



Appendix B:

2015-2023

Housing Element

Sites Inventory and Detailed Analysis

A P P E N D I X B

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A P P E N D I X B

Site Identifier	Assessor Parcel Number	General Plan	Zone	Density Allowed (du/ac)	Acres	Realistic Capacity	Infra-structure	Existing Use/Constraints	PDA	Potential CEQA Streamlining	
El Camino	52064100	MU-N	MUN	40	0.30	10	yes	vacant	ECR	-	-
Avondale	52064110	MU-N	MUN	40	0.14	5	yes	vacant	ECR	-	-
Iris	53011190	MDR	R-2	16	0.18	2	yes	vacant	-	-	-
Jefferson	53035310	HDR	R-4	40	0.11	1	yes	vacant	TPA	-	-
Middlefield	53145230	HDR	R-4	40	0.27	3	yes	vacant	TPA	-	-
Middlefield	53145260	HDR	R-4	40	0.20	2	yes	vacant	TPA	-	-
Elm	53245160	HDR	R-4	40	0.17	1	yes	vacant	TPA	-	-
Spruce	53361090	HDR	R-3	20	0.11	1	yes	vacant	-	-	-
Hoover	55043340	MDR	R-2	16	0.15	1	yes	vacant	-	-	-
Gordon	59055200	MDR	R-3	20	0.22	2	yes	vacant	-	-	-
Orchard	59113470	MDR	R-2	16	0.11	1	yes	vacant	-	-	-
1 - 910 Marshall	53203070	MU-D	DTPP	N/A	1.06	100	yes	medical office, parking	Downtown/TPA	PDA/TPA	Plan EIR
2 - 1833 Broadway	53234020	MU-D	DTPP	N/A	1.63	100	yes	discount grocery store, parking	Downtown/TPA	PDA/TPA	Plan EIR
	53234010										
3 - Winslow Parking Lot	52362150	MU-D	DTPP	N/A	0.5	100	yes	parking lot	Downtown/TPA	PDA/TPA	Plan EIR
4 - James/California	52354030	MU-D	DTPP	N/A	2.22	200	yes	parking lot	Downtown/TPA	PDA/TPA	Plan EIR
	52352010										
5 - Jefferson/ Franklin	53171040	MU-D	DTPP	N/A	1.27	100	yes	light industrial buildings and one small multi-family apartment building	Downtown/TPA	PDA/TPA	Plan EIR
	53171030										
	53171080										
	53171020										
	53171010										
	53171060										
53171070											
6 - 204 Franklin	53176150	MU-D	DTPP	N/A	0.66	60	yes	light industrial/office buildings	Downtown/TPA	PDA/TPA	Plan EIR
	53176010										

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7 - Bradford Concept Plan	52372130	MU-D	DTPP	N/A	0.8	60	yes	vacant/temporary parking	Downtown/TPA	PDA/TPA	Plan EIR
	52372220										
	52372170										
	52372240										
	52372999										
8 - Marshall/Hamilton	52364110	MU-D	DTPP	N/A	1.38	180	yes	bank, County Law Library	Downtown/TPA	PDA/TPA	Plan EIR
	52364130										
9 - Broadway/Jefferson	52368120	MU-D	DTPP	N/A	0.86	100	yes	bank, parking	Downtown/TPA	PDA/TPA	Plan EIR
	52368130										
10 - 1900 Broadway	53231200	MU-D	DTPP	N/A	1.61	200	yes	bank, parking	Downtown/TPA	PDA/TPA	Plan EIR
	53231210										
11 - 860 Walnut	53233070	MU-D	DTPP	N/A	0.36	60	yes	vacant and light industrial/warehouse	Downtown/TPA	PDA/TPA	Plan EIR
	53233060										
Site A - N. Main	52383370	MU-C	N. Main PP	74	3.14	209	yes	surface parking, medical office, restaurant	Veterans-Broadway/TPA	PDA/TPA	Plan EIR
	52383360										
	52383350										
Site B - Walnut	52385030	MU-C	MU - RC	60	8.46	456	yes	Aging commercial center (Toys R Us, Big 5, Footlocker), restaurant, parking	Veterans-Broadway/TPA (partial)	-	-
	52385050										
Site C - Veterans	52434030	MU-C	MU - VB	60	2.52	136	yes	Kmart, surface parking	Veterans-Broadway	-	-
Site D - Corp Yard	54011060	MU-C	MU - GB	60	9.57	516	yes	Redwood City storage yard	Veterans-Broadway	-	-

