

SUMMERHILL HOUSING
COMMUNITIES OF DISTINCTION **GROUP**

SUMMERHILL APARTMENT
COMMUNITIES

SUMMERHILL HOMES™

PUC SITE RFP

PREPARED FOR:

CITY OF SOUTH SAN FRANCISCO



FEBRUARY 5, 2018



February 5, 2018

Mr. Mike Lappen
Economic Development Coordinator
City of South San Francisco
400 Grand Avenue
South San Francisco, CA 94080

Dear Mr. Lappen:

SummerHill Housing Group is pleased to present this proposal for the redevelopment of the PUC site. We commend the City of South San Francisco for the high bar they've set for the PUC site in the RFP as well as in the El Camino Real / Chestnut Avenue Area Plan.

Together with our development partners--**KTGY Architecture, R3 Studios Landscape Architecture, & CBG Civil Engineers**, our team has the depth of knowledge and experience to help the City achieve its vision. As highlighted in Section A4, the SummerHill team has successful experience designing projects that achieve the city's goals of a vibrant, transit-oriented development, constructed with high quality materials, designed to fit seamlessly into surrounding neighborhoods, and that serves residents of various income levels. And as our proposed 988 El Camino Real project demonstrates, SummerHill has a proven track record of working with the City and its residents to create communities of distinction consistent with the El Camino Real / Chestnut Avenue Area Plan and with strong connections to Centennial Trail Way and the future Community Civic Campus.

SummerHill's approach is to maximize the site's potential and to have a positive impact on the community's quality of life and economic viability by providing a thriving place in harmony with its context; a place which integrates high-quality multi-family housing opportunities appealing to a wide range of incomes, buyers and renters alike.

Our proposal incorporates both the City's expectations as well as feedback we have received from our community engagement for our 988 El Camino Real project. As a result, SummerHill is proud to propose a development that will bring 755 well-designed, high-quality new apartments and condos to the City, as well as numerous community benefits, including over \$18 million in direct financial benefits to the City of South San Francisco.

We thank you for the opportunity to participate in the RFP, and look forward to help presenting our proposal to you in person.

Sincerely


Jeff Zeiszler
Vice President, Land Acquisitions
925.244.8707
jzeiszler@shapartments.com


Michael P. Anichini
Director, Land Acquisitions
925.244.8711
manichini@shapartments.com



Brio, Walnut Creek

TABLE OF CONTENTS

Section A: Development Team & Experience

1. Development Team	5
2. Developer Questionnaire	25
3. Development Team Qualifications	31
4. Relevant Experience	45
5. References	65

Section B: Development Program

1. Project Description	69
2. Approach to Addressing City Expectations	83
3. Drawings & Diagrams	91.
Benefits	119

1500 Centre Pointe, Milpitas



Section A

1

DEVELOPMENT TEAM CONTACTS

DEVELOPER



Elaine Breeze

Vice President of Development
(project lead | main point of contact)
650.842.2404
ebreeze@shapartments.com

Jeffrey Zeiszler

Vice President of Acquisitions
(ENRA negotiations)
925.244.8707
jzeiszler@shapartments.com

ARCHITECT



Sara Fernandez

Director, Planning
(project lead)
310.439.3954
sfernandez@ktgy.com

LANDSCAPE ARCHITECT



Roman de Sota, ASLA CGBP

Director, President
(project lead)
510.452.4190
roman@r3studios.com

CIVIL ENGINEER



CIVIL ENGINEERS | SURVEYORS | PLANNERS

Ryan Hansen, P.E.

Principal
(project lead)
310.439.3954
rhansen@cbandg.com

The PUC site will be wholly-owned by SummerHill Housing Group



Over the past 40 years, SummerHill Housing Group has established a tradition of developing distinctive residential communities located within the most desirable settings.

From large estate homes to urban condominiums with SummerHill Homes, to multifamily apartment homes with SummerHill Apartment Communities. SummerHill builds a variety of home styles featuring high quality architecture, remarkable rich character and exceptional attention to detail.

SummerHill communities have repeatedly earned high marks, not only from satisfied homeowners but from the building industry as well. Such recognition includes Best in American Living Awards from the National Association of Home Builders, numerous Gold Nugget Awards at the Pacific Coast Builders Conference, and a variety of featured articles in national magazines such as Builder, Professional Builder, and Sunset Magazine.

SUMMARY



SummerHill Housing Group is a privately owned residential developer in the Bay Area, Southern California and Pacific Northwest, who has earned recognition and respect as one of the nation's premier residential community builders.

The company is renowned for developing specialized single-family detached and multifamily housing communities in established residential settings throughout California.

Since its inception in 1976, SummerHill Housing Group's goals have been to provide quality homes for its customers, Communities of Distinction for cities, and sound business opportunities for its partners. Criteria for site development are highly selective to meet the company's objectives.

SummerHill Housing Group uses extensive market analysis to identify housing needs, then customizes each development to achieve the highest potential. SummerHill has proven expertise in working closely with cities and neighborhood constituents to successfully integrate new home communities into the texture of the surrounding neighborhood by developing the most compatible housing type, architectural style, and urban plan for each site.

OUR MISSION



We define our excellence in relationships, the quality of our communities and in every aspect of our operations. Our collaboration with community stakeholders, public entities and industry professionals ensures creative solutions and optimal results for our residents, the communities in which we participate and our investors.

We bring strategic real estate investment opportunities to life in the residential and apartment sector. Combining institutional experience with entrepreneurial vision, our management provide investors with the local presence, focus and depth of experience to succeed in competitive markets

Our Capabilities

- Land Procurement and Entitlement
- Design and Development Management
- Construction Management
- Asset Management
- Sales & Marketing
- Warranty & Quality Assurance



At **SummerHill Apartment Communities** (Formerly known as Urban Housing Group) our vision is clear: We are the leader in providing quality, smart growth, multi-family rental housing and mixed-use developments located throughout the western United States. We define our excellence in our customer relationships, the quality of our products and in every aspect of our operations.

Our collaboration with community stake holders, public entities and industry professionals ensures creative solutions and optimal results. Our team adapts to the diversity of our business with creative instincts, enterprising vision and a commitment to the core values that guide our decision making and define our culture. Our infrastructure is supported through superior systems. We believe that by encouraging personal and professional growth, our team will exceed expectations—with the benefits being realized by all.

The developments created by SummerHill Apartment Communities are an integral part of our communities. It is important for us to preserve the environment, improve urban settings, and cultivate the beauty of our surroundings. Smart growth offers more than just shelter; it enhances neighborhoods and lifestyles. SummerHill Apartment Communities has a well defined acquisitions program that is research driven helping to ensure a successful investment strategy. The Company is an active buyer of land and development opportunities in high barrier to entry markets in northern & southern California, and Seattle in both urban and suburban locations. Utilizing its fully integrated platform and 50 year history, coupled with a highly experienced management team, we are able to adapt to changing market conditions to create quality and value.

SUMMERHILL HOMES



SummerHill Homes was formed in 1976 and is a homebuilding division of Marcus & Millichap Company. Marcus & Millichap Company is the parent company of a diversified group of real estate companies in the commercial investment, service, and development businesses.

Over the last 30 years, SummerHill has completed more than 70 developments representing over 7,200 singlefamily homes, condominiums, townhomes, and apartments. SummerHill Home's successful track record is the result of attracting top development and construction professionals whose goals are consistent with the company's philosophy.

SummerHill Home's developments have won numerous significant awards including the coveted Best in American Living Award for the entire Pacific Coast Region from the National Association of Home Builders (NAHB), many Gold Nugget Awards from the Pacific Coast Builders Conference, and many awards for architecture from the Building Industry Association (BIA) of the Bay Area.



KTGY Architecture + Planning was founded in 1991 by professionals who shared a common belief in creating a firm that would perpetuate its success by investing in superior, productive people with positive attitudes and encouraging a team philosophy. This philosophy fosters an environment of support, training, listening and artistry, which has attracted the best and brightest young people, as well as some of the industry's top seasoned professionals. KTGY serves clients worldwide from seven office locations including Irvine, Los Angeles, Oakland, Denver, Chicago, Tysons (Virginia), and Pune (India).

A black and white photograph of a modern interior space, likely a lounge or office area. The room features large windows on the right side, providing a view of the exterior. In the foreground, there are several long wooden tables with modern chairs. A large, light-colored sofa is visible on the left. The ceiling has exposed ductwork and modern pendant lights. The overall atmosphere is bright and airy.

OUR VISION

**To Move the Discourse of Architecture
Forward by Continuously Searching for Better.**



Mission Statement

KTGY designs innovative, market-driven, thoughtful solutions that produce lasting value for our clients, the community, and our firm. We do this by empowering the strong talent of our teams and with an extraordinary spirit of collaboration.

Commitments

1. Commitment to Clients:

Create Innovative Design Solutions for Client Success

Listen

Thoughtful design that aligns with client objectives

Assemble the appropriate team

Deliver buildable projects on time and on budget

2. Commitment to Community and the Environment:

Plan and Design Projects that Enhance the Community

Create pleasing spaces that elevate living, working and playing

Integrate sustainability into every design

Embrace our unique position by giving selflessly of our time and resources for a greater good

3. Commitment to KTGY Team Members:

Build the Firm Generation-to-Generation

Foster a spirit of collaboration within an entrepreneurial environment

Embrace experience, be open to new ideas, and enable talent to flourish

Opportunities for growth and opportunities for financial reward

4. Commitment to Embrace Change



As a full-service architectural and planning firm, KTGy has delivered a depth and breadth of successful design solutions for:

Residential

Single-Family Detached
Small Lot
Townhome | Flats
Walk Up
Wrap
Podium
High Rise
Affordable
Student Housing
Adaptive Re-use / Rehabilitation

Planning

Master Planning
Urban Design
Site Planning
Entitlement
Government Relations

55+ | Service Enriched

Active Adult Communities
Independent Living
Assisted Living
Memory Support
Skilled Nursing
Life Plan Community (CCRC)

Mixed Use

Retail

International

Healthcare

Hospitality



COMPANY PROFILE

Who we are

R3 Studios, Inc. is an accomplished landscape architecture firm that specializes in integrating the disciplines of art, architecture and landscape to extend conventional notions of landscape architecture resulting in meaningful and thought provoking environments. We consider landscape and architecture as two modes of the same visual and spatial continuum.

We integrate the new face of environmentalism with ecology, natural systems and the principals of “new urbanism” to create sustainable, livable communities. R3 Studios, Inc. has been recognized for design that improves cities and suburban communities while protecting the environment.

We apply timeless lessons to modern concerns by researching the opportunities while respecting the constraints.

What we do

Our diverse work spans landscape architecture, urban design, resort planning and master community planning services to civic, institutional, commercial and residential clients. We are committed to providing responsive and innovative design for a variety of sites, land uses and building types. We guide a process that evolves from general planning through specific site and program requirements, integrating physical form, social patterns, historical context, natural systems and environmental conditions to derive a design solution.

We offer innovative solutions and a range of services from project conceptualization through implementation, including; development strategy, site programming, conceptual design, from schematic design through construction documents and on site construction administration.

We collaborate with a team of established professionals in a variety of disciplines including architects, engineers, environmental consultants, artists and green building professionals. Technical expertise and aesthetic sensitivity are complemented by an interest in the symbolism of nature, the built environment and a commitment to create environments that fulfill the needs of the public.



FIRM BACKGROUND

With offices located in northern California, R3 Studios, Inc. provides landscape architectural design services throughout the world to private developers, and public agencies.

Incorporated in 2008, R3 Studios, Inc. was established to provide its clients with innovative and comprehensive design solutions coupled with a proactive approach to schedule, budget and delivery of documents. R3 Studios, Inc. places a high priority on maintaining its commitment of providing personal, and responsive assistance.

With over thirty years of combined Landscape architecture experience and with a design team that includes, designers, cad technicians, irrigation designers, and professional support staff, R3 Studios, Inc. has the human resources to manage complex and unique design challenges. Our culture is a team approach through all phases of work, including initial landscape planning, site analysis, interactive community meetings, agency hearings, project-theming, conceptual design, construction documentation and project certification.

R3 Studios, Inc:

- Understands Client's goals and desired final product
- Provides creative design solutions through research and analysis
- Uses innovative technology
- Is proactive
- Believes in building and maintaining long term relationships
- Understands the goals of our clients
- Understands the economic climate
- Understands the environment
- Believes in the success of our clients
- Believes in the success of the company

Additionally, R3 Studios, Inc. understands the need to work within an interdisciplinary environment and frequently collaborates with architects, civil and structural engineers, underground utility designers, sales and marketing researchers, environmental/ecological, and traffic consultants.

R3 Studios, Inc. uses innovative technology to create and translate our ideas with clarity and efficiency. The understanding and coordination of computer applications, coupled with an advanced computer network system, continually broadens our capabilities and enables us to meet, or exceed our clients' expectations.

R3 Studios, Inc. uses the following computer applications:

- AutoCAD
- Photoshop
- Illustrator
- In Design
- Sketch-Up (3D Modeling)

Residential and Community Planning

- Landscape Master Planning and Site Analysis
- Landscape design Guidelines
- Density Studies, Circulation and Site analysis
- Land-use Schematics
- Monumentation Design
- Schematics and Conceptual Design
- Community Theming

Urban Design/Urban Infill

- Podium schematic and Conceptual Design
- Public Space Studies
- Accessibility Studies
- Wayfinding Design
- Green Roof Design

Multi-Family and Single Family Housing

- Conceptual Master Plans
- Model Homes
- Sales Centers
- Illustrated Site Specific Plan
- Street Hierarchy and Pedestrian Connectivity
- Sustainable Design
- Wayfinding and Monumentation Design
- Community Workshop Presentations
- Agency Presentations
- Neighborhood Park Planning and Design

Retail/Mixed-Use

- Conceptual Design
- Circulation Studies
- Tenant identification & Wayfinding
- Shade Calculations
- Plaza and Streetscape Design
- Podium Design



Infrastructure

- Streetscapes
- Design Guidelines
- Circulation Diagrams
- Data Accumulation and Analysis
- Street Hierarchy
- Wayfinding
- Monumentation Design

Neighborhood and Community Parks

- Trail Systems
- Open Space Corridors
- Park facilities Planning
- Habitat Restoration
- Sport Fields
- Community Gardens
- Existing Vegetation Analysis
- Community Gardens

Resort Hospitality

- Golf Course Communities
- Club Facilities, Parking, Entry Monumentation
- Course Landscaping and Planting Improvements
- Reception Area Amenities
- Site Analysis, Course Routing Schematics
- Density Housing Studies
- Circulation and Site Analysis
- Pool and Lagoon Design

Environmental Planning

- Wetlands, Stream Enhancements
- Brownfield Sites
- Wildlife Corridors
- Fuel Modification Design
- Sustainable Design



FIRM PROFILE

CBG is the premier Civil Engineering, Surveying, and Land Planning firm in Northern California. Founded in 1989, CBG provides consulting services from concept through construction for private land development companies and public municipalities. With offices in San Ramon and Sacramento, CBG has over 100 professionals, registered engineers, and licensed surveyors to serve you.

CBG is known for providing cost effective designs, reducing construction costs, meeting aggressive deadlines, and navigating California's increasingly complicated entitlement and permitting processes. For the past 28 years, CBG has participated in the planning, design and construction of numerous signature projects throughout Northern California.

CBG has exceeded the expectations of our clients by consistently meeting difficult challenges with innovative design solutions resulting in the successful completion of a project delivered on schedule and within budget. Our extensive land development experience enables us to thoroughly understand project requirements and to fulfill them through a complete scope of services including:

Planning

- Preliminary Engineering & Opportunity / Constraints Analysis
- Conceptual Land Planning & Roadway Alignment Studies
- Specific Plan Collaboration & Development
- Public Services / Facilities & Utility Infrastructure Planning
- Environmental / CEQA Assistance
- Preliminary & Final Development Plans
- Entitlement Processing / Tentative Maps

Civil Engineering

- Utility & Grading Studies
- Hydrology & Hydraulic Analysis
- Improvement Plans & Grading Plans
- Stormwater Management Reports / C.3 Analysis
- Construction Specifications
- Construction Cost & Development Fee Estimates
- Finance District Engineering & Assessment Valuation

Surveying

- Topographic & Boundary Surveys
- GIS Mapping
- ALTA Land Title Surveys
- Right of Way Surveys
- Mapping & Legal Descriptions
- Construction Staking



FIRM QUALIFICATIONS

CIVIL ENGINEERING

Experience working with Master Developers and providing infrastructure planning and design and construction support services for multi-family, mixed use and transit oriented projects

- CBG has extensive experience in delivering infrastructure on large-scale master planned projects throughout the Bay Area. CBG has the expertise and horsepower necessary to guide these projects out of the ground. We understand the efforts and coordination required to successfully complete these complex and highly visible projects. As a result, our clients have recognized that when it comes to the skillful execution of the planning and design of large-scale master planned developments, CBG is the premiere firm to call on.
- In 2017, Aster Apartments and Valor Crossing in Dublin completed construction. This two parcel mixed use community for Bay West Development and Eden Housing included two separate buildings, 386 and 72 units respectively, with separated garage structures and retail components along Dublin Boulevard. CBG prepared the entitlement plans and construction documents necessary to deliver the infrastructure needed for full offsite improvements leading to each parcel.
- In 2017, CBG completed the design and delivery of the major infrastructure required for the Warm Springs/Innovation Village TOD for Lennar Homes adjacent to the Fremont Bart Station. This included the preparation of the initial existing utility assessment and demolition plans, the creation of the Master Utility Plans, and the design of over 3 miles of backbone roadways to support the delivery of development blocks for future vertical developers.
- In 2018, Ageno Apartments will break ground on what was the final phase of a 30 acre master planned area located in East Livermore, California. Ageno Apartments will include 171 apartment units directly adjacent to the Livermore ACE Train Station. CBG prepared the entitlement drawings as well as the onsite construction drawings and was the lead consultant for all public works permitting.
- For all of these projects, CBG was intimately involved during the construction process providing support services to the contractor and developer. CBG would provide construction staking, respond to RFIs, and review submittals. Working collaboratively with the contractor, CBG would tailor their designs to align with the methodology that the contractor wanted to use to achieve the most cost effective solutions. Our responsiveness ensured that the contractor could keep working and the project continued to move forward.



