

# Redwood Life Precise Plan & Environmental Impact Report

## Community Workshop 1

May 15, 2024



# Who Is Part of the City-led Precise Plan & EIR Team?



**Jeff Schwob**

Community Development  
Director



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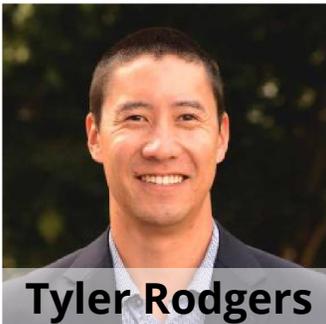
**Quentin Freeman**

Engagement Specialist



**Kristy Weis**

Principal, David J Powers



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EIR Project Manager



**Nick Towstopiat**

Associate EIR PM



**Derek Braun**

Principal, Strategic Economics



**Michelle Hunt**

Principal, Hexagon Trans.



**Leif Coponen**

Principal, Schaff & Wheeler

# Meeting Objectives

- City-led Precise Plan and Environmental Impact Report process
- Background on the site and the proposed Longfellow development project
- What we have heard so far about the proposed development project
- Draft development principles



# Tonight's Roadmap

- **5:45pm** Welcome and Opening
- **5:50 - 6:15pm** Background Presentation
- **6:15 - 6:25pm** Brief Question & Answer
- **6:25 - 7:15pm** Workshop Stations / Activities

