



Redwood City Targeted General Plan Update: Summary of Community Input from the September 30, 2021 Workshop Follow-Up Survey

Introduction

In 2021, the City of Redwood City (City or Redwood City) launched efforts to conduct a Targeted General Plan Update which 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 by 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. The [project website](#) contains more information about the planning process and upcoming activities.

Workshop and Follow-Up Survey 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.

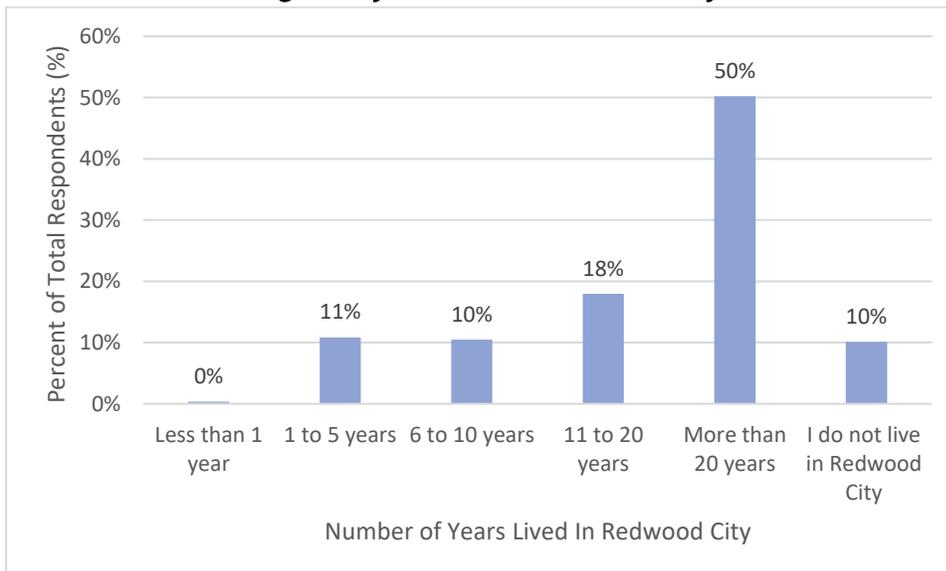
Following guidance from public health agencies regarding public gatherings and COVID-19, the workshop was held virtually using online video conferencing. Live Spanish interpretation was provided. One hundred seventeen (117) stakeholders registered for the workshop, and 58 stakeholders participated. Three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

After the workshop, a survey was published in English and Spanish to collect input from stakeholders who couldn't attend the workshop. The survey included ten multiple choice questions and six open-ended questions to collect input on the six proposed strategies for new housing and any additional comments. The survey remained open for approximately six weeks, collecting 265 responses in English and 6 responses in Spanish.

Survey Findings

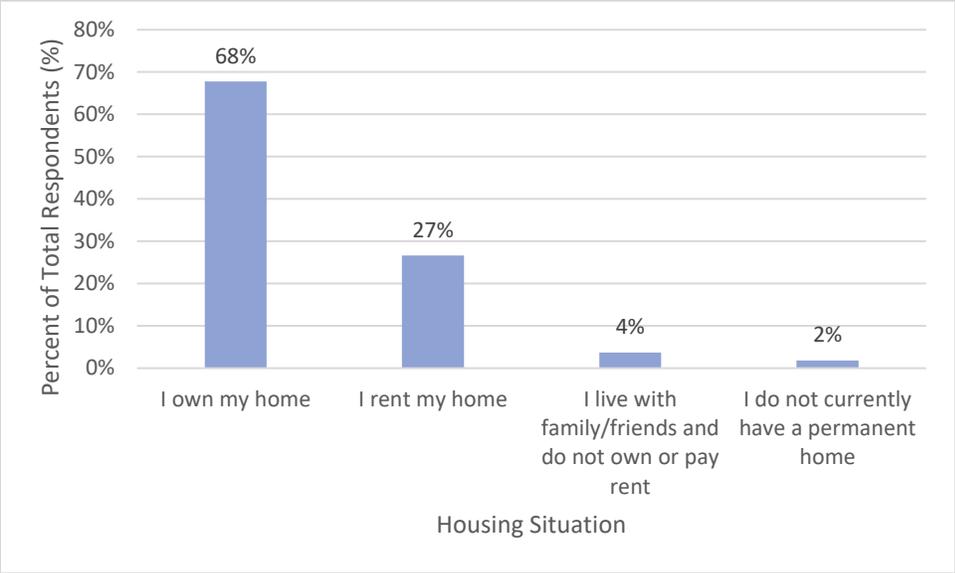
The survey started off collecting some basic information about the participants and what they like about their community. The City intends to collect demographic information throughout the outreach process, so the City can understand who has been reached through the process. Percentages are rounded to the nearest whole number. Open-ended questions are summarized by key themes. "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?



