

PUC SITE RFP | South San Francisco

A Proposal By

SUMMERHILL HOUSING
COMMUNITIES OF DISTINCTION **GROUP**

Designed With



VISION

PUC SITE RFP | South San Francisco



Bird's Eye View from Mission Road and Oak Avenue Looking North



Bird's Eye View from Mission Road and Grand Avenue Looking Southwest

ADDRESSING CITY EXPECTATIONS

PUC SITE RFP | **South San Francisco**



**Affordable Housing &
Family-Friendly Unit Types**



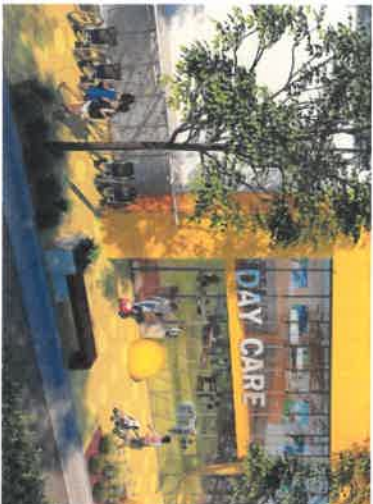
**Centennial Way
Trail Connections**



Active Ground Floor Uses



Public Art



Childcare Center



**Oak Ave Extension
& CFD**



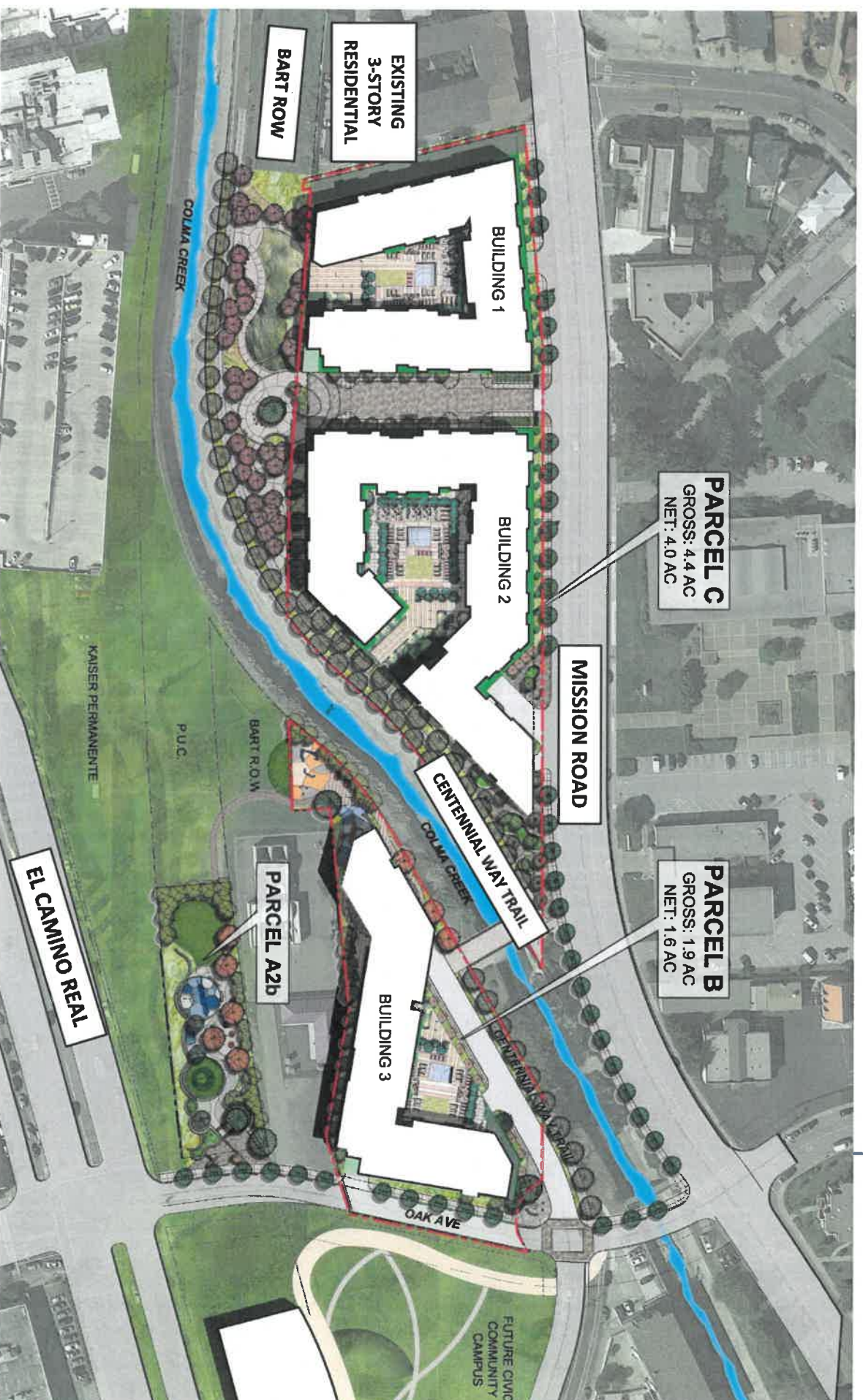
**Complimentary to
Civic Campus**



**BART Sphere of
Influence**

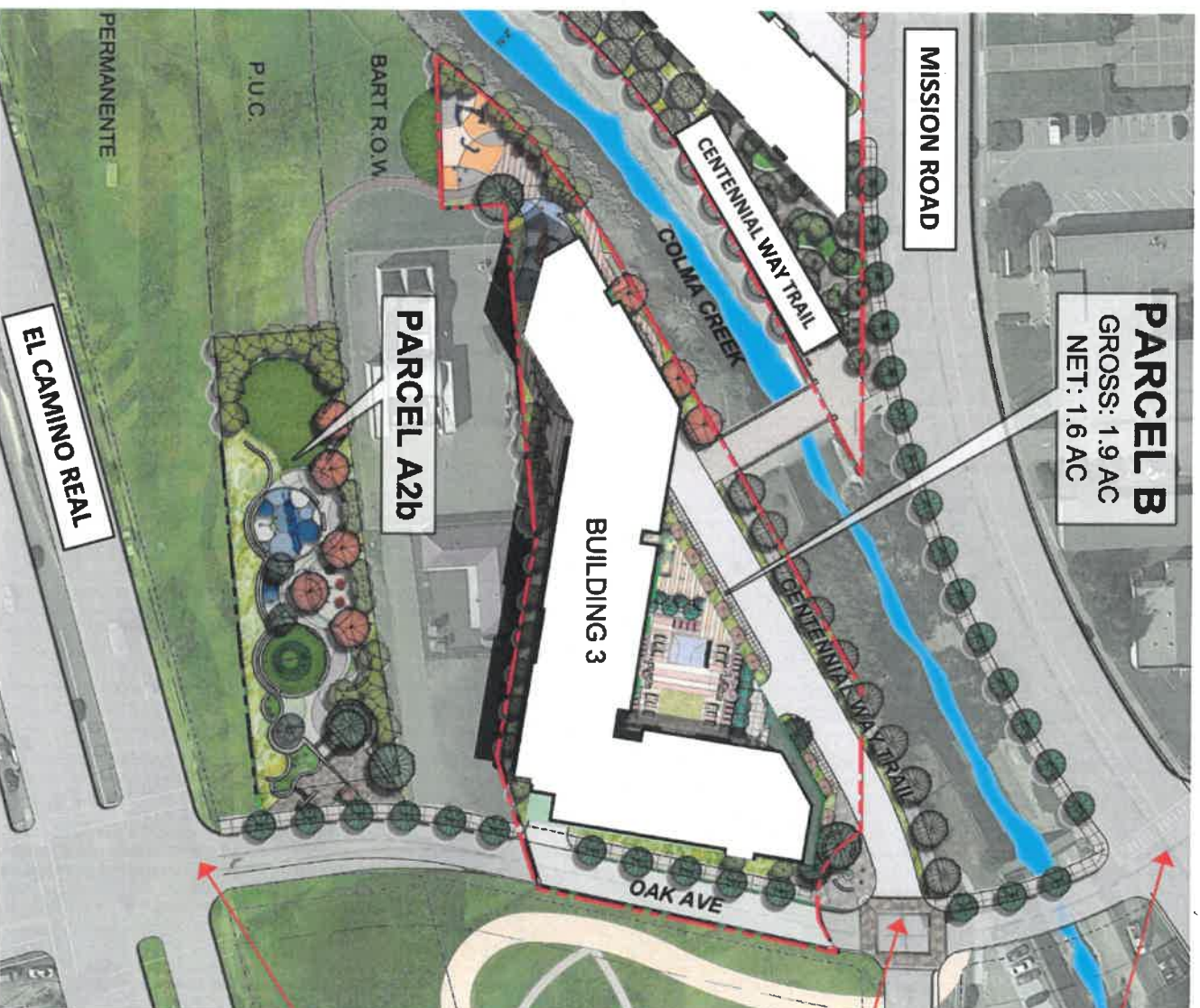
CONCEPTUAL SITE PLAN - ORIGINAL

PUC SITE RFP | South San Francisco



OAK AVENUE GRADE CHANGE

PUC SITE RFP | South San Francisco



37' Elevation at Mission

39' Elevation at Antoinette

27' Grade Change

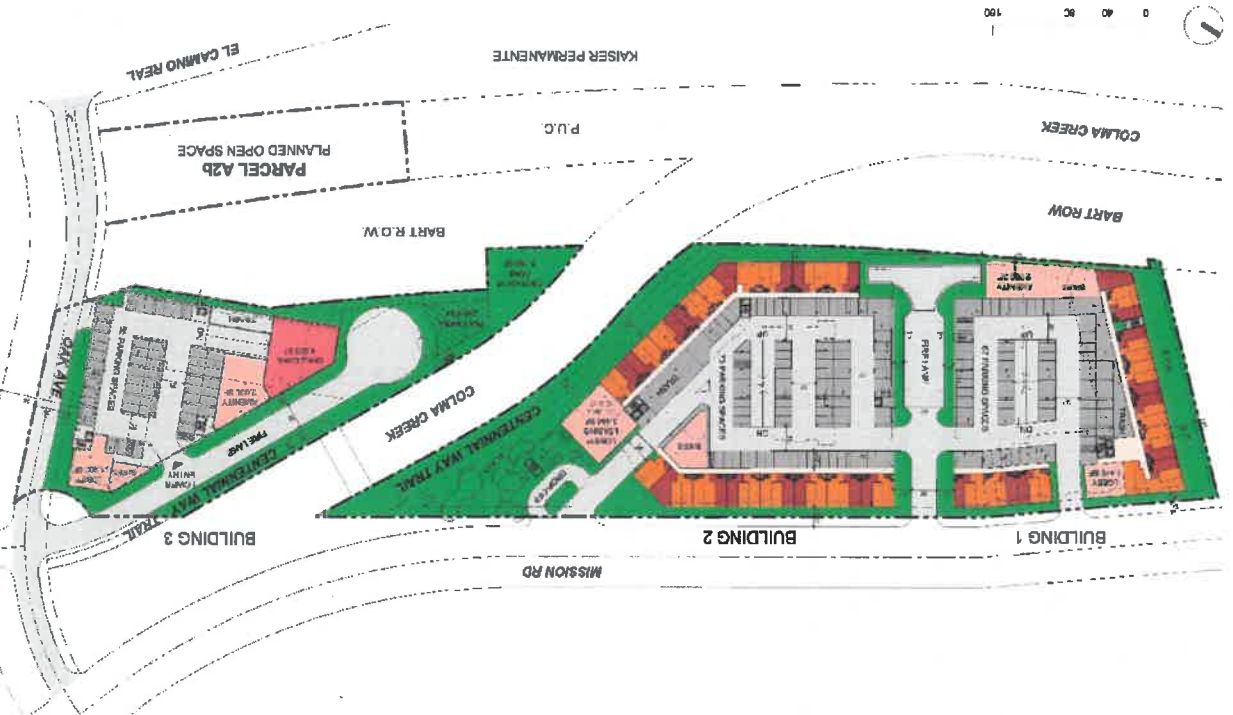
66' Elevation at El Camino

CONCEPTUAL SITE PLAN - ORIGINAL

PUC SITE RFP | South San Francisco

GROUND LEVEL

PODIUM LEVEL



SITE SUMMARY

- 755 units (20% BMR)
 - Parcel C, Building 1: 233 Apartments
 - Parcel C, Building 2: 335 Apartments
 - Parcel B, Building 3: 187 Condos
- 120 du/ac based on 6.3 acres
- 7 stories, 85' height
- 884 parking spaces @ 1.17 per unit overall
 - 1.0 min per studio and one-bedroom
 - 1.5 min per two- and three-bedroom
- 141,000 sf usable open space @ 187 sf per unit