# City-led Precise Plan & EIR: Background

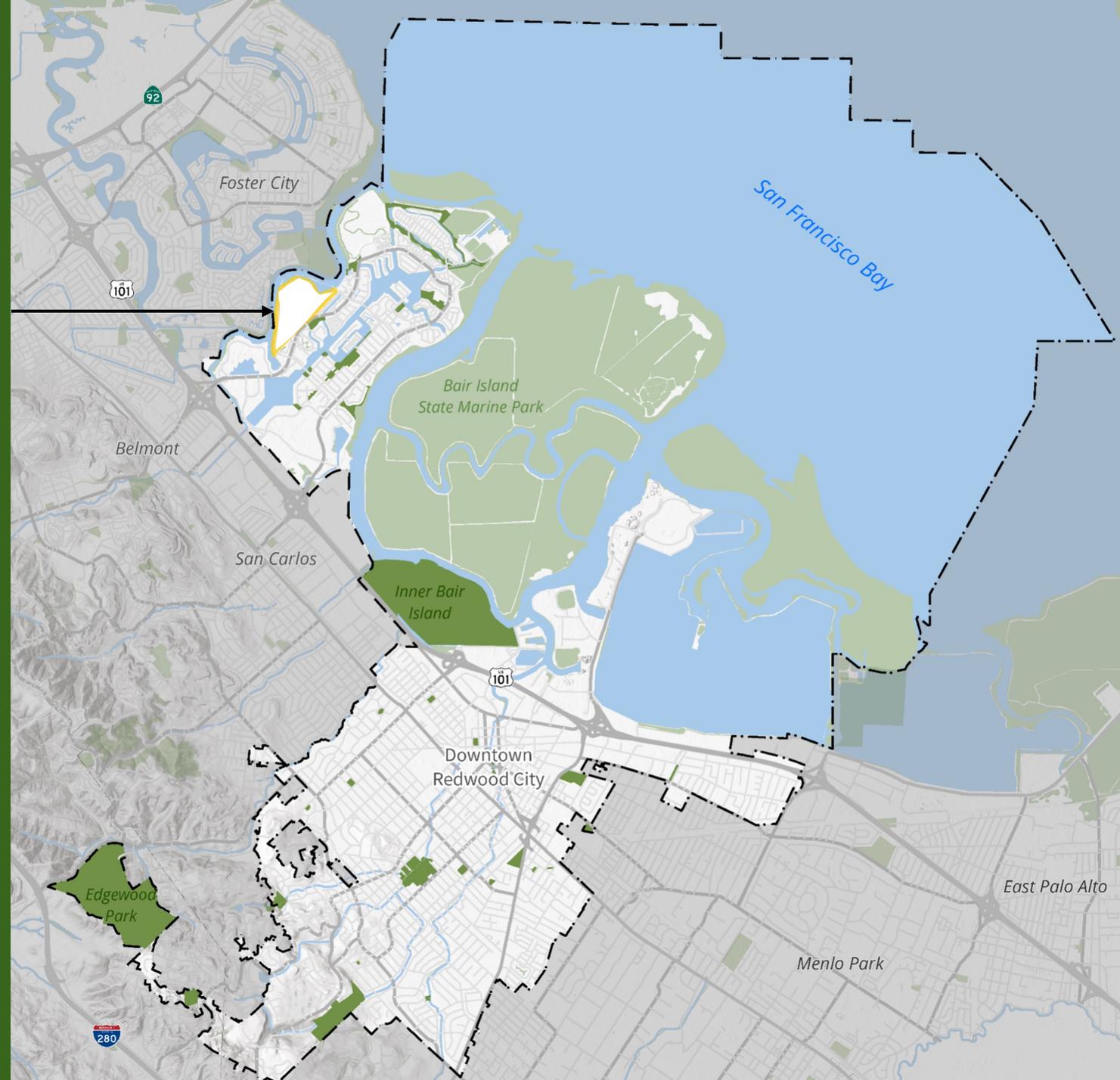


# Why is this Planning Process Happening Now?

- City Council initiated a process to prepare a **Precise Plan and Environmental Impact Report (EIR)**
  - Conducting City-led community engagement
  - Preparing a Project Alternative to the proposed Longfellow development proposal to study through CEQA environmental review
  - Analyzing the community benefits that have been offered as part of the proposed project

# What is a Precise Plan?

- A City document that governs the future development of an area
- Public and private investments in and around the project area
- Building and site design standards



# How is the Planning Process Organized?

## 1. Listening & Learning

- Engagement strategy
- Gather feedback on the site and project
- Sensitivity analysis
- Development principles

## 2. CEQA Project Alternatives

- CEQA Project Alternatives and evaluate alternatives
- Gather feedback on the alternatives
- Preferred CEQA Project Alternative

