

ATTACHMENT #6
DEVELOPER COMPARISON MATRIX

	AGI/KASA	BLAKE GRIGGS		REMET	SUMMERHILL	
PROJECT DESCRIPTION		125' Alternative	85' Alternative		Original Alternative+	Townhouse Alternative
Rental or For-Sale	Rental	702 Rental / 118 For-Sale	Rental	Rental	568 Rentals / 188 For-Sale	692 Rentals / 15 Townhomes For Sale
Total Unit Count	812	820	790	639	756	707
Residential (and visitor) parking	1,386	1,083	974	680-710	880	805
Height of buildings	85'	85' to 125'	85'	75'	85'	85'
Number of stories	8	8 to 12	8	7	7	7
AFFORDABLE HOUSING						
Percent of total development affordable	20%	20%	23%	28%	20%	21%
Number of affordable units	162	167	185	181	151	151
AMI Levels	Very Low - Low	Very Low - Low	Very Low - Low	Very Low	80% AMI	80% AMI
Integrated or stand alone	Stand Alone	97 Stand Alone & 70 Integrated	97 Stand Alone & 88 Integrated	Stand Alone	Integrated into project	Integrated into project
Location of stand alone affordable units	Building A1	Site B-North	Site B-North	Parcel B	N/A	N/A
Phasing of inclusionary units	Phase 3	Phase 1	Phase 1	Phase 1	Affordable units in each phase	Affordable units in each phase
Experience with inclusionary housing	Partnering with Bridge Housing	Partnering with Eden Housing	Partnering with Eden Housing	Partnering with Mercy Housing	Yes	Yes
COMMUNITY ENGAGEMENT						
Outreach plan identified	3C (Community, Code, Capital)	Public meetings; 1:1 and small group meetings; business outreach		Define goals; engage stakeholders; ongoing comm	Community meetings; project tours	
Stakeholders identied	Neighbors; BART; Kaiser; City; civic leaders	Will work with the City to identify		City; Kaiser, Chamber; GBI; advocates	Neighborhoods; HOAs; community groups	
ACTIVE GROUND FLOOR USES						
Ground floor retail	13,000 SF Market Hall	14,000 SF		3,500 SF	5,000 SF	
Townhouses	Yes, and Live/Work spaces	Yes		Yes	Yes	
Childcare	5,500 SF (+5,000 SF Outdoor)	5,000 SF (+5,000 SF Outdoor)		5,000 SF (+7,500 SF outside)	5,000 SF (+7,500 SF outside)	
Childcare Provider	Palcare	To be determined		YMCA	YMCA	
Parking spaces for commercial	55	47		42	33	
COMMUNITY BENEFITS						
Public art	Yes	Yes	Yes	Yes	Yes	
Onsite public open space	3.13 acres	Baden Green; sunset terrace; enhanced	Baden Green; sunset terrace; enhanced	1+ acres of gardens and plazas	<1 acre; plaza; creekside park	<1 acre; plaza; creekside park
Offsite public open space	1.5 acres	1.5 acres	1.5 acres	1 acre buffer landscaping	1+ acres; along trail and Parcel A2b	1+ acres; along trail and Parcel A2b
New full time jobs (not construction)	70-120	70-80	70-80	100	70-100	
INFRASTRUCTURE / UTILITY IMPROVEMENTS						
Centennial Way	Realigned; seating; exercise equipment; playgrounds	Urban prairie; enhanced river walk	Urban prairie; enhanced river walk	New trees along length of trail	Enhanced landscaping along trail	Enhanced landscaping along trail
Colma Creek	1 new bridge	1 new bridge	1 new bridge	Not addressed	Enhance existing bridge	
Mission Road	New sidewalk; landscaping; street trees; stoops	Not addressed	Not addressed	Rule 20A to fund undergrounding	10' sidewalks, street trees, planting strip	
Oak Avenue	Pay fair share; build	Yes	Yes	Terraced plaza along it	46' ROW; \$3,892,325 more for 74' ROW	
Oak Avenue Construction Timeline	Phase 1	Phase 1	Phase 1	Phase 1	Phase 1	
TDM PROGRAM						
TDM for residents	1:1 secure bike storage; other programs	Secure bike storage; repair shop; pre-	Secure bike storage; repair shop; pre-	BART passes; e-bikes; shuttles	Goal of 28% reduction in peak hour trips	Goal of 28% reduction in peak hour trips
TDM for public	Bike-first design; water bottle filling stations; bike & car share; digital transit screens	Bike share; designated stalls for car share	Bike share; designated stalls for car share	Real-time parking occupancy for retail	Bike share; designated stalls for car share, & emergency ride home	