CONCEPTUAL SITE PLAN – ALTERNATIVE 1

PUC SITE RFP | South San Francisco

GROUND LEVEL

PODIUM LEVEL



SITE SUMMARY

- 707 units (20% BMR)
 - Parcel C, Townhomes: 15 Townhomes
 - Parcel C, Building 1: 195 Apartments
 - Parcel C, Building 2: 309 Apartments
 - Parcel B, Building 3: 188 Condominiums
- Townhomes: 3 stories, 45' height
- 120 du/ac based on 5.9 acres
- Podium Buildings: 7 stories, 85' height
- 5,000 sf Childcare Facility + 7,500 sf Play Area
- 5,000 sf Retail at corner of Oak & Antoinette
- Oak Avenue: 74' ROW (15' on-site dedication)

CONCEPTUAL SITE PLAN - ALTERNATIVE 1 ENLARGEMENT

PUC SITE RFP | South San Francisco

GROUND LEVEL

PODIUM LEVEL

EXISTING MULTIFAMILY
DRIVEWAY



FOR-SALE TOWNHOMES

2	1 bed/1 bath	740 SF
8	2 bed/2.5 bath	1177 SF
5	3 bed/3.5	1545 SF
15 total units		

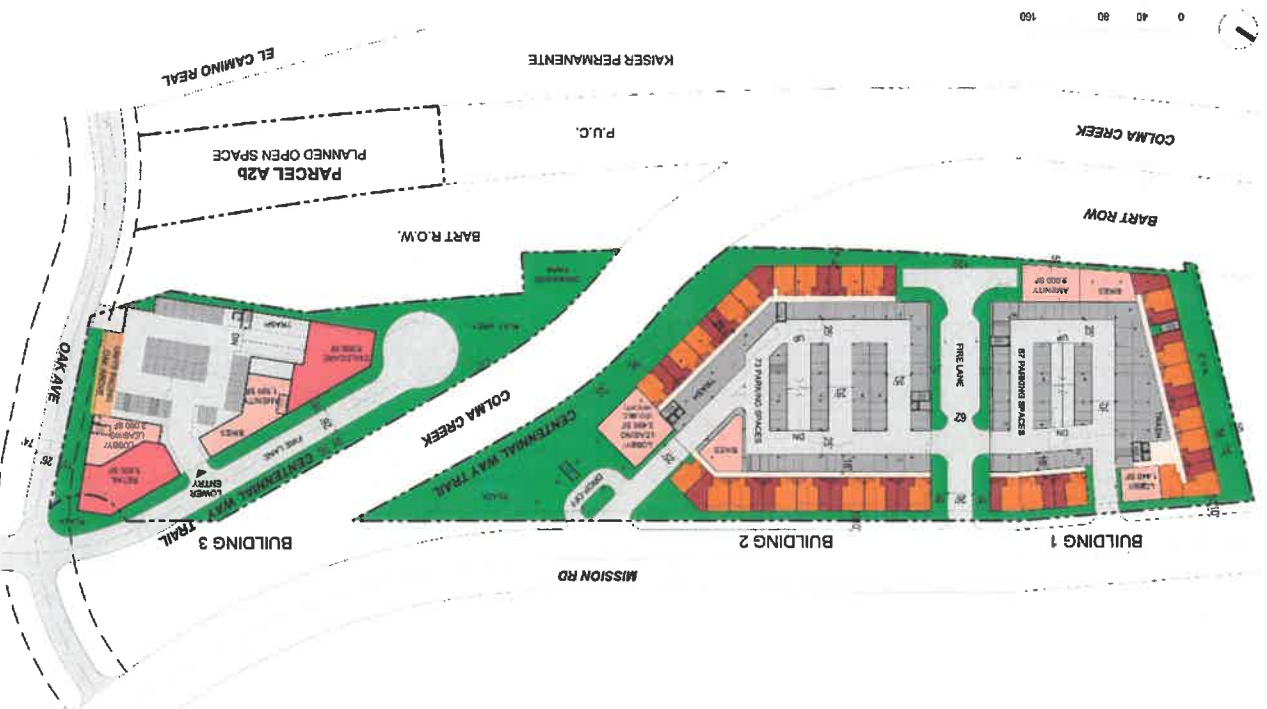
TOWNHOME PARKING

