

SEQUOIA STATION

A Transformational Opportunity

2021 Plan Updates

In the year following the last presentation to the Redwood City Council in February 2020, the Sequoia Station team has refined the redevelopment concepts to incorporate feedback from the community and the city, including recent input the City received for the Transit District. On January 25, 2021 the Redwood City Council will hear and discuss updates on the Transit District and the reimagination of Sequoia Station. Those plans include the following:

Transportation



- Redevelopment unlocks critical transportation improvements
- Dedication of approximately 1-acre of land along the train tracks for Caltrain to implement their 2040 Business Plan track infrastructure and a future Downtown Redwood City Caltrain station
- Creation of underground, structured parking in order to eliminate car-centric surface parking lots and reduced parking ratios for office and residential uses based on shared use and proximity to transit
- Implementation of the El Camino Real Corridor Plan bike lanes and Safe Streets creating multi-modal connectivity for bikes and pedestrians
- Bike Barn – Public commuter bike storage

Housing

- Total of 631 homes
- Approximately 254 very low, low, and moderate-income homes with 50% dedicated as 2-3 bedrooms
- More affordable units than required by City requirements – approximately 40%
- Deeper affordability and large homes to meet needs of families
- Mixed-income community
- Premier affordable housing location on transit
- Potential for up to 900 homes in the Transit District overall



Family and Youth

- Approximately 10,000 SF on-site childcare
- Youth and family-friendly retail, dining, and play areas such as bowling and bocce

Connections and Public Spaces

- Creation of new community and family gathering and public open spaces, including a central plaza larger than the Courthouse Square
- Improved bikes lanes and new, walkable streets
- Critical connectivity between Sequoia Station, nearby neighborhoods and the Downtown Entertainment District



Reinventing Neighborhood Retail



- Up to 142,000 SF of next-generation, activated neighborhood-serving retail
- Upgraded Safeway and CVS stores that will remain open throughout construction
- Outdoor dining that fronts public plaza
- Art walk

Office in Downtown and On Transit

- Four blocks of transit-served office space – approximately 1.23 million SF total
- Where tenants want to locate – on transit and in Downtown
- Office development subsidizes and enables community benefits
- Un-paralleled environmental sustainability and supports transit ridership
- Planning for Redwood City's future and fiscal stability



Sustainability



- Promotes transit expansion and use to reduce single-occupancy vehicle trips
- Mixed-use development for a live/work/play lifestyle that minimizes dependency on cars
- Green building best practices: LEED, FitWel, GreenPoint