

TASK FORCE MEETING #1 SUMMARY
CITY OF REDWOOD CITY
INNER HARBOR SPECIFIC PLAN

Thursday, June 13, 2013 | 7:00 pm – 10:00 pm
Seaport Conference Center, 459 Seaport Court, Redwood City, CA 94063

TASK FORCE MEMBERS IN ATTENDANCE:

Jeff Birdwell, Bair Island Aquatic Center
Mike Brown, Docktown Representative
Amy Buckmaster, Redwood City San Mateo County Chamber of Commerce
Orlene Chartain, Docktown Resident
| Jim Dudley, Redwood City Park & Rec. Commissioner
Rich Ferrari, Ferrari Property Representative
Mike Giari, Port of Redwood City
Greg Greenway, Seaport Industrial Association
Melissa Hippard, Greenbelt Alliance
Chris Mann, Granite Rock
Carole Wong, Redwood City Resident

I. WELCOME AND INTRODUCTION

Laura Stetson of MIG welcomed Task Force members and members of the public to the meeting, the first in a series of meetings to develop a specific plan for the Inner Harbor area of Redwood City. She outlined the agenda for the session, which included providing an overview of the specific plan process and products; a community conversation about vision and key issues to address; a formal Task Force session to review protocols and procedures; a presentation of an Arizona State University student design studio work on the Inner Harbor; a public comment period; and next steps. Ms. Stetson noted that this first meeting will have a significantly different format and function than future Task Force meetings. While future meetings would be open to the public, the meetings would focus on Task Force presentations and discussion, with a shorter period of time for public comment. This first meeting included an extensive opportunity for community members to contribute to issue identification and visioning.

II. PRESENTATION: INNER HARBOR SPECIFIC PLAN

Ms. Stetson introduced the project with a brief presentation describing what a specific plan is and the plan area's location and boundaries. She noted existing and planned uses within the area and identified specific properties within the planning area to provide context for Task Force members. She also described how a specific plan differs from a precise plan and other types of plans; Ms. Stetson explained why the City had chosen to develop this type of plan for the Inner Harbor.

III. COMMUNITY DISCUSSION: KEY ISSUES¹

Task Force members and community members then participated in a conversation to envision a future for the plan area. The group shared ideas, concerns, and needed improvements to help inform the specific plan process moving forward.

General Comments on the Planning Process

- Task Force members should take a tour of the plan area
 - Residents and others are available to give individual members of the Task Force tours by water or air

Infrastructure

- Sewer connections
 - There is no sewer connection, thus watercraft use “pump out” services; residents would like sewer connections
- Transportation infrastructure and connectivity
 - Not much transit or infrastructure to or in the planning area
 - Improve pedestrian and bicycle bridge
 - Connect with Downtown Redwood City—create safer routes for all, including waterways
 - Bike/pedestrian connectivity is problematic—there are issues with homelessness, especially under the 101 overpass of Redwood Creek
- Possible levee along the Blomquist extension

Vision Ideas

- Forward-thinking eco-friendly development
- Redwood City has become a destination—devote some area to recreation and water sports for places to play
- Floating communities as attractor
 - Building a “Little Sausalito” is an opportunity
 - Nowhere else offers this in the south bay area
- Vibrant community—reality, history, authenticity
- Draw the city back to the water
- Strong sense of community

Potential Uses: Cultural/Educational

- Aquatic Museum at Peninsula Yacht Club (PYC)
- Preserve PYC as a Redwood City treasure/history!
 - It’s okay for buildings to differ aesthetically
- Mobile gourmet food truck events
- Middle school dedicated to water/marine biology

Potential Uses: Recreation and Open Space

- Unique recreation opportunities
- Public access to water from Downtown should face the creek, not away from it
- BIAC area links Bay Trail and other assets—it’s a recreation destination but needs connectivity
- Site for regatta, other water events
- Bird wildlife in a public trust area

¹ This summary reflects the opinions of and comments made by Task Force or community members. Task Force and community members are responsible for the accuracy of their statements.

