

REPORT

To the Honorable Mayor and City Council
From the City Manager

August 11, 2008

SUBJECT

Initiation of General Plan and Zoning Map Amendments and Precise Plan for the "Stanford in Redwood City" Campus Proposal

RECOMMENDATION

1. By motion, adopt a Resolution of Intention of the City Council of the City of Redwood City initiating an amendment to the Strategic General Plan of the City of Redwood City requesting that City staff review and recommend an appropriate General Plan Land Use Designation for the Stanford University in Redwood City campus and Stanford University Precise Plan.
2. By motion, adopt a Resolution of Intention of the City Council of the City of Redwood City to amend Article 60, Zoning Map No. 4 of Ordinance No. 1130, the Redwood City Zoning Ordinance, as amended, to rezone properties located within the Stanford University Precise Plan area, as further described in this Resolution, from the existing Industrial Restricted Zoning District to the Planned Community District.
3. By motion, initiate a Precise Plan for the Stanford University in Redwood City campus (approximately 48 acres total).

BACKGROUND

On July 15, 2008, the Planning Commission recommended that the City Council initiate General Plan and Zoning Map Amendments and a Precise Plan for the Stanford University project. Initiation of a Precise Plan does not result in a final decision with respect to potential future General Plan and Zoning Amendments for the project; rather the outcome of the motion is to provide direction to staff regarding whether or not to consider the General Plan and Zoning Amendment proposals and to begin preparation of necessary studies, including a Precise Plan, for the Stanford University project.

The "Stanford in Redwood City" campus is proposed by Stanford University to occupy a 35-acre portion of a larger 48-acre (former Mid-Point Technology Park) campus that is intersected by Broadway and generally bounded by Highway 101, Douglas Avenue, Bay Road and Second Avenue.

The remaining 13-acres of the 48-acre campus include:

- 420, 430, 440 & 450 Broadway - Approved 11-acre, 360,000 square foot Stanford Medical Clinics; and
- 550 Broadway - Existing 2.3-acre, 67,640 square foot Genentech-owned computer server farm site

The two (13-acre) properties listed above are not part of Stanford University's proposed

project, but staff proposes that they be included in the Stanford University Precise Plan in order to ensure that future on-site and off-site improvements for the entire 48-acre campus are designed comprehensively. Refer to “Stanford in Redwood City” application binder Tab 4 for “*The New Working Landscape*” site plan (for an illustration of the proposed project site boundary and Genentech and Stanford Medical Clinics properties) previously provided under separate cover.

Stanford University has submitted a conceptual design plan that calls for the demolition of eight buildings totaling approximately 537,000 square feet of existing office R&D space (all of the existing buildings and improvements except the Genentech and Stanford Medical Clinics properties) that is proposed for replacement, in multiple phases, with Stanford University administrative office uses (75% to 80%), research and development uses (10% to 15%), and medical clinic uses (10% to 15%). Common support uses (i.e. cafeteria, childcare care center, fitness center and other employee amenities) would occupy up to 80,000 square feet of space. The project also proposes an onsite storm water retention system and a pedestrian greenway that would run through the center of the campus.

The concept plan proposes up to 1,525,000 square feet of building space in as many as twelve commercial buildings and five parking structures that would contain approximately 5,100 parking spaces. The campus has historically been used for light industrial research and development purposes and is located adjacent to Highway 101 (east), Friendly Acres residential neighborhood (south) and unincorporated County and City industrial districts with one to two-story industrial land uses (west and north).

General Plan and Zoning Compliance

The project requires future City Council approval of a General Plan Amendment to allow commercial uses because the proposed University-related administrative office and medical land uses are inconsistent with the existing “Light Industrial” (Research and Development) General Plan land use designation for the site.

The proposed office-related land uses will also require future City Council approval of a Zoning Map Amendment because office uses are inconsistent with the purpose of the site’s existing “IR” (Industrial Restricted) Zoning District designation which is:

“To promote viable industrial areas by providing a district for the location of selected industries, wholesale establishments, specified retail establishments, and heavy commercial uses which can congregate together without offense to each other or to neighboring districts, yet which, because of the nature of their operations, cannot maintain standards as high as those required in the “IP” (Industrial Park) District. The zoning district is intended to preserve land for a wide range of industrial uses by limiting office uses.”

In order to fully evaluate this proposal, staff recommends initiation of a Precise Plan for the proposed project site along with the adjacent Stanford Medical Clinics and Genentech properties, which are all located within the former “Mid-Point Technology Park” campus. The required Zoning Map Amendment for Precise Plans is to the “P” (Planned Community) Zoning District. The Precise Plan would provide standards and guidelines for, among other things, site layout (orientation of buildings, parking structures and open space areas), circulation (auto and pedestrian), and architectural design.