5	1-car garages
5	2-car tandem garages
5	2-car garages
25 total spaces	

CONCEPTUAL SITE PLAN – ALTERNATIVE 2

PUC SITE RFP | South San Francisco

GROUND LEVEL



PODIUM LEVEL



SITE SUMMARY

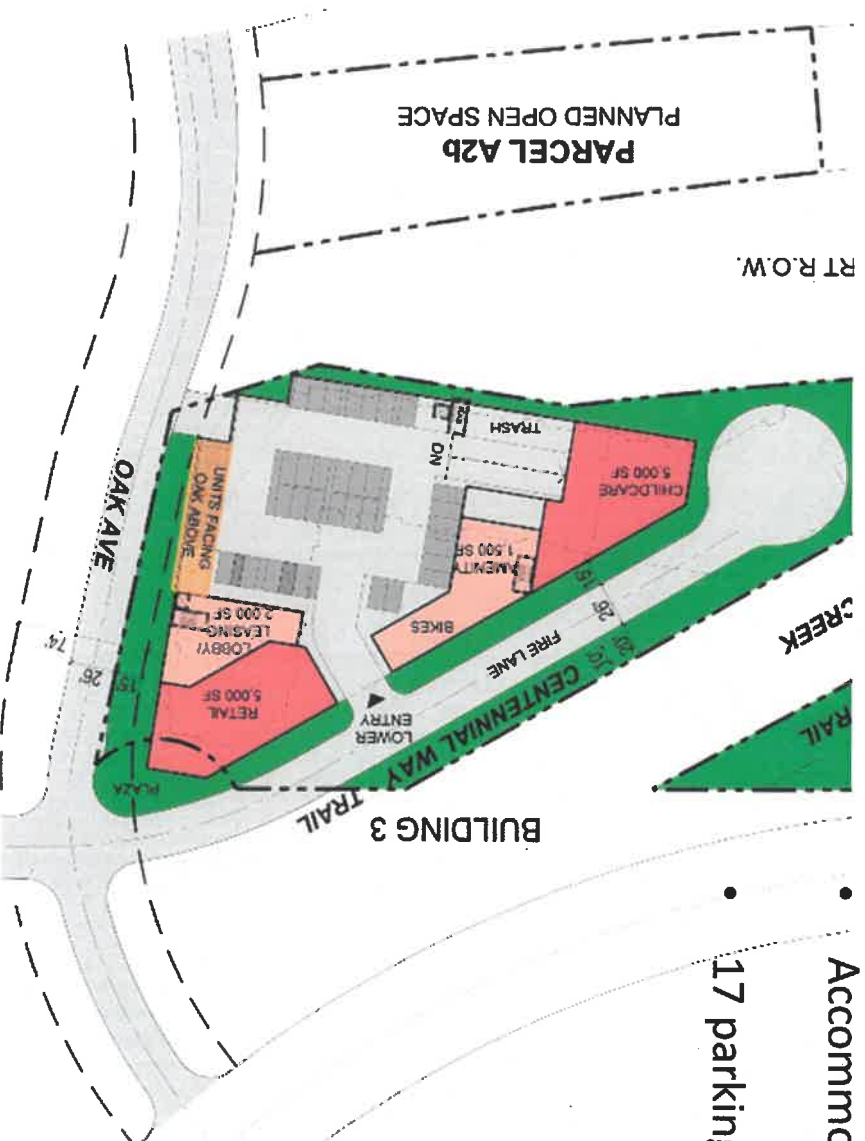
- 756 units (20% BMR)
 - Parcel C, Building 1: 233 Apartments
 - Parcel C, Building 2: 335 Apartments
 - Parcel B, Building 3: 188 Condominiums
- 7 stories, 85' height
- 128 du/ac based on 5.9 acres
- 5,000 sf Childcare Facility + 7,500 sf Play Area
- 5,000 sf Retail at corner of Oak & Antoinette
- Oak Avenue: 74' ROW (15' on-site dedication)

RETAIL – BOTH ALTERNATIVES

PUC SITE RFP | South San Francisco

NEW RETAIL AT BLDG 3

- 5,000 sf at corner of Oak Ave / Antoinette
- Accommodates Oak Avenue street grade
- 17 parking spaces





Conceptual Rendering from Oak Avenue at Antoinette Lane
& Centennial Way Trail – Buildings 2 & 3