Potential Uses: Residential and Commercial Uses

- Keep harbor that is livable—there’s nothing left like this on the Peninsula
- Create a “floating homes” community—distinguish Redwood City!
- Redwood Creek Floating Community Association welcomes the planning process
- Housing resources are needed to provide support and services to residents (for home improvements, etc.)
- Redwood City doesn’t need more condos
- Residential marina
- Financing: Residents could help fund docks and infrastructure
- Storefronts to extend Downtown
- Cafes, artist studios—“bohemian”

Sustainability

- Zone for sustainable development, especially in areas at risk for sea-level rise
- Talk about water flow and dredging is concerning
 - Consider aquatic life and fish
- Wind turbines are bad for birds
- Involve USGS to be sure erosion is not a concern
- Sea-level rise is a key issue
 - Need to consider sea-level rise—possibly through floating buildings
 - Sea-level rise offers an opportunity to create a “living lab”
 - Develop infrastructure that can adapt to sea-level rise
 - Create standards for development—design for sea-level rise
- Jail site—needed soil mitigation, past uses in the plan area have resulted in soil contamination
- Model green marina

Other Comments

- No displacement during building construction
- Cleanups at Docktown—greater effort to keep the creek clean
- Pete’s Harbor should have been included in the plan area
- Concern that view from 101 will be just a sound wall—there needs to be a way to bring people in
- Look at waterfront models elsewhere (e.g., Portland, Vancouver, San Antonio)

IV. TASK FORCE SESSION

Following a brief break, a session of the Task Force was convened. Members introduced themselves and described their interest in the project. Ms. Stetson then walked the Task Force members through the group’s mission, role, responsibilities, and operating protocols. Task Force members reviewed the procedures and asked questions about the Ex Parte restrictions on discussing decisions and Task Force material with others outside the group. Several members represent stakeholder constituencies and observed that they would need to regularly update those they represent and would not always be able to share the content of their discussions with the full Task Force, so the current wording of the Ex Parte restriction was problematic. Ms. Stetson noted that the intent of the restriction was to streamline Task Force contact with media and manage members’ individual contact with outside forces hoping to influence the decision-making process, not to prevent members from updating stakeholders. She committed to a refined policy language to be discussed at the next meeting.

Ms. Stetson asked the group how many had participated in committees governed by the Brown Act, and briefly reviewed some of the restrictions under the Brown Act. Specifically, Task Force members cannot meet or confer independently in large groups.

Ms. Stetson also asked Task Force members whether they would prefer shorter meetings ending at 9:30 pm when content allowed. The group did prefer to keep meetings to 2.5 hours when possible.

V. PRESENTATION: REDWOOD CITY: RECLAIMING THE WATERFRONT (ARIZONA STATE UNIVERSITY STUDENT PROJECT)

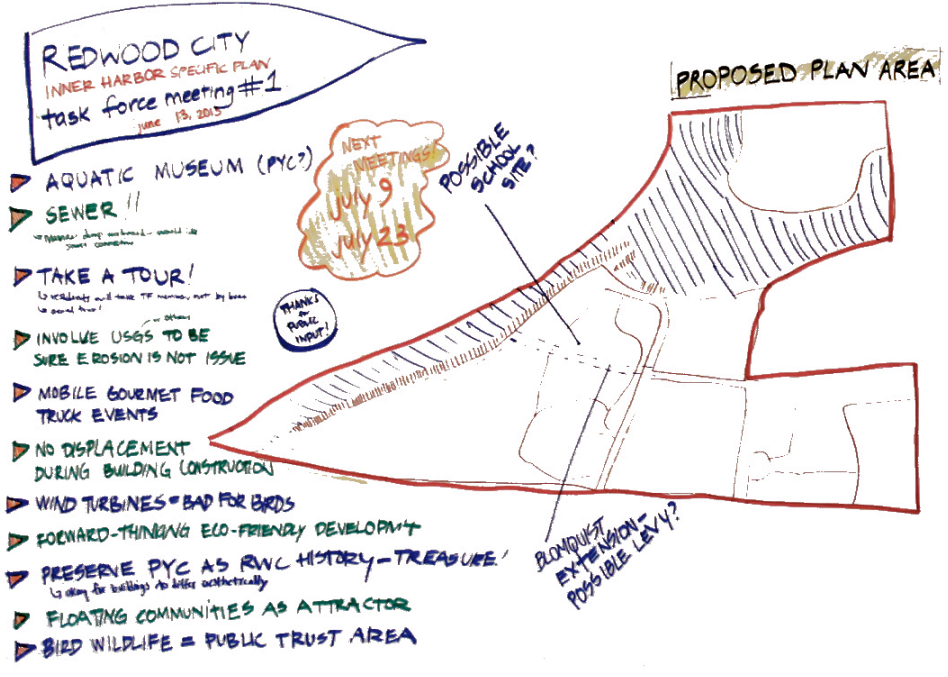
To launch the Task Force visioning conversation, Gabriel Diaz-Montemayor, a former professor at Arizona State University, presented the results of a student design studio he taught at the ASU Herberger Institute for Design and the Arts. Students visited the site and then developed a series of visions for future development of the area. Professor Diaz-Montemayor provided an overview of the students' ideas for the site and then presented a series of design concepts illustrating the ideas.

