



## COMMUNITY MEETING NOTES + SUMMARY

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<b>Date:</b>	10/18/21	<b>Participants:</b>	Gary Strang (GLS) Wendy Mok (GLS) Brian Milman (WRNS) Tim Jonas (WRNS) Sarah Dennis Phillips (TS) Henry Sears (TS)
<b>Location:</b>	Quinto Sol Restaurant 2201 Broadway Street Redwood City, CA		
<b>Re:</b>	<b>2300 Broadway - Community Meeting #2</b>		

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### Building Retail/Restaurants/Art Spaces/Services

- Too many restaurants. Focus on arts!
- Attract + retain retail tenant on day 1
- Retail – ensure long term viability
- Pop up space for entrepreneurs/showcase spaces for pop-ups
- Temp art spaces (Art Span)
- Like Bryant St Studios in SF
- La Cocina SF (for retail space)
- More arts to the table instead of retail or restaurants
- Cultural + arts – move retail to existing areas
- Concur regarding the number of buildings in Downtown RWC + retail. What is the occupancy of the retail in other buildings?
- Childcare for Latino community. Tutoring for children. Senior Center.
- 'Fair Oaks Comm. Ctr'
- Legal aid
- Public library
- Partnership with History Museum
- Open + accessible ground floor
- List events for the theater
- Popup community space, showcase museum, use the retail space for pop-up
- Permanent market

### Hamilton Green

- Maintain Hamilton living room as part of Courthouse Square experience
- Ensure Hamilton contributes to the living room
- Enlarge living room
- Projection arts
- Open entire ground floor [of building] to Hamilton/public
- Better canvassing for outreach
- Permeable concrete
- Environmentally progressive
- No palm trees
- More greenery
- Food vendors at Hamilton
- Concert, table set at the street, family setup
- Trellis and stage area with pop-up concerts
- City should retain ownership of Hamilton
- Car show
- Community farmers market

- Sunflower festival
- Put the tables and chairs back at courtyard square

**Safety/Security**

- Make sure to have signs to have dogs on leash
- Openness + visibility – for defensive design regarding homeless
- Safe movement; fall prevention for the elderly
- Freestyle cyclists can be disruptive