CHILDCARE CENTER – BOTH ALTERNATIVES

PUC SITE RFP | South San Francisco



- 5,000 SF Childcare Center
- 7,500 SF Outdoor Play Area
- Protected Child Drop-off Area
- Employee Parking
- Free Rent to Operator
- Priority to Project Residents





Affordable Housing Program – Original 755-Unit Plan

- 151 Inclusionary units (20%)
- All Low Income @ 80% of AMI
- Unit mix proportionate to market rate units, 55-year deed restriction
- Priority to those who live or work in South San Francisco

Range of Income Alternatives - 20% of Project Total

- 5% Very Low @ 50% / 10% Low @ 80% / 5% Moderate @ 110%
- 5% Very Low @ 50% / 15% Low @ 80%
- 10% Very Low @ 50% / 10% Low @ 80%

Project Plan Alternatives:

- Alternative 1 Plan – 141 affordable apartments (20%)
- Alternative 2 Plan – 151 affordable apartments (20%)
- Same program – inclusionary, 55 years, proportionate mix, South San Francisco Priority, identical finishes & unit plans

Affordable Bonus Option:

Additional 5% moderate income units – apply to any program

Alternative 1 Plan = 177 total affordable units

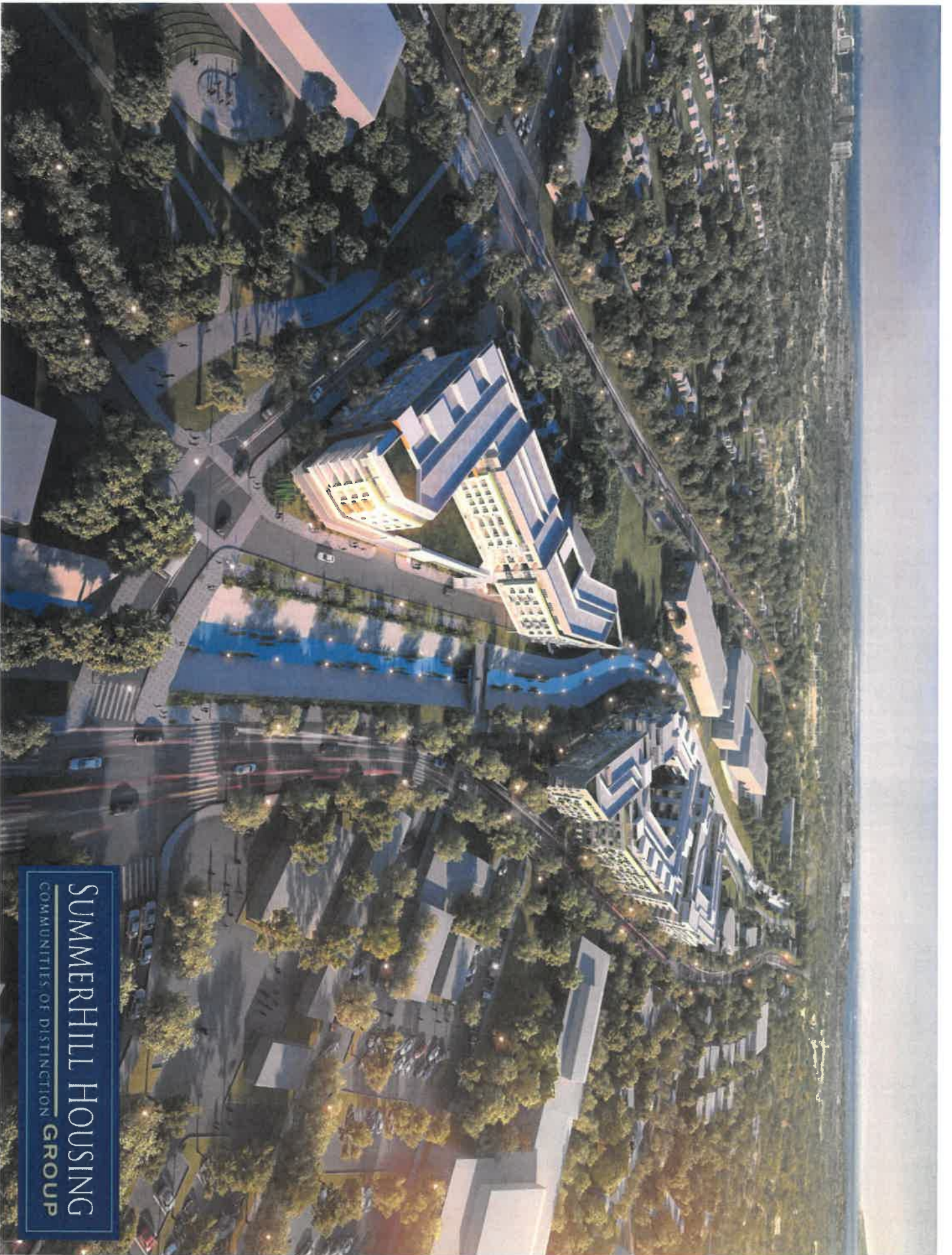
Alternative 2 Plan = 189 total affordable units



