

# REDWOOD LIFE PRECISE PLAN & EIR PROCESS



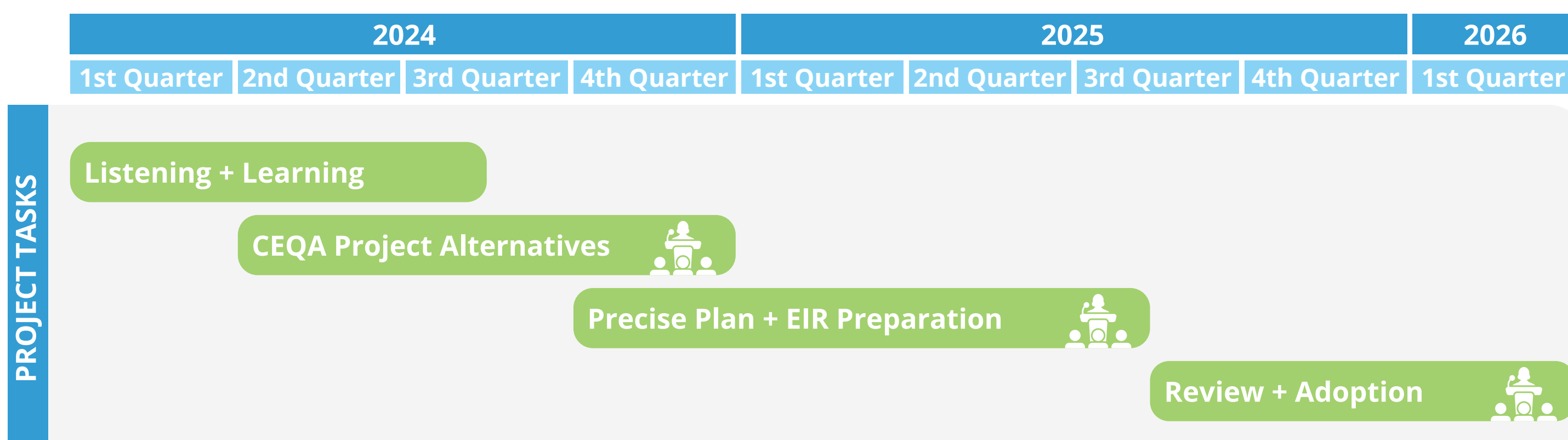
## Why is the planning process happening now?

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 development 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 the 85-acre Redwood Life campus located in the Redwood Shores neighborhood, north of Marine Parkway and bounded by the Belmont Slough. This life sciences campus currently houses 968,000 square feet within 20 buildings.

## Project Timeline



## Community Engagement



## 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.



# REDWOOD LIFE PRECISE PLAN & EIR TECHNICAL STUDIES



## What is our process?

### PHASE I Listening and Learning

1. Prepare engagement strategy
2. Analyze environmental, transportation, and utility systems

### Initial Assessment (Sensitivity Analysis)

- An overview of existing, physical conditions on the site and any known environmental issues that will need to be considered or addressed during the planning process related to air quality, biological resources, cultural/tribal resources, geology and soils, hazards and hazardous materials, noise, and vibration.
- An initial capacity analysis for the transportation and utilities systems (water, wastewater, and stormwater), comparing impacts from existing conditions and the proposed Longfellow development project.

### PHASE II California Environmental Quality Act (CEQA) Project Alternatives

3. Develop CEQA project alternatives
4. Facilitate a community conversation about the project alternatives
5. Define a CEQA Project Alternative
6. Evaluate the community benefits and fiscal impacts

### CEQA Project Alternatives

- Develop CEQA project alternatives based on initial engagement and technical analysis. Alternatives, in the context of the California Environmental Quality Act (CEQA), are ways that the proposed development project could still achieve the majority of its objectives while also reducing or eliminating the environmental impacts associated with the project.
- Facilitate a community conversation around the CEQA project alternatives to understand the trade-offs associated with different options/choices.
- Select and refine a CEQA Project Alternative and conduct comprehensive analysis of the impacts of both the proposed Longfellow development project and the Alternative as part of the EIR (Phases III and IV)

