

City of South San Francisco
South San Francisco Sites B & C

Proposal for Transit-Oriented Mixed-Use Development | February 5, 2018



AGI/KASA Partners



Cover Letter

AGI/KASA Partners

100 Bush Street, Suite 1450
San Francisco, CA 94104
415 775 7005

Mr. Ernesto Lucero
Economic Development Coordinator
Economic Development and Housing Division
City of South San Francisco
400 Grand Avenue
South San Francisco, CA 94080

February 5, 2018
Via Hand Delivery

RE: South San Francisco – Response to a Request for Proposal

Dear Mr. Lucero,

On behalf of Avant Group Inc. and KASA Partners (“AGI/KASA”), we are extremely pleased to submit our proposal for the development of this unique transit-oriented infill site in South San Francisco.

INSPIRATION, AUTHENTICITY and ACTIVATION

Our vision for the Project is to contribute meaningfully to the existing neighborhood with a vibrant, creative and sustainable new community which will benefit both new residents and the greater South San Francisco community. Similar to our approach with other developments, we looked first to the City and its inhabitants for inspiration. Looking to its history as well as forward trajectory we drew particular inspiration from the South San Francisco’s rich manufacturing history and the more modern manifestations of its new maker economy. We are also inspired by site’s specific context, particularly its proximity to Centennial Way, Colma Creek, and the knowledge that BART runs beneath our feet. Where some may see these as daunting physical obstacles to development, we see them as highlights that make this a site deserving an urban response, both unique and dynamic in its design and place-making.

Our proposed Project is composed of 812 residential units, of which 20%, or 162 units, are below market rate for households with Low to Very Low AMI. We propose a diversity of unit types with flats, townhomes, and live-work lofts all purposefully located according to specific site adjacencies. Almost half of our units will be larger units (2-3 Bedroom units) in order to attract and support families living in our community. We have included an exciting Market Hall concept along the new Oak Avenue extension that will support a growing number of people drawn to the new Civic Campus. Additionally, we include a much needed full service childcare center on Site C. Our buildings will be planned and designed together with an eye towards expressing a modern aesthetic that also harkens back to the City’s industrial past.

In addition to housing, we propose designing and building up to 7-acres of parks and open space throughout our Project, including over 3.5 acres of improvements to open space off-site, all of which will be publicly accessible. We have created early partnerships with key non-profits and for-profits to activate these open spaces with programs including inclusive playgrounds, public wellness, local manufacturing, public art, urban farming, and other uses and features. By considering all of these often disparate parts holistically, we intend for our Project to have a lasting and positive impact on South San Francisco.

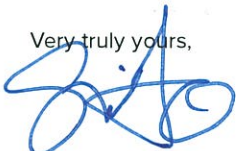
AGI/KASA believes in responsible development. That responsibility flows not only to our investors and partners, but to community stakeholders and to future generations of South San Franciscans. With that philosophy, AGI/KASA has uniquely positioned itself as a development team that has more than a combined 60 years of experience consistently entitling and successfully developing large institutional-quality multifamily projects in San Francisco, South San Francisco and the greater Bay Area.

Members of the AGI/KASA team have been working continuously in South San Francisco since 2002 securing the entitlements and overseeing the development of the Terrabay Master Plan District and “completing the dream” by creating a gateway to South San Francisco with the Terrabay housing projects, namely The Peninsula Mandalay, and Centennial Towers (now known as Genesis Towers). AGI/KASA brings its “best in class” development experience and practices to create a new gateway project for the City of South San Francisco.

Rounding out our team, we include Tableau Development Company, who have entitled and/or built over 5,000 homes in the Bay Area, and are partnering with BRIDGE Housing Corporation during planning and entitlements to leverage their deep experience in developing quality affordable housing. AGI/KASA has teamed with a strong financial partner in Brookfield Residential, a leading North American land developer, homebuilder and equity provider.

Based upon our unblemished track record of completing high-quality assets from beginning to end throughout the San Francisco Bay Area, and experience in managing the public trust in public private partnerships, we humbly present our proposal.

Very truly yours,



Eric Tao
President and CEO
Avant Group, Inc.
Responsible Development



Andrew Kawahara
Principal
KASA Partners
Building Partnerships



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.....| A. Development Team & Experience

A.1. Development Team

MASTER DEVELOPMENT ENTITY

Avant Group, Inc. (AGI) and **KASA Partners (KASA)** are collaborating to develop the project as the Developer. AGI and KASA will form a single purpose entity, a Master Development Entity, that will plan and entitle the site (outlined in our Organization Chart at the end of this section). Together, the Developer brings best-in-class professionals to the project with senior project management and a proven track record of success. Each company in their own right is experienced in managing large teams of consultants and complex public-private processes. We take advantage of this deep bench to form a managerial framework that places the most experienced individual in a specific work stream into that role. Our reporting and decision-making structure will be set up to be streamlined and efficient.

The main development personnel involved with the Project include:

Eric Tao – President, CEO and Director, AGI

Eric, along with Andrew Kawahara, will hold final decision-making authority for the development components of the project. Eric will be the lead negotiator representing the team during development agreement negotiations.

Andrew Kawahara – Principal, KASA Partners

Andrew, along with Eric Tao, will hold final decision-making authority for the development components of the project.

Jesse Herzog – Chief Investment Officer, AGI

Jesse will provide guidance on the development in regard to ensuring the required investment returns to our capital partners.

James Suh – Principal, KASA Partners

James will advise the management team on the programming, planning and design.

Jack Robertson – President & CEO, Tableau Development Company

Jack is a member of KASA's negotiations and entitlements team and will be spearheading the Disposition and Development Agreement. Given his expertise on large master plans, he will also be advising the management team on matters related to the overall development.

Brian Baker – Vice President of Development, AGI

Brian will be the Project Manager and the direct day-to-day contact for the City on all matters related to design, entitlements, CEQA, permitting, and community outreach.

Contacts:

Eric Tao, President and CEO

Avant Group, Inc. (AGI)

100 Bush Street, Suite 1450

San Francisco, CA 94104

Email: etao@agiavant.com

Tel: 415-775-7005

www.agiavant.com

Andrew Kawahara, Principal

KASA Partners

One Embarcadero Center, Suite 1020

San Francisco, CA 94111

Email: akawahara@kasa-partners.com

Tel: 415-370-7451

www.kasa-partners.com

DEVELOPMENT PARTNER

BRIDGE Housing Corporation (BRIDGE) is one of the largest and most respected developers of affordable and workforce housing on the West Coast. BRIDGE will work as part of the Master Development team throughout the design and entitlement process to plan the appropriate scale and type of affordable housing for this project, and ultimately develop and operate the affordable housing component of the project. Their deep expertise developing successful mixed-use transit-oriented projects will be a powerful addition to an already strong team.

Contact:

Kevin Griffith, Director of Business Development

BRIDGE Housing Corp.

600 California Street, Suite 900

San Francisco, CA 94108

Email: kgriffith@bridgehousing.com

Tel: 415-989-6017

www.bridgehousing.com

A.1. Development Team

PROGRAM PARTNERS

Our team also includes a number of partners that we feel will add to the vibrancy of the project and the surrounding community.

Palcare is a California 501(C)(3) nonprofit that provides quality education and child care services. Palcare has one of the largest infant care programs in San Mateo County, and is the only provider to offer flexible scheduling for families with extended hours. Palcare strives to maintain affordability by offering low tuition rates as well as providing scholarships and subsidized childcare for low income families that qualify.

Our development proposal envisions a childcare facility at the base of one of the residential buildings. We feel this is not just a desired use but a necessary one given the dearth of such facilities in the area. Palcare has expressed strong interest in becoming a tenant and running this operation for us (see separate Letter of Intent package). As we develop the plans, their staff will help us make sure we plan and design for this very particular use correctly.

Contact:

Lisa Kiesselbach, Executive Director

Palcare

945 California Drive
Burlingame, CA 94010
Email: lisa@palcare.org
Tel: 650-340-1289
www.palcare.org



SFMade is a California 501(C)(3) nonprofit whose mission is to build and support a vibrant local manufacturing sector, that sustains companies producing locally-made products, encourages entrepreneurship and innovation, and creates employment opportunities for a diverse local workforce.

We are proposing a 13,000 square foot commercial space on the ground floor of Building C. We envision some or all of this being leased to an industrial user/ maker with public serving retail that can anchor this prominent corner. We will enlist our friends at SFMAde, with whom we have a close working relationship with on several projects in San Francisco, to help with the visioning of this space and eventually to reach into their network of manufacturers to find the right tenant. SFMAde has responded positively to this partnership and felt it would further the evolution of South San Francisco's manufacturing sector (see separate Letter of Intent package).

Contact:

Kate Sofis, CEO

SFMade

1885 Mission Street, #A5
San Francisco, CA 94103
Email: kate@sfmade.org
Tel: 415-408-5605
www.sfmade.org

A.1. Development Team

DESIGN PROFESSIONALS

Having worked in the San Francisco Bay Area for almost 30 years, the Development team has established relationships with premier designers, contractors, engineers and service providers.

We have selected BAR Architects and DLR Group/Kwan Henmi as the architects and planners on the project. We believe the project's size and configuration lends itself to having two high quality firms collaborating and pulling from each of their extensive residential experience. We think this diverse approach will produce the most thoughtful end product. GLS Landscape Architecture and RHAA will be the streetscape, park and landscape architects. Each of these award-winning design firms have substantial experience in urban infill "placemaking" throughout the Bay Area. We have enlisted Sandis for the civil engineering and Langan for geotechnical engineering. We will retain additional firms to the team as necessary for the entitlement and development of the property.

Contacts:

Land Planning and Design Architect

BAR Architects
Chris Haeggglund, Principal
901 Battery St Suite 300
San Francisco, CA 94111
Email: chaeggglund@bararch.com
Tel: 415.293.5772

Design Architect

DLR Group/Kwan Henmi
Faraaz Mirza, Principal
456 Montgomery Street, Suite 200
San Francisco, CA 94104
Email: faraaz.mirza@kwanhenmi.com
Tel: 415.901.7215

Landscape Architect

GLS Landscape Architecture
Gary Strang, Principal
2677 Mission St #200
San Francisco, CA 94110
Email: gary@glasarch.com
Tel: 415.285.3614 x501

Landscape Architect

RHAA Landscape Architecture
Manuela King, Principal
225 Miller Ave
Mill Valley, CA 94941
Email: manuela@rhaa.com
Tel: 415.383.7900

Civil Engineer

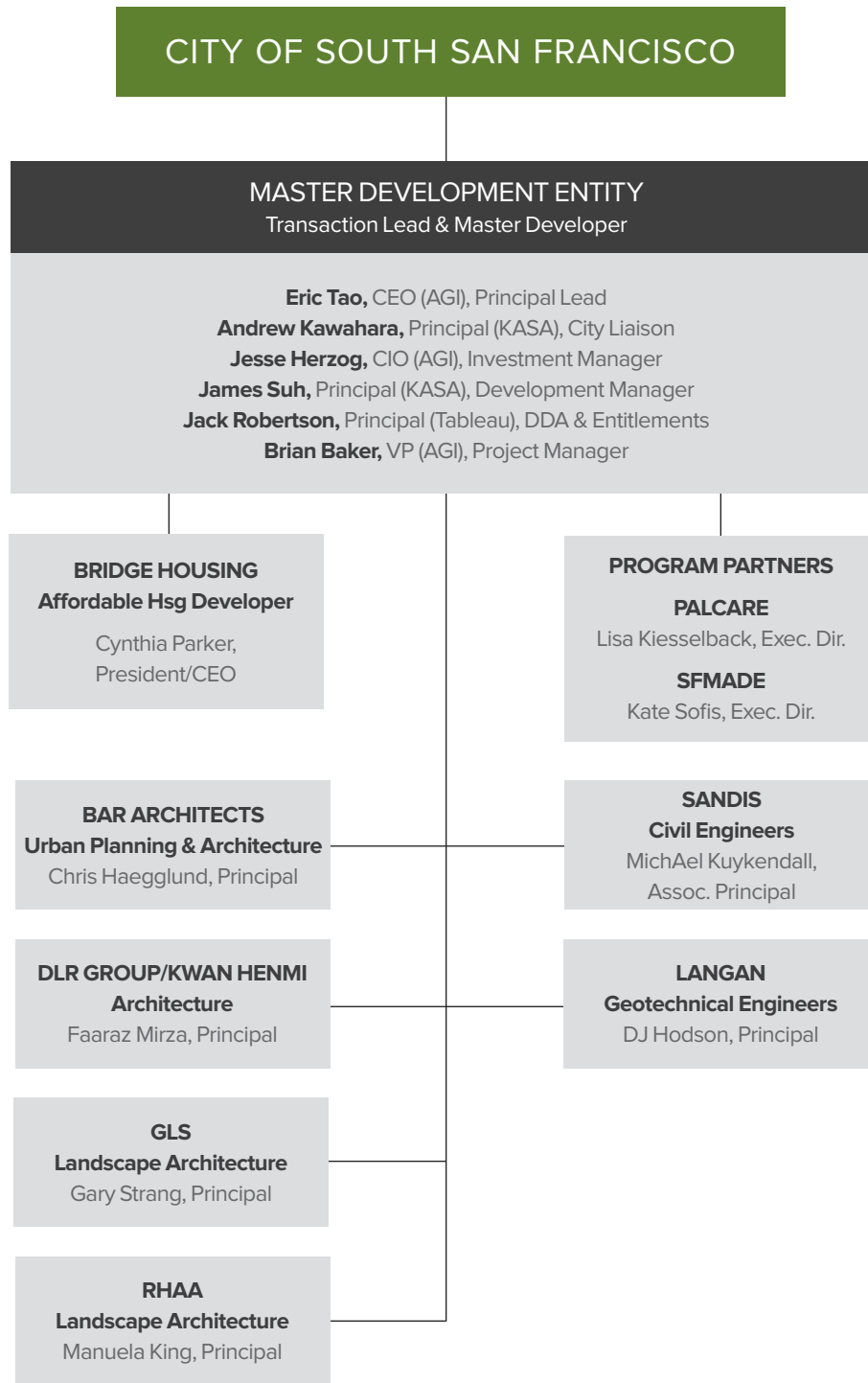
Sandis
Michael Kuykendall, Assoc. Principal
1700 S Winchester Blvd #200
Campbell, CA 95008
Email: mkuykendall@sandis.net
Tel: 510.590.3415

Geotechnical Engineer

Langan
DJ Hodson, Principal
555 Montgomery Street, Suite 1300
San Francisco, CA 94111
Email: dhodson@langan.com
Tel: 415.955.5240

A.1. Development Team

ORGANIZATION CHART



A.2. Developer Questionnaire

PUC SITE REQUEST FOR PROPOSALS DEVELOPER QUESTIONNAIRE

Developer Name:

AGI/KASA, a Joint Venture of Avant Group, Inc. and KASA Partners

Principal Office Address:

AGI: 100 Bush Street, Suite 1450, San Francisco, CA 94104

KASA: One Embarcadero Center, Suite 1020, CA 94111

Principal Contact:

AGI: Eric Tao

KASA: Andrew Kawahara

Circle: **AGI: Partnership**
Corporation
Joint Venture

KASA: Partnership
Corporation
Joint Venture

If a Corporation, in what State: **AGI: California**

When incorporated: **June 25, 2013**

President:

Eric Tao

Vice President(s):

Treasurer:

Members of the Board:

If a Partnership, General or Limited: **KASA: Limited Liability Company**

Date of Partnership organization: **October 22, 2010**

Name and Address of Each Partner:

NAME

Andrew Kawahara / James Suh, KASA

ADDRESS

**One Embarcadero Center, Suite 1020
San Francisco, CA 94111**

If Limited Partnership, name general partner(s):

A.2. Developer Questionnaire

1. Number of years of relevant experience in real estate development: **60 years combined**
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? Yes () No (**X**)

If yes, please explain: _____

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

A.2. Developer Questionnaire

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.

NONE


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

JAMES SUH
Print Name

IF PARTNERSHIP:


Signature

Andrew Kawahara, KASA Partners
Print Name

ATTEST:


Secretary

FRANK CHAN
Print Name

IF CORPORATION:

Avant Group, Inc.
Print Name of Corporation

100 Bush Street, Suite 1450
San Francisco, CA 94104
Address

By: 
President

Eric Tao, Avant Group, Inc.
Print Name

(CORPORATE SEAL)

A.3 Development Team Qualifications

Avant Group, Inc. (AGI)

FIRM PROFILE

Successful real estate development in the San Francisco Bay Area requires both a commitment to disciplined economic principles and a commitment to community and civic goals. This sometimes means not investing even when there is pressure to deploy capital, and it sometimes means scaling back the size of a project to accommodate the history, nature and needs of the neighborhood impacted. By balancing the multitude of interests, a sustainable investment strategy can be implemented with successful outcomes that will ensure the ability for that success to be repeated. Following this philosophy, AGI has been able to weather the unavoidable cycles in real estate, secure consistent returns for its investors, and grow the respect and trust of local communities, neighborhood organizations and governments. Together we take pride in the projects and relationships we've built with investors, neighbors, and partners in the industry.

The AGI Team has developed more than 1,000 new transit oriented urban infill multifamily units in the San Francisco Bay Area. Having worked with institutional partners such as the California Public Employees Retirement System (CalPERS) since 2006, we make protecting institutional fiduciary interests its highest priority while executing the development and management of institutional quality San Francisco Bay Area real estate opportunities with superior financial returns.

RELEVANT PROJECT EXPERIENCE

MOSSO, 900 Folsom St, San Francisco, CA Two 9-Story developments with 463 apartment units, 9,427 sf of retail, and 323-car garage. Endorsed by 6 community groups, with unanimous approval from SF Planning Commission and SF Board of Supervisors.

VARA, 1600 15th St, San Francisco, CA The largest Class A building in the Mission District, with 6 stories, 202 units, 8,131 sf of retail, and 221-car parking garage.

ABACA, 2660 3rd St, San Francisco, CA 263-unit mixed-use residential project in San Francisco's Dogpatch neighborhood, completed in July 2017.

1270 Mission St, San Francisco, CA 299-unit, 21-story tower via 80 foot upzoning, increasing on-site affordable housing from 13.5% to 25%, and units serving AMIs from 55% to 150%. The project was unanimously approved by the SF Planning Commission and SF Board of Supervisors.

SOMA Grand, 1160 Mission St, San Francisco, CA Entitled and developed the first large high-rise residential development in the now booming Mid-Market neighborhood. 23 stories, with 246 luxury condominiums, destination restaurant, boutique hotel, and 500 car parking garage.

Transbay Block 9, San Francisco, CA Vision behind the 43-story, 570-unit apartment building and led a team in the highly competitive RFP process to become the first San Francisco Bay Area based developers to win an RFP in San Francisco's Transbay redevelopment area.

A.3 Development Team Qualifications



Eric Tao
CEO,
AVANT GROUP, INC.

PROFILE

Eric Tao has originated, acquired, and directed the development of over 1 million square feet of new mixed-use residential, commercial and industrial projects in San Francisco, Oakland and San Jose. As the CEO of AGI, he leads a team that is engaged in the acquisition, entitlement, development, stabilization and disposition of multiple large multifamily projects and that is co-managing AGI's second California Public Employees Retirement System (CalPERS) fund through a joint venture with Resmark Impact Ventures. The first fund was \$100mm; this second fund is \$150mm.

Previously, as the Chief Investment Officer for AGI Capital Group, Eric managed the acquisition, investment and disposition of more than \$500mm in real assets in the San Francisco Bay Area for AGI Capital, a diversified real estate development and asset management firm.

EDUCATION

J.D., UC Hastings College of Law (San Francisco) – 1995
European Law Program, Leiden University – Fall 1994
Bachelors in Science and Arts, Pomona College – 1989

PROFESSIONAL AFFILIATIONS

Board Director, Urban Land Institute San Francisco
Board Director, SPUR
Board Director, SF Housing Action Coalition
Board Director, Hawaii Chamber of Commerce of Norcal
Board Director, Art Care SF
Member, San Francisco Inclusionary Housing Technical Advisory Committee



Jesse Herzog
CHIEF INVESTMENT OFFICER,
AVANT GROUP, INC.

PROFILE

Jesse Herzog oversees AGI development projects from acquisition, through entitlement, construction, and disposition. Mr. Herzog has worked on the development of over 1,000 units of multifamily housing in San Francisco, in addition to a range of projects throughout the greater Bay Area. As a sixth generation San Franciscan, he is passionate about the City's history and its continuous self-renewal.

Prior to AGI, Mr. Herzog worked for Equity Office Properties. Mr. Herzog graduated from the University of Michigan in Ann Arbor with a B.A. in Philosophy. He is a member of Lambda Alpha, the Urban Land Institute, and on the board of the nation's first Green Benefit District, located in Dogpatch and Potrero Hill.

Mr. Herzog is passionate about the arts and outdoors. He is the inventor of the Suitsy, a business suit onesie. He is a member of the Urban Land Institute, and an active participant in their UrbanPlan community outreach program. He has been inducted into Lambda Alpha International, the honorary land economics society.

EDUCATION

B.A. Philosophy, University of Michigan Ann Arbor

PROFESSIONAL AFFILIATIONS

Urban Land Institute
Lambda Alpha International

A.3 Development Team Qualifications



Brian Baker
VP OF DEVELOPMENT,
AVANT GROUP, INC.

PROFILE

As the VP of Development at AGI, Mr. Baker has managed the construction of 325 units and led the upzoning and entitlement of 300 units at 1270 Mission in San Francisco. He manages the underwriting, acquisition, entitlement, design and development for AGI's Class A developments.

Prior to AGI, Mr Baker co-founded Millennial Capital, a private equity real estate investment fund and worked as the general counsel and project manager. He led fund formation, and oversaw all property renovation projects from entitlements to construction and was involved in the acquisition and repositioning of ~\$40mm in San Francisco Bay Area multifamily properties.

EDUCATION

J.D. - UC Hastings College of Law (San Francisco), 2005
B.S. - Microbiology, Minor Political Science, University of California, San Diego, 2001

PROFESSIONAL AFFILIATIONS

Member of California State Bar and US Patent Bar
Registered California Real Estate Broker
Board Director, Growing Up Farms

A.3 Development Team Qualifications

KASA Partners

FIRM PROFILE

KASA Partners is a privately-held real estate development company based in the San Francisco Bay Area with expertise in office, institutional, residential, mixed-use and value-added projects. KASA Partners brings over 60 combined years of relevant institutional experience, entrepreneurial zest, local knowledge and best practices in the real estate industry. Our experience is rooted with some of the most preeminent global real estate firms in the country. It was formed with the vision to create high quality institutional-grade buildings and places of lasting quality for people to live, work and play with a focus in Northern California. Having worked on both sides of the table as developers and architects, we have a deep understanding of how to create value through quality design and deep collaboration. The Partners of KASA have built over \$1 billion of real estate assets to date.

KASA has a particularly high level of expertise in leading the development process from initial feasibility, through entitlements, CEQA, design and construction project management, to start-up operations. Our experience in public-private partnerships ranges from working with South San Francisco, the Port of San Francisco, the Treasure Island Redevelopment Authority, and the San Francisco Redevelopment Authority. KASA'S larger master planning involvement includes the 2 million sq. ft. Salesforce.com Headquarters in Mission Bay, the 500,000 sq. ft. for-sale residential homes at Yerba Buena Island, and the 900,000 sq. ft. office at Salesforce Tower.

RELEVANT MASTER PLANNING PROJECT EXPERIENCE

The Peninsula Mandalay, South San Francisco, CA
18-story, 112-unit luxury condominium project

Centennial Towers - South Tower, South San Francisco, CA
12-story office building with 200-seat Performing Arts Facility, childcare facility, and over 12,000 sf of retail.

Treasure Island Redevelopment, San Francisco, CA
Public Private Partnership entitled for 8,000 residential units, 450,000 sq. ft. commercial, 300 room hotels, and 300 acres of park and open space.

1595 Pacific Avenue, San Francisco, CA
4-story, 41-unit mixed-use apartment over a ground floor podium with retail and 35-space ground-level parking structure.

1168 Folsom Street (Folsom Lantern), San Francisco, CA
5-story building with 20 multifamily residences and retail in the heart of San Francisco's South of Market.

60 Rausch St at The Mullin Buildings, San Francisco, CA
Adaptive re-use of a historic warehouse structure built in 1920, converted into 39 luxury live/work lofts in the heart of the South of Market, with semi-subterranean parking.

73 Sumner Street at The Mullin Buildings, San Francisco, CA.
Adaptive re-use of a historic warehouse structure built in 1920, converted into 16 luxury live/work lofts in the heart of the South of Market neighborhood.

Salesforce.com Headquarters, Mission Bay, San Francisco, CA
1.98 million sf, \$2 billion, LEED Platinum corporate headquarters in Mission Bay, San Francisco. Project received unanimous approval from the former SF Redevelopment Agency for Major Phase Submittal in September 2011 and Concept and Schematic Design Submittals in January 2012 - both granted in less than 7 months.

