

# SEQUOIA STATION

## A Transformational Opportunity



## Reimagining Sequoia Station

Sequoia Station is a frequently used but outdated and car-centric neighborhood shopping center. The redevelopment of the Sequoia Station Shopping Center is an integral part of Redwood City's Transit District planning efforts, which include a future expanded and modern Caltrain Station, and will provide the City a once-in-a-generation opportunity to transform downtown, plan for the future of rail, and become a regional transit, jobs, and community hub.

Sequoia Station is Redwood City's missing puzzle piece needed to connect existing neighborhoods to Downtown and the Entertainment District across the Caltrain tracks. The redevelopment will convert parking lots into walkable public spaces, create vibrant plazas with permanent and rotating art from regional and local working artists, modernize the community-serving retail, and develop high impact housing and commercial space directly on transit.

### Equity, Inclusion & Sustainability

Sequoia Station will deliver important community benefits including:

- Hundreds of homes for all income levels
- Improved access to transit, including bike lanes and new, walkable streets
- Neighborhood serving retail and family-friendly dining
- Approximately 10,000 SF of childcare in the heart of Downtown
- A vibrant central plaza including an artist grove
- Promotion of transit use – and reduction of single-occupancy vehicle trips and greenhouse gases

### PROJECT KEY ELEMENTS



Land Dedication to Caltrain  
Approximately  
**1 acre**



Total Homes at Sequoia Station\*  
**631**



Affordable Homes  
**254 (40%)**



Retail  
Up to  
**170,000 SF**



Office  
Approximately  
**1.23 million SF**



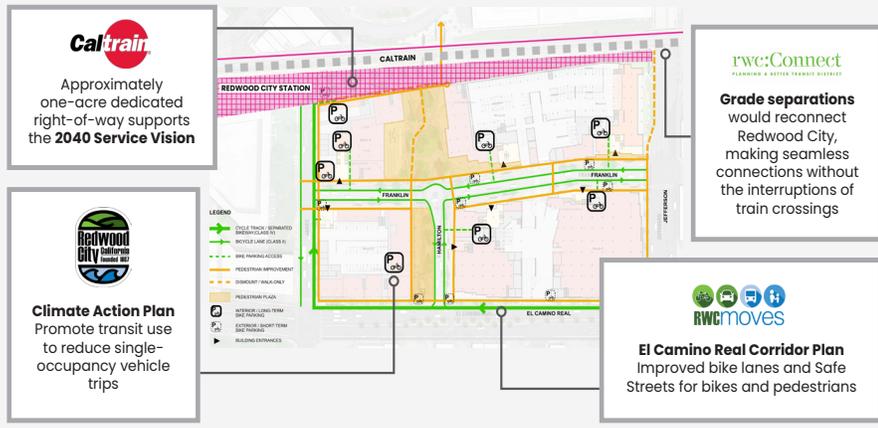
Childcare  
Approximately  
**10,000 SF**



Open Space / Plazas  
Approximately  
**2 acres**

\*The Transit District includes up to 1100 homes total, including Sequoia Station

THE REDEVELOPMENT OF SEQUOIA STATION UNLOCKS CRITICAL LOCAL AND REGIONAL TRANSIT INFRASTRUCTURE IMPROVEMENTS.



## Achieving Redwood City's Sustainability Goals

Expanding Caltrain's capacity will::

- Support ridership of 180,000 Caltrain passengers every weekday
- Take nearly a million vehicle miles off Bay Area roads
- Increase capacity equivalent of adding 5.5 new freeway lanes worth of capacity to US 101
- Reduce 110 metric tons of GHG emissions every day

## Unlocking the Peninsula's Transit Future

Since 2019, Redwood City has engaged in planning for a new Transit District that centers around the expansion of the downtown Redwood City Caltrain Station and reconfiguration of the SamTrans bus depot. The redevelopment of Sequoia Station Shopping Center is a critical component of the Transit District and provides Redwood City and Caltrain a transformational opportunity to plan and build for the future of regional rail, the foundation for the city's Transit District Plan, while creating jobs, housing, and an updated retail experience.

## Advancing Regional Transit and Climate Action Goals While Preserving a Vital Community Asset

Sequoia Station Shopping Center is currently home to a Safeway and CVS. As part of Lowe's proposed reconfiguration of the site, these two buildings will relocate onsite closer to El Camino Real at the developer's cost. In the absence of Lowe's project, Caltrain would need to buy a portion of land currently occupied by Safeway and CVS. The Sequoia Station project team will preserve and ensure these community assets remain open and operational throughout construction. Redwood City can retain a downtown retail hub and upgrade its transportation infrastructure by redeveloping Sequoia Station.

## Realizing Caltrain's 2040 Vision

Caltrain's 2040 Service Vision is an ambitious plan for expanding service over the next 20-plus years to ensure it can continue to meet the growing mobility needs of the region. Caltrain identified Redwood City station as the ideal location for a four-track mid-Peninsula transfer hub due to its high-ridership, land use densities and potential connection to the future Dumbarton crossing. The Sequoia Station redevelopment will help support the Caltrain 2040 Service Vision by dedicating to Caltrain approximately one acre of right-of-way required for track expansion.



"The project will provide space for expansion of regional and local rail infrastructure, provide 40% affordable housing, reduced parking ratios for office and residential – directly on rail to encourage use of transit and less car dependency – all of which align with SVBC's policy agenda and Redwood City's Climate Action Plan goals."

**Sandhya Laddha, Silicon Valley Bicycle Coalition | Jan 20, 2021 Blog Post: "Redwood City Transit District – Opportunity for Better Biking in Downtown Redwood City"**