



PUC Site - South San Francisco, CA

Request for Proposals

Response from Blake | Griggs Properties, LLC

February 5, 2018



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I. Executive Summary

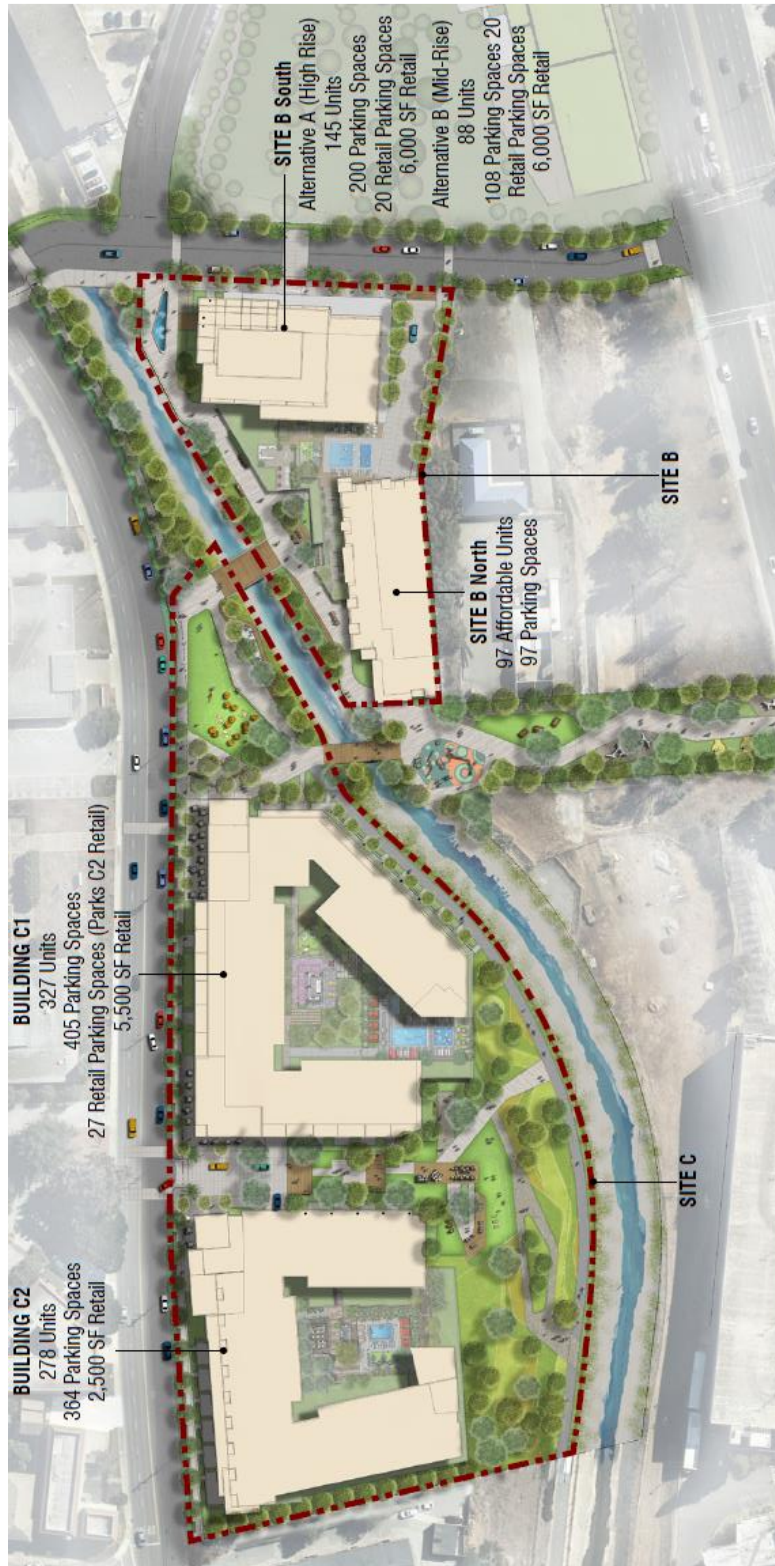
Blake|Griggs Properties, LLC (“BGP”) and its project team is pleased to present our proposal for development of 5.9 acres (the “Site” or “PUC Site”) located on Mission Road in South San Francisco (“SSF”). With its large-scale opportunity for high-density housing, accessibility to BART, and proximity to major employment centers, this site is one of the premier transit-oriented development sites currently available in the Bay Area. The BGP project team brings a high-level of experience to all aspects of the development process including design, entitlements, construction, financing and leasing of multifamily housing, mixed-use and retail projects. The members of the BGP team include:

- Developer: Blake Griggs Properties, LLC
- Architect: TCA Architects
- Affordable Housing Partner: Eden Housing
- Landscape Architect: MJS Landscape Architecture
- Civil Engineer: BKF Engineers
- Financial Partner: Mitsui Fudosan America, Inc.

Our proposed baseline project (the “Project”) will provide 847 new residential units in a mixture of market rate rental, affordable rental and market-rate for-sale units. Of these units, 97 will be built as a 100% affordable rental housing project consisting of Low and Very Low-Income Units. Another 70 units within the market-rate rental housing project will be affordable to residents at Low Income levels. The total number of Affordable Housing units is 167, which represents 20% of the total units proposed. The affordability levels can be adjusted based upon the City’s preferences to meet its RHNA goals.¹

The project includes four buildings with high-quality architecture designed to complement and enhance the surrounding area. Streetscapes along Mission Road and the new Oak Avenue extension will be activated through new retail, building amenity spaces, architectural elements and extensive new public plazas and open spaces. The project also includes 3.5 acres of new parkland, open space and public art designed to enhance Colma Creek and the Centennial Way Trail and complement the City’s adjacent new Civic Center campus. A site plan is presented below with further detail to follow in the proposal.

¹ Affordability levels can be adjusted based on the City’s preference with commensurate adjustments to land price as shown in the Confidential LOI submitted with this RFP. Throughout this proposal, affordability levels shall be defined as “Very Low” (50% of AMI and below), “Low” (51-80%) of AMI, and “Moderate” (81-115% of AMI).



