February 18, 2020

Mayor Howard, Vice Mayor Masur, and City Council Members
C/o Mark E. Muenzer, Community Development & Transportation Director City of Redwood City
Community Development Department
1017 Middlefield Road
Redwood City, CA 94063

Dear Mayor Howard, Vice Mayor Masur, and City Council Members:

On January 17th, 2020, Lowe submitted an amended General Plan Amendment Initiation request package for the below properties (which was originally submitted in September 2019):

- **Sequoia Station:** 052-550-010, -070, -080, -090, -100, -110, -120, -130 (12 AC)
- **Perry Site:** 052-323-010 (2.4 AC)
- **Transit Center:** 052-352-010, 052-354-030 (1.6 AC Peninsula Corridor Jpb plus up to 1 AC of Winklebleck ROW), 052-354-010, -020 (0.4 AC)

**PROPOSED MODIFICATIONS TO 09/15/19 AND 01/17/20 SUBMITTALS**

The properties noted above are all included in the Transit District planning efforts, led by the City of Redwood City. It has been determined that because the Sequoia Station property can work in concert with the Transit District, this GPAI request should be limited to the Sequoia Station parcels. Therefore, the application submitted should be amended to only include the 12-acre Sequoia Station property, consisting of parcels 052-550-010, -070, -080, -090, -100, -110, -120 and -130. These parcels are also included in the City’s Transit District plan.

Lowe’s original General Plan Amendment Initiation request was intended to provide the maximum development envelope for the purposes of commencing Environmental Review. With the establishment of the Transit District, the Environmental Review is now anticipated to begin after the Transit District outreach commences as a part of the City’s Transit District planning efforts.

Although Lowe had intended the GPAI application to be a starting point for conversations about Sequoia Station, we realize through our outreach efforts that a portion of our proposal has created a distraction from the broader discussion of how this opportunity fits within this new Transit District. We have heard from many community members specific concerns about the potential for a 17-story building element on Block A and are prepared to further modify our application to address this matter. **Lowe therefore formally removes our request to study a 17-story building within the project.** We appreciate the community’s patience and participation to help us understand their concerns.

We also want to reaffirm our support for the heights and density for Sequoia Station as reflected in the Downtown Precise Plan. Should Council choose to initiate Sequoia Station, we are hopeful that we can work with Staff and the City to explore flexibility in height, which may be more appropriate for the City and the site’s immediate proximity to transit as part of the City-led community outreach and Transit District studies. Because we are only at the beginning of these studies, this flexibility to increase heights...
on a portion of the site by up to 1-2 stories, while potentially decreasing height elsewhere would enable us to modify the designs as we receive input from Redwood City regarding community benefits and architecture.

We appreciate consideration of the Sequoia Station General Plan Amendment Initiation request. We look forward to collaborating with Redwood City on the Transit District and determining how Sequoia Station can contribute to its success.

Sincerely,

Alan Chamorro  
Senior Vice President

CC: Lindy Chan, Acting Planning Manager, City of Redwood City  
Diana O’Dell, Principal Planner, City of Redwood City  
Anna McGill, Senior Planner, City of Redwood City  
Andrea Osgood, Vice President, Eden Housing