

TASK FORCE MEETING #4 SUMMARY

CITY OF REDWOOD CITY INNER HARBOR SPECIFIC PLAN

*Tuesday, October 22, 2013 | 7:00 P.M. – 9:30 P.M.
Seaport Conference Center, 459 Seaport Court, Redwood City, CA 94063*

TASK FORCE MEMBERS IN ATTENDANCE

Sean Brooks, City of Redwood City, Economic Development
Amy Buckmaster, Redwood City/San Mateo County Chamber of Commerce
Orlene Chartain, Docktown Resident
Jim Dudley, Redwood City Park and 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
Gail Raabe, Redwood City Resident and Bayfront Advocate
Carole Wong, Redwood City Resident

I. WELCOME AND INTRODUCTION

Jill Ekas of the City of Redwood City welcomed Task Force members and the approximately 30 members of the public. This meeting was the fourth in a series of meetings to develop a specific plan for the Inner Harbor area.

II. PUBLIC COMMENT

Two public comment periods were convened. During the first public comment period, the following comments and suggestions were heard.

- Future development should be innovative with respect to the use of recycled water.
- A boom could be placed across Redwood Creek to catch garbage and debris before it gets to the Bay.
- The commenter asked who would prepare the economic and financial feasibility of the Inner Harbor planning effort.
- The commenter requested that e-News notice should be sent farther in advance of future meetings.
- The speaker described various maps pertaining to flooding and sea level rise including the multi-year IPCC study, BCDC's work, and FEMA maps, which are being updated.

III. CITY UPDATES

Blake Lyon, Redwood City's Planning Manager provided updates about properties in and near the Inner Harbor Specific Plan study area as follows:

- Malibu Grand Prix site – Granite Rock sold the approximately 20 acre site to the Jay Paul Corporation who is interested in developing the property with an office use.
- Highway 101/84 Interchange – The study is underway and various alternatives are being evaluating for improving the interchange. Updates will be forthcoming as milestones are reached in this effort.
- Bair Island Aquatic Center (BIAC) and Redwood City Grant – In a joint application, BIAC and the City received funding to add a third floating dock east of BIAC's two docks. The new dock will be attached to City owned property and will allow for public use and is especially suited to human-powered watercraft.
- San Mateo County Replacement Jail – The most current rendering of the jail design with shared with the Task Force and meeting attendees.

IV. TASK FORCE MEMBER UPDATES

Task Force members shared updates regarding field trips and other research they had conducted with respect to waterfront and other planning interests since the last task force meeting in July. Updates included the following:

- Members discussed the South Bayside System Authority force main upgrade project.
- A member discussed the annual highest tide event, referring to it as the King Tide and offered to provide a photographic presentation at the next meeting.
- A member presented concepts from waterfront and self-sustaining park design (Tanner Springs Park) as seen in Portland, Oregon. Highlights included structures adaptive to sea level rise, floating trails for bikes and pedestrians, and recreational use of brownfield sites. The concepts brought forth the idea of incorporating a gateway to the Bay Trail in the Inner Harbor plan. (Presentation provided as separate file under Meeting #4 of the City project web site.)
- Another member presented highlights of his vision for good waterfronts. The theme was "activity on the water" and included a wide range of possibilities such as paddle boat rentals, trails and promenades, play fields, inter-linking bridges, temporary and cycling installations of different attractions including historic ships, and public amenities including night time sports. (Presentation provided as separate file under Meeting #4 of the City project web site.)

V. DECISION MAKING CRITERIA

The purpose of the various components of this agenda category was to provide a range of context points for the task force members to consider as they move towards a discussion of draft guiding principles at a future meeting.

General Plan Context:

Ms. Ekas gave an overview of the planning process and presented background and highlights of the City's General Plan that was adopted in October 2010. She explained that there are seven mandated elements including additional optional elements. She described the General Plan Land Use designations within the study area. She further drew connections between the General Plan's topic areas of Land Use, Circulation, Building Community, Infrastructure, Natural Resources, Public Safety among others and the Inner Harbor Precise Plan Area. Ms. Ekas described the policy structure – Goals, Policies, and Programs – that are associated with each element of the plan and provided a few example of each that relate to the Inner Harbor. She encouraged the Task Force to spend some time becoming more familiar with the General Plan, which is posted on Redwood City's web site as a searchable PDF.

Examples of Guiding Principles:

Ms. Ekas introduced the topic of guiding principles to the group. She shared background and a copy of the 10 guiding principles that supported development of the City's successful Downtown Precise Plan.