FIRM QUALIFICATIONS

CIVIL ENGINEERING CONT.

Design & engineer all public mains and utility services for buildings including sanitary, stormwater, domestic water, fire flow, reclaimed, power, telecom, and gas

- CBG's design of infrastructure includes extensive experience designing utility backbones in conjunction with the roadway design as well as utility service stubs for future vertical development. Early in the utility design, CBG identifies the critical sizing criteria, separation requirements, and construction details. We highlight crossings requiring design exceptions and work with the approving jurisdiction to develop an acceptable solution. CBG is proactive in our coordination with the Vertical Team to identify connection points and other needs that impact the infrastructure design.

Design & engineer all storm drainage and stormwater management required for project site, paved areas, landscaping, and open areas

- CBG is a leader in developing integrated drainage and stormwater management solutions into our construction plans. We understand the balance necessary between providing the necessary drainage and treatment areas and the opportunity costs associated with the loss of developable land. We design our drainage systems to maximize the benefit of the underutilized areas in the land plan. We have extensive experience preparing calculations that optimize the efficiency of our water quality facilities.
- The Warm Springs / Innovation Village TOD and the Aster Apartment Project included a wide variety of stormwater management facilities including bio-swales, flow through planters, permeable asphalt, tree wells, and planter cells. Our wide range of experience will allow CBG to identify creative solutions and innovative execution for stormwater treatment throughout the SSF PUC projects.

Experience estimating costs for large infrastructure projects

- CBG has prepared many large-scale cost estimates for our clients. We understand the importance of these estimating efforts both for initial budgeting purposes as well as final bid documents. CBG prepares detailed quantity takeoffs that can be re-created in the future which allows them to be effectively evaluated. Our estimates include a detailed list of assumptions and are organized in logical, easy to follow manner.



FIRM QUALIFICATIONS

SURVEY

Strong knowledge of the subdivision code and subdivision map act

- CBG has 7 licensed land surveyors on staff. This provides us with very strong foundation on the City's subdivision code and the Subdivision Map Act.

Experience preparing lot line adjustments, plats, and legal descriptions

- CBG has extensive experience in preparing technical survey documents including lot line adjustments, plats and legal descriptions. Our experience allows us to prepare these documents in the manner the City prefers the first time and reduces the overall review time significantly.



Section A

2

**PUC SITE REQUEST FOR PROPOSALS
DEVELOPER QUESTIONNAIRE**

Developer Name:

SummerHill Apartment Communities

Principal Office Address:

3000 Executive Parkway, Suite 450 San Ramon, CA 94583

Principal Contact:

Douglas L. McDonald

Circle One: Partnership
 Corporation
 Joint Venture

If a Corporation, in what State: California

When incorporated: 1/22/01

President:

Robert Freed

Vice President(s):

Douglas L McDonald, Katia Kamangar

Treasurer:

Members of the Board:

George Marcus, Bob Kennis, Robert Freed, Douglas L McDonald

If a Partnership, General or Limited: _____

Date of Partnership organization: _____

Name and Address of Each Partner:

NAME

ADDRESS

If Limited Partnership, name general partner(s):

1. Number of years of relevant experience in real estate development: Over 40 years
2. Have any development agreements between the developer and a public entity ever cancelled? Yes () No (X) If yes, give details on a separate sheet.
3. Has the developer or development partner of the proposing team ever refused to enter into a development agreement with a public entity after an award has been made; or failed to complete a contract during the past five (5) years; or been declared to be in default in any contract in the past five (5) years?

If yes, please explain: NO

4. Has the developer, or development partner, or any of its principals ever been declared bankrupt or reorganized under Chapter 11 or put into receivership? Yes () No (X)

If yes, give date, court jurisdiction, action taken, and any other explanation deemed necessary on a separate sheet.

5. Principal(s) of the developer and/or development partner ~~have~~ () **have not** (x) been convicted by a Federal, State, County, or Municipal Court of any violation of law, other than traffic violations. Explain any Convictions:

6. Lawsuits (any) pending or completed involving a corporation, partnership or individuals with more than ten percent (10%) interest:

A. List all pending lawsuits:

NONE

B. List all judgments from lawsuits in the last five (5) years:

NONE

7. List any and all relationships that are potential, actual, or perceived Conflicts of Interest.

NONE

8. Public Disclosure. In order to determine whether the members of the evaluation and selection committees, specifically the Joint Housing Subcommittee and the City Council, have any association or relationships which would constitute a conflict of interest, either actual or perceived, with any proposing development team, and/or individuals and entities comprising or representing such proposing development team, and in an attempt to ensure full and complete disclosure regarding this RFP, all proposing development teams are required to disclose all persons and entities who may be involved with this proposal. This list shall include, without limitation, public relation firms, lawyers, and lobbyists. The Community and Economic Development Department Director shall be notified, in writing, if any person or entity is added to this list after the Proposal has been submitted to the City.

The proposing developer or development team warrants the above information to be true and accurate, and further understands that the information contained in this Questionnaire may be confirmed through due diligence investigation conducted by the City, and agrees to cooperate with this due diligence.

WITNESS:

Signature

Print Name

ATTEST:



Secretary

Jason Biggs

Print Name

(CORPORATE SEAL)

IF PARTNERSHIP:

Signature

Print Name

IF CORPORATION:

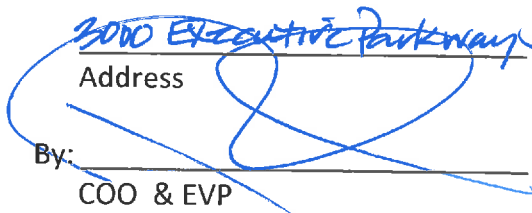
Sumnerhill Apartment Communities

Print Name of Corporation

2000 Executive Parkway San Ramon, CA

Address

94583

By: 

COO & EVP

Douglas McDowell

Print Name

Section A

3



GEORGE M. MARCUS

Chairman & Co-Founder

George Marcus is the founder and Chairman of The Marcus & Millichap Company ("TMMC"), the parent company of a diversified group of real estate service, investment and development firms, including Marcus & Millichap Real Estate Investment Brokerage Company, and SummerHill Housing Group. Mr. Marcus is also Chairman of Essex Property Trust, a multifamily REIT he co-founded in 1971 and took public in 1994. Mr. Marcus was one of the original founders and directors of Plaza Commerce Bank and Greater Bay Bancorp, both publicly held financial institutions, and he continues to serve on the board of Greater Bay Bancorp. In his role as chairman of SummerHill, Mr. Marcus provides the Company strategic guidance, oversight, and access to the full resources of TMMC.

Mr. Marcus graduated with a Bachelor's of Science degree in Economics from San Francisco State University, where he was honored as Alumnus of the Millennium in 1999. He is also a graduate of the Harvard Business School of Owners/Presidents Management Program and the Georgetown University Leadership Program.



ROBERT FREED

President and Chief Executive Officer

Robert Freed is President and Chief Executive Officer of SummerHill Apartment Communities and SummerHill Homes where he has served since 2007. From 1993 to 2007, Robert held a variety of executive positions for KB Home. Most recently, he was the senior vice president of investment strategy. In this capacity, Robert was responsible for land acquisitions, joint ventures and off balance sheet financing for all of KB Home's U.S. operations. In addition, Robert was president and regional general manager of KB Home's four Northern California homebuilding divisions. Prior to joining KB Home, Robert was the chief financial officer for Davidon Homes, a division president of Bedford Properties, and CFO of Blackhawk Corporation.

Robert earned a Bachelor of Science degree in economics from the University of California, Los Angeles, where he graduated summa cum laude.



DOUG MCDONALD

COO | Executive Vice President
Managing Director

Doug reports directly to Robert and is responsible for all operational aspects of SummerHill Apartment Communities as well as sourcing debt/equity, land acquisition and asset disposition. Mr. McDonald has been with SummerHill for over 17 years. Before assuming the role of COO, Doug was the CFO for both SummerHill Apartment Communities and SummerHill Homes. As CFO he secured nearly \$2 Billion in construction debt and equity capital.

Prior to joining SummerHill Homes, Doug was Manager of Strategy and Business Architecture for Accenture in San Francisco. Doug was also Division Controller for Pulte Homes and Supervising Senior Accountant for KPMG Peat Marwick, both of Charlotte, North Carolina.

Doug holds a Bachelor's degree in Business Administration – Finance and a Master of Accounting degree from the University of North Carolina at Chapel Hill. Mr. McDonald also holds a Master of Business Administration degree from the University of Michigan, where he graduated with distinction and received the annual Innovation Award.

Doug has had direct involvement in all of the SummerHill projects listed in section A4: Park Station, Nuevo at Lawrence Station, 1500 Center Point Drive, Anson, 988 El Camino Real, Domus on the Boulevard, The Lane on the Boulevard, Brio, & 481 on Mathilda.



KATIA KAMANGAR

Executive Vice President
Managing Director

Katia leads all new community development activities in Northern California for SummerHill Apartment Communities. Ms. Kamangar joined SummerHill in 2005. She oversees new community development, including initial land planning, due diligence, architecture and design, budgeting and forecasting, and securing all necessary entitlement approvals through commencement of construction.

Katia also leads the company's Green Task Force that evaluates new technologies and construction practices aimed at increasing the sustainability of the apartments SummerHill constructs. For ten years prior to joining SummerHill, she was with Greenbriar Homes Communities Inc. as Senior Development Manager and Director of Development. Previously, she was Construction Project Manager for Mobil Oil Corporation. From 1998 to 2001, Katia served on the City of Los Altos Planning Commission. From 2001 to 2005, she was a Board Member for the BIA Bay Area. Katia holds a Bachelor of Science degree in Civil Engineering from U.C. Berkeley and a Master of Business Administration degree from Duke University's Fuqua School of Business.

Katia has had direct oversight of all of the SummerHill projects listed in section A4: Park Station, Nuevo at Lawrence Station, 1500 Center Point Drive, Anson, 988 El Camino Real, Domus on the Boulevard, The Lane on the Boulevard, Brio, & 481 on Mathilda.

The logo for SummerHill Homes, featuring the company name in a serif font on a dark blue background.

CHRIS NEIGHBOR

Chief Operating Officer, SummerHill Homes

As Chief Operating Officer of SummerHill Homes, Chris Neighbor's responsibilities include overseeing land acquisitions, land development, purchasing and construction.

Prior to joining SummerHill Homes, Chris served as Vice President, Investment Management for MacFarlane Partners in San Francisco where he was responsible for oversight of the firm's single-family residential, land and housing developments. Chris has also served in various capacities for KB Home. He was Vice President of Acquisitions, Planning and Development for KB's Central Valley Division. Prior to that role, he was Manager of Acquisitions for KB's Bay Area Division. He also has overseen home-building projects in the San Francisco Bay Area and Squaw Valley, Calif. Chris earned his Bachelor of Science Degree in Construction Management from California State University, Chico.

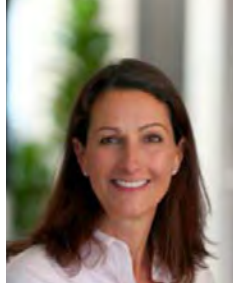
The logo for SummerHill Apartment Communities, featuring the company name in a serif font on a dark blue background.The logo for SummerHill Homes, featuring the company name in a serif font on a dark blue background.

JASON BIGGS

General Council

As General Counsel for SummerHill Apartment Communities, Jason oversees the day to day legal affairs for SummerHill, specializing in land acquisition and disposition, risk mitigation, dispute resolution and governmental compliance, working closely with the land acquisition, finance, forward planning and construction departments. Before becoming General Counsel, Jason was Senior Counsel with the Marcus & Millichap family of companies since 2004. Prior to that time, he was one of nine founding attorneys of Terra Law LLP, a Bay Area real estate boutique law firm specializing in real estate transactions and litigation. While at Terra Law, he represented developers of master planned communities in addition to representing other investors and users of various types of real estate. Jason was also an associate attorney at Morrison Foerster, working in their real estate department in Palo Alto.

Jason holds a law degree from the Santa Clara University School of Law where he graduated Cum Laude, and a Bachelor of Arts degree in Political Science from the University of California, Davis, graduating with honor.



ELAINE BREEZE

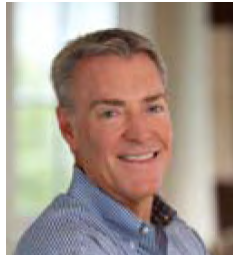
Vice President of Development

Elaine reports directly to Katia and is responsible for project entitlements and development for new communities. Elaine has been affiliated with the Marcus & Millichap companies since 1988, starting as a research analyst with Marcus & Millichap Real Estate Investment Brokerage. With affiliate SummerHill Homes until 2008, as Senior Vice President and Managing Director, she oversaw the development of award winning single family and multifamily projects throughout San Mateo and Santa Clara Counties. From 1989 to 1990, she was an analyst and project coordinator for Essex Property Company specializing in multi-family investment real estate and retail shopping center joint ventures.

Elaine graduated from the University of California at Berkeley in 1988 with a Bachelor of Arts degree in History. She completed post-graduate studies in Real Estate and Architecture at U.C. Berkeley, as well as courses in Construction Practices at San Jose State University. She is a current member of the Grand Boulevard Task Force and board member of the San Mateo County Historical Association, and past Chair of SAMCEDA and the San Mateo Area Chamber of Commerce.

Elaine has been the primary point of contact during the entitlement process for the following SummerHill projects listed in section A4: Park Station, Anson, 988 El Camino Real, Domus on the Boulevard, The Lane on the Boulevard, 481 on Mathilda.

Elaine will be SummerHill's main point of contact with the City of South San Francisco on day-to-day basis.



BRACKEN RICHARDSON

Senior Vice President of Construction

Bracken reports directly to Doug and leads all aspects of the design and construction process including initial design, document coordination, estimating, pricing, and construction management. He is involved in project development supporting SummerHill Apartment Communities' acquisition, development and asset management teams. Mr. Richardson has worked for thirty-two (32) years in commercial construction, hospitality and multi-family development. Within SummerHill alone, he has completed or is in the process of completing over twenty (20) developments with an apartment and condominium count in excess of 4,500 units.

Mr. Richardson's prior experience includes serving as Executive Vice President for Wentz Group and acting as an Owner's Advocate representing clients' interests in entitling, designing and building resorts in California, Colorado and Mexico. The son of a Mining Engineer, Mr. Richardson spent fifteen (15) years living in Mexico and is completely bilingual. He studied Mathematics and Civil Engineering at the University of Arizona and Business Administration at National University, graduating with High Honors. Mr. Richardson holds a State of California Contractor's B license.

Bracken has had direct construction oversight for the following SummerHill projects listed in section A4: Nuevo at Lawrence Station, 1500 Center Point Drive, Anson, 988 El Camino Real, Theo, Domus on the Boulevard, The Lane on the Boulevard, Brio, & 481 on Mathilda.



JEFF ZEISLER

Vice President of Acquisitions

Jeff reports directly to Doug and is responsible for implementing strategy to identify land acquisition opportunities, negotiating purchase and sales agreements, managing due diligence and acquisition feasibility. Prior to joining SummerHill, Jeff sourced, negotiated and purchased more than \$1.5B in real estate and distressed multifamily debt over his tenure. Formerly at Carmel Partners for 11 years, Jeff helped grow the company's acquisitions platform from its first fund \$215MM to a multibillion dollar fund manager through its 5th \$1.025B fund.

Jeff graduated from the University of California Santa Barbara (UCSB) with a Bachelor of Arts in Business Economics and an emphasis in Finance.

Jeff will be SummerHill's main point of contact with the City of South San Francisco during negotiations.



MICHAEL ANICHINI

Director of Acquisitions

Michael reports directly to Jeff and is responsible for identifying and acquiring developable land in San Mateo and Santa Clara counties. Prior to joining SummerHill in 2015, Michael worked as a Venture Associate for Marcus and Millichap Company (SummerHill's parent company) during his first two years after business school. Michael also has 3 years' experience in Commercial Real Estate Brokerage.

Michael holds a Bachelor of Science degree in Psychology from the University of Illinois and Master of Business Administration degrees from Columbia University and U.C. Berkeley.



ERIC HANSEN

Vice President of Construction

Eric reports directly to Bracken and currently manages pre-construction of the majority of SummerHill projects in Southern and Northern California. Since joining SummerHill in 2012, Eric has managed the final design and permitting, construction, closeout, and sale of successful projects in Mountain View and Redwood City. Since completing those projects, he has utilized his expertise in pre-construction and estimating to transition into his current role. He stays involved with SHAC projects from their inception through design development and construction contract execution. Prior to joining SummerHill, Eric had nearly 13 years of extensive management experience in general contracting and commercial development with SKS Investments and Nibbi Brothers Construction. Eric graduated Cum Laude with a B.A. in Environmental Science from UC Santa Barbara.

Eric has had direct construction management involvement in the following SummerHill projects listed in section A4: Nuevo at Lawrence Station, 1500 Center Point Drive, Anson, 988 El Camino Real, Domus on the Boulevard, & The Lane on the Boulevard.



ALVARO LEIVA

Director of Asset Management

Alvaro reports directly to Doug and is responsible for market analysis, marketing/branding, leasing strategy and execution. In addition, he works closely with the construction team on interior design and livability of the units and common areas. He directly manages the property management team and is responsible for all onsite operations for all SummerHill projects in Seattle, Bay Area and Southern California. He has 12 years of experience in the multi-family industry; Alvaro was previously with Alliance Residential in various regional management roles. Mr. Leiva received a B.S. in Environmental Economics and Policy and a B.A. in African-American Studies from UC Berkeley.

Alvaro has had direct asset management oversight for the following SummerHill projects listed in section A4: Nuevo at Lawrence Station, 1500 Center Point Drive, Anson, 988 El Camino Real, Domus on the Boulevard, Brio, & 481 on Mathilda.