VI. PUBLIC COMMENT

During the public comment period, members of the public shared additional thoughts on the value of preserving the residential community in the Inner Harbor. Many community members reiterated how important the sense of community was to them and suggested additional ideas for the area. These ideas were incorporated into the vision and concerns wallgraphic, which appears on page 5 and is summarized in Section III.

VII. NEXT STEPS

Ms. Stetson closed by thanking the Task Force and community members for attending, and noting that two meetings would be held in July: one on Tuesday, July 9th, and one on Tuesday, July 23rd. As the project is starting quickly, there will be a number of meetings early on, but fewer as the process moves forward.



- ▶ ZONE FOR SUSTAINABLE DEVELOPMENT, esp in areas w/ sea-level rise risk
- ▶ FLOATING WATERCRAFT HOMES COMMUNITY - DISTINGUISH RWC!
- ▶ "LITTLE SAUSALITO" - OPPORTUNITY!
- ▶ VIBRANT COMMUNITY - REALITY, HISTORY, AUTHENTICITY
- ▶ NOWHERE ELSE OFFERS THIS - DRAW CITY BACK TO WATER
- ▶ STRONG SENSE OF COMMUNITY!!
- ▶ RWC HAS BECOME DESTINATION - DEVOTE SOME AREA TO REC + WATER SPORTS - PLACES TO PLAY!
- ▶ REDWOOD CREE ASSCN: WELCOMES PLANNING PROCESS
- ▶ TALK ABOUT WATER FLOW + DREDGING
- ▶ KEEP HARBOR THAT IS LIVABLE - NOTHING LEFT ON PENINSULA

PUBLIC INPUT = EQUAL TO TASK FORCE INPUT

- ▶ NEED TO CONSIDER SEA LEVEL RISE - POSS THROUGH FLOATING BUILDINGS
- ▶ BAC AREA - LINKS BAY TRAIL, OTHER ASSETS - REC DESTINATION - BUT NEEDS CONNECTIVITY
- ▶ HOUSING FOR HUMANITY TO PROVIDE SUPPORT/SERVICES TO RESIDENTS
- ▶ PETE'S HARBOR - SHOULD HAVE BEEN INCLUDED
- ▶ FLOATING HOMES W/ LIVE-ABOARDS
- ▶ UNIQUE REC OPPS!!
- ▶ SEA-LEVEL RISE - OPPTY TO CREATE 'LIVING LAB'

- ▶ VIEW FROM 101 - BRING PPL IN - NOT JUST A SOUND WALL!
- ▶ CONNECT W/ DOWNTOWN - SAFER ROUTES FOR ALL
- ▶ BIKE/PED CONNECT'NS = PROBLEMATIC - ISSUES W/ HOMELESSNESS
- ▶ PUBLIC ACCESS TO WATER FROM DOWNTOWN - FACE CREEK, NOT AWAY
- ▶ CLEANUPS @ DOCKTOWN - GREATER EFFORT TO KEEP CREEK CLEAN
- ▶ MODEL GREEN MARINA
- ▶ IMPROVE BRIDGE
- ▶ RESIDENTIAL MARINA
- ▶ STOREFRONTS TO EXTEND DOWNTOWN

- ▶ NOT MUCH TRANSIT OR INFRASTRUCTURE
- ▶ CAFES, ARTIST STUDIOS - "BOHEMIAN"
- ▶ DON'T NEED MORE CONDOS
- ▶ MIDDLE SCHOOL DEDICATED TO WATER/MARINE BIOLOGY
- ▶ STANDARDS FOR DEVELOPMENT + DESIGN - FOR SEA-LEVEL RISE
- ▶ FINANCING: RESIDENTS COULD HELP FUND DOCKS/INFRASTRUCTURE
- ▶ LOOK AT WATERFRONT MODELS ELSEWHERE (e.g., Pomona, Los Angeles, San Antonio)
- ▶ JAIL SITE - NEEDED MITIGATION, ?
- ▶ IS RESIDENTIAL CLEAN?!
- ▶ SITE FOR REGATTA, OTHER WATER EVENTS