The Stanford University project would triple the building square footage and add five parking structures with approximately 5,100 parking stalls to an existing 35-acre portion of

an industrially-zoned campus to allow more intensive administrative office and, to a lesser extent, medical clinic and R&D land uses.

Environmental Review

Staff has determined that an Environmental Impact Report (EIR) under the California Environmental Quality Act is necessary to identify, evaluate and mitigate potential environmental impacts that could be associated with Stanford University's proposed campus demolition and rebuild project, including a special focus on water demand/supply, sewer capacity, flooding and potential traffic impacts to the surrounding neighborhood and local/regional roadway network.

A Water Supply Assessment as well as utility /infrastructure studies are required for a project of this size. The EIR will also address existing storm drainage and flood control impacts in the area.

In addition, the existing campus was originally created with oversized parcels for lower intensity industrial-type land uses that resulted in "super-blocks" which are out of scale with the historic grid system and that are not appropriate for more intensive commercial land uses. Consequently, staff is working with an urban design firm and has recommended the reestablishment of the existing street grid (i.e. extend Barron, Warrington and Hurlingame Avenues from Bay Road through to Broadway) to provide more traditionally sized commercial city blocks to better distribute anticipated increases in traffic trips generated from the project site.

The applicant's conceptual plan shows a central pedestrian greenway within the project core that responds to staff's street extension request by providing auto access from Bay through the campus to Broadway via a Warrington Avenue extension. Barron and Hurlingame Avenues are also extended but in the form of pedestrian paseos that would also allow emergency vehicle access from Bay to Broadway. The concept plan will include adequate building setbacks and driveway widths to allow for the possible extension of all three streets (Barron, Warrington and Hurlingame Avenues) for auto access purposes (i.e. they are to be designed to be converted to streets if they are needed in the future) and will be evaluated as options in the EIR traffic/circulation analysis.

The EIR will also include project alternatives which are currently being developed and will be made public at a future date. Some traffic/circulation project alternatives include modifications to freeway access such as:

- New frontage roadway that runs through the campus along the edge of Highway 101 from the project site's Douglas Avenue cul-de-sac to Rolison Road.
- New hook ramp to provide direct access from the project site/campus to Highway 101 (similar to the City of San Carlos Brittan on/off ramp).

Other alternatives, including a reduced project alternative, will be studied.

New General Plan and Zoning Designations

Stanford University's application for a General Plan Amendment has been submitted in the midst of the City's New General Plan process. If Council initiates the General Plan Amendment for the Stanford campus at this time, the proposed amendment will be considered as a land use alternative in the New General Plan and will be studied in the environmental impact report to be prepared for the New General Plan. The "Wave 1" New General Plan public outreach included a number of affinity group meetings. Public comments from those meetings about this part of Redwood City were relatively limited.

However, some individuals noted that the New General Plan should consider the area between Downtown and Second Avenue along Broadway, including the Stanford property (at the former Midpoint Technology Park campus) in light of the possibility that the Stanford proposal or a version of it might be approved. Thus, although the New General Plan process as well as the review process established for the Stanford project will be on parallel and separate paths, these processes will be coordinated. For example, the Stanford EIR - in addition to exploring a Reduced Project Alternative – will explore a No Project Alternative. The No Project Alternative would be more than a consideration of existing conditions. It will explore campus redevelopment with “Light Industrial” or large scale R&D-type development/ businesses that are currently permitted under the existing Zoning and General Plan designations.

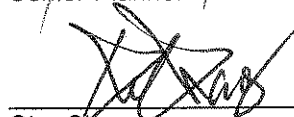
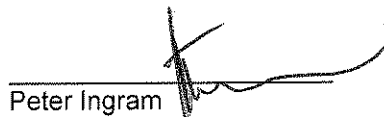
ALTERNATIVE

Do not authorize initiation of General Plan or Zoning Map Amendments or a Precise Plan for the project and provide alternative direction to staff.

FISCAL IMPACT

In addition to CEQA studies, staff has prepared a draft Request for Proposal (RFP) for an analysis of potential fiscal and economic impacts of the project on, among other things, the City’s property tax revenues and to the County of San Mateo, Redwood City and Sequoia Union High School Districts (Attachment 3). Additionally, special studies of housing supply and child care demand will also be prepared. Council may provide input on the scope of these studies.

In the long-term, should the “Stanford in Redwood City” project be approved and built - in part or in total - there will be unknown fiscal impacts on the City. Subsequent studies and analysis will determine the magnitude and consequences of such impacts.