While we have undergone a detailed preliminary study of the site and surrounding area in order to develop our proposed plan, we look forward to hearing feedback from the City and are flexible in working with local stakeholders to produce a design that exceeds the City and community's goals for the site. Specifically, if the City prefers, we can replace the for-sale housing with a lower scale rental project consisting of 88 units which would include another 18 units of Low Income Housing. This alternative is further described later in this proposal.

Successfully executing on this vision requires expertise in mixed-income housing, retail design and leasing, community responsiveness, creative design, proven property operations, innovation in construction, and a commitment to building a unique, vibrant community. The BGP Principals and their key consultants have a proven track record over the past 30+ years of executing on their commitments, innovating in housing, successfully executing retail projects, and properly managing and staying connected to their projects and communities for years beyond completion of the buildings. We look forward to the challenges and opportunities presented by the PUC site and are confident that through working in concert with the City of South San Francisco, we can help realize the City's vision for a new and vibrant neighborhood in West South San Francisco.



II. Development Team & Experience

Development Team

Developer: Blake Griggs Properties, LLC

www.blakegriggs.com

BGP is a private real estate development, and investment company based in Danville, California. Our strategy is to develop, lease, own, and manage multifamily, retail, and mixed-use projects in California.

Currently, BGP is involved in the entitlement, construction and operation of multifamily, transit-oriented mixed-use and retail projects located in in-fill areas of the Bay Area encompassing over 1,600 multi-family units, 225,000 square feet of retail and totaling over \$1 billion at cost. Several of our current and completed projects involve a high level of public-private partnership and coordination (prior Redevelopment Agencies, Successor Agencies, City-owned and BART-owned sites). All but one of our current projects are adaptive re-use of in-fill real estate, and many of the projects involve some form of public-private transaction.

BGP has highly successful relationships with numerous counties, cities, and government entities throughout the Bay Area including the Cities of Fremont and Walnut Creek, the Alameda County Surplus Land Authority, and Bay Area Rapid Transit (“BART”), among others. BGP’s principals, Brad Blake and Brad Griggs, also have extensive experience in the past working with governmental redevelopment agencies including the cities of San Jose, Redwood City, Walnut Creek, Marin City (Marin County), Hayward, and Fremont.

BGP’s Principals are Brad Blake and Brad Griggs. Each of BGP’s Principals has over thirty years of experience in the real estate industry. They have developed over \$2.25 billion of high density housing, retail and mixed-use projects for either their own account or as managers of private and public companies. BGP’s unique combination of extensive multifamily and retail expertise facilitates clear and functional designs to maximize the opportunities associated with mixed-use development. Our strategy is not formulaic, but rather we apply a unique approach to each site in order to create residential and retail environments that are successful and sustainable.

Unlike many larger public or institutional development companies, authority to execute agreements on behalf of BGP rests with both Brad Blake and Brad Griggs with no other board or investment committee. Blake and Griggs also invest their own capital and provide loan guarantees so they have a personal stake and vested interest in the successful outcome and long-term viability of BGP’s projects. For this reason, they have developed an extensive track record of high performance and execution, and as such attracted major recurring equity partners and construction debt relationships.

BGP’s commitment to a deep understanding of the opportunities and constraints associated with each development are derived from in-depth community outreach which in turn helps shape the successful design and outcome of our new developments. Responding to local communities’ needs, wants, and expectations are characteristics valued by at large community members and government agencies alike. This is an important consideration that should be recognized in this RFP process and a distinguishing factor to support selecting our team for this project.

The BGP manager who will lead the project’s design, entitlement, and development and work with the City on a day-to-day basis is Lauren Seaver, Vice President of Development. During negotiations with the

City, Lauren will be joined by Brad Blake and/or Brad Griggs as the key principals representing the Development Team. Lauren is a long time employee of BGP and has experience in skillfully managing large-scale, multi-phase development projects with various governmental and other public agencies.

Architect: TCA Architects

www.tca-arch.com

The architect for the project is TCA Architects (“TCA”). TCA Architects has been planning and designing multifamily housing, mixed-use, and hospitality environments since 1993. They specialize in challenging urban and suburban in-fill sites. TCA prides themselves on their ability to collaborate with local constituents, agencies, consultants, and builders. TCA has been working with BGP and its principals for the past 15 years on other successful projects.

TCA’s award-winning designs are backed up by their industry-leading technological expertise in master planning, design, documentation, and construction administration for a variety of multifamily, mixed-use, hotel and related building typologies. Their internal studio structure with in-house design reviews and a rigorous quality management program ensures that every project receives the same commitment to delivering quality living environments. More information on TCA can be found attached as Exhibit A.

Affordable Housing Partner: Eden Housing

www.edenhousing.org

BGP has developed a strategic partnership with Eden Housing, a non-profit affordable housing developer based in Hayward, CA to work on this project which includes a specific purpose-built affordable housing project. Our proposal envisions developing a portion of Site B with an affordable housing community through a land donation to Eden Housing who would be the primary and appropriate developer of this purpose-built affordable housing community. The mission of Eden Housing is to build and maintain high quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors, and persons with disabilities.

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in California. Since their inception in 1968, Eden has developed, acquired, or rehabilitated more than 10,000 affordable units and currently provides homes to more than 22,000 lower-income residents. Eden works in 15 counties, including San Mateo County. More information on Eden Housing can be found attached as Exhibit B.

Landscape Architect: MJS Landscape Architecture

www.mjs-la.com

The landscape architect for the project is MJS Landscape Architecture (“MJS”). MJS is committed to designing landscapes that enhance, respect, and preserve natural systems and the environment. MJS offers a comprehensive range of services to meet the specific requirements of each project, including: land use and sustainability planning; site analysis and master planning, park programming; parks and recreation design; green roofs & green build principles; design development; construction documents; agency permitting; construction administration; and presentation graphics. BGP, TCA and MJS have a long history of working together on other projects. More information on Eden Housing can be found attached as Exhibit C.