Task Force Members Presentations:

Ms. Ekas presented a sampling of statements excised from some of the Task Force members' presentations that they made in the two meetings held last July. These statements were selected because they serve as examples that members might be interested in considering as a basis for guiding principles for the Inner Harbor Specific Plan.

Environmental and Jurisdictional Context:

Matthew Gaber of MIG (planning consultant hired by the City) and Patricia Berryhill of ESA (environmental consultant hired by the City) presented early findings from some of the baseline studies that are being completed for the study area. The following topic areas were discussed:

- Cultural Resources: No finds have been mapped, however, the potential for discovering resources during grading may be somewhat higher in the study area because it is near water.
- Noise: The primary sources are US 101, the San Carlos Airport, and local adjacent industrial uses
- Air Quality: The primary sources are automobile emissions from US 101 and particulate from nearby industrial operations.
- Sea Level Rise: Various scenarios were presented from present to 2100.
- Jurisdictional Oversight: BCDC (none), wetlands and Army Corps jurisdiction (as mapped), State Lands Commission (as mapped), and others.

Slides accompanying the consultants' presentation on these topics are included on the City's Inner Harbor project web site and include the maps referenced above. The consultants explained that the completed draft studies would be ready for the Task Force and public review by the next Task Force meeting on November 12, 2012. Detailed information about the above topics as well as many others will be included in those reports.

Task Force members commented and asked questions throughout the presentation including the following:

- The plan should include opportunities for public access.
- What is the process for consideration of transfer of development rights? This is not included in Redwood City's General Plan.
- The baseline studies should be posted on-line and there needs to be an allowance for Q and A of the studies so that they may be revised.
- There should be a relationship between the baseline studies and guiding principles. The guiding principles cannot be determined absent the baseline studies.
- What if the Inner Harbor Plan is not consistent with Redwood City's General Plan? Can the General Plan be revised?
- Present a land distribution summary (by percentage) for each land use in the planning area; e.g. commercial, residential, recreation, etc.
- Task Force members asked about economic and financial studies and specifically for a cost benefit analysis of the Inner Harbor plan.
- Task Force member Raabe asked staff to look into any planning being done by Caltrans with respect to sea level rise.
- Task Force member and Redwood City Port Executive Director Giari explained that the Port's seawall is constructed to last through 2060 with 16-18 inches of freeboard.

The Task Force conducted a second **public comment** period and speakers provided the following input:

- The commenter was interested in consistency between the Inner Harbor Specific Plan and the General Plan, especially with respect to the City's parkland standard.
- How will shoreline protection occur? Consideration of US 101 for a levee may be a logical and necessary choice if there is not enough room in the study area for traditional wide levees.
- Concern about there being residences located within land that is in the public trust and how this was addressed in Sausalito. Preserve the houseboats.

- Along Redwood City's waterfront, in consideration of the Pete's Harbor and One Marina properties and their marinas, over 700 boat slips have been removed. Concern that there is a need for boat slips and they should be considered in the plan.
- Make the Inner Harbor plan into new version of Sausalito.
- The water tank where the Yacht Club is located has rivets from the 1860's and should be carefully examined for historic significance.
- Consider the opportunities and constraints of the study area, including mitigation of constraints. Provide options.
- A speaker presented specific forecasts for sea level rise from the National Research Council on the topic. Explained that the City should plan for the worse case situation.
- The City should support an online forum for this project such as Mountain View has done (e.g. Mind Mixer).
- Look at Smith Creek for example of BCDC/sea level rise solution.
- Take care to account for land settlement, e.g. this has occurred on the Paul Powers property. A geotechnical analysis must be conducted.

Task Force members made the following concluding comments about the presentation and public comment:

- The Task Force members discussed the differences between guiding principles and evaluation criteria and asked the consultants and staff to return with more information for future work.
- The members requested staff and the consultants to provide an updated work plan and milestones at the next meeting.

VI. NEXT STEPS

- The baseline studies are pending and will be available to the Task Force and the public at the next Task Force meeting.
- The next Task Force meeting will be November 12, 2013 from 7:00 – 9:30 PM at the Seaport Conference Center.
- For homework, the Task Force was asked to spend a little time looking over the Redwood City General Plan.

Ms. Ekas closed by thanking the Task Force and community members for attending. The next Task Force meeting is scheduled for November 12, 2013. The City and consultant team will be spending the intervening time completing the draft baseline studies.