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Site Identifier	Assessor Parcel Number	General Plan	Zone	Density Allowed (du/ac)	Acres	Realistic Capacity	Infra-structure	Existing Use/Constraints	PDA	Potential CEQA Streamlining	
Site E - Broadway	54012100	MU-C	MU - GB	60	12.17	657	yes	Strip commercial center (Big Lots, Denny's, Jack in the Box, CVS, and Foods Co.), parking	Veterans-Broadway	-	-
	54012050										
	54012130										
	54012140										
	54012150										
	54012160										
	54012170										
	54012120										
Site F - El Camino Real	59163020	MUN	MU-N	40	1.96	70	yes	motel, parking	ECR	-	-
	59163090	HDR	R-4T, CG-R						ECR (partial)	-	-

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Detailed Sites Analysis

To show the potential for infill development to meet the remaining RHNA of 1,607 units (after credits from units approved and under construction), a site-by-site analysis was conducted to identify the most suitable sites for residential development. This section provides detailed information on the underutilized sites identified in this Housing Element. In addition to credits from units built and approved, plus vacant parcels that would accommodate residential development, 11 opportunity sites were identified in the Downtown and six sites were identified in areas designated Mixed Use - Corridor, Mixed Use - Neighborhood, and Residential - High, generally clustered on the outskirts of Downtown or along El Camino Real. Combined, these 17 sites could yield 3,447 new housing units.

General Plan goals and policies are tailored to encourage a lively, pedestrian-oriented mixed-use Downtown and transit corridors. These sites were identified as being most suitable for redevelopment based on the existing conditions-to-capacity potential, expressed interest in redevelopment by property owners and/or developers, and condition and maintenance of the existing buildings and uses. The permitted density of the identified sites facilitates the development of housing affordable to lower-income households.

Redwood City is experiencing a construction boom in 2014, facilitated by the City's locational assets and forward-thinking planning.



Stakeholders representing all sites identified in this Housing Element (including both developers and/or property owners) have stated their interest in partial or full redevelopment of these properties with residential or mixed-use development. Due to the sensitive nature of

real estate and development, not all information may be revealed regarding the level of redevelopment interest for some sites.

Downtown Sites

Downtown sites 1 to 11 are all located within the Redwood City Downtown Precise Plan (DTPP) area. The DTPP provides for the expansion of housing choice in Redwood City by encouraging compact, transit-accessible, pedestrian-oriented housing and mixed-use development. To encourage innovation in development, the DTPP does not include a parcel-specific maximum density requirement. This approach has created extensive developer and property owner interest in redevelopment in Downtown Redwood City. Assumed densities on the sites identified here were calculated based on discussions with property owners for potential development proposals and do not reflect any regulatory restriction on density.

Table AB-1-1: Downtown Opportunity Sites

Site #	Name	General Plan/ Zoning	Assumed Residential Density	Maximum Stories	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
1	910 Marshall	Downtown PP	94	8	1.06	1	0	100	Lower
2	1833 Broadway	Downtown PP	61	3-5	1.63	2	0	100	Lower
3	Winslow Parking Lot	Downtown PP	200	12	0.5	1	0	100	Lower
4	James/California	Downtown PP	90	3-8	2.22	2	0	200	Lower
5	Jefferson/ Franklin	Downtown PP	79	8	1.27	7	15	100	Lower
6	204 Franklin	Downtown PP	91	8	0.66	2	0	60	Lower
7	Bradford Concept Plan	Downtown PP	75	3-8	0.8	5	0	60	Lower
8	Marshall/Hamilton	Downtown PP	130	3-12	1.38	2	0	180	Lower
9	Broadway/Jefferson	Downtown PP	116	3-12	0.86	2	0	100	Lower
10	1900 Broadway	Downtown PP	124	3-8	1.61	2	0	200	Lower
11	860 Walnut	Downtown PP	167	5	0.36	2	0	60	Lower
Total:					12.76	1,260			