Conceptual Rendering from Mission Road – Building 2



Conceptual Rendering from Colma Creek



SUMMERHILL HOUSING
COMMUNITIES OF DISTINCTION GROUP

SUMMERHILL HOUSING

COMMUNITIES OF DISTINCTION

GROUP

OPEN SPACE PLAN



The PUC property is uniquely situated among fantastic open space opportunities created by the existing channel, BART right-of-way, and Centennial Way Trail. Although the curvilinear Colma Creek alignment constrains the site with resulting awkwardly-shaped site geometries, the site design takes advantage of these remnant spaces to create nodes for outdoor activity and reflection as well as enhanced access to the trail system. The native riparian vegetation that currently thrives along the creek serves as inspiration for the landscape and public art concept. Where Colma Creek curves between the two parcels, Buildings 2 and 3 are lifted two stories above the ground plane on piloti, or columns, to retain the open feeling of the landscape. This creates inviting open space opportunities along the creek and maintains pedestrian sight lines through the property.

The BART property west of Parcel C offers possibilities for enhancements along Centennial Way Trail. We envision this space as a passive park area with landscape improvements including grassy meadows, winding paths, and seating areas. The southern point of Parcel C features a public plaza that extends below the building out to the creek frontage with grassy mounds, seat walls, oval tree grates, and enhanced paving reinforcing the coastal vibe. Bike racks will be located at the Centennial Way trailhead. A necessary exit stair descending from the building above will be enclosed in a living wall to reinforce the natural theme of this space. Across the creek, the piloti concept is carried through as Building 3 is elevated on columns with a drop-off area below serving the proposed ground-level childcare facility and associated play area. At the northern point of Parcel B, a public Creekside Park will include additional children's amenities. From there, a pedestrian path will traverse the BART right-of-way and connect to additional play areas and fitness-oriented amenities located in the proposed park in Parcel A2b to complete the linkage of these proposed public open spaces. It is assumed the project will receive park acquisition fee credit for the development of Parcel A2b and credit for the construction of these three publicly-accessible parks. SummerHill will work with the City and San Mateo County Flood District to develop

a creek naturalization plan for Colma Creek as feasible.

Two stories above, each building will include a beautifully-landscaped courtyard area overlooking Colma Creek and Centennial Way Trail, with amenities that consider the orientation and local climate including spas, fire pits, outdoor cooking and dining spaces, raised planters, and seating areas protected from the winds. Additionally, each building will have a full suite of Class A indoor amenities for residents to enjoy such as a spacious Club Room, state-of-the-art fitness center, work area for telecommuting, lounging areas, pet washing station, and ample bicycle storage.

OPEN SPACE SUMMARY

Open Space Provided By Type	Parcel C		Parcel B	Total (sf)	Total (ac)
	Building 1	Building 2	Building 3		
Public Usable Open Space (20' min. dim.)					
Centennial Way Trail		14,500	4,100	18,600	0.43
Creekside Park			5,160	5,160	0.12
Trailhead Plaza		9,000		9,000	0.21
Childcare Play Area			2,600	2,600	0.06
E.V.A. / Linear Park	7,500			7,500	0.17
Subtotal Public Open Space	7,500	23,500	11,860	42,860	0.98
Private Usable Common Areas (20' min. dim.)					
Podium Courtyards	11,000	18,000	7,000	36,000	0.83
Roof Decks	750	750	750	2,250	0.05
Subtotal Private Common Areas	11,750	18,750	7,750	38,250	0.88
Private Open Space Areas					
Decks, Patios, & Balconies	17,854	26,044	16,340	60,238	1.38
Subtotal Usable Open Space Provided vs. Required					
Provided Area (sf)	37,104	68,294	35,950	141,348	3.24
Required Area @ 150 sf / DU	34,950	50,250	28,050	113,250	2.60
Other Public Landscaped Open Areas					
Setbacks <20', perimeter plantings		21,000	14,000	35,000	0.80
Total On-site Open Area Provided				176,348	4.05
Indoor Amenity Areas					
Ground Level Lobby / Amenities	3,440	3,488	4,900	11,828	0.27
Podium Level Amenities		1,380		1,380	0.03
Total Indoor Amenities	3,440	4,868	4,900	13,208	0.30
Off-Site Open Space					
Parcel A2b Park				26,000	0.60
BART R.O.W. Landscape Improvements				28,900	0.66
Total Off-Site Open Space				54,900	1.26

