

**PENINSULA  
EDITION**

**PENINSULA  
INSIDER**

*Mark Simon*

# Housing Boom's Fallout

Redwood City faces  
annexation questions

Expansion of corporate offices and pent-up demand are causing a housing boom in Redwood City's Redwood Shores, making it far and away the busiest site of new home construction on the Peninsula.

But all the construction may exacerbate a Redwood City political problem, which is that Redwood Shores is far from Redwood City.

Redwood Shores is an east-of-Bayshore bay-front community — 1,465 acres of office space and mixed housing construction nearly two miles north of Whipple Avenue, generally regarded as Redwood City's northern border.

Projects under construction, near to starting construction and in the planning stages will account for a one-third increase in new housing in Redwood Shores within the next two years, from the current 3,500 to nearly 5,000, with an accompanying increase in the community's population, currently at 10,000.

Three projects already are under construction — Governors Bay, 52 homes in the \$500,000-to-\$555,000 range scheduled for completion by the end of this year; Laguna Pointe, 121 homes from \$480,000 to \$510,000 scheduled for completion next year; and the recently begun Hastings, 104 town homes, condos and flats in the mid-\$185,000-to-\$300,000 range.

**NECK AND NECK:** Another four projects are expected to break ground within the next six months: *The Shore at California Bayside*, a 113-home waterfront project by Kaufman & Broad, expected to be priced in the \$315,000-to-\$345,000 range; *The Cove at California Bayside*, a 185-unit town home project, also by Kaufman & Broad, priced from \$215,000 to \$240,000; *Stratford Bay*, a 105-home project priced in the \$300,000 range; and an as-yet unnamed 244-unit condo project by *Legacy Homes of Belmont* priced from \$172,900 to \$300,000.

"We've been processing these things like cookies," said Redwood City planner **Charles Jany**, who said all four projects are racing "neck and neck."

In addition to all these projects, Redwood Shores Properties' internal planners are working on another parcel, called *Lido*, that will be a site for 640 houses, condos and town homes in "seven different water-oriented neighborhoods," said **Don Warren**, president of Redwood Shores Properties, principal developer of Redwood Shores. Parcels should be offered to developers by the end of next year, Warren said.

Warren said housing activity in Redwood Shores is more frenetic than at any time in the community's history, prompted by "three years of an absolute dearth of residential construction" and huge demand for corporate office space in the community, providing a steady source of new homebuyers.

**POLITICAL FEAST:** But the boom also could feed a long-standing political debate that Redwood Shores — more physically like Foster City, geographically closer to Belmont — is disconnected from Redwood City both concretely and socially and should be deannexed.

Warren, while opposing any talk of deannexation, said some kind of connector road from Redwood Shores to downtown Redwood City is essential.

"It would connect publicly, physically, socially and politically the two parts of the city, much more so than leaving the status quo, which causes people to fight traffic on the Bayshore to get from one part of the city to the other," Warren said.

*Mark Simon writes from The Chronicle's Peninsula Bureau; he can be reached at (415) 961-2499, or by fax machine at (415) 961-5023.*