

# Redwood City Community Participation Program

Stanford University Project

**Summit Preparatory School, 890 Broadway**

**Wednesday, December 3, 2008**

6:30-8:30 PM

Notes

Purpose of the meeting: *Community input on Stanford University project*

Approximately 25 community members attended this community meeting on Stanford University's proposed project to build a campus to primarily house the University's office administrative staff.

Maureen Riordan, Redwood City Senior Planner welcomed the attendees and introduced Redwood City staff, consultants, Stanford representatives, and facilitators from the Peninsula Conflict Resolution Center.

## **Presentation from Redwood City Planning Department:**

Ms. Riordan gave a presentation on the City's General Plan including:

- What it is/Why it is important
- Current General Plan & Alternative proposed for Broadway/Veterans corridor
- Upcoming meetings on General Plan

She continued with a brief history and overview of the site:

- Stanford University Project
- Planning Commission & City Council meetings on the project including recent Environmental Impact Report (EIR) scoping session meeting
- Map of area and proposed changes that may impact the neighborhood

She then outlined themes for community input including:

- Mobility
  - Driving/Walking/Biking
- Neighborhood compatibility
- Spinas Park & open space
- Public access
- Parking
- Safety
- Traffic/ transportation

## **Stanford University Presentation:**

Steve Elliot, Stanford's Managing Director of Real Estate Development and John Long, of SMWM, Architect consultant to Stanford gave a power point presentation on:

- Project Background
  - Existing conditions and why site was chosen
- Process to date and project timing
- Potential users
- Priorities, principles and project objectives

- Neighborhood meetings and community input and engagement
- Design attributes and proposal for site
  - Building architectural design
  - Street frontage, view corridors and complimentary green spaces
- Parking, traffic and transportation demand management

John Donahoe, Stanford Senior Entitlement Planner, provided additional information .

There was an extensive question and answer time where participants asked questions of the Stanford representatives and City Staff.

#### General Questions and Comments from Audience

- *When is the next General Plan meeting?*
- *Traffic wise – when people are leaving this space in order to reduce traffic does Stanford do staggered work hours?*
- *I understand that the jurisdictional limitations prohibit mitigations to be within the County, but your transportation options seem to be ignoring the South & Western cut-through traffic. Are you considering traffic mitigations in the county? – More notification about this project needs to be done in the North Fair Oaks Neighborhoods. The NFO Council has not put anything out to it mailing list about this project.*
- *I appreciate the proposal, it is a beautiful concept- I am concerned with traffic issues – Woodside Road and Broadway is the worst – can you punch a hole in the 101 sound wall? – Though I understand this is a CalTrans/ City realm issue*
- *The Traffic is an issue on Broadway and Bay Road – especially near Hoover School and Marsh – Residences are so crowded now – so many people - it is very dark on the street – it is scary to walk here at night – this is a residential area, but some residents are using their space for industrial.*
- *On the Bay Road side with the small businesses, are the business owners going to have to pay to put the utility wires underground? – Are you going for LEED? And at what level?*
- *Thank you for trying to be a good neighbor. Will you be charging employees and visitors to park? {References Sequoia Hospital} – At 5<sup>th</sup> And Rolison there used to be a ramp to the freeway, I personally would not like to have an exit/on ramp there in my community.*
- *For the current Mid-Point employees – how many trips are generated?*
- *How do you enforce people to carpool and take the shuttle?*
- *Water – How much do we plan to use and where are you going to get it?*
- *What are the types of uses? You have mentioned R&D – does that mean hazardous research, animal testing – what type of R&D?*
- *In terms of phases – do we have an idea of when the 1<sup>st</sup> phase will be completed?*
- *What will this do to the taxes?*

Participants broke into 4 small groups, including one Spanish Language group, where they discussed the following questions:

