

124 Airport Blvd / 100 Produce Ave Multi-Family Residential Project

City Council
December 8, 2021

Recap of 11/23/21 Hearing

Item continued to allow the developer time to explore:

1. All electric building design consultation with Peninsula Clean Energy; and
2. Requests of union leaders interested in providing labor for the project.

Site & Surrounding Challenges



Existing Site Conditions



1. VIEW OF (e) BLDG AT 150 PRODUCE AVE. LOOKING NORTH



2. VIEW OF (e) BLDG AT 150 PRODUCE AVE.



3. VIEW OF (e) BLDG AT 150 PRODUCE AVE. LOOKING NORTHEAST



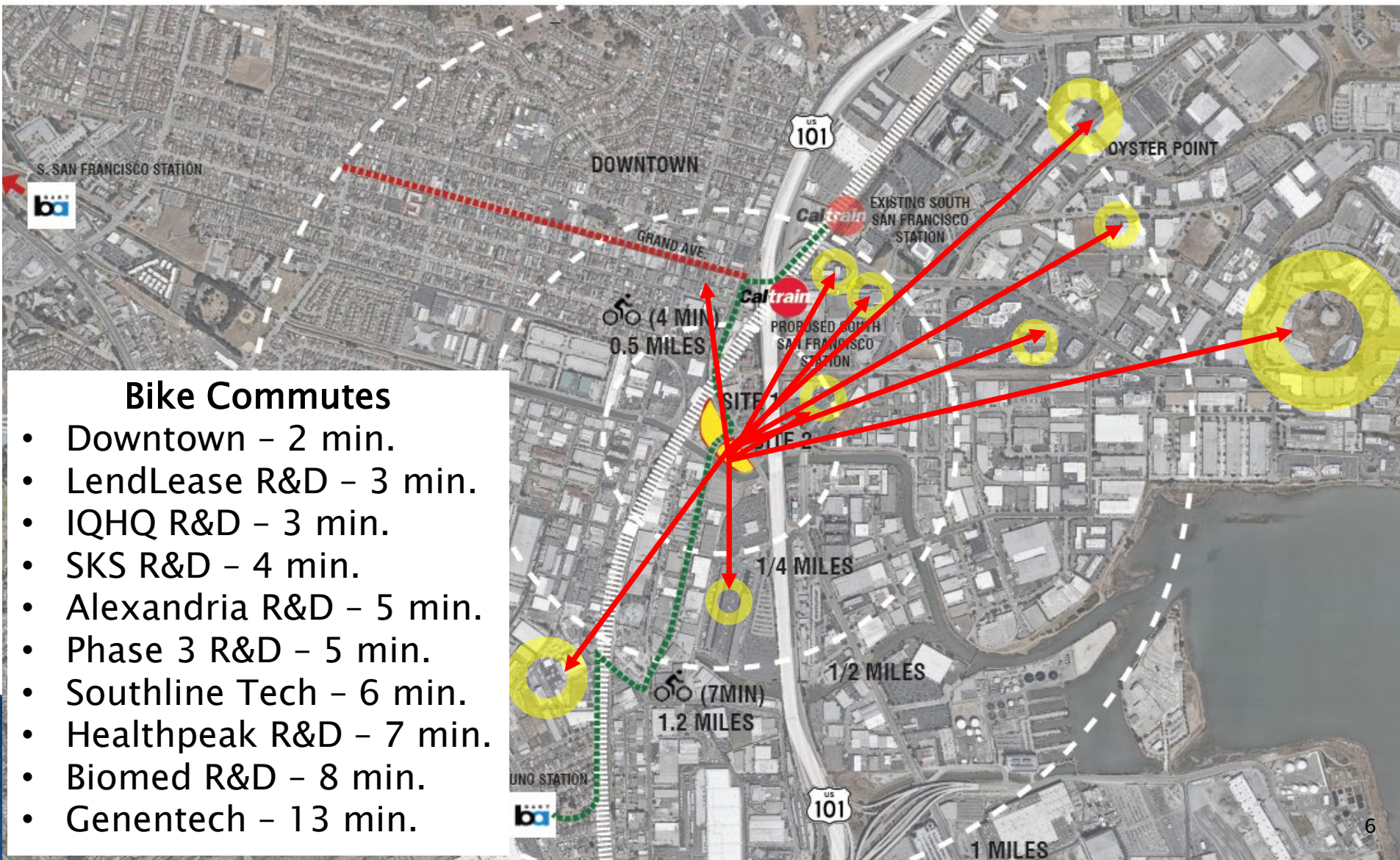
4. LOOKING SOUTH ON AIRPORT BLVD.