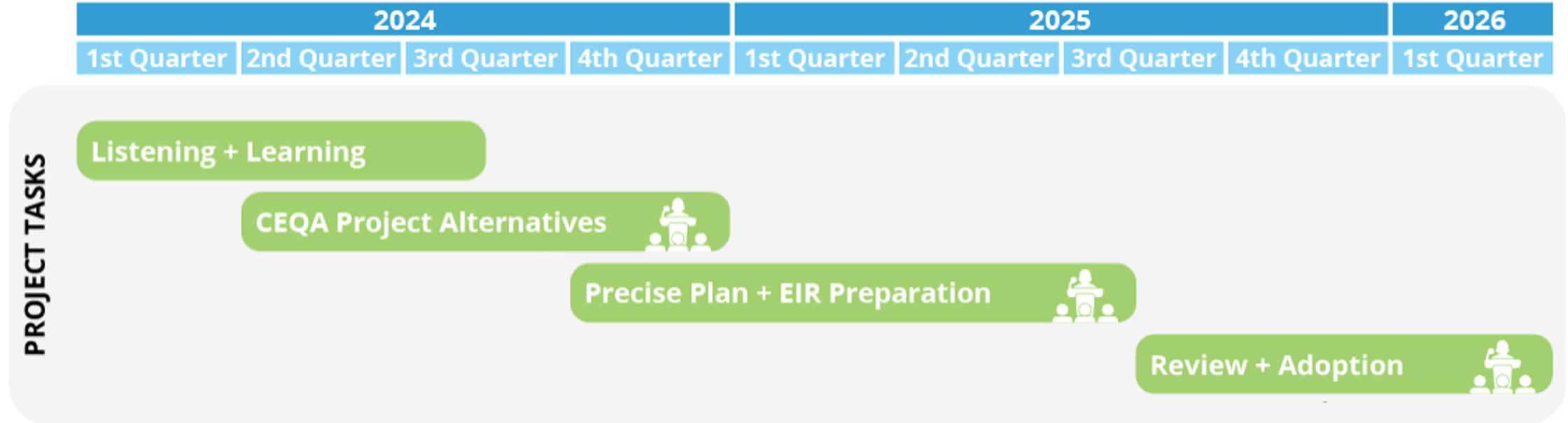
## 3. Precise Plan & EIR Development

- Policies and standards development for the draft Precise Plan and EIR
- Proposed Longfellow project / CEQA project alternative analysis
- Community benefits and fiscal impact assessment

## 4. Precise Plan & EIR Review

- Public Draft Precise Plan and EIR release and public review
- Final Precise Plan and EIR

# What is the Timeline for the City-led Process?



# What Technical Studies will be Completed?



## Infrastructure (Wet Utilities)

- Utility Sensitivity Analysis (water, sewer, storm)
- Utility Impact Study
- Infrastructure Improvements Cost Estimating



## Transportation

- Transportation Sensitivity Analysis (VMT, LOS)
- Transportation Impact Study
- Transportation Improvements Cost Estimating



## Environmental Impacts

- Initial Environmental Sensitivity Analysis
- Full Environmental Impact Report on proposed project and CEQA Project Alternative



## Land Use and Design

- Initial Site Plan and Regulatory Review
- Urban Design analysis of Project Alternative