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INNER HARBOR SPECIFIC PLAN

TASK FORCE MEETING #4

City Task Force Update
 HWY 101/84 S MULTI-MODAL OPTS
 SBSA Force main
 King Tide

JIM DUDLEY: BEST PRACTICES

PUBLIC COMMENT:

- DOUG C (BEAR IS. AQ CENTER)
 - + INNOVATIVE USE OF 'PURPLE PIPE'
 - + RECYCLED H₂O
- LEE
 - + BOOM ACROSS CREEK TO CATCH GARBAGE
- JOANN (DOCK TOWN RESIDENT)
 - # + ECONOMIC & FINANCING STRATEGY? WHO WILL PREPARE?
- JAMES
 - + NOTICING POLICY
- JAMES J.
 - + BODC SEA LEVEL RISE
 - + MRPS BEING REVISED
 - + IPPG STUDY - MULTI-CENTURY

UPDATES

- MALIBU GRAN PRIX SOLD!
- HWY 101/84 INTERCHANGE #
 - IMPROVE LOS → @ "F"
 - URS STUDIES UPCOMING
- BAIR IS. DOCK
 - NEW TEMP DOCK
- SAN MATEO COUNTY JAIL
 - ARCH RENDERINGS
 - UNDER CONST!

CAROL

- STRUCTS ADAPTIVE TO SLR: FLOATING BLDGS!
- SELF-SUSTAINING PARKS: TRAILS!
- RECREATIONAL USE OF BROWNFIELD
 - ADAPTIVE STRUCT
 - OPPS H₂O FILTRATION
- INNER HARBOR AS GATEWAY FOR BAY TRAIL!

ACTIVITY ON WATER FRONT

- RENO RIVER WALK
- BRING PEOPLE TO WATER
- BAIR. INNER HARBOR
 - PADDLE BOAT RENTALS
- TRAILS & PROMENADES
 - BAY TRAIL / EMERYVILLE
- SOCCER FIELDS
 - ALBANY, CA
- BRIDGES - LINKS TO BAY TRAIL
 - SIMPLE, INNOVATIVE
 - BLEND INTO ENV.
- CHICAGO RIVER TOUR
 - TEMP. INSTALLATIONS
 - CORONADO AMER'S CUP
- HISTORIC SHIPS
 - BALGUTHA IN SF
- PUBLIC AMENITIES
 - SPORTS, NITE TIME ACTIVITY

TASK FORCE COMMENTS/?

- OPPS FOR PUBLIC ACCESS?
- PUMPING PROCESS - TRANSFER OF DEVELOPER RIGHTS?
- WHEN WILL PUMPING BE DONE?
- Q&A FOR TECHNICAL REV OF BASELINE STUDIES
- POST STUDIES ON-LINE FOR USER COMMENTS/INTERPRETATION
- RELATIONSHIP BTWN BASELINE STUDIES & GUIDING PRINCIPLES
- REV. OF RDWD CITY GEN. PLAN
 - FOLWS ON POLICY LEVEL
 - GET EXAMPLES & PRECEDENTS
 - BASIS FOR NO PLAN - PLAN
- SUMMARY OF LUP - LAND USE
 - % MIXED USE, LI, R, ETC
- CATRAN'S PLAN FOR SLR / ADAPTIVE PLANNING: RAISE 10'??
- DISCONNECT BTWN DOWNTOWN AREA PLAN & GUIDING PRINCIPLES
- SEAWALL @ FORT AS PRECEDENT FOR SLR
- FINANCIAL GOALS? PRESET REQVTS? COST BENEFIT ANALYSIS FOR CITY & COMM.
- WORK PLAN FOR T.F.

CLOSING: PUBLIC COMMENT

- INCONSISTENCIES W/ G.P.R.
- PARLAND STANDS: HOW ARE THEY EVALUATED?
- HOW WILL SHORELINE PROTECTION OCCUR?
 - RAISE 10'7' LEVEES?
- PRESERVE HOUSEBOATS
 - REVISE MIX DESIGNATIONS
- WATER TANK RIBBETS FROM 1860'S - PRESERVE!
- MITIGATION OF CONSTRAINTS
 - PRESENT OPTIONS
- SLR: PLAN FOR WORST CASE?! + 12ft??
- LOOK @ SMITH CREEK AS PRECEDENT FOR BODC / SLR SOLUTION
- CREATE A PROJ BLOG - MIND MIXER
- SETTLEMENT / GEO-TECH ANALYSIS