Civil Engineer: BKF Engineerswww.bkf.com

BKF Engineers will be the civil engineer on the project. BKF has over 100 years of engineering experience in the Bay Area, with 13 California offices. BKF is partnered with BGP on many current projects. BKF extensive local presence, having completed numerous past projects in South San Francisco.

Capital Provider: Mitsui Fudosan America, Inc.www.mfamerica.com

Partnering with Blake Griggs Properties for project capital and financing is Mitsui Fudosan America, Inc. ("Mitsui" or "MFA"). Mitsui is the wholly-owned U.S subsidiary of Mitsui Fudosan Co., LTD, a publicly traded real estate investment company with over \$49 billion in assets under management globally. Mitsui in Japan was established in 1673 in Tokyo and has grown to be Japan's largest comprehensive real estate company, with a history of innovation that has kept it at the forefront of the real estate industry. MFA has US offices in San Francisco, Los Angeles and New York with over 50 domestic employees led by John Westerfield, President of MFA.

MFA has been active in the United States since the 1970s and currently owns assets in New York, Los Angeles, San Francisco, Seattle, Washington DC, and Hawaii and is BGP's joint venture partner for the development of the 600-unit Walnut Creek BART mixed-use project. MFA currently has investments in four Bay Area properties, totaling over 220,000 square feet of office space and nearly 1,000 rental units. MFA will form a joint venture with BGP to develop the project. MFA's letter of intent to partner with BGP on the Project is attached as Exhibit D.

Development Team Contact Matrix

Team Role	Company	Team Member	Phone	Email
Developer	Blake Griggs Properties	Brad Blake	(925) 683-6662	bblake@blakegriggs.com
		Brad Griggs	(415) 235-7732	bgriggs@blakegriggs.com
		Lauren Seaver	(310) 699-8404	lseaver@blakegriggs.com
Affordable Developer	Eden Housing	Andrea Osgood	(510) 247-8130	aosgood@edenhousing.org
Architect	TCA Architects	Thomas Cox	(510) 545-4222	tc Cox@tca-arch.com
Landscape Architect	MJS Landscape Architecture	Mark Shattinger	(949) 675-9964	mark@mjs-la.com
Civil Engineer	BKF Civil Engineers	Dan Schaefer	(925) 940-2224	dschaefer@bkf.com
Financial Partner	Mitsui Fudosan America	Jeff Menard	(212) 403-5651	jmenard@mfamerica.com

Developer Questionnaire

The completed developer questionnaire is attached as Exhibit E.

Development Team Qualifications

In addition to the information provided above, we have included individual qualifications in the form of resumes of key principals and team members attached as Exhibit F.

Relevant Experience

The following is a selection of current projects by BGP that are similar to the PUC Site:

WALNUT CREEK TRANSIT VILLAGE

Walnut Creek, CA
In Construction

Public-Private
Partnership

Walnut Creek Transit Village is an infill mixed-use project to be constructed on the three surface parking lots of the BART Station in Walnut Creek, CA. The first phase of the project includes a 900+ stall public parking garage to replace surface parking for the site and increase parking capacity for the station. The garage began construction in 2017 and is estimated to be completed by Q4 2018.

Following completion of the garage, 596 units of Class-A apartments and approximately 26,400 sf of retail will be constructed in phases on the remaining parking lot sites. BGP and BART worked through a complicated negotiation and planning process to successfully structure the development of the project and acquisition/ground leases of the three parking-lot parcels. The project includes significant offsite improvements on BART's property and the requirement to complete construction of all three phases without any interruption to BART parking or station access. Mitsui Fudason America is BGP's joint venture partner on the development of the mixed-use project².



² While we are unable to disclose specific development costs on in-process projects, the projects presented here range between \$450,000-\$650,000 per residential unit based on location and other factors.

ARTIST WALK*Fremont, CA*Completed and
OpenPublic-Private
Partnership

Artist Walk is a mixed-use development project, consisting of 185 units of market-rate rental apartments and approximately 28,000 square feet of neighborhood retail located in the Centerville district of the City of Fremont, California. The site encompasses 6.7 acres. The central focus of the project is the intersection of Fremont Blvd. and Artist Commons (a new street constructed as part of the project). BGP designed the project to celebrate the historical character of Centerville and to create a “sense of place”. The Artist Walk project also includes an arts-focused community room that is open for use by the many arts organizations in Centerville. BGP worked with the community during the planning of the project to arrive at the art theme and to create this space to reinvigorate the neighborhood’s history as an arts district.



BGP purchased the land from the Successor Agency of the City of Fremont after having an original DDA with the Fremont RDA. BGP and the City of Fremont further worked in conjunction to satisfy the City’s environmental clean-up responsibility with the Alameda County Water District. Construction was substantially completed in the fourth quarter of 2017. Equity capital is provided by J.D. Capital, a large Chinese private equity investor. A construction loan is provided by Pacific Coast Capital Partners.

VAYA*Walnut Creek, CA*

In Construction

VAYA is an infill, transit-oriented multifamily development project consisting of 178 units of market-rate rental apartments in Walnut Creek, CA. Located directly across from the BART station, the project is ideally situated to provide residents convenient access to downtown San Francisco and other employment centers in the Bay Area yet is only a short walk from the world-class shopping, dining and cultural attractions of Downtown Walnut Creek. The project is adjacent to both BART, I-680 and low-density residential communities. BGP entitled the project in 2014. The project started construction in September 2015 with completion scheduled for the second quarter of 2018. Capital is provided by Northwestern Mutual Life.



PACIFIC PEARL*Pleasanton, CA*Completed and
OpenPublic-Private
Partnership

Pacific Pearl is a 112,000 square foot Asian-oriented community shopping center located on 11.5 acres in Pleasanton, California. The project is located in the center of a strong demographic trade area with an established and rapidly growing Asian population. It is anchored by a

30,000 square foot 99 Ranch grocery store and will include a variety of 30-40 restaurants, retail and service business that cater to the substantial Asian population in the surrounding community. The project is accessible via Interstate 580 and major arterial streets, and is directly across the street from the San Francisco Premium Outlet Mall, which is the most productive outlet center in the Western United States. BGP purchased the 11.5-acre site from the Alameda County Surplus Property Authority (ACSPA). BGP has a highly collaborative and cooperative relationship with the ACSPA and successfully closed on the land in December 2015. The Project opened in January 2018 and is 90% pre-leased. The equity investor is UBS and construction lender is Wells Fargo Bank.