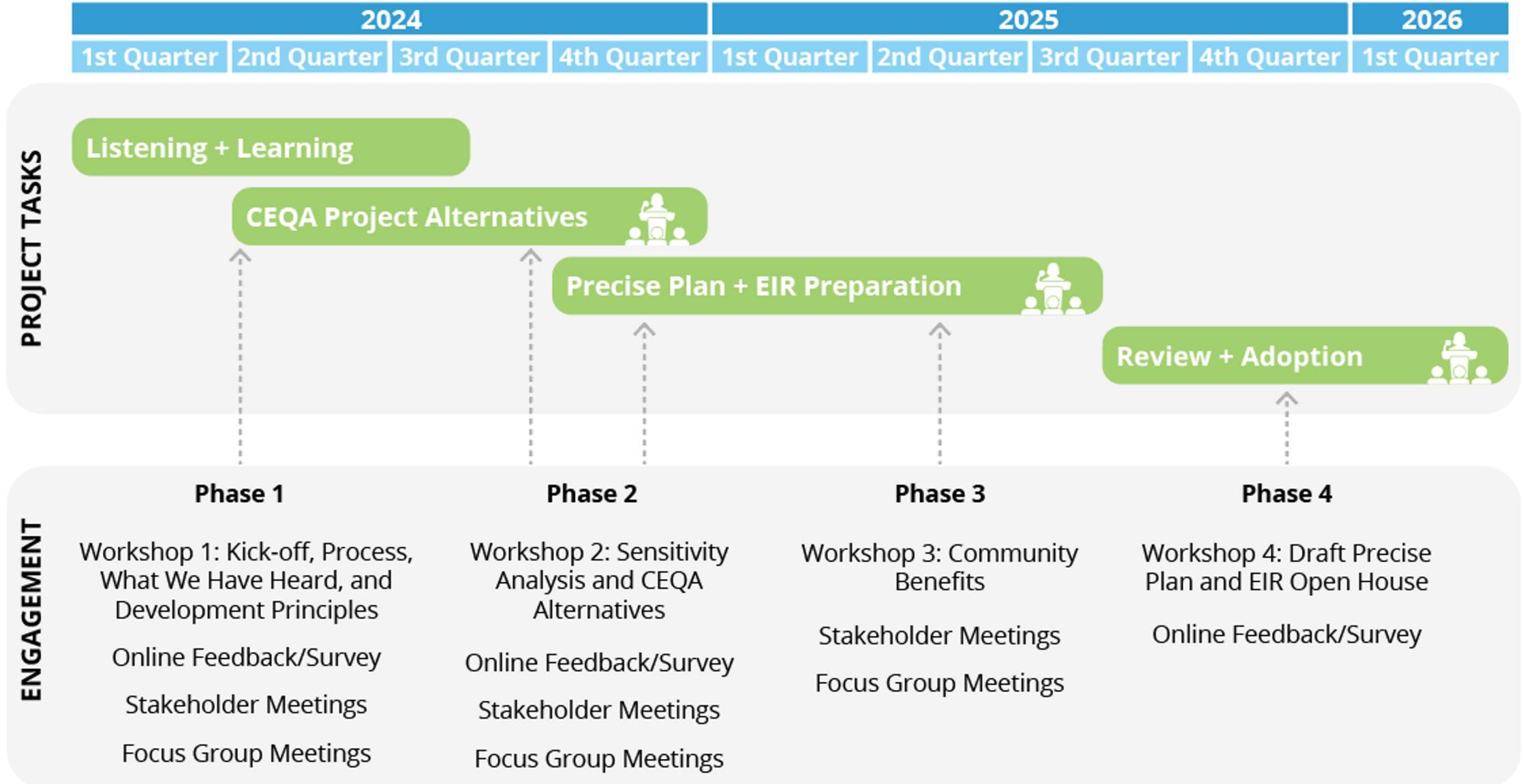


## Economics

- Community Benefits Evaluation
- Fiscal Impact Analysis

**Build on other recent and ongoing plans and projects in the city!**

# When Will Community Engagement Happen?



# Site Background



# Precise Plan Study Area

- Approximately 84 total acres located between Belmont Slough and Marine Parkway

**Study Area**  
(in yellow)



# Site Evolution

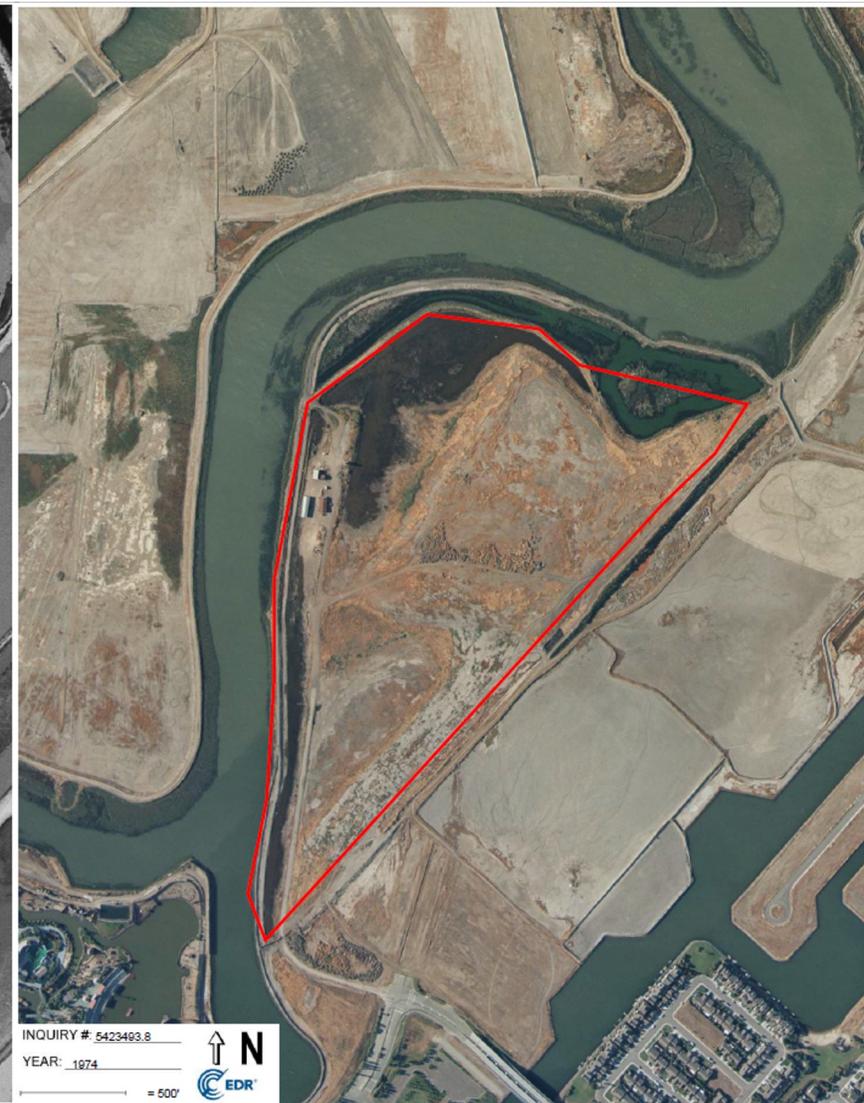
1943



1956



1974



# Site Evolution

1993



1998



2016



# Existing Site Characteristics



**84.3** acres  
5% of Redwood Shores

**79.7** acres  
net developable area

**>90%**  
impervious area

**4.6** acres  
open space

**3,400**  
parking stalls

**Study Area**  
(in yellow)



# Existing Site Characteristics



**20**  
buildings



**~25**  
tenants

**968,000**  
building square feet

**900-1,600**  
estimated employees  
currently

**0.28**  
floor area ratio (FAR)

**3,900**  
estimated employees  
at full occupancy



# Environmental Controls & Regulations

- San Francisco Regional Water Quality Control Board (RWQCB)
- San Mateo County Department of Environmental Health
- RWQCB Order No. R2-2003-0074 2003 Order

# Proposed Longfellow Development Project



# Proposed Development Project

**54.7** acres  
net developable area

**29.6** acres  
open space

**65%**  
impervious area

up to **7,000**  
parking stalls



# Proposed Development Project



**15**  
buildings



**4,800-  
6,900**

estimated employees at  
full occupancy

**3,314,000**

building square feet



**104**

hotel rooms

**0.95**

floor area ratio



# Proposed Community Amenities and Benefits

- Affordable housing contribution
- Childcare partnership with Build Up San Mateo County
- Amenities center with community room
- Publicly accessible parks, recreational amenities, and Bay trail enhancements
- Sea level rise shoreline protection
- Public shuttle and other transportation improvements
