

FREQUENTLY ASKED QUESTIONS

What is Redwood LIFE?

Redwood LIFE, which stands for “Lab and Innovation Focused Environment”, is the Peninsula’s premier life sciences center. Redwood LIFE’s mixed tenant base includes some of the country’s most noteworthy companies like Shutterfly and Nintendo, as well as life sciences companies such as Jasper, Seer, and Karius.

Where are you located, and what is currently at the project site?

Redwood LIFE is located in Redwood Shores, a planned community built upon reclaimed marshlands between the Belmont Slough and Marine Parkway. Redwood Shores has been evolving for decades, and today is home to Redwood LIFE, which has 20 buildings that offer 1 million square feet of office and laboratory space across 84 acres, providing a place where ideas can flourish and companies have room to grow.

What are you proposing?

Longfellow, together with partner PGIM, are working to evolve and expand Redwood LIFE through a sequenced development plan that will add up to 2.4 million square feet of new state-of-the-art life sciences office and laboratory space, enhanced and revitalized green space, and community amenities that will be informed by feedback from neighbors and community leaders. The proposed expansion would replace up to 20 buildings with up to 16 new buildings over a 10-20 year period. Our goal is to transform Redwood LIFE into a vibrant life sciences center with improved neighborhood access and amenities, making it a special place for the community.

What are the key differences between what is currently at the site and the proposed project?

In addition to reconfigured buildings and additional square footage, the new site may include a new community building with dedicated space for neighbors, reconfigured and enhanced green spaces, upgraded community-accessible amenities, parking facilities, improved access to adjacent trails, and new retail and gathering spaces.

How does your project fit with Redwood City's larger planning goals?

Our project focuses on several key priorities from Redwood City's 2020 Strategic Plan: housing, transportation, and multi-generational services. For this reason, we are contemplating how to best support the development of additional affordable housing in Redwood City; are exploring ways to encourage alternative modes of transportation to and from our site; and are working with the community to identify programming and support for children, youth, families, and seniors. We look forward to continuing our work with the community, city staff, and elected leaders to ensure our project best serves the people of Redwood City.

What is the process and timeline for the project? Where are you currently in the process?

We are currently embarking upon a years-long process that will involve extensive work with the community, elected officials, and city staff - and nothing will be happening at the site any time soon. Our first step is to host a series of community meetings and open houses to get feedback from our neighbors on the project Pre-Application, which we hope to complete this spring. After the City provides technical feedback on the Pre-Application, a formal Application will be filed. The project will then be subject to several years of environmental and design study, another step that will include extensive opportunities for community feedback and engagement. We do not yet have an exact timeline for when construction would begin.

Will this project bring any benefits to the community? How long before these benefits are accessible?

Central to the Redwood LIFE revitalization plan is to upgrade and add community-accessible amenities, which could include an on-site community meeting space, enhanced green spaces, and improved access to adjacent walking and bike trails. Part of our proposed development approach would include new community benefits during each phase of construction, starting with the restoration of the walking trail, installation of a new parcourse, and resurfacing the basketball court.

Will the community still have access to the public amenities, trails, and open spaces throughout the construction?

This is a priority for Longfellow, which is why the proposed project sequencing plans place an emphasis on maintaining community access to public trails as much as possible throughout construction.

Will the community have an opportunity to participate in the planning process?

Longfellow values collaboration and will keep the community engaged throughout the extensive process, starting with public meetings in Spring of 2021 that will provide opportunities to identify concerns, areas of opportunity, and community priorities related to the project Pre-Application. In addition, the City's environmental review and entitlement process is required to be open to the public, and we expect the City will also engage directly with the residents to solicit feedback on how our plans can best align with the priorities of the community. We invite you to sign up for our email list, attend community meetings, and learn more about the project by visiting our website at www.RedwoodLIFEevolve.com.

WE WANT TO HEAR FROM YOU!

We value collaboration and are committed to engaging the community throughout the planning process. To get project updates, learn about upcoming events, and to discover more about the project, please visit our website.