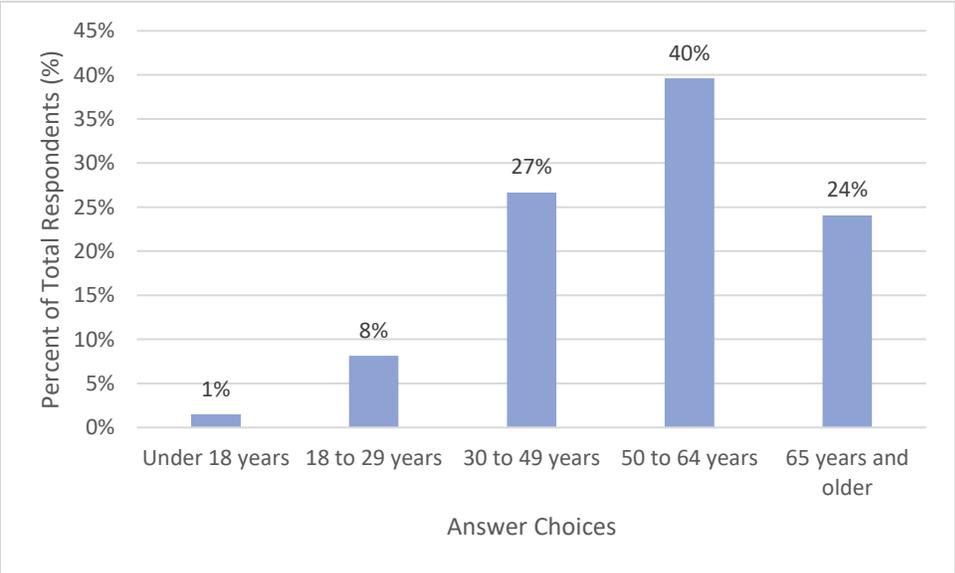
n = 267

Question 2. What is your current housing situation?



n = 270

Question 3. How old are you?