1. *What do you like about Stanford University's proposed project in your neighborhood?*
2. *What concerns you about the project? Or what else would you like to see included in the project?*
3. *How could your concerns be addressed?*
4. *What routes do you take in your neighborhood when driving, biking, walking?*
  - Mark on the map how you get around the neighborhood
5. *What current traffic issues do you have in the neighborhood?*
  - Mark on the map current traffic concerns
6. *In what ways, if any, would the proposed project impact how you navigate your neighborhood?*
7. *Is there anything else about this project you would like to communicate to the City and Stanford?*

The small groups were not able to get through all the questions due to an extension of the question and answer period. Aerial maps of the neighborhood were available at each table. Participates marked the maps with routes used when walking, biking and driving through the neighborhood.

### **GROUP 1**

1. *What do you like about Stanford University's proposed project in your neighborhood?*
  - Property values go up
  - Stanford brand
  - Prospect for employment by locals
  - Sustainability
2. *What concerns you about the project? Or what else would you like to see included?*
  - Public access to walk 24/7
    - *Solution: security on site*
  - Concern about flooding
    - *Solution: Pumping*
  - Freeway traffic
    - *Solution: make separate freeway lanes like Brittan (see MAP)*
  - Traffic at Summit School
    - *Solution: Students need attitude adjustment*
    - *Solution: Crossing guard*
  - Commercial space in residential area at Hoover and 8<sup>th</sup>

### **GROUP 2**

1. *What do you like about Stanford University's proposed project in your neighborhood?*
  - A change in landscaping
  - Fiscal impact, increase retail
  - Support for local businesses
  - Potential for neighborhood improvement over time
  
2. *What concerns you about the project? Or what else would you like to see included?*
  - How will Stanford respond to emergency situations like earthquakes?
    - *Solution: cooperation with the community*
  - Traffic is already horrible on Broadway @ 8:15 AM and during peak hours in PM
  - Flooding impacts on traffic circulation/safety especially in an emergency
  - Neighborhood cut through traffic is going to be much worse
  - Immensity of project - would like to see a downsized project for the building and traffic
  - What are we approving here?
    - Research and Development? Medical or academic?
    - What type of work will be happening on the campus?
  - Placement of parking structures
  - Noise - sound reflection and shadowing
  - Driving concerns - speed and volume - (see Map)

**GROUP 3** (Spanish language group)

1. *What do you like about Stanford University's proposed project in your neighborhood?*
  - Happy because Redwood City is going to look much better, along with the improvement
  - Project will help the community and economy
  
2. *What concerns you about the project? Or what else would you like to see included?*
  - Problem: Flooding (red circle on map) three pumping stations need to be working
  - Traffic/Parking will increase if you raise the rates
  - Parking in this populated area where there are already many cars (approx. 5 cars per home)
  - Traffic on Bay Road, Woodside, Broadway, Marsh Rd, Middlefield Rd.
  
3. *How could your concerns be addressed?*
  - Solution: Hire people from Redwood City
  - Solution: Parking should be free for workers and meters should be cheaper for visitors
  - We would also like more police force to patrol the streets and control the traffic. There is a lot of traffic because of the schools.
  - Open a new ramp on the freeway towards the south
  - Flooding at Stanford> working with the city to see how we can fix that

- The City of Redwood City needs to put more of an emphasis on fire dept. stations

#### **GROUP 4**

1. *What do you like about Stanford University's proposed project in your neighborhood?*
  - Modernization
  - People shopping in Redwood City, extra tax money for City from shopping
  - Installing a park
  
2. *What concerns you about the project? Or what else would you like to see included?*
  - How will it impact the property values? Could bring values down.
  - County residents not being respected by the City
  - How will Stanford impact taxes?
  - Traffic and noise
  - How does Stanford intend to blend into the neighborhood?
  - North Fair Oaks is culturally diverse. Don't see expression of cultural diversity in the architectural plans.
  - The surrounding community will be absorbing the negative impacts of increased traffic, and noise.
  - Environmental Justice issue
  - Afraid that burden will be on County
  - How will the local residents benefit from this project?
  - Concern about safety and crime
  - Additional infrastructure using extra water and electricity. Impact on sewage
  - Freeway commuters will use Bay to Marsh to access Southbound 101, 5<sup>th</sup> to access 280.
  - Do not want another ramp to freeway
  