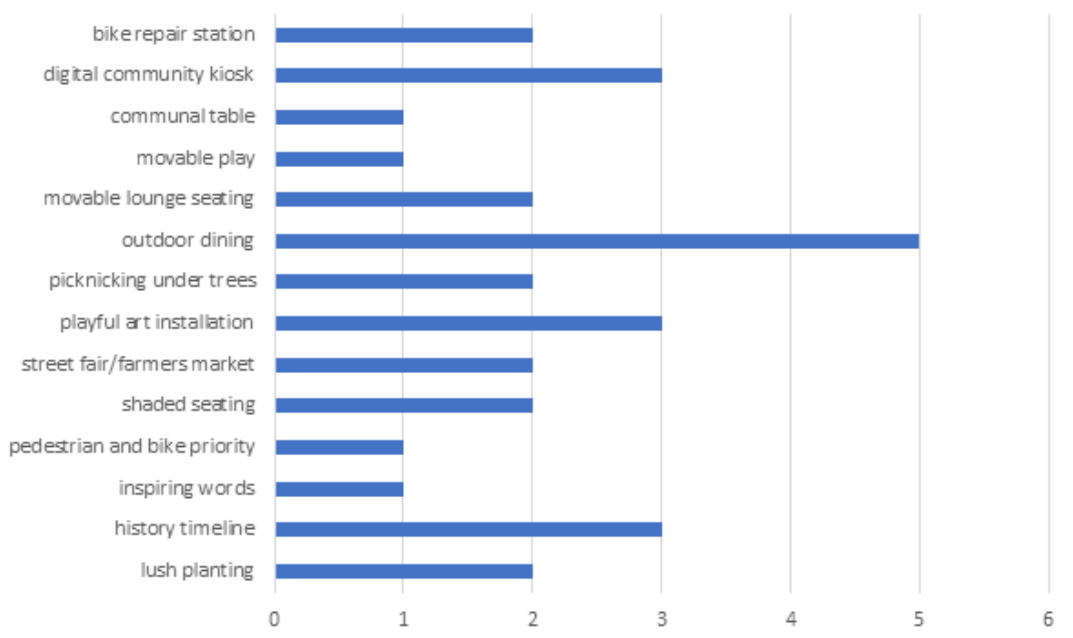
**Miscellaneous/General**

- Viability of outdoor seating on Broadway
- Celebrate history of Redwood City
- Street names on 601 Marshall 'Beautiful bldg' sculptures
- Virtual walk through
- Not modern
- Not a formal downtown
- Consult RWC Parks + Arts Commission; RWC Parks + Arts Foundation
- Use removable bollards
- Dog friendly
- Separate presentation to the real estate board
- Consider more restrooms

**Formal/Classical vs – Informal/Meandering**

- Some folks prefer straight scheme due to simplicity, flexibility
- Some folks prefer meandering scheme due to being more relaxing, pedestrian friendly, promotes walking.
- Meandering scheme also provides a bigger green space along Redwood grove

**POTENTIAL LANDSCAPE ACTIVITIES AND ELEMENTS**



**Intimate Seating with Native Planting**

- Waterproof shelter with vines
- Trellis for greenery
- Shade and protection from rain is very important for seating opps

**History Timeline**

- Possibilities to partner with History Museum regarding programming/educational opportunities within Hamilton (can it be called Hamilton Walk).

**Inspiring Words**

- Words on paving could be good, public timeline

**Art Installations**

- Integrate public art in art walk format
- Coordinate with other projects
- Interactive and playful art

**Picnicking Under Trees**

- Concerned that overuse of lawn will impact trees
- Wood decks over redwood -> protect the roots

**Pop Up Vendors**

- Farmers Market downtown business group
- Don't want food trucks here 7 days a week
- Must think about conflict with restaurants in terms of business
- Food vendors also could fill void for breakfast/daytime as many of the restaurants are dinner only

**609 Price Affordable Housing**

- More housing, less retail
- Affordable retail
- No need for more office
- How does retail benefit community?

