

SEQUOIA STATION

A Transformational Opportunity



Community Benefits

The redevelopment Sequoia Station will provide important community benefits that incorporate Redwood City's strategic priorities – Housing, Transportation, and Children and Youth. Equity, Inclusion, and Sustainability are also central to the project proposal. Lowe has partnered with Eden Housing to directly respond to the identified community need to provide as much affordable housing as possible at the deepest levels of affordability. The team aspires to advance equity by building a sustainable community where residents of all income levels can access resources including safe, affordable housing, mobility, jobs, high-quality schools, and food. Key project elements include:



Transportation

- Redevelopment unlocks critical transportation improvements
- Dedication of approximately 1-acre of land along the train tracks for Caltrain to support 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
- Advancement 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

- Revised to include more housing – from 225 homes up to 631 homes
- 254 affordable homes directly on-site
- 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 1,100 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 170,000 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
- Artist grove

Office in Downtown and On Transit

- Four blocks of transit-served office space – approximately 1.6 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
- Advances Caltrain 2040 Business Plan to help support the ridership of 180,000 daily Caltrain passengers, equivalent to taking nearly a million vehicle miles off Bay Area roads and reducing 110 metric tons of GHG emissions every day
- Mixed-use development for a live/work/play lifestyle that minimizes dependency on cars
- Green building best practices: LEED, FitWel, GreenPoint