



950 HOWARD ST
SAN FRANCISCO, CA 94103
Phone: (415) 677-0966

PROJECT DESCRIPTION

9.29.16

557 E. Bayshore Road, Redwood City

The proposed project is located on an approximately 14.6 acre site at 557 East Bayshore Road, in Redwood City, California. The site is home to the former Century Theatres business, where it operated for many years before relocating downtown. It has remained vacant since late 2008, aside for temporary storage usage in the parking lot.

The site is currently within the General Commercial (CG) Zoning District, and has a General Plan (GP) designation of Commercial – Regional along the East Bayshore Road frontage and a Mixed Use – Waterfront on the remainder of the property.

The development is planned as a horizontally mixed-use destination that will include a high-end, family-oriented athletic club along East Bayshore Road, as well as a market-rate residential community facing Bair Island. At approximately 100,000 SF, the Master Plan for the VillaSport Athletic Club & Spa includes two indoor swimming pools, two outdoor swimming pools, two basketball courts, space for racquetball, a child care center, a spa, and multiple exercise studios. The 336 unit residential building will also feature a business center, fitness facility, club lounge, bike shop, pool, fire pits and outdoor kitchens for residents. The project will further the General Plan's longer-term objectives for the neighborhood as a mixed-use waterfront neighborhood that embraces the uniqueness of Redwood City's proximity to the San Francisco Bay. The Bay frontage is a prime opportunity to bring the natural environment into the site while creating a strong connection to the neighborhood. The intent is to integrate native planting throughout the project and look for opportunities to add to the restoration of the Bay frontage. This project will embrace pedestrian and bicycle circulation around and through the site, creating linkages between VillaSport and the new, as well as the existing, residential units. The development pulls back from the Bay frontage in order to provide gathering spaces and platforms to experience nature allowing for the neighboring communities to connect.

The project will be two to five stories, with a maximum height of 75 feet. The garage level of the residential building will be semi-subterranean with additional required residential and VillaSport parking provided at a landscaped, on-grade lot.