

Project Entitlements

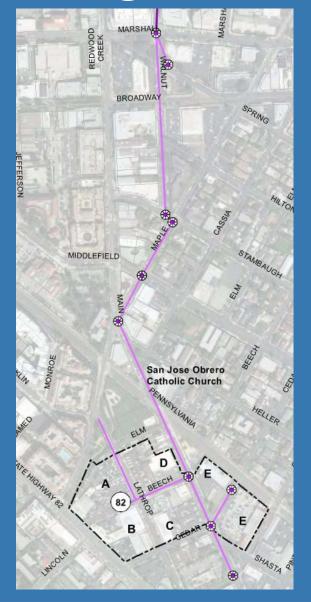




Elco Yards (Formerly South Main)

- A mixed-use project including 530,000 sq. ft. of office, 540 residential units (including 147 affordable units), 28,000 sq. ft. of retail, 8,400 sq. ft. of childcare and 40,000 sq. ft. of publicly-accessible open space.
- Entitled in November 2020

Large Infrastructure



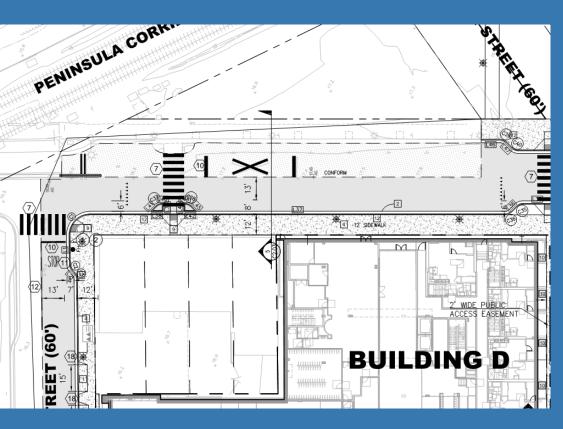
Required Improvements

- 3,800 LF of new recycled water main ranging from 12" – 30"
- 2,800 LF of replaced sewer mains ranging from 8" – 42"
- 1,800+ LF of replaced water mains ranging from 8" 10"
- Fair share for emergency water tank
- Fair share and new intersection improvements, including new traffic signal at Woodside and Pine/Main and HAWK signal on El Camino



Frontage Improvements



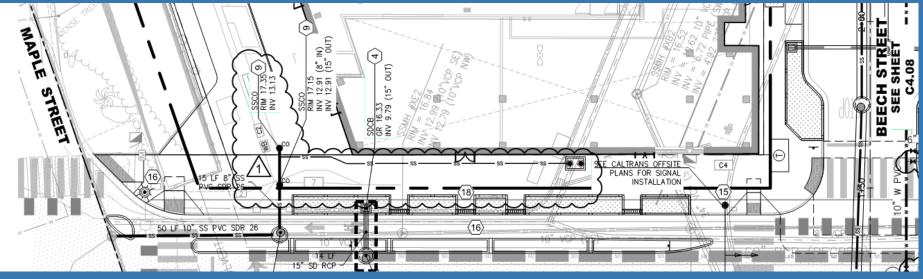


Required new street trees, sidewalks, crossings, pavement treatments, and green infrastructure.

Included frontages for adjoining properties due to limit of work and unlikely future development.

Caltrans Right-of-way





Includes all standard frontage improvements plus a cycle track for bicyclist safety.

Not yet fully approved by Caltrans due to larger planning coordination efforts between the City's El Camino Real Corridor Plan and Caltrans' Improved Bicyclist Safety Project.

Sale of Properties prior to City Council Approval



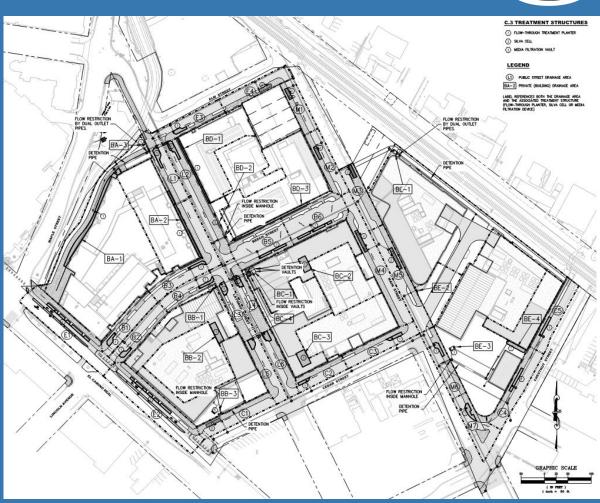


- Project contained two City parcels and a portion of City right of way.
- Project began with
 Greystar and sold to
 IQHQ during the post entitlement plan check
 process.

Water Board Special Project

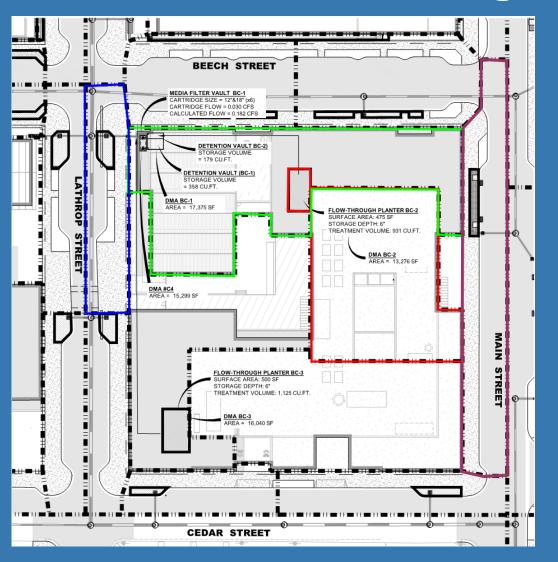
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- Private parcels qualified for Special Project Status under Category C and allowed to treat up to 55% of the private sites with non-LID treatment.
- Public right of way was required to treat using 100% LID treatment under the City's Green Infrastructure Ordinance.
- In May 2021, the water board reached out to the City for additional evidence that 100% LID treatment of the private parcels was infeasible.
- The proposed development type was not enough for infeasibility; only the inclusion of the off-site treatment satisfied the board.



Stormwater Management Plan



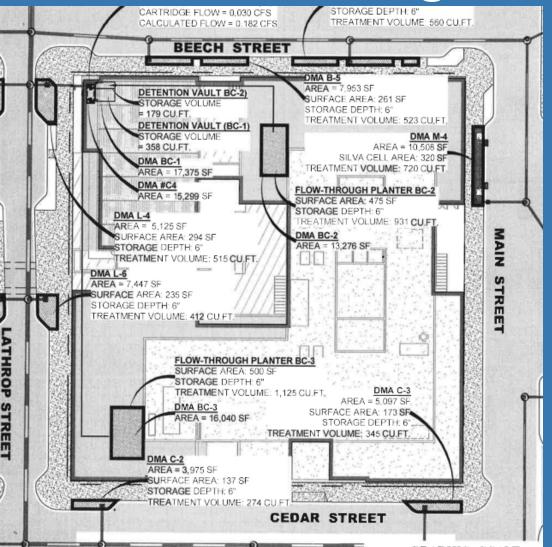


Mix of treatment devices:

- Flow through Planter in Red
- Media Filter in Green
- Bio-retention in Blue
- Silva Cells in Purple

Maintenance Agreements





All inclusive with one agreement per block. Each block is considered to be its own site for future inspections.

This simplifies things in case of change in ownership or changes required for future development.



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