



October 18, 2021

Lindy Chan, Principal Planner
City of Redwood City Community Development
Department 1017 Middlefield Road
Redwood City, CA 94063

RE: Sequoia Station Redevelopment Resubmittal – Update Summary

Dear Ms. Chan,

We are pleased to resubmit the Sequoia Station redevelopment application for City review. Because this application will follow the Transit District review, this resubmittal focuses on achieving the following objectives:

- 1) build upon and include additional details to the application submittal from May 2021;
- 2) respond to Staff’s comment letter; and
- 3) help inform the 17-acre Transit District for the benefit of any relevant Transit District environmental review analysis (such as circulation).

SUMMARY OF MODIFICATIONS / NEW INFORMATION

PHASING: A phasing plan has been provided that reflects the sequence of construction. This phasing is necessary to enable the ongoing operation of Safeway, CVS, and other shops located within the Phase 2 boundaries while Phase 1 is constructed. Once Phase 1 is complete, Safeway and CVS will relocate to their new spaces in Phase 1, and Phase 2 work can then commence.

FLEX/COMMUNITY SPACE RELOCATION: Based on City staff feedback, the space referred to as “POPOS” in the previous application has been relocated from Hamilton Plaza to a space adjacent to the proposed childcare. This was due to the concern that the prior location may not have been consistently utilized, thereby limiting the activation of the plaza (such as during evenings). Lowe will continue to explore potential users/uses for this space.

PARKING: Plans have been modified to provide the maximum buildout potential for onsite parking, which reflects a third level of below-grade parking in the Phase 2 area. This is not a commitment to construct the parking as shown; rather it shows the maximum space opportunity for parking, which would allow for flexibility in design and use as the project design progresses. This modification enables CEQA to better study potential circulation patterns and potential limit of depth for the parking structures within the Transit District.

CIVIL: Additional details have been provided in the plan set regarding grading, utilities, stormwater, and fire access/flow. A more detailed parcelization plan will be provided in a future resubmittal. Additional offsite and onsite transportation improvements will be included in future resubmittals once recommendations are received from the City and their consultants during the Transit District planning efforts.

ARCHITECTURAL DETAILS AND MODIFICATIONS: Colors and materials, context sheets, and updates to the architecture have been provided in PDF. Material boards will follow. Elevator and stair access has been added on the north side of Hamilton (near ECR) for improved access to the retail from the parking structure. Per the direction of staff’s comments, retail has been redesigned at the previous location of the flex/community room (and the flex space relocated accordingly). As there has been some confusion, please note that all building heights conform to (or are lower than) the Downtown Precise Plan height limits.



PROPOSAL SUMMARY

The table below reflects the project today compared with the original 2019 proposal and May 2021 submittal.

Conceptual Land Use /Community Benefits	Original Application	5/1/2021 Application	10/10/2021 Current Application	Approximate Increase/Decrease from Original
Land Provided for Caltrain ROW Improvements	Almost 1 Acre	Almost 1 acre	Almost 1 acre	same
Housing - Total	Up to 225	Up to 631	Up to 631	+406 Homes
Housing - Affordable (Eden and Lowe)	Up to 225	Up to 254	Up to 254	+ 29 Homes
Housing - Market Rate (Low e)	0	Up to 377	Up to 377	+ 377 Homes
Office	1,400,000	1,230,000	1,230,000	- 170,000 SF
Retail	176,600 SF	166,600 SF*	~170,000 SF*	reduced SF to include child care
Safeway and CVS	yes	yes	yes	same
Family Focused Entertainment Space	no	yes	yes	+25,000 SF
Non-Profit Commercial Space	no	yes	yes	size TBD
Child Care	no	yes	yes	+ 10,000SF
Open Space	undefined	86,000SF	86,000SF	~90,000 SF
Hamilton Plaza	yes	yes	yes	increased
Hamilton Way	yes	yes	yes	same
Flex / Community Space	no	yes	yes	relocated per Staff's comments
Art Grove	no	yes	yes	yes
Total Parking**	undefined	Up to 2,710 spaces	Up to 3,177 Spaces	TBD
Residential (Market)		260	300-400	
Residential (Affordable)		59	55 - 65	
Retail		519	525 - 585	
Office		1845	1,445 - 1,662	
Optional Office - Flex/Shared***		0	Up to 465	
Commuter Bike Barn	no	yes	yes	includes public spaces
*Note that the reduction in square footage was due to the inclusion of a daycare at the ground level rather than retail				
**Parking numbers from original application have evolved as the program has shifted, so best comparison is between previous application and current application				
***Flex/Shared space total parking is being pursued as an option, these conversations are ongoing				
Original application in 2019 proposed 1.4 MSF of office at Sequoia Station				
All numbers are approximate and to be finalized during future applications				

We appreciate the continued collaboration on this exciting opportunity. We are excited to move the Sequoia Station application forward and support the continued efforts of the Transit District.

Sincerely,

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Alan Chamorro
Senior Vice President

Eden Housing

Andrea Osgood
Senior Vice President of Real Estate Development