Maureen Riordan
Senior Planner
Jill Ekas
Planning Manager
Chu Chang
Acting Community Development Director
Peter Ingram
City Manager

DOCUMENT PREVIOUSLY PROVIDED UNDER SEPARATE COVER

“Stanford in Redwood City” Application to the City of Redwood City binder, May 16, 2008.

Attachments

1. Resolution of Intention to amend the Redwood City Strategic General Plan
2. Resolution of Intention to amend the Redwood City Zoning Ordinance
3. Draft Request for Proposal for Stanford University Project Fiscal and Economic Impact Analysis

RESOLUTION NO. _____

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY INITIATING AN AMENDMENT TO THE STRATEGIC GENERAL PLAN OF THE CITY OF REDWOOD CITY REQUESTING THAT CITY STAFF REVIEW AND RECOMMEND AN APPROPRIATE GENERAL PLAN LAND USE DESIGNATION FOR THE STANFORD UNIVERSITY IN REDWOOD CITY CAMPUS AND STANFORD UNIVERSITY PRECISE PLAN

WHEREAS, an application has been submitted to the City of Redwood City (City) by Stanford University to construct the "Stanford University in Redwood City" Campus (the "Project"). Stanford University proposes to occupy a 35-acre portion of a larger 48-acre campus (the former Mid-Point Technology Park) as shown on the map attached hereto and incorporated herein as Exhibit "A."

WHEREAS, the remaining 13 acres of the 48-acre campus includes 420, 430, 440, and 450 Broadway (the approved 11-acre, 360,000 square foot Stanford Medical Clinics), and 550 Broadway (a 2.3 acre, 67,640 square foot Genentech-owned site).

WHEREAS, even though the 13 remaining acres referenced above are not part of Stanford University's proposed Project, staff proposes that they be included in the Stanford University Precise Plan in order to ensure that future on-site and off-site improvements for the entire 48-acre campus are designed comprehensively. The Stanford University Precise Plan is shown on the map attached hereto and incorporated herein as Exhibit "B."

WHEREAS, the Project concept plan proposes up to 1,525,000 square feet of building space in as many as twelve commercial buildings requiring up to five parking structures that would contain approximately 5,100 parking spaces. The Project proposal includes administrative office uses (75% to 80%), research and development uses (10% to 15%), medical clinic uses (10% to 15%), and common support uses (i.e. cafeteria, childcare center, fitness center and other employee amenities) that would occupy up to 80,000 square feet of space. The project also proposes an onsite storm water retention system and a pedestrian greenway that would run through the center of the campus.

WHEREAS, implementation of the Project and Stanford University Precise Plan requires the amendment of the Strategic General Plan of the City of Redwood City ("General Plan") from the existing "Light Industrial (Research and Development)" land use designation to a new land use designation that is appropriate for the land uses proposed for the Project and the Stanford University Precise Plan.