Downtown 1

Site Downtown 1, a single large parcel, is located at the intersection of Marshall Street and Walnut Street. Located near the Kaiser Permanente hospital campus, this property is occupied by one-story buildings containing medical offices. Approximately half of the property is occupied by surface parking. Current structures on the property are approximately 40 years old. Given the desirable location and low scale

of the existing building and abundant surface parking, this site is significantly underutilized. The City's analysis estimates a potential for at least 100 new residential units on this large parcel. The property owner has contacted City staff regarding potential redevelopment of the site, including the potential for new housing.

Downtown 2

Site Downtown 2 is located on Downtown's popular Broadway Street. This site is currently occupied by a discount grocery store and ample surface parking. The only structure on the site is approximately 65 years old and shows its age. More than half of the site is reserved for surface parking. Local developers have expressed interest and in the past one even submitted a conceptual plan for single-use residential development of the site, which is over 1.6 acres. The City's analysis estimates a potential for 100 new residential units on this site.

Downtown 3

Site Downtown 3 is a single parcel approximately a half acre in size owned by Redwood City. Currently used as a surface parking lot, the City released an RFP to solicit development proposals on this site. Multiple proposals were received, and a preferred alternative was chosen that would provide a new residential development. The City is working with the interested developer to move forward with this potential project, which would include an estimated 100 new units.

Downtown 4

Site Downtown 4 is located adjacent to the Redwood City Caltrain station. This site's location and size (2.2 acres) make it a prime opportunity site for new residential development. There are no structures of significance on the site; it functions as a bus depot and park-and-ride lot. The property is owned by a transit district which has expressed interest in redeveloping the site as a transit-oriented development. The City's analysis estimates a potential for at least 200 new residential units on this site, in addition to the provision of amenities and public parking facilities for a redesigned train station. The City continues to pursue partnerships with the transit district for transit-oriented development on this site.

Downtown 5

Site Downtown 5 is comprised of a block of parcels bounded by Franklin, Jefferson, Wilson, and the Caltrain rail tracks. Current uses include a small multi-family apartment building and light industrial uses. One parcel is owned by Redwood City. The developer of a recent Downtown project is working to assemble the parcels on this block to create a cohesive residential development. City staff anticipates a potential

application for development on this site in mid-2014, with an estimated 100 new units.

Downtown 6

Site 6 consists of two parcels under common ownership. These parcels are owned by a local business owner who intends to relocate his headquarters, which is presently on the site, to a new location in Redwood City. Once that relocation is complete, the property owner has voiced intent to redevelop this site with housing. City staff estimates that a project would involve approximately 60 units.

Downtown 7

Site Downtown 7 is located on Bradford Street. The property is vacant and was acquired by the City from the former Redevelopment Agency, with the intention of developing affordable housing. The City had preliminary plans to build 60 units of affordable senior housing. However, due to the dissolution of the Redevelopment Agency and the loss of redevelopment housing funds, this project has been postponed. It remains a viable housing site, in close proximity to Downtown and amenities. It is currently being leased to a construction company for storage and parking for construction workers at the nearby Kaiser Hospital project. Completion of the Kaiser project is anticipated by 2015; redevelopment of this site would be anticipated shortly thereafter.