RICHARD NORRIS

Associate Development Manager

Richard reports directly to Elaine and is responsible for assisting in the entitlement and development of new multifamily and single family communities with SummerHill Housing Group. Since Richard joined the firm in 2017, he has been working on the 988 El Camino Real project in South San Francisco in addition to the Anson (Carolan-Rollins) project in Burlingame and Skyline Residential in San Bruno.

Prior to assuming his current role, Richard worked as an Assistant Project Manager with ZCON Builders for over four years where he was part of the construction team that built the 45-unit Metropolitan building in Berkeley, the 200-unit Epic III building in San Jose, and the 196-unit Marston in Redwood City. Richard spent 2008-2013 as a Planner with Contra Costa County where he managed the entitlement process.

Richard graduated from the University of California at San Diego with a Bachelor of Arts degree in Urban Studies and Planning with Departmental Honors. Mr. Norris is an active member of the Urban Land Institute.



MANNY GONZALEZ, FAIA, LEED AP

Principal | Board of Directors

Manny Gonzalez is the managing principal for KTGy's Los Angeles office. He is responsible for the design, land planning and production of residential and mixed-use developments throughout the U.S., including active adult and affordable multi-family communities as well as mixed-use residential, office and/or hotel/hospitality with retail.

In 2016 Mr. Gonzalez was elected to the College of Fellows of the American Institute of Architects. Election to Fellowship recognizes not only his achievements as an individual architect but also his significant contributions to architecture and society on a national level. Mr. Gonzalez was also recognized in 2015 by Builder magazine for his legacy of delivering remarkable residential design with his induction into the prestigious Wm. S. Marvin Hall of Fame for Design Excellence.

During his more than 25 years of practice in residential development, Mr. Gonzalez has won numerous awards for his innovative designs including Gold Nugget, Best in American Living, NAHB Best of 55+ Housing and Pillars of Industry. Mr. Gonzalez also and received the LEED for Homes Multifamily Project of the Year Award for the Platinum certified community Primera Terra in Playa Vista, CA. Another LEED Platinum community designed by Mr. Gonzalez, Skylar at Playa Vista, recently won eight awards at the International Builders' Show including a Special Innovation Award for its unique vertical triplex design. This is Mr. Gonzalez's third Innovation Award. Mr. Gonzalez has been featured in Builder & Developer's list of "Who's Who in Home Building" for many years and Green Home Builder magazine awarded him 2012 "Architect of the Year" for his forward-thinking NetZero ABC Green Home design and his outstanding contributions to the home building industry. He was also recognized as NAHB's inaugural "55+ Associate of the Year" at the 2016 International Builders' Show.

Mr. Gonzalez holds a Master of Architecture from University of Southern California and a Bachelor of Architecture from University of California, Berkeley.



RYAN FLAUTZ

Associate Principal

Ryan Flautz is an Associate Principal in KTGy's Los Angeles office managing all production efforts. In this role, he is responsible for the overall management of construction documents and the quality control process through permitting and Construction Administration. His vast knowledge of federal and state building codes, as well as leading-edge construction techniques, allows him to work directly with clients and KTGy team members to produce projects that both maintain design intent and detailing, at the same time maintaining the project's budget and schedule constraints. His passion for great design and a fervent attention to detail and sustainability facilitate the execution of quality built projects.

With more than 20 years of experience, Mr. Flautz has a proven track record in the execution and management of large, multifaceted architectural projects including mixed-use, high density residential, and a variety of large scale international commercial projects. His prior experience as a general contractor brings a unique perspective that is invaluable to both the client and the project's outcome, resolving complex design issues with innovative and practical solutions. Mr. Flautz has a Certificate in Architectural Arts from Golden West College in Huntington Beach, CA.



KEITH MCCLOSKEY, LEED AP

Executive Director, Design

Keith McCloskey is the Executive Director, Design for KTGy's Los Angeles office. He is responsible for establishing the overall design vision for all of the office's new architecture and interiors projects and leads a creative team that is involved in a broad range of projects from low density to high-rise throughout the U.S.

Mr. McCloskey's comprehensive experience spans nearly 20 years and includes the planning and design of multi-family, mixed use, senior living, civic and aviation projects. His most recent work has been focused on high-density urban infill sites, which provide challenging design opportunities in politically-charged, design-sensitive communities. He is particularly adept at creating sustainable projects that integrate into the urban fabric, generating a sense of place and individual character of each community. These residential projects range from affordable and tax credit housing to luxury apartment and condominium communities.

Mr. McCloskey has taken a keen interest in Sustainable Architecture since early in his career and became a LEED Accredited Professional shortly after the program's inception over a decade ago. His work integrates green building design principles into each project, and as a result he has worked on multiple projects from their design inception through final certification. He has a passion for researching new technologies and building systems, and recently completed one of the largest intensive Eco-Roof installations on an apartment community in Portland, Oregon.

In addition to leading the Los Angeles office's design efforts, Mr. McCloskey has been actively involved in volunteer programs within the City of Los Angeles including AIA Los Angeles Design Competition Mentoring as well as the Architecture Construction & Engineering (ACE) Student Mentorship Program.

Mr. McCloskey holds a Master of Architecture from Southern California Institute of Architecture and a Bachelor of Science in Architecture from Georgia Institute of Technology.



SARA FERNANDEZ

Director, Planning

Sara Fernandez is a Director, Planning for KTGy's Los Angeles office, leading high-density residential and mixed-use projects from inception and initial site planning through the entitlement phases. Ms. Fernandez works closely with clients and the KTGy LA Design Studio to establish a vision for developments early on; to fully understand the opportunities and constraints of the site; to study different scenarios and their influence on yield and conceptual building form; and to maximize the development potential based on her extensive experience navigating zoning codes and planning regulations. As the conceptual architecture evolves Ms. Fernandez helps to portray the design intent to public agencies and stake holders, as well as provides management and oversight of the entitlement process.

As a result of her 17 years of experience in planning and design, Ms. Fernandez is especially adept at problem-solving and understanding complex environmental and spatial relationships among different users and land uses, whether it be laying out a vertically integrated mixed-use building or a master-planned development. Her proactive design approach emphasizes mitigation of potential conflicts through creative design solutions. Ms. Fernandez prides herself on creating high-quality developments that possess a unique sense of place enhancing the lives of its occupants.

Prior to joining KTGy in 2013, Ms. Fernandez spent more than 12 years combined as a Project Manager for William Hezmalhalch Architect's Urban Studio and Senior Design Director for T&B Planning Inc. Her professional background ranges from physical design and visioning for large master-planned communities to urban design for small infill sites, and includes preparation of specific plans and design guidelines as a consultant to public agencies. Ms. Fernandez holds a Bachelor of Design in Architecture, Cum Laude, from University of Florida and a Green Building Certificate in Sustainable Practices from California State University, Fullerton.



PLANNING | URBAN DESIGN
LANDSCAPE | ARCHITECTURE

ROMAN MUIR DE SOTA, ASLA, CGBP

President

Mr. De Sota has planned, designed, managed and facilitated projects in Israel, Spain, Taiwan and the United States for the past 15 years. Mr. De Sota is experienced in the design of international and domestic projects including: master-planned residential communities, urban infill, Golf Course Communities, hotels and destination resorts, community and neighborhood parks, retail, commercial and industrial developments and high-rise podium and roof top gardens. Knowledgeable in the international market, design and construction methods for golf course communities, residential and retail markets and destination resorts Mr. De Sota's design experience primarily has focused on project design in southern and northern California and Nevada. Mr. De Sota is responsible for the firm's business development, strategic planning, creation and fulfillment of marketing and client objectives. Mr. De Sota heads the firm's design and guidance, project review, contract preparation and project budgets. Mr. De Sota's vision is drawn from extensive experience in community landscape design including master planned communities, urban infill developments, high-density housing, redevelopment projects, city and regional parks, community streetscapes, design development standards, office and commercial projects. Mr. De Sota is an active member of the American Society of Landscape Architects and a Certified Green Building Professional.

Credentials

EDUCATION

California Polytechnic State University,
San Luis Obispo, California

AFFILIATIONS

Urban Land Institute, American Society of Landscape Architects, Home Builders Association (East Bay Division), Build It Green, Bay Friendly Council



PLANNING | URBAN DESIGN
LANDSCAPE | ARCHITECTURE

JASON UMEMOTO CA. #3652 CLARB, ASLA

Mr. Umemoto provides 16 years experience in all facets of planning, urban design, park planning and landscape architectural design. His design aptitude varies from natural environments to park planning, master residential communities to resort and hospitality. He is exemplary with strategic planning, project design, management, coordination and facilitation, design, community development; and planning commission, city council, approvals. Mr. Umemoto assists with management of the office staff and review of office procedures and oversees the release of the office documents. Mr. Umemoto is also responsible for Construction Administration and coordination.

AFFILIATIONS

American Society of Landscape Architects, Council of Landscape Architectural Registration Boards, 2007 California Landscape Architect Technical Committee (LATC) California Supplemental Examination Development Team.



PLANNING | URBAN DESIGN
LANDSCAPE | ARCHITECTURE

JEFFREY M. HARVEY, ASLA

Project Manager

Jeff Harvey manages multiple projects for R3 Studios. He is acting Project Manager for many different kinds of projects ranging from Model Homes to Multiple Unit Communities. He has been involved at several levels of the firm and has been instrumental in administering, scheduling and directing work for both Landscape Architecture and Planning projects. His strengths lie in orchestrating graphic presentations and coordinating construction documents. His knowledge of the basics, combined with his graphic capabilities, social skills and energy, makes him a valuable asset in completing complex projects.

Credentials

EDUCATION

Bachelor of Science, Landscape Architecture, California State
Polytechnic University,
Pomona, California



PLANNING | URBAN DESIGN
LANDSCAPE | ARCHITECTURE

LANETTE THOMAS

Ms. Thomas, an architect by trade brings to R3 Studios, Inc. a variety of unique talents and skills that enable the firm to provide a multitude of specialty graphics for our clients. Ms. Thomas is proficient in Photoshop, InDesign, Sketch Up, Illustrator, Macintosh applications and a variety of design based soft ware for the preparation of enhanced site plans and elevations, 3D modeling exhibits and perspectives, as well as graphic maps, plans. Ms. Thomas is responsible for the daily transference of conceptual graphics to autocad format including site plans, detail preparation and construction documents. Ms Thomas provides drafting support for other members of the design team and assistance with marketing material for R3 Studios, Inc.



**CARLSON,
BARBEE &
GIBSON, INC**

CIVIL ENGINEERS | SURVEYORS | PLANNERS

RYAN T. HANSEN, P.E.

Principal

Mr. Hansen has over 10 years of civil engineering experience on projects located throughout the Bay Area. Mr. Hansen has been responsible for the management and design for all aspects of development for numerous complex projects and his expertise in grading design, utility planning, and stormwater treatment design allows for complete and well-designed projects.

Credentials

EDUCATION

B.S., Civil Engineering,
University of the Pacific

YEARS WITH CBG

10 years

REGISTRATION

Professional Civil Engineering, California
No. 80557

TOTAL YEARS PROFESSIONAL EXPERIENCE

10 years



**CARLSON,
BARBEE &
GIBSON, INC**

CIVIL ENGINEERS | SURVEYORS | PLANNERS

MARK H. WEHBER, P.L.S.

Associate | Survey Manager

Mr. Wehber has over 30 years of land surveying experience with 15 years on projects located throughout Northern California. Mr. Wehber has been worked extensively on land development projects along with public right-of-way and survey projects. Mr. Wehber has a special expertise in the preparation and implementation of quality assurance and quality control procedures for large surveying projects and managing client and project needs from initialization to completion.

Credentials

EDUCATION

Associates Degree
Bergen Community College, Paramus, New Jersey

Municipal Engineering Construction Inspection Certificate
Rutgers State University, New Jersey

REGISTRATION

Professional Land Surveyor, California No. 7960

TOTAL YEARS PROFESSIONAL EXPERIENCE

30 years



**CARLSON,
BARBEE &
GIBSON, INC**

CIVIL ENGINEERS | SURVEYORS | PLANNERS

ANDREA J. BELLANCA, P.E.L.S.

Principal

Mr. Bellanca has nearly 20 years of technical experience and project management expertise on numerous residential, commercial, and industrial development projects throughout Northern California. He has been responsible for all aspects of project design and development including feasibility, conceptual planning, entitlement processing, and construction plan preparation. Mr. Bellanca has effectively managed multi-disciplinary design teams on numerous large scale projects while at the same time coordinating with jurisdictions and private land owners to ensure the projects' successful completion.

Credentials

EDUCATION

B.S., Civil and Environmental Engineering,
University of California, Davis

YEARS WITH CBG

18 years

REGISTRATION

Professional Civil Engineering, California
No. 61806
Professional Land Surveyor, California No. 8287

TOTAL YEARS PROFESSIONAL EXPERIENCE

18 years



**CARLSON,
BARBEE &
GIBSON, INC**

CIVIL ENGINEERS | SURVEYORS | PLANNERS

HILLARY AJEL POSADAS, P.E.

Senior Engineer

Mrs. Posadas has 5 years of technical engineering experience on projects throughout the San Francisco Bay Area. Her experience includes single-family subdivisions, multi-family developments, commercial and mixed use projects. Aside from grading and utility design, Mrs. Posadas' expertise includes preparation of construction documents, storm drain design reports, and C.3 storm water quality reports

Credentials

EDUCATION

Bachelors of Science in Civil Engineering,
University of California, Los Angeles

YEARS WITH CBG

5 years

REGISTRATION

Professional Civil Engineering, California
No. 84938

TOTAL YEARS PROFESSIONAL EXPERIENCE

5 years



Domus, Mountain View

Section A

4



Skyline, San Mateo



Public-Private Partnerships

SummerHill has a 25+ year history of acquiring land from public agencies and non-profits, and partnering with them throughout the process. Such entities include BART/SamTrans, the San Bruno Park School District, the San Mateo County Community College District, the Palo Alto Medical Foundation, the Palo Alto Elks, the City of Fremont, the University of California, the Peninsula Jewish Community Center, the San Francisco Public Utilities Commission, the San Jose Unified School District, and the Sunnyvale School District. As a result of this experience, SummerHill recognizes the utmost importance of community outreach during the process, providing creative solutions for its partners, delivering on project commitments, and lastly, creating communities of distinction as a legacy.

As an example, most recently, we have partnered with the San Mateo County Community College District to develop an 8-acre site on the Skyline College Campus. The Skyline Residential project includes a 30 affordable apartment units for District faculty and staff on 2 acres and 40 single family market rate homes on 6 acres, with an off-site fitness park and trail, and other pedestrian and bicycle improvements. The funds from the single family land sale will fund the development of the faculty housing. The project requires a General Plan Amendment, Rezoning, Architectural Review and a Vesting Tentative Map. The site is immediately adjacent to an older single family neighborhood and across from a single family community that SummerHill developed with the College District in the early 2000's. The entitlement process has included extensive neighborhood outreach due to unusual property line conditions and coordination with the College campus.

CAROLAN AVE/ROLLINS RD (ANSON BY SUMMERHILL)

Burlingame, CA



Typology

Market Rate & Affordable
Townhomes
Apartments
Podium
Transit Oriented Development

Team Leader

Elaine Breeze

Facts

Apartment Density: 69 du/ac
Unit Plan Sizes:
Apartments 693-1,396 sq. ft.
Townhomes 1,507-2,226 sq. ft.
Number of Apartments: 268 du
Number of Townhomes: 22 du
Site Area: 5.4 ac
Number of Stories: 5
Parking: 466 apartment spaces,
58 townhome spaces
Stage: Under Construction
Ownership: SummerHill
Development Costs: \$147 million



The 5-story apartment community includes a leasing office, club room, fitness studio, “work-share” space, bike storage and repair room, pet spa, dog run, lobby/lounge areas, and three amenitized courtyards over a 2-level semi-subterranean garage. The “work-share” space will be available by reservation to the City of Burlingame and Burlingame community groups weekdays under a shared use agreement. The townhome portion includes four 2-story buildings, transitioning in mass and scale to the adjacent existing single family neighborhood. Resident entries front the pedestrian paseo with individual garage access along a rear private driveway.

Project entitlements included a Conditional Use Permit, a Vesting Tentative Map, Design Review, certification of an EIR, and Special Permits. The entitlement process included extensive outreach to the existing single family neighborhood immediately adjacent to the project as well as to the broader Burlingame community. Anson is the largest residential project approved in the Burlingame in 40+ years. SummerHill obtained entitlements in July 2015. A long escrow accommodated leases which expired in December 2017.



Typology

Condominiums
Market Rate & Affordable
Transit Oriented Development

Team Leader

Elaine Breeze

Facts

Density: 50 du/ac
Unit Plan Sizes: 724-1,384 sq. ft.
Number of Units: 99 du
Site Area: 2.04 ac
Stage: Completed in 2008
Ownership: All Condos Sold
Development Costs: \$45.8 million



The project included two 4-story buildings on a podium over a single level garage. The architectural design was transitional to connect the civic design of the BART Station with the adjacent and surrounding residential character. Resident vehicular access was provided from El Camino Real with a pedestrian/bike path connecting to Centennial Way Trail for BART and shuttle riders provided at the east side of the site. Common area amenities included a multi-use club room and a large outdoor BBQ entertaining area and with an adjacent grass play area optimized an easement-constrained portion of the site.

Entitlements included a Use Permit, General Plan Amendment, Rezoning, Tentative Map, and Affordable Housing Agreement and were obtained in 2006. A .79-acre portion of site was acquired from BART/SamTrans; the quitclaim of easements from the San Francisco PUC, SBC, and City of South San Francisco, and the establishment of a new easement for a PGE&E substation were required for site development. Offsite improvements required additional permitting from BART, San Mateo County Flood Control, and Caltrans. Neighborhood outreach focused primarily on the condominium community residents to the south who were accustomed to a nearly vacant site. The project sold out in 2010. The project received a Grand Boulevard Award.