Salesforce Tenant Improvement at Salesforce Tower, San Francisco, CA
Project manager and strategic real estate advisor for the 900,000 sf headquarters campus expansion in Salesforce Tower, the largest lease and tenant improvement project in the history of San Francisco.

Exploratorium at Piers 15/17, San Francisco, CA
Public Private Partnership for the development of a new waterfront campus for the Exploratorium museum. Phase 1 included repair and seismic retrofit of two-thirds of the piers and over 230,000 sq. ft. of building area including galleries, offices, cafés, gift store, offices, classrooms, theatre, new 2-story addition, and public plaza.

150 Hooper Street, San Francisco, CA
Owner's representative providing oversight of the developer's architectural and construction team, and advising on value-based decisions on the base building.

SuccessFactors Global Headquarters (SAP), South San Francisco, CA
Headquarters in the top 4 floors of the Centennial Towers, with 360 degree panoramic views, built in fireplace, lounging area, and 3-story glass staircase.

A.3 Development Team Qualifications



Andrew K. Kawahara
CO-FOUNDER AND PRINCIPAL,
KASA PARTNERS

PROFILE

Andrew K. Kawahara is a Partner at KASA Partners. His experience in real estate development, corporate and public sector real estate, public-private partnerships, architecture and urban planning spans over 25 years. As a developer, Andrew has been involved in some of the most complex real estate projects and transactions in the San Francisco Bay Area.

Andrew serves as Principal role on KASA's development projects. He led the 14-member development team to provide development and project management services for Salesforce's proposed 1.9 million square foot, \$2 billion headquarters in Mission Bay, San Francisco. He continues to lead KASA's team to provide real estate advisory and project management services for Salesforce on its 880,000 square foot campus expansion into Salesforce Tower.

Previously, Andrew was Senior Vice President of Myers Development Company in San Francisco, where he oversaw day-to-day development of residential and office projects totaling in excess of \$600 million. Projects include Centennial Towers, a two-phase 665,000 sf office campus, The Peninsula Mandalay, a 112-unit, 18-story residential tower and 80 Natoma, a 423-unit, 50-story luxury condominium tower in San Francisco. Prior to Myers, Andrew was Development Manager at Hauser Company, a boutique development and construction company in San Francisco and at Jones Lang LaSalle in Silicon Valley. Andrew is a registered architect in California and New York and practiced architecture for eight years at Kohn Pedersen Fox in New York among other firms.

EDUCATION

Harvard University, Master of Architecture in
Urban Design (curriculum in real estate)
California Polytechnic State University, San Luis Obispo
Bachelor of Architecture

LICENSE AND ACCREDITATION

Architect: California, New York

PROFESSIONAL AFFILIATIONS

Urban Land Institute
Belden Club
Board of Trustees, Mark Day School in Marin County



James Y. Suh
CO-FOUNDER AND PRINCIPAL,
KASA PARTNERS

PROFILE

James' experience as a developer, project manager and architect spans over 20 years. He has expertise in entitlements, property due diligence, repositioning strategies, and project management for design and construction. His experience in project types ranges from high-rise office, for-sale and rental residential and retail mixed-use, adaptive reuse of historic buildings, museums and other non-profit institutions.

James serves a Principal role in KASA's on-going development projects. He is currently co-managing the first infrastructure and vertical phase of the Treasure Island Redevelopment Project. James specializes in complex and difficult entitlements and managing public-private partnerships. He continues to work with public partners such as the Port of San Francisco, the Treasure Island Development Agency, and the government of Switzerland. He has managed large teams of architects/engineers/contractors in design and construction and is knowledgeable in complex building systems from waterfront construction, photovoltaic arrays, and sustainable HVAC systems.

EDUCATION

Master of Science, Real Estate Development, Columbia
University
Master of Architecture, University of Pennsylvania
Bachelor of Arts, Art History, Tufts University

LICENSE AND ACCREDITATION

Architect: California, New York

PROFESSIONAL AFFILIATIONS

Urban Land Institute
San Francisco Planning and Urban Research Association
Royal Institute of Chartered Surveyors
Board Member, San Francisco Korean American
Chamber of Commerce

A.3 Development Team Qualifications

Tableau Development Company

FIRM PROFILE

Tableau Development Company is an experienced developer of urban in-fill projects. Tableau focuses on high-density housing in the greater San Francisco Bay Area and Northern California in submarkets ripe for growth. Tableau's principal has almost 30 years of experience in acquiring, entitling and constructing over 5,000 multi-family apartments and condominiums, many of which were executed in "high barrier to entry" municipalities cementing the firm's reputation as a collaborative, results-oriented development firm. Their wealth of public development experience has made it an effective partner with localities seeking cooperative public/private partnerships in transitioning urban locales.

In the past 10 years, Tableau's principal has been actively involved in some of the Bay Area's largest planned residential mixed-use developments including Treasure Island, The San Francisco Shipyard, Fremont Warm Springs Innovation District, Alameda Point, and SOMO Village and the University District in Rohnert Park.

RELEVANT PROJECT EXPERIENCE

Olympia, San Francisco, CA Olympia is the first residential development completed at The San Francisco Shipyard and consists of 25 townhomes designed as two- and three-bedroom homes over a private parking garage. The project was designed to a LEED-Gold standard.

Market Square, Oakland, CA 252-unit condominium development that helped revitalize Old Oakland and contributed towards Mayor Brown's 10K Plan for Downtown Oakland. The building's thoughtful design is contemporary, but responds to the adjacent old brick and Victorian buildings of Old Oakland, providing modern living within a historic district.

The Merchant, San Francisco, CA 63-unit, 5-story condominium developed at The San Francisco Shipyard. The LEED-Gold community features a roof deck that offers panoramic views of the Bay.

Blu, San Francisco, CA 21-story, 108-unit high-rise condominium tower located in the Rincon Hill neighborhood. Tableau's principal oversaw development while at Lennar Urban (with Malcolm Development).

Fruitvale Transit Village Phase II, Oakland, CA Development Manager for 275-unit multifamily rental development adjacent to BART Station and targeted to mixed-income households. The first 94 units commenced construction in January 2018.

Warm Springs BART TOD Community, Fremont, CA Entitlements manager for 2,214-unit mixed-use community adjacent to new BART Station and Tesla Corporation. Project includes 1,200 multifamily units, retail space, commercial and industrial space, a new school and parks. Project commenced construction in 2016.

SOMO Village, Rohnert Park, CA Development manager overseeing updated entitlements and infrastructure planning for implementation of this mixed-use planned community consisting of 1,700 homes, commercial retail/office, and 33 acres of new parks.

Parkview Terraces, San Francisco, CA Developer of this 101-unit affordable senior housing development while President of AF Evans Development. Site was obtained through RFP process undertaken by SF Redevelopment Agency. Project contains ground floor retail and service space, including a hair salon, library and fitness center, and a lavishly landscaped courtyard.

Alameda Point, Alameda, CA Development manager assisting developer in securing site control, project entitlements and negotiation of a development agreement. Site was obtained through RFP process undertaken by the City of Alameda, and consists of 800 apartments and condominiums, up to 600,000 SF of retail/commercial and a landscaped waterfront promenade.

A.3 Development Team Qualifications



Jack Robertson

**PRESIDENT AND FOUNDER,
TABLEAU DEVELOPMENT COMPANY**

PROFILE

Jack Robertson, President and Founder of Tableau Development Company, brings almost 30 years of experience in acquiring, financing and building communities throughout the United States. Mr. Robertson's background bridges both the public and private sector resulting from his work as both a private developer and former local redevelopment official. Mr. Robertson specializes in identifying common ground amongst the competing and often divergent interests of neighborhood stakeholders, local officials and the developer – seeking a final product that becomes both profitable and a long-term community asset.

Over the past decade, Mr. Robertson has developed or renovated over 5,000 homes along with mixed-use commercial space totaling over \$700 million. Most recently, while at Lennar Urban, Mr. Robertson spearheaded the permitting and long-awaited construction of several hundred homes at the former Hunters Point Naval Shipyard, kicking-off the beginning of the largest new neighborhood in San Francisco. He also oversaw the promulgation of design standards and guidelines for The Shipyard/Candlestick Point and Treasure Island, another former U.S. Naval Base in San Francisco.

Previously, Mr. Robertson was President of AF Evans Development where he managed the expansion of the firm's mixed-use condominium products, initiated a highly successful apartment acquisition program, completed several affordable multifamily developments, and grew AF Evans presence in the Pacific Northwest.

EDUCATION

Master of Public Policy, Harvard University John F. Kennedy School of Government
Bachelor of Art in Urban Planning & Development, University of California, Berkeley

PROFESSIONAL AFFILIATIONS

Planning Commissioner, City of San Rafael
Member, SPUR
Member and Urban Plan Mentor, Urban Land Institute

A.3 Development Team Qualifications

BRIDGE Housing Corporation

FIRM PROFILE

BRIDGE Housing Corporation is one of the largest developers of affordable and workforce housing on the West Coast. As a mission-driven non-profit developer, BRIDGE's primary goal is to produce high-quality homes for seniors and families at a variety of income levels, with a focus on those who are priced out of the housing market. Since 1983, BRIDGE has developed more than 16,000 housing units and 350,000 square feet of retail/commercial space in more than 105 properties valued at more than \$3.5 billion.

BRIDGE has deep expertise developing mixed-use transit-oriented projects, where its developments are often catalysts for continued development and bring enhanced character to evolving neighborhoods. Its transit-oriented projects ensure that lower income renters can equitably participate in the vibrancy and economic opportunity that TOD locations provide. BRIDGE has created more than 75 transit-oriented and transit-friendly developments representing nearly 11,000 homes.

BRIDGE has extensive experience with mixed-use, transformational developments in urban and urbanizing environments. Their large scale developments provide the investment and energy needed to transform an area – for example, bringing sufficient density to generate foot traffic that enlivens a streetscape and supports retail uses. In virtually every project, BRIDGE has enlisted the public sector as a partner, often implementing a community vision alongside their core housing mission. Collaboration, partnership, and creativity are key elements that define their culture.

A prime example of their experience and approach is BRIDGE's decade-long redevelopment of the MacArthur BART Station. MacArthur Station is a joint project of BRIDGE and BART. BRIDGE led the master planning of the site, including construction of a new 478-space parking garage that accommodates the parking use that the entire site was formerly dedicated to. BRIDGE also reorganized access to the station and the new neighborhood by re-introducing the urban street grid to the former parking lot, and making additional connections to surrounding streets. MacArthur Station

will ultimately include construction of five buildings for high density, multifamily housing, the parking garage, as well as over 40,000 square feet of retail and community space. MacArthur Station is built to Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) standards.

RELEVANT PROJECT EXPERIENCE

Grand Oak Apartments, South San Francisco, CA

Multifamily development near South San Francisco BART station with 43 units, community room, computer learning center and outdoor play area.

MacArthur BART Station Redevelopment, Oakland, CA

Mixed-use, mixed-income transit-oriented development with 90-unit all-affordable property, three additional parcels of market-rate with affordable housing, new BART garage, commercial space, new BART plaza, and extensive streetscape improvements. Selected for LEED Neighborhood Development Pilot Program.

Marea Alta / La Verreda, San Leandro, CA Mixed-use, transit-oriented affordable housing development with 115 family and 85 senior units, child care center, community & outdoor space, bike parking, new BART parking garage and ground floor retail.

COMM22, San Diego, CA Mixed-use, urban infill affordable housing development with 130 family and 70 senior units, commercial space, health clinic, daycare facility, and 11 for-sale homes built by Habitat for Humanity.

A.3 Development Team Qualifications



Cynthia Parker
PRESIDENT AND CEO,
BRIDGE HOUSING CORP.

PROFILE

Cynthia Parker is responsible for the overall direction of BRIDGE, as well as its major affiliates such as BUILD, an investment advisor to CalPERS under the California Urban Real Estate Program, and BASS, a licensed life care provider. She joined BRIDGE Housing as President and CEO in February 2010.

Cynthia brings over 30 years of diverse and relevant experience to BRIDGE, most recently as Regional President for Mercy Housing and President of Intercommunity Mercy Housing. Prior to her tenure at Mercy, she served as Senior Vice President for Seattle-Northwest Securities, a public finance firm, where she oversaw affordable housing, commercial and public facility real estate financing in five Northwest states. Previously, Cynthia worked for the City of Seattle, where she established the new Office of Housing, doubled the agency's housing production and managed a \$61 million biannual budget. Earlier, she served as the Executive Director of Anchorage Neighborhood Housing Services and General Manager of Portland Student Services.

A former President of the National Neighborhood Housing Network and a former director of the Federal Reserve Bank of San Francisco, she has chaired the Sound Families Initiative for the Bill & Melinda Gates Foundation. She currently serves as a director of the National Affordable Housing Trust and the Federal Home Loan Bank of Seattle.

EDUCATION

Portland State University



Smitha Seshadri
SENIOR VICE PRESIDENT,
BRIDGE HOUSING CORP.

PROFILE

Smitha Seshadri comes to BRIDGE from Habitat for Humanity Greater San Francisco, where she has served as Vice President of Real Estate since April 2015. At Habitat, she was deeply involved in building the organization's infrastructure, leading real estate development and construction teams, planning for strategic growth, and implementing processes and procedures to track increasingly complex budgets and managing financial risk.

Prior to Habitat, Smitha worked for BRIDGE for nine years, as a Senior Project Manager and then Director of Development. During her tenure, she delivered \$175 million worth of projects under budget, including the resyndication of the Carquinez Apartments, Ironhorse at Central Station, 474 Natoma and St. Joseph's in Oakland, which won a 2015 Urban Land Institute Global Award for Excellence. At BRIDGE, she supervised a team of project managers, guided feasibility analysis for projects in pre-development, and negotiated with market-rate partners on structuring a \$360 million joint venture development with inclusionary housing. Her earlier experience includes positions with the Housing Authority of the County of Santa Clara, the Emergency Housing Consortium, Bent Severin and Associates International Architects, and Corlett, Skaer and Devoto Architects.

EDUCATION

Masters of Business Administration,
University of Chicago

Masters in Architecture, Kansas State University
Bachelor of Arts in Architecture, Mangalore University

A.3 Development Team Qualifications



Jelani Dotson

**PROJECT MANAGER,
BRIDGE HOUSING CORP.**

PROFILE

Jelani Dotson is responsible for management of all aspects of development for BRIDGE's affordable residential projects. He is currently managing a six-story ground-up project that includes 125 rental units affordable to low and moderate-income families as well as 5,000 square feet of commercial retail space.

Prior to joining BRIDGE, Jelani worked for eight years as Project Manager and Financial Analyst with Brookwood Group, a project management and development firm, where he most recently focused on mixed-income and market-rate master plan and infill development projects in South San Francisco and Santa Clara.

In addition to managing project teams, Jelani managed business development and capital raising activities for Brookwood Group. Earlier in his career, he founded and operated for five years Dotson Design and Development where he was responsible for developing residential properties in the Bay Area.

EDUCATION

Bachelor Degree in Architecture,
University of California, Berkeley
Master Degree in Architecture,
University of California, Berkeley
MBA, Yale University

A.3 Development Team Qualifications

BAR Architects

FIRM PROFILE

BAR Architects is devoted to the success of their clients. The firm's goal is to create meaningful and engaging environments that enhance their context, function well for users and are cost-effective. An 85-person architectural, interior design and planning firm with over 50 years of proven success, BAR approached each project as an opportunity to develop a compelling solution that exceeds our clients' expectations.

They bring demonstrated expertise in the planning and design of mixed-use and commercial developments ranging in size from six acres to five hundred acres, throughout the United States and internationally. BAR's planning experience ranges from design guidelines to the conversion of a military base to the planning and design of new towns. Each of their projects successfully and seamlessly integrate a variety of components – retail, entertainment, office, hotels and/or multifamily housing in a highly desirable yet cost-efficient and innovative manner.

Signatories to the 2030 Commitment to create net zero buildings, sustainable design practices are an integral part of BAR's design process. A certified San Francisco Bay Area Green Business, they are active in the U.S. Green Building Council and have designed buildings to all levels of LEED certification including LEED Platinum. The majority of BAR's technical staff are LEED accredited and bring the knowledge, experience and resources to proactively and collaboratively guide clients toward effective and appropriate sustainable design solutions.

RELEVANT PROJECT EXPERIENCE

Alameda Point Master Plan, Alameda, CA – Alameda Point Partners, Thompson/Dorfman, SRM Ernst, Eden Housing & Madison Marquette 68-acre mixed-use master plan with 800 residential units, commercial, retail, public parks and parking.

Foster City Mixed-Use Master Plan, Foster City, CA – The New Home Company Master plan for 15-acre mixed-use neighborhood with age-restricted residential, retail/commercial and community amenities.

Laurel Heights 3333CalSF Master Plan, San Francisco, CA – Prado/SKS Master planning and design with 50,000 gsf commercial, 49,300 gsf retail and 162,600 gsf residential.

South Hayward BART TOD Master Plan, Hayward, CA – Eden Housing, Inc. Master plan of mixed-use TOD with affordable senior and multifamily housing and retail.

Emerald Vista Master Plan and Design, Eden Housing, Inc. – Dublin, CA Master planning services for 24-acre development incorporating affordable, senior and market-rate housing, with main street, village center, community building and childcare center. Includes Wexford Way (family) and Carlow Court (senior) housing.

636 El Camino Family Housing, MidPen Housing Corp. – South San Francisco, CA 107-unit mixed-use affordable housing development with community building, fitness room, computer lab and retail.

Alma Point, Foster City, CA – MidPen Housing Senior living development with 66 affordable independent living units, neighborhood serving retail, residential and community amenities.

Bay Meadows Blocks Res-7 & MU-4, San Mateo, CA – Wilson Meany Refined and completed schematic design to make buildings more efficient. DD & CDs for two buildings: Res-7, 158 units; and MU-4, 70 units; both with retail.

38 Dolores, San Francisco, CA – The Prado Group Urban complex with 81 residential units and 30,000 sf grocery, certified LEED Gold.

Candlestick Point Blocks 6A & 8A, San Francisco, CA – FivePoint 315,800 sf, two-parcel mixed-use development with a total of 227 units, 28,000 sf of retail, parking garages, roof decks and residential amenities.

1 Henry Adams, San Francisco, CA – Equity Residential 239-unit mixed-use multifamily development with 13,000 gsf retail, clubhouse, gym and residential amenities.

Alchemy by Alta, San Francisco, CA – Wood Partners 330-unit multifamily development of new construction and historic renovation with urban park, community building and garden, fitness center, clubroom and parking. Certified LEED ND Gold, targeted Green Point Rated for new bldgs.

99 Rausch, San Francisco, CA – LDG/Pillar Capital Mixed-use urban infill development with 112 units, shared residential amenities, 5,000 sf retail and parking.

Santana Row, San Jose, CA – Federal Realty Investment Trust Development with retail, residential lofts, luxury townhouses, offices, club facilities and parking garage.

A.3 Development Team Qualifications



Chris Haeggglund, AIA
PRINCIPAL,
BAR ARCHITECTS

PROFILE

Chris Haeggglund, AIA, LEED AP brings 30 years of experience master planning and designing award-winning mixed-use, multifamily residential, retail and resort facilities. He has worked closely with numerous national developers including The Prado Group, Grosvenor, Related, DMB, Wood Partners, Equity Residential, Lennar Urban, Federal Realty Investment Trust, Hines and Maguire Properties.

EDUCATION

Graduate Diploma, Architectural Assoc., London, 1989
Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, 1984

LICENSE AND ACCREDITATION

Architect: California, Colorado, Washington
LEED Accredited Professional

PROFESSIONAL ORGANIZATIONS

American Institute of Architects
Urban Land Institute

RELEVANT EXPERIENCE

Laurel Heights 3333 CalSF Master Plan and Design, San Francisco, CA – Prado/SKS

One Henry Adams, San Francisco, CA – Equity Residential

38 Dolores, San Francisco, CA – The Prado Group
The Current, Long Beach CA – Ledcor Properties, Inc.
Alchemy by Alta, San Francisco, CA – Wood Partners
901 16th Street, San Francisco, CA – The Prado Group
99 Rausch, San Francisco, CA – LDG/Pillar Capital
88 Arkansas, San Francisco, CA – Martin Building Co.
Candlestick Point Blocks 6A & 8A, San Francisco, CA – FivePoint

830 Eddy Street, San Francisco, CA – Build, Inc.
2820 Broadway, Oakland, CA – Alliance Residential
Santana Row - Four Blocks, San Jose, CA – FRIT



William Duncanson, AIA
ASSOCIATE PRINCIPAL,
BAR ARCHITECTS

PROFILE

An Associate Principal at BAR, William Duncanson, AIA, LEED AP, brings 15 years proven experience in architectural design across an array of project types including mixed-use, multifamily and affordable housing, custom residences, retail and commercial complexes. His recent focus is on high-density mixed-use housing projects in San Francisco and around the Bay Area.

William has experience in all aspects of the design process, from pre-design to construction documents and construction contract administration. and possesses a great depth of experience in Entitlements and Permitting in the City of San Francisco with the San Francisco Planning Department, the former San Francisco Redevelopment Agency and Department of Building Inspection.

EDUCATION

Ph.D. Candidate, University of California, Berkeley
Master of Science in Architecture, University of California, Berkeley, 2001
Bachelor of Architecture, Southern California Institute of Architecture, 1995

LICENSE AND ACCREDITATION

LEED Accredited Professional

PROFESSIONAL ORGANIZATIONS

American Institute of Architects

RELEVANT EXPERIENCE

Alameda Point Master Plan and Design, Alameda, CA – Alameda Point Partners, Thompson/Dorfman, SRM Ernst, Eden Housing & Madison Marquette

Foster City Mixed-Use Master Plan, Foster City, CA – The New Home Company

Foster Square Condos, Foster City, CA – Lennar

One Henry Adams, San Francisco, CA – Equity Residential

88 Arkansas, San Francisco, CA – Martin Building Co.

830 Eddy Street, San Francisco, CA – Build, Inc.

2820 Broadway, Oakland, CA – Alliance Residential

Star Harbor, Alameda, CA – Tim Lewis Communities

Alma Point, Foster City, CA – MidPen Housing

A.3 Development Team Qualifications



Jung Suh
ASSOCIATE,
BAR ARCHITECTS

PROFILE

Jung Suh brings over 20 years of design leadership experience. A Senior Designer and Associate with BAR Architects he has been responsible for master planning and designing a variety of commissions including numerous mixed-use, hospitality, retail and office projects. He is currently working on projects throughout the Bay Area – in San Francisco, Oakland, Alameda and the South Bay – and has designed projects throughout the US and internationally.

Jung is experienced in all phases of design and construction, and excels in quickly understanding and defining conceptual design options. Projects have ranged in size from the design of a 30-unit multifamily development to a 1.7 million sf retail center in Shenzhen, China.

EDUCATION

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA, 1993

RELEVANT EXPERIENCE

Alameda Point Master Plan and Design, Alameda, CA – Alameda Point Partners, Thompson/Dorfman, SRM Ernst, Eden Housing & Madison Marquette

Menlo Park Mixed-Use Transit Oriented Development, Menlo Park, CA – Greenheart Land Company

38 Dolores, San Francisco, CA – The Prado Group

The Current, Long Beach CA – Ledcor Properties, Inc.

Alchemy by Alta, San Francisco, CA – Wood Partners

901 16th Street, San Francisco, CA – The Prado Group

99 Rausch, San Francisco, CA – LDG/Pillar Capital

88 Arkansas, San Francisco, CA – Martin Building Co.

Gunbarrel Center Master Plan and Design, Boulder, CO – The Wolff Company

Mixed-Use Waterfront Master Plan, Southern California

Newhall Ranch Master Plan, Valencia, CA – Newhall Land

2820 Broadway, Oakland, CA – Alliance Residential

A.3 Development Team Qualifications

DLR Group|Kwan Henmi

FIRM PROFILE

In June 2017, Kwan Henmi Architecture/Planning joined DLR Group. The two firms brought together talented design professionals in a unified, collaborative design culture committed to elevating the human experience through design. The design team is backed by the resources of the entire firm. This enables DLR Group|Kwan Henmi to scale teams to meet your challenges and deliver specialized expertise to any location whenever and wherever it is needed.

DLR Group|Kwan Henmi successfully delivers architectural design services for high-rise, market-rate, affordable, high density, for sale, for rent, student, and senior housing for different types of clients. Within these different residential types, they have maintained a high level of design excellence and innovation. Their projects, such as Arterra, have received national design awards. It was the first residential high-rise in California to achieve LEED Silver certification.

They are a certified San Francisco Green Business within the State of California.

RELEVANT PROJECT EXPERIENCE

Parkmerced Block 20, San Francisco, CA The new building at Block 20 is a bridge between the existing neighborhood and the city. The building itself consists of 299 residential units spread across a 17-story tower, rising 145 feet above grade, and an 8-story midrise. The 475,000-sf project contains a diverse unit mix, two residential lobbies, co-working space, fitness room, game room, and other amenities. Construction to start in 2018.

