



# **Redwood City Targeted General Plan Update: Summary of Community Input from the September 30, 2021 Workshop**

## **Introduction**

In 2021, the City of Redwood City (City or Redwood City) launched efforts to conduct a Targeted General Plan Update that focuses on the Housing, Safety, and Environmental Justice Elements. Each element must meet specific requirements and be completed by State mandated deadlines. Other General Plan Elements may need to be updated to ensure consistency in accordance with State law and General Plan Guidelines.

The Housing Element provides goals, policies, and programs that help Redwood City plan for current and future housing needs for all segments of its population. The Housing Element plans for the construction of new housing and identifies areas where it may be built. The planning effort will integrate equity and inclusivity throughout the process and elevate equity-related goals and strategies. The Housing Element must be adopted in January 2023.

Redwood City will conduct a variety of community outreach and public engagement activities throughout the process to inform stakeholders and collect input to guide the development of the Targeted General Plan Update. This Values and Strategies workshop is the second of three workshop activities to engage the community in this process. The [project website](#) contains more information about the planning process and upcoming activities.

## **Workshop Format**

In May 2021, Redwood City and its planning consultant (MIG) hosted a public workshop to introduce the community to the Targeted General Plan Update planning process and collect input from the public about the community values that should drive the planning process.

On Thursday, September 30, 2021, Redwood City with MIG's assistance, hosted the "Values and Strategies" housing public workshop to introduce possible land use policy changes or strategies that would allow for additional housing to be constructed throughout the community. Six land use strategies were introduced, where they may be applied, their alignment with the community's values, and an order of magnitude number of units was described. Participants provided their level of support for the strategy. Participants could also

share their related issues and concerns. Joan Chaplick of MIG provided meeting facilitation. The workshop was designed to be interactive and included live polls using Mentimeter and an interactive, small-group discussion documented in real-time using a digital whiteboard tool called Mural. The workshop included a brief presentation designed to orient participants to the planning process with the bulk of the time used for interaction and discussion. The meeting presentation, complete polling results, and Mural are available in the Appendix. A video of the workshop is also available with captioning in English and Spanish.

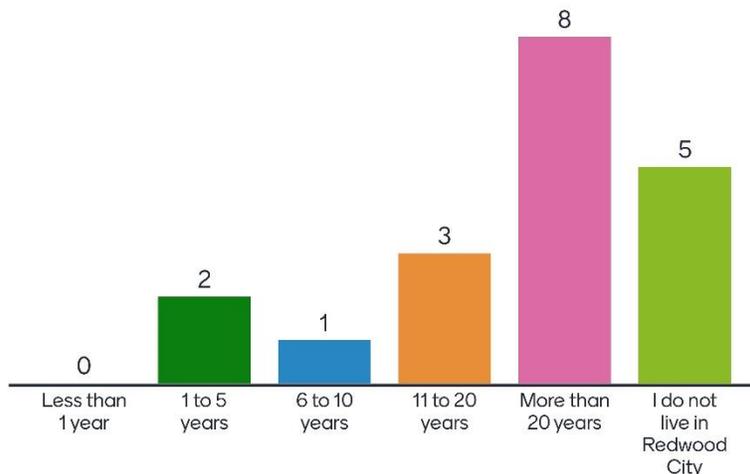
Following guidance from public health agencies regarding public gatherings and COVID-19, the workshop was held virtually using online video conferencing. Live Spanish interpretation was provided. One hundred seventeen (117) stakeholders registered for the workshop, and 58 stakeholders participated. Three stakeholders listened to the meeting and participated in Spanish.

## Polling Results

The workshop began with live polling to collect basic information about the participants and what they like about their community. The City intends to collect demographic information throughout the outreach process, so the City can understand who has been reached through the process. Percentages are rounded to the nearest whole number. “n” indicates the total number of responses for each question. Not all participants responded to each question.