Typology

Mixed-Use Podium
Apartments | Retail
Condominiums | Retail
Transit Oriented Development
High Density Development

Team Leaders

Katia Kamangar, Keith
McCloskey, Roman de Sota

Facts

Density: 77 du/ac
Unit Plan Sizes: 648-1,738 sq. ft.
Number of Units: 655 du
Site Area - 8.5 ac
Retail: 24,089 sq. ft.
Number of Stories: 6
Construction Type: III-A over I-A
Stage: Pre-Construction
Ownership: SummerHill
Development Costs: \$400 million

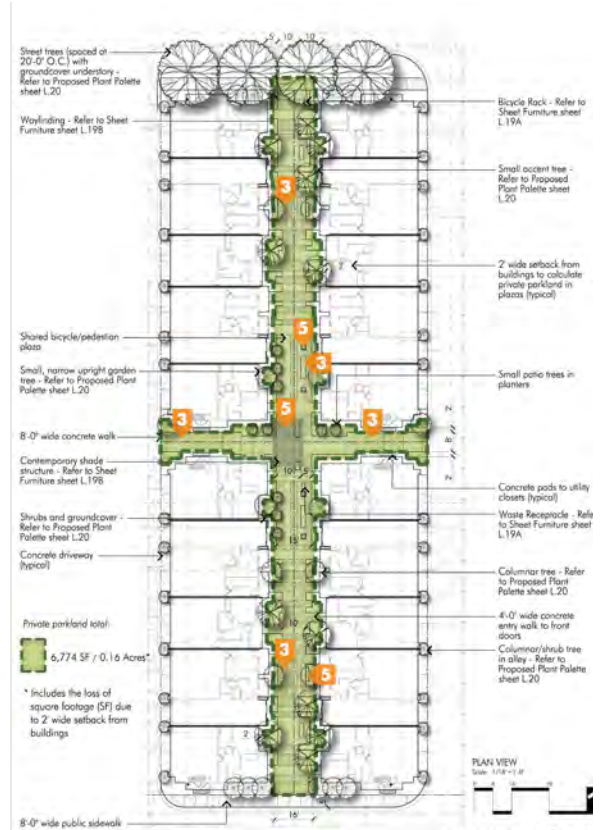


Nuevo is a large scale master planned community on formerly industrial land within half mile of the Lawrence CalTrain station in Santa Clara. SummerHill assembled land from six different property owners totalling 26 acres in order to implement the largest portion of City of Santa Clara's Lawrence Station Area Plan. The SummerHill portion consists in total of 994 residential units, offering a variety of housing types including apartments, condominiums, townhomes and single family detached. The project also includes approximately 40,000 square feet of commercial and retail and six acres of new parks. Nuevo addresses the area's housing shortage and lack of retail. Centered around a common open space park, the high-density podium buildings create an edge and shield the park from the noise of the main street. All three buildings feature a Contemporary design style with a mix of natural wood and stone elements. The desire to create community influenced the amenities which include pool-adjacent two-story fitness rooms. Nuevo also boasts a dog park, a bike-share facility, bike paths, sports courts, outdoor reading rooms and electrical vehicle chargers.



NUEVO AT LAWRENCE STATION

Santa Clara, CA





Typology

Mixed-Use Wrap
Apartments | Retail
Transit Oriented Development

Team Leaders

Katia Kamangar, Sara Fernandez

Facts

Density: 70.53 du/ac
Unit Plan Sizes: 648 - 1,176 sq. ft.
Number of Units: 694 du
Site Area: 9.84 ac
Retail: 36,500 sq. ft.
Number of Stories: 5
Parking: 1189 spaces (1.71 sp./unit)
(117 Retail, 1072 Residential)
Stage: Under Construction
Ownership: SummerHill
Development Costs: \$304 million



1500 Centre Pointe Drive is part of Milpitas vision for transforming this light industrial area into an active mixed-use TOD community consistent with the Transit Area Specific Plan. The development takes advantage of its proximity to both light rail stations and the future BART station as well as its adjacency to the retail hub of the Great Mall of the Bay Area. It will integrate both new residential and retail programs to fulfill the vision of the Milpitas Transit Area Specific Plan. The development benefits from public street frontage on all four sides and creates a new small-scale retail village to support all of the building residents and neighboring new development that is underway. In addition to creating a new Main Street, 1500 Centre Pointe Drive provides a variety of elements in the public realm including broad and richly landscaped sidewalks and small plazas that bridge the new development to its periphery. The project was also designed with several significant pieces of public art.





Typology

Apartments
Podium

Team Leaders

Bracken Richardson, Keith
McCloskey

Facts

Density: 107 du/ac
Unit Plan Sizes: 767 - 1,075 sq. ft.
Number of Units: 105 du
Site Area: .98 ac
Number of Stories: 6
Parking: 154 spaces
Stage: Under Construction
Ownership: JV with Parse Capital
Development Costs: \$48.5 million



Theo is a market-rate multifamily community in a vibrant, walkable area. Working with Pasadena heritage, the design of Theo pulls influences from the adjacent Theodore Parker Lukens House, one of the oldest homes in Pasadena, California. Rather than compete with the ornate features of this classic residence, the Theo offers a clean, smooth simple, Modernist take on the classic architecture with outdoor spaces that overlook and embrace the Lukens House. The programming sets the community apart by providing a variety of outdoor spaces: rooftop amenity space, pool and spa area, cabana terrace, lobby courtyard, outdoor kitchen and dining, dog-wash area, and private terraces. The building steps down in a series of terraces, from six to two levels, to accommodate these spaces.



THE LANE ON THE BOULEVARD

Redwood City, CA



Typology

Apartments
Wrap

Team Leader

Elaine Breeze

Facts

Density: 55.8 du/ac
Unit Plan Sizes: 561 - 1,106 sq. ft.
Number of Units: 141 du
Site Area: 2.51 ac
Number of Stories: 4
Parking: 232 spaces
Stage: Completed in 2014
Ownership: Sold
Development Costs: \$47.7 million



Located on the former Mel's Bowling Site, The Lane on the Boulevard is a catalyst for future residential developments along El Camino Real. The project consists of 141 residential units as well as Leasing, Club and Fitness amenity spaces. Set 12 feet from the street, the project helps activate the community with an urban edge and classic architecture. The project parking is conveniently located central to the site with 4 levels of units wrapping three sides of the parking garage. The architecture is defined by a series of metal louvered awnings, juliet balconies, a brick base and recessed windows. The prominent cornice line gives building a distinct presence and sets the tone for future developments.



Entitlements included an PD permit, EIR certification, and A Vesting Tentative Map for condominium purposes. Outside agency permits obtained included a Use Permit from the San Francisco PUC to construct and maintain an adjacent public open space area, an encroachment from Caltrans to construct a new crosswalk across El Camino, and a permit from SamTrans to relocate a bus stop. The project included making storefront improvements to neighboring retail buildings and securing the closure of an adult bookstore.

DOMUS ON THE BOULEVARD

Mountain View, CA



Typology

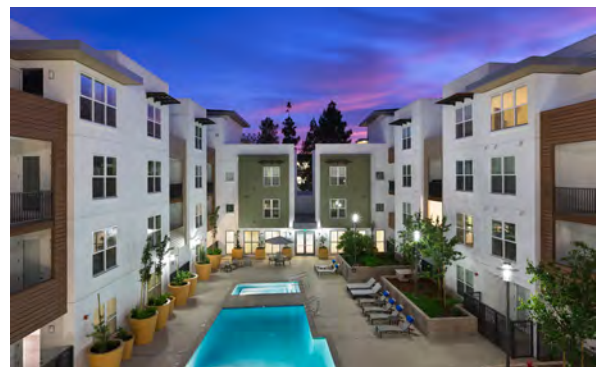
Apartments
Podium

Team Leader

Elaine Breeze

Facts

Density: 66.3 du/ac
Unit Plan Sizes: 717 - 1,126 sq. ft.
Number of Units: 193 du
Site Area: 2.91ac
Number of Stories: 4
Stage: Completed in 2015
Ownership: Sold
Development Costs: \$73.4 million



Domus on the Boulevard is a 193-unit architecturally refined apartment community just north of San Antonio Road on El Camino Real, the “Grand Boulevard”, in Mountain View. The 4-story community of Mountain View apartments for rent includes two buildings over a 1 and 2-story subterranean and partially subterranean parking garage. One and two bedroom units will feature expansive windows, upscale kitchens, in-unit washer/dryers, and private storage. A bike “hub” activating the El Camino Real frontage includes secure bike storage and a repair area.

Domus is a transit oriented development located less than ½ mile from the San Antonio Caltrain Station. Entitlements include Rezoning, EIR, Design Review, and a Planning Community Permit. The application was processed concurrently with the City of Mountain View updating its General Plan was a collaborative process in developing the project design as well as the City’s new zoning standards. The site is directly adjacent to San Francisco PUC’s Hetch Hetchy right-of-way.





Typology

Apartments
Wrap
Transit Oriented Development

Team Leader

Katia Kamangar

Facts

Density: 59 du/ac
Unit Plan Sizes: 692 - 983 sq. ft.
Number of Units: 300 du
Site Area: 5.08 ac
Number of Stories: 4
Parking: 471 spaces
Stage: Completed in 2014
Ownership: Sold
Development Costs: \$94.6 million



Located four blocks from a BART station, BRIO epitomizes smart infill development by replacing a vacant, functionally obsolete office building and parking lot with a beautiful state-of-the-art environmentally-efficient residential community. This new development knits together the north edge of Walnut Creek's pedestrian, civic and shopping districts and provides improvements in pedestrian access, which benefits the residents and users of the Iron Horse Trail and the Walnut Creek Intermediate School. BRIO offers 1 and 2-bedroom apartments ranging in size from 667 to 1,051 square feet. This amenity-rich Walnut Creek apartment community sits on a 5-acre site with secure parking for over 475 vehicles, including chargers for electric vehicles. Brio's community amenities include a central courtyard that features a large swimming pool and spa; five outdoor kitchens with dining areas; an outdoor ping-pong table and a natural lawn; dog play area, private resident wine lockers, and a large-scale public art piece along Civic Drive..





Typology

Apartments | Townhomes
Podium
Transit Oriented Development

Facts

Density: 65 du/ac
Unit Plan Sizes: 560 - 1,280 sq. ft.
Number of Units: 105 du
Site Area: 1.6 ac
Number of Stories: 4
Parking: 148 spaces
Certification: Green Point Rated
Stage: Completed in 2017
Ownership: JV with AEW
Development Costs: \$49.3 million



Team Leader

Katia Kamangar

481 Mathilda Apartments is a transit-oriented pedestrian friendly redevelopment in downtown Sunnyvale, California offering 105 units, luxurious amenities and stunning views of both the mountains and the city. Fronting Mathilda Avenue, the architectural style is modern, featuring simple forms and a flat roofline. This is also where the building achieves its peak height, which is easily matched by the retail and commercial buildings located across Mathilda Avenue. The architectural style becomes more traditional, with pitched rooflines and wooden columns, along Charles Street. A noticeable step down, from four to two stories, also serves to address the adjacent single family community. The location is ideal for busy executives with abundant retail and restaurants and the downtown CalTrain Station all within walking distance.





Typology

Mixed Use Podium
Transit Oriented Development
Apartments
Retail

Team Leaders

Elaine Breeze, Sara Fernandez,
Ryan Hansen

Facts

Density: 103 du/ac
Unit Plan Sizes: 541-1,274 sq. ft.
Number of Units: 172 du
Site Area: 1.67 ac
Retail: 10,915 sq. ft.
Number of Stories: 6
Parking: 259 spaces
Stage: Entitlement (PC Approved 2/1/18)
Ownership: SummerHill under contract

The 988 El Camino Real project is a four-parcel assemblage located at the intersection of El Camino Real and Chestnut Avenue in the City of South San Francisco. The “ECR” property is approximately 1.67 acres. The site is currently being occupied by South City Car Wash. The property is surrounded by Centennial Way Trail to the east, a vacant lot to the North, El Camino Real to the west, and Burger King fast food restaurant immediately adjacent to the south. The vacant lot is the future site of the City of South San Francisco’s civic center. The site is located less than a mile from the South San Francisco BART station and is served by SamTrans Bus 37, 122 which connect to the station. Centennial Way has a Class I bike lane, which provides a safe, easy connection to the South San Francisco BART station to the north.

The project is the first proposed mixed use residential project since the El Camino Real/Chestnut Avenue Area Plan was adopted in 2011. The project site is highly constrained by existing easements and public utility infrastructure, generating a creative site solution, architectural design, and public open spaces for the site. Requested entitlements include a Conditional Use Permit, a Vesting Tentative Parcel Map, Design Review, TDM Plan, and environmental consistency analysis approval. Additional permits will be required from BART and Caltrans.



3980 WILSHIRE BOULEVARD

Los Angeles, CA | Jamison Properties



Typology

Mixed Use Podium
Transit Oriented Development
Apartments
Retail

Team Leaders

Keith McCloskey, Sara
Fernandez

Facts

Density: 217.1 du/ac
Unit Plan Sizes: 491-1,318 sq. ft.
Number of Units: 228 du
Site Area: 1.05 ac
Retail: 16,327 sq. ft.
Number of Stories: 7+Mezzanine
Stage: Under Construction
Ownership: Jamison Properties



3980 Wilshire Boulevard will consist of 228 dwelling units with 5 levels of residential units over 2 levels of concrete podium and 3 levels of subterranean parking. There will also be 16,955 square feet of Type I Multi-tenant Retail on the ground floor on Wilshire and Wilton frontages at the first level of podium with the remainder of level used for retail parking, bike parking and residential lobby and leasing.

Entitlements included a Zone change and General Plan Amendment.





Typology

Mixed-Use Podium
Apartments | Retail
Transit Oriented Development

Team Leader

Keith McCloskey

Facts

Density: 169 du/ac
Unit Plan Sizes: 503 - 1,018 sq. ft.
Number of Units: 226 du
Site Area: 1.33 ac
Retail: 16,412 sq. ft.
Number of Stories: 7
Parking: 305 spaces (264 Residential & 41 Commercial)
Stage: Under Construction
Ownership: Jamison Properties



The new contemporary-styled mixed-use community, located at 3060 Olympic Boulevard in Los Angeles' Koreatown, consists of 226 apartments and street-fronting retail space plus two levels of underground parking. The objective is to provide a collection of vibrant, and affordable apartment homes that cater mostly to the young Korean population in the surrounding area. The Type III podium building rises seven stories facing north at Olympic Boulevard and steps down to six stories towards the existing adjacent residential area. A mixture of one- and two-bedroom dwellings are supplemented by amenities such as a fitness center, clubhouse, podium-level pool and spa, plus two rooftop terraces with spectacular views. The east terrace takes advantage of the downtown skyline views, while the north terrace has direct vistas of the Hollywood sign. There is also 16,412 square feet of retail space along Olympic Boulevard with an enhanced articulated commercial corner, perfect for a restaurant with outdoor seating.





Typology

Mixed-Use Podium
Transit-Oriented Development
City-Owned Property

Team Leader

Keith McCloskey

Facts

Density: 184 du/ac
Unit Plan Sizes: 325 - 1,294 sq. ft.
Number of Units: 412 du
Site Area: 2.24 ac
Retail: 20,240 sq. ft.
Office: 30,741 sq. ft.
Number of Stories: 9
Parking: 357 spaces
Stage: Pre-Construction
Ownership: Jamison Properties



As part of Salt Lake City's plan to revitalize the downtown core, The Exchange establishes a contemporary mixed-use transit-oriented enclave and provides high-density residential to a vastly commercial downtown. This is accomplished by replacing three under-used retail and commercial buildings with nine stories of mixed-use residential, retail and co-working spaces. The development is divided by Blair Street, awarding designers the opportunity to strategically define uses. The nine-story building sits on the corner of University Avenue and S. 300 East Street and wraps a central courtyard. Ground-floor retail engages the street, inviting pedestrians to explore the site, above are seven stories of market-rate apartments. The convex structure of this building responds to the dynamic curve of the neighboring buildings. The Salt Lake City public library, designed by architect Moshe Safdie in 2003, features a massive crescent shape design, while the glass entry façade of the adjacent public safety building is more serpentine.



FALLON GATEWAY

Dublin, CA



Typology

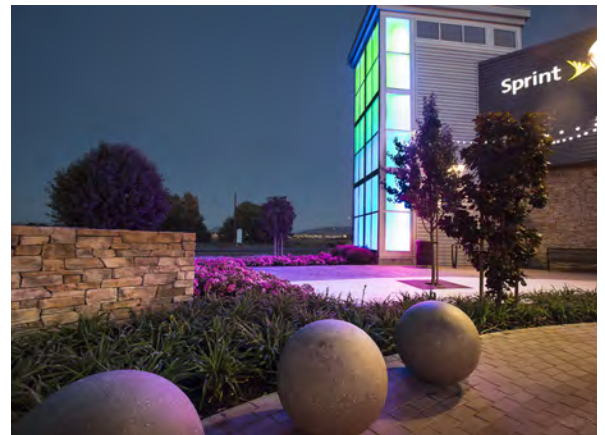
Retail

Team Leader

Roman de Sota

Facts

Site Area: 33.91 ac
Retail: 371,875 sq. ft.
Parking: 1,492 spaces
Stage: Completed in 2011



Located within the master planned community of Dublin Ranch, Fallon Gateway is a mixed use development consisting of Target Greatland, several large major anchor stores, restaurants, boutique retail and commercial units. Recently completed in 2017 the site was designed to provide a valuable retail destination for the residents of Dublin Ranch and surrounding communities. The site has been proposed to include outdoor plazas adorned with water fountains, enhanced paving, intimate seating areas, interactive water features, streetside dining, art demonstrations and outdoor performing areas. Primary and secondary entry monuments along with wayfinding nodes were designed and located consistent with the architecture and provide for a hierarchy of circulation through the site. Signage and branding concepts were designed an integrated throughout the project.