Proposed Residential Project



Proposed Jobs within 1/4, 1/2 & 1 Mile



RHNA Totals to Date + Project

| Income Level | | RHNA Allocation by Income Level | Total Units Issued Building Permits (all years) | Project Potential Impact on RHNA |
|-------------------------------------|--|---------------------------------|---|----------------------------------|
| | | | | |
| Very Low | | 565 | 122 | |
| Low | | 281 | 45 | + 40 |
| Moderate | | 313 | 105 | + 20 |
| Above Moderate | | 705 | 839 | + 420 |
| Total RHNA | | 1864 | | |
| Total Units Issued Building Permits | | | 1111 | + 480 * |

* Assuming Building Permit issued before 2023

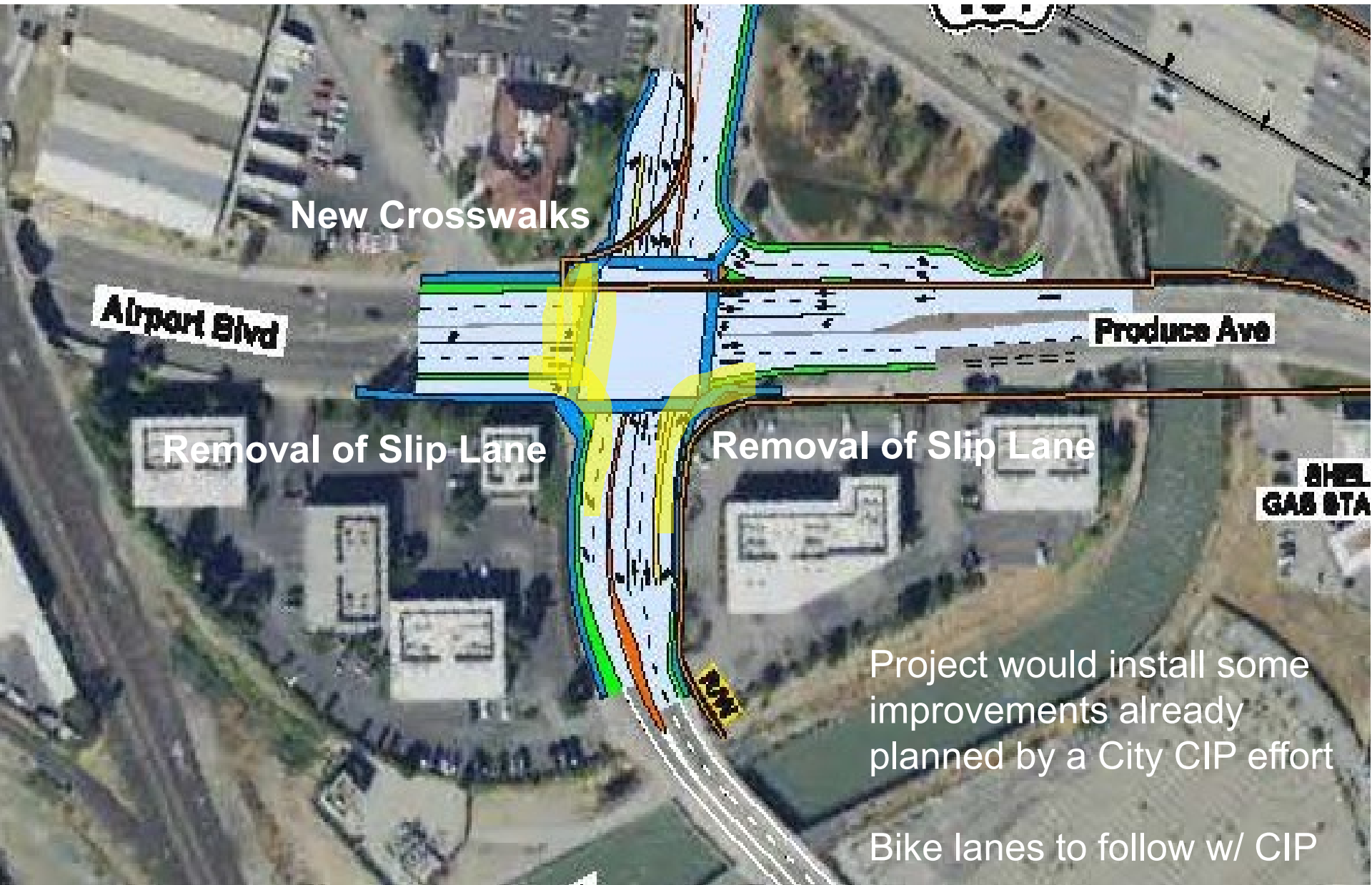
Climate Resiliency Proposed

- ▶ Sea Level Rise clearance next to Colma Creek
- ▶ LEED Silver Certification
- ▶ Solar on Roof and All-Electric Kitchens
- ▶ EV charging stations and EV expansion capability
- ▶ Long term bicycle parking for 240 users
- ▶ Comprehensive TDM requirements to incentivize residents towards transit



