

# 1111-1227 ARGUELLO

Redwood City | Pre-Application | June 2020



Hines



June 19, 2020

Mark E. Muenzer | Community Development & Transportation Director  
City of Redwood City Community Development Department  
1017 Middlefield Road | Redwood City, CA 94063

Dear Mr. Muenzer:

Hines is pleased to submit our pre-application to the City of Redwood City (City) for our new mixed-use proposal at **1111-1227 Arguello Street** along the Arguello Street corridor between Downtown and Whipple Avenue (Project). We believe this site is uniquely situated to capture the benefits of proximity to both Caltrain and the SamTrans Transit Center, while advancing the goals of the recent zoning district changes intended to create more mixed-use opportunities with community benefits close to Downtown.

Hines has been observing the evolution of the City since the beginning of the Downtown Precise Plan's implementation and over the past several years of citywide project evaluations, approvals and construction. We have also been listening carefully to all sides of the dialogue inside and outside of City Hall, across Redwood City's neighborhoods, and at Planning Commission and City Council hearings regarding public policy priorities, the importance of housing and community benefits, quality of life concerns, jobs/housing imbalance impacts, and challenges and opportunities related to transportation.

The City's recently approved amendments to the Mixed-Use Transitional (MUT) zoning district have created an exciting opportunity for Hines to bring forward a project in the City. Our goal is to submit a preliminary project concept that can be the first significant effort to implement the MUT zoning changes intended to create housing and incentivize community benefits.

Hines believes in the potential to create a mixed-use concept that includes higher density 100% affordable housing and desired community benefits through the re-use of historic buildings, which will create child care and open space opportunities. We also look forward to a partnership with the City and residents to explore other categories of potential community benefits based on the priorities of the adjacent neighborhood and citywide needs.

Hines also recognizes the challenges imposed upon every aspect of the City's operations and life in general, since the Shelter-in-Place orders were first imposed back in early March due to the COVID-19 pandemic. We appreciate the City's commitment to facilitating the acceptance of this pre-application while planning staff work remotely. We also understand

that important and high-profile planning and community engagement initiatives, such as the Transit District, Gatekeeper process, and Central Redwood City visioning effort, have been impacted and delayed by COVID-19.

Hines is wasting no time in evaluating the short- and long-term impacts of how COVID-19 and evolving public health priorities will impact the way in which people will live and work in medium to high density environments. In 2017 Hines was a Founding Alliance Member of the WELL Building Institute, which is a collaboration between the Mayo Clinic and Delos™, to explore the connection between health and the indoor environment. The Institute is already studying COVID-19 related impacts. We have tasked every member of our team to consider how to prioritize public health in every aspect of our project plans. And we intend to lead the way toward the evolution of best practices in architecture and engineering as our project plans and discussions with the City continue in parallel.

Finally, we want to emphasize our belief in the "pre" application nature of this first proposal. Hines is committed to a robust, transparent, and collaborative approach to City and community engagement with respect to the Project. We look forward to a partnership focused on two-way communication, lots of listening, and delivering on City Council priorities, such as affordable housing, child care, and transportation.

Thank you in advance for your attention to the processing of this pre-application submittal and the Hines team looks forward to the initial feedback from the City as a first step in developing a first-class project.

Sincerely,



**SAM M. CHEIKH**

Managing Director | Hines  
P 415 982 6200



# PROJECT DESCRIPTION

**1111-1227 Arguello** is envisioned as a mixed-use project featuring standalone multifamily housing, day care and office buildings within the Redwood City Mixed-Use Transitional (MUT) Zoning District, adopted by City Council in 2019.

The approximately 3.5-acre project site is made up of six parcels bounded by Whipple Avenue to the North, Arguello Street to the East, and Caltrain to the West. Buildings on three of the parcels, 1219, 1227 and 1203 Arguello Street, are located within the Mezesville Historic District.

The site was recently re-zoned for MUT. This zoning facilitates a creative mix of residential, commercial and industrial uses. Through its Community Benefits Program, MUT will allow for up to 2.0 FAR, 60 feet of height, and 40 dwelling units per acre.