CANDLESTICK POINT

San Francisco, CA



Typology

Mixed Use
Apartments | Retail
Regional Outlet Center
Hotel
Grocery
Cinema

Team Leader

Ryan Hansen

Facts

Number of Units: 1,529 du
Commercial: 1 million sq. ft.
Hotel: 220 keys
Number of Stories: up to 32
Stage: Entitlement
Ownership: FivePoint

Sub-Phases CP-02-03-04 will form the vibrant center of Candlestick Point. With approximately 3,500 residents, 2,500 permanent jobs, up to 300 construction jobs, an urban outlet district, restaurants, shops, and entertainment venues, Candlestick Point Center (CP Center, CP-02) will be the dense urban heart of Candlestick Point. The development is essential in activating Candlestick Point. Converting the previous 49ers stadium site to what soon will be the core of a new neighborhood in San Francisco.





Typology

Transit Oriented Development
Apartments
Podium

Team Leader

Ryan Hansen

Facts

Number of Units: 2,200 du
Office Site Area: 4 ac
Tesla Expansion Site Area: 24 ac
Education Site Area: 5 ac
Public Park Site Area: 4 ac
Urban Plazas Site Area: 4 ac
Ownership: Lennar Homes

Warm Springs – Innovation Village (Area 4) is a 110-acre transit-oriented development located directly adjacent to the Warm Springs / South Fremont BART Station in the City of Fremont. Warm Springs – Innovation Village presents a unique opportunity for large-scale urban infill providing a variety of housing types, employment opportunities and a sustainable living environment.

The Warm Springs Area 4 Master Plan incorporates a robust public realm in the form of public streets, open spaces and urban settings with the goal of encouraging a high degree of social interaction and supporting the goals of reducing dependence of cars. The Plan and infrastructure design includes pedestrian focused, publicly accessible streets and paths with convenient access to transit and wide array of outdoor spaces.

Carlson, Barbee & Gibson, Inc. is responsible for infrastructure designs supporting the implementation of the Master Plan.



Section A

5

REFERENCES



Pat Kolstad

Councilmember

SANTA CLARA CITY COUNCIL

408.569.3559

patkolstad@aol.com

Barbara Christensen

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

650.759.5590

christensen@smccd.edu

William Meeker

Community Development Director

CITY OF BURLINGAME

650.558.7255

wmeeker@burlingame.org

Tom Williams

Former City Manager

CITY OF MILPITAS

650.784.3434

Tomwillms88@gmail.com

Jim Raggio

Senior Vice President & Group
Manager

COMERICA BANK

408.556.5334

jjraggio@comerica.com

Ann Keighran

Councilmember

CITY OF BURLINGAME

415.793.5802

annkeighran94010@gmail.com

Connie Jackson

City Manager

CITY OF SAN BRUNO

650.616.7056

cjackson@sanbruno.ca.gov

Brian Raphael

Managing Director

UNION BANK

925.947.2481

brian.raaphael@unionbank.com

REFERENCES



Garrett Lee

President

JAMISON PROPERTIES, LP

231.201.1009

garettlee@jamisonservices.com

Dan Chandler

President

CHANDLER PARTNERS

818.843.8644

dan@chandlerpartners.com

BJ Turner

Founder

DUNLEER GROUP

619.203.6384

bj@bjturner.com

Peter Lezak

Director, Forward Planning

KB HOME

925.786.7560

plezak@kbhome.com

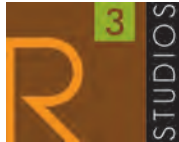
Vince Daly

President

DALY GROUP, INC.

805.407.3400

vince@dalygroupinc.com



David Chadbourne

President

LAND PLAN ASSOCIATES

925.846.0084

dave@landplan-ca.com

Scott Menard

Vice President

THE TRUE LIFE COMPANY

925.824.4300

smenard@thetruelifecompanies.com

Dean Mills

Vice President

DR HORTON

925.225.7485

dkmills@drhorton.com

Edward Cornejo

Vice President

MERITAGE HOMES

310.448.4670

edward.cornejo@meritagehomes.com

Mike Porto

Senior Planner

CITY OF HAYWARD

510.583.4208

odhill@aol.com



CARLSON,
BARBEE &
GIBSON, INC

Susie Criscimagna

Project Manager

EDEN HOUSING

510.247.8130

SCriscimagna@edenhousing.org

Mike Pato

Engineering Specialist

CITY OF LIVERMORE

925) 960-4559

MPato@cityoflivermore.net

Peter Beritzhoff

President

BAY WEST DEVELOPMENT

408.680.4938

Pete@baywestdevelopment.com

Sam Worden

Senior Project Manager

FIVEPOINT

650.556.4779

Sam.Worden@fivepoint.com

Frank Naramo

Principal Engineer

CSG CONSULTANTS, INC.

925.931.0370

frankn@csgengr.com



Section B

1



VISION

SummerHill's approach is to maximize the site's potential to have a positive impact on the community's quality of life and economic viability by providing a thriving place in harmony with its context, a place which integrates multi-family housing opportunities appealing to a wide range of incomes, buyers and renters alike. The proposed design concept highlights view corridors, creates inviting open spaces, incorporates community-serving childcare facilities, and fosters a pedestrian-friendly environment within the planned urban fabric.

The vision for the redevelopment of the PUC property is to create a memorable urban place that will form the core of the El Camino Real / Chestnut area, anchored by Kaiser Permanente to the north and the neighboring future Civic Community Campus to the south. The site design focuses on a sensitivity to the feeling of open space along Colma Creek and Centennial Way Trail and aims to retain the visual permeability through the site to the greatest extent possible while achieving the high-density goals of the ECR/C Area Plan. Buildings are configured to maximize orientation to the creek and mountains, to frame views through the site, to increase access to public open spaces and Centennial Way Trail, and to step back the massing along the street and adjacent to residential. Drawing from the modern design of the future civic campus design, the conceptual architecture is contemporary in nature, with unexpected angles that are informed by the site geometry. This is juxtaposed with a landscape design that is soft with organic curves and landforms. The material palette is bright yet warm, with an emphasis on high-quality materials and timeless colors that complement the landscape that is native and drought-tolerant.





ARCHITECTURE

Architectural Design

The architectural concept is fundamentally rooted in the idea that a dense urban housing project can not only integrate with but enhance a natural open landscape. While the existing PUC site has numerous adjacencies that are made up of functional and pragmatic elements such as the BART infrastructure, concrete drainage channel, and Kaiser parking structure, the land remaining on the PUC parcel is undeniably natural, native, and tranquil. Despite its inland location miles from the Pacific coastline, the site in many ways evokes a more secluded, coastal atmosphere with its wispy wild grasses and sea birds. Our vision for the development seeks not only to tie these landscapes into the project visually, but to begin to weave them in and around new building footprints to maximize the integration of the new and existing uses. The project aims to achieve connectivity with the surrounding landscape and Centennial Way Trail, the top of the creek bank, and the nearby adjacent Civic Community Campus.

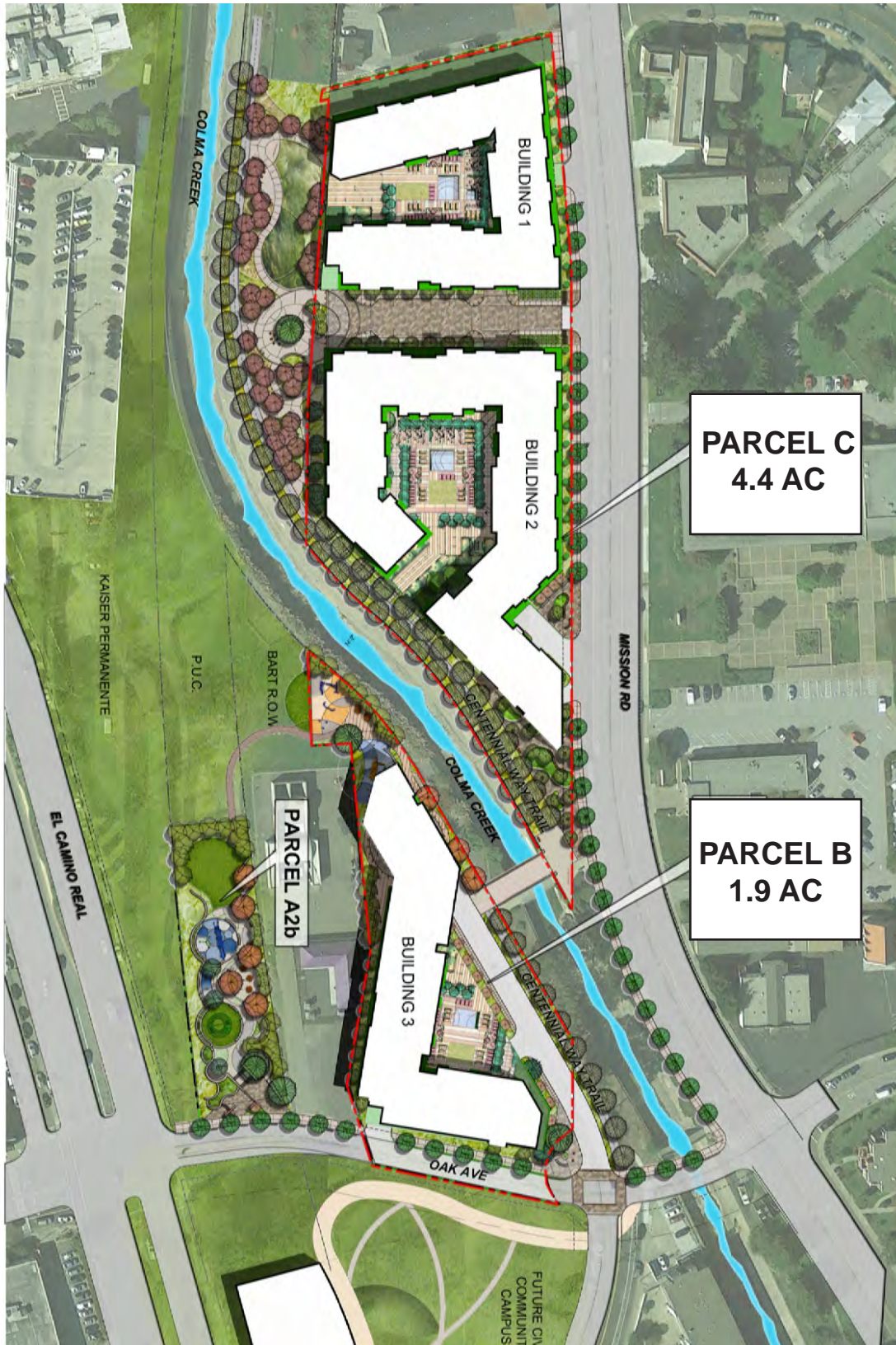
The building forms themselves take on the literal geometry of the very unique PUC lot boundaries, which ultimately create a massing that is visually kinetic. The resultant forms frame dramatic view angles of the site's surroundings, and to further enhance the interconnectivity of the surrounding environment, these forms have been elevated at key public focal points so as to peel away the new ground floor elements like the public lobbies and childcare spaces and let the surrounding landscapes flood in. These new spaces have direct contact with the adjacent trails, plazas, and the pedestrian realm. As the residential uses are elevated at these locations, the meandering hardscape and extensions of flowing native grass landscaping to fold underneath the buildings, offering gathering points and seating opportunities for the residents and the public. These spaces in turn allow for socialization, access to the trail, and a waiting zone for ride-share pickup. It is this drawing-in of the surrounding landscape that helps to soften and enliven this new high-density community.

On opposing sides of the existing bridge over the creek, buildings float over their respective plazas below, tapering down into narrower wings that hug the angle of the creek/channel as they float above. These opposing buildings also mirror each other and create a dynamic triangular visual opening through the project site that frames the public activity in the foreground.

Architectural Materiality

The three buildings that compose the overall PUC development have been assembled with smaller, lighter architecture elements that have their own unique details for each building while also complimenting each other as part of a larger cohesive project. The high-quality materials composing the building facades ultimately create an architecture that is fresh and vibrant, while at the same time timeless and understated. This resultant architecture will act to provide a stylistic connection between the sleek, sweeping forms of the new Civic Community Campus and the surrounding residential neighborhoods.

CONCEPTUAL SITE PLAN



In summary, a total of up to 755 housing units will be offered in a variety of unit types at a net density of 120 dwelling units per gross acre, and about 885 parking spaces will be provided for residents, visitors, and childcare uses. Total gross floor area is estimated at approximately 736,500 square feet at an overall floor area ratio of 2.7 FAR.

The larger 4.3-acre Parcel C will be divided into two blocks, each occupied by a 7-story podium apartment building. Building 1 at the northern end will provide up to 233 rental units and about 267 parking spaces. The massing along Mission Road and adjacent to the existing residential will be stepped back. The building will be setback at least 20 feet along Mission Road from face of curb, stepping back 5 feet from the streetwall at the third floor and an additional 8 feet at the seventh floor. Adjacent to the existing residential, the building steps down from seven stories to four, resulting in a separation of at least 60 feet between existing and proposed buildings above the fourth floor. Building 2 at the southern end adjacent to Colma Creek will provide up to 335 rental units with about 380 parking spaces. Pedestrians and bicyclists will be able to access Centennial Way Trail between the two buildings. Two-story townhouse rental units are envisioned fronting Mission Road, Centennial Way Trail, and the BART right-of-way, offering a more traditional, pedestrian-oriented typology to complement the streetscape and adjacent open spaces. Between Buildings 1 and 2 will be a landscaped private drive and walkway accessible to the public, drive terminating at a hardscape plaza space and the open space connection to Centennial Way beyond. At the southern end of Building 2 is a large landscaped public plaza with a direct connection to Centennial Way Trail.

The smaller 1.9-acre Parcel B is located adjacent to the future civic campus as well as the existing Centennial Trail bridge crossing over Colma Creek. As such, this parcel boasts opportunities for creating an inviting linkage between the civic campus and the trail's existing creekside alignment. Building 3 occupies this parcel and is

envisioned as a condominium building consisting of a ground-level childcare facility at approximately 4,500 square feet and 2,600 square feet of outdoor play area dedicated for this use, providing much-needed child care serving the community. The 7-story podium building will include 187 condominium units and 238 parking spaces.

SITE SUMMARY

Site Area	Parcel C		Parcel B	Total
Gross Site Area (sf)	190,314		82,067	272,381
Gross Site Area (ac)	4.37		1.88	6.25
Centennial Way Trail (ac)	0.33		0.09	0.43
Oak Ave Extension (ac)			0.17	0.17
Net Site Area (ac)	4.04		1.62	5.66
Building Information	Building 1	Building 2	Building 3	
Proposed Use	Apartments	Apartments	Condos	
Proposed Units (DU)	233	335	187	755
Density (DU / gross ac)	130.0		99.3	120.7
Density (DU / net ac)	140.7		115.1	133.4
Gross Building Area (sf)	226,000	322,000	188,500	736,500
Floor Area Ratio (FAR)	2.9		2.3	2.7
Parking Spaces Provided	267	380	238	885
Average Parking Ratio	1.15	1.13	1.27	1.17
Building Coverage (sf)	53,000	70,000	36,500	159,500
Building Coverage (%)	65%		44%	59%
Usable O.S. Provided (sf)	37,104	68,294	35,950	141,348
Usable O.S. Per Unit	159	204	192	187
Building Heights	7 stories, 85'			
Construction Type	Type IIIA over Type IA Podium			

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.