- Union labor for construction



# What Have We Heard So Far?



# Liked about the Proposed Project

## **Proposed Development Project**

- Architectural design
- Building consolidation, e.g. fewer buildings onsite
- Decreased surface parking

## **Proposed Community Amenities and Benefits**

- Trail improvements
- Additional parks, open spaces, and fields/courts
- Improved walkability
- Improved access for residents
- Support for affordable housing
- Support for childcare

# Liked about the Proposed Project

## **Environmental Considerations**

- Access to biodiverse landscapes and local ecosystems
- Redwood Life pond
- Water efficiency
- All electric buildings
- Improved utility infrastructure
- Opportunity to deal with stormwater, groundwater, and sea level rise comprehensively

## **Economics and Employment**

- Expanding sector and supporting innovation
- Job creation/economic development
- Additional tax revenues to city
- Use of union labor on the project

## **Precise Plan Process**

- Improved community outreach by the City

# Feedback on the Proposed Project

## Proposed Development Project

- Increased building heights and impacts related to shade, wind, and privacy
- Reduced building setbacks (buildings located closer to neighborhood)
- Length of project process (25 years of construction until full buildout)
- Congestion from increased traffic
- Inadequate parking
- Inadequate utilities, e.g. water and wastewater to support proposed project
- Impact on property values in Redwood Shores
- Market feasibility of more life sciences and lab spaces in the region
- No workforce housing

## Site Conditions and Environmental Considerations

- Soil stability and land subsidence
- Interaction between stormwater, groundwater, and sea level rise
- Future plans for levees, shoreline protection, and nature-based solutions
- Unsustainable landscaping, e.g. too much grass/turf
- Composition of the 'undifferentiated' landfill waste