Roadway Safety & Ped Challenges

Synergy with Future CIP Project



New Crosswalks

Airport Blvd

Produce Ave

Removal of Slip Lane

Removal of Slip Lane

SHEL
GAS STA

Project would install some improvements already planned by a City CIP effort

Bike lanes to follow w/ CIP

Airport Blvd Tunnel Conditions



VIEW FACING NORTH TOWARD TUNNEL



VIEW OF ENTRY TO TUNNEL WALKWAY



VIEW INTO TUNNEL WALKWAY



VIEW FACING SOUTH TOWARD TUNNEL ENTRY

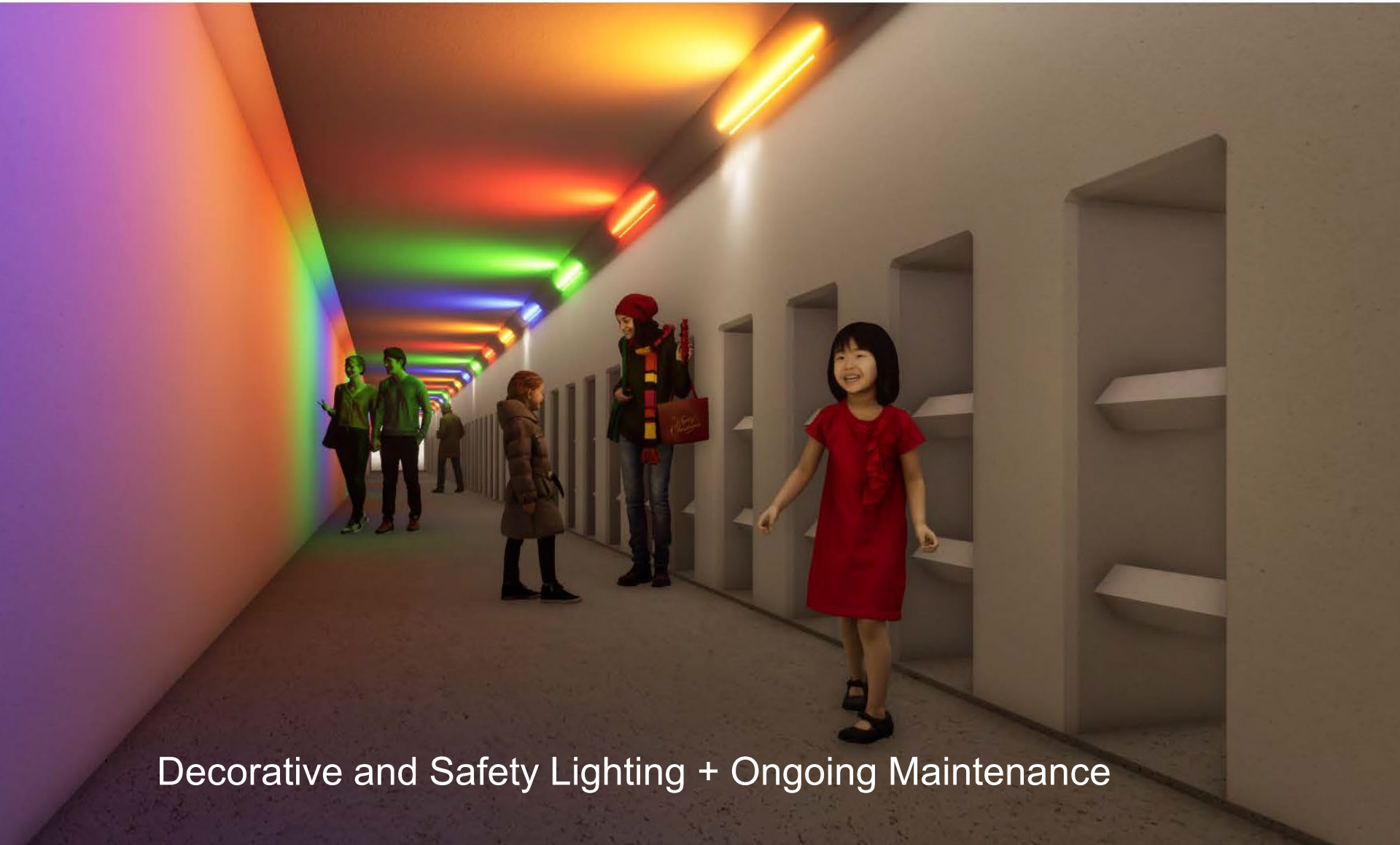


VIEW OF TUNNEL INTERIOR



VIEW OF TUNNEL INTERIOR

Proposed Safety Lighting



Decorative and Safety Lighting + Ongoing Maintenance

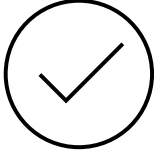
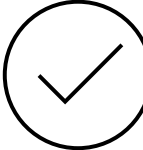
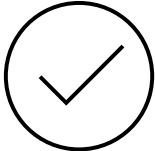

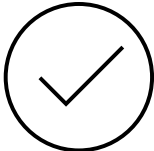
Anticipated Impact Fees

- ▶ SSFUSD School Fee: \$1,542,109
- ▶ Childcare Impact Fee: \$930,240
- ▶ Park Fees: \$7,517,538
- ▶ Bicycle & Pedestrian Fee: \$81,600
- ▶ Public Safety Impact Fee: \$282,941
- ▶ Sewer Capacity Fee: \$1,380,352

Total impact fees \$11,735,000

* All approximated estimates

Public Outreach Progress

- ▶ Design Review Board 
- ▶ Bicycle and Pedestrian Committee 
- ▶ Housing Standing Committee 
- ▶ Airport Land Use Commission 
- ▶ Planning Commission 

Questions for Staff

Applicant Introduction for Presentation