

*Adopted - June 2004*

# CITY OF REDWOOD CITY MARINA SHORES VILLAGE PRECISE PLAN

---



*Prepared by the City of Redwood City  
With Assistance From  
Bottomley Associates Urban Design & City Planning  
Curtis Williams & Associates*



# MARINA SHORES VILLAGE PRECISE PLAN

## TABLE OF CONTENTS

<b>I. BACKGROUND, ISSUES &amp; GOALS .....</b>	<b>1</b>	<b>IV. IMPLEMENTATION .....</b>	<b>76</b>
<i>Introduction .....</i>	1	<i>Policy-Related Actions .....</i>	76
<i>Precise Plan Background and Process .....</i>	2	<i>General Plan Consistency .....</i>	76
<i>The Precise Plan Area .....</i>	3	<i>Relationship to Zoning Ordinance .....</i>	76
<i>Context and Surroundings .....</i>	5	<i>Status of Vacant Sites and Buildings .....</i>	76
<i>Circulation and Transportation Conditions .....</i>	7	<i>Street Plan Lines .....</i>	76
<i>Existing Plans and Regulations .....</i>	8	<i>Affordable Housing .....</i>	77
<i>Precise Plan Issues and Goals .....</i>	11	<i>Administration .....</i>	77
<i>Bayfront Visioning Study .....</i>	15	<i>Capital Improvements .....</i>	79
<b>II. DEVELOPMENT STANDARDS &amp; URBAN DESIGN GUIDELINES .....</b>	<b>22</b>	<i>Financing &amp; Maintenance of Capital Improvements .....</i>	81
<i>Development Standards .....</i>	22	<i>Development Impacts, Monitoring &amp; Phasing .....</i>	81
<i>Land Use .....</i>	22	<b>V. APPENDIX A .....</b>	<b>87</b>
<i>Building Height &amp; Setbacks .....</i>	30	<i>Standards &amp; Guidelines Reference Guide .....</i>	87
<i>Streets &amp; Ways, Site Development, and Parking ...</i>	37	<b>VI. APPENDIX B .....</b>	<b>89</b>
<i>Urban Design Guidelines .....</i>	46	<i>City of Redwood City Project Conditions for Marina Shores Village .....</i>	89
<i>Building Orientation and Design .....</i>	49		
<i>Open Spaces .....</i>	58		
<i>General Site &amp; Landscape Improvements .....</i>	61		
<i>Special Conditions .....</i>	64		
<b>III. CIRCULATION, TRANSPORTATION &amp; CAPITAL IMPROVEMENTS .....</b>	<b>67</b>		
<i>Circulation Policies .....</i>	67		
<i>Transportation Policies .....</i>	69		
<i>Capital Improvements Policies .....</i>	71		



June 2004

## MARINA SHORES VILLAGE PRECISE PLAN

# LIST OF FIGURES

<b>Figure</b>	<b>Page</b>
<i>Precise Plan Areas</i> .....	4
<i>Inner Bayfront Context</i> .....	6
<i>General Plan</i> .....	8
<i>Zoning</i> .....	9
<i>Bayfront Study Land Use Concept</i> .....	16
<i>Bayfront Study Streets &amp; Ways Concept</i> .....	18
<i>Bayfront Study Urban Design Concept</i> .....	20
<i>Land Use Plan Areas</i> .....	23
<i>Ground Level Building Space</i> .....	28
<i>Outer Esplanade - Height and Setbacks</i> .....	31
<i>Building Height &amp; Massing</i> .....	33
<i>Setbacks/Build-To Lines</i> .....	36
<i>Outer Esplanade - Facing Buildings</i> .....	38
<i>Outer Esplanade - Oblique Buildings</i> .....	39
<i>Blomquist Roundabout Concept</i> .....	41
<i>Urban Design Concepts</i> .....	47
<i>Concept Development Illustration</i> .....	48
<i>Circulation Improvements</i> .....	68