# Feedback on the Proposed Project

## Site Development and Operations

- Developing on a landfill, including piledriving, and the potential impact on the environment
- Construction related noise and truck traffic
- Building operations related noise from HVAC systems and deliveries
- Biosafety level and potential exposure to airborne pathogens
- Insufficient oversight and regulation of life science spaces
- Emissions or leaks from the landfill or buildings
- Impacts to local biodiversity and ecosystems, including from light, shading, noise. Bird safety.
- High energy and water use from life sciences
- Handling of biohazardous materials onsite

## Other

- Emergency operations (only two ways in and out)
- Lack of transparency from the applicant
- Community benefits should go to Redwood Shores
- Cost of housing pricing out families

# Draft Development Principles



# Draft Development Principles



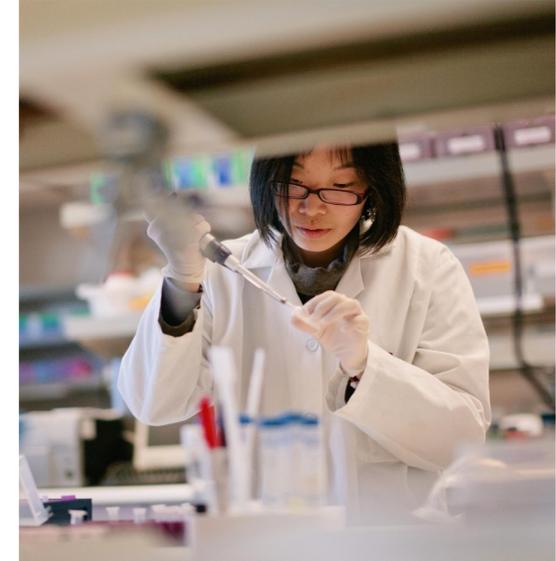
## Ecology & Open Space

Support wellbeing and biodiversity as the climate changes



## Community & Place

Create a welcoming place that connects the neighborhood and businesses



## Economy & Employment

Remain a hub of innovation that support the betterment of the neighborhood and city

# Draft Development Principles



# Workshop Stations



# Workshop Stations

**STATION 1**  
City-Led Precise  
Plan & EIR Process

**STATION 2**  
Proposed  
Longfellow  
Development  
Project

**STATION 3**  
Feedback on the  
Proposed Project

**STATION 4**  
Liked about the  
Proposed Project

**STATION 5**  
Development  
Principles

# Station Boards

## Station 1: City-led Process

### REDWOOD LIFE PRECISE PLAN & EIR PROCESS



**Why is the planning process happening now?**

In July 2023, the City Council initiated a process to prepare a Precise Plan and Environmental Impact Report (EIR), conduct City-led community engagement, and analyze the community benefits that have been offered as part of the proposed Redwood Life project. This process will consider the repeal of the existing Westport Specific Plan, replacing it with a new Precise Plan for the area. This collaborative planning and environmental review effort will include regular interactions with the community, clear and transparent incorporation of public input, and accessible conversations around which benefits are the most important to those who live and work in Redwood Shores and Redwood City.

**What is a Precise Plan? What area is covered?**

A Precise Plan is a document that governs the future development of an area where unique conditions and the surrounding context require special guidance. A Precise Plan also coordinates public and private investments in and around the project area. The Plan would cover the area containing a 85-acre life sciences campus located in the Redwood Shores neighborhood, north of Marine Parkway and bounded by the Belmont Slough. The campus currently houses 968,000 square feet in 20 buildings.