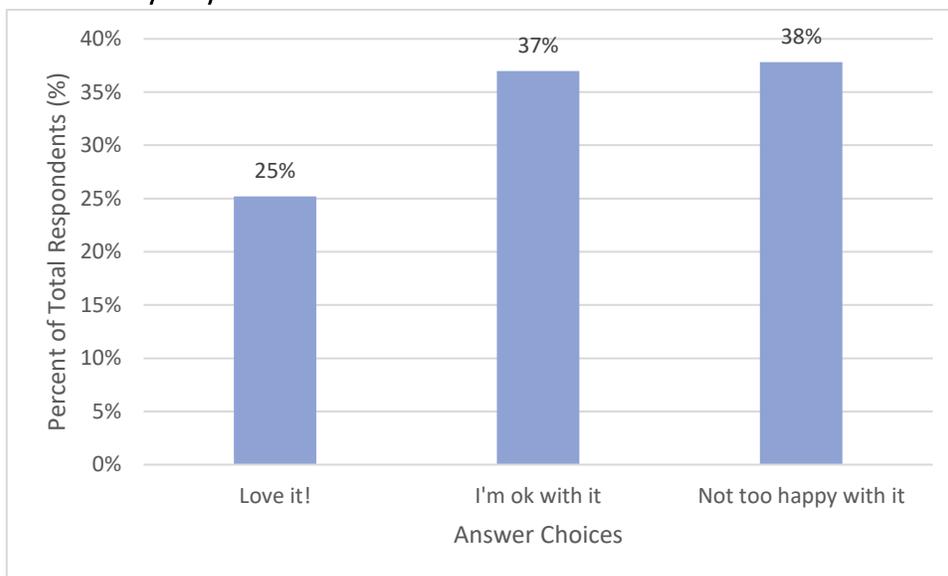
n = 270

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

changing developed Progressive Congested Nice city Crowded Safe
 Community friendly Home overcrowded Diverse
 Overbuilt Vibrant Evolving Expensive growth Great Potential
 Beautiful Growing

n = 259

Question 5. What is your level of support for Strategy #1: Increasing the number of duplexes, triplexes and quadplexes?



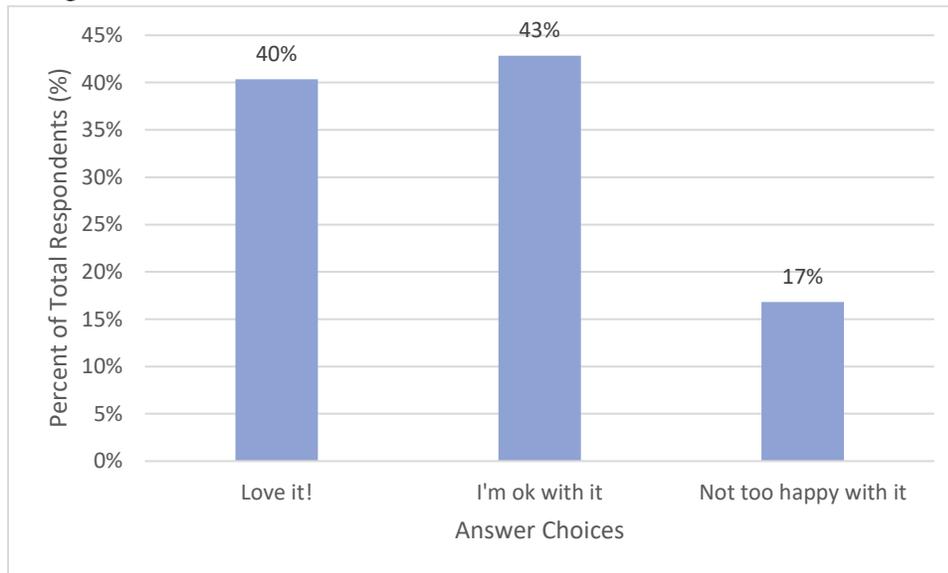
n = 238

Question 6. Do you have any additional comments about Strategy #1: Increasing the number of duplexes, triplexes and quadplexes?

- **Affordable Housing** - Ensure new housing includes affordable housing for extremely-low-, very-low-, low-, and moderate- income levels. Address housing cost burdens for renters and homeowners.
- **Increasing Density** - Some participants would like to increase densities downtown and throughout Redwood City. Others are concerned about the impacts of increasing density such as reducing minimum lot sizes, losing street parking, and increasing building heights.
- **Design** - Ensure high-quality design for multi-family housing projects.

- **Housing Throughout Redwood City** - Some participants would like to ensure new housing is built throughout Redwood City, sharing the burden among all communities rather than concentrating new housing in communities of color. Other participants indicated that only certain areas can accommodate new housing.
- **Potential Impacts** - Some participants are concerned around potential impacts to infrastructure, parking, traffic, and access to open space.
- **Look and Feel** - Some participants are concerned that Strategy #1 will change the neighborhood's character or look and feel.

Question 7. What is your level of support for Strategy #2: Applying the Mixed-Use Corridor designation to new areas?