### Question 1. How long have you lived in Redwood City?

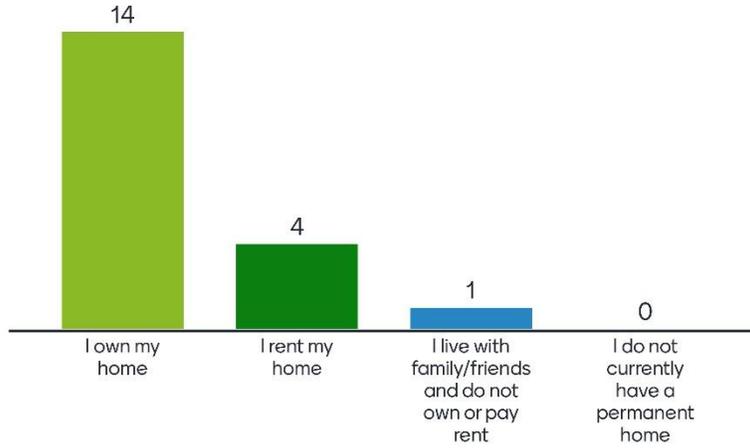
## How long have you lived in Redwood City?



n = 19

**Question 2. What is your current housing situation?**

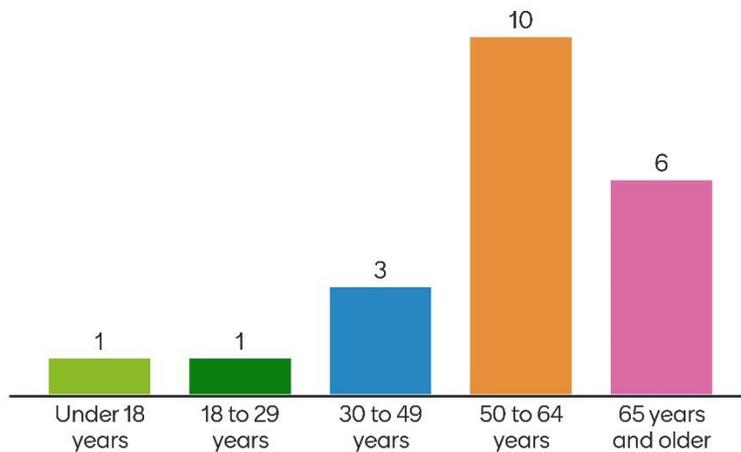
# What is your current housing situation?



n = 19

**Question 3. How old are you?**

# How old are you?



n = 21

**Question 4. What's one word that describes Redwood City?**

What's one word that describes Redwood City?



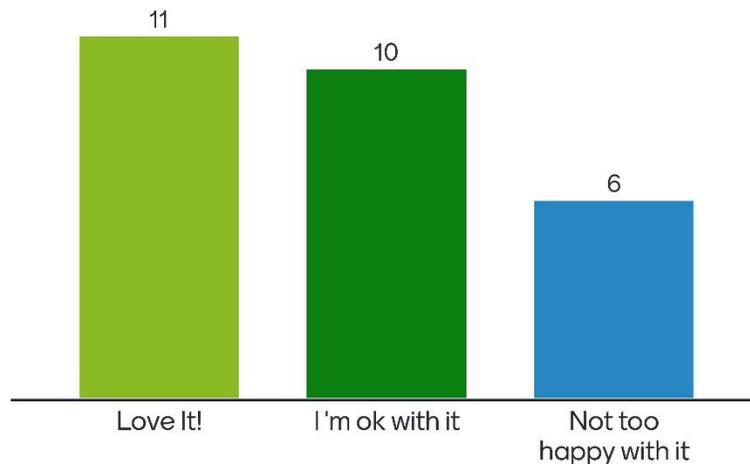
n = 15

## Strategies for New Housing

The informational presentation shared six proposed strategies for new housing and invited participants to indicate their level of support and provide comments for each strategy. Participants' level of agreement and comments are summarized by question below.