**Project Timeline**



**Community Engagement**

ENGAGEMENT	2024				2025				2026
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter
Phase 1 Kick-off, What We've Heard, and Development Principles	Phase 2 Initial Analysis Results and Potential CEQA Alternatives	Phase 3 Community Benefits and Priorities	Phase 4 Public Draft Precise Plan and EIR Review						
Stakeholder & Focus Group Meetings	Community Workshops	Public Meeting	Online Feedback Form						

**How is your input integrated?**

Community input will be critical in informing key aspects of the Precise Plan. Community members and stakeholders will be provided with easy-to-understand information to facilitate informed discussion and input regarding the future of the Redwood Life area. Key input from the community will influence the various phases of the Plan, starting with the development principles in Phase 1, potential CEQA alternatives to be studied in Phase 2, priorities and expectations for Community Benefits in Phase 3, and finally, the final standards and policies in the Precise Plan during Phase 4.

The input of community members, stakeholders, and City of Redwood residents is a central part of the Precise Plan process. Visit [PlanRedwoodLife.com](http://PlanRedwoodLife.com) or scan the QR code to get connected, stay up to date, and learn more about the effort.



## Station 2: Proposed Development Project

### PROPOSED LONGFELLOW DEVELOPMENT PROJECT



**Existing Site**



**Proposed Site**



Located on approximately 84-acres between Belmont Slough and Marine Pkwy, the proposed Longfellow development project intends to evolve the existing 20-building 1990's-era office park into a life sciences campus.

The proposed development project phases development that will increase the total development space from approximately 960,000 square feet to 3.31 million square feet, a net addition of 2.35 million square feet. There would be approximately 3.1 million square feet of research and development space (laboratory and office), a 104 room hotel and approximately 46,000 square feet of stand-alone amenity space.

Over the course of proposed Longfellow development project, all existing buildings would be demolished and replaced with 15 new buildings. Parking would shift from the existing surface parking to a mix of structured garages and podium buildings with lower-level parking, thereby allowing for significant new programmed parks and open spaces on the site.

# Station Boards

## Station 3: Feedback on the Proposed Project

### REDWOOD LIFE PRECISE PLAN & EIR

**What concerns do you have about the project?**

This exercise aims to reflect what we have heard from the community regarding the proposed Longfellow development project, identify those issues most important to you, and shape our ongoing technical analysis and future engagement activities. Below is an overview of concerns shared by community members, place a dot by the areas of highest concern, you will receive 7 dots total.

**Site Conditions and Environmental Considerations**

Impacts related to stormwater, groundwater, and sea level rise and the plan for levees and nature-based solutions

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Soil stability and land subsidence

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Unsustainable landscaping, e.g. too much grass/turf

---

Composition of the landfill waste

**Proposed Elements of the Longfellow Development Project**

Increased building heights and impacts related to shade, wind, and privacy

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Reduced building setbacks

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Inadequate utilities, e.g. water and wastewater to support the proposed project

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Inadequate parking

---

Congestion from increased traffic

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Impact on property values in Redwood Shores

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Market feasibility of more life sciences and lab spaces in the region

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Not enough housing to accommodate jobs

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Length of project process (25 years of construction)

This list captures common themes raised during City Council / Planning Commission study sessions and recent discussions conducted as part of the City-led process. This list is not intended to be exhaustive.

## Station 4: Liked about the Proposed Project

### REDWOOD LIFE PRECISE PLAN & EIR

**What do you like about the project?**

This exercise aims to reflect what we have heard from the community regarding the proposed Longfellow development project, identify those issues most important to you, and shape our ongoing technical analysis and future engagement activities. Below is an overview of key project elements that the community is in favor of, place a dot on your favorite project elements, you will receive 7 dots total.

**Proposed Development Project**

Architectural design

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Building consolidation, e.g. fewer buildings onsite

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Decreased surface parking

---

Improved community outreach by the City

**Proposed Community Amenities and Benefits**

Trail improvements

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Additional open space and fields

---

Improved walkability

---

Improved access for residents

---

Support for affordable housing

---

Support for childcare

This list captures common themes raised during City Council / Planning Commission study sessions and recent discussions conducted as part of the City-led process. This list is not intended to be exhaustive.