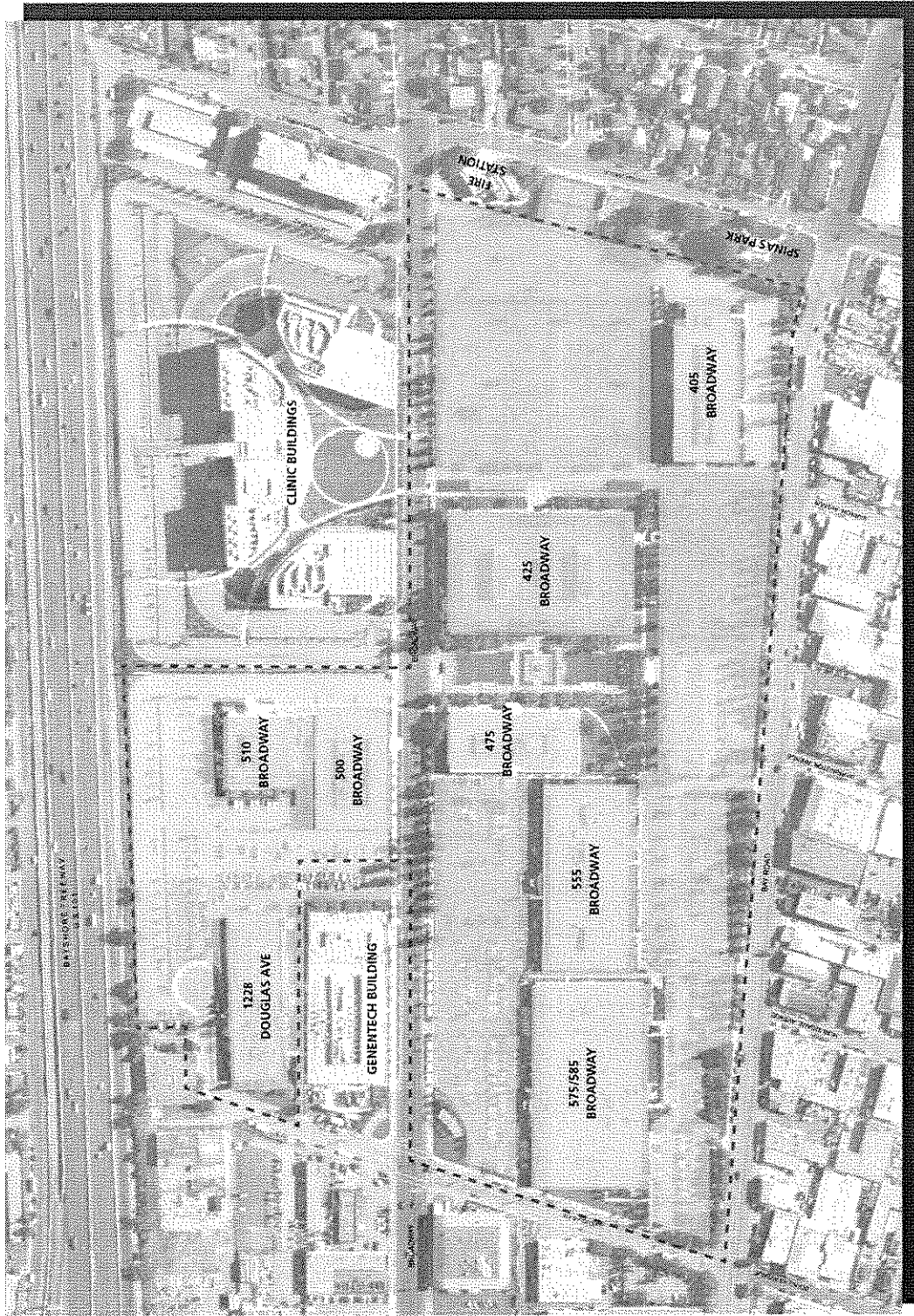
WHEREAS, on July 15, 2008, the Planning Commission of the City of Redwood City recommended to the City Council of the City of Redwood City ("City Council") that the City Council initiate an amendment to the General Plan for the 35-acre Stanford University proposal, 11-acre Stanford Medical Clinics properties, and 2.3-acre Genentech property located within the former 48-acre Midpoint Technology Park campus.

