

Shores office project proposed

By HEIDI VAN ZANT
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REDWOOD CITY — Revised plans for a Westport office park on a former garbage dump in Redwood Shores are under review by city officials.

The new project would include nearly 1 million square feet of offices in 20 low-rise buildings.

The \$100 million development would be one of the largest office parks in Redwood City when finished, comparable in size to Sea-port Centre near the port.

A proposal five years ago by a different developer for homes and offices on land that was last used as a garbage dump in 1968 caused much controversy because of the alleged health risks.

The Environmental Protection Agency had considered putting the 84-acre site on its Superfund cleanup list but decided against that because officials said Westport did not pose a serious health risk.

"The site is considered safe," said Charles Jany of the Redwood City Planning Department.

San Mateo County health officials are continuously monitoring the land, which has been covered with a six-foot clay cap, Jany said.

The landowners, Peery-Arrilaga of Santa Clara County, already were given city approval in 1985 to build a larger office project.

The new plans will be

Westport site not a health risk, Redwood City officials report

reviewed by the Planning Commission and City Council, and construction is set to begin early next year.

The developer is completing a health-risk assessment, working with city officials on the specific plan for the site and updating the environmental documents from the original plan.

"The revisions which they are proposing give us an opportunity to get a better project than what

is now approved," Planner Joel Patterson said.

Architect Ken Rodrigues said tenants have been lined up but he declined to identify them.

Westport office park will have a campus-like feel to it with heavy landscaping around the two-story buildings, he said.

There have been no hearings yet to gauge the public reaction to the revised plans but Rodrigues said he is hopeful that deleting the housing element

will eliminate the controversy.

City officials said that public hearings will be held before the specific plan is adopted and that nearby residents will be notified.

Jany expects public reaction to be mixed.

"It's smaller so there will be less traffic and lower buildings," he said. "The other side is that residents are used to a vacant area and won't want anything."

LaVerne Atherly, president of the Redwood Shores Homeowners Association, said he remains concerned about the health risks of building atop a former dump.

"I don't want to see any buildings there at all," he said. "I'd like to see a small golf course."



More housing for Redwood Shores

REDWOOD CITY - A mini-building boom is coming to Redwood Shores as the Planning Commission gave approval this week to 541 new housing units.

City planner Joel Patterson said the increase in residential development coincides with the construction of several large commercial projects at Redwood Shores.

The upscale bayside community of 9,000 residents also is home to several world-class office towers filled with executives and workers who need a

place to live, Patterson said.

The three projects approved:

- Sandpiper subdivision, 900 Davitt Lane, 244 condominium units. The developer is HP Homes. The units will range in price from \$172,900 to \$299,900.

- Lakeside subdivision, 305 Shearwater Parkway, 185 condominium units. Kaufman and Broad. The units will sell for \$215,000 to \$240,000.

- Lakeside subdivision, 200 Shearwater Parkway, 112 single-family homes. Kaufman and Broad. Estimated selling price

\$315,000 to \$345,000.

The Planning Commission approved planned development permits and tentative maps for each of the projects.

Patterson said this kind of surge in residential development hasn't been seen in Redwood City for several years.

"This reminds me of four and five years ago. Construction money is now available and there is more consumer optimism," he said.

— Heidi Van Zant