McNellis Partners



20th March, 2018

Nell Selander
Dept. of Economic & Community Development
City of South San Francisco
400 Grand Avenue
South San Francisco, CA 94010

PUC Site – SummerHill Housing Group Proposal

Dear Ms. Selander:

We at McNellis Partners have developed, managed and owned retail for over 35 years, focusing almost exclusively in the Greater Bay Area. Today, our portfolio consists of about 2.2 million square feet, primarily shopping centers. We have four completed mixed-use projects in our portfolio and are working with SummerHill as its retail partner on its current mixed-use projects in South San Francisco, Santa Clara, and Milpitas. We are pleased to be a part of SummerHill's team and we do believe a high-quality retail component will be successful at the PUC site.

Hard-won experience has taught us; however, that retail development does not follow the rule of "if you build it they will come." In fact, the opposite is true. Retail, especially neighborhood-serving retail, follows demand; it does not create demand, nor can it exist without it. Therefore, when considering retail in such an area as the PUC site, we should be careful to provide our retailers with every opportunity for success.

While close in proximity, this location could not be more different (from a retailer's perspective) from the 988 El Camino Real project site. Considering its lack of traffic, location and topography, we believe this site would work for about 3,000 to 5,000 square feet of local, neighborhood-serving retail. The site's best retail location is its southeastern corner, close to the planned City Civic Campus at Oak Avenue. While the traffic at this proposed intersection will be too light to attract national or major-chain tenants, local mom & pop tenants--coffee shops, sandwich shops, perhaps a nail salon and the like--will thrive at this location.

I would be happy to discuss our vision for this site at your convenience. Thank you for your consideration.

Sincerely,

John E. McNellis

Offices in Palo Alto & Sacramento

419 Waverley Street Palo Alto, California 94301
Telephone 650.853.3900 Fax 650.853.3910

Breeze, Elaine

From: Rachel Del_Monte <RDel_Monte@ymcasf.org>
Sent: Monday, March 19, 2018 2:44 PM
To: Breeze, Elaine
Subject: RE: South SF PUC Site - YMCA Child Care Center

Hi Elaine,
Thank you for reaching out. We're excited to hear about next steps. Please let me know if you'd like to meet or tour our Gateway facility in SSF.
Thanks again,
Rachel

Rachel Del Monte
District Executive Director – San Mateo County
YMCA of San Francisco
Direct: (650) 294-2601

From: Breeze, Elaine [mailto:EBreeze@shapartments.com]
Sent: Monday, March 19, 2018 12:56 PM
To: Rachel Del_Monte
Subject: South SF PUC Site - YMCA Child Care Center

Hello Rachel,

Thank you very much for your time this morning and your prompt follow-up. As you confirmed, the YMCA would be interested in further discussions with SummerHill Housing Group should we be selected as the preferred applicant for the PUC site in South San Francisco. It is my understanding that the YMCA would be seeking an approximately 5,000 SF center plus 7,500 SF of outdoor space, a designated drop-off zone, and employee parking.

We are very excited to have the opportunity to possibly partner with the Peninsula YMCA and please let me know if you have any questions of us near term.

Thanks again,

Elaine

Elaine Breeze
Vice President of Development
SummerHill Homes • SummerHill Apartment Communities
777 S. California Avenue, Palo Alto, CA 94304
Tel (650) 842-2404 • Mobile (415) 971-0660 • Fax (650) 857-1077
ebreeze@shhomes.com
SummerHillHomes.com • SummerHillApartmentCommunities.com



Connect With Us:

