

Redwood Life Precise Plan Draft Development Principles



May 15, 2024



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 build on current conditions and adapt and respond to new issues that will emerge in the future.



Ecology and 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. Linking these open spaces to natural and ecological resources, like the Belmont Slough, allows residents, employees, and visitors to connect with diverse local ecosystems while enhancing ecological value and resilience.

Natural Resilience

Redwood Life cultivates natural resilience through stormwater infrastructure improvements to enhance water quality, lighting that minimizes the impact on open spaces, slough management, and habitat protection to enhance ecosystems and biodiversity, and tree canopy coverage to reduce the heat island effect and sequester carbon where appropriate.

Sustainable Site and Building Design

Redwood Life prioritizes environmental sustainability, climate-ready design, and community well-being, aiming to reduce energy and water use and increase climate resilience. Integrating practices like transportation demand management, ecological design, and all-electric buildings, Redwood Life strives to reduce its environmental impact and proactively adapt to the effects of climate change.

Community and Place

Welcoming Character

Redwood Life continues to be a dynamic and inviting space for the neighborhood. The campus pleasantly integrates into the area while maintaining and enhancing the community's quality of life.



Community Amenities

Redwood Life integrates community spaces and amenities, such as a centrally-located community and dedicated meeting space, retail center, efficient shuttle services, and recreational facilities. These amenities foster a vibrant and inclusive community gathering space for residents, employees, and visitors.

Local Partnerships and Programs

Redwood Life builds and sustains lasting partnerships with local organizations and Redwood Shores and is receptive and responsive to community concerns. The Redwood Shores community and the greater Redwood City community benefit from these partnerships.

Safe and Respectful Development

Redwood Life maintains the safety of the community and Redwood Shores neighborhood. In both construction and ongoing operations, Redwood Life upholds all safety standards and regulations, including landfill-related precautions, and implements protocols to minimize the impacts of construction and operations, such as noise and deliveries, in Redwood Shores and the greater Redwood City community. Communications and information sharing support community dialogue and transparency.

Economy and 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. Providing short-term economic benefits—through impact fees, investment, and growth—and increased tax revenues to promote long-term financial health and support fiscal resilience.

Community Benefits

Redwood Life contributes broadly to the betterment of the City and the Redwood Shores community and align with the City's strategic priorities and principles. This includes focusing on shoreline protection, accessible shuttle service, emergency facilities, affordable



housing, childcare, and workforce development. The project's benefits are captured within the surrounding Redwood Shores community and citywide. This includes a future commitment to funding affordable housing and childcare in the City and using unionized construction labor.

Adaptability

The Redwood Life campus and building design are adaptable, with flexible spaces that accommodate a diverse range of sectors and uses and ensure the area's long-term success.

Innovation Leader

Redwood Life continues to play a key role in realizing Redwood City's vision of becoming a regional leader in life sciences. The site attracts innovative partners, retains businesses, and facilitates the growth of key sectors and synergistic businesses.