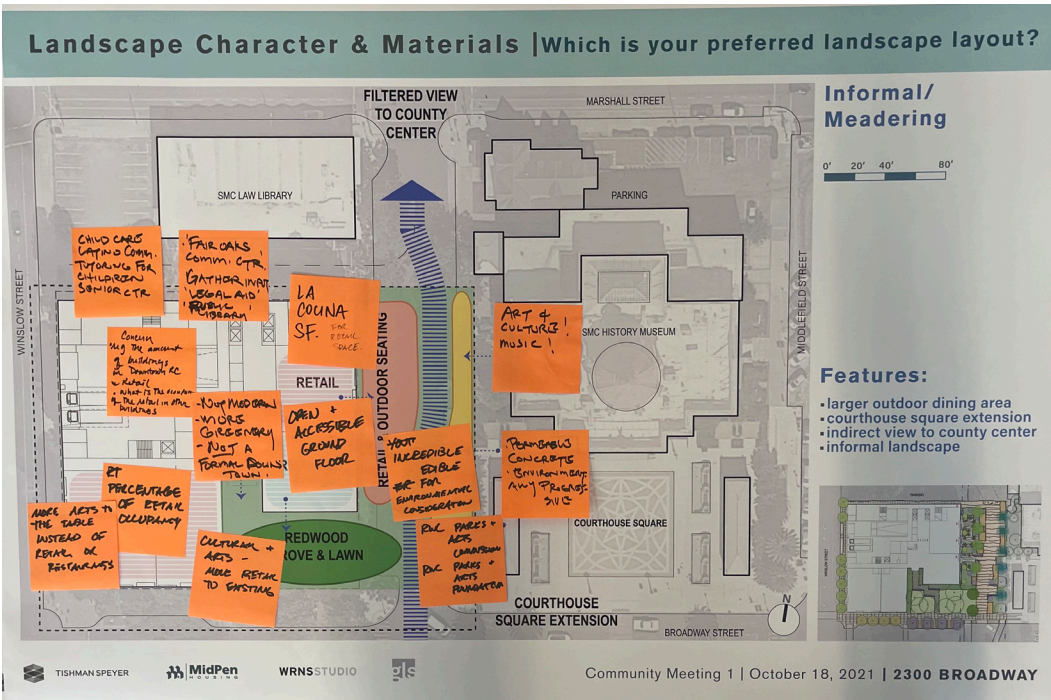
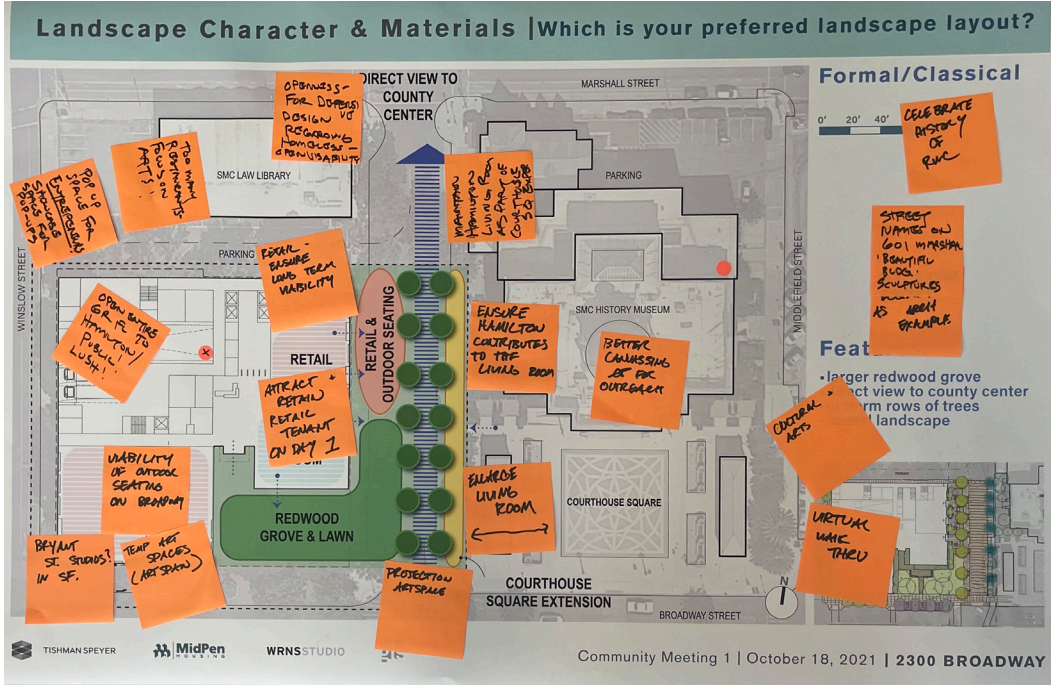
**Miscellaneous**