References for Blake Griggs Properties

Contact information for references are provided as Exhibit G.

III. Development Program

Regional Site Context

South San Francisco represents an extremely attractive environment for construction of new housing and associated food and service-oriented retail due to its strong employment base and growth, convenient transit location and quick commute access to multiple employment centers and excellent public services and amenities.

Employment

SSF has evolved to be the largest biotechnology hub on the West Coast, with over 200 biotechnology firms and a daytime workforce of over 50,000. Current facilities include 11.5 million square feet of office/lab space with under 3% vacancy. Key biotechnology employers include Genentech, Onyx Pharmaceuticals, Verily Life Sciences (Google) and others. The City and developers have further plans for an additional 9 million square feet of office/R&D space either under construction or in development, with projected creation of an additional 20,000 jobs.

In addition, South San Francisco is situated within easy access of other major employment centers in San Francisco, San Mateo, San Francisco Airport, and the peninsula. Development of housing within proximity of these employers reduces traffic and enriches communities through minimizing commutes.

Significant residential development is currently under way in downtown SSF, but limited opportunities exist for development surrounding the SSF BART station with the exception of the PUC Site.

Transit

The PUC Site is uniquely situated to take advantage of both transit (BART, SamTrans and Caltrain) as well as vehicular connections to I-280 and I-101. It has excellent visibility from El Camino Real. In the increasingly traffic-constrained San Francisco Peninsula, this access is increasingly valuable and cannot be duplicated. There are few development sites of similar scale within this proximity to transit in the Bay Area.

Commute Times to Employment Centers from Site		
	Via Car	Via Transit
SF Downtown	35 min	30 min
San Mateo	25 min	30 min
Oyster Point (SSF)	11 min	20 min
Palo Alto	45 min	45 min
SFO (Airport)	12 min	8 min

Amenities

The PUC Site further benefits from excellent residential amenities including the Centennial Way Trail, adjacent retail and excellent current and planned public services including parks, libraries and schools. Safeway, Trader Joe's, Costco, Grocery Outlet, Pacific Supermarket, Smart and Final, Lucky, and several other major grocers are available within blocks of Site. Other popular local restaurants including JoAnn's Café, Gunter's Restaurant and others draw visitors to the area. Kaiser Permanente South San Francisco Medical Center provides another large adjacent employer. As part of the development of the area proposed under the El Camino Real/Chestnut Avenue Area Plan (the "Area Plan") the area will enjoy further amenities including the new Civic Center project with new library, community center, police station, outdoor recreation and city council chambers all within easy walking distance of the site.

Project Vision and Goals

The BGP team envisions an iconic Class A mixed-use, transit-oriented project that will, in combination with the City's future Civic Center and a plethora of public open space amenities, anchor the western edge of South San Francisco.

The proposed community will consist of a mix of market-rate and affordable rental housing, for sale condominiums, and neighborhood-serving retail that will help contribute to the growing and thriving community surrounding the South San Francisco BART station and future Civic Center. Through careful design that will focus on creating pedestrian-friendly frontages and circulation, and housing that can serve the high demand from community members of all income levels, the Project will be an important part of the burgeoning economic development of the area surrounding the Civic Center and BART station.

For the PUC Site, our design goals are to create a project that will realize the City's vision to shape a new neighborhood at this key location in western South San Francisco. The project goals are as follows:

- **Urban Planning:** Develop a high-quality urban land plan that seamlessly integrates with surrounding neighborhoods by providing pedestrian and multimodal linkages to the Civic Center and the BART Station along the Centennial Way Trail, Mission Road, and El Camino Real;
- **Architectural Character:** Create a distinctive destination through iconic architecture to anchor the western edge of South San Francisco through incorporating lasting design and high-quality materials that are complementary to the City's Civic Center design and to the neighboring community, while incorporating sustainable building features;
- **Housing:** Provide a variety and range of housing types and affordability consistent with the City's goals for socioeconomic diversity and to help it meet its RHNA goals. There is a significant housing shortage in the Bay Area and BGP's project is intended to focus heavily on helping satisfy this unmet demand at all economic levels;
- **Community Open Spaces:** Provide ample open spaces and community gathering areas that allow residents of our proposed project and the surrounding neighborhood the opportunity to relax, socialize, and enjoy a variety of vibrant outdoor spaces and amenities;
- **Retail:** Create convenient, neighborhood-serving retail in key locations to enhance the social fabric and neighborhood feel of the proposed community.

Project Summary

BGP's proposed baseline project includes 847 total units in four separate buildings including a mixture of market rate rental housing, affordable rental housing, and for sale market rate housing. Overall, twenty (20) percent or more of the units are affordable to low and very low-income residents within the project area. The project also includes approximately 14,000 square feet of community-serving retail oriented around public courtyards and 3.5 acres of landscaped public parkland features. In accordance with the City's Area Plan, architectural and landscape features use iconic, modern forms and quality materials to complement the surrounding areas with emphasis placed on the pedestrian scale and experience.

SITE C: Mixed-Income Multifamily Rental Housing & Retail (605 units + 8,000 sf retail)

This component of the project includes 605 rental units of which 70 will be Below Market Rate ("BMR") units affordable to Low income levels. The project is constructed in two eight-story buildings. Apartments are designed to be targeted to young families and Millennial age renters, with over 40% two and three-bedroom units, and will include high-quality finishes and amenities targeted to these renter profiles. Supportive retail tenants will include full and quick-service dining and community-oriented services. The two buildings are designed with unique yet complementary architecture, with focus placed on activation of the Mission Road frontage. Significant publicly accessible landscape amenities (3+ acres) will be built in conjunction with this phase including the project's central public park, "Baden Green" and other parkland areas. The City's planned Oak Avenue extension will also be built along with this phase of the Project.