## What is your level of support for Strategy #1, Increase Number of Duplexes, Triplexes, and Quadplexes?

### What is your level of support for Strategy #1?



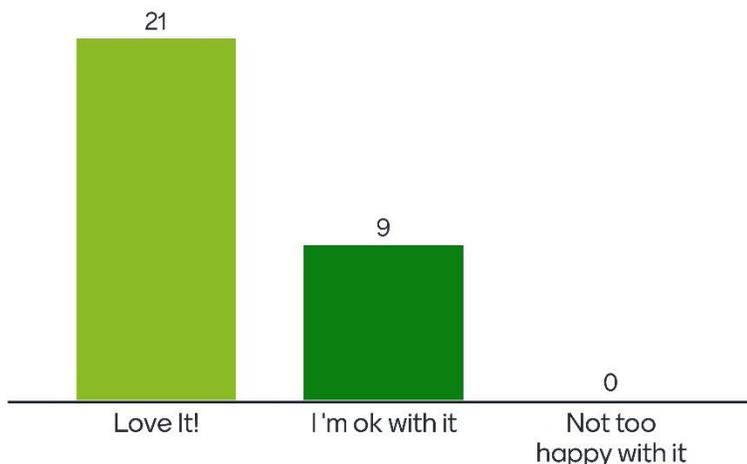
n = 27

#### Do you have any additional comments about Strategy #1?

- **Affordable Housing** - Several participants indicated a need for more affordable housing.
- **Build New Housing Throughout City** - Several participants would like to ensure that new housing is built in every neighborhood, including wealthy neighborhoods and those with relatively more resources.
- **Duplexes, Triplexes, and Fourplexes** - One participant indicated her or his support for duplexes, triplexes, and fourplexes.
- **Equity** - Several participants would like to promote equity, affordability, and access for all throughout the Housing Element.
- **Historical preservation** - One participant would like to see historical buildings preserved.
- **Improve Public Transit** - One participant indicated a need for improved public transit services.
- **Parking** - Several participants would like to ensure adequate parking throughout the City.
- **Parks** - One participant would like to ensure that parks are provided around new multi-family housing developments.

## What is your level of support for Strategy #2, Apply Mixed Use Corridor Designation to New Areas (Veterans Boulevard)?

### What is your level of support for Strategy #2?



n = 30

### Do you have any additional comments about Strategy #2?

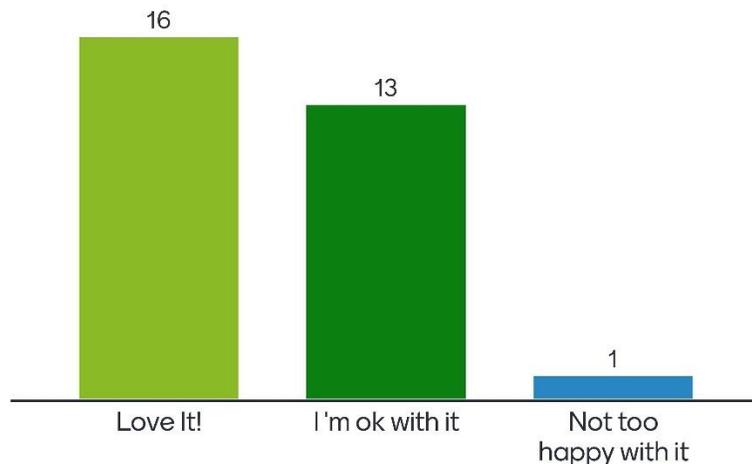
- **Affordability** - One participant would like to ensure new development is affordable.
- **Build New Housing Throughout City** - Several participants would like to ensure that new housing is built throughout Redwood City, including wealthy neighborhoods.
- **Concentrate Density Downtown** - One participant would like to concentrate density downtown.
- **Consider Rezoning Commercial Areas** - One participant would like the City to consider rezoning commercial areas for housing.
- **Impacts to Businesses and Services** - Several participants were concerned about potential impacts to nearby businesses and services. One participant would like to protect future office development.
- **Multi-Modal Transit** - One participant noted that the Strategy #2 focus area is walkable. Another would like to improve safety for pedestrians and bicyclists. A third participant indicated a need for more public transportation around the focus area.
- **Preference for Strategy #2** - Several participants prefer Strategy #2 over Strategy #1.
- **Public Transportation** - Several participants indicated a need for additional public transportation in this area.
- **Safety** - Several participants were concerned around safety for pedestrians and cyclists and suggested traffic calming and additional pedestrian and bicycle

infrastructure. One participant was concerned about concentrating affordable housing along freeways.

- **Suitable for Development** - Several participants indicated the focus area for Strategy #2 is suitable for development, with one participant noting underutilized land. Another participant suggested Strategy #2 will help address the jobs-housing imbalance in Redwood City.
- **Supportive of Mixed Use** - Several participants were supportive of new mixed-use projects.