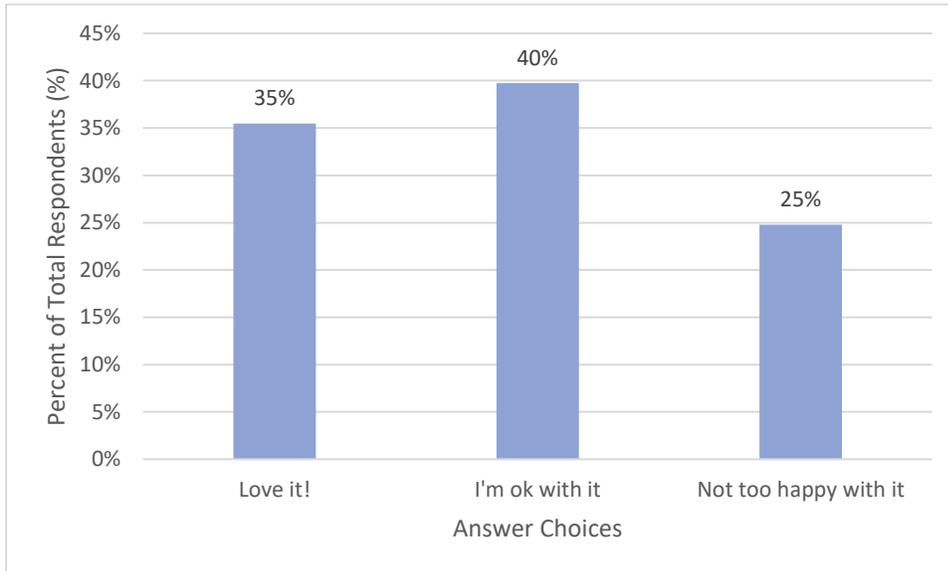
n = 238

Question 8. Do you have any additional comments about Strategy #2: Applying the Mixed-Use Corridor designation to new areas?

- **Affordable Housing** - Ensure a portion of new housing is affordable to extremely low-, very-low-, and low-income households. Even below-market rate housing is unaffordable to low-income households. Provide a mix of affordable rental and homeownership opportunities.
- **Office Space** - Participants indicated Redwood City does not need more office space.
- **Potential Impacts** - Some participants are concerned around potential impacts to infrastructure, parking, traffic, and access to open space. Ensure sufficient amenities and services around new housing.
- **Preserve Industrial Uses and Jobs** - Participants would like to preserve industrial uses and jobs.
- **Supportive of Mixed Use** - Many participants were supportive of new mixed-use projects, improving walkability, and increasing transit-oriented development.

- **Well-Suited for Increased Density** - Some participants indicated the proposed locations are well-suited to increased density given nearby amenities, services, and public transportation.

Question 9. What is your level of support for Strategy #3: Creating and applying a new Woodside Mixed Use Corridor subdistrict?