## THE PROPOSED PROJECT INCLUDES

**70 units** of 100% affordable housing | Approximately **4,000 SF** child care facility | Approximately **300,000 SF** of office and amenity space

Approximately **5,000 SF** public parklet | **Preservation & Adaptive Re-Use** of Two Mezesville Historic Houses

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ARGUELLO STREET  
FACING NORTHWEST



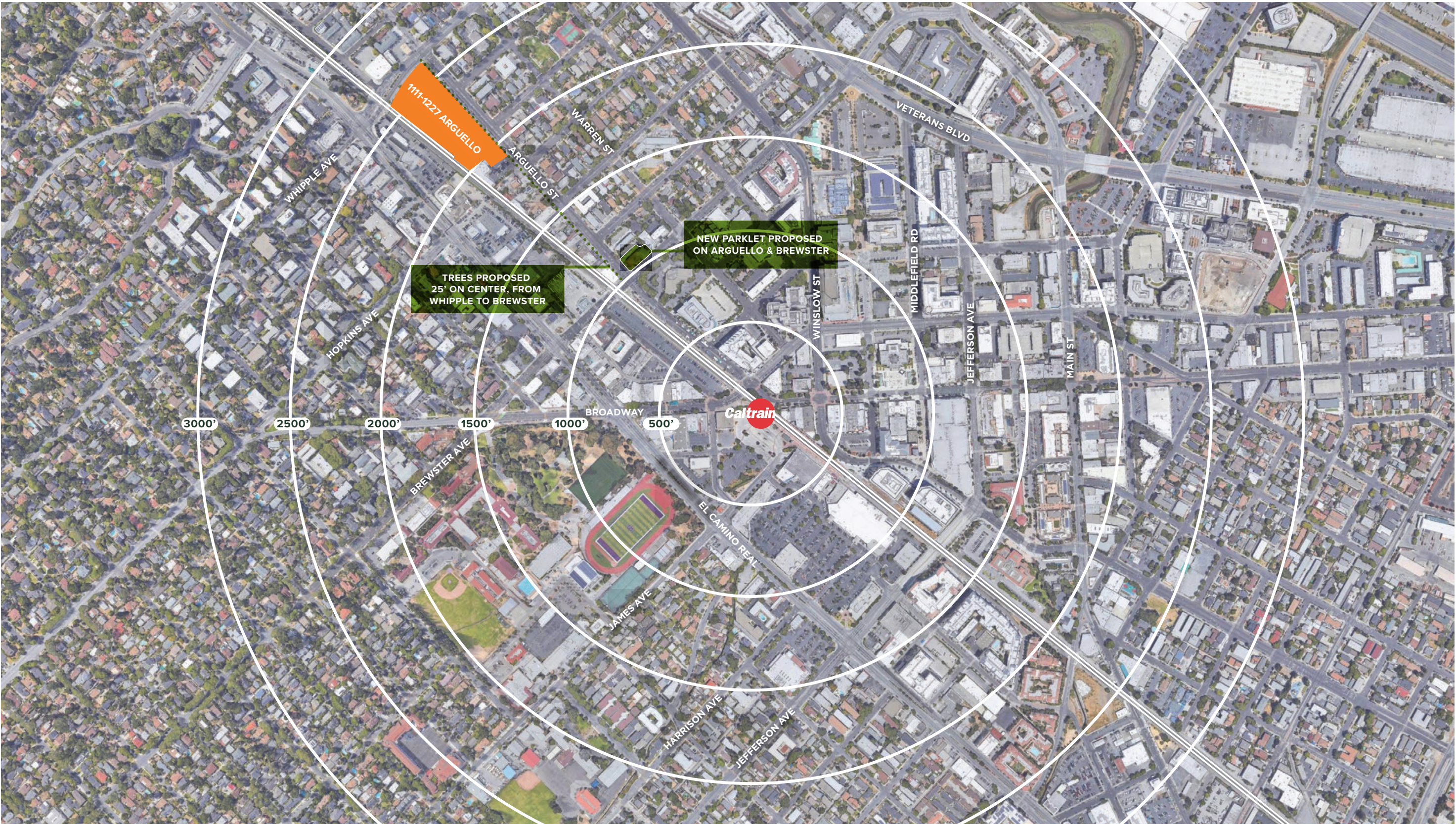


ARGUELLO STREET  
FACING SOUTHWEST





# PROJECT VICINITY MAP





STRATEGIC  
PRIORITY

1111-1227  
ARGUELLO  
PROPOSAL

HOUSING	CHILDREN & YOUTH	TRANSPORTATION
<p>Develop 100% affordable project</p> <p>Provide 70 residential units</p> <p>Determine AMI mix based on city and community input</p> <p>Determine rental vs. ownership model and bedroom mix based on city and community input</p>	<p>Propose adaptively re-using two existing homes in the Mezesville Historic District as a child care facility</p> <p>Serve at least 30 children in a minimum interior space of 4,000 SF</p> <p>Secure an operator to provide affordable and specialized programming</p>	<p>Minimize car trips by leveraging the site’s proximity to Caltrain and SamTrans bus routes on El Camino Real</p> <p>Provide on-site Transportation Center with information kiosks planned for Office and Residential