



May 16, 2023

Via Email

Jeff Schwob (jschwob@redwoodcity.org)
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Margaret Netto (mnetto@redwoodcity.org)
Community Development and Transportation Department
City of Redwood City

RE: Redwood LIFE Evolve, Project Enhancements and Clarifications since November 2022

Dear Jeff, Ryan and Margaret,

Since submitting its PRC response and updated project materials in November 2022, Longfellow has committed to the following project enhancements and clarifications. As you will note, these new commitments are items that have little to no bearing on the potential environmental impact of the project, and only serve as enhancements to the project's community benefits.

Affordable Housing Plan:

Longfellow will commit a *minimum* of \$85 million, with the final amount escalating as follows:

1. Payment of the project's Affordable Housing Fee is estimated at approximately \$55 million, based on the total proposed project size and the current Affordable Housing Fee rate. This fee will likely escalate over time as the City adjusts its Affordable Housing Ordinance and Development Fee schedule. Longfellow will pay the fee at the rate that is current at the time the payment is due, it will not seek to freeze the rate at the time of entitlement.
2. Longfellow will commit an *additional* \$30 million in current dollars as a community benefit. This \$30 million dollar commitment will escalate with cost-of-living increases.

Longfellow had initially partnered with Eden Housing and HIP Housing as affordable housing providers to support the project's Alternative Housing Plan. Unfortunately, as we relayed to the City in April, HIP has had to reallocate resources and cannot continue at this time as a formal partner. Nonetheless, Eden's extensive experience and expertise ensures that the project's affordable housing goals are attainable and in good hands.

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Childcare:

After meeting with experts in the childcare space and learning that there is a more critical need for funding to support existing childcare needs – in particular subsidizing infant spaces & teacher recruitment/retention – than to construct new childcare centers, Longfellow is committing to work with BuildUp San Mateo to contribute \$2 million to their grant program. With this contribution, the local childcare experts will be able to efficiently and effectively use Longfellow's funds to respond to the most critical needs at the time the contribution is made.

Amenities Space:

After hearing interest from community members to access *all* areas of the proposed Amenity Center, and to have a community space dedicated solely for the community, Longfellow is committing to:

- Making the fitness center open to the public. Public members may need to pay a membership or day use fee, similar to any other commercial gym, but they will be invited to do so.
- Making the 3,000 SF multi-purpose community space with adjoining kitchen within the amenity center dedicated solely for community use. The space will not be available for use by tenants and will be held open and available for the community on a first come, first served basis. This may include residents and community members who want to use the space for family gatherings or parties, local organizations that want to use the space for meetings or trainings, or the City's departments that may want to hold classes or events.

Design Clarifications:

In our next submittal, the following design clarifications and enhancements will be included:

- New elevations for building N5.
- Enhanced elevations for building N4.
- At the request of the Department of Parks and Recreation, a dog park is added to the southeast public park.
- An ADA-compliant path will be added to the public waterfront park.
- Additional trees will be added to the landscaping plan throughout the project.

Sincerely,

Tara Korlipara

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