**What is your level of support for Strategy #3, Create and Apply New Woodside Mixed Use Corridor Subdistrict?**

**What is your level of support for Strategy #3?**



n = 30

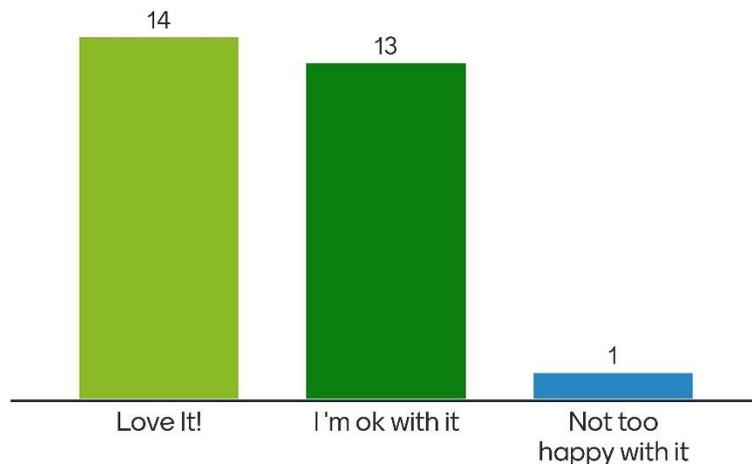
**Do you have any additional comments about Strategy #3?**

- **Access to Multi-Modal Transit** - Several participants noted the focus area is walkable and provides easy access to public transit.
- **Additional Public Transit** - Several participants indicated a need for additional public transit in the Strategy #3 focus area.
- **Coordinate with the County** - One participant suggested coordinating with the County as there are County-owned properties nearby the focus area.
- **Fair Housing** - One participant would like the City to emphasize and advance fair housing across all strategies and prioritize wealthy neighborhoods for development.

- **More Housing on the West Side** - One participant would like to see more housing and mixed-use developments on the west side of Redwood City.
- **Safety Issues** - Several participants noted there are safety issues along Woodside Road. Consider multi-modal improvements and developing mixed-use neighborhoods off of Woodside Road rather than along Woodside Road.
- **Suitable for Development** - Five participants indicated the Strategy #3 focus area is suitable for development, with several noting that the area provides convenient access to public transit.
- **Traffic** - Several participants are concerned that Strategy #3 would amplify traffic issues.
- **Transition Between Low- and High-Density Development** - One participant suggested considering setbacks to help transition single-family neighborhoods with denser developments.

**What is your level of support for Strategy #4, Apply Mixed Use Neighborhood Designation To Bay Road Area?**

What is your level of support for Strategy #4?



n = 28

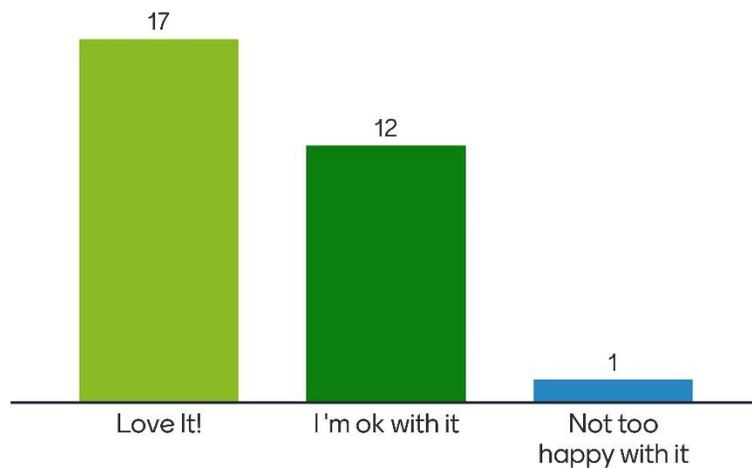
**Do you have any additional comments about Strategy #4?**

- **Apply Strategy #4 to Wealthy Neighborhoods** - Two participants suggested applying Strategy #4 to wealthy, single-family neighborhoods throughout Redwood City.

- **Conflicting Opinions Around Building Height** - Two participants shared conflicting opinions around potential building height. One participant would like to keep buildings short, while another would like to build very tall buildings eight to ten stories tall.
- **Location** - One participant indicated the Strategy #4 focus area is suitable for development, noting that the area needs pedestrian and bicycle infrastructure improvements. Two observed the focus area is close to Stanford. Another observed the area seems remote for high density development.
- **Redevelop AT&T Infrastructure Site** - One participant suggested partnering with AT&T to redevelop their major infrastructure site.
- **Rezone Surrounding Areas** - Two participants suggested rezoning surrounding areas. One of these participants suggested rezoning commercial uses to residential uses, and another suggested up zoning the area around the Second Avenue Apartments.
- **Supportive of Strategy #4** - One participant noted the focus area is a suitable location for development, and another noting Strategy #4 addresses the jobs-housing imbalance.