## Station 5: Draft Development Principles

### REDWOOD LIFE PRECISE PLAN & EIR DEVELOPMENT PRINCIPLES

**What is a Development Principle?**

The Redwood Life Precise Plan Development Principles offer specific direction and a set of values to guide decision-making throughout the City-led Precise Plan and Environmental Impact Report process and during the Precise Plan's implementation. By adhering to these principles, the development project will address the needs of the Redwood Shores community and Redwood City as a whole, promote sustainable practices, reduce potential impacts, and foster an enhanced sense of place. These principles offer an opportunity to not only build on current conditions but to adapt and respond to new issues that will emerge in the future.

**Community & Place**

**Welcoming Character**  
Redwood Life continues to be a dynamic and inviting space for the neighborhood.

**Community Amenities**  
Redwood Life integrates community spaces and amenities, such as a centrally-located community space and retail center, efficient shuttle services, and recreational facilities.

**Local Partnerships & Programs**  
Redwood Life builds and sustains lasting partnerships with local organizations and Redwood Shores and is receptive to community concerns.

**Safe & Respectful Development**  
Redwood Life maintains the safety of the community and Redwood Shores neighborhood, in both construction and ongoing operations.

**Ecology & Open Space**

**Access to Open Space**  
Redwood Life nurtures a network of new open spaces to promote physical activity, boost mental well-being, and foster a sense of stewardship.

**Natural Resilience**  
Redwood Life cultivates natural resilience through stormwater infrastructure improvements, lighting, slope management, and habitat protection, and tree canopy coverage.

**Sustainable Site & Building Design**  
Prioritizing environmental sustainability, climate-ready design, and community well-being aim to reduce energy and water use and increase climate resilience.

**Economy & Employment**

**Fiscal Resilience**  
Redwood Life remains a hub of innovation, supporting a strong economic base to ensure the long-term fiscal health of the area and the City.

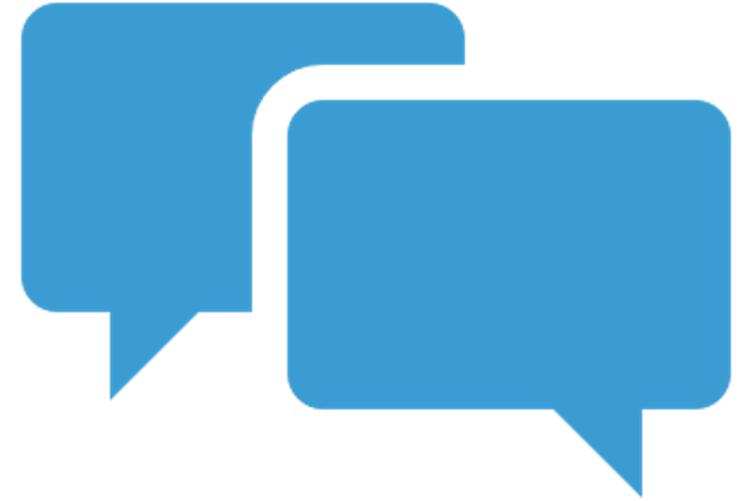
**Community Benefits**  
Redwood Life contributes broadly to the betterment of the city and the Redwood Shores neighborhood, with a focus on affordable housing, childcare, and workforce development.

**Adaptability**  
Campus and building design is adaptable, with flexible spaces that accommodate a diverse range of sectors and uses and ensure the long-term success of the area.

**Innovation Leader**  
Redwood Life continues to play a key role in realizing Redwood City's vision of becoming a regional leader in life sciences.

# Rules of Engagement

- Be a good listener
- Welcome all viewpoints and value diversity
- Show common courtesy and respect
- Share the air
- Avoid editorials
- Honor time



# Next Steps



# Next Steps

- Summarize workshop comments and post to the project website
- Continue initial site assessment (sensitivity analysis)
- Develop CEQA Project Alternatives
- Prepare for Workshop #2 (tentatively in the fall)

# How Can You Stay Involved?

- Project information will be regularly updated on **PlanRedwoodLife.com**
- Visit the Get Involved page for information on upcoming engagement activities
- Sign-up to receive email notifications of upcoming meetings and events

