTS:

## SCENARIO A

6, 2, 2, 6

- RETAIN FC → scenario C
- Blomquist as SLR protection
- NO HARD EDGE
- MORE OPEN SPACE (MELISSA 25 acres)
- min 25 acres - Active, Passive, Wetlands (green)
  - WETLANDS - FERRARI + POLICE
    - Maintaining Ferreri wetland = no FC
    - 2/3 FC, 1/3 wetlands = viable
  - FLOATING HOME TRANSITION IMP.