**What is your level of support for Strategy #5, Increase Densities for Focused Mixed Use Designation?**

What is your level of support for Strategy #5?



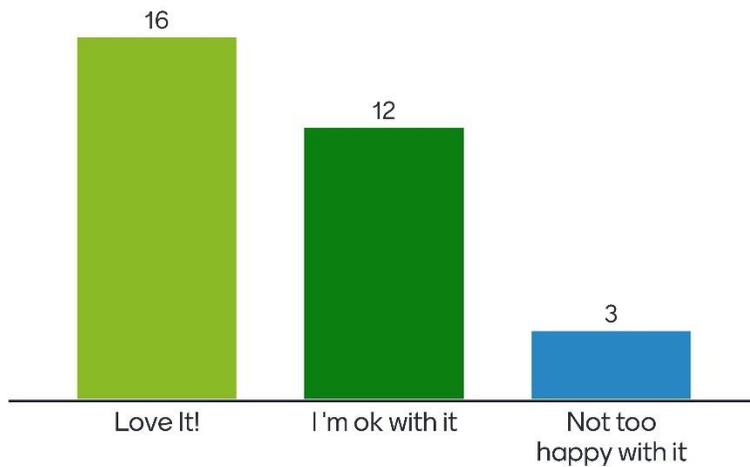
**Do you have any additional comments about Strategy #5?**

- **Additional Information** - Several participants asked questions and requested additional information around density limits and potential impacts.

- **Affordability** - One participant would like to ensure new housing is affordable. Another would like to increase the proportion of affordable housing.
- **Density and Building Height** - Participants expressed conflicting opinions around density and building height, with several participants suggesting increasing density and building heights and one indicating the City is too dense already. Several participants suggested removing density limits and maximizing the number of new homes.
- **Multi-Modal Improvements** - Several participants indicated a need for multi-modal improvements to improve walkability, safety, and accessibility in the Strategy #5 focus area.
- **Municipal Code** - One participant suggested establishing a form-based code that does not set a maximum unit density.
- **Traffic and Parking** - One participant was concerned about amplifying traffic issues, and another warned against overprioritizing parking.

**What is your level of support for Strategy #6, Preserve Mobile Homes?**

What is your level of support for Strategy #6?



n = 31

**Do you have any additional comments about Strategy #6?**

- **Data** - Several participants asked questions, with two questioning the accuracy of the number of existing mobile homes.
- **Establish Affordable Housing Standards for New Offices** - One participant suggested establishing standards for how much low-cost housing needs to be built alongside new office space.
- **Flooding and Sea-Level Rise** - One participant was concerned about the impacts of flooding and sea-level rise.
- **Pathway to Permanent Affordable Housing** - One participant suggested establishing a pathway for mobile home residents to acquire more permanent affordable housing in amenity-rich neighborhoods.
- **Preserve Affordable Housing** - Several participants would like to preserve affordable housing, particularly homes affordable to very-low- and extremely-low-income households.
- **Preserve Jobs** - One participant would like to preserve jobs and livelihoods.
- **Protect Mobile Homes** - Six participants would like to protect mobile homes, with several noting that mobile homes are crucial for maintaining socioeconomic diversity. One participant suggested treating mobile homes, RV's, and trailer homes equally.
- **Protect Trees** - One participant would like to protect existing trees from being cut down by developers.

## Input Shared by Email

One stakeholder who could not attend the workshop shared input by email. These comments are summarized by theme below.

- **Apartments** - This participant was concerned about the impacts of new apartments on traffic and the cost instability for renters.
- **Design** - This participant dislikes the "big box" apartments that have been built downtown.
- **Parks and Open Space** - This participant would like parks and open space to be added proportionally as new housing is built. New developments should be required to provide parks.

- **Population Growth** - This participant indicated that Redwood City has enough people and does not need to grow its population.
- **Traffic and Safety** - This participant indicated that traffic issues and congestion has worsened and would like to see improved enforcement of traffic laws.
- **Variety of Homeownership Options** - This participant suggested building a variety of affordable homeownership options for first time homebuyers.

## Next Steps

The City and MIG will use the workshop results to refine land use strategies that allow for new housing. The workshop materials and video will be posted on the project website.

For those who were not able to attend the workshop, they can respond to a short survey about community values that will be publicized by the City. The survey will share information about the six strategies for new housing and ask participants about their level of support and additional feedback. The survey is available in Spanish and English. Participants can also watch the video of the workshop, which has captioning in English and Spanish.