

THE GATEWAY RESIDENCES

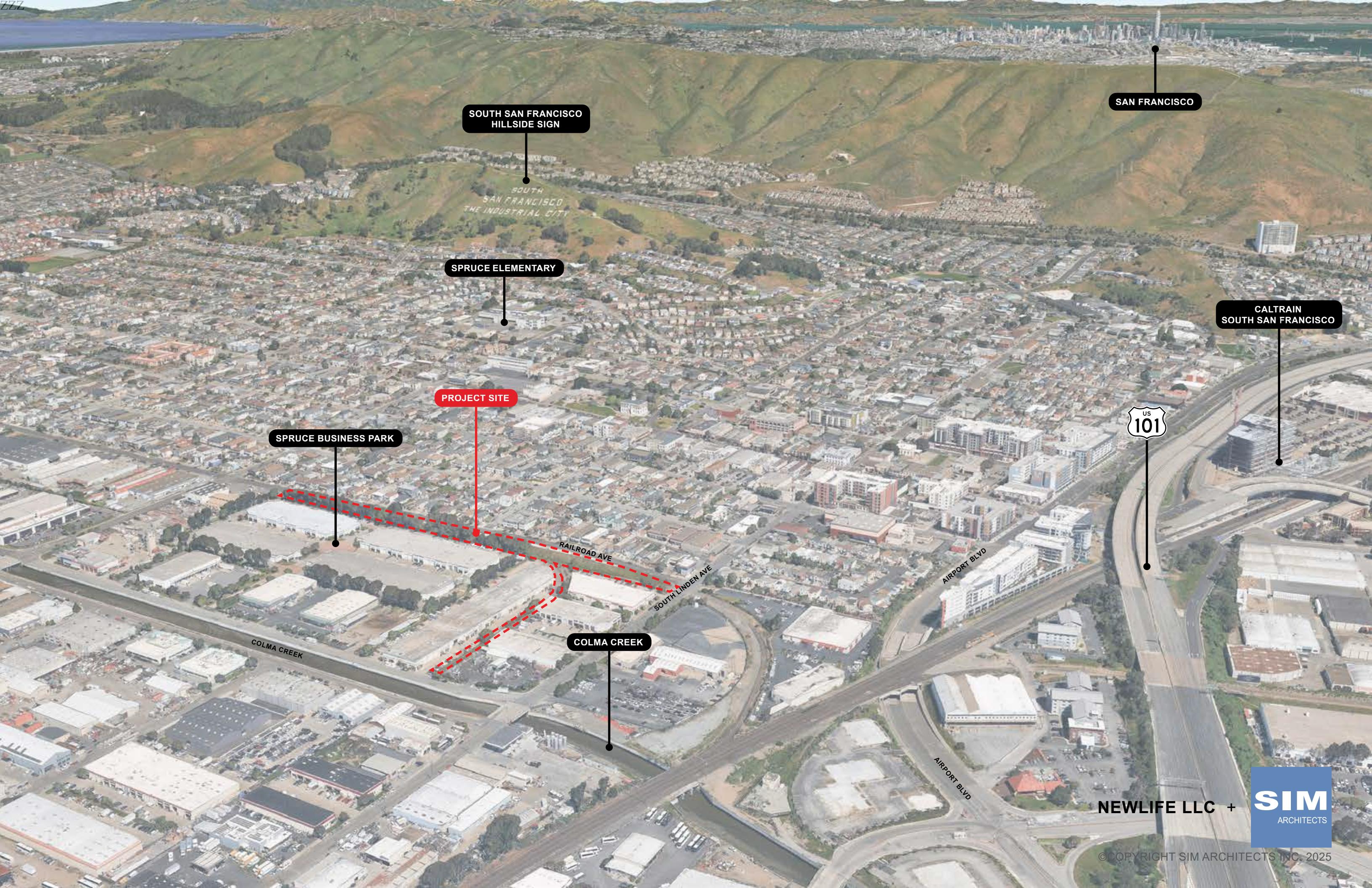


500 RAILROAD AVE, SOUTH SAN FRANCISCO, CA

NEWLIFE LLC +



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EXISTING CONDITIONS



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COMMUNITY BENEFITS



Community Benefits

- Potential Community Park (Linden Ave/Railroad Ave)
- Railroad Ave Repavement (from Linden to Spruce)

TOTAL

Amount
800,000.00
750,000.00
\$ 1,550,000.00

Impact Fees

Parkland Fee	201,762.40
Parkland Construction Fee	2,188,534.00
Childcare Fee	108,691.00
Library Impact Fee	21,739.15
Public Safety Impact Fee	43,481.55
City Transportation Fee	565,880.00
Inclusionary Housing In-Lieu Fee	4,673,241.20
Sewer Capacity Charge Fee	532,561.00
School District Fee	587,844.16
TOTAL	\$ 8,923,734.46

Community Benefits + Impact Fees

\$ 10,473,734.46

Per Unit Cost (Impact Fees + Community Benefits)

