



DOWNTOWN PRECISE PLAN

JURISDICTION

City of Redwood City, CA

DATE OF ADOPTION

January 24, 2011

DOCUMENT LINK

<https://tinyurl.com/rwcdtpp>

AWARDS

Form-Based Code Institute | Honorable Mention, 2013

American Planning Association (APA) | Northern California Section Best Comprehensive Plan in a Small Jurisdiction, 2007

MEDIA COVERAGE

Peninsula's Hot Spot Moves North to Redwood City
Silicon Valley Business Journal, 3/30/2012
<https://tinyurl.com/rchotspot>

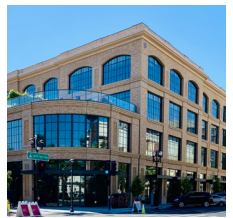


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The Downtown Precise Plan (DTPP) is a vision document, revitalization strategy, and form-based code which was designed to stimulate private development, particularly of well-designed pedestrian-oriented housing projects, in Redwood City's 200-acre greater Downtown area. Developed by Freedman, Tung & Bottomley in partnership with a staff team which included Mr. Zack, the first version of the DTPP was adopted in 2007 and immediately received positive attention. Unfortunately, a property owner within the plan area filed a lawsuit invoking the California Environmental Quality Act (CEQA), alleging that the Environmental Impact Report (EIR) did not sufficiently assess the potential impacts of new development on historic resources and on shadows. While the City disagreed vehemently and fought the case, ultimately, they were unsuccessful and the plan was ordered to be repealed in 2009 by the court.

Work began on a new version immediately thereafter. This time, the plan was completed in-house by City staff. Mr. Zack served as project manager; he created all of the new text and illustrations and redesigned the document's layout. To satisfy the court several changes were made: An extensive shadow study was conducted and maximum heights were adjusted to mitigate potential impacts, and every potentially historic structure was evaluated and customized regulations were created for each resource. Further, the document was reorganized to place similar subject matter together and to create a clearer distinction between mandatory standards and recommended guidelines. Version 2 of the DTPP was adopted in early 2011 and was not challenged. Developer interest materialized immediately, and within a few months the first entitlement application was submitted, and Mr. Zack served as the reviewing planner for many of the early entitlement applications. Within three years the DTPP had resulted in the production of 1,239 housing units and 300,000 square feet of office space and within eight years the entirety of the 2,500 housing unit capacity of the EIR had been exhausted and additional environmental review was needed. Today, Downtown Redwood City is one of the most active suburban downtowns in the San Francisco Bay Area.



3.5. BUILDING PLACEMENT AND LANDSCAPING REGULATIONS

The design standards, setbacks, and guidelines contained in Section 3.5 of the Downtown Precise Plan are intended to provide a framework for the design and construction of buildings and landscaping in the Downtown Precise Plan area. The standards and guidelines are not intended to be prescriptive and are subject to change as the City's needs and the community's desires evolve.



BUILDING PLACEMENT AND LANDSCAPING REGULATIONS CHART	Corridor Types (Sec. 2.5.1)			
	Boulevard	Downtown Core Street	City Street	Neighborhood Street
Building Placement (Sec. 2.5.2)				
Front Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 10 ft	10 ft / 25 ft
Side Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 20 ft	5 ft / 20 ft
Rear Setback	0 ft min.	0 ft min.	0 ft min.	Adj. to imp. fire, 10 ft min. 20 ft min. Other: 5 ft min.
Frontage Coverage	75% min.	100% min.	90% min.	75% min.
Build-to-Corner	Required	Required	Required	Not Required
Maximum Building Length	300 ft	N/A	300 ft	180 ft
Space Between Buildings	20 ft min.	0 ft max.	0 ft min.	20 ft min.
Edge Treatments (Sec. 2.5.2)				
Fenced Edge	Permitted	Permitted	Permitted	Permitted
Terraced Edge	Permitted	Permitted	Permitted	Permitted
Flush Edge	---	---	---	Permitted