SITE B-North: Purpose-Built Affordable Project (97 units)

This project will be built by Eden Housing and includes 97 units available to Low and Very Low income residents. Eden Housing is the perfect builder and operator who has various funding sources that will be used to finance the project, including a combination of tax credits, and the land donation from BGP. The building is oriented adjacent to public amenities including the new proposed bridge over Colma Creek, a children's playground and fitness area and Baden Green.

SITE B-South: Two Alternatives

BGP will work with the City to determine which of the following alternatives for Site B- South is most attractive:

SITE B-South Baseline Alternative A: Midrise For-Sale Housing & Retail (145 units + 6,000 sf retail)

This baseline alternative provides opportunities for home ownership in the plan area within a 15-story building and creates an opportunity for SSF to make an architectural statement that adds to the importance of this area as the central nexus of western SSF. Retail and an enhanced Riverwalk along Colma Creek complement this phase of the Project.

OR

SITE B-South Alternative B: Lowrise Mixed-Income Rental Housing & Retail (88 units + 6,000 sf retail)

This alternative provides rental housing in a lower-rise, 8-story building which includes 18 additional units of Low Income housing. While of similarly high-quality architecture to Alternative A, the lower scale of

this building may be more desirable to keep a lower profile and preserve view corridors. This option also provides the same retail and enhanced Riverwalk provided with Alternative A.

PROPOSAL SUMMARY

	TOTAL		SITE C		SITE B- NORTH		SITE B-SOUTH	
	Assuming Site B South Alt. A	Assuming Site B South Alt. B	Rental Apartments	Affordable Apartments			Alternative A For Sale Condominiums	Alternative B Rental Apartments
PROGRAM								
Total Unit Count¹								
1Br/1Ba	415	434 55%	350 58%	33 34%	32 22%	51 58%		
2Br/2Ba	385	309 39%	235 39%	40 41%	110 76%	34 39%		
3 Br/2Ba	47	47 6%	20 3%	24 25%	3 2%	3 3%		
TOTAL UNITS	847	790 100%	605 100%	97 100%	145 100%	88 100%		
Liveable Area	721,473	657,618	492,875	93,023	135,575	71,720		
Retail Space	14,000	14,000	8,000		6,000	6,000		
Retail Tenant Categories								
Parking Spaces								
Residential	1,029	936	739	97	193	100		
Resident Visitor	37	38	30		7	8		
Retail	47	47	27		20	20		
TOTAL PARKING	1,113	1,021	796	97	220	128		
Residential Stalls/Unit	1.26	1.23	1.27	1.00	1.38	1.23		
Retail Stalls/1,000 sf	3.36	3.36	3.38	N/A	3.33	3.33		
AFFORDABILITY								
Affordable Unit Count²								
Very Low (50% AMI and Below)	56	56		56				
Low (51-80% AMI)	111	129	70	41		18		
TOTAL	167	185	70	97		18		
Affordable % of Total Project	20%	23%						
BUILDING SPECIFICATIONS								
Construction Type			Type III/Type I	Type III/Type I	Type I	Type III/Type I		
Building Height			85'	85'	155'	85'		
Stories			8	8	15	8		
SCHEDULE								
Entitlements Complete			2019	2019 ³	2019	2019		
Start Construction			2020	2020	2022	2022		
Complete Construction			2023	2022	2024	2024		
Stabilized/Sold Out			2024	2022	2025	2024		
PUBLIC AMENITIES	3.5 acres of landscaped public space including:							
	Baden Green Public Park		Retail Plazas		Oak Ave. Extension			
	Enhanced River Walk		Public Art					
	Linear Park to El Camino Real		Sunset Terrace & Urban Prairie					

Notes:

1. Includes Market Rate and Affordable Units

2. Affordability levels in the Site C project can be adjusted with commensurate adjustments to purchase price as described in the confidential LOI.

3. Including offsite landscaping to be negotiated on BART and City property

4. Affordable project may proceed concurrently with any other project phase.

Site Plan



Renderings

3D View - Looking Northwest at Baden Green



3D View - Looking South at Baden Green



3D View Alternative A – Looking Northwest Down Mission Road



3D View Alternative B – Looking Northwest Down Mission Road



3D View Alternative A – Looking South



3D View Alternative B – Looking South



3D View Alternative A – Looking Northwest Down Mission Road from Oak Ave Intersection



3D View Alternative B – Looking Northwest Down Mission Road from Oak Ave Intersection



3D View – Looking West on Mission Road



3D View Alternative A – Looking East at Baden Green



Project Details

SITE C: Mixed-Income Multifamily Rental Housing & Retail (605 units + 8,000 sf retail)

Site C will be developed as two podium-style apartment buildings focused around two central courtyards. The units are designed to appeal to families and Millennial renters with the following unit mix:

- 350 one-bedroom / one-bathroom units (58%) averaging 650 sf
- 235 two-bedroom / two-bathroom units (39%) averaging 1,025 sf
- 20 three-bedroom / two-bathroom units (3%) averaging 1,225 sf

Of these units, 70 (12%) will be rent-restricted for Low Income residents. These units will be evenly dispersed within the project with unit types proportional to the unit mix. BGP will enter into an affordable housing agreement, deed restriction or other mechanism at the City's request in order to document the affordability of these units.

A new multi-purpose street runs between the two Site C buildings that serves as garage and emergency vehicle access. Parking is provided via underground garages totaling 769 stalls (1.27 per unit) for residential and 27 for retail (1 per 300 sf), which is generous for BART adjacent housing and meets the city's parking requirements. Parking will be unbundled from residential units.

Retail flanks both sides of this new street at the intersection with Mission Road to create an active ground floor plane. The Mission Road frontage is lined with townhouse units with individual entrances, lobbies and resident amenities as well as generous sidewalks and landscaping to further activate the street and integrate with the lower-scale surrounding uses. The street wall at Mission Road will use rich textural materials (such as board formed concrete and brick) to create a warm environment that ties back to South San Francisco's industrial past. The upper levels will be a combination of cementitious panels, wood, stucco and window wall and have a contemporary style representing the future of the city.

