

January 29, 1988

Dear Redwood Shores Resident:

Over the past several months, the City of Redwood City, through its General Plan Review Committee, has been considering land use changes throughout the City, including Redwood Shores. Some of the changes to the existing General Plan proposed by this committee would substantially alter the direction of Redwood Shores and may be of significant concern to you as a resident. The Redwood Shores, Inc. staff has already discussed certain of their concerns with the Plan Review Committee and has prepared this brochure to assist you in understanding the effects of the proposed changes. Hopefully, after reviewing this information you will be in a better position to understand the issues.



Included is an aerial photograph of Redwood Shores, with project reference areas delineated, together with a "land-use study" diagram (see inside) to illustrate Redwood Shores, Inc.'s current thinking. Please understand that, in Areas G, H and I, the "land-use study" is just that, a study, and is not approved by the City or other agencies. It does not necessarily represent the plan that will ultimately be proposed or adopted for development in Areas G, H and I. The land uses depicted in Areas A through F, however, are either actual or have been previously approved.

The land use study shows a mixture of residential types and densities in Areas G, H and I, as well as other uses such as restaurants, waterways, parks, open spaces, environmental preserves and a marina with a lock (which, if other key features were provided, could give Bay access to the interior lagoon). These uses are contemplated in the existing General Plan. Potential sites for a church and a community center are also indicated because, while not shown in the existing General Plan, considerable resident interest has been expressed in these facilities. The basis of a land use plan such as this is the construction of an equal volume of housing on less land in order to devote more land to waterways, open space and recreational/community facilities.

The land use proposal recently adopted by the City's General Plan Study Committee (which is only a recommendation to the City Council) would require that all of Areas H and I, and most of Area G, be devoted exclusively to low density detached housing. This could have the effect of eliminating the potential for a marina as well as most of the proposed waterways, open spaces, and community facilities due to the economic infeasibility of constructing such amenities under that scenario.

The "economic infeasibility" of these uses and facilities would arise in several ways:

- 1) In inefficient "tract" type single family development, proportionally more land must be devoted to "for sale" uses in order to pay the costs of land and infrastructure (roads, utilities, etc.).
- 2) Fewer housing units would dramatically decrease the funds available through facilities fees for development of community services, including parks and recreation facilities.
- 3) Fewer housing units would substantially decrease tax revenue for the City while servicing costs would remain essentially unchanged.

All of these effects would make provision of open spaces, lagoons and community facilities difficult, if not impossible, in today's economic environment.

We believe that Redwood Shores' location offers the opportunity to continue building this unique mixed-use community in a setting of waterways and open spaces. We are concerned that an overly restrictive General Plan, by allowing only detached housing to be built, could dictate that development occur in a much more conventional "tract" fashion with lower standards of community design and less open space.

We are pleased and proud of the way Redwood Shores has evolved thus far, and hope that you agree it should continue on its present course. However, if you favor a course of restricting residential development solely to detached housing, Redwood Shores, Inc. needs to know in order to respond accordingly in the future. To help with this, we have enclosed a very short questionnaire which I hope you will fill out and send back to us. The postage is prepaid.

I also encourage you to attend two meetings in the near future. The first is a **Redwood Shores community meeting** to be held at **7:30 p.m., February 2**, in the ballroom of the Hotel Sofitel. This subject and others of community-wide interest will be on the agenda. The second is a joint meeting of the **Redwood City Council and Planning Commission** at **7:30 p.m., February 22**, also in the ballroom of Hotel Sofitel. The proposed land use element of the City General Plan will be the primary topic and the related issue of housing in Redwood Shores will likely be addressed.

Thank you for taking time to reflect on these issues. The public dialogue regarding the future of this community will continue for several months and you have the opportunity to be heard. I urge you to make your views on the future of Redwood Shores known to the City and to Redwood Shores, Inc., now, and in the coming months. Your interest and participation is very important.

Best regards,



Don Warren  
President  
Redwood Shores, Inc.

P.S. We have enclosed a current brochure on Redwood Shores which you may not have seen but which may be of interest to you for its overall perspective on Redwood Shores.



Redwood Shores Project Reference Areas