

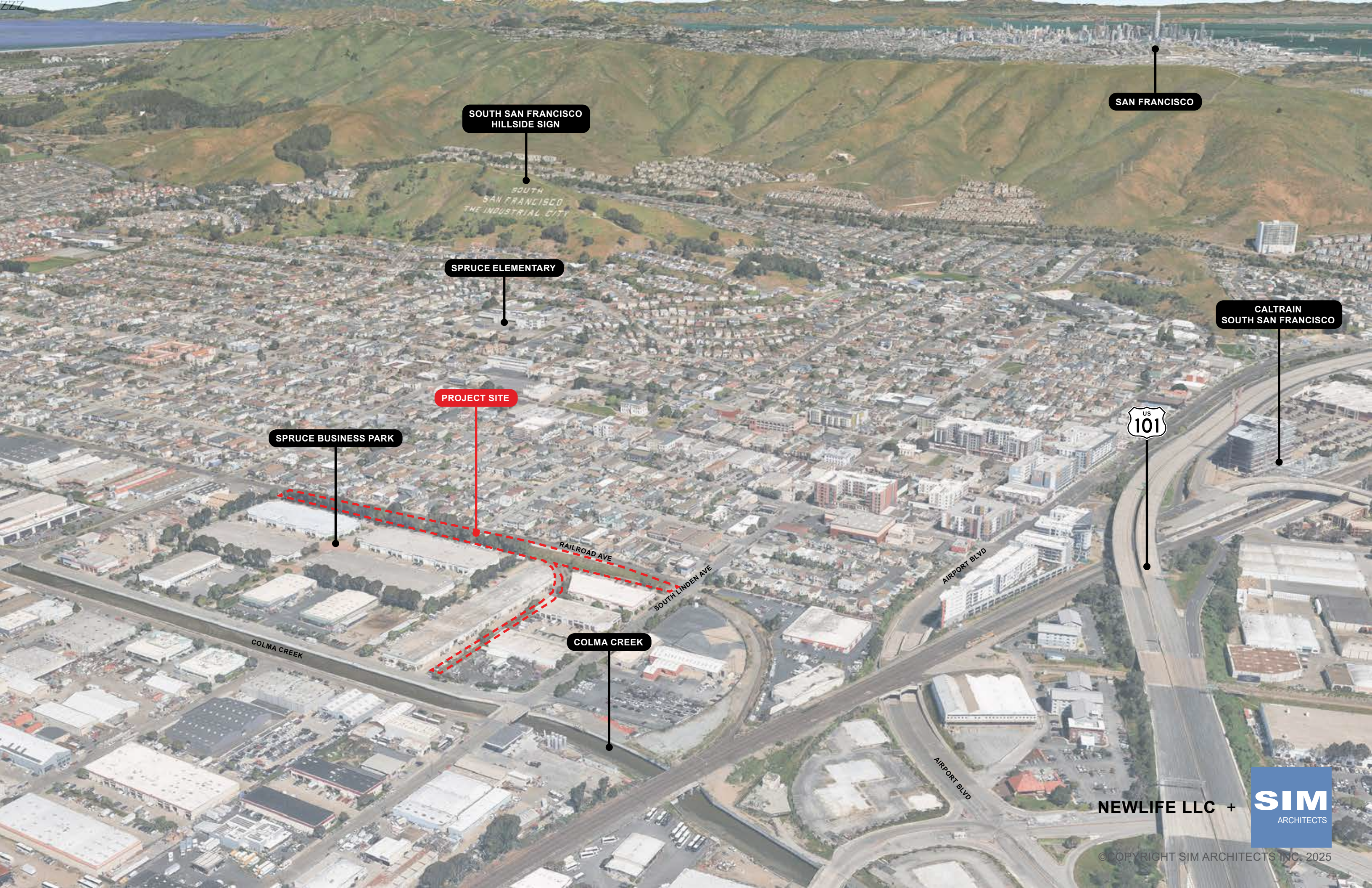
THE GATEWAY RESIDENCES

500 RAILROAD AVE, SOUTH SAN FRANCISCO, CA

NEWLIFE LLC +

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ARCHITECTS

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SOUTH SAN FRANCISCO
HILLSIDE SIGN

SAN FRANCISCO

SPRUCE ELEMENTARY

CALTRAIN
SOUTH SAN FRANCISCO

PROJECT SITE

SPRUCE BUSINESS PARK

US
101

RAILROAD AVE

AIRPORT BLVD

SOUTH LINDEN AVE

COLMA CREEK

COLMA CREEK

AIRPORT BLVD

NEWLIFE LLC +



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EXISTING CONDITIONS



SOUTH SPRUCE AVE

MAPLE AVE

SOUTH LINDEN AVE

RAILROAD AVE

PROJECT SITE

SPRUCE BUSINESS PARK

NORTH CANAL ST

COLMA CREEK

SOUTH CANAL ST

NEWLIFE LLC +

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COMMUNITY BENEFITS



Community Benefits	Amount
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• Potential Community Park (Linden Ave/Railroad Ave)	800,000.00
• Railroad Ave Repavement (from Linden to Spruce)	750,000.00
TOTAL	\$ 1,550,000.00

Impact Fees	
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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
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Per Unit Cost (Impact Fees + Community Benefits)	\$ 149,624.78
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S SPRUCE AVE.

MAPLE AVE

RAILROAD AVE

S LINDEN AVE.

S LINDEN AVE.

