

**Community Development &
Transportation Department**
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October 28, 2022

Peter Fritz
Senior Director, Development
Longfellow Real Estate Partners
1300 Island Drive, Suite 100
Redwood City, CA 94065

SUBJECT: REDWOOD LIFE OFFICE CAMPUS
PROJECT #: P2022-001, ZM2022-002, PC2022-001, TM2022-008
PROPERTY ADDRESS: 800 - 3400 BRIDGE PARKWAY
ASSESSOR'S PARCEL NUMBERS: 095-012-220, 095-012-450, 095-012-0460, 095-012-150

Dear Mr. Fritz:

The City completed its initial PRC completeness review August 4, 2022 of your project at 800 - 3400 Bridge Parkway. The focus of that letter was on items needed to deem your application complete. This follow-up letter summarizes staff's high-level thoughts based on the initial review of your formal proposal. Please consider addressing these recommendations, as well as community concerns raised to date as part of your outreach process, before resubmitting a complete application.

In general, staff is supportive of the following principals and design elements in your proposal.

- Publicly accessible open space (passive and active use areas)
- Public use for most of the 46,000 sq.ft. amenity building including conference rooms, food and dining halls, and theater space
- Improving shoreline access and Bay Trail access
- Green Infrastructure (LEED Gold Design)
- Funding for Affordable Housing
- Hotel Use

However, given the scale of the proposal, staff would like to see the project better integrated into the surrounding community through refinements to site and building design and with an improved community benefits package. The project is approximately three times the size

(proposed 3.31M sq.ft. vs. existing 960K sq.ft.) of the existing Westport Specific Plan development and introduces 7-story buildings where only 2-story buildings currently exist. To better integrate into the neighborhood, consider reducing the height and scale of buildings closest to the adjacent neighborhood, and relocating parking garages, as well as reducing surface parking along the southeast property line. Pedestrian connections from Marine Parkway to the site could also be improved over current conditions. Your application states you are requesting a new Precise Plan, Planned Community District zoning, as well as a Tentative Subdivision Map and a Development Agreement. Considering these requests, staff recommends that the community benefits proposal include a more defined package related to housing, childcare and transportation programs consistent with the City Council's Strategic Priorities.

1. Housing

City staff are currently reviewing several major commercial office projects that are requesting legislative action and Development Agreements which include on-site or off-site housing. A list of these projects can be found [here](#). A City Council Strategic Priority includes the production of housing for moderate, low and very low-income residents to meet Regional Housing Needs Allocation (RHNA) goals. The current development proposal does not include a proposal for new housing units at this time, but notes that potential sites would be identified prior to each phase of entitlements. Without a proposal or an identified and location for housing, the proposal lacks certainty on its commitment to providing housing. Prior to moving forward with this application, consider including a specific and concurrent proposal for housing.

2. Affordable Housing

The proposed alternative affordable housing plan included in your initial application describes a financial commitment to provide approximately \$85 million towards future affordable housing projects, which exceeds the estimated \$55 million fee required by the City's current Housing Impact Fee. City staff is supportive of this commitment, which would include partnerships with Eden Housing and HIP Housing for a combination of production of new housing and rehabilitation of existing affordable housing developments. As part of the PRC completeness letter, comments were provided by the City's Housing Manager that included the necessary components of an alternative affordable housing plan as well as phasing/timing of when such units will be provided. The components should include how the project meets applicable City and State Density Bonus Law and the Affordable Housing Ordinance. In addition, the plan should include the location, design, tenure (for sale or rental) and layout of market rate and affordable units as well as a financing plan. The plan should include additional analysis of how the proposal's \$85 million financial commitment over 20 years calculates to an estimated production of 850 affordable units as described in the application material, including providing income level estimates for the unit projections. As an adopted Council priority, staff recommends that the project include a more immediate plan to develop affordable housing.

3. Transportation/Traffic:

As required of the development, the project would introduce a Transportation Demand Management (TDM) program to the site. The provided narrative describes a few TDM strategies that would be pursued as well as planned improvements to pedestrian and bicycle pathways throughout the site. With coordination with the City's Transportation staff, specific measures and goals of this program should be described in greater detail to further evaluate how the project would effectively reduce dependency on single-occupancy vehicle trips. Municipal Code Section 48.6 includes a list of recommended TDM measures that can be included in the TDM Plan. More information should also be provided regarding the monitoring program intended to evaluate the effectiveness of the TDM program and plan to adjust measures and parking supply during the phases of the redevelopment. It is also recommended that off-site bicycle improvements and connections be considered as part of the transportation improvements with the project. Nearby residents have identified the potential for increased traffic within the Redwood Shores community as one of the primary concerns that could result from the development. Consider further TDM measures with concrete measures that benefit overall conditions in Redwood Shores beyond the campus and do not necessarily require on-going enforcement. These measures could include, but are not limited to, off-site improvements, such as vehicle lane improvements, transit stop enhancements, and wayfinding signage within Redwood Shores.

4. Hotel:

The proposed hotel located on the project site is considered a valuable component of the project; however, as stated in the PRC letter, consider constructing this commercial use at an earlier phase of the development to further improve its benefit rather than during the final phase of the project.

5. Childcare:

The proposal notes that a childcare use is being explored, but no specific locations have been identified. A City Council Strategic Priority includes the promotion of children and youth initiatives. Understanding your assessment that childcare uses may not be viable on-site due to regulatory requirements as a former landfill site, consider identifying opportunities for new locations within the surrounding Redwood Shores community.

6. Sea Level Rise:

The provided narrative describes that sea level rise is being addressed through levee improvements and the restoration of natural habitats. More details should be provided on how the project meets BCDC requirements and incorporates recommendations from One Shoreline.

7. Open Space / Amenity Space:

Comments regarding open space and amenities were provided as part of the PRC completeness letter, including a recommendation to add recreational uses within the mix of open space uses. These improvements could help address the needs of the

community by increasing the amount of active space areas and integrating them into community through their design and location. As noted in the previous comments, adding another sports court or community garden would improve the design. In addition, a public restroom should be provided to support these areas. Further coordination with the City's Parks and Recreational Department staff regarding the design and programming of the area is encouraged. Consider phasing these public improvements of community spaces at an earlier stage of the development.

In conclusion, staff recommends that the above noted policy and project design considerations, as well as those noted in the PRC completeness letter, be addressed in the revised application submittal. The project complies with the development standards of General Plan designation for Commercial – Office Professional/Technology;” however, it does not comply with the maximum allowable development (980,000 sq.ft.), or maximum number of stories (3) specified in the existing Westport Specific Plan; therefore, amendment to or repeal of the existing plan with adoption of a new precise plan would be necessary to consider the current proposal. Revisiting the Westport Specific Plan and adopting a new precise plan are legislative acts that will require City Council review and approval. In addition, you are requesting a Development Agreement to allow phasing of the development to happen over 20 years. Development Agreements are also legislative acts, subject to City Council review and approval. Staff will add to the City Council Agenda schedule an agenda item for the 1st Quarter 2023.

Feel free to contact your project planner, Ryan Kuchenig, if you have any questions or would like to arrange a meeting to discuss these further. We look forward to working together to address these comments and recommendations.

Sincerely,



Mark Muenzer
Community Development & Transportation Director

Enc:

Cc: File