\$ 149,624.78

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SITE CONTEXT



PROPOSAL



SOUTH LINDEN AVE + RAILROAD AVE CORNER

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PROPOSAL



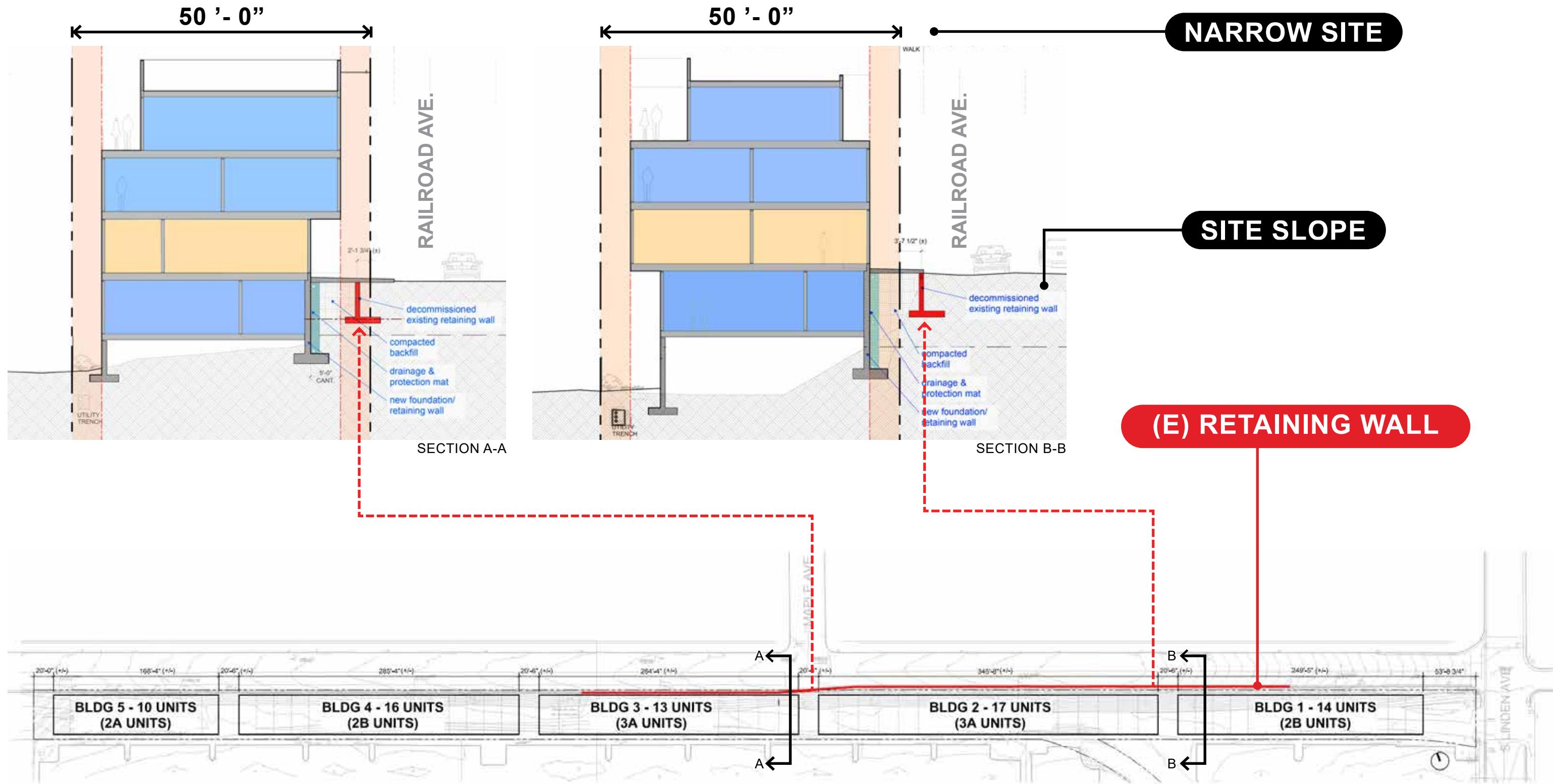
SOUTH CITY LUMBER & SUPPLY + RAILROAD AVE CORNER

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SITE CHALLENGES



SITE IMPACT



BLDG 1 REAR



BLDG 1 FRONT



BLDG 5



BLDG 4



BLDG 3



BLDG 2



RAILROAD AVE.



RESIDENTIAL UNITS



3-BR UNIT | FLOOR PLANS

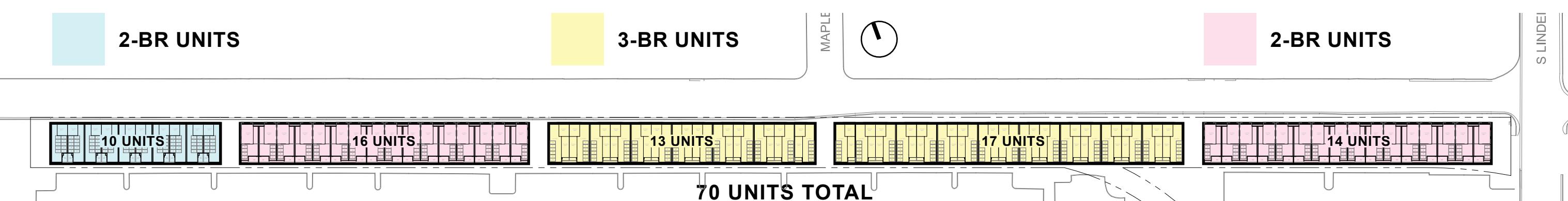
2-BR UNIT | FLOOR PLANS

2-BR UNITS

3-BR UNITS

2-BR UNITS

70 UNITS TOTAL



BUILDING 1



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

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BUILDING 2



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

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BUILDING 3



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

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BUILDING 4



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

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BUILDING 5



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

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THANK YOU!



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