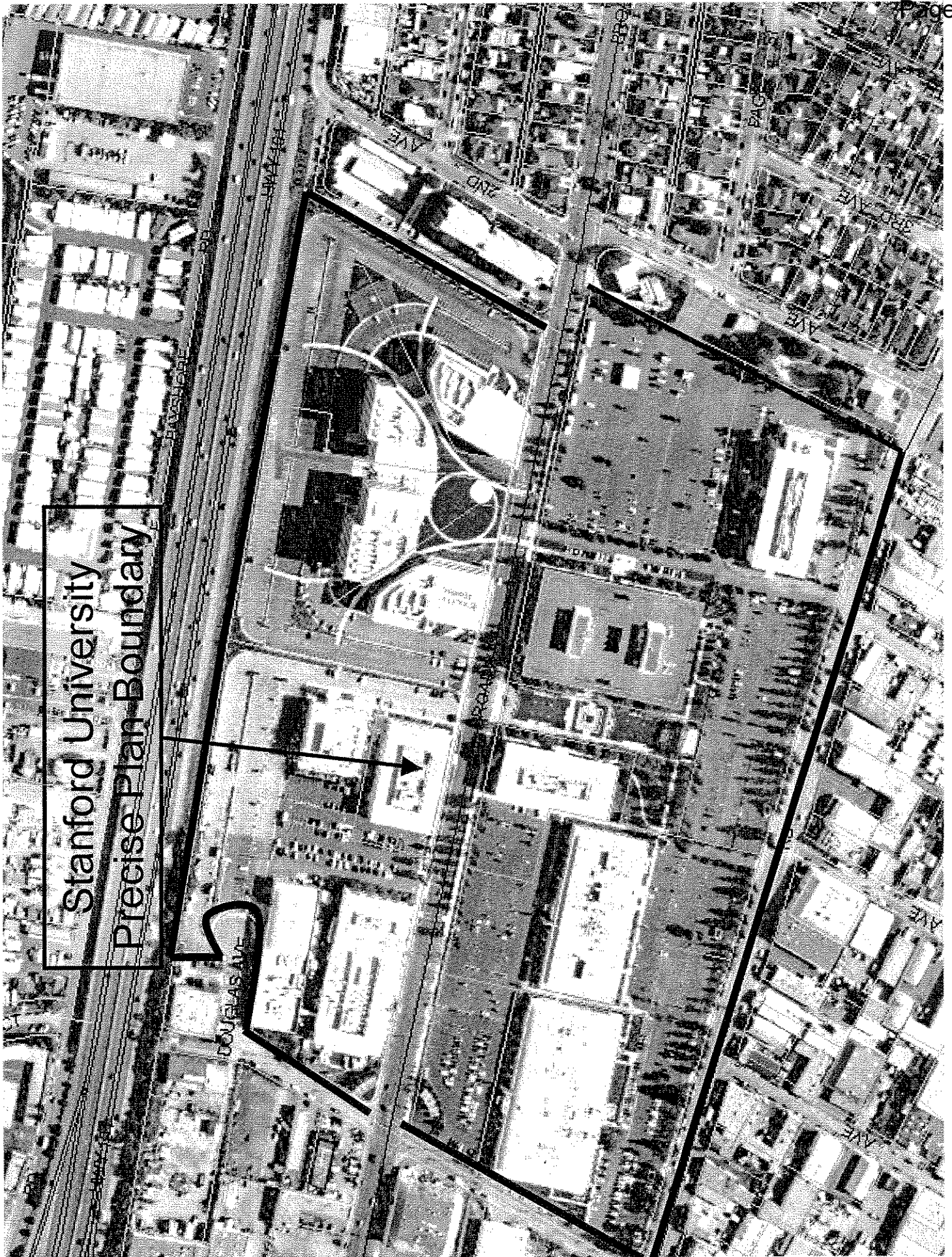
WHEREAS, Section 18.61 of the Redwood City Municipal Code provides for the adoption by the City Council of a resolution of intention to amend the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby incorporated by this reference as if fully set forth in their entirety.
2. That the City Council hereby initiates an amendment to the General Plan, and hereby requests that City staff review and recommend an appropriate general plan land use designation for the Project and the Stanford University Precise Plan.
3. That this Resolution shall be effective immediately.

* * *





Stanford University
Precise Plan Boundary

RESOLUTION NO. _____

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY TO AMEND ARTICLE 60, ZONING MAP NO. 4 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED, TO REZONE PROPERTIES LOCATED WITHIN THE STANFORD UNIVERSITY PRECISE PLAN AREA, AS FURTHER DESCRIBED IN THIS RESOLUTION, FROM THE EXISTING INDUSTRIAL RESTRICTED ZONING DISTRICT TO THE PLANNED COMMUNITY DISTRICT.

WHEREAS, an application has been submitted to the City of Redwood City (City) by Stanford University to construct the "Stanford University in Redwood City" Campus (the "Project"). Stanford University proposes to occupy a 35-acre portion of a larger 48-acre campus (the former Mid-Point Technology Park) as shown on the map attached hereto and incorporated herein as Exhibit "A."

WHEREAS, the remaining 13 acres of the 48-acre campus includes 420, 430, 440, and 450 Broadway (the approved 11-acre, 360,000 square foot Stanford Medical Clinics), and 550 Broadway (a 2.3 acre, 67,640 square foot Genentech-owned site).

WHEREAS, even though the 13 remaining acres referenced above are not part of Stanford University's proposed Project, staff proposes that they be included in the Stanford University Precise Plan in order to ensure that future on-site and off-site improvements for the entire 48-acre campus are designed comprehensively. The Stanford University Precise Plan boundary is shown on the map attached hereto and incorporated herein as Exhibit "B."

WHEREAS, the Project concept plan proposes up to 1,525,000 square feet of building space in as many as twelve commercial buildings requiring up to five parking structures that would contain approximately 5,100 parking spaces. The Project proposal includes administrative office uses (75% to 80%), research and development uses (10% to 15%), medical clinic uses (10% to 15%), and common support uses (i.e. cafeteria, childcare center, fitness center and other employee amenities) that would occupy up to 80,000 square feet of space. The project also proposes an onsite storm water retention system and a pedestrian greenway that would run through the center of the campus.

WHEREAS, implementation of the Project and Stanford University Precise Plan requires the rezoning of the properties located within the Stanford University Precise Plan Area from the existing Industrial Restricted ("IR") Zoning District to the Planned Community ("P") Zoning District; and

WHEREAS, Section 41.2 of the Redwood City Zoning Ordinance provides for the adoption by the City Council of a resolution of intention to amend the Redwood City Zoning Ordinance.

WHEREAS, on July 15, 2008, the Planning Commission of the City of Redwood City recommended to the City Council of the City of Redwood City ("City Council") that it initiate an amendment to the Redwood City Zoning Ordinance for the 35-acre Stanford University proposal, 11-acre Stanford Medical Clinics properties and 2.3-acre Genentech property located within the former 46-acre Midpoint Technology Park campus.

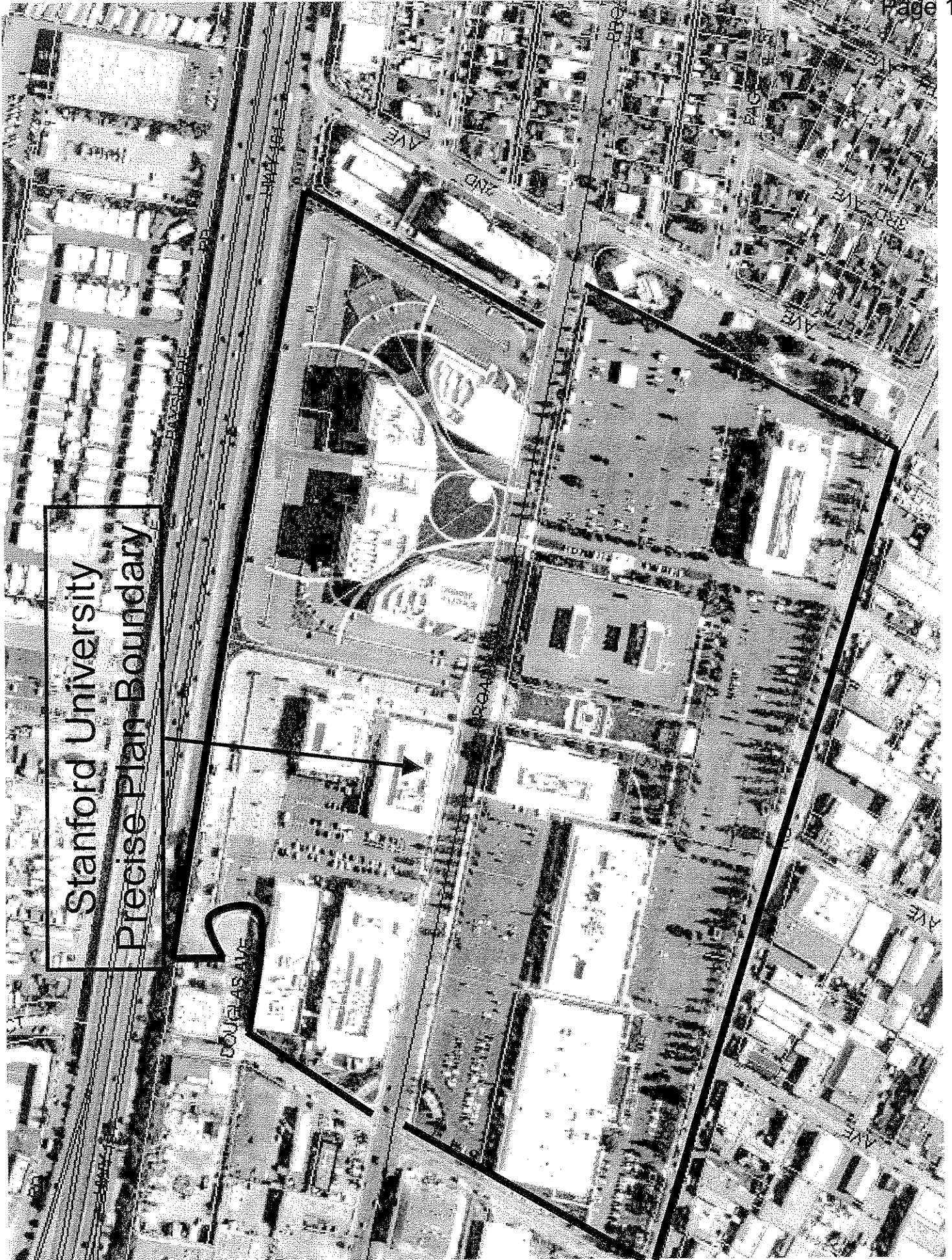
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

2. That the City Council hereby initiates an amendment to ARTICLE 60, ZONING MAP NO. 4 OF ORDINANCE NO. 1130, THE REDWOOD CITY ZONING ORDINANCE, AS AMENDED (the "Zoning Map") for the properties located within the Stanford University Precise Plan Area from the existing Industrial Restricted ("IR") Zoning District to the Planned Community ("P") Zoning District.

3. This resolution is effective immediately.

* * *



Stanford University
Precise Plan Boundary

Planning Services

Community Development Services
1017 Middlefield Road
P.O. Box 391
Redwood City, CA 94064



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**RE: REQUEST FOR PROPOSALS FOR A FISCAL AND ECONOMIC IMPACT ANALYSIS
FOR THE PROPOSED STANFORD UNIVERSITY PROJECT LOCATED IN THE CITY OF
REDWOOD CITY**

The City of Redwood City is soliciting proposals from firms or combinations of consultant teams with significant expertise in municipal finance and other specialties such as economic impact analysis and child care needs analysis to prepare a Fiscal and Economic/ Special Studies Impact Analysis for the proposed Stanford University project in Redwood City.

Proposed Stanford University Project ("The Project")

The Stanford University project proposes to occupy a 35-acre portion of a larger 48-acre (former Mid-Point Technology Park) campus that is bisected by Broadway and generally bounded by Highway 101, Douglas Avenue, Bay Road and Second Avenue.

Existing campus properties not included in the Stanford University proposal, but that would be included in an overall Stanford University Precise Plan, include:

- 420, 430, 440 & 450 Broadway- Approved 11-acre, 360,000 square foot Stanford Medical Outpatient Center
- 550 Broadway- Existing 2.29-acre, 67,000 square foot Genentech-owned server farm

Stanford University has submitted a conceptual design plan for the 35 acre project site that calls for the demolition of 537,000 square feet of existing office R&D space that is proposed for replacement, in multiple phases, with Stanford University administrative office uses (75% to 80%), research and development uses (10% to 15%), and medical clinic uses (10% to 15%). Common support uses (i.e. cafeteria, childcare care center, fitness center and other employee amenities) would occupy up to 80,000 square feet of space. The project also proposes an onsite storm water retention system and a pedestrian greenway that would run through the center of the campus.

The concept plan proposes a floor area ratio (FAR) of 1.0, which would result in up to 1,525,000 square feet of building space in up to 12 commercial buildings requiring up to five (5) parking structures that would contain approximately 5,140 parking spaces. Refer to attached concept plan.

Adjacent Land Uses

The site has historically been used for light industrial research and development purposes and is located adjacent to Highway 101 (east), the low-density Friendly Acres residential neighborhood (south) and (unincorporated County and City) industrial districts with one to two-story industrial land uses (west and north).

General Plan and Zoning Compliance

The project will require City Council approval of a General Plan Amendment since the proposed University-related administrative office and medical land uses are inconsistent with the existing "Light Industrial" (Research and Development) General Plan land use designation for the site. A Zoning Map Amendment is also needed because office uses are inconsistent with the site's existing "IR" (Industrial Restricted) Zoning District purpose:

"To promote viable industrial areas by providing a district for the location of selected industries, wholesale establishments, specified retail establishments, and heavy commercial uses which can congregate together without offense to each other or to neighboring districts, yet which, because of the nature of their operations, cannot maintain standards as high as those required in the IP District. The zoning district is intended to preserve land for a wide range of industrial uses by limiting office uses."

Environmental Review

The Stanford University project would triple the building square footage of an existing 35-acre portion of an industrially-zoned campus for University-related administrative office purposes (and to a lesser extent for medical clinic and R&D uses).

Staff has determined that an Environmental Impact Report is necessary to identify, evaluate and mitigate potential environmental impacts that could be associated with Stanford University's proposed campus demolition and rebuild project, including a special focus on, among other items, potential traffic/circulation impacts to the surrounding neighborhood and the local/regional roadway network and the City's limited water supply and sewer capacity.

Work Tasks to be Performed

The report should provide the following fiscal and economic /special studies impact analyses for the Stanford University Project ("the Project"):

(It should be noted that as a quasi-public non-profit institution, Stanford University is exempt from the payment of property taxes and School District fees.)

