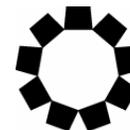


ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

Date: May 7, 2014
To: Executive Board
From: Miriam Chion
Director, Planning and Research
Subject: **Redwood City Downtown Priority Development Area**

Aaron Aknin, the Director of Community Development for the City of Redwood City, will present recent trends, challenges, and opportunities in the city's Downtown Priority Development Area (PDA).

Redwood City is currently experiencing a development boom, with significant numbers of new housing units and office space being added to the Downtown area. This influx of new residents and workers is the culmination of nearly a decade of efforts to revitalize the Downtown.

Key elements in the area's transformation include the renovation of the historic courthouse and conversion of the adjacent plaza into the community's outdoor "living room," a decision to focus on becoming a dining and entertainment destination, and creation of the Downtown Precise Plan adopted in 2011. In developing the Downtown Plan, the City worked with the community to articulate a vision for the area, which was then codified in detail in the plan. The plan's form-based code and detailed regulations allow for a streamlined entitlement process that has helped to attract new development consistent with the community's vision. Book I of the Downtown Precise Plan, *Community Intent and Guiding Principles*, is attached and is also available online at <https://www.redwoodcity.org/phed/planning/precise/FINAL-DTPP/NewDTPPDownload.htm>.

Redwood City is among the top 15 Bay Area cities in terms of projected employment growth in Plan Bay Area, and is part of the broader PDA implementation effort. The effort is structured around geographic clusters of PDAs: Inner Bay Area Corridors, North Bay, Tri-Valley, and Central/Eastern Contra Costa. The first phase focuses on the Inner Bay Area Corridors, which stretch between San Francisco, San José, Oakland, and West Contra Costa County. Staff has worked in partnership with MTC and the county Congestion Management Agencies (CMAs) to hold dialogues and site visits with Inner Bay Area jurisdictions to understand their unique challenges and identify opportunities for collaboration. Together, these jurisdictions are expected to take on two-thirds of the region's growth between 2010 and 2040. ABAG staff also conducted preliminary analyses of the economic and demographic dynamics of the corridors.

The Grand Boulevard Corridor extends from Daly City to downtown San José. For more than a decade, the corridor's jurisdictions have coordinated planning on issues ranging from infrastructure to transportation and housing through the Grand Boulevard Initiative, which includes nearly all the corridor's PDAs and incorporates both El Camino Real and BART and Caltrain station areas. The corridor is connected to San Francisco via rail and express bus service. The PDAs in this corridor are projected to account for 17% of the region's housing growth over the next 30 years. The corridor includes many of Silicon Valley's leading tech companies and a series of historic downtowns focused around Caltrain stations.

Grand Boulevard Corridor PDAs