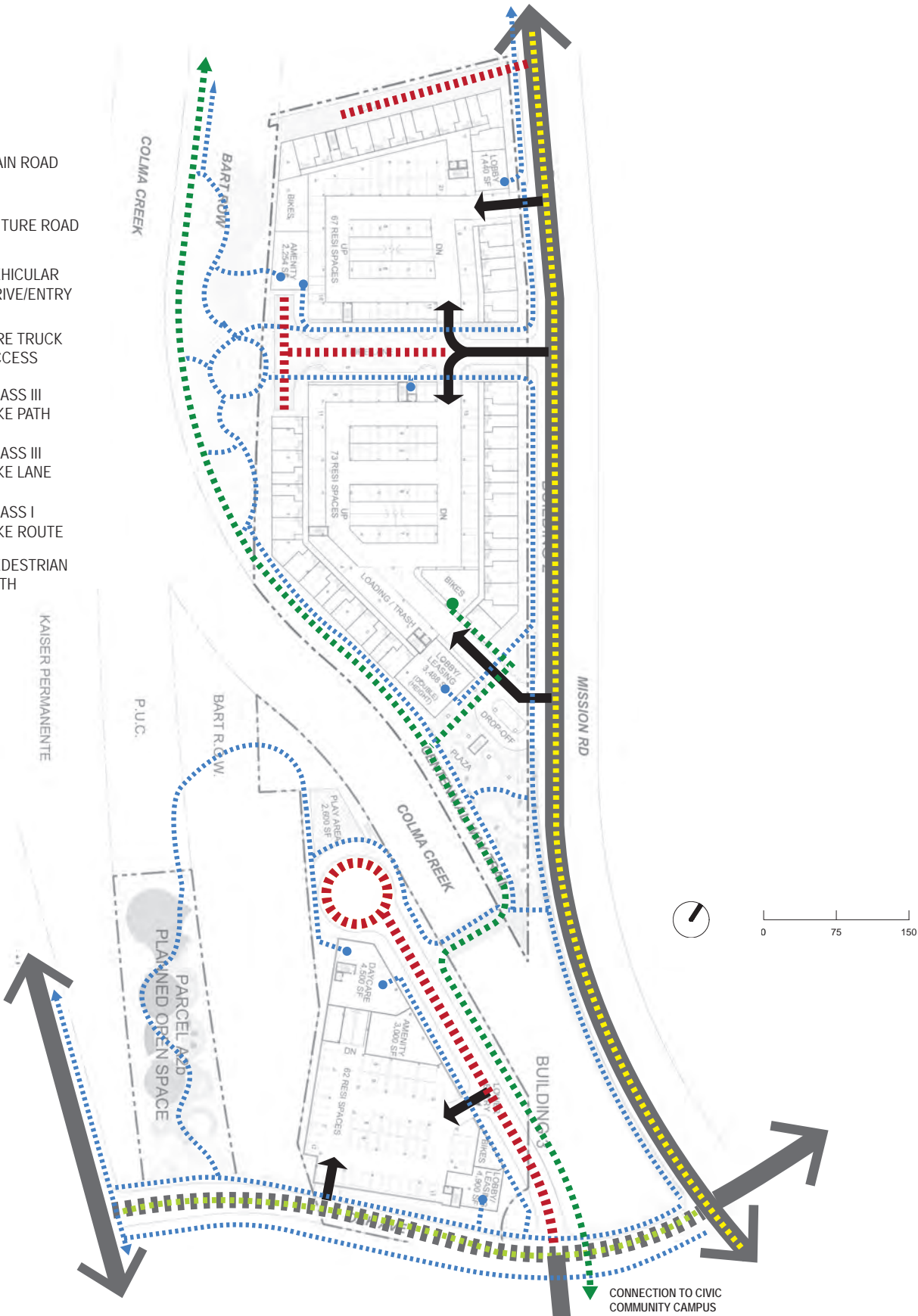
OPEN SPACE SUMMARY

Open Space Provided By Type	Parcel C		Parcel B	Total
	Building 1	Building 2	Building 3	
Public Open Space				
Centennial Way Trail		14,500	4,100	18,600
Creekside Park			5,160	5,160
Trailhead Plaza		9,000		9,000
Subtotal Public Open Space	0	23,500	9,260	32,760
Private Common Areas				
Podium Courtyards	11,000	18,000	7,000	36,000
Roof Decks	750	750	750	2,250
Childcare Play Area			2,600	2,600
E.V.A. / Linear Park	7,500			7,500
Subtotal Private Common Areas	19,250	18,750	10,350	48,350
Private Open Space Areas				
Decks, Patios, & Balconies	17,854	26,044	16,340	60,238
Total Usable Open Space Provided vs. Required				
Provided Area (sf)	37,104	68,294	35,950	141,348
Required Area @ 150 sf / DU	34,950	50,250	28,050	113,250
Indoor Amenity Areas				
Ground Level Lobby / Amenities	3,440	3,488	4,900	11,828
Podium Level Amenities		1,380		1,380
Total Indoor Amenities	3,440	4,868	4,900	13,208
Off-Site Open Space				
Parcel A2b Park				26,000
BART R.O.W. Landscape Improvements				28,900
Total Off-Site Open Space				54,900

CIRCULATION PLAN

LEGEND

- MAIN ROAD
- FUTURE ROAD
- VEHICULAR DRIVE/ENTRY
- FIRE TRUCK ACCESS
- CLASS III BIKE PATH
- CLASS III BIKE LANE
- CLASS I BIKE ROUTE
- PEDESTRIAN PATH



There will be plentiful opportunities for non-vehicular circulation throughout the site, encouraging residents to walk and bike and enjoy open space nodes along the way. Mission Road will have a Class I bike trail, and the development proposes a Class III bike trail within the Oak Avenue Extension. Centennial Way Trail will be realigned along the east side of Parcel B in a 20-foot wide swath (10 feet of pavement + landscaping) heading southerly towards the intersection of Oak Avenue and Antoinette Lane before it continues through the future civic campus site.

Parcel C will be primarily accessed from Mission Road with entrances to Buildings 1 and 2 interior parking structures. Between Buildings 1 and 2 will be a private drive / fire lane with decorative paving, providing additional vehicular access to the interior parking structures and terminating in a hardscape plaza with enhanced paving adjacent to the BART right-of-way, providing further access to Centennial Way Trail beyond. This drivable plaza will be primarily closed to traffic with bollards or similar devices so that it can be used as an active pedestrian space; however, during emergencies, it will double as a fire department turn-around and access point for the rear portions of the two buildings. Additionally, there will be an E.V.A. paved with turf block on the north side of Building 1, which is intended to function as a linear park.

Primary access to Parcel B will be provided from the future Oak Avenue Extension. A private street will extend from the intersection at Antoinette Lane, providing access to the lower parking entrance and childcare drop-off. Fire Department apparatus will be accommodated with a turn-around below Building 3, where there will be adequate vertical clearance below a concrete podium. As Oak Ave climbs uphill toward El Camino Real, an upper parking entrance will be provided at the southwest corner of Building 3.



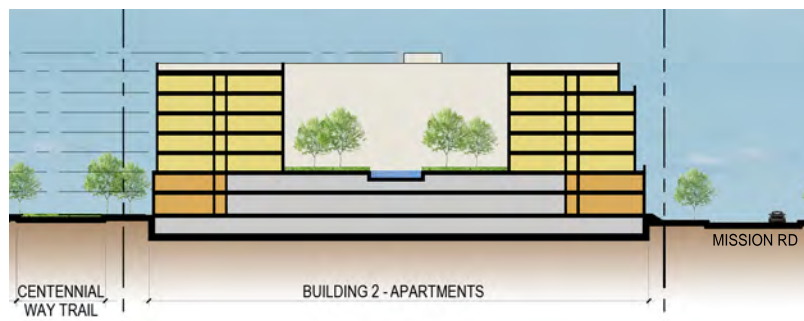
PARKING

The design approach to vehicular parking gives careful consideration to street frontages and pedestrian spaces by concealing parking in structures that are wrapped with residential and active uses. Additionally, the proposed design takes advantage of the site's sloping nature along Oak Avenue by locating vehicular access points where they will eliminate ramping between levels, thus increasing efficiency and reducing the parking footprint. All three buildings will contain two levels of parking at-grade as well as one basement level. Each parking level has been laid out to ensure the parking ratios necessary to support the desired residential density can be met. Additionally, a private drive located between Buildings 1 and 2 will provide opportunities for guest parking and loading.

PARKING SUMMARY

Parking Required	Parking Ratio	Building 1		Building 2		Building 3		Total Spaces
		Units	Spaces	Units	Spaces	Units	Spaces	
Studio Units	1	30	30	48	48	35	35	113
One-Bedroom Units	1	145	145	210	210	110	110	465
Two-Bedroom Units	1.5	48	72	60	90	32	48	210
Three-Bedroom Units	1.5	10	15	17	26	10	15	56
Total Parking Required			262		374		208	844

Parking Provided	Building 1	Building 2	Building 3	Total
Outdoor - Visitor	5	5		10
Level 1 - Visitor			4	4
Level 1 - Childcare			5	5
Level 1 - Resident	67	73	46	186
Level 2 - Resident	73	91	65	229
Basement - Resident	122	211	118	451
Total Parking Provided	267	380	238	885



PHASING

Each building will operate separately and thus be self-sufficient in terms of providing the full array of facilities, amenities, and open spaces necessary for a thriving residential community. This will also allow the buildings to be phased, providing greatest flexibility to respond to the changing urban environment as the new Civic Campus and Grand Boulevard Initiative become reality. We envision the construction of Buildings 1 through 3 to be phased from north to south, with Mission Road street improvements completed in the first phase. The Oak Avenue Extension is anticipated to begin during the first phase and be completed before commencing construction on Building 3.

PHASING SCHEDULE

Milestones	Entitlements	Building 1 / Oak Ave	Building 2 / BART Park	Building 3 / A2b Park
PSA	Nov 2018			
Entitlements	Sep 2019			
Building Permit / COE		Sep 2020	Sep 2021	Mar 2023
Construction Starts		Dec 2020	Dec 2021	Jun 2023
Completion / COO		Feb 2023	Apr 2024	Aug 2025





Section B

2

HIGH QUALITY DESIGN

The play in the angles between Buildings 2 and 3 as well as the pilotis concept will frame views through the site from Mission Road and El Camino Real, creating a memorable and interesting sense of place.

The building massing will be stepped back above the streetwall as well as at the top floor, creating a well-defined base, middle, and top and reducing the perception of bulk from the pedestrian vantage point.



STRONG CONNECTIONS TO CENTENNIAL WAY

The proposed public plaza at the south end of Building 2 will promote access to the trail and feature bike racks to encourage riders to make this place a destination along the trail.

Additionally, access to the trail will be provided by a publicly-accessible pedestrian path between Buildings 1 and 2. Landscape improvements within the BART right-of-way west of Parcel C will complete the linkage to the trail and create opportunities for passive outdoor enjoyment.

The existing bridge over Colma Creek will be enhanced with new decorative guard rails, paving, and lighting.

Please refer to the Circulation Plan on Page 78 for details.



AFFORDABLE HOUSING

To appeal to the housing needs of a diverse population from singles to families, the proposed development will feature a mix of condominium and apartment housing opportunities in a variety of unit types ranging from studios to 3-bedroom flats as well as townhomes. Building 3 will be mapped for condominium purposes to allow for potential ownership housing. A minimum of 20% of all dwelling units will be offered at below market rates to provide affordability to households earning 80% of the area median income.

HOUSING SUMMARY

Housing Provided By Type	Apartments		Condos	Total
	Building 1	Building 2	Building 3	
Market-Rate Units				
Studio Units	24	38	28	90
One-Bedroom Units	116	168	88	372
Two-Bedroom Units	38	48	26	112
Three-Bedroom Units	8	14	8	30
Subtotal Market-rate Units	186	268	150	604
Percent of Total	80%	80%	80%	
Below Market Rate Units				
Studio Units	6	10	7	23
One-Bedroom Units	29	42	22	93
Two-Bedroom Units	10	12	6	28
Three-Bedroom Units	2	3	2	7
Subtotal BMR Units	47	67	37	151
Percent of Total	20%	20%	20%	
Total Units	233	335	187	755

FAMILY-FRIENDLY UNIT TYPES

The project includes family-oriented townhome units with two bedrooms and a den upstairs with “front” door access onto either Mission Road, Centennial Way Trail, or a paseo. In addition, there are 27 three-bedroom 2-bath single level units sized for families, ranging from about 1240 to 1495 square feet, distributed throughout the three buildings.



ACTIVE GROUND FLOOR USES

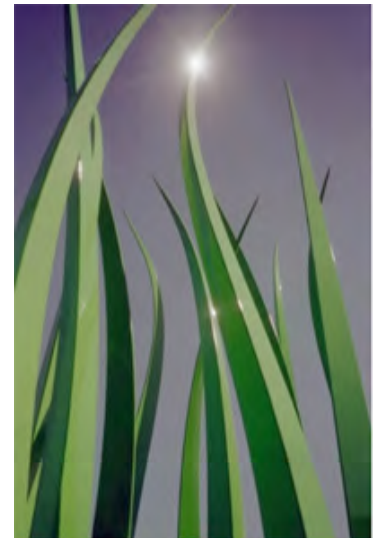
Residential units and amenity spaces will front Centennial Way Trail, Mission Road, and the future Oak Avenue Extension. Direct building access, stoops, and fenestration will be provided along these frontages as well as a program of outdoor seating areas, landscaping, and site lighting to activate the public realm and reinforce a pedestrian-friendly scale.



COMMITMENT TO PUBLIC ART

A place for public art has been chosen at the southeast corner of Parcel B at the intersection of Antoinette Lane and Oak Ave. This location will be visible from the civic campus and is proposed to resemble a theme of riparian grasses, inspired by Colma Creek and potential future naturalization efforts.

The landscape design of public plazas will reinforce this theme using a three-dimensional artistic approach, featuring ornamental grassy mounds, oval tree grates, floating benches, and torqued seatwalls.



OAK AVENUE EXTENSION

The El Camino Real / Chestnut Area Plan envisions a 74-foot ultimate right of way for this future segment of Oak Avenue between Mission Rd and El Camino Real. The site design incorporates a 36-foot wide dedication onsite, which will accommodate a 26-foot wide street plus 10-foot sidewalk with street trees on the north side adjacent to Building 3. In recognition of the 28-foot grade difference between Antoinette Ln and the future connection point at El Camino Real, the expense of a 74-foot wide bridge crossing over Colma Creek and BART to connect to Mission Road, and the goal of creating a vibrant pedestrian-friendly relationship between the Civic Community Campus and the new housing and recreational amenities, the development team is providing the minimum width for this segment to function wholly on-site, without on-street parking. It assumes Oak Avenue will be a Class III bike facility with a 10-foot sidewalk on the civic campus site. This condition may be interim to the ultimate width, and any additional right-of-way necessary may be dedicated from the civic campus property if desired by the city.



COMMUNITY ENGAGEMENT

SummerHill has a history of conducting extraordinary outreach, working with neighbors and community stakeholders from early stages of design through construction – and incorporating to their feedback. SummerHill will host community meetings throughout the process to obtain community input, including residents and property owners in and near the Sunshine Garden neighborhood, Buri Buri neighborhood, and the South City Place HOA, as well as South San Francisco community groups. Given this project's size, proposed parks, pedestrian/bike/vehicular opportunities, and public infrastructure components, onsite walking meetings will be conducted as well to facilitate feedback gathering. SummerHill will provide tours of existing SummerHill communities, if desired, as well.

PARTNERSHIP IN CFD

If a CFD is formed during the disposition and development of the PUC site, SummerHill will support the CFD and participate in its formation. Project underwriting assumes that SummerHill will be reimbursed for a portion of the Oak Avenue extension construction cost.

COMPLIMENTARY TO CIVIC CAMPUS

The proposed architecture takes cues from the sleek contemporary design of the winning Civic Community Campus concept. The multi-level ground plane elevated on columns is an idea that carries through to Buildings 2 and 3 in the proposed piloti concept.



CONSIDERATION FOR BART S.O.I.

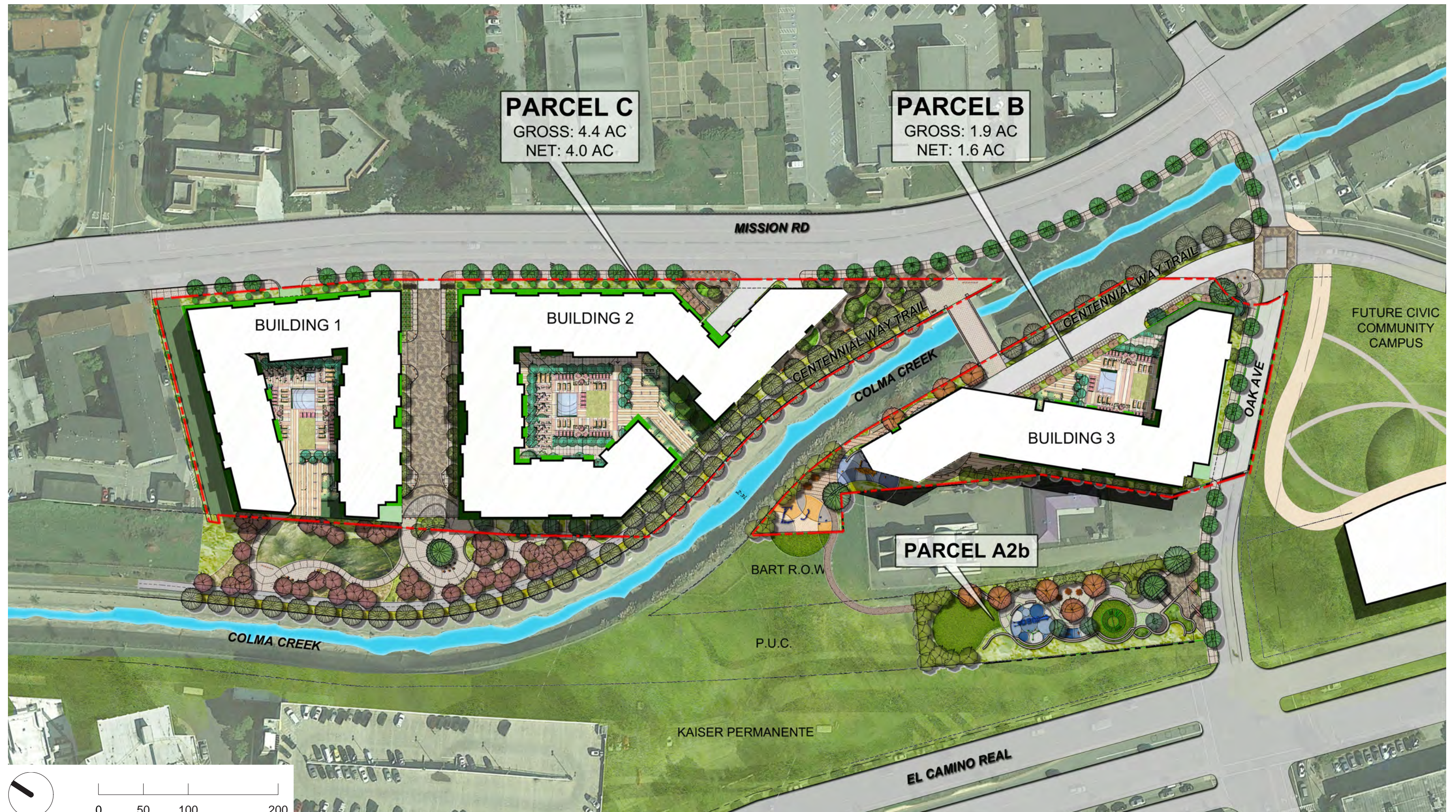
Proposed improvements within the BART right-of-way include a 2/3-acre park area adjacent to Centennial Way Trail, consisting of native plantings, winding pathways, seating, and site lighting to improve connectivity to Centennial Way Trail as well as the proposed open space in Parcel A2b. SummerHill will work with BART and the City to enter into a use agreement and obtain necessary permits.