Downtown 8

Site Downtown 8 is located on Broadway. It is presently occupied by Chase Bank and the San Mateo County Law Library. The City's analysis estimates a potential for 200 new residential units on this site. Due to the prime location adjacent to Courthouse Square and the underutilized nature of the site (substantial surface parking), there have been discussions with property owners in the past regarding redevelopment. Although the existing uses are operating, this site remains a viable development site due to the potential afforded by the Downtown Precise Plan. Property owners could choose to relocate existing uses, or a new development that combines existing uses with new residential development could be feasible.

Downtown 9

City staff has discussed the potential for housing on this site (Downtown 8) with San Mateo County, the property owner of the Law Library. The County completed a Facilities Master Plan in 2011 to evaluate existing uses on County-owned land in the Downtown in Redwood City and identified potential for consolidation and repurposing of particular properties. In particular, the Master Plan assumes that by the years

2015-2020, the Law Library would have relocated from its current site into space in the Hall of Justice. The Law Library on Site 8 includes a relatively small structure and is thus considered underutilized. Due to its location within the Downtown Precise Plan area, with an allowance of up to 12 stories in height, no limit on residential density, and immediate adjacency to the Historic Courthouse Square and related desirability, the inherent value of this site as a housing opportunity site is extremely high. As such, the existing uses are not seen to have a substantial impact on potential residential development. The City will maintain coordination and continue discussions with the County to reiterate the City's intent regarding this site, and to facilitate new housing development here during the planning period.

Site Downtown 9 is located on Broadway in the heart of Redwood City, next to Courthouse Square. Comprised of two parcels, the current structure was built in the 1960s and contains a bank. The property is owned by a local family that has voiced interest in redevelopment of the property with residential uses. Developers have also approached property owners regarding redevelopment. The site provides opportunities for development of an estimated 100 new units.

Downtown 10

Site Downtown 10 is located on Broadway. The site is occupied by a bank and extensive surface parking. There is also a street and a traffic circle owned by Redwood City included in this site, which increase the overall area by almost 50 percent. The structure on the site is 35 years old, and the majority of the site is devoted to surface parking. Local developers have approached the bank and the City regarding redevelopment. The site provides opportunities for development of an estimated 200 new residential units.

Downtown 11

Site Downtown 11 is located on Walnut and is comprised of two parcels. One parcel is vacant; the other is occupied by a light industrial/warehouse building. The property was recently purchased by a local developer with experience in residential development in Downtown Redwood City. City staff estimates that 60 units would be proposed on this site, given development proposals received on similar sites in Downtown.

Mixed Use Sites

In addition to the sites identified in Downtown, multiple opportunities exist for infill development in Redwood City in areas designated for Mixed Use by the General Plan. Implementing zoning was adopted in

2012 for the Mixed Use - Corridor and Mixed Use - Neighborhood land use designations. Within these zones, six sites were identified as the most appropriate locations for new housing development (Table AB1-3). The potential for creation of residential units along major transit corridors is predicated on interest from developers, and will be encouraged by the success of recent projects Downtown and along other corridors, including projects such as Woodside Villas, Franklin Street Apartments, Villa Montgomery, The Lane on the Boulevard, Township Apartments, and Radius Apartments. With revisions to the Built Environment Element in 2009 allowing increased densities of up to 60 units per acre along these corridors, the feasibility of projects is substantially increased.

Table AB1-2: Mixed Use Opportunity Sites

Area	General Plan	Zoning	Maximum Residential Density	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
Site A	Mixed Use - Corridor	P (N. Main)	74 du/ac	3.14	3	0	209	Lower
Site B	Mixed Use - Corridor	MU - RC	60 du/ac	8.46	2	0	456	Lower
Site C	Mixed Use - Corridor	MU - VB	60 du/ac	2.52	1	0	136	Lower
Site D	Mixed Use - Corridor	MU - GB	60 du/ac	9.57	1	0	516	Lower
Site E	Mixed Use - Corridor	MU - GB	60 du/ac	12.17	8	0	657	Lower
Site F	Mixed Use - Neighborhood/ Residential - High	MUN & R-4-T	40 du/ac	1.96	2	0	70	Lower
Total				39.93			2,044	