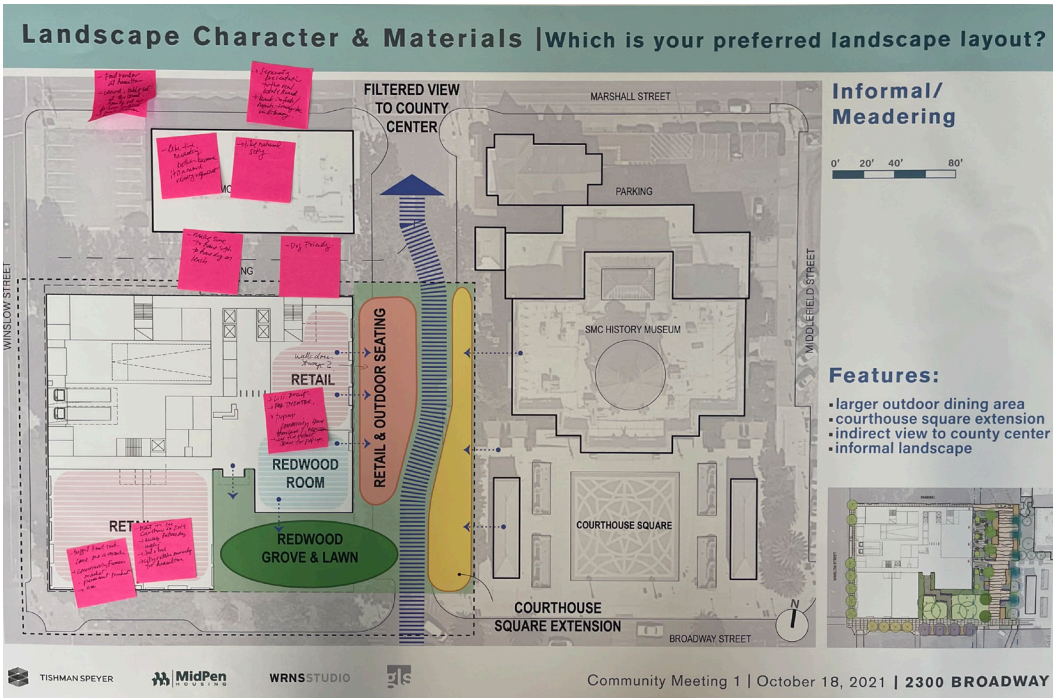
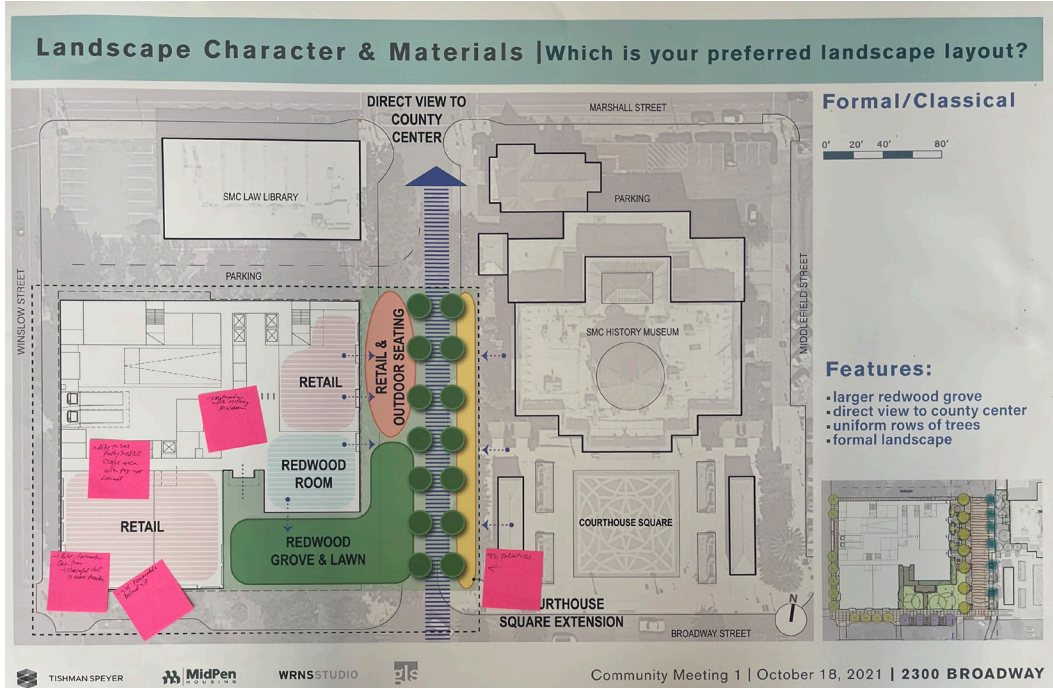
- 1900 Broadway are subsidizing retail
- Hydraulic bollards - Fire dept and Recology should have key fob to control the bollards
- Provide storage

**SUMMARY**

- Encourage outdoor dining, art, and incubator spaces.
- Ensure that new vendors and pop up don't compete with existing retail + dining.
- Allow flexibility for accommodating large events such as farmers market, car show, concerts, etc.
- Protect safety by ensuring open spaces are activated, well-lit, and sufficiently open, while discouraging loitering with defensive furnishings.
- Integrate sustainable design to encourage biodiversity and water conservation. Use environmentally friendly materials.
- Activate public spaces with art and integrate programs with likeminded initiatives.
- Celebrate Redwood City's past in collaboration with the adjacent history museum.
- Protect existing redwoods from foot traffic.