The Rockwell | Pine & Franklin, San Francisco, CA With over 440,000 sf, The Rockwell features 260 residential units, a solarium, 4,000 sf of retail space, and a well-appointed owner's club with kitchen, media room, fitness center, and enclosed courtyard. DLR Group|Kwan Henmi worked with preservationists to restore the historic Auto Row façades to their early-20th century state, giving residents and passersby alike a glimpse of the neighborhood as it once stood. Below-grade parking is outfitted with automated car stackers and electric car charging stations. Built in 2016 and all units sold out.

Marlow | 1800 Van Ness, San Francisco, CA

Located on the corner of Van Ness and Pine Street, near Nob Hill, this residential for-sale project consists of 98 units, featuring one and two bedroom units, with a small number of studios and three bedrooms. It is a high-density, low-energy consumption structure with a Walk Score of 98, proximity to multiple transit lines, and roughly 5,000 sf of retail space. Built in 2014.

Vida | 2558 Mission, San Francisco, CA

Vida is an eight-story, 114-unit condominium with 14,750 sf commercial space built into the ground floor. DLR Group|Kwan Henmi worked with Oyster Development to engage the community in discussions regarding the project early and frequently, producing a design that contributes through more than aesthetics. This includes land dedicated to triple the number of affordable units within the project, \$1 million to renovate the New Mission Theater—which at one point was to be demolished, to much local protest—and 0.25 percent of each unit's sales to a community fund. Parking is located entirely underground to reduce visibility.

Cielo | 8th & Seneca, Seattle, WA

Design of the new contemporary 335-unit, 32-story apartment high-rise serving downtown Seattle's Financial District. Cielo Residents are provided with a spacious exercise facility, game room, generous lounge, dog park, pet spa, and outdoor grills. Ground-level landscape includes a sculpture plaza and promenade, providing a much-needed connection between Seneca Street and Jim Ellis Freeway Park. Built in 2015.

Gateway Tower, San Jose, CA

Gateway Tower is a planned 390,000-sf, 25-story, mixed-use luxury high-rise in the heart of Silicon Valley. Located in prime downtown San Jose near the San Jose Convention Center, residents will be close to various high-profile companies. While the intended resident is tech-oriented, the project will reflect the arts-oriented community that revitalized SoFA in the latter part of the 20th century. Construction to start in early 2019.

Terminal One, Point Richmond, CA

The site for Terminal One consists of approximately 13 acres of land in the City of Richmond. The project consists of residential units, commercial spaces, and parking access. DLR Group|Kwan Henmi's design offered unparalleled waterfront living, new retail, and dining on the San Francisco Bay shoreline.

A.3 Development Team Qualifications



Denis Henmi

**ARCHITECT, PRINCIPAL-IN-CHARGE,
DLR GROUPLKWAN HENMI**

PROFILE

Denis has a focused expertise in the Civic, Housing, and Transportation markets. A strong technical architect, he has practiced in the Bay Area for more than 40 years. Clients and design staff benefit from his experience with the delivery of complex buildings paired with his highly analytical and creative approach towards functionality and aesthetics. Denis is a leader in the San Francisco office and serves as an inspiration that sets the path for future design innovation, sustainability, and community benefit. He is most heavily involved at project inception and early phases of developing project visions and goals. Denis has also taken the role of mentoring young professionals in the office, integrating his past experiences with theirs.

EDUCATION

Bachelor of Architecture with Honors, University of California, Berkeley

RELEVANT EXPERIENCE

Cielo Seattle, CA

Gateway Tower San Jose, CA

Parkmerced Block 20 San Francisco, CA

Park View Towers San Francisco, CA

The Rockwell San Francisco, CA

Marlow San Francisco, CA

Arterra San Francisco, CA

Watermark San Francisco, CA

Vida San Francisco, CA

Panoramic San Francisco, CA

600 Wall Street San Francisco, CA

The Paramount San Francisco, CA



Faraaz Mirza

**DIRECTOR OF DESIGN,
DLR GROUPLKWAN HENMI**

PROFILE

Faraaz Mirza leads design in the San Francisco office. He is an expert in multifamily housing design and is a recognized leader in high density, urban infill project design. His designs and intricate detailing consistently capture the movement and culture of the Bay Area. He also serves as a strong client leader by consistently managing and delivering successful projects to repeat clients.

Faraaz has become a leader in sustainable design through the combination of his forward thinking, spatial problem solving, and deep understanding of green technology. One of his most recognized projects, Arterra, California's first LEED Silver certified high-rise multi-family residential project, has been called one of 10 Towers that define San Francisco's skyline.

EDUCATION

Master of Architecture, University of California, Berkeley
Bachelor of Environmental Design, Texas A&M University

RELEVANT EXPERIENCE

The Rockwell San Francisco, CA

Vida San Francisco, CA

Marlow San Francisco, CA

Arterra San Francisco, CA

India & Beech San Diego, CA

Gateway Tower San Jose, CA

Watermark San Francisco, CA

450 O'Farrell San Francisco, CA

975 Bryant San Francisco, CA

Eugene Coleman Community House San Francisco, CA

A.3 Development Team Qualifications



Neil Peralta

**PROJECT MANAGER,
DLR GROUP/KWAN HENMI**

PROFILE

Neil has over 20 years of industry experience, and serves as a project manager for many of the San Francisco office's multi-family residential and commercial projects. Neil has been a leader in the civic, educational, and transportation markets as well. He has a wide range of experience, from early programming to construction administration.

Neil holds expertise in project detailing through construction documents, and his philanthropic spirit has led him to serve as a mentor to the novice design members of the team. He specializes in the use of Building Information Modeling to ensure successful project delivery, and assists the office with sustainable solutions as a LEED accredited professional.

EDUCATION

Bachelor of Architecture, University of Hawaii

RELEVANT EXPERIENCE

The Rockwell San Francisco, CA

Cielo Seattle, CA

600 Wall Street San Francisco, CA

Marlow San Francisco, CA

Arterra San Francisco, CA

975 Bryant San Francisco, CA

Watermark San Francisco, CA

1500 N. California Blvd Walnut Creek, CA

450 O'Farrell San Francisco, CA

A.3 Development Team Qualifications

GLS Landscape | Architecture

FIRM PROFILE

GLS Landscape | Architecture is focused on the design of contemporary landscapes, which they understand to be fundamentally intertwined with architecture, urban infrastructure, and natural systems.

Working from a studio in San Francisco's Mission district, GLS designs places of simplicity and spatial clarity, typically with complex site planning issues, a connection to nature and often with an architectural component. They have a multi-disciplinary office culture and work closely with clients to give meaningful form to their aspirations by integrating interior and exterior spaces and materials, reinforcing spatial ideas through horticultural design, and solving problems associated with difficult sites and new ecologies.

RELEVANT PROJECT EXPERIENCE

Emeryville Greenways, Emeryville, CA Conversion of four blocks of abandoned railroad spur into a linear park, adjacent to multi-family housing sites.

Station Park Green, San Mateo, CA 12 acre mixed-use, market rate housing development on the site of a pre-existing K-Mart. The Specific Plan includes 599 homes, 10,000 sf of office space, 25,000 sf of retail, a one-acre central community park, two linear parks, and residential scale courtyards.

Hunter's View Hope SF, San Francisco, CA
Replacement of public housing with 22 acre mixed-income neighborhood.

Visitacion Valley Schlage Lock Site, San Francisco, CA Open space and streetscape master plan for 20 acre neighborhood including 1,250 new Housing units, 105,000 square foot of retail uses, and three public parks.

Alameda Point, Alameda, CA 68 acre redevelopment of a historic waterfront naval yard. GLS provided right-of-way design, architectural components and backbone infrastructure of the roadways including a prominent gateway and shared plaza.

Potrero Hill Hope SF, San Francisco, CA Replacement of public housing with 33 acre mixed income neighborhood including approx. 650 New housing units, green streets, parks and community facilities.

South Hayward BART Development, Hayward, CA
206 Market rate apartments with central courtyard on structure and linear park. Courtyard has pool and spa on structure.

Avalon Apartments, San Francisco, CA 5 Story building with 182 market rate housing units, podium courtyard, roof garden, streetscape and mews design.

Rene Cazenave Apartments, San Francisco, CA 8 Story mixed use building including entry courtyard, main courtyard, entry pavilion, green roof and second floor terrace with community garden.

Salvation Army Turk Street Center, San Francisco, CA
8 Story Building with 109 Units of Apartments for Young Adults.

A.3 Development Team Qualifications



Gary Strang, FASLA, AIA
PRINCIPAL,
GLS LANDSCAPE | ARCHITECTURE

PROFILE

Gary Strang is a licensed landscape architect and architect with degrees from the Universities of California at Berkeley and Davis. For the past 24 years, he has been principal of GLS Landscape | Architecture, a multidisciplinary firm that specializes in the integration of urban design, architecture, infrastructure, and ecology. He has received three ASLA National Honor Awards: in 2000 for Beth Israel Chapel and Memorial Garden in Houston, in 2006 for Residence Hall Units 1 & 2 at the University of California Berkeley, and in 2011 for the 22 acre Hunters View HOPE SF neighborhood. Prior to opening GLS, Gary has also taught at the University of California at Berkeley and Davis, exhibited work in New York, San Francisco, and Berkeley, and lectured and published widely on issues of infrastructure and landscape.

EDUCATION

Master of Architecture, University of California, Berkeley
Bachelor of Landscape Architecture, University of California, Davis

ARCHITECTURAL REGISTRATION

California, Architecture, 1989 – C19687
California, Landscape Architecture, 1985 – C2646

PROFESSIONAL AFFILIATIONS

ASLA Fellow, 2016
Design Review Board Vice Chair, BCDC
SPUR Member
Landscape Architecture Foundation Member
AIA Member

SELECTED PROJECT EXPERIENCE

Emeryville Greenways Emeryville, CA
Station Park Green San Mateo, CA
Hunter's View Hope SF San Francisco, CA
Visitacion Valley Schlage Lock Site San Francisco, CA
Alameda Point Alameda, CA
Potrero Hill Hope SF San Francisco, CA
South Hayward BART Development Hayward, CA
Avalon Apartments San Francisco, CA
Rene Cazenave Apartments San Francisco, CA



Wendy Mok
PROJECT MANAGER,
GLS LANDSCAPE | ARCHITECTURE

PROFILE

With professional degrees in both architecture and landscape architecture, Wendy Mok has 14 years professional experience. Since joining GLS, Wendy has been project manager or a key participant on the New Stanford Hospital, Exploratorium Piers 15 & 17 in San Francisco, Haas School of Business, Visitacion Valley TOD, and Station Park Green Mixed-Use Development in San Mateo. Prior to joining GLS, Wendy worked for EDAW AECOM Inc. where she served as project designer and project manager for mixed-use development, multi-family projects, waterfront and public space enhancement, and commercial development projects.

EDUCATION

Master of Landscape Architecture, Harvard Graduate School of Design, 2003
Bachelor of Architecture, University of Michigan, Ann Arbor, 2000

ARCHITECTURAL REGISTRATION

California, Landscape Architecture, 2009 – LA5570

SELECTED PROJECT EXPERIENCE

Visitacion Valley Schlage Lock San Francisco, CA
Transbay Block 11A Housing San Francisco, CA
Pier 15 & 17 Exploratorium Museum Relocation
San Francisco, CA
Station Park Green Mixed-Use Development
San Mateo, CA
Haas School of Business, University of California
Berkeley, CA
Berkeley Art Museum & Pacific Film Archive
Berkeley, CA
New Stanford Hospital Palo Alto, CA

A.3 Development Team Qualifications

RHAA

FIRM PROFILE

Throughout its 59 year history, RHAA has held a commitment to creating places that enrich the fabric of their communities. Whether working in the heart of a city or in a pristine natural environment, the firm strives to find the spirit of the place and weave together history, nature, human relationships, stories, art, environment and culture to create unique and beautiful landscapes.

RHAA has developed particular expertise in working with local, state and federal agencies and their staff, in conducting public meetings and community workshops, in managing multidisciplinary teams, in meeting construction budgets and management requirements, and in preparing construction documents. They specialize in a collaborative design and visioning process that engages clients and stakeholder groups with the design team — creating a dialogue where the needs and opportunities of the project are explored. RHAA uses sketches, drawings, and three-dimensional computer models to help clients envision design ideas, and prepare detailed design and construction documents that bring these visions to reality.

RELEVANT PROJECT EXPERIENCE

Mountain View San Antonio, Mountain View, CA Four-building mixed-use project with tree-lined promenade, active urban plaza with custom seating and garden spaces, colorful seasonal planting and indoor/outdoor connections at plaza, and park with flexible open space.

Freedom Circle, Santa Clara, CA Four high-rise housing towers and two high-rise office towers as well as a central open space element and streetscape.

Mosso Apartments, 9000 Folsom Street, San Francisco, CA Two 85-ft multi-use buildings with approximately 400 residential units, off-street parking, roof top gardens, patios and green roofs, street front retail with curbside parking, new community pocket park, and streetscape improvements.

SOMA Grand, San Francisco, CA New 22 story building with a large roof deck terrace, club house, meditation garden and large spa.

555 Mission Rock, San Francisco, CA Mixed-use residential building with large third-floor podium courtyard.

Candlestick Point/Hunter's Point Shipyard

Redevelopment, San Francisco, CA Transformation of 771 acres of abandoned and under-utilized lands into a vibrant new urban neighborhood. Includes a variety of housing, green research and development center, neighborhood and regional shopping, a world-class stadium for the 49ers, and over 300 acres of new and improved parkland.

Wedge Park Plaza, San Francisco, CA Southwest extension of the larger Wedge Park in the Candlestick Point development.

Union Square, San Francisco, CA The jewel in the crown of the City's urban plazas, RHAA led a team of fifteen sub-consultants in the Union Square Improvement Project. The RHAA team included architects, engineers, programming and management consultants, the SF prizewinning design team, lighting designers and cost estimators.

Davis Court, San Francisco, CA One block, street-level courtyard in downtown San Francisco, linking the Financial District and Jackson Square, as well as two public parks.

Mission Dolores Park Rehabilitation Project, San Francisco, CA RHAA led a multi-disciplinary team for a \$20 million rehabilitation of Mission Dolores Park, a significant cultural landscape and most intensely used park in San Francisco.

City Hall Pedestrian Improvements, San Francisco, CA Renovation of a small section of street in front of City Hall. The project will improve pedestrian circulation, accessibility, and safety with wider sidewalks, raised street crossings, gathering areas, and sidewalks regraded for ADA accessibility.

South San Francisco Gateway and Median, South San Francisco, CA Developed a design for the Gateway Monument located at South Airport Boulevard and the Highway 101 off ramp.

A.3 Development Team Qualifications



Manuela A. King

**PRINCIPAL IN CHARGE,
RHAA**

PROFILE

As a Principal in the firm, Manuela King, LEED AP has been instrumental in the design of a wide variety of high-profile projects. These include urban design and planning, park and recreation planning, residential design, and commercial and professional facilities. Her interests include the relationship between art, architecture, landscape architecture and contemporary urban design. She is a strong advocate of sustainable design in all her projects. Over her time with the firm, her work has expanded to include many international projects, including work in Chile, Taiwan, Malaysia, Israel, Korea, the Philippines, China, Australia and Japan.

EDUCATION

Master of Landscape Architecture, University of Oregon
Bachelor of Landscape Architecture, University of Oregon
Bachelor of Science, Pennsylvania State University

CERTIFICATION

Landscape Architect, State of California #3271
LEED Accredited Professional
US Green Building Council

PROFESSIONAL ASSOCIATIONS

American Society of Landscape Architects
AIA Associate Member

SELECTED PROJECT EXPERIENCE

Mountain View San Antonio Mountain View, CA
600 Van Ness San Francisco, CA
Freedom Circle Santa Clara, CA
1270 Mission San Francisco, CA
Market Street Place San Francisco, CA
The Grand Apartments Oakland, CA
Mosso Apartments, San Francisco, CA
New Californian Apartments Berkeley, CA
Cathedral Square Sacramento, CA
SOMA Grand Lifestyle Condos San Francisco, CA
Essex on Lake Merritt Apartments Oakland, CA
Union Square Rehabilitation & BID San Francisco, CA

A.3 Development Team Qualifications

SANDIS

FIRM PROFILE

SANDIS is an established professional services firm that has been servicing Bay Area municipalities since 1965. One of SANDIS' core strengths is our ability to manage design teams through the successful design and construction of pedestrian access improvements; roadway and sidewalk improvements; pedestrian, cycle and vehicular safety improvements; parking lot improvements; pavement management; streetscape, park, bridge, and trail design; traffic engineering design, signalization and management plans; channel stabilization; erosion control; soil investigation; preparation of feasibility studies, cost estimates, and utility lifecycle analysis reports; stormwater management design and monitoring; ADA compliance; third party plan check and review; and design of community use facilities such as parks, community/civic centers, government centers, police and fire stations, libraries, maintenance yards, and other ancillary public/city buildings.

RELEVANT PROJECT EXPERIENCE

Avalon Bay Ocean Avenue, San Francisco, CA

Engineering and surveying services for a 175 residential unit, 150 commercial unit podium development with 30,000 s.f. grocery store.

Richardson Apartments, San Francisco, CA 120 low income studio apartments and 3,000 sf of retail space.

The Panoramic (1321 Mission), San Francisco, CA 11-story, 160 unit "car-free" micro-unit apartment building

Bayview Hill Gardens, San Francisco, CA Surveying and engineering services for a 80,436 sf, 73 unit residential development located on a steep sloped, 0.6 acre lot.

MacArthur Transit Village, Oakland, CA 7.76 acre development with 625 units, 90 affordable units, and 480 vehicle parking structure, and 40,000 sf of retail.

AC Marriott Oyster Point, South San Francisco, CA

Unique modern design on the South San Francisco waterfront landscape, requiring close attention to grading and drainage plans during construction and after completion regarding stormwater runoff, Bay Conservation Setback Area requirements, FEMA flood elevation requirements, and Tsunami Impact Zones.

Springhill Suites, Belmont, CA Design of a new Springhill Suites Hotel abutting 2 additional city limit lines, as well as State of California interstate right of way, making permitting a logistical challenge.

Argenta Condominiums, San Francisco, CA Surveying services for a new 20-story, 201,060 s.f. condominium development featuring 179 residential units, 21,118 sf of ground floor retail/ commercial space and parking for 137 vehicles.

Britannia Cove, South San Francisco, CA Civil engineering design services, land surveying, construction staking, and Building Information Modeling for over one million sf of new office space.

On-Call Surveying Services, South San Francisco Unified School Districts, San Francisco, CA Currently providing surveying, boundary, and topographic survey services for district campuses.

On-Call Land Surveying Contract, City of South San Francisco, CA On-call surveying services contract with the City of South San Francisco

A.3 Development Team Qualifications



Michael Kuykendall

**ASSOCIATE PRINCIPAL,
SENIOR PROJECT MANAGER
SANDIS**

PROFILE

Michael Kuykendall, PE, QSD/P, LEED AP has 14 years of experience as a civil engineer. Michael has served as an integral team member on the development of civic facilities ranging from small public restrooms to large-scale government centers. Michael works closely with regulatory agencies to ensure that SANDIS' design drawings are accurately designed and documented to meet state, local, and federal regulations so construction permits are obtained on schedule.

EDUCATION

Bachelor of Science, Civil Engineering, CSU Chico State

CERTIFICATION

Registered Civil Engineer, California #70870
Qualified SWPPP Developer / Practitioner (QSD/QSP)

PROFESSIONAL ASSOCIATIONS

USGBC

SELECTED PROJECT EXPERIENCE

1150 Ocean Avenue - Avalon Bay, San Francisco, CA
1321 Mission Street, San Francisco, CA
1532 Harrison Street, San Francisco, CA
1554 Market Street, San Francisco, CA
1751 Carroll Avenue Senior Housing, San Francisco, CA
17th & 18th Streets Roadway Trucking Site
2675 Folsom Street, San Francisco, CA
3235 Louise Street, Oakland, CA
325 Fremont Street - C2K, San Francisco, CA
333 12th Street, San Francisco, CA
4700 & 5110 Telegraph Avenue, Oakland, CA
750 Harrison Street, San Francisco, CA
901 & 950 Tennessee Street, San Francisco, CA
1601 & 1677 Mariposa, San Francisco, CA
1620 Montgomery Street, San Francisco, CA
16th Street Improvements, Oakland, CA
29th & Telegraph, Oakland, CA



Ron Sanzo

**ASSOCIATE PRINCIPAL,
SENIOR PROJECT MANAGER
SANDIS**

PROFILE

Ron Sanzo, TE, PE, PTOE, has extensive experience in civil and traffic engineering. Ron has experience in the preparation of traffic signal improvement plans, traffic and parking studies, site and roadway design, and streetscape projects. Ron works closely with regulatory agencies to ensure that SANDIS' design drawings are accurately designed and documented to meet state, local, and federal regulations so that construction permits can be obtained on schedule.

EDUCATION

Bachelor of Science, Environmental/Resource
Engineering, Syracuse University

CERTIFICATION

California Registered Civil Engineer (79305)
California Registered Traffic Engineer (2693)
Professional Traffic Operations Engineer (PTOE)
ITE Member (1043045)

PROFESSIONAL ASSOCIATIONS

USGBC

SELECTED PROJECT EXPERIENCE

305 Magnolia Avenue, South San Francisco, CA
490 South Van Ness Avenue, San Francisco, CA
525 Middlefield Road, Redwood City, CA
6600 Third Street (La Conte), San Francisco, CA
74 New Montgomery, San Francisco, CA
Avalon Bay – Ocean Avenue, San Francisco, CA
Jefferson Street Apartments, Oakland, CA
MacArthur Transit Village, Oakland, CA
Ronald McDonald House Addition, Palo Alto, CA
Shattuck Avenue Mixed-Use Development, Oakland, CA
Stanford Affordable Housing, Palo Alto, CA
1527 McAllister Street, San Francisco, CA
534 & 536 Avalon, San Francisco, CA
6209 Buena Vista Avenue, Oakland, CA
Springhill Suites, San Bruno, CA

A.3 Development Team Qualifications

Langan

FIRM PROFILE

Langan provides geotechnical, environmental, site/civil, and earthquake engineering services in support of land development projects. Founded in 1970, Langan employs over 1,000 professionals with headquarters in Parsippany, New Jersey and regional offices around the world. Their California offices are in San Francisco, Oakland, San Jose, Sacramento, Irvine, and Los Angeles.

Langan's geotechnical engineers work closely with our clients and the design and construction teams to engineer cost-effective geotechnical solutions appropriate for proposed structures and the governing site conditions. They have managed projects involving complex, technically challenging sites where highly specialized site preparation, foundations, and fast-track engineering solutions are required.

Langan's environmental team performs Phase I and II Environmental Site Assessments (ESAs), and is experienced with field coordination and investigations including chemical tests for soil, soil gas, and groundwater. They assess risk to human health and the environment and have prepared numerous soil and risk management plans. When needed, the firm performs vapor intrusion risk assessment and design sub-slab vapor collection and venting systems.

Having provided engineering services for hundreds of California projects, Langan's team has long standing relationships with many regulators at the local, state, and federal levels, including waterfront regulatory agencies and the City of South San Francisco. Relevant to this project, Langan has served as lead coordinator/intermediary for dozens of projects requiring input from BART due to proximity to their infrastructure underneath. Through their extensive interactions with BART personnel on recent projects Langan has developed a strong and productive working relationship with BART representatives and understand their requirements for obtaining approval of projects adjacent to BART facilities.

Langan is listed among the "Top Design Firms" and "Top Green Design Firms" in Engineering News Record (ENR) for the last seven consecutive years and "Top Geotechnical" and "Top Environmental" firms in ENR California. Their projects in California have garnered awards from the American Society of Civil Engineers, Urban Land Institute, California Preservation Foundation, and the US Environmental Protection Agency, among others.

RELEVANT PROJECT EXPERIENCE

Within South San Francisco

Oyster Point/Marina Park
Gateway of Pacific
Britannia Cove at Oyster Point
South San Francisco Ferry Terminal
San Francisco International Airport, multiple projects
SFO Park-n-Fly
201 Haskins Way
Marriott Residence Inn Courtyard
Sierra Point Business Center (multiple buildings)
224 Ryan Way (groundwater monitoring)
BRIDGE Oak and Grand Avenue Affordable Housing
5000 Shoreline Court, Office Campus
Genentech Campus

Next to BART and within Zone of Influence or Right of Way

Trinity Place, Multi-Phase Residential, San Francisco
Four Seasons Hotel, Market Street, San Francisco
10th and Market Streets – San Francisco
2175 Market Street, San Francisco
Uptown Station, 1955 Broadway, Oakland
1640 Broadway, Oakland
SF Ferry Building Seismic Upgrade – Over BART
2100 Telegraph Avenue, Oakland

Multi-Family

2820 – 2855 Broadway, Oakland
5050 Mission Street, San Francisco
Bay Meadows, San Mateo
Alameda Landing, Alameda
Silvery Towers, San Jose
India Basin Springs, San Francisco
706 Mission, San Francisco
399 Fremont, San Francisco
Transbay Blocks 6, 7, 8, and 9, and 11A San Francisco
ViO at Cottle Station, San Jose
Radius Apartments, Redwood City

A.3 Development Team Qualifications



Scott Walker, PE, GE
SENIOR ASSOCIATE,
LANGAN

PROFILE

Scott Walker, PE, GE has over 19 years of experience managing interesting and complex geotechnical projects throughout northern California. His experience includes performing geotechnical engineering services, coordination with project teams and local agencies, and supervision during design and construction for master plan developments, residential and commercial buildings (including high rise structures), sports facilities, and infrastructure projects.