Additional retail is provided adjacent to the new public park, Baden Green, which serves as the centerpiece for the entire PUC Project and is described in further detail below. Both Site C buildings include five levels of housing above three levels of podium for a total of eight stories, or 85 feet above finished grade. Buildings conform to the different setbacks and step-backs required by zoning and the Area Plan.

The Oak Avenue extension is budgeted to be constructed concurrently with Site C as is described in further detail below.

Additional landscaped areas behind the project take advantage of the Colma Creek adjacency and create a strong connection to the Centennial Way Trail. These areas include a Sunset Terrace, which is available for residents as well as the public and is accessed through the new street between the buildings. BART and the City are owners of some of the land between the project site and Centennial Way and between the Project site and El Camino Real designated as Urban Prairie and Linear Park In the Project drawings in Exhibit H. If BART and the City are amenable, the Project will construct the improvements shown as the Urban Prairie and Linear Park as part of the project's site improvements in exchange for a reduction in the Project's Park Fee requirement.

The apartments are targeted to Millennial renters and families and will be built to a Class-A standard, with high end interior finishes for residents including quartz countertops, laminate flooring, in-unit washer/dryers and upgraded appliance packages. Other resident amenities include a fitness center, resident lounge, business center, outdoor fire pits and dining areas, a bike repair shop and pet spa. Podium courtyards are designed to open to southwest to maximize light and connection to the creek for residents.

SITE B-North: Purpose-Built Affordable Project

The purpose-built affordable project includes 97 units to be built by BGP's qualified affordable housing strategic partner, Eden Housing. The proposed housing is envisioned as a family oriented development with a unit mix comprised of 1, 2 and 3-bedroom units. The apartments – all serving families and households earning Low incomes (41 units, or 42%) and Very Low incomes (46 units or 58%), will have the following mix:

- 32 one-bedroom / one-bathroom units (33%) averaging 540 sf
- 40 two-bedroom / one-bathroom units (41%) averaging 870 sf
- 24 three-bedroom / two-bathroom units (25%) averaging 1,050 sf

Parking will be provided within the project at a ratio of one stall per apartment unit, and a variety of family serving amenities and services will be available within the project and may include a peer lounge with kitchen, a barbecue area, and an education and services room which will assist residents in finding educational, childcare, and job placement opportunities available to lower income residents.

Eden will work with the City to refine the vision for the affordable and discuss potential population targeting, such as a leasing preference for existing South San Francisco residents or individuals who work in the City. Eden uses multiple financing sources to complete its projects, which are described in further detail below.

Eden will manage the project once completed through a non-profit affiliate that has provided professional, quality management for Eden's properties since its establishment in 1984. They are recognized as a leader in affordable housing management and maintain a vacancy rate of 1 percent. Another Eden affiliate will also provide resident services including staff that works with residents one-on-one and in group settings and coordinates educational, financial literacy, wellness, and community-building activities. Through these affiliates, Eden links well-built and carefully managed housing with resources that support residents in their daily lives.

The purpose-built affordable project is an eight-story podium building (maximum height of 85' above finished grade) with architectural character designed to tie back to the rest of the project. The location of this building within the project provides direct access to family-friendly amenities including the Adventure Play Center, Baden Green and Linear Park and a grand stair is used to link the podium to the improved creek and new Linear Park for easy access to these amenities.

SITE B-South: Two Alternatives

BGP has presented two different alternatives for Site B-South. The tradeoff between these alternatives is the desire to create more diversity in housing type by including "for-sale housing" in an iconic and identifiable tower in this location under Baseline Alternative A, versus a desire to create a lower-scale

and additional rental housing in Alternative B with the addition of more affordable Low Income housing. BGP will work with the City to develop the preferred location for this site. The selection of the preferred alternative on this site and its impact the land value is discussed in the Confidential LOI.

SITE B-South Baseline Alternative A: Midrise For-Sale Housing & Retail (145 units + 6,000 sf retail)

Baseline Alternative A presents a distinctive signature project for SSF via a fifteen-story for-sale residential building of approximately 155' from finished grade. The midrise uses modern forms to create an iconic, glass, precast and metal building that serves as a counterpoint to the newly planned Civic Center campus. The addition of for-sale housing in the Project also diversifies the types of units available to SSF residents. There will be nothing like this Project built in the City, so this presents a unique opportunity for placemaking. The affordable housing required for this development would be satisfied through the affordable units already provided in Site C and Site B-North. Overall, 20% of the total units will be provided as Affordable Housing (includes the Site B- South project).

This project would also contain retail located along the new Oak Ave. extension to further connect to the Civic Center. Driveway access is provided from Oak Ave. and all parking is provided onsite within the building with an ample parking ratio of 1.38 per unit. The building would be programmed with high-end condominium amenities as well as top-of-market unit finishes.

OR

SITE B-South Alternative B: Lowrise Mixed-Income Rental Housing & Retail (88 units + 6,000 sf retail)

Under this alternative, the scale of the residential building would be reduced to eight-stories and would include 18 units (or 20% of the Site B-South Project) of additional affordable housing affordable at the Low income level. While providing fewer units, this allows the building to keep a lower profile consistent with the rest of the project and more similar to other buildings in the area. The lower-scale building potentially creates less impact on view corridors. BGP understands that view corridors may be an important issue to consider in the design of this project, particularly from the Buri Buri neighborhood. This will need to be studied in more detail, but the initial impact on view corridors is shown on sheets A-20 through A-23 of the plan set under both Baseline Alternative A and Alternative B.

The retail and landscape amenities associated with this phase would be the same as those discussed under Baseline Alternative A.

Schedule and Phasing

The proposed schedule for the project is shown on the following page.