### PHASE III Precise Plan + EIR Preparation

7. Draft a Precise Plan
8. Prepare an Environmental Impact Report (EIR)

### Environmental Impact Report (EIR)

- Release Notice of Preparation
- Hold public EIR Scoping Meeting
- Prepare public draft EIR including project description, environmental setting, discussion of environmental impacts, and mitigation measures to reduce significant impacts
- Conduct technical studies associated with the EIR including Air Quality and Greenhouse Gas Assessment, Biological Resources Report, Hazards and Hazardous Materials Report, Noise and Vibration, Water Supply
- Assessment, Transportation Impact Study, and Utility Impact Study
- Develop Mitigation, Monitoring, and Reporting Program to accompany Final EIR

### PHASE IV Review + Adoption

9. Review the Draft Precise Plan and EIR
10. Prepare Final Precise Plan and EIR

# REDWOOD LIFE PRECISE PLAN & EIR



What technical information would you be interested in learning more about?

Place a sticky note here with your response.

# PROPOSED LONGFELLOW DEVELOPMENT PROJECT

## Existing Site



## Proposed Site




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

The proposed Longfellow development project includes several future phases that would collectively increase the total commercial floor area on the site 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 community amenity space.

Over the course of 25 years, all existing buildings would be demolished and replaced with 15 new buildings. Vehicle parking would shift from the existing surface parking to a mix of structured garages and podium buildings with lower-level internal parking, thereby allowing for significant new programmed parks and open spaces on the site.

# PROPOSED LONGFELLOW DEVELOPMENT PROJECT

## Existing Site Characteristics




**84.3 acres**  
5% of Redwood Shores

**79.7 acres**  
Net Developable Area

**4.6 acres**  
Open Space Easement

**94%**  
Impervious Area


**3,400**  
Parking Stalls



**20 Buildings**

**968,000**  
Building Square Feet

**0.28**  
Floor Area Ratio




**920-1,600**  
Estimate of employees currently on-site

**3,900**  
Potential employees at full capacity



## Proposed Site Characteristics




**84.3 acres**  
5% of Redwood Shores

**54.7 acres**  
Net Developable Area

**29.6 acres**  
Open Space Easement

**65%**  
Impervious Area

**Up to 7,035**  
Parking Stalls



**15 Buildings**

**3,314,000**  
Building Square Feet

**0.95**  
Floor Area Ratio



**4,800-6,900**  
Potential employees at full capacity



**104**  
Hotel Rooms



# REDWOOD LIFE PRECISE PLAN & EIR



## What feedback 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 feedback 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

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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

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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.

# REDWOOD LIFE PRECISE PLAN & EIR



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### Site Development and Operations

Developing on a landfill, including piledriving, and the potential impact on the environment

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Emissions or leaks from the landfill or buildings

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Biosafety level and potential exposure to airborne pathogens

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Handling of biohazardous materials onsite

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Insufficient oversight and regulation of life science spaces

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High energy and water use from life sciences

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Construction related noise and truck traffic

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Building operations related noise from HVAC systems and deliveries

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Impacts to local biodiversity and ecosystems, including from light, shading, noise. Bird safety.

### Other

Emergency operations (only two ways in and out)

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Lack of transparency from the applicant

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Community benefits should go to Redwood Shores

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Cost of housing pricing out families and kids

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# REDWOOD LIFE PRECISE PLAN & EIR



Please share any additional feedback you have about the project.

Place a sticky note here.



## 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

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Improved community outreach by the City

### Proposed Community Amenities and Benefits

Trail improvements

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Additional open space and fields

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Improved walkability

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Improved access for residents

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Support for affordable housing

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Support for childcare

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# REDWOOD LIFE PRECISE PLAN & EIR



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### Public Health and Environmental Considerations

Access to biodiverse landscapes and local ecosystems

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Redwood Life pondfields

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Improved utility infrastructure

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Opportunity to deal with stormwater, groundwater, and sea level rise comprehensively

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Water efficiency

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All electric buildings

### Economics and Employment

Expanding sector and supporting innovation

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Job creation/economic development

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Use of union labor on the project

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Additional tax revenues to city

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.

# REDWOOD LIFE PRECISE PLAN & EIR



Please share other elements that you like about the project.

Place a sticky note here.

# 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 feedback.

#### 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, slough 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.

# REDWOOD LIFE PRECISE PLAN & EIR



**What do you think of these principles? Did we miss anything?**

Please share any additional principles you think we may have missed.

Place a sticky note here with your response.