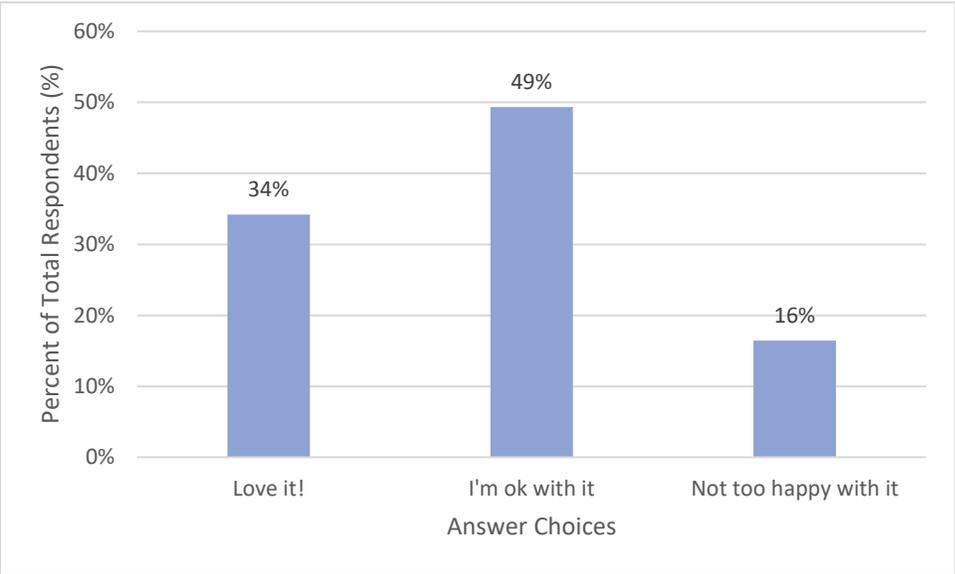


n = 234

Question 10. Do you have any additional comments about Strategy #3: Creating and applying a new Woodside Mixed Use Corridor subdistrict?

- **Additional Information** - Some participants indicated they need additional information to be able to comment.
- **Affordable Housing** - Increase affordable rental and homeownership opportunities for all income levels, including extremely-low-, very-low-, low-, and moderate-incomes.
- **Community Input** - Some participants indicated they would defer to existing residents of the strategy #3 focus area.
- **Preserve Small Businesses** - Participants are concerned about potential gentrification and would like to preserve existing small businesses along Woodside Road.
- **Supportive of Mixed-Use** - Overall, participants were generally supportive of new mixed-use projects.
- **Traffic and Congestion** - Some participants are concerned around potential impacts to traffic and congestion.

Question 11. What is your level of support for Strategy #4: Applying Mixed Use Neighborhood designation to Bay Area Road?

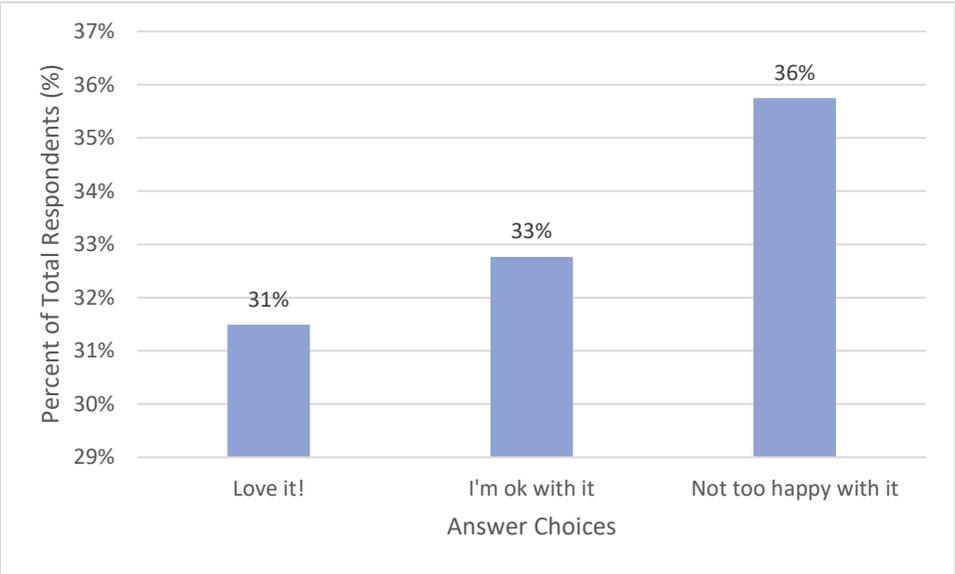


n = 237

Question 12. Do you have any additional comments about Strategy #4: Applying Mixed Use Neighborhood designation to Bay Area Road?

- **Affordable Housing** - Ensure new housing is affordable. Increase affordable rental and homeownership opportunities.
- **Healthy and Safe Neighborhoods** - Some participants would like to ensure a healthy environment for new residents with regards to pollution, safety, open space, and walkability.
- **Increasing Density** - Participants expressed conflicting opinions around increasing densities and building height.
- **Preserve Industrial Uses** - Participants were concerned about the potential loss of industrial zoned properties and would like to preserve industrial jobs.
- **Traffic and Congestion** - Participants are concerned around potential impacts to traffic and congestion.