3. *How could your concerns be addressed?*
  - Opportunities with design modifications to benefit community by access to open space. This project should provide open space to the community.
  - Make the project carbon neutral
  - Fix flooding problem on Hoover Street
  - A way to create a pathway for unincorporated neighborhood to give input
  - Communicate directly with Supervisor Gibson about concerns
  - The Environmental Impact Report (EIR) should address taxes and property values, as well as water and impact on County residents.
  - Opportunity/leverage for Stanford security staff to make neighborhood safer
  - Street lighting, brighter streets

#### **Small Groups Report Out**

### **Group 1**

- Like about project
  - Improve property values
- Neighborhood concerns
  - flooding
- Solutions
  - Pumping for flooding, not sure who or how
- Mobility in neighborhood
  - Blocking Broadway - students

### **Group 2**

- Like about project
  - Change in landscaping
  - Possible cooperative effort with Stanford ex: earthquakes
- Neighborhood concerns
  - Traffic - peak hours on Broadway
  - Project is too big for neighborhood
  - What are we really approving here? Research - what kind, could be anything.
- Solutions
  - Smaller project
- Mobility in neighborhood
  - Speed traffic congestion

### **Group 3**

- Like about project
  - Help economy and appearance
- Neighborhood concerns
  - Flooding, pumping station needs to be working
  - traffic
- Solutions
  - Stanford work with City on pumping station
  - Contact with local residents about traffic
  - No fee for parking
  - More police to control traffic
- Mobility in neighborhood
  - Congestion on streets, 5 to 6 cars per household
  - Problem areas are Woodside, Marsh and Middlefield

### **Group 4**

- Like about project
  - More shoppers spending money in area
  - Opportunity to leverage open space (with design modification)
- Neighborhood concerns
  - Traffic
  - Design does not reflect diversity of neighborhood
  - Carbon neutrality

- security
- Solutions
- Mobility in neighborhood
  - See Map

Ms. Riordan discussed what would happen with the information collected and next steps.

- The community notes will be compiled by PCRC and sent to the City.
- The City will post the notes on the City website.
- There will be another community meetings on the proposed project:
  - January 9<sup>th</sup> at Hoover School, which will be conducted in Spanish with translation into English.
- Spring of 2009 - Draft Stanford Project Environmental Impact Report (EIR) and Precise Plan should be completed. Once completed, the community will have 45-days to review and provide comments on the draft reports.
- Summer of 2009 - Final Stanford Project EIR & Precise Plan should be completed that will address public input/comments made on the Draft EIR.

Ms. Riordan invited the community to contact her at City Hall or at her email address ([mrriordan@redwoodcity.org](mailto:mrriordan@redwoodcity.org)) if they have additional questions and she thanked the community for taking time out of their busy schedule to attend the meeting and for helping to make a difference in their community.

Lucy Wicks, Assistant Director of Community Relations, Stanford University, also encouraged the participants to contact her directly if they had any other input for the Stanford project. Mrs. Wicks offered to meet with members of the community if they were interested in continuing the conversation. Contact information for the Stanford team was distributed, as well as extra flyers on the upcoming community meeting on January 9, 2009.

Jill Ekas, Redwood City Planning Director invited participants to attend upcoming meetings on the General Plan on 12/4, 12/10 and 12/11.

The City, PCRC and Stanford representatives thanked the participants for attending the meeting. The meeting was then adjourned

Meeting Facilitated by PCRC 650-513-0330 [www.pcrcweb.org](http://www.pcrcweb.org)



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 Empowering people. Building relationships. Reducing violence.