EDUCATION

M.S., Geotechnical Engineering, UC Berkeley
B.S., Civil Engineering, California Polytechnic State University, San Luis Obispo

LICENSE AND ACCREDITATION

Professional Engineer (PE) in CA and MT
Geotechnical Engineer (GE) in CA

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers, 1993-present
San Francisco Geo Institute, Steering Committee member, 2003-present, board member 2014-present

SELECTED PROJECT EXPERIENCE

San Francisco International Airport (new pedestrian bridge, fuel cell installation, high-mast lighting, and maintenance shop building), South San Francisco, CA

Oceanwide Center Towers, 1st and Mission, – 60 and 65 stories (office/residential), San Francisco, CA

Transbay Block 8, 55-story Residential Tower, San Francisco, CA

Transbay Block 9, 42-story Residential Tower, San Francisco, CA

Uptown Oakland, 2100 Telegraph Avenue, Mixed-Use Development, Oakland, CA

Jack London Square Redevelopment, multiple buildings, Oakland, CA



Peter Cusack
SENIOR ASSOCIATE,
LANGAN

PROFILE

Peter Cusack has 29 years of experience managing and implementing hazardous waste characterization and remediation projects. His experience includes pre-acquisition site assessments, site investigations, removal of underground storage tanks, Phase II investigations, soil and groundwater sampling and remediation, development of soil management plans, aquifer pumping tests, contractor oversight, and field inspection for numerous construction projects and preparation of site closure reports. His work is often done in coordination with our geotechnical practice.

EDUCATION

Bachelor of Technology, Civil, Rochester Institute of Technology

LICENSE AND ACCREDITATION

Registered Environmental Assessor
40-Hour Hazardous Waste Operations and Emergency Response Standard (HAZWOPER)
C4 HAZWOPER Supervisor
Contractor State License #979216, Class A, HAZ

PROFESSIONAL ORGANIZATIONS

National Ground Water Association, 1992-present

SELECTED PROJECT EXPERIENCE

New Transbay Transit Center, San Francisco, CA

Oceanwide Center Towers, 1st and Mission, – 60 and 65 stories (office/residential), San Francisco, CA

Silvery Towers, San Jose, CA

Genentech Parking Structures, South San Francisco, CA

San Francisco Airport Parking Garage, South San Francisco, CA

Transbay Block 8, 56-Story Residential Tower, San Francisco, CA

Modera San Pedro Square, Infill Mixed-Use Development, San Jose, CA

Burlingame Point, Burlingame, CA

A.4 Relevant Experience

Our Development Team brings proven experience planning and creating vibrant urban infill and TOD multifamily and mixed-use communities that have enhanced existing residential neighborhoods throughout the Bay Area.

For your review, we have selected examples of several successful high-quality Bay Area projects that are similar in size and complexity, near transit oriented locations and within close proximity to single-family or lower-density neighborhoods. Selected projects also include similar examples from our Architects and Landscape Architects, and demonstrates their design and planning capabilities that have resulted in successful projects with strong connections to open space, public amenities, and bike and pedestrian connections to transit.

The following projects also demonstrate our team's ability to work within existing communities to create housing that integrates well with adjacent residential uses, provides and enhances public areas, while appropriately incorporating active ground floor uses. Many of the projects contain a variety of housing types for a diverse population including family friendly units and BMR inclusionary units or separate affordable housing complexes. Last but not least, a majority of the projects included a thoughtful and successful community process that engaged and incorporated comments or concerns of various stakeholders and neighbors. One project in particular, located at the nexus of several neighborhoods and transit involved a varied and intensive community outreach that included over 40 community meetings. We look forward to the opportunity of talking with you in more detail about the specifics of these projects and how our experience will help ensure the creation of a successful community for the City of South San Francisco.



Vara
SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- Transit-Oriented Development
- Diversity of Housing Types & Unit Plans Including 20% onsite BMR units
- Active Ground Floor Uses
- Meaningful Community Engagement Process

PROJECT PROFILE

AGI Avant entitled and developed Vara in the popular Mission District. Vara represents a dynamic residential opportunity in the center of the hottest neighborhood in San Francisco. The Mission District's multifarious corridors comprise a melting pot of cultures, cuisines, and people. Whether you're looking for upscale restaurants, lowbrow dive bars, or delicious street food, the Mission delivers. Vara currently boasts one of the highest rents per square foot in San Francisco.

AGI worked directly with BART on the tunnel engineering for this project due to proximity to the BART tunnel.

PROJECT STATISTICS

Team Members Eric Tao, Jesse Herzog – AGI

Stage of Completion Built 2013

Ownership Structure AGI-CalPERS

Development Costs \$70 million

Construction Type

Type IIIA wood over concrete podium

General Contractor Devcon Construction

Number of Units 222

Project Components

Mixed-Use: Residential, Retail

1.19 Acre Land Entitlement

6-Story Building Development

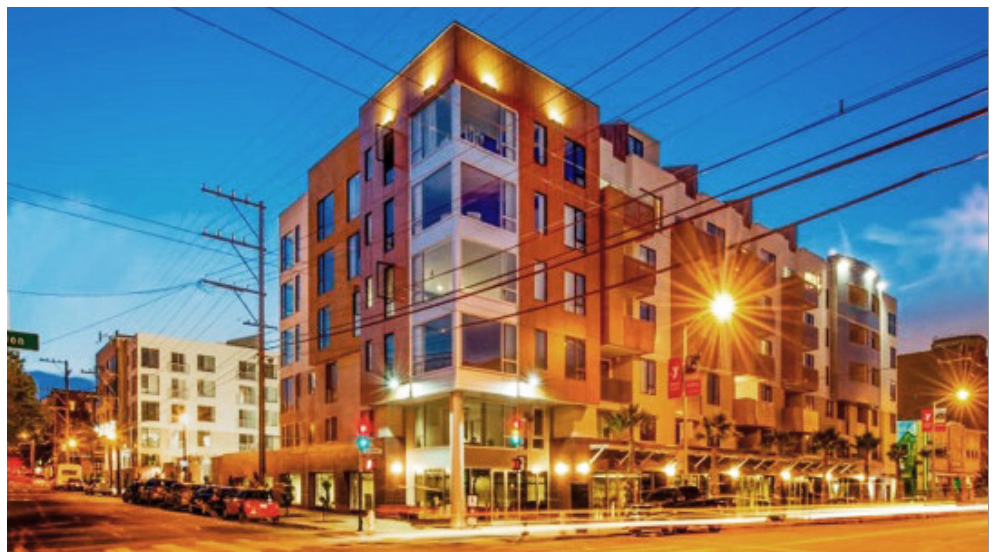
202 Apartment Units

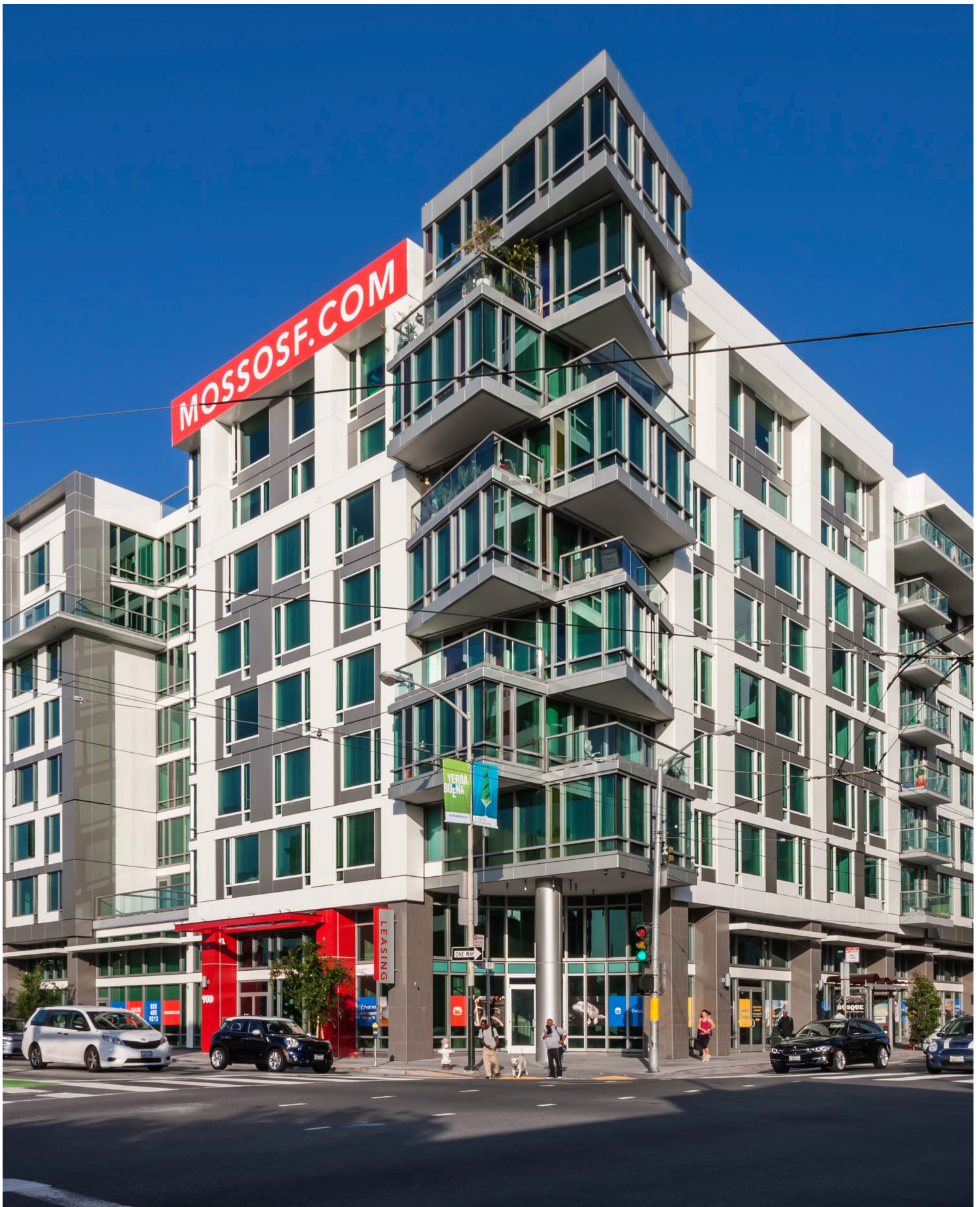
8,131 square foot of Retail space

221 Car parking Garage

Amenities: Community room, gym, spa, landscape courtyard

Sustainability GreenPoint-Rated





Mosso

SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- Transit-Oriented Development
- Landscape and Site Elements Supporting Creation of Community
- Diversity of Housing Types & Unit Plans Including 15% onsite BMR units
- Active Ground Floor Uses
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Meaningful Community Engagement Process

PROJECT PROFILE

AGI Avant entitled and developed Mosso in the flourishing South of Market (SoMa) District. The SoMa neighborhood is recognized for its vibrant and dynamic identity and has become the location of choice for some of the Bay Area’s most recognized technology companies, including Yelp, Twitter, Zynga, Pinterest and Dropbox. Given the projects unique proximity to San Francisco’s densest collection of jobs, public transportation, and cultural opportunities, it provided a rare opportunity to position a major multifamily asset in the heart of one of the country’s most desirable and constrained residential markets.

PROJECT STATISTICS

- Team Members** Eric Tao, Jesse Herzog – AGI
- Stage of Completion** Built 2014
- Ownership Structure** AGI-CalPERS
- Development Costs** \$200 million
- Construction Type** Type I concrete, one level of below grade parking
- General Contractor** Webcor Builders
- Number of Units** 463
- Project Components**
- Mixed-Use: Residential, Retail
 - 1.94 Acre Land Entitlement
 - 9-Story Building Development
 - 463 Apartment Units
 - 9,427 square feet of Retail space
 - 323 Car parking Garage
 - Amenities: Club room, gym, spa, bbq area, landscape courtyard
- Sustainability** LEED Gold





ABACA
SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- Transit-Oriented Development
- Landscape and Site Elements Supporting Creation of Community
- Diversity of Housing Types & Unit Plans Including 13.5% onsite BMR units
- Active Ground Floor Uses
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Meaningful Community Engagement Process

PROJECT PROFILE

AGI - Resmark Housing developed Abaca at 1201 Tennessee, a 263 unit mixed-use residential project located in San Francisco's Dogpatch neighborhood. Dogpatch is a highly desirable neighborhood with a vibrant restaurant and bar scene, and easy public transportation access to San Francisco's Financial District, the Mission Bay Redevelopment Area, and technology companies located on the Peninsula via Caltrans Baby Bullet train service.

PROJECT STATISTICS

Team Members

Eric Tao, Jesse Herzog, Brian Baker – AGI

Stage of Completion Built 2016

Ownership Structure AGI-CalPERS

Development Costs \$125 million

Construction Type

Modified Type III wood over concrete podium

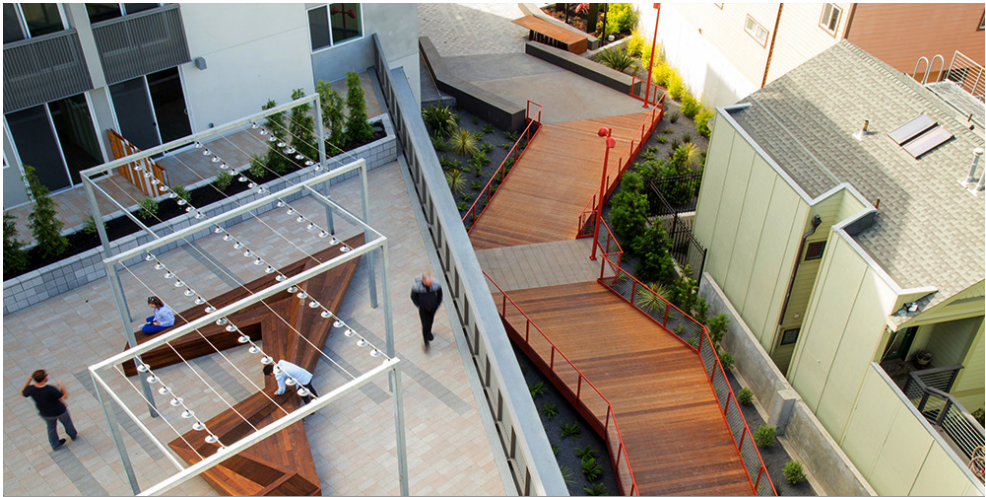
General Contractor Devcon Construction

Number of Units 263

Project Components

- Mixed-Use: Residential, Retail
- 260,000 square foot Land Entitlement
 - 6-Story Building Development
 - 263 Apartment Units
 - 1,840 square feet of Retail space
 - 145 Car parking Garage
 - Amenities: Tech room, bike shop, fitness center, club house kitchen/bar and outdoor landscaped courtyard

Sustainability GreenPoint-Rated





SOMA Grand

SAN FRANCISCO, CA

SOMA GRAND SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Creation of a Vibrant Community In Prior Underdeveloped Neighborhood
- Urban Infill
- Transit-Oriented Development
- Inclusion of Public Art
- Meaningful Community Engagement Process

PROJECT PROFILE

AGI Avant entitled and developed Soma Grand in the burgeoning Mid-Market District. Through on-site partnerships with a top restaurateur (Charles Phan), and a top hotelier (Joie de Vivre Hospitality), Soma Grand represents a dynamic residential opportunity in the center of the City. The project was a finalist in the San Francisco Business Times, 2007 Best Transformative Project, and was the fastest selling San Francisco condominium high-rise for the first half of 2008.

PROJECT STATISTICS

Team Members Eric Tao – AGI

Stage of Completion Built 2008

Ownership Structure AGI-Farallon Capital

Development Costs \$120 million

Construction Type Type I concrete

General Contractor Webcor Builders

Number of Units 246 luxury condos

Project Components

Mixed-Use: Residential, Retail

- 1 Acre Land Entitlement
- 23-Story Building Development
- 246 Luxury Condominiums
- New Destination Restaurant
- 500 Car parking Garage
- Boutique Hotel Service and Concierge by Joie de Vivre Hospitality





Centennial Towers – South Tower

SOUTH SAN FRANCISCO, CA

CENTENNIAL TOWERS – SOUTH TOWER SOUTH SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Represents a Gateway Project for the City
- Transit-Oriented Development
- Creation of a Vibrant Community
- MFH/MU or Affordable Housing
- High Quality Master Planning, Contemporary Design and Construction Materials
- Landscape and Site Elements Supporting Creation of Community
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Meaningful Community Engagement Process
- Worked with PUC or other Public Agency

PROJECT PROFILE

The development of the South Tower of Centennial Towers is part of a 665,000 sf campus nestled on a 21-acre site at the foot of San Bruno Mountain fronting US-101. The South Tower is a 12-story building including a shared-use 200-seat Performing Arts Facility and just over 12,000 sf retail. The project dedicated over 100 acres of open space to the City of South San Francisco and County of San Mateo, contributed \$2.1M toward the Oyster Point Flyover project, contributed land and funds for a new recreation center, dedicated land for an affordable housing project including an affordable housing fee. The extensive work and effort by the development team working in collaboration with the City of South San Francisco and other stakeholder partners allowed this development to come to successful fruition. This was a project of Myers Peninsula Venture, LLC and work undertaken included feasibility, entitlements, design management, sourcing financing, construction management and close-out. Andrew Kawahara was directly involved in all aspects of the project from entitlements through operations. Although the new owner is undertaking construction of the second tower, Andrew continues to serve as a project resource.

PROJECT STATISTICS

Team Members Andrew Kawahara – KASA

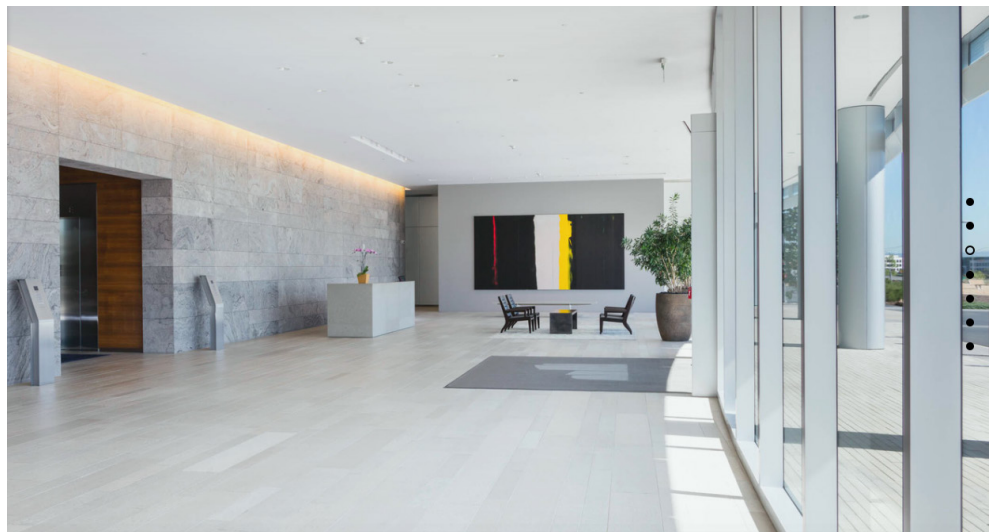
Stage of Completion Built 2009

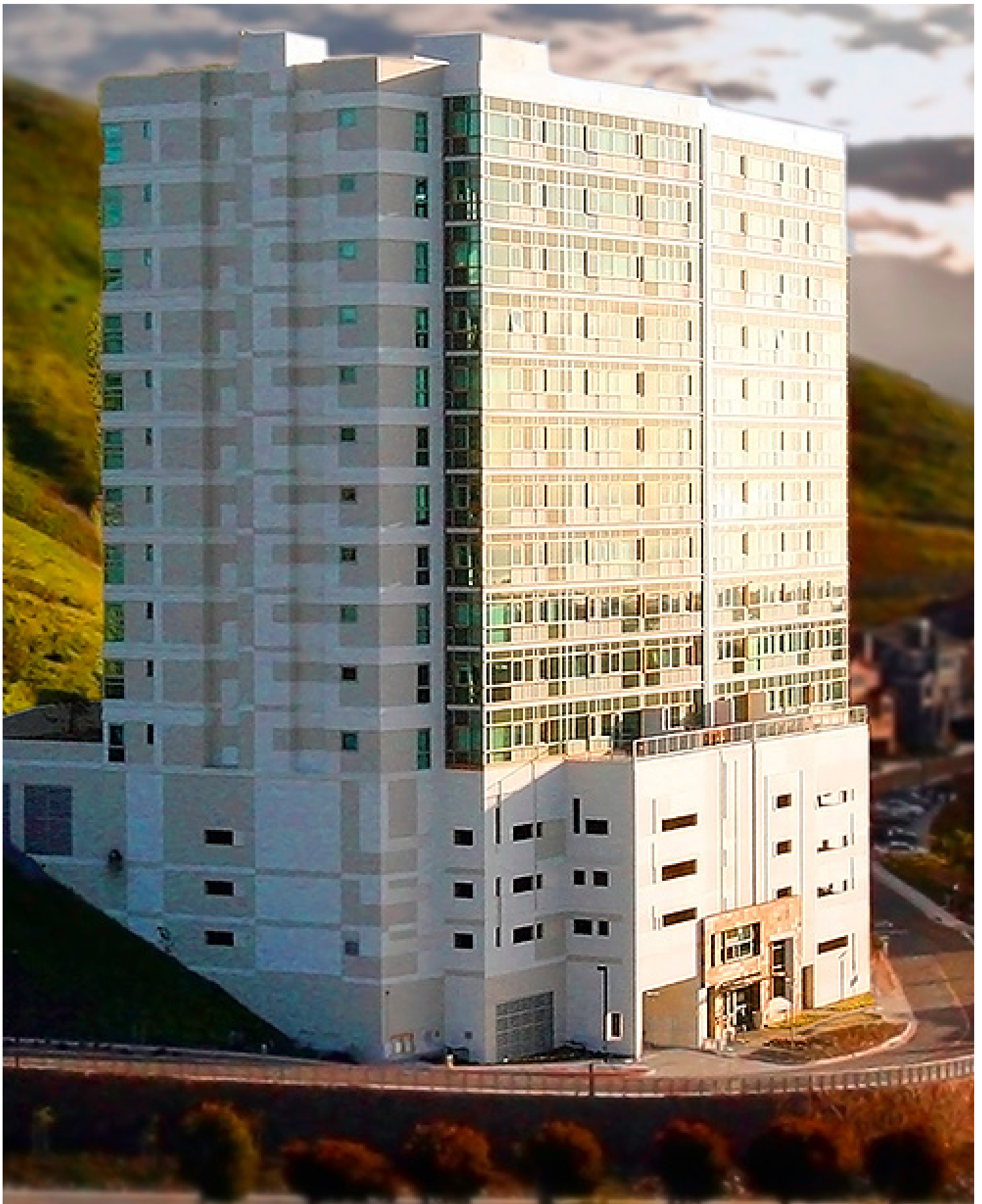
Ownership Structure Myers Peninsula Venture, LLC (previous); Phase 3 Phase 3 Real Estate Partners (current)

Development Costs \$250 million

General Contractor Hathaway Dinwiddie

Total Built Area 305,000 sf





The Peninsula Mandalay

SOUTH SAN FRANCISCO, CA

THE PENINSULA MANDALAY

SOUTH SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- Creation of a Vibrant Community
- MFH/MU or Affordable Housing
- High Quality Master Planning, Contemporary Design and Construction Materials
- Landscape and Site Elements Supporting Creation of Community
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Diversity of Housing Types & Unit Plans
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Meaningful Community Engagement Process
- Worked with PUC or other Public Agency

PROJECT PROFILE

The Peninsula Mandalay is an 18-story, 112-unit luxury condominium project nestled at the foot of San Bruno Mountain and is part of the Terrabay Master Plan development. It was the first high-rise residential building constructed in north San Mateo County. The project was delivered on-time and on budget under a design-build form of agreement. The Peninsula Mandalay is part of the Terrabay Specific Plan and utilizes the City's most modern building design with elegant materials. Much thought was put into the landscaping and creation of a network of hiking trails on San Bruno Mountain. Extensive work was undertaken in conjunction with San Bruno Mountain Watch, the Ohlone Indian Tribe and the City of South San Francisco. The project boasts museum-quality art not typically seen in a residential development. This was a project of Myers Residential Ventures, LLC. Andrew Kawahara served as Development Manager and was the day-to-day liaison with the City of South San Francisco and particularly the Planning Department and planning consultant. Andrew was involved in the construction, sales and move-in of homeowners and continues to advise the HOA.