Section B

3





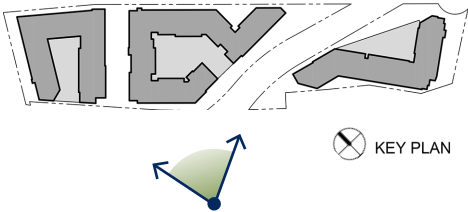










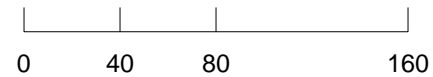
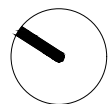
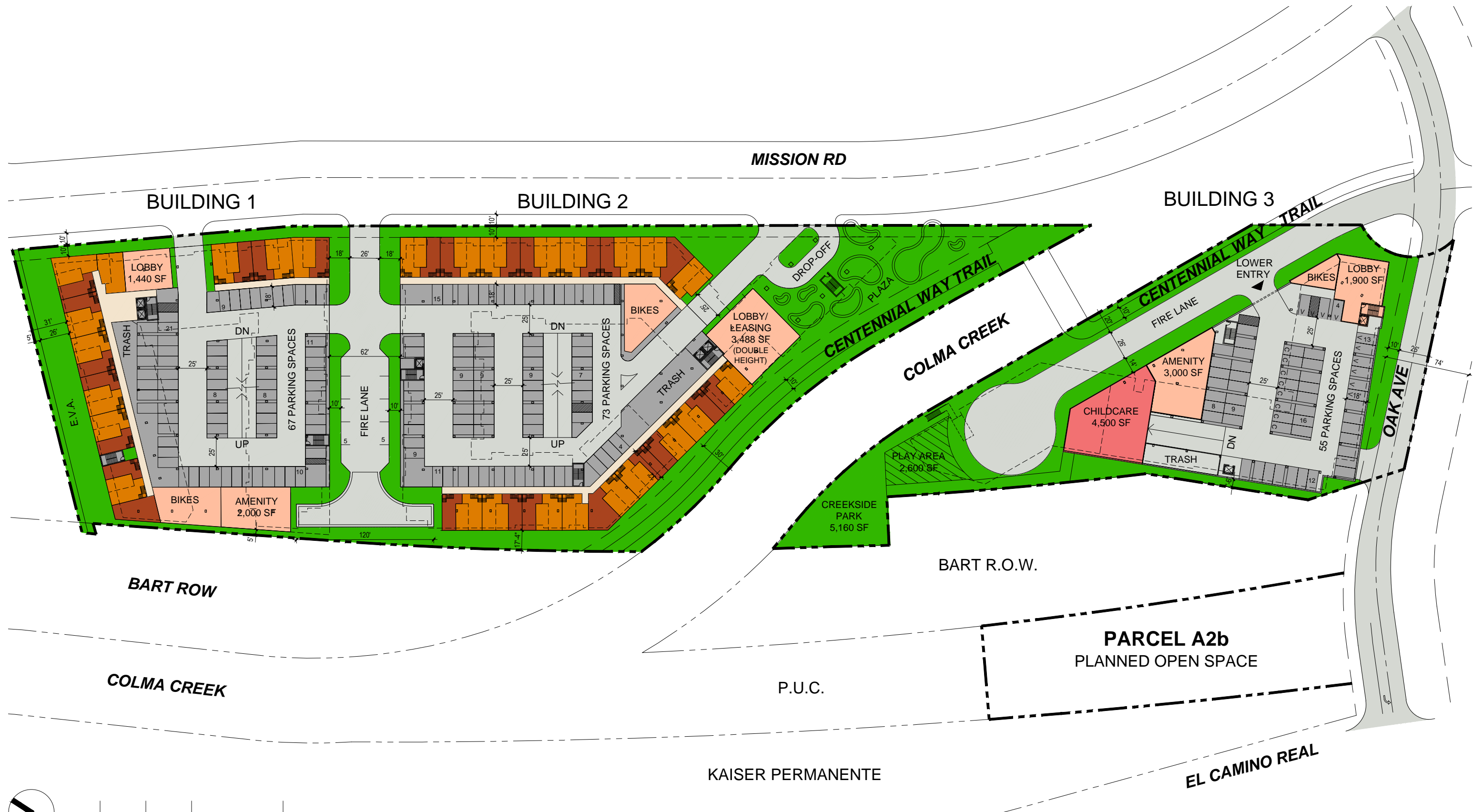


UNIT MIX - BUILDING 1 APARTMENTS														
	Studios	One-Bedroom Units				Two-Bedroom Units						Three-Bedrooms		Total
Unit Types Per Level	A1	B0	B1	B1a	B2	C1	C3	C3a	C3b	C4	TH 1 & 2	D3	D4	
Level 1	0	0	0	0	0	0	0	0	0	0	20	0	0	20
Level 2	2	2	0	0	0	0	0	0	0	0	0	0	0	4
Level 3	8	0	27	0	3	0	1	1	1	1	0	1	1	44
Level 4	8	0	27	0	3	0	1	1	1	1	0	1	1	44
Level 5	4	0	23	5	3	1	1	1	1	1	0	1	1	42
Level 6	4	0	23	5	3	1	1	1	1	1	0	1	1	42
Level 7	4	0	17	1	3	6	1	1	1	1	0	1	1	37
Subtotal Units By Type	30	2	117	11	15	8	5	5	5	5	20	5	5	
Total Units	30	145				48						10		233
Unit Mix Percentage	13%	62%				21%								
Net Rentable Area Per Unit Type (sf)	535	701	645	586	658	1,002	976	1,068	1,186	1,044	1,172	1,239	1,239	
Total Net Rentable Unit Area (sf)	16,050	1,402	75,465	6,446	9,870	8,016	4,880	5,340	5,930	5,220	23,440	6,195	6,195	174,449
Average Unit Area (sf)	535	643				1,101						1,239		782
Private Open Space per Unit (sf)	0	0	75	75	90	53	227	204	75	90	0	350	350	
Total Private Open Space Area (sf)	0	0	8,775	825	1,350	424	1,135	1,020	375	450	0	1,750	1,750	17,854

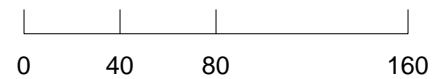
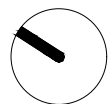
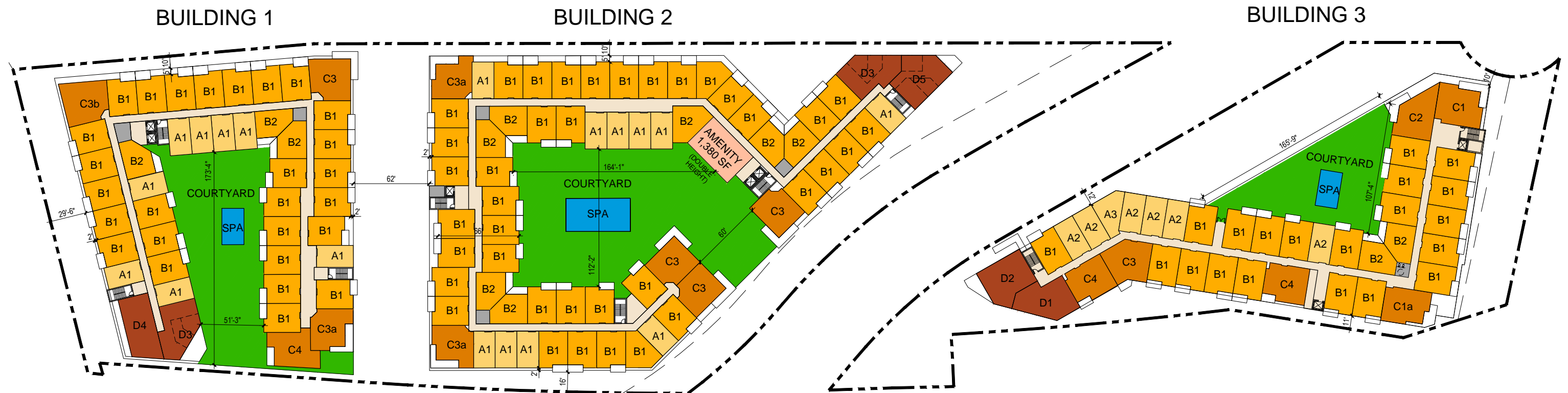
UNIT MIX - BUILDING 2 APARTMENTS													
	Studios	One-Bedrooms		Two-Bedroom Units					Three-Bedroom Units				Total
Unit Types Per Level	A1	B1	B2	C1	C2	C3	C3a	TH 1 & 2	D2	D3	D4	D5	
Level 1	0	0	0	0	0	0	0	32	0	0	0	0	32
Level 2	4	0	0	0	0	0	0	0	0	0	0	0	4
Level 3	10	38	6	0	0	3	2	0	0	1	0	1	61
Level 4	10	38	7	0	0	3	2	0	0	1	0	1	62
Level 5	8	38	7	1	0	3	0	0	2	1	0	1	61
Level 6	8	38	7	1	0	3	0	0	2	1	0	1	61
Level 7	8	24	7	6	2	2	0	0	1	1	2	1	54
Subtotal Units By Type	48	176	34	8	2	14	4	32	5	5	2	5	
Total Units	48	210		60					17				335
Unit Mix Percentage	14%	63%		18%					5%				
Net Rentable Area Per Unit Type (sf)	535	645	658	1,002	994	976	1,068	1,172	1,495	1,239	1,239	1,288	
Total Net Rentable Unit Area (sf)	25,680	113,520	22,372	8,016	1,988	13,664	4,272	37,504	7,475	6,195	2,478	6,440	249,604
Average Unit Area (sf)	535	647		1,091					1,329				745
Private Open Space per Unit (sf)	0	75	90	53	73	227	204	0	204	350	350	350	
Total Private Open Space Area (sf)	0	13,200	3,060	424	146	3,178	816	0	1,020	1,750	700	1,750	26,044

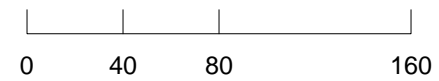
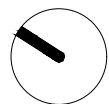
UNIT MIX - BUILDING 3 CONDOS																
	Studio Units			One-Bedroom Units			Two-Bedroom Units							Three-Bedroom Units		Total
Unit Types Per Level	A1	A2	A3	B1	B1a	B2	C1	C1a	C1b	C2	C2a	C3	C4	D1	D2	
Level 2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Level 3	0	6	1	20	0	2	1	1	0	1	0	1	2	1	1	37
Level 4	0	6	1	20	0	2	1	1	0	1	0	1	2	1	1	37
Level 5	0	6	1	20	0	2	1	1	0	1	0	1	2	1	1	37
Level 6	0	4	1	20	0	2	1	1	0	1	0	1	3	1	1	36
Level 7	0	4	1	12	8	2	0	1	1	0	1	1	3	1	1	36
Subtotal Units By Type	4	26	5	92	8	10	4	5	1	4	1	5	12	5	5	
Total Units	35			110			32							10		187
Unit Mix Percentage	19%			59%			17%							5%		
Net Rentable Area Per Unit Type (sf)	475	560	610	715	650	665	1,105	990	1,070	1,100	980	1,100	980	1239	1288	
Total Net Rentable Unit Area (sf)	1,900	14,560	3,050	65,780	5,200	6,650	4,420	4,950	1,070	4,400	980	5,500	11,760	6,195	6,440	142,855
Average Unit Area (sf)	557			706			1,034							1,264		764
Private Open Space per Unit (sf)	75	75	75	75	75	75	220	180	170	75	75	60	70	200	200	
Total Private Open Space Area (sf)	300	1,950	375	6,900	600	750	880	900	170	300	75	300	840	1,000	1,000	16,340

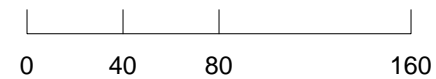
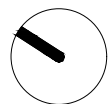
GROSS BUILDING AREAS				
	Building 1	Building 2	Building 3	Total
Childcare			4,500	4,500
Residential				
Level 1	21,000	29,000	7,000	57,000
Level 2	18,000	26,000	3,000	47,000
Level 3	39,000	54,000	35,000	128,000
Level 4	39,000	54,000	35,000	128,000
Level 5	37,000	54,000	35,000	126,000
Level 6	37,000	54,000	35,000	126,000
Level 7	35,000	51,000	34,000	120,000
Total Residential (sf)	226,000	322,000	184,000	732,000
Parking Structure				
Level 1	32,000	41,000	25,000	98,000
Level 2	32,000	42,000	32,000	106,000
Basement	53,000	85,000	51,000	189,000
Total Parking Structure (sf)	117,000	168,000	108,000	393,000

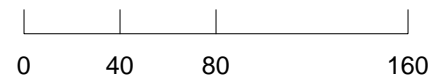
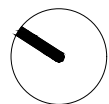
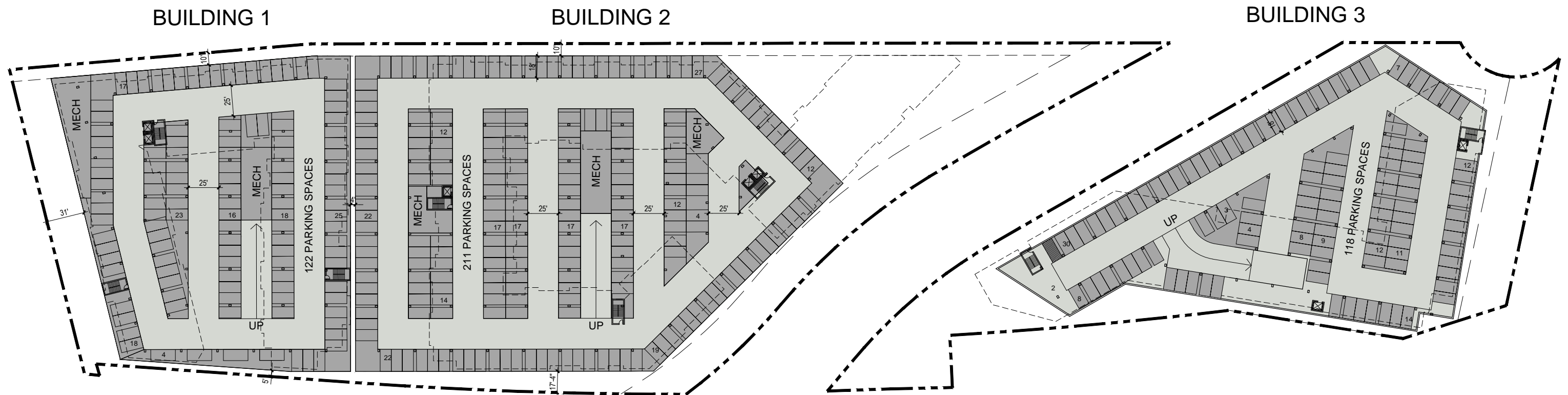






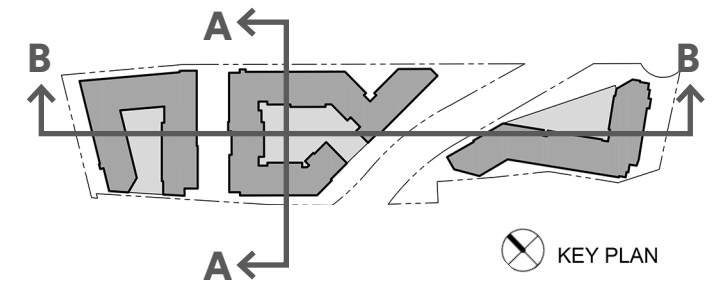
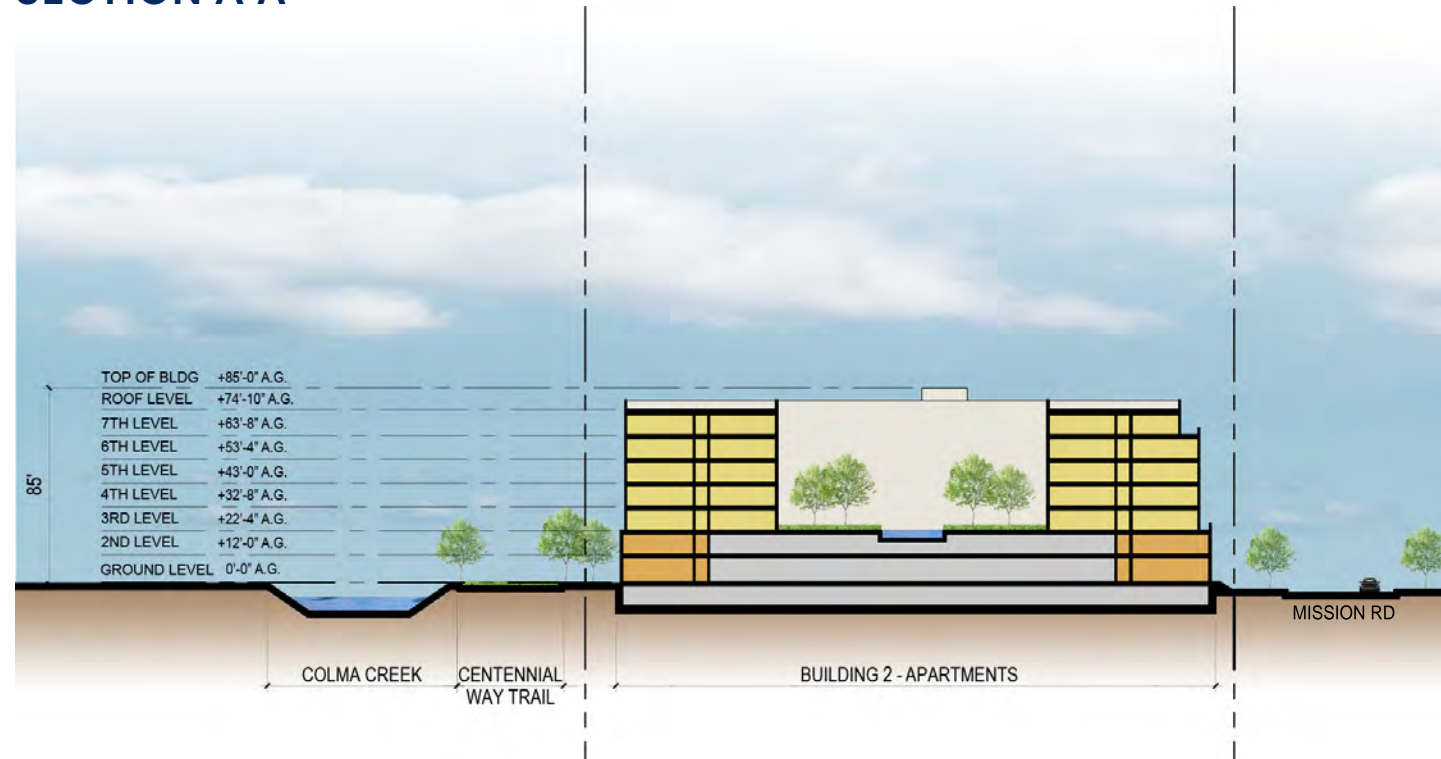