### Potential Landscape Activities & Elements | Which would you like to see?

- Park-Like Setting
- Building Community
- Commemorating Culture and History
- Activities for Family and Children
- Supporting Cyclists and Pedestrians
- Outdoor Dining

lush planting  
history timeline  
inspiring words  
pedestrian and bike priority  
intimate seating with native planting  
shaded seating  
street fair/farmers market  
playful art installation  
picnicking under trees  
outdoor dining  
portable education  
movable lounge seating  
mobile library and games  
movable play  
communal table  
digital community kiosk  
pop up vendors  
bike repair station  
any suggestions?

TISHMAN SPEYER MidPen WRNSSTUDIO

Community Meeting 1 | October 18, 2021 | 2300 BROADWAY

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## 609 PRICE | OFF SITE AFFORDABLE HOUSING

### ABOUT MIDDEN HOUSING

**MidPen Housing** was founded in 1970 by a small but influential coalition of Silicon Valley entrepreneurs, Stanford University faculty and other community leaders who were concerned over the lack of affordable housing on the San Francisco Bay Area peninsula. Since then, MidPen has greatly expanded its reach and is one of Northern California's leading non-profit developers and managers of affordable rental housing with a robust and diverse portfolio.

#### Mission

To provide safe, affordable housing of high quality to those in need; to establish stability and opportunity in the lives of residents; and to foster diverse communities that allow people from all ethnic, social and economic backgrounds to live in dignity, harmony and mutual respect.

### AFFORDABLE COMMUNITIES IN REDWOOD CITY

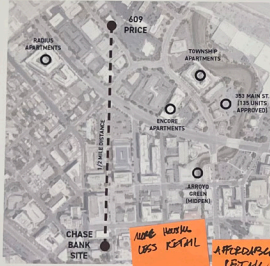


City Center Plaza - renovated in 2017



Arroyo Green - completed in 2021

### LOCATION



• Site at 609 Price Avenue will be dedicated for 100% affordable housing.

• Tishman Spoyer will provide the site and predevelopment funds to the project (more than double what would be due under the City's Affordable Housing Ordinance).

• MidPen will develop housing for families earning between 30-60% of area median income.

• Redwood City will welcome 83 units of permanently affordable housing for low-income individuals and families.

NEW DISC  
NEED  
SMALL  
BUDGET  
COMMUNITY

NEED  
LESS  
RISK

AFFORDABLE  
BUDGET  
TO NEED  
FOR  
HOME CARE

### WHAT IS AFFORDABLE?

San Mateo County 2021 Income Levels*				
% of Area Median Income (AMI)	Household Size (# of persons)			
	1	2	3	4
30% AMI	\$38,370	\$43,860	\$49,350	\$54,810
40% AMI	\$51,160	\$58,480	\$65,800	\$73,080
50% AMI	\$63,950	\$73,100	\$82,250	\$91,350
60% AMI	\$76,740	\$87,720	\$98,700	\$109,620

San Mateo County 2021 Rent Levels*			
Income Level*	1-Bed	2-Bed	3-Bed
30% AMI	\$910	\$1,080	\$1,235
40% AMI	\$1,255	\$1,495	\$1,710
50% AMI	\$1,600	\$1,905	\$2,185
60% AMI	\$1,940	\$2,320	\$2,660

\* Note: Income and Rent levels are adjusted each year by HUD, based on Area Median Income (AMI) by County. Source: State of California Tax Credit Allocation Committee (<https://www.treasurer.ca.gov/tcac/2021/supplemental.asp>)

#### Proposed\*\* Unit Mix

Unit Type	# of Units
3-Bed	38
2-Bed	21
3-Bed	22
Manager's Units (2-Bed)	2
<b>Total</b>	<b>83</b>
<b>Total Affordable Units</b>	<b>81</b>

\*\* Unit mix and unit count are subject to change as project proceeds through the City of Redwood City's Planning approval process.



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