PROJECT STATISTICS

Team Members Andrew Kawahara – KASA

Stage of Completion Built 2005

Ownership Structure Myers Residential Ventures, LLC (previous)

Development Costs \$55 million

General Contractor Webcor Builders

Number of Units 112 luxury condos





Treasure Island/Yerba Buena Island Redevelopment
SAN FRANCISCO, CA

TREASURE ISLAND / YERBA BUENA ISLAND REDEVELOPMENT SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Creation of a Vibrant Community
- 25% Affordable Housing
- High Quality Master Planning & Contemporary Design
- Landscape Design Supports Creation of New Neighborhood
- Open Space & New Pedestrian Connections & Bike Trails
- Diversity of Housing Types & Unit Plans
- Inclusion of Public Art and Community Enhancement
- Significant Infrastructure Improvements
- Worked with Treasure Island Redevelopment Agency, Army Corps of Engineers, RWQCB, BCDC

PROJECT PROFILE

The Treasure Island & Yerba Buena Island Redevelopment is an entitled master plan project that re-imagines the former naval base into several new neighborhoods of 8,000 residential units, 450,000 sf of commercial, 300 hotel rooms, and 300 acres of parks and open space. KASA was retained in 2013 to join the senior development management team of Wilson Meany to manage the first phase of development. James Suh's responsibilities included design management and cost management of five new parks, streetscape, infrastructure, new pedestrian and bicycle paths, and a new ferry terminal. KASA acquired regulatory use and construction permits from state, regional, and federal agencies including BCDC, RWQCB, Fish & Game, and the Army Corps of Engineers. James' current responsibilities include the development of the first 300 units of for-sale homes on Yerba Buena Island made up of attached townhomes, stacked flats, and a mid-rise podium building on difficult sloping sites. This first vertical build-out will set the stage and brand for the overall project. The project involves management of large teams of architects, engineers and consultants and working in partnership with the Treasure Island Development Authority. KASA Partners is a member of the development management team of Wilson Meany.

PROJECT STATISTICS

Team Members James Suh – KASA

Stage of Completion

1st Horizontal Phase in Construction

Ownership Structure Treasure Island Community Development (Wilson Meany/ Fivepoint)

Development Costs Est. \$1.6 billion



Project Components 500 acres, 8,000 Residential Units, 400,000 sf Commercial, 300 Acres of Parks



Fruitvale Transit Village II

OAKLAND, CA

FRUITVALE TRANSIT VILLAGE II OAKLAND, CA

RELEVANCE TO PROJECT

- Urban Infill
- Transit-Oriented Development
- Urban infill within Proximity to Lower Density Residential
- Creation of Vibrant Community
- Affordable Housing
- Open Space Contributions & Strengthens Pedestrian and Bike Connections
- Meaningful Community Engagement Process
- Worked with BART and City of Oakland Community Economic Development Agency

PROJECT PROFILE

Fruitvale Transit Village II is a 275-unit multifamily apartment community adjacent to the Fruitvale BART Station that builds on the previously constructed Phase 1 of the transit village. The next 94 units started construction in January 2018. This phase includes affordable family apartments targeted to very low-income households, including a set aside for formerly homeless veterans. The project site is also one block from the future Bus Rapid Transit line ensuring that residents are well-connected to local and regional transit. The final phase is in predevelopment and will consist of 181 mixed-income apartments, resident amenity spaces, and an urgent care clinic operated by a local health care provider to respond to significant demand for this service in the neighborhood.

Tableau, on behalf of the developer, negotiated the development agreement with the City, obtained development approvals, negotiated easements and various agreements with BART, helped arrange project financing, and negotiated construction terms with the contractor.

PROJECT STATISTICS

Team Members Jack Robertson – Tableau

Stage of Completion Under Construction

Ownership Structure A joint venture between the Unity Council and East Bay Local Asian Development Corporation. The final phase is a joint venture between the Unity Council and BRIDGE Housing.

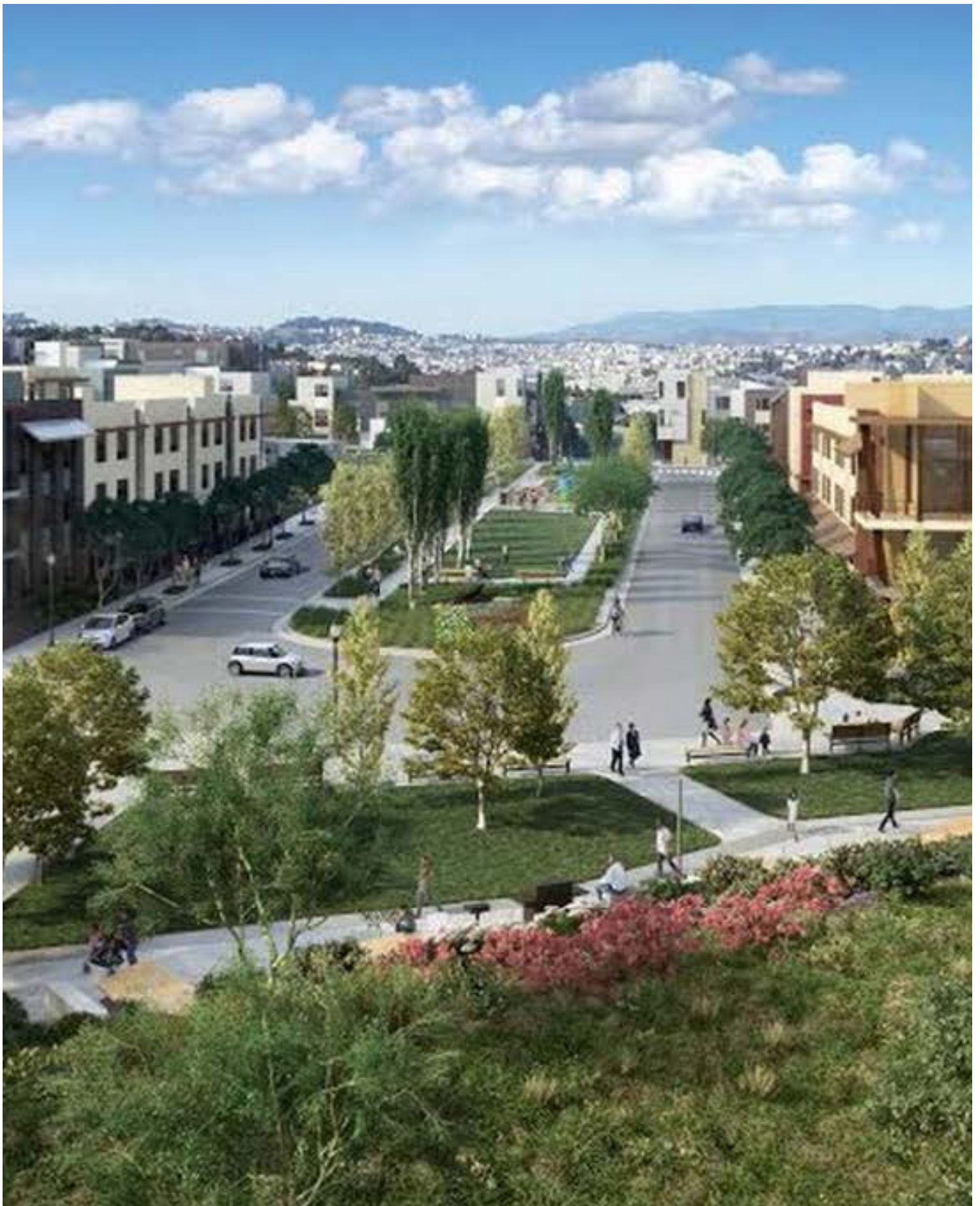
Development Costs Est. \$140 million

Property Acquisition from Agency Oakland Community Redevelopment Agency-owned land acquired through a 99-year ground lease.

Project Components

275 Residential Units, Parking (0.5 ratio), Community Room, Computer Lab, Laundry Room, Bicycle Storage, Large Landscaped Courtyard, Urgent Care Clinic





San Francisco Shipyard

SAN FRANCISCO, CA

SAN FRANCISCO SHIPYARD

SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill
- Creation of a Vibrant Community
- High Quality Master Planning, Contemporary Design and Construction Materials
- Landscape and Site Elements Supporting Creation of Community
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Diversity of Housing Types & Unit Plans (including 32% of BMR units)
- Inclusion of Public Art and/or Community Enhancement
- Significant Infrastructure Improvements
- Meaningful Community Engagement Process
- Worked with SF Redevelopment Agency (and successor Agency), Mayor's Office

PROJECT PROFILE

The SF Shipyards is a 777-acre community comprised of 12,000 homes, 3+ million SF of commercial office and retail space, and 326 acres of parks and open space built on the former Hunters Point Naval Shipyards. The community also includes the former Candlestick Park stadium and the adjacent Alice Griffith public housing development. Tableau's principal, while at Lennar Urban, oversaw all vertical development while at Lennar Urban, including the first phase of the SF Shipyards, a 12,000-unit master-planned community. Mr. Robertson also oversaw promulgation of design standards, affordable housing initiatives, and coordination with the infrastructure team. During his tenure at Lennar, Mr. Robertson oversaw the design and construction of 247 townhomes and condominiums, a 60-unit affordable apartment development, design approval of a new artists studio building, and entitled 240 additional homes while overseeing seven distinct design teams. Mr. Robertson was also responsible for negotiating the Affordable Housing Plan for the Shipyards, which included redevelopment of the Alice Griffith public housing project.

PROJECT STATISTICS

Team Members Jack Robertson – Tableau

Stage of Completion 307 units completed. Total build-out estimated to occur over 20 years.

Ownership Structure Master developer is a venture between Five Point Holdings and Lennar Corporation.

Development Costs \$90 million for the initial 247 homes. Total project build-out of Shipyard/Candlestick \$2 billion+.

Property Acquisition from Agency Site acquired through an RFP process conducted by the San Francisco Redevelopment Agency.





Warm Springs TOD Master Planned Community

FREMONT, CA

WARM SPRINGS TOD MASTER PLANNED COMMUNITY FREMONT, CA

RELEVANCE TO PROJECT

- Transit-Oriented Development
- Urban Infill
- Creation of a Vibrant Community
- Mixed-use Multifamily, For-Sale and Affordable Housing
- High Quality Master Planning, Contemporary Design and Construction Materials
- Landscape and Site Elements Supporting Creation of Community
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Diversity of Housing Types & Unit Plans (including 15% BMR units)
- Inclusion of Public Art and/or Community Enhancement
- Significant Infrastructure Improvements
- Meaningful Community Engagement Process

PROJECT PROFILE

The Warm Springs TOD development is an 111-acre mixed-use master planned “innovation hub” community located adjacent to the recently opened Warm Springs BART Station and Tesla Motors in Fremont. The plan consists of 1,200 apartments, 900 for-sale homes, and commercial/retail and industrial uses. Other amenities include a new TK-5 school, four-acre community park, and several urban plazas. The project also includes 390 units of affordable housing currently under construction on one of the parcels. Tableau retained by Lennar Multifamily Communities to oversee the entitlement approval process, negotiation of a community benefits package and affordable housing development agreement.

PROJECT STATISTICS

Team Members Jack Robertson – Tableau

Stage of Completion Phased infrastructure work under construction, as is some multifamily rental apartments.

Ownership Structure The property is owned and being developed by a joint venture of Lennar Corporation and its multifamily affiliate, Lennar Multifamily Communities.

Development Costs \$425 million (multifamily component only)

Project Components

111 acres, 1,200 Apartments, 900 For-sale Homes, 390 Units Affordable Housing, Commercial/Retail, Industrial Uses, New TK-5 School, Four-acre Community Park, Several Urban Plazas





Marea Alta / La Vereda
SAN LEANDRO, CA

MAREA ALTA / LA VEREDA SAN LEANDRO, CA

RELEVANCE TO PROJECT

- Creation of a Vibrant Community
- Affordable Housing
- High Quality Master Planning
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Meaningful Community Engagement Process
- Modular Construction

PROJECT PROFILE

Located on a former BART parking lot adjacent to the San Leandro BART Station, Marea Alta and La Vereda create an innovative mixed-use, transit-oriented, affordable housing development. The first phase of a two phase development, Marea Alta includes 115 affordable apartment homes for families. Amenities include a community room with full kitchen, laundry facilities, bike storage, and a landscaped courtyard with gathering space and a children’s play structure. Marea Alta also includes a child care center as well as the creation of more than 240 below-grade parking spaces for BART patrons. Removal of the former parking lot, combined with the addition of ground floor community-serving space, enriches San Leandro Boulevard and promotes pedestrian activity. The second phase, La Vereda, is currently under construction and will provide 85 apartment homes for seniors and include a ground floor community banquet room with adjoining community kitchen and an exterior courtyard. Like Marea Alta, La Vereda is being constructed with an innovative modular construction process to increase project efficiencies.

PROJECT STATISTICS

Stage of Completion Marea Alta: Built 2016, La Vereda: Under Construction

Construction Cost Marea Alta: \$58.13 million 2016, La Vereda: \$39.3 million

Site Area .72 Acres

Number of Units 200 total

Density Marea Alta 90 Du/Ac, La Vereda 75.89

Project Components

115 Family, 85 Senior Units, Child Care Center, Community & Outdoor Space, Bike Parking, New BART Parking Garage, Ground Floor Retail

Sustainability GreenPoint Rated

Selected Awards

PCBC Merit Award, Best Affordable Project 2017

SITE PLAN



MAREA ALTA COURTYARD GATHERING SPACE (COVER) SITE PLAN (TOP) VIEW OF MAREA ALTA FROM SAN LEANDRO BOULEVARD (MIDDLE) RENDERING OF LA VEREDA (BOTTOM)



MacArthur Station
OAKLAND, CA

MACARTHUR STATION OAKLAND, CA

RELEVANCE TO PROJECT

- Creation of a Vibrant Community
- Affordable Housing
- High Quality Master Planning
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Meaningful Community Engagement Process

PROJECT PROFILE

A mixed-use, mixed-income development, BRIDGE entitled MacArthur Station to provide 675 new housing units, as well as commercial, retail and community space. The overall MacArthur Station development includes construction of five buildings for multifamily housing with a new 478-space parking garage for BART patrons. Mural, developed and managed by BRIDGE is for very low income families and includes 42,500 sf of local commercial/retail space along with 5,000 sf of space for community use. Also included are public infrastructure upgrades comprising a new public street through the site off of Telegraph Avenue, the renovation of the existing BART entry plaza, a new public plaza adjacent to the retail space across from the BART plaza, improved shuttle circulation with an exclusive drop-off location, and streetscape improvements on 40th Street adjacent to the station. Ultimately MacArthur Station will create a vibrant transit-oriented community that enhances bicycle and pedestrian use, with increased access to the BART station and connecting public transit lines.

PROJECT STATISTICS

Stage of Completion Mural Built 2015, Garage Built 2014, other parcels in development

Construction Cost \$340 million (est.)

Site Area 7.76 Acres

Number of Units 675 total

Project Components

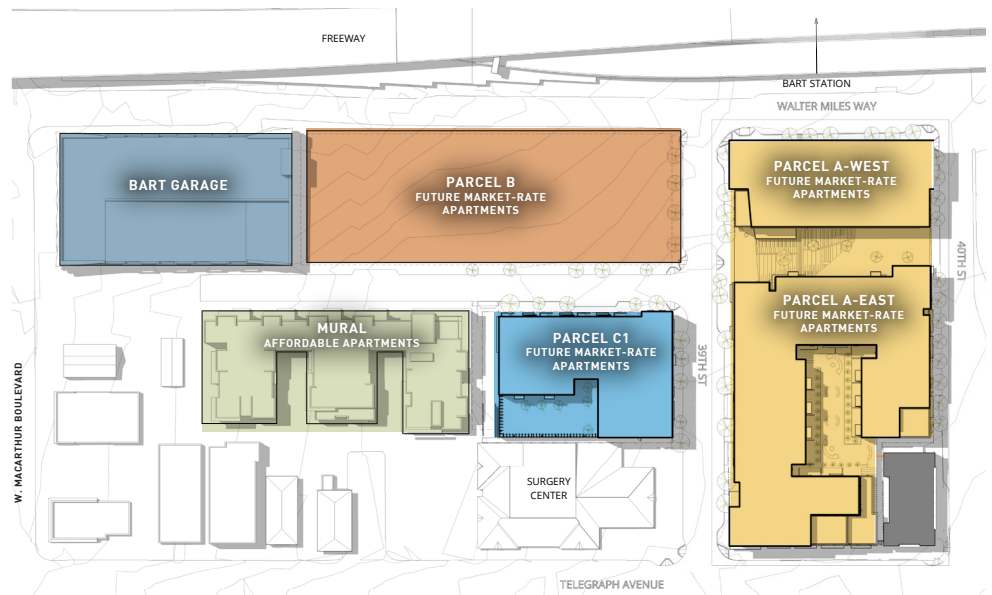
90-Unit All-Affordable Property, 3 Additional Parcels of Market-Rate with Affordable, New BART Garage, Commercial Space, New BART Plaza, Extensive Streetscape Improvements

Sustainability Selected for LEED Neighborhood Development Pilot Program

Selected Awards

PCBC, Merit Award On the Boards Multifamily Community, 2015

SF Business Times Real Estate Deals of the Year Best Affordable Residential, East Bay 2015



AERIAL OF MURAL, BART GARAGE AND OTHER PARCELS (COVER) RENDERING OF APARMENTS AT PARCELS A & C1 (TOP) SITE PLAN (MIDDLE) MURAL, 90 AFFORDABLE APARTMENT HOMES (BOTTOM)



COMM22
SAN DIEGO, CA


BRIDGE Housing

RELEVANCE TO PROJECT

- Creation of a Vibrant Community
- Affordable Housing
- High Quality Master Planning
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses including Childcare Center
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Meaningful Community Engagement Process

PROJECT PROFILE

A mixed-use, urban infill development, COMM22 provides affordable housing for families and seniors in San Diego's Logan Heights neighborhood. Paseo at COMM22 includes 130 units of affordable family housing and Victoria at COMM22 provides 70 units of affordable housing for seniors. These transit-oriented developments are combined with community-serving commercial and retail space, day care facilities, and ultimately office space, market rate lofts and for-sale townhomes. COMM22 features enhanced plaza areas for public gatherings, public art, strong pedestrian connectivity throughout the site and convenient access to public transportation. The development area infrastructure received significant upgrades such as streetscape improvements, storm drains, water and sewer lines, and undergrounding of power lines.

PROJECT STATISTICS

Stage of Completion First Two Phases Built 2015

Construction Cost \$85.4 million (Infrastructure, Family, and Senior Housing)

Site Area 3.055 Acres for family and senior

Number of Units 200 total

Density 65.46 Du/Ac

Project Components

130 Family Units, 70 Senior Units, Commercial Space, Health Clinic, Daycare Facility, 11 For-Sale Homes Built by Habitat for Humanity, 50 Moderate-Income Rental Apartments

Sustainability Certified LEED Platinum

Selected Awards

PCBC, Merit Award, Best Affordable, 2015

NAHB Multifamily Pillars Award: Best Affordable Apartment Community, 2015

San Diego Housing Federation, Ruby Award, 2015 Project of the Year



AERIAL OF PASEO AND VICTORIA AT COMM22 (COVER) VICTORIA AND PASEO AT COMM22 (TOP) MASTER SITE PLAN (MIDDLE) TRANSIT AND COMMERCIAL SPACE ALONG SIDE OF PASEO (BOTTOM)



Grand Oak Apartments
SOUTH SAN FRANCISCO, CA

GRAND OAK APARTMENTS SOUTH SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Affordable Housing
- Diversity of Housing Types & Unit Plans
Conducive to Diversity of Tenants
- Provided Infrastructure Improvements to Oak Avenue including Street Widening and Reconfiguration of the Grand Avenue intersection
- Meaningful Community Engagement Process

PROJECT PROFILE

BRIDGE worked with City of South San Francisco and San Mateo County to develop Grand Oak Apartments on a formerly vacant 1.15-acre site in a residential neighborhood. Grand Oak consists of three buildings which incorporate many environmentally friendly design features such as photovoltaic panels that provide electricity for common areas and bioswales that filter storm run-off. Located one mile from downtown, Grand Oak provides easy access to shopping, schools, transit, and community facilities. The South San Francisco BART station is less than a mile away. Grand Oak transformed a narrow, oddly shaped and steeply sloped lot into an aesthetically pleasing addition to the neighborhood. The development also contributed to a larger city and neighborhood goal by completing the widening and improvement of Oak Avenue and the realignment of the intersection of Oak and Grand. These public improvements also included rich landscaping and new public street and pedestrian lighting.

PROJECT STATISTICS

Stage of Completion Built 2007

Construction Cost \$17.3 million

Site Area 1.15 Acres

Number of Units 43

Density 37.39 Du/Ac

Project Components

43 Units, Community Room, Computer Learning Center, Outdoor Play Area, Photovoltaics that provide common area electric load



CORNER OF GRAND AND OAK AVENUES (COVER) TWO-STORY TOWNHOUSES ON OAK AVENUE (TOP) AERIAL VIEW OF COMPLETE PROPERTY (MIDDLE) GRAND OAK RESIDENTS ALFREDO AND ANA LIZA (BOTTOM)



Alameda Point Master Plan

ALAMEDA, CA

BARarchitects

ALAMEDA POINT MASTER PLAN ALAMEDA, CA

RELEVANCE TO PROJECT

- Creation of a Vibrant Community
- High Quality Master Planning
- MFH/MU and Affordable Housing
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Meaningful Community Engagement Process
- Worked with PUC or other Public Agency to Coordinate Development

PROJECT PROFILE

The master plan developed for the 68 acre Alameda Point Site A for Alameda Point Partners (APP) consists of a revision to the master plan in the City of Alameda’s adopted Town Center Plan. BAR led the APP team to design a mixed-use master plan that proposes retaining certain elements of the existing fabric to create a sense of place. The Team worked closely with the City and the community to create a public realm that is varied in open space offerings by creating different “park districts,” each of which has a unique character and program. Great care was taken to accommodate a variety of transportation modes while maintaining primacy for pedestrians. Together these elements will help create a Town Center that is uniquely Alameda Point.

PROJECT STATISTICS

Team Members William Duncanson, Jung Suh – BAR; Gary Strang – GLS

Stage of Completion

Master Plan Complete, Parcels Under Design

Ownership Structure The New Home Company

Development Costs Confidential

Property Acquisition from Agency

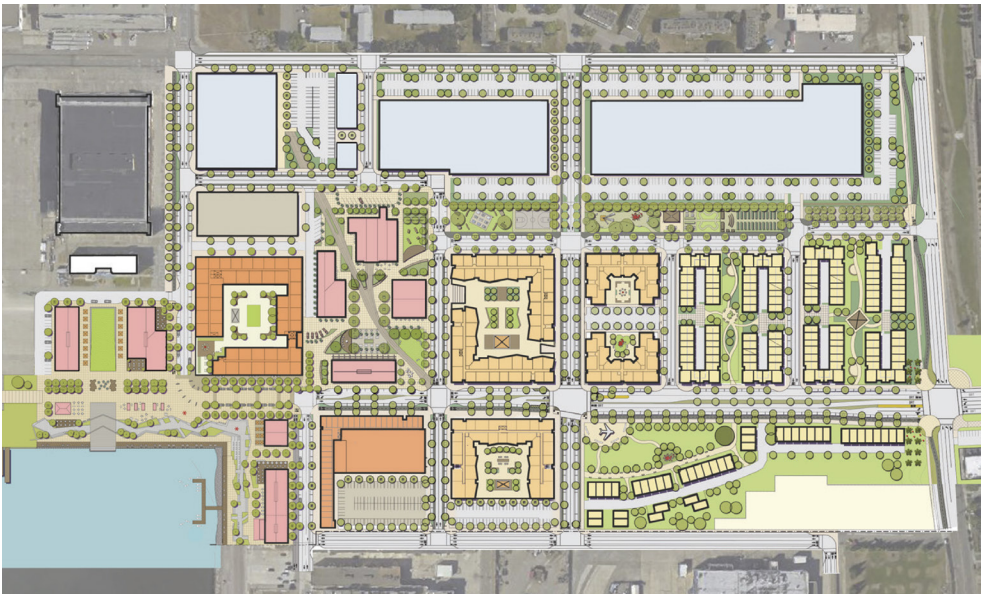
Property acquisition from the City of Alameda

Site Area 68 Acres

Number of Units 800 Dwelling Units in a mix of town homes and stacked flats

Project Components

- 600 Market Rate Units
- 128 Low & Very Low Income Units
- 72 Moderate Income Units



AERIAL VIEW OF OVERALL COMMUNITY (COVER) MASTER PLAN (TOP) PLAZA RENDERING (MIDDLE) MARINA RENDERING (BOTTOM)



38 Dolores / 2001 Market Street

UPPER MARKET, SAN FRANCISCO, CA

BARarchitects

38 DOLORES / 2001 MARKET STREET UPPER MARKET, SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill with Close Proximity to Lower Density Residential
- Creation of a Vibrant Community
- Multifamily Housing/Mixed-Use
- Transit-Oriented Development
- Diversity of Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Use – Whole Foods Market
- Landscape and Site Elements Supporting Creation of Community
- Inclusion of Public Art and/or Community Enhancement
- Meaningful Community Engagement Process

PROJECT PROFILE

Located at the confluence of three neighborhoods, 38 Dolores features 81 luxury residential rental condos above a 30,000 sf Whole Foods Market with separate parking for each. Sited on a uniquely shaped .72 acre site, this 8-story mixed-use building creates a pedestrian-oriented urban node and retail anchor for the Upper Market corridor while providing much needed housing for this diverse area. The client’s goal for the project was to transform an underutilized infill site into a high-quality, high-density, mixed-use project, creating vibrant retail space and inviting pedestrian gathering spaces while providing a sustainable urban living environment that incorporates thoughtfully considered materials and features. The project has received great acclaim by the City and over 40 community organizations and coalitions – as well as numerous design and industry awards.

