



## REDWOOD LIFE: EVOLVE COMMUNITY BENEFITS

As Longfellow re-envisioned the current site, our goal is to transform Redwood LIFE into both a vibrant life sciences destination and a special place for the neighboring community.

Investing in opportunities for the residents of Redwood City and creating new, positive experiences for our neighbors through community-accessible amenities is central to the Redwood LIFE: Evolve proposal. Our plans have been informed by the feedback we received from our neighbors at our community workshop and from our project survey - and we look forward to continuing to work with our neighbors to design places and events that create a true sense of community at Redwood LIFE.



The project's proposed community benefits align with Redwood City's key priorities through the expansion of public transit access, multi-generational programming, investing in affordable housing, and the advancement of sustainability initiatives.

THE REDWOOD LIFE: EVOLVE PROPOSAL INCLUDES BENEFITS SUCH AS:



**INVESTMENT IN AFFORDABLE  
HOUSING OFF-SITE**

Invests \$85 million, approximately \$30 million above the required fee, to help Redwood City meet its affordable housing goals



**EXPANSIVE PUBLIC OPEN SPACE**

Transform parking lots into parks with 47 acres of green space, trails, plazas, promenades - including 4 new publicly accessible parks



**DEDICATED COMMUNITY SPACE**

46,000 SF of publicly accessible amenities—including 1,400 SF of dedicated community space



**CHILD CARE**

Subsidized spaces reserved for low-income Redwood City residents



**ENHANCED BAY TRAIL ACCESS**

7.5-acre, mile-long trail will receive new walking paths, seating, lighting, and native landscaping



**IMPROVED BIKE + PEDESTRIAN PATHS  
AND INCREASED SHUTTLE SERVICE**

Aligned with RWC: Moves, internal streets will be designed to improve pedestrian/bicycle routes and seamlessly connect to public transportation



**ENVIRONMENTAL SUSTAINABILITY**

The largest all-electric life science campus, designed to LEED Gold standards, increased renewable energy and EV chargers, and managed stormwater runoff using native landscaping



**ADDRESSING SEA-LEVEL RISE**

Approximately 1 mile of levee improvements and restoration of natural habitats along the slough



**LONG-TERM ECONOMIC VITALITY**

Substantial direct investments to the local economy through new construction that will create thousands of good union-wage jobs

**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.