Fiscal Analysis:

Prepare a (fiscal) revenue analysis comparing the (fiscal) potential revenues attributed to the proposed Stanford University administrative office uses (75% to 80%), research and development uses (10% to 15%) and medical clinic uses (10% to 15%) to those displaced (business) revenues from existing office research and development (537,000 square feet) users and for lost future business opportunities including, but not limited to, the following:

Your report should analyze the impact of the Stanford University project on:

1. **Property tax** payments to the City of which a portion would otherwise fund local services and governmental functions;
2. **Sales tax** generation/revenues (i.e. from displaced revenue generators, any business to business tax, and (lost business) opportunity costs, etc.);
3. **Utility user tax** payments/revenues without a cap. Redwood City currently has a \$50,000 cap for single payers; consequently, the study should evaluate the fiscal effects of waiving this cap;
4. **Point of sale billing** losses that might result if transactions are recorded at the main University campus in Palo Alto (i.e. the need for Stanford University to use Redwood City as its point of sale billing address for use taxes, cell phone taxes, etc.);
5. **City police and fire service and equipment costs** (police traffic and crime patrol; fire & emergency services and equipment needs (new trucks with ladders needed to service taller buildings), etc.

6. **One time fees/cost analysis** from City permits and fees (i.e. traffic, sewer, water impact fees), construction employment, etc).
7. **“Value added”** by Stanford University’s project proposal for short and long-term economic benefits (e.g. construction, use, occupancy, sales, property tax, potential agglomeration, etc.). Separate one-time revenue (construction materials) from ongoing revenues (property and sales taxes).
8. **School District ERAF Revenues-** Estimate the impact that school districts’ lost revenues will have on the City’s excess ERAF refund.

Economic Analysis:

Provide an analysis of local economic impacts for the following:

Will the project:

1. Support local businesses and/or provide other public benefits through employee and patient spending (based on the proportions attributed to each proposed land use provided above)?
2. Create/increase job growth (i.e. attract biotech and/or other industries to Redwood City) or displace businesses for local Redwood City residents?
3. Support downtown businesses? Possibly review traffic trip patterns/behavior of existing employees in the neighborhood.
4. Impact future City revenue through lost business opportunities (i.e. R&D, biotech, “green” and other industries that are allowed to occupy the campus under the existing General Plan and Zoning designations)?

Special Studies:

1. Provide the following special studies:
2. Childcare needs analysis for Stanford University employees and surrounding neighborhood.
3. Housing impact analysis, including a housing/ jobs balance analysis and affordable housing needs assessment.
4. Hotel (full service) needs analysis.

Provide your approach, key parameters and assumptions used in your analysis, estimates and projections, and any supporting documentation.

Proposal Requirements

The proposal should include a detailed scope of work that addresses the above work to be performed, products to be delivered, a timeframe/schedule for completion of work, and a proposed budget. The proposal must provide sufficient detail to allow for a thorough evaluation and comparative analysis. The proposal will not be judged by the volume of material presented and therefore should be as brief and concise as possible without sacrificing the clarity of the intended concept.

The proposed budget is to be presented on a time and materials basis with a not-to-exceed budget limit, with all overhead/expenses included in the figure.

The proposal must indicate the length of time that the proposed budget and scope are effective for (minimum of 60 days). The Consultant will provide the City the following: Four (4) hard copies along with one (1) unbound camera-ready original for reproduction in an 8.5 x 11-inch format (facsimile and email versions are not acceptable).

Schedule

The proposal shall include a schedule with turnaround time.

Administrative Information

The Project Manager for the City of Redwood City will be Lorraine Weiss, Planning Consultant. The firm awarded the contract for the work described herein will be expected to report to, seek guidance from, and work cooperatively with the Project Manager. Any technical question regarding the requested analysis should be directed to Lorraine Weiss, (415) 921-5344 or lorraine@lorraine-weiss.com, and Maureen Riordan, Senior Planner, City of Redwood City, mriordan@redwoodcity.org.

This Request for Proposal does not commit the City of Redwood City to pay any costs incurred in the preparation of a response or to procure or contract for services or supplies. The City of Redwood City reserves the right to accept or reject, or to modify or cancel in part or in its entirety, this Request for Proposal.

All data, documents and other products used or developed during the scope of work will remain in the public domain upon completion of the project. Similarly, all responses to this Request for Proposal shall become the property of the City of Redwood City and will be retained or disposed of accordingly.

The method of payment upon negotiation of a contract shall be not more than once monthly and will be based upon satisfactory progress and the submission of a detailed invoice, outlining the specific number of hours worked by each person and products in progress and/or completed. If for some reason the applicant withdraws the application after work has been performed, or the project is put on hold for more than 30 days, the Consultant will be paid for work satisfactorily completed to date, upon submittal of a detailed invoice.

At this time, the City is not anticipating an interview process. A consultant will be selected on the basis of the submitted proposals only.

The Consultant will be expected to enter into an Agreement for Services with the City of Redwood City. The agreement will specify a starting date upon agreement of terms and will include a termination clause based upon substandard performance or preference of the City of Redwood City.

Attachment

“Stanford in Redwood City” concept plan