PROJECT STATISTICS

Team Members

Chris Haeggund, Jung Suh – BAR

Stage of Completion

Built 2014

Ownership Structure

The Prado Group

Construction Cost

\$51.13 million

Site Area

.72 Acres

Number of Units

81

Density

112.5 Du/Ac

Project Components

81 Units, 30,000sf Commercial, Community & Outdoor Living Rooms, Bike Parking, Green Roofs, Garden & Butterfly Habitat

Sustainability

Certified LEED Gold

Selected Awards

PCBC, Grand Award, Project of the Year, 2014
PCBC, Grand Award, Best Multifamily
over 60 du/acre, 2014



VIEW ACROSS DOLORES STREET AT MARKET (COVER) SITE PLAN (TOP) CORNER VIEW OF DOLORES AND MARKET STREETS (MIDDLE) SIDEWALK SEATING AND BUILDING ENTRANCES AT DOLORES STREET (BOTTOM)



1 Henry Adams Street
SAN FRANCISCO, CA

1 HENRY ADAMS STREET SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill
- Creation of a Vibrant Community
- Multifamily Housing/Mixed-Use
- Diversity of Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses – Restaurants/Market
- Landscape and Site Elements Supporting Creation of Community
- Inclusion of Public Art and/or Community Enhancement
- Meaningful Community Engagement Process

PROJECT PROFILE

This new mixed-use development occupies a 1.65-acre city block in the heart of the historic Showplace Square neighborhood, at the head of Townsend Circle. The plan features two independent buildings separated by a publicly-accessible pedestrian alley (the “Mews”) that connects Henry Adams and Rhode Island Streets. Together the buildings comprise 241 apartments, amenity areas, and 8,900 sf of ground-floor commercial space. The project responds to San Francisco’s Eastern Neighborhood’s Plan which encourages a transition of the neighborhood from its industrial past to a more mixed use, neighborhood-serving character. The building design and choice of materials create a unique dialogue with the adjacent brick warehouses.

PROJECT STATISTICS

Team Members

Chris Haeggund, William Duncanson – BAR

Architect BAR Architects

Design Collaborator Jon Worden Architects

Stage of Completion Built 2017

Ownership Structure Equity Residential

Construction Cost \$70 million

Site Area 1.65 Acres

Total Built Area 281,725 gsf

Number of Units 241

Project Components

- 247,080 gsf Residential
(Studio, 1BR, 2BR & 3BR)
- 8,900 gsf Commerical Space
- 25,783 gsf Parking Garage
- 1:1 Residential Bike Parking
- Resident Roof Top and Podium Level Gardens



HENRY ADAMS STREET ELEVATION AT RESTAURANT SPACE (COVER) SITE PLAN (TOP) ROOFTOP VIEW OF HENRY ADAMS ELEVATION (MIDDLE) NORTH ELEVATION ACROSS TRAFFIC CIRCLE (BOTTOM)



Alchemy by Alta
SAN FRANCISCO, CA

BARarchitects

RELEVANCE TO PROJECT

- Urban Infill with Proximity to Lower Density Residential
- Creation of a Vibrant Community
- Multifamily Housing with BMR Units
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Inclusion of Public Art and/or Community Enhancement
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Landscape and Site Elements Supporting Creation of Community
- Meaningful Community Engagement Process

PROJECT PROFILE

Recently opened, this vibrant new community with 330 market-rate multifamily units, including 50 Below Market Rate units and significant amenities, is Certified LEED-ND (Neighborhood Development) Gold, and targeting Green Point Rating compliance for new buildings. The five main new residential buildings are carefully sited and designed to provide a new urban edge to the surrounding streets, as well as sympathetically responding to the existing historic buildings. Integrated into the overall project is the design of several outdoor spaces including the new 28,000 sf Waller Park that traverses the entire two block steep site from east to west. A mews runs north to south and intersects Waller Park in a central plaza.

PROJECT STATISTICS

Team Members

Chris Haeggund, Jung Suh – BAR

Stage of Completion Built 2016

Ownership Structure Wood Partners

Construction Cost \$112.1 million

Site Area 4.35 Acres

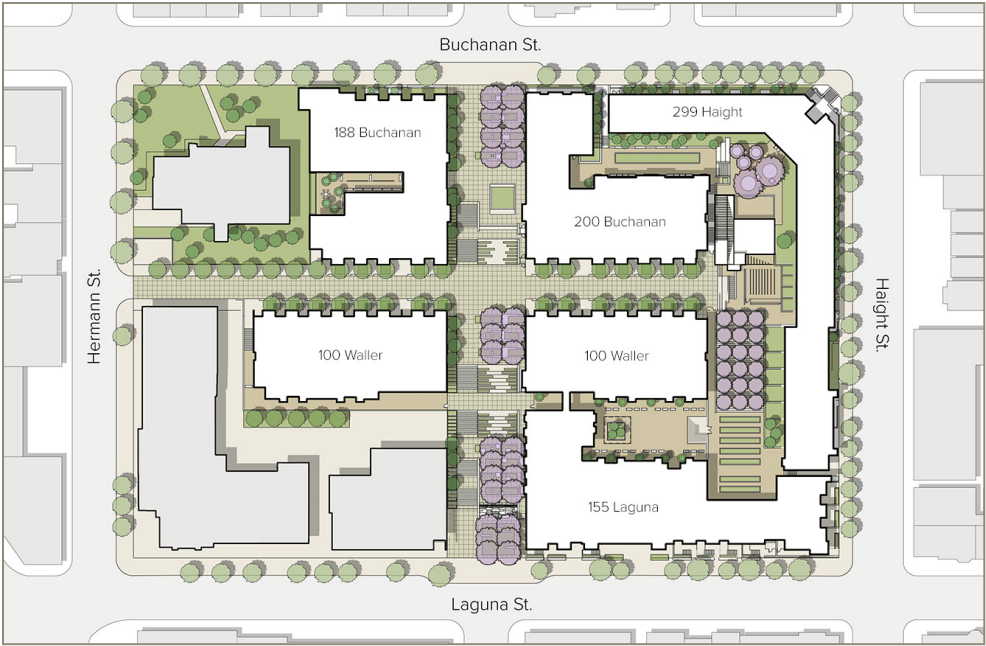
Number of Units 330
(Includes 50 Below Market Rate units)

Density 76 Du/Ac

Project Components

- 330 Residential Units
- 28,000 sf Waller Park
- 12,000 sf Community Center and Garden
- 5,000 sf Amenity Building for Residents
- Subterranean Parking

Sustainability Site: LEED ND Gold Certified;
New Buildings: Green Point Rated Compliant



VIEW ALONG RESIDENTIAL MEWS NORTH (COVER) SITE PLAN (TOP) NORTHEAST COURTYARD (MIDDLE) CLUBHOUSE LOUNGE (BOTTOM)



Marlow / 1800 Van Ness

LOWER PACIFIC HEIGHTS, SAN FRANCISCO, CA

MARLOW / 1800 VAN NESS

LOWER PACIFIC HEIGHTS, SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- TOD
- Creation of a Vibrant Community
- MFH/MU or Affordable Housing
- High Quality Master Planning, Contemporary Design and Construction Materials
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses
- Meaningful Community Engagement Process
- Worked with PUC or other Public Agency

PROJECT PROFILE

Marlow is an eight-story, multi-family development, one of the first after a recession that virtually shut down all new residential projects in San Francisco. It sits at the corner of Van Ness Avenue and Clay Street in a transitional neighborhood close to the highly sought-after Nob Hill. The project consists of 98 units in 2 buildings—one 8-story building with 1- and 2-bedroom units and one 4-story building with 3 townhouses—and encloses a large courtyard. It is a high-density, low energy consumption structure with a Walk Score of 98, proximity to multiple transit lines, and roughly 5,000 sf of retail space. The neighborhood serves an economically diverse community and fifteen units within the project are subsidized under the San Francisco's Below Market Rate Ownership Program, which helps to provide affordable housing for lower- or middle-income households.

PROJECT STATISTICS

Client Oyster Development Corporation

Team Members

Faraaz Mirza, Denis Henmi –
DLR Group/Kwan Henmi

Stage of Completion Built 2014

Ownership Structure Privately Held

Construction Cost \$38 million

Site Area 3.72 Acres

Number of Units 98

Density 26.34 Du/Ac

Project Components

5,000 sf Commercial, Large Courtyard

Sustainability N/A

Selected Awards

AIASF, Design Award, 2015
PCBC, Gold Nugget Award of Merit: Best Multifamily Housing, 2015



VIEW OF ENTRANCE ON CLAY STREET (COVER) CORNER PEDESTRIAN WALKWAY (TOP) CORNER VIEW OF VAN NESS AND CLAY STREETS (MIDDLE) COURTYARD IN CENTER OF BUILDINGS (BOTTOM)



Cielo / 8th & Seneca

FIRST HILL, SEATTLE, WA

CIELO / 8TH & SENECA FIRST HILL, SEATTLE, WA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- TOD
- Creation of a Vibrant Community
- MFH/MU or Affordable Housing
- High Quality Master Planning, Contemporary Design and Construction Materials
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Meaningful Community Engagement Process
- Worked with PUC or other Public Agency

PROJECT PROFILE

Cielo is a 32-story, high-rise apartment building, with a 5,000 sf plaza, located in Downtown Seattle's First Hill neighborhood—an area of the Financial District that overlooks the Retail Core and is within walking distance to Seattle's famous Pike Place Market and Waterfront Park. Ground-level landscape includes a sculpture plaza and promenade, providing a much-needed connection between Seneca Street and Jim Ellis Freeway Park. The building's plaza is a publicly accessible open space, featuring a kinetic sculpture serving as the centerpiece, attracting curious passersby as they make their way to and from the adjacent Freeway Park. Five levels of subgrade parking include considerations for alternative fuel vehicles, including charging stations for electric and hybrid cars.

PROJECT STATISTICS

Client Laconia Development LLC

Team Members

Neil Peralta, Denis Henmi –
DLR Group/Kwan Henmi

Stage of Completion Built 2015

Ownership Structure Privately Held

Construction Cost \$73 million

Site Area 9.8 Acres

Number of Units 335

Density 34.18 Du/Ac

Project Components

5,000 sf Public Plaza, Exercise Room,
Community Lounge, Game Room, Yoga Room,
Pet Spa, Dog Park

Sustainability Certified LEED Gold

Selected Awards

City of Seattle Design Review, 2nd Place –
Highrise Category for Peoples' Choice Urban
Design Award, 2015



VIEW OF BUILDING FROM ADJACENT FREEWAY PARK (COVER) ELEVATED VIEW DOWN TO PLAZA AND GROUND-LEVEL LANDSCAPE (TOP) VIEW OF BUILDING FROM ADJACENT FREEWAY PARK (MIDDLE) PUBLIC PLAZA AND PROMENADE WITH SCULPTURE ALONG PATHWAY CONNECTING TO PARK (BOTTOM)



Vida / 2540 Mission

MISSION DISTRICT, SAN FRANCISCO, CA

VIDA / 2540 MISSION MISSION DISTRICT, SAN FRANCISCO, CA

RELEVANCE TO PROJECT

- Urban Infill within Proximity to Lower Density Residential
- TOD
- Creation of a Vibrant Community
- High Quality Master Planning, Contemporary Design and Construction Materials
- Landscape and Site Elements Supporting Creation of Community
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Provided Significant Infrastructure Improvements
- Meaningful Community Engagement Process
- Worked with PUC or other Public Agency

PROJECT PROFILE

Vida is an eight-story, 114-unit condominium with 14,750 sf commercial space built into the ground floor. Immediately adjacent to the building is the renovated New Mission Theater, a once-dilapidated building originally built in 1916. DLR Group/KwanHenmi worked with Oyster to engage the community in discussions regarding the project early and frequently, producing a design that contributes through more than aesthetics. This includes land dedicated to triple the number of affordable units in the project, \$1M to renovate the New Mission Theater—which at one point was to be demolished, to much local protest—and 0.25 percent of each unit’s sales to a community fund. Parking is located entirely underground to reduce visibility.

PROJECT STATISTICS

Client Oyster Development Corporation

Team Members

Faraaz Mirza, Denis Henmi –
DLR Group/Kwan Henmi

Stage of Completion Built 2015

Ownership Structure Privately Held

Construction Cost \$42.04 million

Site Area 3.21 Acres

Number of Units 114

Density 35.5 Du/Ac

Project Components

14,750 sf Commercial, Community Rooftop Garden and BBQ Area, Courtyard, Groundfloor Lounge

Sustainability N/A

Selected Awards

SFBT, Winner -- Real Estate Deals: Market-Rate Residential Development, 2015
NAHB Best Architectural Design of an Attached Community URBAN - Silver Award, 2015



VIEW OF VIDA BUILDING AND NEW MISSION THEATER FRONT FACADES (COVER) FRONT LOBBY ENTRANCE (TOP) FRONT BUILDING VIEW FROM MISSION STREET (MIDDLE) COMMUNITY ROOFTOP GARDENT AND BBQ AREA (BOTTOM)



Station Park Green
SAN MATEO, CA

STATION PARK GREEN SAN MATEO, CA

RELEVANCE TO PROJECT

- Landscape and Site Elements Supporting Creation of Community
- Transit-Oriented Development
- High Quality Master Planning
- Diversity of Housing Types & Unit Plans Conducive to Diversity of Tenants
- Active Ground Floor Uses
- Inclusion of Public Art and/or Community Enhancement
- Open Space Contributes & Strengthens Pedestrian & Bike Connections
- Meaningful Community Engagement Process

PROJECT PROFILE

Located adjacent to Caltrain's underutilized Hayward Park Station in San Mateo, Station Park Green is a 12 acre mixed-use, market rate housing development on the site of a pre-existing K-Mart. The Specific Plan includes 599 homes, 10,000 square feet of office space, 25,000 square feet of retail space, a one-acre central community park that connects surrounding neighborhoods to the train station, two linear parks, and residential scale courtyards. The project was selected as a LEED ND pilot project, and is planned with space allocated for bike lanes, stormwater management and green streets that connect the parks. GLS is working with MVE Architects and Arup to realize the opportunity to create housing, increase density, provide green open space and provide access to the workplace without the need for automobiles, particularly given the site's location at the junction of Caltrain and Highways 101 and 92.

PROJECT STATISTICS

Client Essex Property Trust

Team Members

Gary Strang, Wendy Mok, GLS

Stage of Completion Under Construction

Ownership Structure Privately Held

Construction Cost \$300 Million

Site Area 12 Acres

Number of Units 599 homes

Density 50 Du/Ac

Project Components

599 Homes, 10,000 Square Feet of Office Space, 25,000 Square Feet of Retail Space, One-Acre Central Community Park

Sustainability LEED ND Pilot Project



VIEW TO CALTRAIN STATION FROM THE CENTRAL PARK (COVER) AERIAL VIEW (TOP) CORNER VIEW OF CONCAR STREET AND DELAWARE STREET (MIDDLE) VIEW FROM GATEWAY PARK TO THE CENTRAL PARK (BOTTOM)



Mountain View San Antonio

MOUNTAIN VIEW, CA

MOUNTAIN VIEW SAN ANTONIO MOUNTAIN VIEW, CA

RELEVANCE TO PROJECT

- Creation of a Vibrant Community
- High Quality Master Planning
- Active Ground Floor Uses
- Inclusion of Community Enhancement
- Landscape and Site Elements Supporting Creation of Community

PROJECT PROFILE

MVSA is a four-building mixed use project located on San Antonio Road in Mountain View. The project's building placement creates a new urban district that extends the existing development of San Antonio Center two additional blocks to the north. A wide tree lined promenade leads from California Street through the park to create a strong direct link to the train station. Adjacent to this promenade is an active urban plaza with custom seating and garden spaces. Café tables and chairs, colorful seasonal planting and indoor/outdoor connections to the building further enliven the plaza. The park is designed as a flexible open space. The five heritage redwoods near the entrance to the park are protected through a series of terraced decks with Adirondack chairs and benches to create a lively inviting hang-out area. The decks can act as an informal amphitheater for small scale events or just be a place to eat your lunch or meet your friends. A plaza area adjacent to the redwoods is a flexible space for food carts, temporary pop-up carts and other types of activation in the park. Large carved wood sculptures provide additional interest in the plaza.

PROJECT STATISTICS

Client Greystar Development and Construction

Team Members

Manuela King, RHAA Landscape Architects

Stage of Completion Ongoing

Ownership Structure Privately Held

Construction Cost TBD

Site Area 8.6 Acres

Number of Units 642

Project Components

642 apartments over 20,000 SF of retail and office development set within a series of public open spaces.



A.5. References

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A.5. References

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B. Development Program

B.1 Project Description

Introduction

The AGI/KASA team's focus for the past 20+ combined years has been the development of sustainable, authentic, urban transit-oriented neighborhoods in transitional areas. This requires having a deep understanding of the history and context of an existing community and neighborhood. Rather than inserting a pre-conceived notion or a copy of another development, AGI/KASA's approach is to grow a concept and scheme from the existing context and history. This includes leveraging our experience and track-record of building mixed income residential communities. AGI/KASA principals will be directly involved with the community and City planners of South San Francisco in our efforts to execute a world-class, transit oriented multifamily mixed-use community appreciated by all stakeholders.

The Development Concept articulates strategies for successful implementation of the following guiding principles:

- I. Create an attractive and compelling new neighborhood that enlivens the Centennial Way Trail, Colma Creek, and Oak Avenue expansion
- II. Aspire to build on the history of South San Francisco as a city of industry and encourage small maker and DIY businesses that will activate the street-scape and contribute to the uniqueness of this new community
- III. Design an energy efficient development that will serve residents, visitors, and neighbors and that takes advantage of the proximity of public transit to the greater Bay Area
- IV. Work with BRIDGE Housing Corporation, one of the nation's most accomplished affordable housing developers to provide on-site affordable housing that makes living in this new neighborhood achievable to a broad demographic
- V. Underwrite a successful and executable financial structure
- VI. Accomplish the aforementioned via successful community engagement and efficient entitlements

Program Summary

The Project contains three vertical development structures on the two parcels. Parcel B will have a single building (Building C) and Parcel C will have two buildings (Buildings A and B) that share a single basement structure. Building A will be further subdivided into two Program Elements; A1 and A2. A1 will be a 100% affordable housing building, developed and operated by BRIDGE Housing Corporation and will sit on top of a common parking podium shared with building A2, which will be a market rate housing building. All vertical development structures will be eight-stories tall and be constructed with five stories of Type IIIA construction over three stories of Type IA construction. All three buildings are proposed to have a single basement level containing parking and building service. All vertical construction is designed to be 85' tall and will accommodate the Ground Floor Design requirements (residential stoops, floor to floor heights, setbacks and frontage requirements) as required in the Area Plan. Usable Open space for the residential program, exceeding the 150 square foot per dwelling unit requirement in the Municipal Code, will be provided on-site in a variety of ways including: private terraces/ balconies for approximately 33 percent of the dwelling units; landscaped podiums at all vertical construction; roof decks on vertical construction; and plazas and landscaped areas. Landscaped areas and park programming will be built by AGI/KASA off-site which will further benefit both Project residents and the greater region.

Building B will have a 5,500 square foot child care center open to families outside of the Project. Building C will have a 13,000 square foot commercial/PDR/retail space that will function to be open to the public and is envisioned as a food and beverage themed Market Hall. *Please see Appendix D.2. for a detailed breakdown regarding unit types and counts, building areas and parking provisions.*

B.1 Project Description

Open Space

The Project proposes a combination of on-site and off-site publicly accessible parks. Parcel C will provide approximately 0.85 Acres of urban “Maker’s Plaza” contiguous with the BART right of way park improvements and activated by the Live-Work/Flex-Unit ground floor spaces. There will also be approximately 5,000 square feet secured outdoor space for the child care center in Building B. Parcel B will provide approximately 0.45 Acres of similarly programmed Plaza space, dubbed the Market Plaza. The balance of approximately 1.83 acres of open space on-site is landscaped. Off-site Open Space improvements will include approximately 3.87 Acres of programed park incorporating an “Inclusive Playground,” exercise Park Course, the Centennial Way Bike Path, public art and flexible use landscaped areas.

Project Schedule

AGI/KASA’s experience with similar public/private transactions gives us confidence that a development agreement between the City and Developer can be successfully executed within a six-month ENRA negotiating period. Thus, we anticipate that a development agreement can be finalized and approved by the City Council by approximately September 2018.

Phasing

Our team intends to progress through the land development and infrastructure until it is completed for the entire Site so that the individual parcels can be vertically developed at once or phased in as market conditions dictate.

We anticipate the following path of vertical development as parcels are created:

Initial Vertical Phase

Our initial observation of the site and surrounding development, both existing and planned, lead us to believe that initial vertical development would commence on Site B (Building C). This initial phase is logical, as it continues the “path of development” extending northwesterly from the new Community Civic Campus that will be completed by 2021. Targeting initial development on Site B, along with the Civic Campus, will create a synergistic “node” that will anchor this new neighborhood, and enhance the feasibility for

developing the higher cost, higher density development planned for Site C. The Oak Avenue extension will be constructed as part of this first phase.

Design documents, permitting and pricing are anticipated to take up to eighteen months and vertical construction for each structure will likely take twenty-four months. Such a scenario would result in the first phase of the Project complete in the first quarter of 2022.

Second Phase

The second phase will include the shared basement and garage between both Buildings A and Building B and the parks program including the Centennial Way improvements. Ideally this phase begins construction eighteen to twenty-four months after Phase 1 commences and completion is staggered accordingly in fourth quarter of 2023.

Third Phase

The Third Phase will include Building’s A1 and A2, similarly staggered eighteen to twenty-four months from Phase 2 and be complete in first quarter of 2025.

Ultimately, however, market conditions will drive a final phasing plan and actual build-out. Upon entitlements, if market conditions are ripe, we would certainly consider undertaking Site C development in the first phase, and Building A and the affordable component could go vertical prior to Building B. Our expectation is that the City-approved development plan will consist of multiple development parcels that would enable development to occur flexibly on more than one parcel at a time while capitalizing on prevailing market conditions. Also, the flexibility of having all parcels ready for development will provide for the ability to construct the affordable units (in Building A) earlier in the project’s timeline, once the market portion of Building A is ready for construction. Given the shared garage serving both the affordable and market rate units, Building A’s components must be developed concurrently.

B.2. Approach to Addressing City Expectations

We believe we have assembled a strong team of people capable of designing a project for the PUC Site that meets the array of expectations that South San Francisco has for this Site.

AGI/KASA looks forward to working closely with the City of South San Francisco and its various community stakeholders to more fully understand their expectations and to then design a project that achieves these expectations. To provide more color, in the following section, we articulate how we plan to meet South San Francisco's expectations for this Project as laid out in the RFP.

- I. High Quality Planning, Design, and Construction Materials
- II. Strong Connections to Centennial Way
- III. Housing Affordable to a Range of Incomes
- IV. Active Ground Floor Uses in Key Locations
- V. Family-Friendly Unit Types
- VI. Commitment to Public Art
- VII. Construction of the Oak Avenue Extension
- VIII. Partnership in Formation of a Community Facilities District
- IX. Thoughtful Community Engagement Process
- X. Design Complementary to the Planned Community Civic Campus
- XI. Consideration for BART's Sphere of Influence

B.2 Approach to Addressing City Expectations

I. High Quality Planning, Design, and Construction Materials

Build a Team of Experts

We have purposely brought together a robust team that includes different architects, landscape architects, and engineers to take advantage of each firm's strengths. We have found that the creative tension generated from putting a diverse group of designers together results in more evocative end results. Many ideas will be tabled, critiqued and tested, resulting in a more interesting design and exciting project for all.



