



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT
SINCE 1955

November 4, 2010

Tom Passanisi
Planning, Housing & Economic Development
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

Subject: Redwood City Downtown Precise Plan Draft Environmental Impact Report

Dear Mr. Passanisi:

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EXECUTIVE OFFICER/APCO

Bay Area Air Quality Management District (District) staff reviewed your agency's Draft Environmental Impact Report (DEIR) for the Redwood City Downtown Precise Plan (Plan). The Plan would establish new land use, development, and urban design policies for the City's approximately 186-acre Downtown area. Over a 20-year period, new policies would address all aspects of potential development, including: permitted uses of property; building heights; site design and planning; signage; public frontages; streets and streetscapes; and preservation and maintenance of historic resources.

The District commends the City for developing a Downtown Precise Plan that reflects a strong commitment to sustainable development, public health and climate protection. This is an excellent example of the kind of development the District seeks to encourage with our CEQA Guidelines.

Exemplary Climate Efficient Plan

District staff strongly supports the City's commitment to building a mixed use, walkable, transit-oriented downtown that takes advantage of the City's rich transit resources. District staff strongly supports the Plan's commitment to creating a model of transit integration focusing on a central transit station with seamless connections to adjacent neighborhoods. The emphasis on non-motorized modes of transportation through development of pedestrian and bicycle friendly infrastructure supports this commitment. Encouraging residents and employees to use transit, walking and bicycling for transportation needs, and actively discouraging reliance on private automobiles through parking pricing and management underscore the forward-thinking aspects of this Plan. This is the type of plan that will not only help the Bay Area move toward reaching the State's AB 32 greenhouse gas (GHG) reduction goals, but also will serve as a model for other jurisdictions seeking to reduce GHG emissions and build energy efficient communities.

While mitigating greenhouse gases is of utmost importance, adapting to the impacts of climate change is also critically necessary for communities. The Plan's consideration of impacts from climate change, specifically due to sea level rise, demonstrates forward-thinking and a pro-active planning approach. The Plan's inclusion of the development of response strategies to potential flooding, soil erosion

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