Buildings</p> <p>Improve the streetscape from Brewster Avenue to Whipple Avenue through landscaping, street furniture, and the under-grounding of electrical lines</p> <p>Develop a comprehensive Transportation Demand Management Program to ensure easy access to the site by transit, bicycle, or pedestrian modes</p>



# SUSTAINABILITY

## MASS TIMBER CONSTRUCTION

The first project in Redwood City to seek approval of an eco-friendly mass timber building, which will be a sustainable alternative to typical steel and concrete construction.

New to the State of California since approved for use in 2016, the benefits of this construction method include:

- Unique and visually **impactful** architectural design
- | **Environmental** impact
- | **Reduced** structural weight
- | **Safety** and **performance**, including seismic and fire resilience
- | Speed of **construction**

Planned as **100% electric building** to align with Peninsula Clean Energy’s Reach Code recommendations

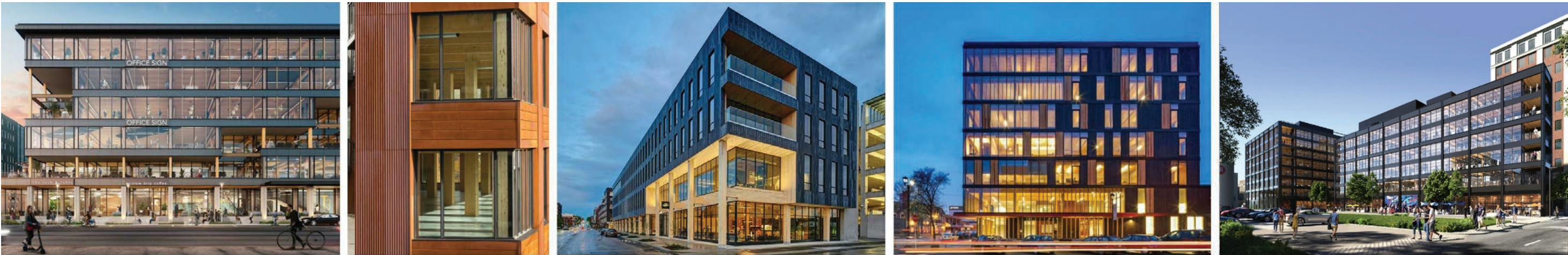
Achieve minimum **LEED Gold** or **Platinum** Certification

Achieve **WELL Certification**, the first rating system focused on how buildings impact human health & wellness





TIMBER OFFICE EXTERIOR EXAMPLES



TIMBER OFFICE INTERIOR EXAMPLES



1111-1227 ARGUELLO MATERIAL PALETTE