Create an Extraordinary Public Realm

We believe a key component of building a new development in a frontier location is creating a vibrant project that draws in more people than just the future residents of the project. For the PUC Site, we believe the key to creating such a magnetic project is to take the opportunity to create a beautifully landscaped and designed public realm throughout the PUC Site and adjoining sites so as to connect this site to the future new Civic Campus and other developments. Our vision for the public realm includes a range of landscaped spaces as well as civic spaces, both along Centennial Way and in the public areas between Parcels B and C. The Project affords enough space for both a single significant public park space between the two Parcels as well as a trail of public greenways along Centennial Way and Colma Creek. Included throughout are smaller, intimate spaces around the development that are appropriately programmed to human scale. The new Mission Street sidewalk will be tree lined with additional lush, low planting while the residential stoops will bring an appropriate scale to this side of the Project. The new Oak Avenue sidewalks will also be tree lined but will provide a more urban walking experience along this retail street.

In addition to enticing landscaping, both Sites C and B will have lively and inviting ground floor uses. For Site C, a large portion of ground floor spaces will be flex units conducive to small shops or Maker spaces. In conjunction with the new Oak Avenue construction, the development on Site B will include approximately 13,000 sf of new ground floor retail for a Market Food Hall along with an outdoor Market Plaza area.

Together, we believe the improved parks and landscaping and active and interesting ground floor uses throughout the two sites will be a spark that attracts people from the surrounding Bay Area to visit and interact with the Project, the new Civic Campus and surrounding areas.

Comprehensively Address Transportation and Congestion

Given the central location of the PUC Site, taking advantage of the phenomenal access to multimodal public transportation is also intrinsic to our Project designs. Besides improving the Centennial Trail that leads north to BART and developing a Transportation Demand Management program, we envision working closely with South San Francisco's Planning Department and other relevant City departments to deploy further strategies that minimize or reduce traffic congestion, including, but not limited to, bicycle-first designs with secured bike parking ratios north of 1:1 per unit, increased access to rideshare, bike-share and car share services, installation of digital transit screens in select common areas that provide real time nearby public transit updates, public water bottle filling stations for walkers and bikers along Centennial Way, and programs with residents that encourage utilization of public transit.

Design for Sustainability

In order to develop a high quality, innovative project, energy efficiency must be more than just an afterthought in our designs. Energy efficiency is not just a marketing tool for a finished project, but rather, it is a way of life for many residents in the Bay Area. To this end, we will incorporate sustainable strategies, including, but not limited to, high efficiency appliances, high efficiency MEP systems, PV solar systems, solar water heating, electric car charging stations, ample bike storage, and publicly accessible water bottle filling stations. We understand that building sustainably also means building with materials of high quality that have longevity. As the building owner, we will be self-motivated to build to a standard that lessens a need for high operating expenses and more frequent capital expenditures.

B.2 Approach to Addressing City Expectations

II. Strong Connections to Centennial Way

For the AGI/KASA Team, Centennial Way is the existing site condition that drives our concept for both the open space and the programming of the ground floors of our buildings. First, we propose to enhance the stretch of Centennial Way adjacent to Sites B and C and anticipate this will act as a catalyst for further improvements by the City or other developers up and down Centennial Way. Second, we looked at the design of the path in conjunction with Colma Creek, looking for a design language that could soften the banks of Colma Creek as well smooth out the hard turns of the Creek and Centennial Way. By “meandering” Centennial Way and even splitting it up into different paths along Sites C and B, the design sets up opportunities for residents, locals and visitors to move between, across and along these lines through the Sites. Third, we propose activation along these paths with seating areas, playgrounds, public exercise equipment, art and interesting landscaping. Fourth, we are proposing that improvements to open areas outside our lot line, including atop the BART Right of Way, the northern area of Parcel A2b and the proposed Plaza along Oak Avenue, be included as a part of our Project development (please refer to the Benefits section to understand how the financing structure would be offered).



III. Housing Affordable to a Range of Incomes

In order to provide an exceptional, multi-dimensional approach to successful affordable housing in our Project, we enlisted BRIDGE Housing Corporation to work with us during the planning and entitlement phase and ultimately to develop a robust affordable housing component for our Project. BRIDGE is one of the largest developers of affordable and workforce housing on the West Coast. As a mission-driven non-profit developer, BRIDGE's primary goal is to produce high-quality homes

for seniors and families at a variety of income levels, with a focus on those who are priced out of the current housing market. Since 1983, BRIDGE has developed more than 16,000 housing units and 350,000 square feet of retail/commercial space in more than 105 properties valued at more than \$3.5 billion.

AGI/KASA will entitle the Project to include 20% of the total units as below market rate housing units available to Low income households. These affordable units will be built in Building A1, on the northern portion of Site C. We propose that the below market rate units be rental apartments affordable to families within the Low Income category.¹ These new homes will provide a large percentage of the City's Regional Housing Need Allocation for Low Income housing. This building will share a podium and underground garage and knit together with the market rate buildings to form a cohesive master plan. Upon entitlement, AGI/KASA will offer the pad ready lot to BRIDGE to purchase and develop into a 100% affordable housing community replete with resident services such as after school programs, youth programming, a computer learning center, referrals to outside service providers, wellness classes, and more. AGI/KASA and BRIDGE will coordinate the Project's infrastructure components during the planning stages.

IV. Active Ground Floor Uses in Key Locations

As previously noted, creating a mix of active uses at the ground floor is integral to the success of the public realm and Project in general.

First, we will design high-quality retail spaces along the Oak Avenue expansion with high floor-to-ceiling storefront glass. We plan to work with innovative designers for these commercial spaces and engage desirable commercial, retail and restaurant tenants to create a Market Hall. We intend to include space capable of housing a small production facility which for example could house a fermentation type of manufacturer such as a brewery or a coffee roaster. We are proposing a lot adjustment to subsume in the Project area the triangular land just east of the Market Hall (currently the cul-de-sac end of Antoinette Lane) so that we may create a highly visible public plaza that will be used and activated by visitors and residents. This plaza will both support the Market Hall uses and also improve pedestrian use and connections to the future neighboring Civic Campus.

¹Should the City desire to include affordable senior housing within the Project, BRIDGE is open to allocating a portion of this Building A1 for building a senior development.

B.2 Approach to Addressing City Expectations



Second, ground floor townhome/flex-units and new green space along the Centennial Way Trail north from Oak Avenue will support a vibrant, safe, and welcoming neighborhood along this trail for both residents as well as commuters walking or biking to BART. These flexible units are designed in a way that can both support residential uses as well as commercial/retail uses. This flexibility further enriches the ground floor experience for pedestrians utilizing the Centennial Way Trail by ensuring that the ground level is adaptable to changes in market needs. To achieve this, we have included design strategies such as walls that can open to create indoor/outdoor spaces, townhome stoops to public spaces, ability to install signage and canopies, and flexibly designed interior live/work spaces that can accommodate a range of uses. These live/work spaces will be designed with tilt-up ‘garage’ doors that allow the maker or merchant to engage with passing bicyclists and pedestrians and invite interaction.

Third, we include a childcare center near the south-east corner of Site C along Mission Street. There will be an associated and secure exterior playground space for the facility and drop off and pick up accommodation is designed in a manner to negate any traffic impacts along Mission Street. We expect that this childcare center will be utilized both by the general public as well as residents of our Project. There is currently pent up demand for this service in the area and we believe our Project will attract residents that include busy commuter households that need a convenient, available childcare facility. To be able to provide such a facility directly on-site will be a valuable and well-utilized Project amenity. To this end, we have already obtained a Letter of Interest from a well-respected Peninsula childcare provider to operate the facility, Palcare (see Appendix).

V. Family-Friendly Unit Types

The Project will provide a range of dwelling unit types including market rate rentals, affordable rentals (for Low Income households), efficiency units, and larger family sized units. This mix is intrinsic and consistent with our philosophy that building complete neighborhoods and complete projects requires providing dwelling opportunities to a broad range of residents that is representative of the Bay Area’s diverse population. The Project’s density is 137 units per acre with a proposed unit mix that includes 40% two and three bedroom apartments as well as an additional 5% townhomes.² This speaks to our belief that there is a market for families. The below market rate building envisions approximately 35% two and three bedroom apartments.

Living in a larger multiunit development can be challenging, given the higher density and smaller personal spaces provided in units. A key to success for this dense development for families is to design unique common spaces and amenities that all residents of the Project have access to and that vary in scale that residents want to use, and in so doing find a venue to interact with their neighbors. We will utilize nationally renowned interior designers to help us develop community spaces that not only look good, but are inviting to residents to use. Our amenity spaces will provide residents with space to play, exercise, cook, drink, work, relax, explore and interact. Based on our extensive understanding of today’s Bay Area renter, our amenity spaces will include such things as commercial grade kitchen and bar facilities, co-working lounges, private rooms, gym and wellness areas, outdoor cook stations and lounges with lighting and fire pits, pet walking and washing facilities, bike repair rooms, package storage systems, and secure bike parking, amongst other things.

² Following the issuance of RFP Addendum #1 on December 22, 2017, AGI/KASA stopped working on a high rise designed project with a density of 165 units per acre. Should South San Francisco want to revisit a high rise for the PUC Site, AGI/KASA is willing to revisit its original plans and has solid experience with entitling and constructing high rise projects.

B.2 Approach to Addressing City Expectations

VI. Commitment to Public Art

We have designed our landscaped park areas with several well-located nodes in the Project that could host art pieces, either high-art or locally commissioned art. The first opportunity is the Market Plaza in front of Building C that sits at the juncture of Oak Avenue, the future Community Civic Campus across the street, and Centennial Way. This plaza will see the most pedestrian traffic so we feel the art should convey the message of the development – celebrating South San Francisco's past and inspiring its future. We would work with the Cultural Arts Commission on the final art selection for this plaza. The second opportunity is throughout our proposed Maker's Plaza along Centennial Way where we see an opportunity to create a space that encourages pedestrians to pause and reflect. This plaza sits outside the flex units so it will also serve as a place of gathering and exhibition. The construction of the park to the south west on Site A2b would create additional opportunities for the City to install or rotate art within these lawn areas.



VII. Construction of the Oak Avenue Extension

AGI/KASA acknowledges that we will be responsible for approximately \$3.2 million for the design and construction of the Oak Avenue extension and \$5.5 million will originate from the City. In addition, we are prepared to fund the approximately \$6.9 million of gap financing with the understanding that we will be reimbursed through the creation of Community Facilities District bonds. AGI/KASA will work with the City on the final alignment of Oak Avenue relative to the developable parcel, and it is understood that the City looks to the Developer to be responsible for the design and construction of the improvements. We believe that

construction of this Extension is critical for the success of both our Project as well as the future success of the Civic Campus and we look forward to working with the City on designing and building this extension.

VIII. Partnership in Formation of a Community Facilities District

AGI/KASA will cooperate and be a partner with the City in the formation of a Community Facilities District ("CFD"). The CFD provides a financing mechanism to fund infrastructure through the issuance of bonds, and it is typical that it would include all infrastructure in the public right of way (ROW) and public open space and even park improvements. AGI/KASA will work with the City to develop a Financing Plan with the purpose of establishing the contractual framework for mutual cooperation between City and Developer in achieving the funding goals necessary to implement the Project.

IX. Thoughtful Community Engagement Process

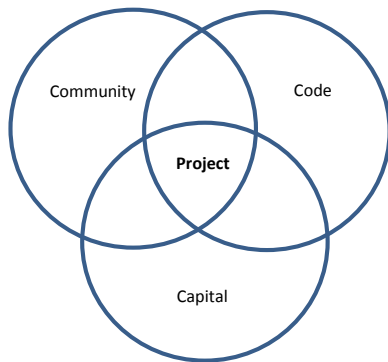
The single greatest risk to development is uncertainty, and the single greatest uncertainty at present for the South San Francisco project is what the community and municipal interests will collectively support. In this regard, AGI/KASA's 18+ years of experience gaining community support and entitling and building over 6,500 units of housing in San Francisco and the Peninsula, including in many neighborhoods historically known for being difficult to obtain community support, is a huge boost to the Project's likelihood of success. This track record in the Bay Area is matched by few, if any.

In each community outreach process, we start by providing an envelope study comporting with zoning code regulations to neighbors and community groups. Through an exhaustive iterative process, including design charrettes, we incorporate community input into our ultimate project design. By hiring the right architects and designers, superior design aesthetics can be achieved without causing material budget overruns that risk the project's success, while simultaneously capturing the essence of community input received.

Involving the community early and creating clear channels of communication, the final designs will have wide-spread buy-in without erosion of the economic outcomes. We call this the "3-C" approach: every

B.2. Approach to Addressing City Expectations

successful project needs to balance Community, Code and Capital needs, and when all three intersect, a successful project can be built:



With each design change, we evaluate the cost of such element against the proforma budget with input from general contractor estimating teams³; we don't readily acquiesce to a design change until we determine its impact on the overall economics (hence, the 3-C's).

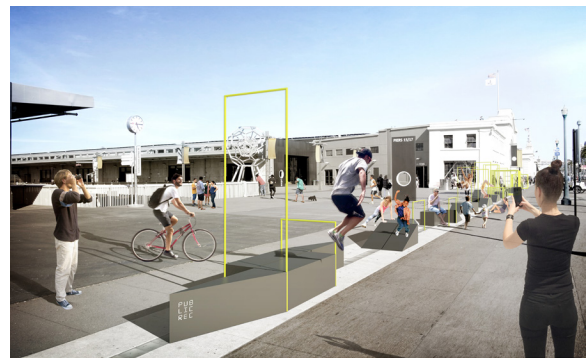
During the community outreach process, we will also commence the process required by the City to achieve approvals and buy in to our designs, and both activities will move forward in parallel with our community outreach. We will engage the Planning Commissioners and City Council, as appropriate, to understand and address their concerns as well. In the past, commissioners and elected representatives have often attended our neighborhood design charrettes.

We will employ this process for the entitlement of the PUC Site, and look forward to working with community stakeholders including but not limited to the City, surrounding residential neighborhoods, merchant organizations, BART, Kaiser Hospital, civic and community institutions, and other key stakeholders.

X. Design Complementary to the Planned Community Civic Campus

We have chosen to build the commercial space on Oak Avenue facing the Community Civic Campus and make it a use – a Market Hall – that will attract people from the surrounding areas. We feel this commercial activity is in line with the intent of the Campus to become a public amenity. Additionally, we have designed our public areas

and bike paths along Centennial Way in order to connect seamlessly with the Civic Campus, even providing for a possible mid-block crossing. If the planned off-site park improvements we are presenting to the southeast can be realized, we believe it could further facilitate civic uses that are complementary to the planned public plaza at the Civic Campus. Examples of these civic uses could be community farming plots, public art and rotating food vendor space or continuation of a landscaped trail and outdoor fitness circuit.

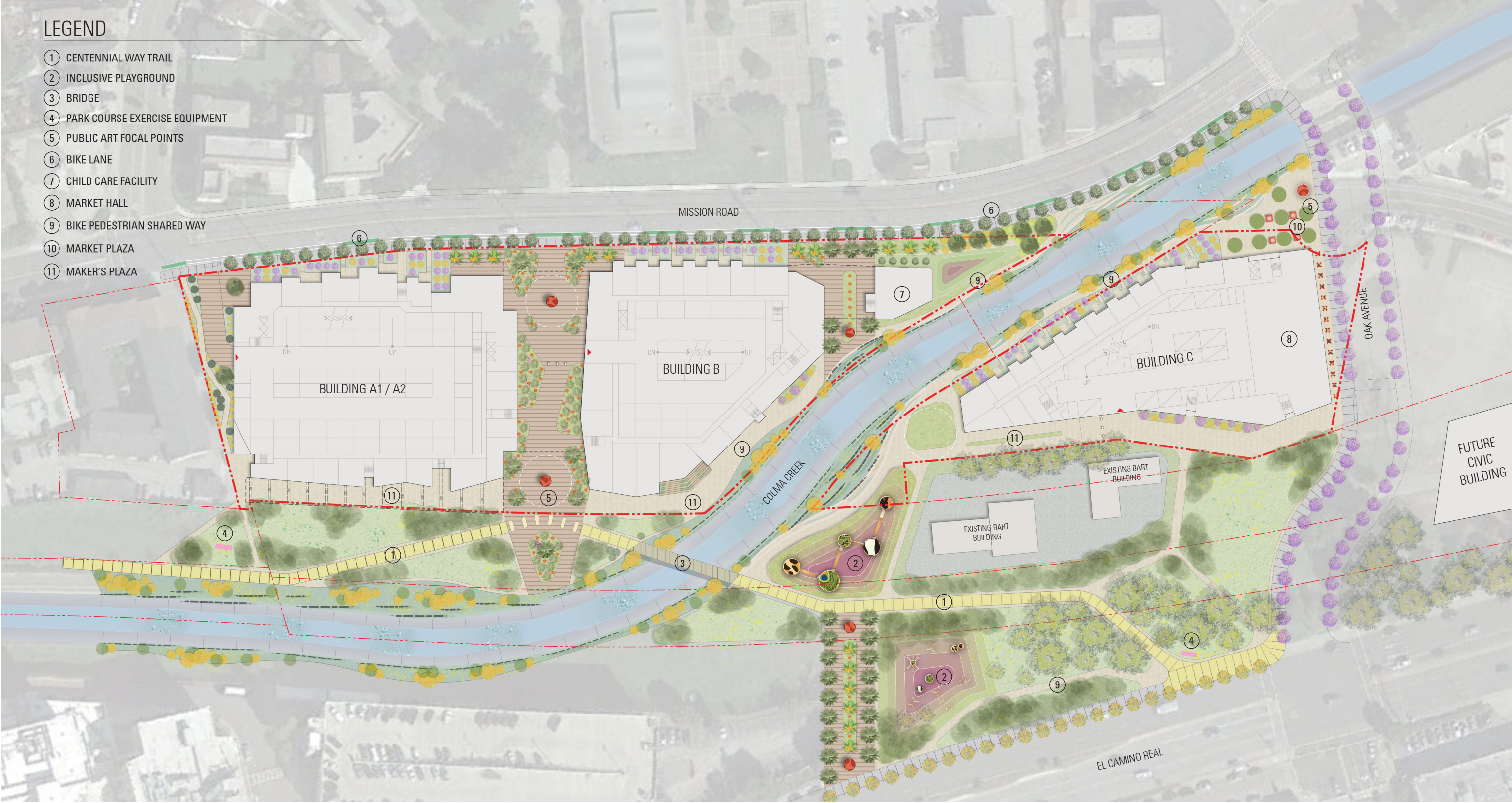


XI. Consideration for BART's Sphere of Influence

Sandis, our civil engineer, and Langan, our geotechnical and environmental engineers, have located the approximate depth and Sphere of Influence (SOI) of the BART tunnel. Our architects have included these site constraints in their plans when placing the building basement, foundations and building footprint. The presumption is that we will be able to avoid deep and costly foundations as currently designed, but we reserve the right to adjust our assumptions following further collaboration with BART. The landscape architects have also designed light weight public improvements on top of the BART tunnel and SOI in a manner that we believe will conform to BART restrictions on added weights to their tunnels. Final confirmation on the accuracy of these assumptions will occur during the due diligence period and will require further review of BART documents and coordination with BART engineers. AGI/KASA understands they will need to enter into a bi-party or tri-party agreement with BART for the use of their right of way for open space construction and use. Our team has a great deal of prior experience working with BART on similar developments so this is not a concern.

³ For support of our current hard cost pricing assumptions, we have received pricing input on our current designs from two top notch general contractors, Devcon Construction Inc. and LendLease.