Site A (North Main Precise Plan)

Given its close proximity to the Downtown, the North Main Street Precise Plan is intended to create a physical link between Downtown and the bayfront via a potential U.S. 101 crossing. This plan, encompassing 9.5 acres and located just beyond Downtown, establishes a plan for redevelopment of existing commercial uses with up to 438 residential units and, to a lesser degree, commercial uses. Pedestrian- and bicycle-oriented access improvements are planned to create bayfront connections to the Downtown core. In 2014, one project within this Precise Plan had completed construction (Township Apartments at 333 Main Street), providing 115 market-rate and 17 moderate-income units. Three remaining parcels in the Precise Plan present the greatest potential for redevelopment (see Site A in the Sites Inventory tables and map). Together, these three adjacent parcels have the potential to yield an estimated 209 total units based on densities

allowed in the Precise Plan (74 units per acre), and using a conservative estimate of 90 percent of development capacity. Given allowable densities, these units are counted toward the lower-income RHNA, consistent with State law.

Site B

Site B consists of two large parcels under common ownership, totaling nearly 8.5 acres. These parcels are located on Redwood Creek, providing excellent potential for development due to the creek front amenity. In addition, this site is located directly across the creek from the North Main Precise Plan and Township Apartments catalyst project. There is developer interest in redevelopment of the properties in Site B, likely as a phased development. The property that fronts on Veterans Boulevard is occupied by a collection of smaller retail uses that have experienced a number of vacancies over time. Existing uses include small restaurants and discount retailers. This property has extensive creek frontage that would likely redevelop first. The northern parcel is occupied by an aging commercial center built in the 1960s. Current tenants include Toys R Us and Babies R Us, Big 5, and Footlocker. Between these two properties is another parcel occupied by a Kohl's department store. Because Kohl's was recently introduced to this space, it is unlikely that this parcel will develop during the Housing Element planning period and was therefore omitted from this site. The site provides opportunities for development of an estimated 456 new residential units.

Site C

Site C is a large single parcel (2.52 acres) occupied by a Kmart center. The building is dated; the use is operational but has struggled as a commercial venue. The site provides opportunities for development of an estimated 136 new residential units.

Site D

Site D is owned by Redwood City and functions as the City's corporation yard for storage of vehicles and equipment on 9.57 acres. This site is a prime locale, at the intersection of Broadway and Woodside, with high visibility to residents and visitors. The structures on the property were constructed approximately 40 years ago. The City is actively seeking relocation of the corporation yard, and is interested in redeveloping the site with mixed and residential uses. The site provides opportunities for development of an estimated 516 new residential units.

Site E

Site E is also located on Woodside Road at Broadway. This site is one of the first things a visitor to Redwood City sees as they enter Redwood City from the 101 off-ramp. This site, which could serve as an iconic

gateway to Redwood City and the Downtown area, is occupied by a strip commercial mall containing Big Lots, Denny's, Jack in the Box, CVS, and Foods Co. The buildings were built in the 1960s and are aging. There is extensive surface parking on this large site (more than 12 acres). There have been multiple inquiries about redeveloping this prime site near Redwood City's Downtown, and assembly by the property owners has been discussed. The site provides opportunities for development of an estimated 657 new residential units. The site is located across from the City's corporation yard, which is also included in this Housing Element as an opportunity site (Site D). Potential for a coordinated development between these two properties exists.

Site F

Site F is comprised of two parcels with a common owner, and is currently occupied by a motel. The motel is in operation; however, a history of developer interest in this site demonstrates its potential. Despite some improvements in recent years, including a new breakfast area for the motel, this site remains a viable opportunity site given its location along El Camino Real, allowable density, and proximity to other catalyst projects, including The Lane on the Boulevard Apartments and an assisted living facility, both approximately one block from Site F. Site F provides opportunities for development of an estimated 70 new residential units using a conservative estimate of 90 percent of development capacity.

Given allowable densities, these units are counted toward the lower-income RHNA, consistent with State law.