Estimated Schedule	
Proposal Submittal	Feb-18
Developer Interviews	Mar-18
City Council Meeting to Select Developer and Alternate	Apr-18
Oversight Board Decision	May-18
ENRA Executed	Q2-2018
Commence Property Due Diligence	Q2-2018
Complete Due Diligence	Q3-2018
Execute PSA and/or DDA	Q3-2018
Submit Formal Application to City for Land Use Approvals ("Entitlements")	Q4-2018
Receive Entitlements	Q4-2019
Finalize Plans and Permits	Q3-2020
Land Closing ¹	Q3-2020
Commence Construction - Phase 1 (Building C1, Baden Green, Sunset Terrace)	Q3-2020
Commence Construction - Phase 2 (Building C2, Urban Prairie, Linear Park)	Q2-2021
Commence Construction - Phase 3 (Purpose-Built Affordable Housing Project)	Q3-2020*
Commence Construction - Phase 4 (Site B South Alt. A or Alt. B, Enhanced Riverwalk)	Q2-2022
First Units Delivered for Leasing - Site C	Q3-2022
Site C Rental Project Fully Leased and Stabilized	Q1-2024
First Units Delivered for Lease or Sale - Site B South	Q2-2024
Site B South Fully Leased up (if Alt B)	Q3-2024
Site B South Condominiums Fully Sold Out (if Alt A)	Q3-2025

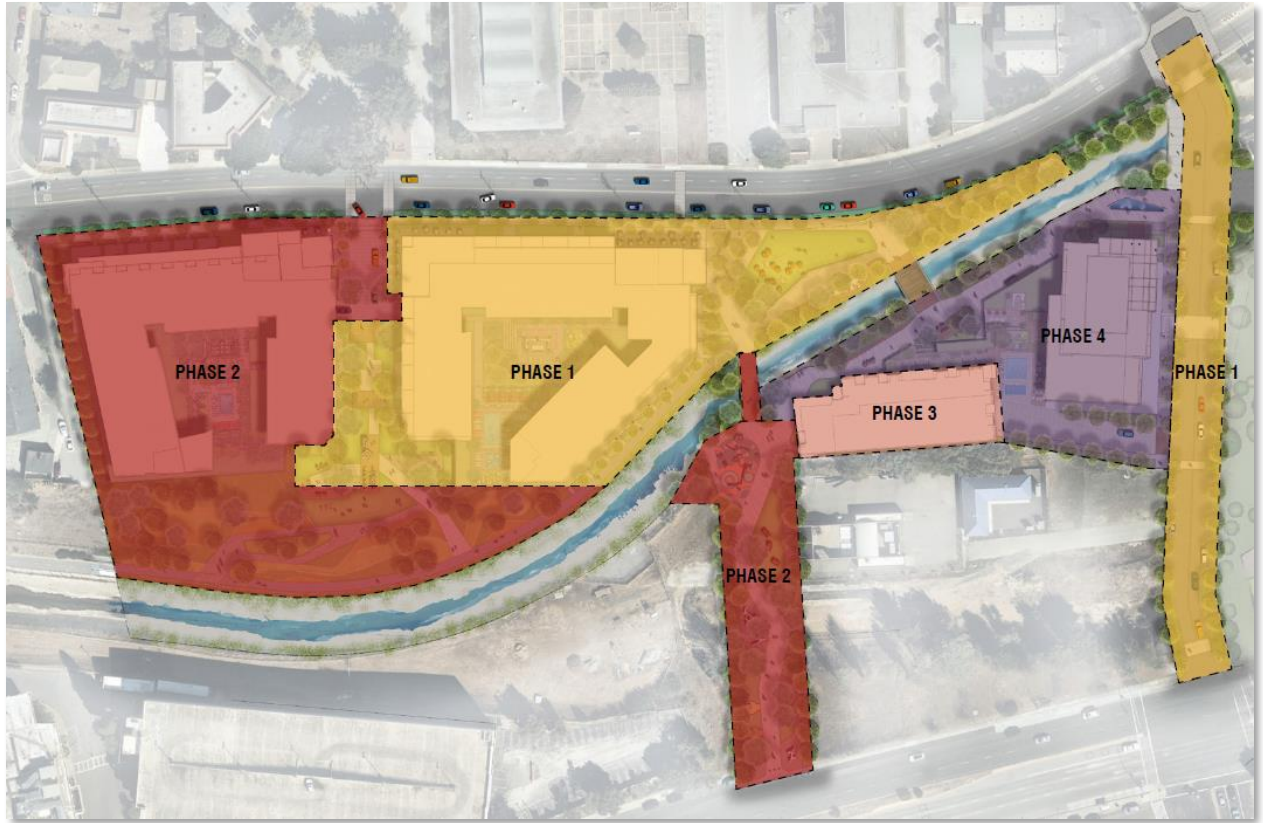
*Can be constructed concurrently with any other phase of the project

The Project is designed to be built in phases as shown in the diagram on the following page. Phasing will proceed as follows:

- **Phase 1** includes Building C1, Baden Green, the Oak Avenue Extension and improvements, and the Sunset Terrace.
- **Phase 2** includes Building C2, the Urban Prairie/Nature Transition³, and Linear Park, including the new bridge over Colma Creek.
- **Phase 3** includes the Affordable Housing Project. This phase may proceed concurrently with any other project phase.
- **Phase 4** includes the Site B South project (either Alt.A or Alt. B) and includes the Enhanced Riverwalk.

Proposed phasing is subject to further analysis and feasibility constraints.

³ Improvements to the urban prairie area and linear park are offsite and subject to approval by land owners including BART and the City of South San Francisco.

Proposed Phasing Plan:*Affordable Housing Funding*

The Site's proximity to transit and other amenities make it a strong candidate for multiple affordable housing funding sources and a variety of funding mechanisms. Eden Housing has extensive experience financing affordable housing projects throughout California using these programs which include.