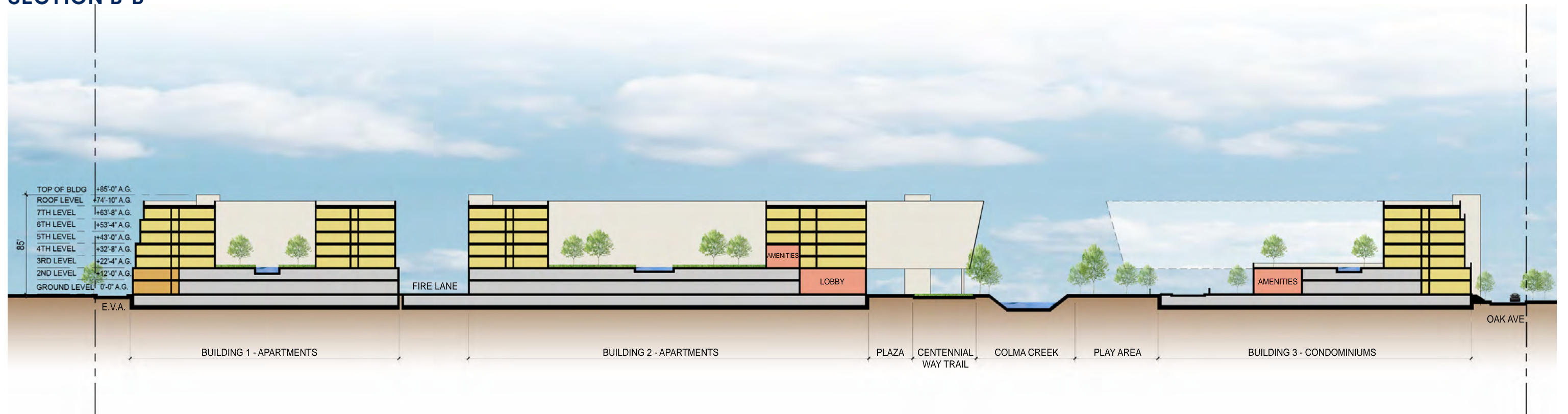


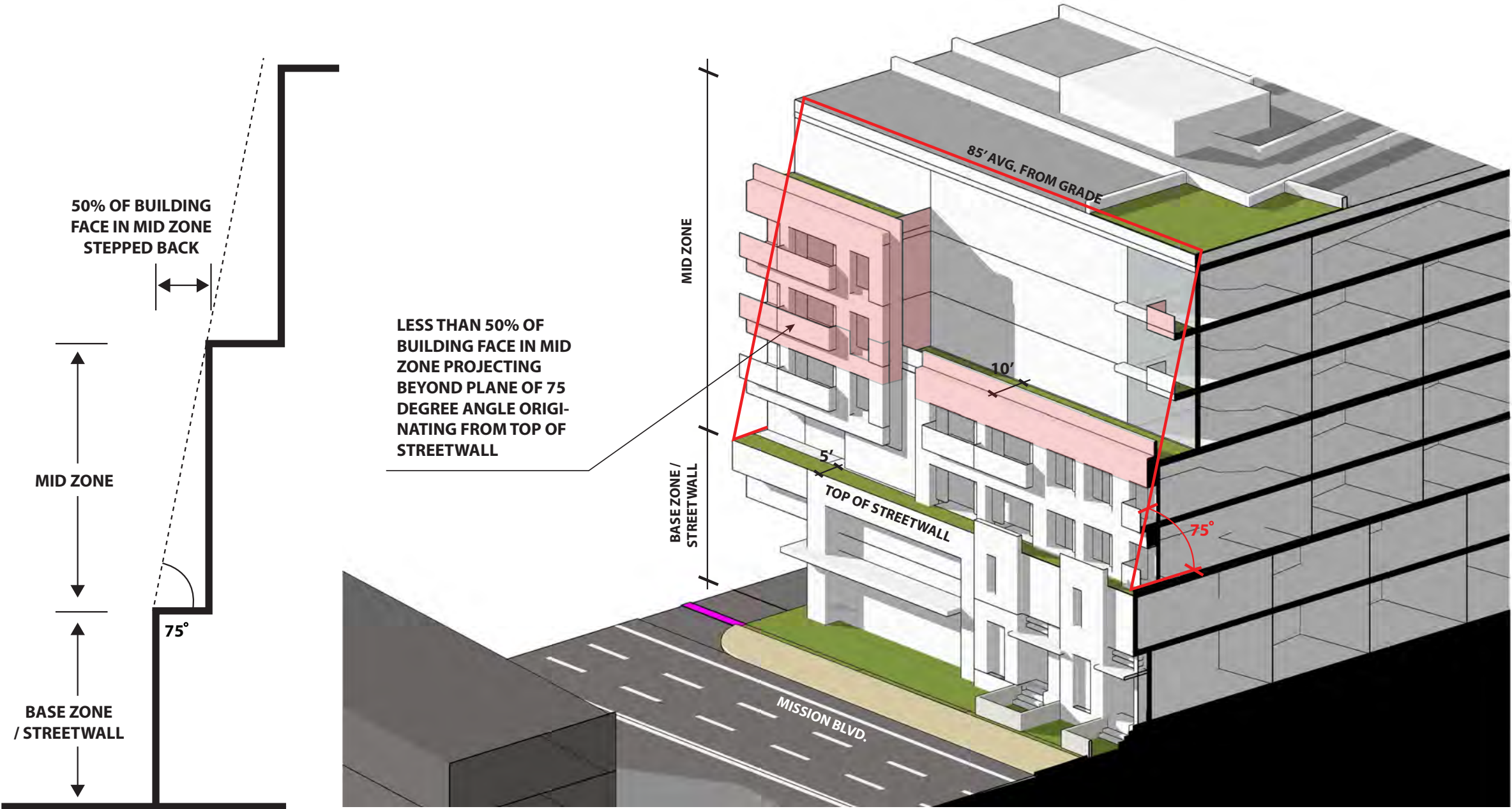
SITE SECTIONS

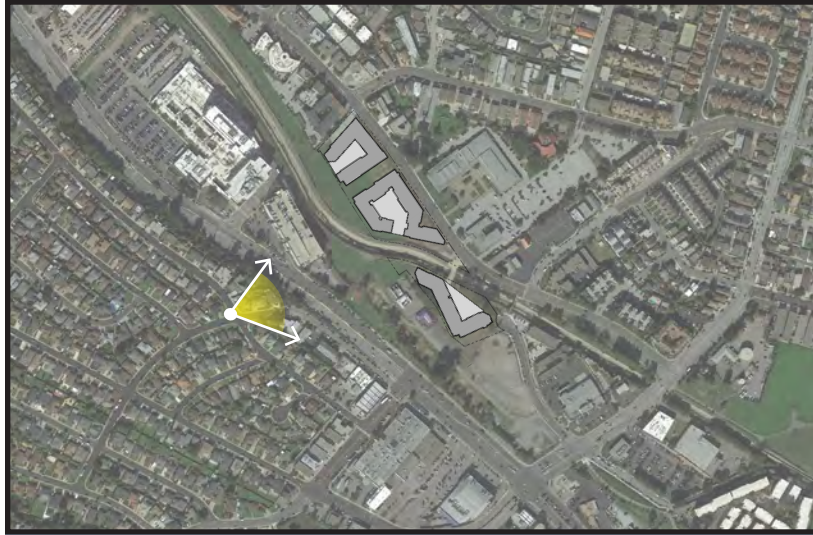
SECTION A-A

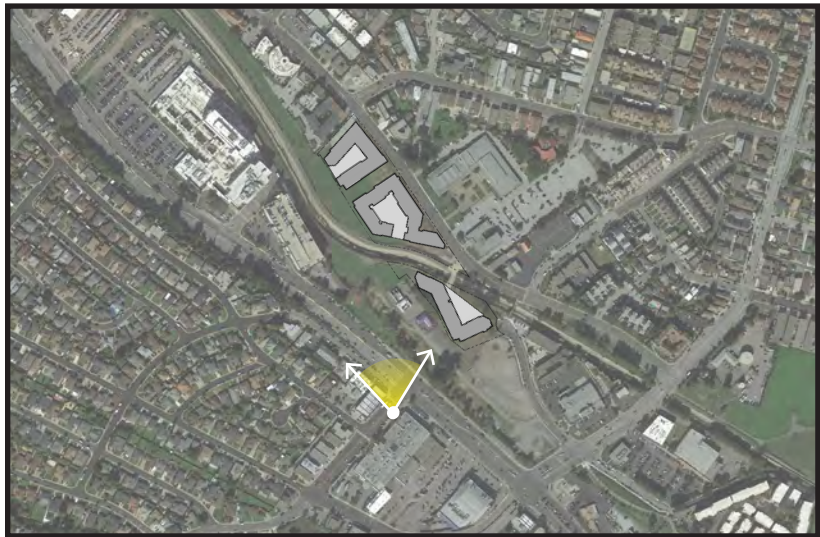


SECTION B-B



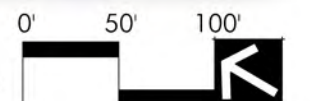








PLAN VIEW
Scale: 1"=100'-0"

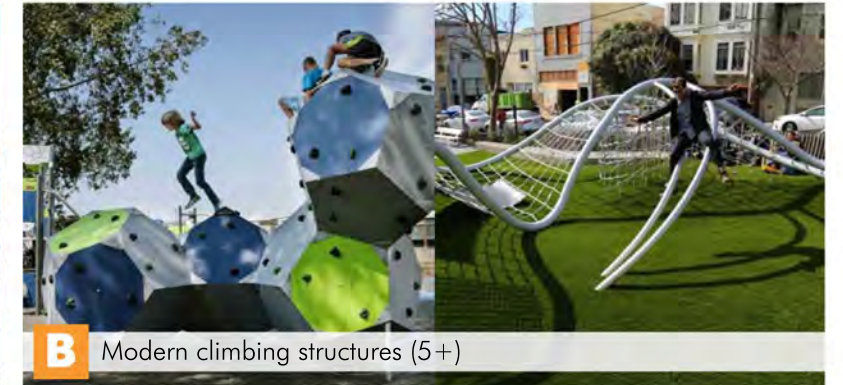








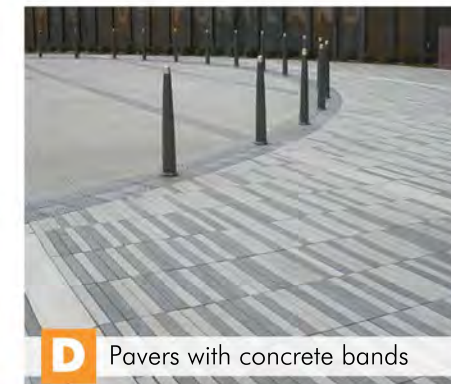
A Modern climbing structures (tots)



B Modern climbing structures (5+)



C Outdoor dining



D Pavers with concrete bands



E Bicycle rack



F Contemporary concrete pavers



G Urban stools



H Torqued seatwall



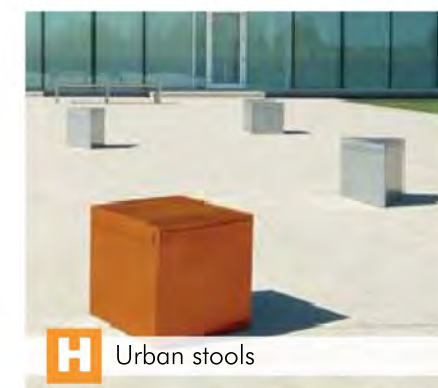
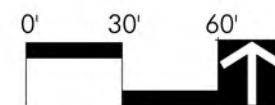
I Public art

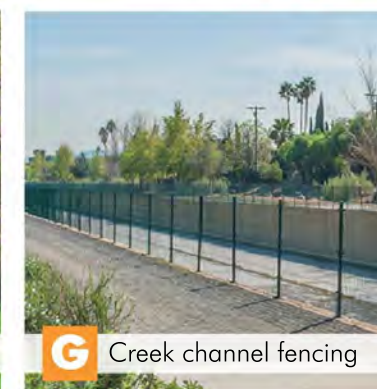


J Accent trees



PLAN VIEW
Scale: 1"=60'-0"





Section B

4

COMMUNITY BENEFITS

Childcare Center

The project will include a 4,500 square-foot childcare center in Building 3 which will be leased at below market rental rates to a childcare provider. The center has been thoughtfully designed including a convenient and protected child drop-off area and adjacent secured outdoor playground. The center will also have convenient access to Centennial Way Trail, the future Civic Campus, and connection to Parcel A2B for “day trips”.

Inclusionary Affordable housing

Twenty percent (20%) of the project, 151 total units, will be affordable (BMRs) to low income households (80% of San Mateo County AMI). The unit size and mix will be proportionate to the mix of the overall project. A portion of the BMRs will be family-oriented “home-like” townhome units with two bedrooms and a den upstairs with a “front” door accessing either to the public street, trail or paseo. Another portion will be 3-bedroom 2 bath units sized for families. SummerHill will enter into an Affordable Housing Agreement for a period of 55 years. It is proposed that all BMRs will be rentals to insure that the BMR housing remains available to low income households over time.

Proposed Public Infrastructure Improvements

Public Spaces

Public spaces including parks, plazas, pedestrian linkages, and prominent public art drove the overall project design and are incorporated throughout, with design themes drawn from the natural context of the site, the Civic Community Campus, and South San Francisco’s status as the “birthplace of biotechnology”.

- Parcel A2b park - 0.6 acres (Exhibit L-3)
- Creekside park & Centennial Way extension at Building 3 (Exhibit L-4)
- Plaza and Centennial Way enhancements on Mission Road (Exhibit L-5)
- BART ROW park at Centennial Trail west of Buildings 1 and 2 -0.6 (acres (Exhibit L-6)
- Oak Avenue at Centennial Way plaza

Public Art

A public art installation is proposed at the corner of Oak Avenue at Centennial Way Trail. Architecturally distinctive landscaped plazas will provide additional forms of public art as well.



COMMUNITY BENEFITS

Pedestrian/Bicycle Improvements

Mission Road

- 10-foot wide sidewalk with street trees in planting pockets for a softened street edge
- Class I bike lanes
- Removal of existing open drainage ditch and undergrounding for safe pedestrian access
- Bench seating and plazas for pedestrian gathering and comfort

Oak Avenue Extension

- 10-foot wide sidewalks and street trees in planting pockets for a softened street edge
- A reduced street section of 26 feet wide to create a pedestrian-friendly area and connectivity between the Civic Community Campus, the project, and public open space areas
- Class III bike lanes with multiple points of access to Centennial Way Trail

Centennial Way Trail

- Centennial Way Trail will connect to the Oak Avenue extension along the south side of Colma Creek
- Public access from Mission Road to Centennial Way Trail between Buildings 1 & 2
- A trail connection is proposed from Parcel A2b Park to Centennial Way Trail by way of the Creekside Park. This path would be subject to permitting from the SFPUC and BART
- The existing fencing along Colma Creek along the trail will be removed and replaced with enhanced fencing
- The existing Centennial Way Trail bridge will be enhanced with architectural railings to create a signature element in the Trail
- An optional second bike/pedestrian bridge will be added, if desired by the City

Traffic Improvements

- Construction Oak Avenue Extension and all associated improvements including traffic signal and intersection modifications at Arroyo/Oak/El Camino Real and bridges.
- Widen Mission Road by four feet.

Public Water/Sewer Storm Improvements

- See CBG Engineer's SSF PUC RFQ Preliminary Cost Estimate and Improvement Assumptions

Transportation Demand Management Plan

The project will provide a robust TDM plan with the goal of reducing peak hour trips by 28% consistent with the El Camino Real/Chestnut Area Plan. This TDM Plan will be implemented by SummerHill and managed by onsite property management staff, with annual monitoring and reporting to the City.

Financial Project Benefits

The project will provide the following financial benefits to the City of South San Francisco and its residents:

- \$3.5 million in building permit and plan check fees
- \$8.5 million in Park Acquisition and Construction fees - in addition to onsite and offsite parks
- \$2.65 million in Sewer Capacity
- \$425,000 Public Safety Impact fees
- \$1.4 million in Childcare fees to support childcare in the City - in addition to an onsite childcare center
- \$1.98 million in School fees to South San Francisco Unified School District
- \$130,000 in Bicycle & Pedestrian fees - in addition to an array on new bicycle and pedestrian improvements
- New assessed property valuation, benefitting the City of South San Francisco and San Mateo County.

CONTACTS



Elaine Breeze

Vice President of Development
(project lead)
650.842.2404
ebreeze@shapartments.com

Jeffrey Zeiszler

Vice President of Acquisitions
(ENRA negotiations)
925.244.8707
jzeiszler@shapartments.com



Sara Fernandez

Director, Planning
(architecture lead)
310.439.3954
sfernandez@ktgy.com



PLANNING | URBAN DESIGN
LANDSCAPE | ARCHITECTURE

Roman de Sota, ASLA CGBP

Director, President
(landscape architecture lead)
510.452.4190
roman@r3studios.com



CARLSON,
BARBEE &
GIBSON, INC

CIVIL ENGINEERS | SURVEYORS | PLANNERS

Ryan Hansen, P.E.

Principal
(civil engineering lead)
310.439.3954
rhansen@cbandg.com

SUMMERHILL HOUSING

COMMUNITIES OF DISTINCTION **GROUP**



SUMMERHILL APARTMENT
COMMUNITIES

SUMMERHILL HOMES™