

Downtown Precise Plan

Redwood City, CA



The Downtown Precise Plan is catalyzing change in this rapidly growing 190-acre city center at the heart of Silicon Valley. Its clear regulations are facilitating new retail and entertainment destinations, infill housing, innovation-driven workplaces, and cultural opportunities. In combination with improved transit facilities and public realm, an exciting centerpiece for the city and region is emerging.

BEFORE



A pattern of haphazard disconnected development that contributed to the district's decline.

- Historic city center with superb building stock.
- Almost no housing, underperforming retail, and little pedestrian activity.
- Downtown's transit stations feel cut off.
- The pre-freeway Downtown was significantly oversized for contemporary retailing.

ASSIGNMENT

Prepare a Specific Plan to:

- Bring activity and sales back to Downtown.
- Increase and diversify its public spaces.
- Integrate planning with planned commuter rail improvements and future high speed trains.
- Prepare form-based development codes that fit projects sensitively with the historic fabric.

OUTCOMES

- Plan adopted in May 2007 with an EIR update in 2011. FTS-designed Courthouse Square and streetscape catalyst projects were completed in 2006.
- Over 1,100 new downtown dwelling units have been processed under the plan, more than had been constructed in downtown over the preceding five decades. Over 300,000 square feet of new office space is also under development.

RECOGNITIONS

- 2007 Grand Boulevard Award from the Grand Boulevard Initiative
- 2008 Northern Section, California Chapter of the American Planning Association Award for Comprehensive Planning, Small Jurisdiction.

CLIENT: City of Redwood City

IN COLLABORATION WITH: Korve Engineering and The Concord Group

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



Depot Circle will be Downtown's transit hub, containing its train station, new retail and transit-oriented design.



The above aerials depict the projected Downtown infill evolution over the short term, mid term, and long term.



New public and private investment orchestrated by the Plan is creating a dramatic renaissance in Downtown Redwood City. FTS master-planned and designed the Courthouse Square and pavilions (foreground and left) and streetscapes around the "On Broadway" Cinema complex (center rear). FTS also performed design review on the Cinema complex during its approvals.