N. CANAL ST.

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SITE CONTEXT



SOUTH SPRUCE AVE

MAPLE AVE

SOUTH LINDEN AVE

BLDG 5

BLDG 4

BLDG 3

BLDG 2

BLDG 1

SPRUCE BUSINESS PARK

NORTH CANAL ST

COLMA CREEK

SOUTH CANAL ST

NEWLIFE LLC +

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PROPOSAL



SOUTH LINDEN AVE + RAILROAD AVE CORNER

NEWLIFE LLC +

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PROPOSAL



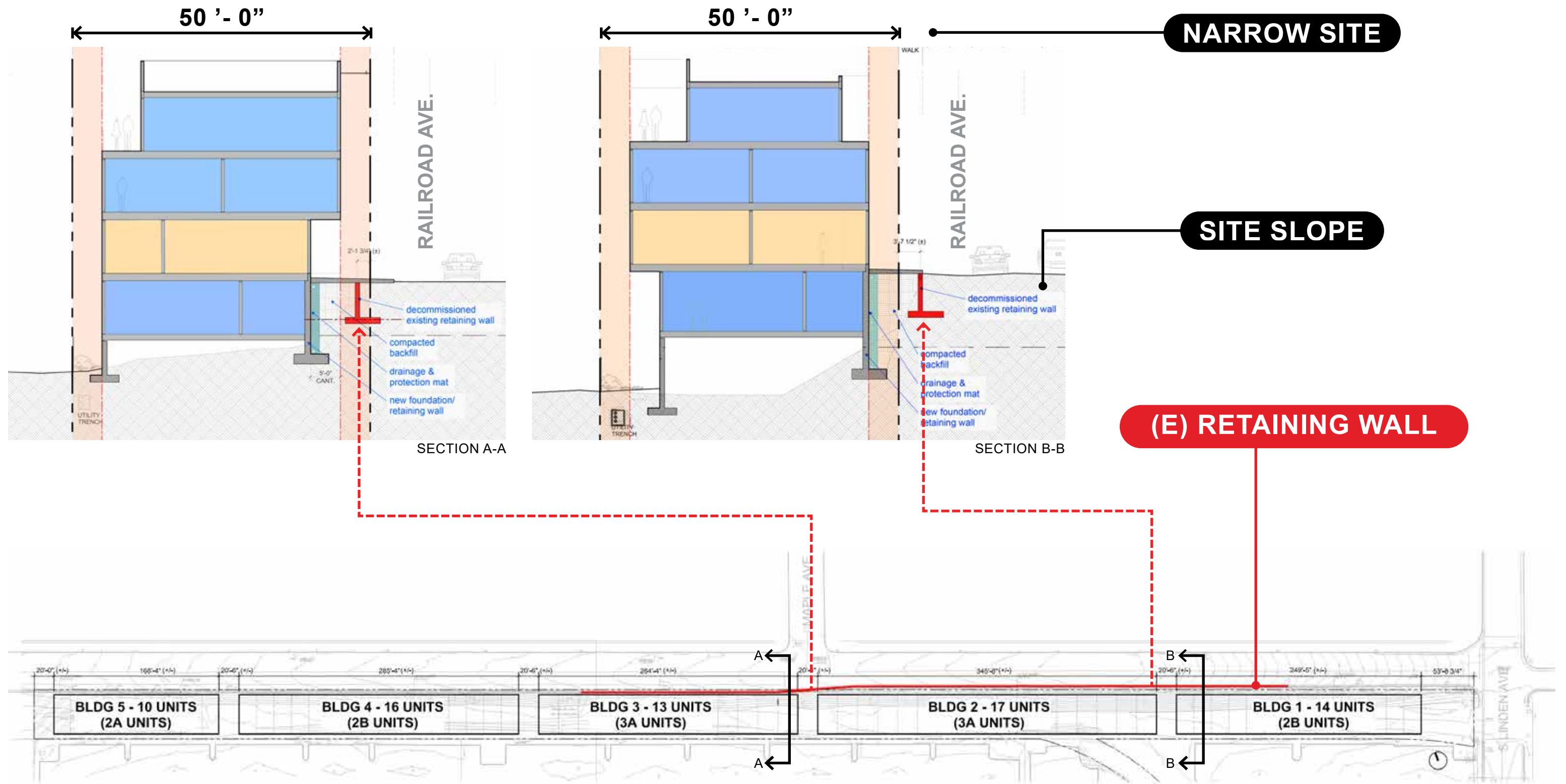
SOUTH CITY LUMBER & SUPPLY + RAILROAD AVE CORNER

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SITE CHALLENGES



SITE IMPACT



BLDG 1 REAR



BLDG 1 FRONT



BLDG 5



BLDG 4



BLDG 3



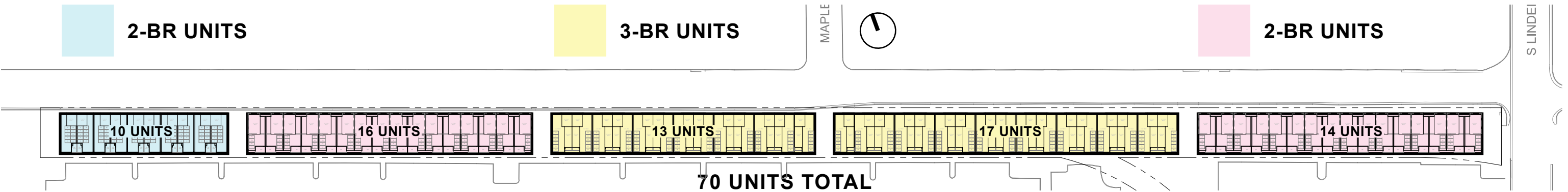
BLDG 2



BLDG 1



RESIDENTIAL UNITS



BUILDING 1



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

BUILDING 2



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

NEWLIFE LLC +



BUILDING 3



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

BUILDING 4



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

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BUILDING 5



EAST ELEVATION



FRONT PERSPECTIVE



WEST ELEVATION



REAR PERSPECTIVE

THANK YOU!



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