



REDWOOD LIFE PRECISE PLAN

Frequently Asked Questions

Join us in an inclusive public planning process to guide the future of Redwood Life!

The City is leading a comprehensive planning effort and environmental review to assess the impacts and benefits of a proposed redevelopment of the Redwood Life campus. Our aim is to ensure that residents, businesses, and decisionmakers understand the trade-offs associated with different development options so they can meaningfully weigh in on how the area should evolve to best meet the desired outcomes of the Redwood Shores and greater Redwood City community.

Why is this 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.

What is the proposed project?

The proposed Redwood Life project is a redevelopment of the existing campus owned by Longfellow Partners. A total of 3.31 million square feet of Research & Development (R&D) office and life sciences space has been proposed within 15 new buildings, including a 104-room hotel, a 46,000 square foot community amenity center, a significant increase in parks and open space, sea level rise protection, and other public-serving amenities.



What is our process and what are we studying?

Listening + Learning

1. Prepare an engagement strategy that establishes a transparent and comprehensive engagement process.
2. Analyze environmental, transportation, and utility systems to understand potential opportunities and constraints.

California Environmental Quality Act (CEQA) Project Alternatives

3. Develop CEQA project alternatives based on initial engagement and technical analysis.
4. Facilitate a community conversation about the project alternatives to understand the trade-offs associated with different options.
5. Define a CEQA Project Alternative and conduct a comprehensive analysis of the impacts of the proposed project and alternative.
6. Evaluate the community benefits and fiscal impacts of the proposed project and project alternative.

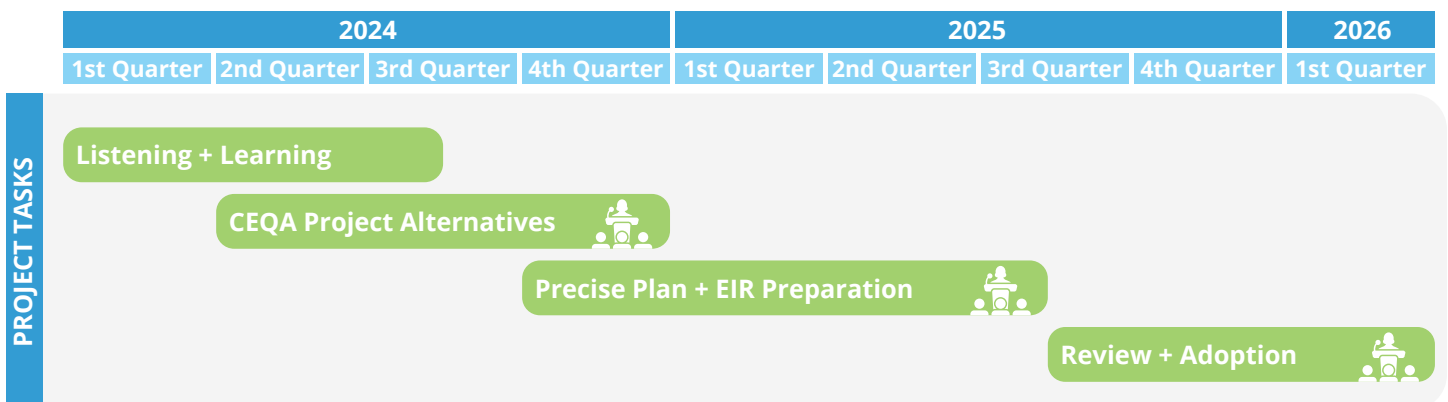
Precise Plan + EIR Preparation

7. Draft a Precise Plan with standards for land use, building/site design, circulation, infrastructure improvements, parks and open space network, and community benefits framework.
8. Prepare an Environmental Impact Report (EIR) to evaluate the potential impacts of the Proposed Project and CEQA Project Alternative.

Review + Adoption

9. Review the Draft Precise Plan and EIR with the community and decision makers.

How is the schedule laid out?



How will community feedback be incorporated into the Plan?

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 or scan the QR code to get connected, stay up to date, and learn more about the effort.



Refer to the community engagement plan for more details on community touchpoints!