Question 13. What is your level of support for Strategy #5: Increasing densities for focused Mixed-Use designation?

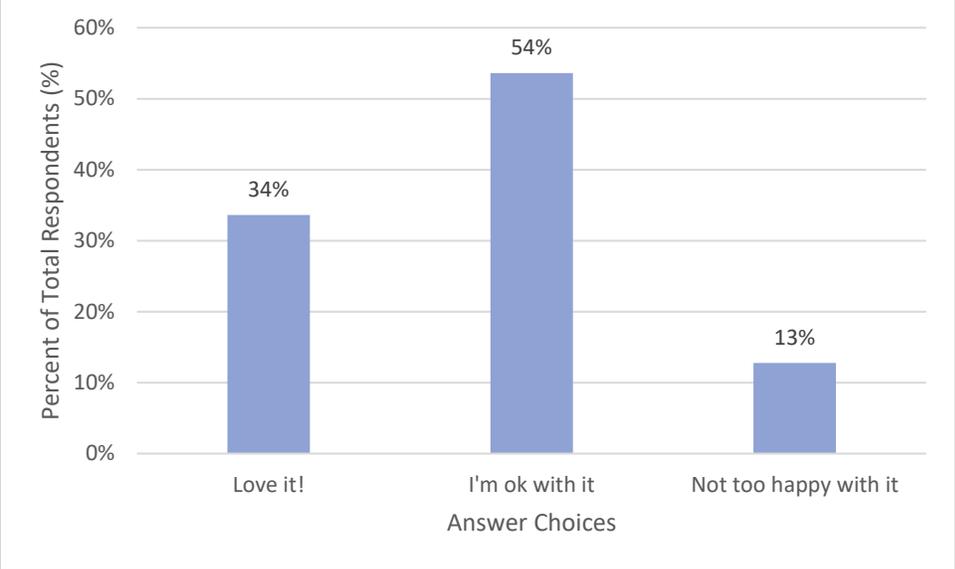


n = 235

Question 14. Do you have any additional comments about Strategy #5: Increasing densities for focused Mixed-Use designation?

- **Affordable Housing** - Ensure new housing is affordable for all income levels, particularly for extremely-low-, very-low-, low-, and moderate-income households.
- **Design** - Ensure high-quality design for new multi-family projects.
- **Healthy and Safe Neighborhoods** - Some participants would like to ensure a healthy environment for new residents with regards to pollution, safety, open space, and walkability.
- **Increasing Density** - Participants expressed conflicting opinions around increasing densities and building height. Some participants supported increasing density in currently dense areas due to existing infrastructure and public transportation.
- **Potential Impacts** - Some participants are concerned around potential impacts to infrastructure, parking, traffic, and access to open space. Ensure sufficient amenities and services around new housing.
- **Public Transportation** - Participants indicated public transportation improvements are needed.
- **Traffic and Congestion** - Participants are concerned around potential impacts to traffic and congestion.

Question 15. What is your level of support for Strategy #6: Preserving mobile homes?



n = 235

Question 16. Do you have any additional comments about Strategy #6: Preserving mobile homes?

- **Mobile Homes** - Participants were generally supportive of preserving mobile homes. Some would like to enhance existing mobile home parks and increase mobile home opportunities. Those who opposed mobile homes suggested replacing mobile home parks with denser housing to house more people overall or relocating mobile home parks to less valuable real estate.
- **Design** - Ensure high-quality design for mobile home parks.
- **Healthy Neighborhoods** - Ensure healthy neighborhoods with regards to pollution and open space. Buffer mobile homes from industrial areas.
- **Variety of Housing Types** - Some participants suggesting looking into a variety of other affordable housing types, including condominiums, RV's, tiny homes and apartments, and other types of higher density development.

Next Steps

The City and MIG will use the workshop and survey results to develop refine proposed strategies for new housing. The workshop materials and video are posted on the project website.