B.3. Drawings and Diagrams



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LANDSCAPE PLAN

B.3. Drawings and Diagrams



GROUND FLOOR PLAN

B.3. Drawings and Diagrams



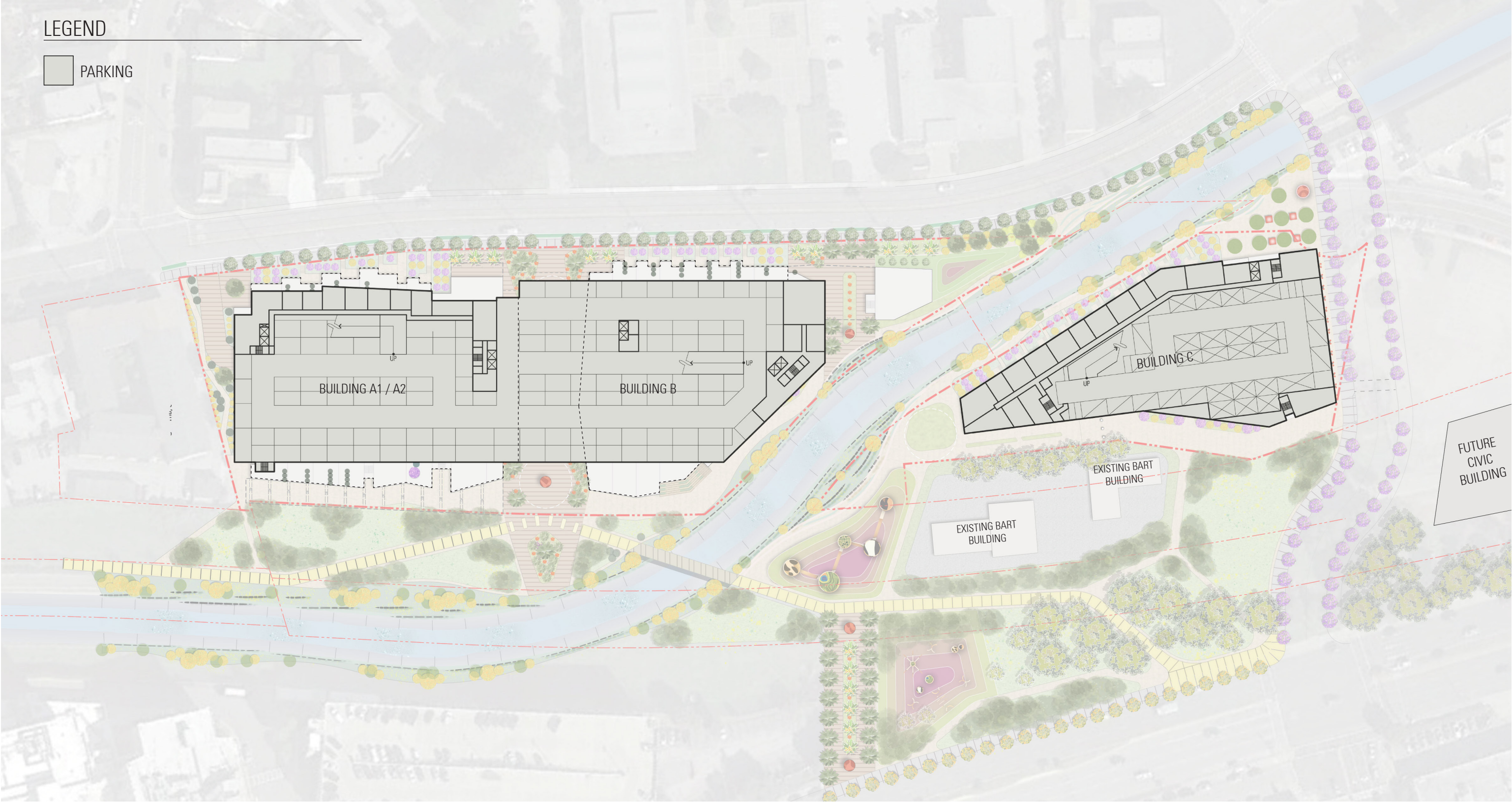
B.3. Drawings and Diagrams



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ROOF PLAN

B.3. Drawings and Diagrams

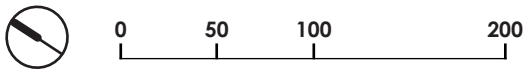


B.3. Drawings and Diagrams



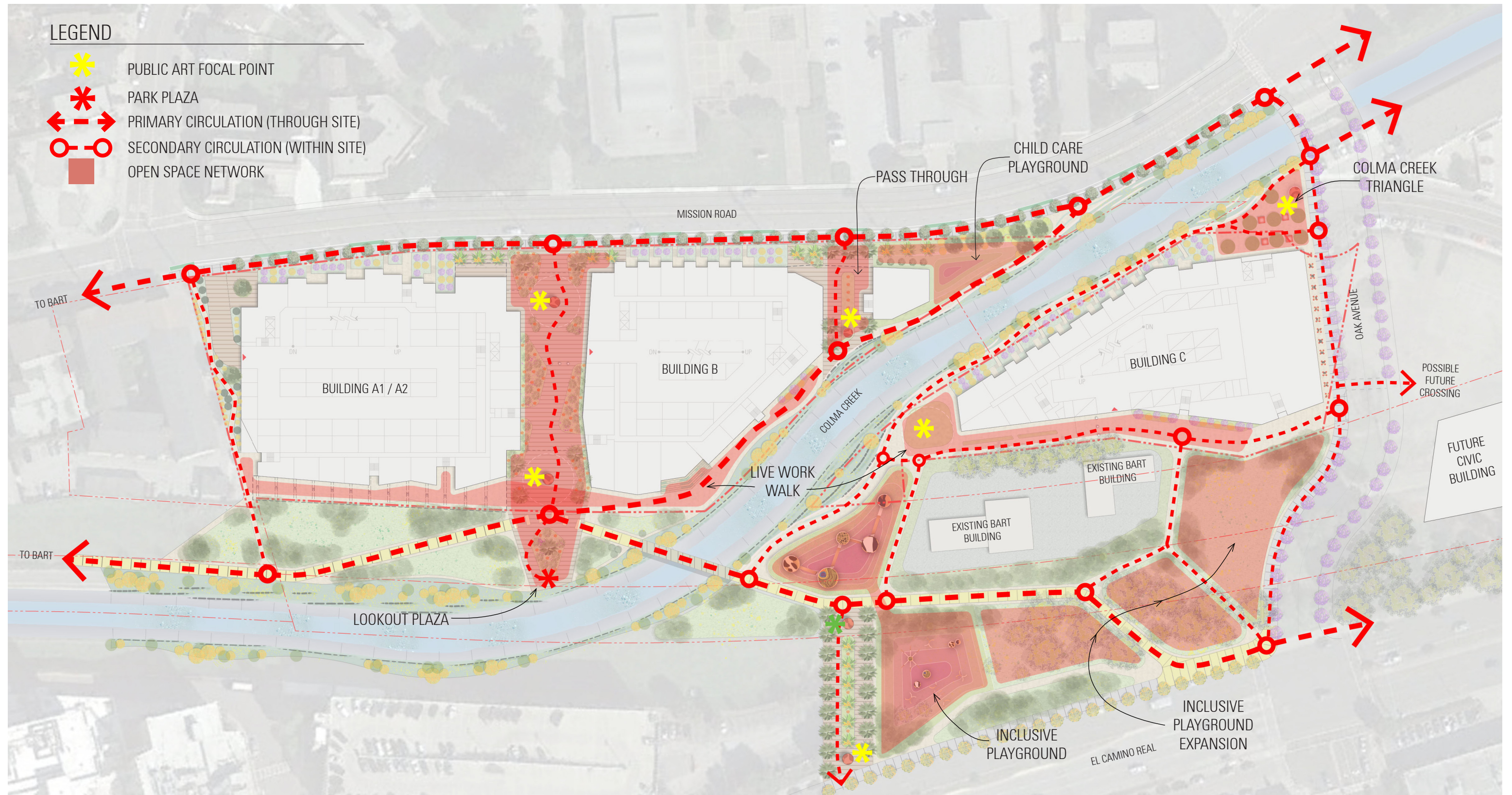
LEGEND

- RESIDENTIAL ACTIVE FRONTAGE
- COMMERCIAL / LIVE-WORK / FLEX UNIT ACTIVE FRONTAGE
- PARK / PLAZA PROGRAM



PROGRAM DIAGRAM

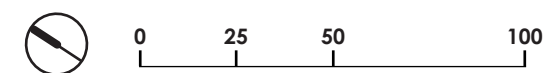
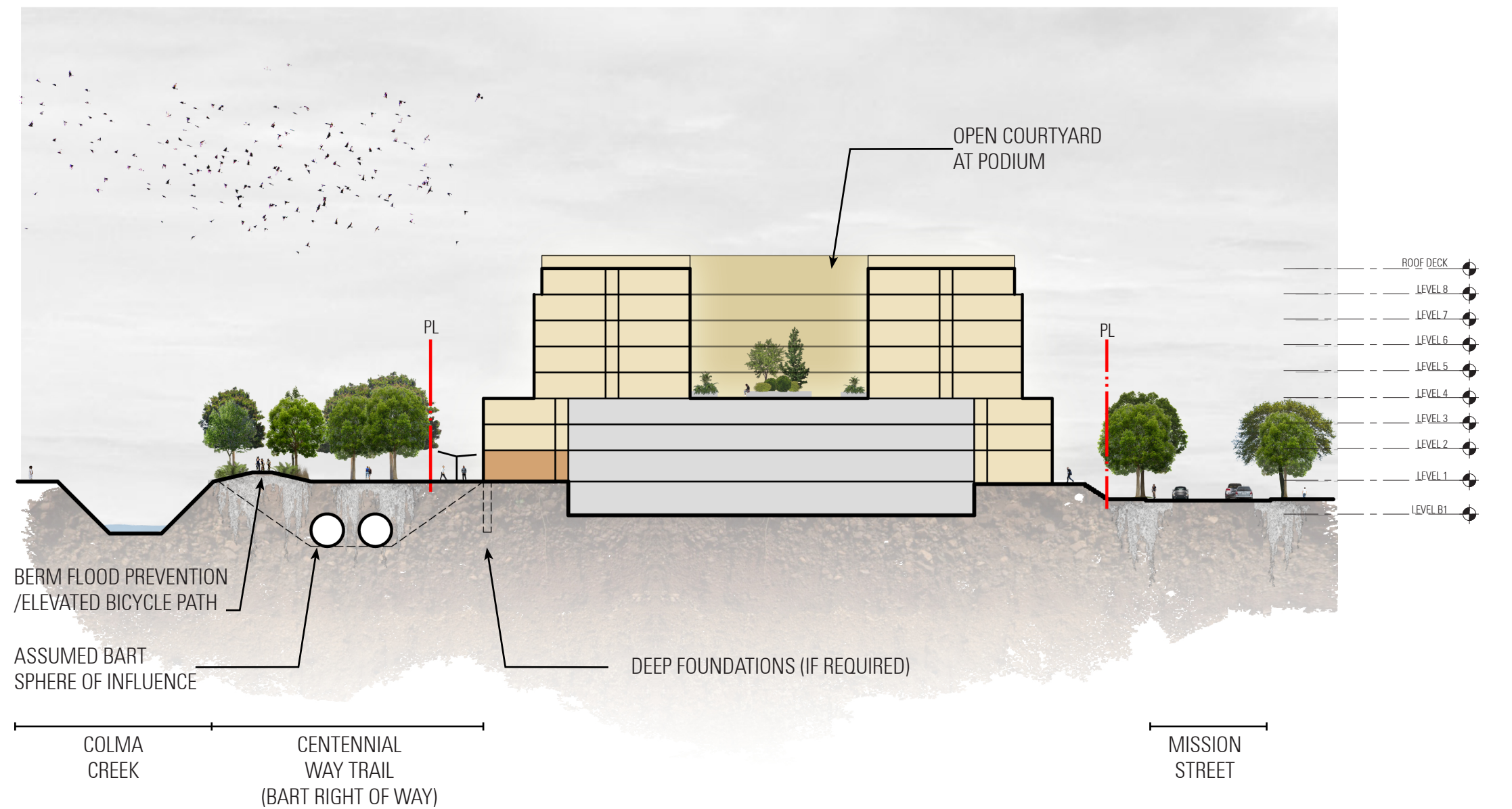
B.3. Drawings and Diagrams



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OPEN SPACE NETWORK DIAGRAM

B.3. Drawings and Diagrams



SITE SECTION

B.3. Drawings and Diagrams

El Camino Real/Chestnut Avenue Area Plan
South San Francisco



Location and direction of before and after views

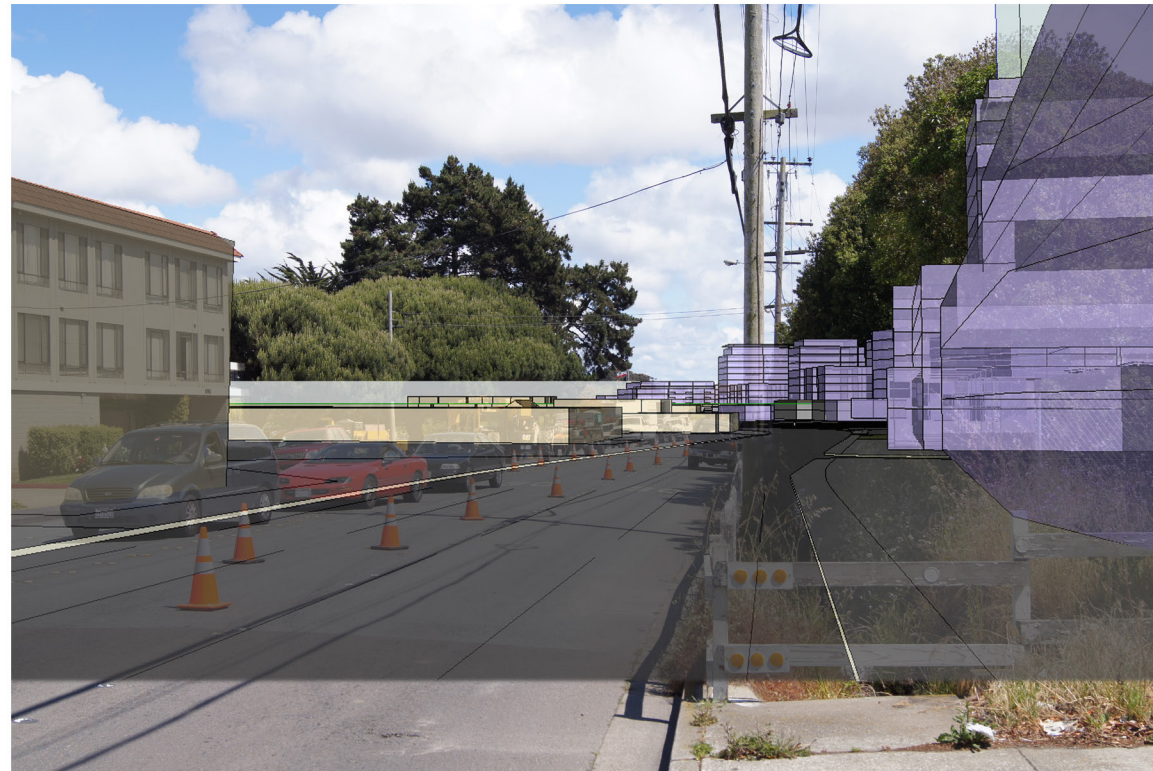


#1 Mission facing southeast (AREA PLAN MASSING)



#1 Mission facing southeast (PROPOSED MASSING)

B.3. Drawings and Diagrams



#2 Mission facing southeast (AREA PLAN MASSING)



#3 Grand at Mission, facing west (AREA PLAN MASSING)



#2 Mission facing southeast (PROPOSED MASSING)



#3 Grand at Mission, facing west (PROPOSED MASSING)

B.3. Drawings and Diagrams



#4 Oak at Mission, facing west (AREA PLAN MASSING)



#5 Arroyo at El Camino Real, facing east (AREA PLAN MASSING)



#4 Oak at Mission, facing west (PROPOSED MASSING)



#5 Arroyo at El Camino Real, facing east (PROPOSED MASSING)

B.3. Drawings and Diagrams



#6 Del Paso at Camaritas, facing northeast (AREA PLAN MASSING)



#6 Del Paso at Camaritas, facing northeast (PROPOSED MASSING)

B.3. Drawings and Diagrams



AERIAL VIEW LOOKING EAST

B.3. Drawings and Diagrams



AERIAL VIEW LOOKING WEST

B.3. Drawings and Diagrams



VIEW FROM MISSION RD. LOOKING NORTHWEST

B.3. Drawings and Diagrams



VIEW FROM CENTENNIAL WAY TRAIL LOOKING SOUTHEAST

B.3. Drawings and Diagrams



VIEW FROM OAK AVE. EXTENSION LOOKING SOUTH

B.4. Benefits

In addition to the purchase price presented in the sealed Section C, AGI/KASA believes it has presented a compelling offer that provides many benefits to South San Francisco above and beyond its initial purchase price.

Off-Site Public Parks

AGI/KASA is proposing to build all of the adjacent parks shown on the plan as part of the Project along a time table outlined in a schedule of performance. These parks include upgraded bike and walking paths for the public, new Colma Creek crossings, public art, playgrounds and other landscaping improvements for the public as discussed below and throughout our Proposal.

By including these off-site improvements in our offer, the design of these parks can be seamlessly integrated into the design of the open spaces on our private lots, allowing the community and City staff to think of this master park plan holistically. Furthermore, the City benefits from having a development team well versed in managing the development of public parks and infrastructure. More importantly, this allows the park to be constructed earlier than if it were via a separate public contract.

The off-site parks total approximately 3.8 acres. In order to offset a portion of the costs associated with our proposed off-site park improvements, we propose that the estimated \$12.1 million of Park Acquisition and Construction Fees assessed to this Project be waived or ear-marked and controlled by AGI/KASA for the design and construction of these parks given that it benefits the entire surrounding community. By allocating these fees to AGI/KASA to build these parks, South San Francisco can be assured the park fees will be put to immediate use as AGI/KASA will build the parks in conjunction with the rest of its project.

Other Infrastructure Improvements

- Oak Avenue extension – AGI/KASA will undertake the design and construction and will fund \$3.2 million plus an additional \$6.9 million of gap financing to be reimbursed through CFD bonds.
- Mission Street ROW improvements
- Centennial Way improvements
- Colma Creek bank improvements

Open Space Programming

Public Art – At least one to two pieces of public art will be placed within the private parcel. There will be other opportunities throughout the greater site once the construction of the adjacent parks is complete.

Inclusionary Playground – We propose building an Inclusionary Playground in the public park. The Magical Bridge Playground designed by the Magical Bridge Foundation in Palo Alto and the one planned for Redwood City will be the model. Financing will come from a combination of contributions from the City Park Fees, grants, private fundraising, and the Developer. See Letter of Interest in Appendix.



Public Wellness – We propose to partner with Public Recreation, a manufacturer of modular outdoor fitness equipment, to investigate the creation of a training circuit along Centennial Way. Public Recreation's modular platform is both visually minimalistic and avant garde in its approach. See Letter of Interest in Appendix.

Operations and Management – We propose to bring on a parks management consultant to help us plan the open spaces from an infrastructure, programming and operations standpoint with an eye to creating something feasible and financially sustainable.

B.4. Benefits

Childcare Facility and Operator

We have included an approximately 5,000 square foot childcare facility in the Project that would accommodate up to 75 children at different age groups. Palcare, one of the most established and respected childcare operators on the Peninsula, has expressed strong interest in operating the facility. See Letter of Interest in Appendix.

In order to offset a portion of the costs associated with building out and handing over a completed new childcare facility, we proposed that the estimated \$1.2 million of Childcare Impact Fee assessed to this Project be waived or ear-marked and controlled by AGI/KASA for the design and construction of this childcare facility.



Fostering Local Manufacturing and Retail

We propose to partner with SFMade to plan the commercial space along Oak Avenue and possibly some of the flex-units to attract exciting tenants that would bring vibrancy to this area. SFMade's constituents include both established manufacturers and small artisan producers. Our hope is not commercialism for commercialism's sake but to foster a strong sense of authenticity by referencing back to the industrial past of South San Francisco. See Letter of Interest in Appendix.



Financial Benefits

South San Francisco can anticipate other monetary benefits from our offer that will benefit the City and its residents. These additional monetary benefits include impact fees, increased tax revenues, and additional jobs created in the area.

Please refer to the following summary of estimated Impact Fees to be paid to South San Francisco:

Oyster Point Interchange Fee	\$ 168,419
Public Safety Impact Fee	\$ 463,044
Sewer Impact Fee	\$ 1,632,275
Traffic Impact Fee	\$ 446,035
School Impact Fee	\$ 2,439,087

The Project will also utilize a Use Tax Direct Payment Permit where 100% of the local share of the sales tax for certain purchased materials is distributed from the State back to South San Francisco. We will require the contractor and its applicable subcontractors to cooperate with the City in order to ensure that the full local sales/use tax is allocated to the City. Based on our construction cost estimate, we estimate that this benefit would amount to approximately \$500,000.

During the development, we project approximately \$4 million in property taxes will be paid to the City. Once fully leased, we anticipate that the City would receive approximately \$5.7 million annually in property taxes, which would increase annually by 2-3%. Should AGI/KASA sell this development upon completion, we believe the transfer taxes would be approximately \$6 million.

Finally, with the need for staffing the property management of the Project and the Market Hall and Makers Market tenants, we anticipate the creation of 70 to 120 full time new jobs created for the area.

.....: C. Letter of Intent (Price and Terms)

C Letter of Intent (Price and Terms)

Per the Request for Proposal dated October 25, 2017, our response to Section C: Letter of Intent (Price and Terms) has been submitted in a separate, sealed envelope. The Letter of Intent package contains the following information:

1. Financial Terms
2. Value of Community and Economic Benefits
3. Financing Plan
4. Project Budget and Pro Forma
5. Review of Form ENRA

D.1 Program Partners



January 24, 2018

Jack Robertson
Tableau Development Company
407 Riviera Drive
San Rafael, CA 94901

RE: New childcare center at proposed South San Francisco PUC site

Dear Mr. Robertson:

Board of Directors

John Delaney
President/Treasurer
William Pitney
Vice President/Secretary
Jean Caramatti
Vice President
Nicole Harvat Armstrong
Executive Committee
Steven Ross
Executive Committee
Ronda Chu
Jamie Hui
Scott Johnson
Joseph Miller
Mary Murphy
Melinda Ramzel

Advisory Board

Jan Dalmás
Carole Groom
Simon Mazzola
Larry Nibbi

Executive Director

Lisa Kiesselbach

I am please to submit this letter of interest indicating Palcare's strong interest in expanding our childcare program in Burlingame to your proposed new residential community located on the former PUC site in South San Francisco. It was a pleasure meeting members of your team last week, and I hope you enjoyed the tour of our center while gaining an understanding of our operational needs.

Providing services since 1993, Palcare (<http://www.palcare.org>) is a nonprofit community organization governed by a volunteer Board of Directors composed of community leaders and parents of children enrolled at Palcare. Our funding comes from tuition paid by parents, the San Francisco Airport, corporate partners, the California Department of Education, foundations, fundraising and the generous donations of individuals. Palcare serves families from throughout the Bay Area. Palcare has one of the largest infant care programs in San Mateo County and is the only provider to offer flexible scheduling for families with extended hours, 6:00 am – 11 pm Monday through Fridays and Saturdays 8:00 am – 11 pm. We provide childcare service for infants through pre-kindergarten age children. We are proud that our children and staff reflect the rich ethnic, racial, cultural and socio-economic diversity of the region.

While our Burlingame childcare center serves over 160 children, the area demand for quality childcare services remains strong, as evidenced by our current wait list of 300 families seeking to enroll their children in our program. The opportunity to expand into your new development represents an exciting opportunity for Palcare to assist the many working families having difficulty finding available, quality childcare in South San Francisco and on the Peninsula.

I understand that your preliminary plans provide for approximately 5,000-6,000 square feet of building space, on two levels, in your new development. With this size of facility, we can serve approximately 60 to 70 children, an efficient and reasonable size to operate a Palcare satellite center provided that our required secure, outdoor space would also be made available. We are confident that this new center could successfully serve working families living in your community as well as become a great resource for the broader neighborhood and all of South San Francisco.

Please let us know what the next steps should be to advance this exciting undertaking. We look forward to discussing in greater detail how Palcare can

play a role in your new project by providing much needed childcare services to this growing South San Francisco neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Kiesselbach". The signature is fluid and cursive, with a large loop at the end of the last name.

Lisa Kiesselbach
Executive Director



James Suh
Andrew Kawahara
KASA Partners
One Embarcadero Center, Suite 1020
San Francisco, CA 94111

RE: South San Francisco RFP

Dear James, Andrew,

Per our discussion, SFMade and PlaceMade would very much like to participate in an advisory capacity on your South San Francisco Project if you are fortunate enough to be awarded the site.

As you know from our long working history with you, SFMade's core mission is to build and support a vibrant manufacturing sector in San Francisco, that sustains companies producing locally-made products, encourages entrepreneurship and innovation, and creates employment opportunities for a diverse local workforce. PlaceMade is a sister organization of SFMade's whose mission is to secure long-term affordable industrial space for manufacturers. PlaceMade has been providing direct consulting services to developers contemplating an industrial component for over 5 years with a focus on how to plan for and attract small and medium size local manufacturers.

We see a natural progression of PlaceMade's offerings into South San Francisco given the rich history of manufacturing. In fact, South San Francisco has participated now for 2 years in SFMade's Bay Area Urban Manufacturing Initiative so we have deepened our knowledge about their sector and applaud their commitment to manufacturing.

We are excited by your project's vision to honor SSF's rich history of manufacturing. Bringing that inspiration forward by providing industrial and commercial space opportunities for local makers could be just the beginning of creating a vibrant new core in this part of the City. We look forward to contributing our knowledge and access to our network of manufacturers, as both a resource and as potential tenants, to make your project a success.

Best of luck and please do not hesitate to contact me if you need anything in the meantime.

Sincerely,

Kate Sofis, CEO
SFMade and PlaceMade



Mr. James Suh
KASA Partners
One Embarcadero Center, #1020
San Francisco, CA 94111

Dear Mr. Suh,

Thank you for introducing your exciting project to us and providing us the opportunity to partner with your team on the planning of the inclusive playground. We would be very interested in this engagement and we believe a Magic Bridge Playground in this part of South San Francisco will become an amazing focal point for the community.

I was happy to hear that your family already enjoys our playground regularly in Palo Alto and that was what inspired you to propose it to South San Francisco. Please pass on for those that do not know, Magical Bridge Foundation in Palo Alto opened to the public in April 2015, and is heralded as the nation's most innovative-inclusive playground. Magical Bridge Playground in Redwood City broke ground in November 2017, and is expected to open to the public in December 2018. Magical Bridge Playground in Sunnyvale was announced in July 2017 and is currently raising funds for the project, with an expected opening in 2019. Magical Bridge Playground in Morgan Hill was announced in August 2017 and is currently raising funds for the project, with an expected opening in 2019. The City of Mountain View signed a partnership agreement on January 4, 2018 and a new Magical Bridge playground is now being planned for the Rengstorff location. Several other Bay Area and national projects are being planned.

Nearly 20% of our population is living with a disability, and yet playgrounds are not designed to meet the unique needs of everyone in our community. We believe everyone should feel the magic of play, including children and adults with disabilities and special needs, those from economically challenged homes or underfunded schools, and those who long for a secure spot to feel the freedom of swinging, sliding, spinning, and finding new friends. This is the spirited mission of Magical Bridge Foundation.

Please let us know what the next steps will be. We look forward to hearing from you.

Regards,

Jill Asher
Founder
Magical Bridge Foundation
654 Gilman Street
Palo Alto, CA 94301
jill@magicalbridge.org
Tel: 650-520-8512
www.magicalbridge.org

public recreation

James Suh
KASA Partners
1 Embarcadero Center
Suite 1020
San Francisco, CA 94111

Dear James,

We were so happy to hear you thought of using us and our products as a way to bring public wellness and awareness to your South San Francisco project. We would very much like to be involved with your team to find how we can fit into the vision of the landscape design. Here is a little about Public Recreation for your audience.

Public Recreation is in the business of making wellness possible for everyone on the planet. Our products transform cityscapes into playscapes, smoking breaks into sweat breaks, and the best intentions into better health. Our system of intelligent, lightweight deployable infrastructure gives the places where we work, live, and play the power to make us healthier. Designed as works of art as well as vehicles for exercise, Public Recreation modules fit in spaces as small as a sidewalk's planting area or a single parking spot. Connected, they can fill a plaza, park, or rooftop. Spread out, they can inspire movement for miles as an Urban Wellness Trail. No matter where they are, they can become beacons of a neighborhood that bring people together to move—or be moved.

Best of luck on the proposal and we look forward to hearing from you.

Sincerely,

Adam Green

Adam Green, COO Public Recreation
www.publicrecreation.com
hello@publicrecreation.com

D.2. Breakdown of Project Data

Buildings				
Dwelling Units	A1*	A2	B	C
Studio / One Bath	35			
One Bedroom / One Bath	70	65	154	138
Two Bedroom / Two Bath	40	43	97	79
Three Bedroom / Two Bath	17	7	19	7
Townhouse / Live Work / Two Bath	-	16	13	12
Building Totals	162	131	283	236
Project Totals	812			

* Affordable for Low Income Residents and Developed by Bridge Housing Corporation

Gross Square Footage	A1	A2	B	C
Residential Area	116,100	94,230	248,175	196,330
Live / Work	-	5,250	7,325	11,400
Common / Circulation	17,700	22,670	70,155	59,115
Amenity Area	1,400	3,125	7,300	2,450
Commercial Area	-	-	-	13,000
Child Care	-	-	5,500	
Parking Area	-	108,900	152,565	103,250
Building Totals	135,200	234,175	491,020	385,545

Parking Provision***	A1**	A2**	B	C
Residential Parking	239	218	478	391
Visitor Parking****	10	10	20	20
Commercial Parking			12	43
Building Totals	249	228	510	454
Project Total	1,441			

** Buildings A1 and A2 are both situated on top of a contiguous basement with Building B and Buildings A1,A2 and B share an overall parking structure

*** Proposed parking provision is based Municipal Code Section 20.330.04

**** Visitor Parking is proposed to be reduced from 20.330.04 as Project is designed to be Transit Friendly

AGI/KASA Partners

100 Bush Street, Suite 1450
San Francisco, CA 94104
415 775 7005