- **Low Income Housing Tax Credits:** The site is near several neighborhood amenities and qualifies for the competitive 9% Low Income Housing Tax Credit (LIHTC) program. Eden Housing was the first developer in the State of California to receive tax credits and has been continually successful acquiring 9% and 4% tax credit allocations ever since. In the last two years they have closed nearly 20 deals with a variety of equity partners in both 9% and 4% executions. As well, they were one of two developers state-wide to use a new, innovative 4% and 9% hybrid structure which the State made available to help defray the impact of tax credit equity price declines in the market.
- **Project-Based Vouchers:** The Housing Authority of San Mateo County is willing to issue project based vouchers for development. Housing Authority staff will need to confirm this but preliminary discussions indicate that that they will be supportive of a family development in this location due to the quality and richness of the nearby amenities. Project-based vouchers would

not only provide the property with additional annual cash flow which would be leveraged into a larger permanent loan that finances development costs up-front, but would also help make the project more affordable for local families.

- County of San Mateo Department of Housing (DOH) Funds:** The DOH regularly releases funds for affordable housing from Measure A (now Measure K) and other sources in their Affordable Housing Fund (AHF). Since the inception of the AHF in 2013, the County has allocated over \$45 million in AHF funds and based on a staff report dated April 11, 2017, the average investment per unit was \$62,000 for new construction projects. Measure K was passed by the voters in 2016 and provides ongoing sales tax revenue to support housing and other County initiatives until 2043. Based on the long-term availability of these funds, and the County's track record and commitment to affordable housing, Eden expects that the County will be able to invest in this proposed affordable housing development.
- Affordable Housing and Sustainable Communities (AHSC) Program:** This statewide program provides up to \$20 million per project to fund transit-oriented affordable housing developments and infrastructure. Due to the Site's proximity to BART and amenities along with the Project's proposed features, this affordable housing development is likely to be competitive. Particularly, the following characteristics indicate this project will be a good fit for the AHSC program: proximity to transit, dwelling unit per acre density, diversity of land uses in the project (retail and residential), and proximity to employment centers. The AHSC program also provides an opportunity to partner with the City and/or other public agencies to fund proximate TOD-related infrastructure for a fully-realized transit-oriented community. Eden has a strong background with this program, and was one of the few developers statewide AHSC funding for more than one development in the inaugural 2015 funding round.
- Additional State Funds:** Much of the affordable housing financing landscape has been in flux for several years, however with recent housing policy victories at the state level, we are likely to see increased funding available from the state Housing and Community Development Department (HCD). Programs such as Multifamily Housing Program (MHP) may be revived and refunded with bond funding, should voters approve these bonds in November. Eden has a strong history with HCD programs in general, and will be prepared to leverage any new programs at the state level.
- Veterans Housing and Homelessness Prevention Program (VHHP):** This is a relatively new state program to provide funds toward ending veteran homelessness in California, having had only three funding rounds to-date. Annually, \$75,000,000 to \$100,000,000 will be available to fund affordable multifamily rental housing for veterans. A portion of the overall units would be set aside for veteran households and could leverage a corresponding soft loan from the State of over \$11 million if this type of housing is desired.

Open Space & Public Amenities

The PUC Site includes multiple active and passive outdoor spaces for public use. These spaces take advantage of Colma Creek and the Centennial Way Trail which bisect the Site and present a spine connecting the project to BART to the North and Orange Memorial Park to the South. The Project will

connect to and enhance these existing amenities and provide opportunities for families and residents to engage with the natural environment as well as enhance walkability and bikeability in the area. The new Civic Center to be built to the south of the project provides additional outdoor amenities, which the Project is designed to complement. Key features of the landscaped spaces are shown on Sheets L-1 through L-6 of the plan set and include:

BADEN GREEN & ENHANCED RIVERWALK: Baden Green is a community park which serves as the centerpiece of the community. The park is activated by a retail plaza, adjacent residential, offices and Centennial Way Trail. Included in the Park is a multi-purpose lawn, plaza, bicycle facilities, art, wayfinding signage and engagement with Colma Creek. An existing pedestrian bridge will be enhanced and connect to the riverwalk while a new pedestrian bridge provides access to the Adventure Play Area and Linear Park. The name for Baden park reminisces about the original town of Baden which was founded by Charles Lux, the original resident of the PUC site. Historical detail would similarly be used to inspire the park amenities and public art program.

MULTI-PURPOSE TRAIL AT LINEAR PARK: Providing community connectivity, a multi-purpose trail connects Centennial Way Trail and the proposed site to El Camino Real. This linear park invites the greater community to enjoy public amenities and is strengthened by improved access to Kaiser and the El Camino/Arroyo transit stop. Amenities within the park include shaded plazas with seating, outdoor exercise equipment, turf picnic area with barbecues, bike trail and an adventure play area for children. BGP notes that the proposed linear park is located on land owned by the City of SSF and BART and proposes to negotiate for permission to construct these improvements on their property.

RETAIL PLAZAS: Located outside retail space, plazas will include site furnishings, enhanced paving and trees in tree grates. Along Mission Road, retail plazas are located at building corners to accentuate unique corner architecture. Along the Oak Avenue extension a fountain marks the gateway to the retail environment and creates white noise for plaza users as well as water effects directed to the public realm. A continuous retail front faces the City's new Civic Center Park across Oak Ave. and will serve as the social hub for local office users and residents. Retail operators will have opportunities for outdoor dining and entertainment with moveable furniture, umbrellas and soft seating.

SUNSET TERRACE & URBAN PRARIE: Between Buildings C1 & C2, ground floor apartments access a public promenade leading down to the Sunset Terrace. Here, a public fire pit and terraced seating provide long sunset views and fireside activity. A bocce court and turf area enriches the space for family-oriented activity. Within the BART easement, an Urban Prairie with native plantings, meadows, public trails, seating and a creek interpretative connect to the existing Centennial Way Trail. Improvements within the BART easement are subject to negotiations with BART.

STREETSCAPES: The community will be embraced by a lush landscape setback on all sides of the project. Ground level residential units enjoy enlarged patios and direct access to the public walkway and trails. Enhanced road crossings lead to plazas outside retail which will provide opportunity for outdoor dining and street-level activity.

Offsite improvements including the Linear Park/Adventure Plan, Urban Prairie and Enhanced Riverwalk will be constructed using credits against the Project's Parkland Impact Fee requirement.

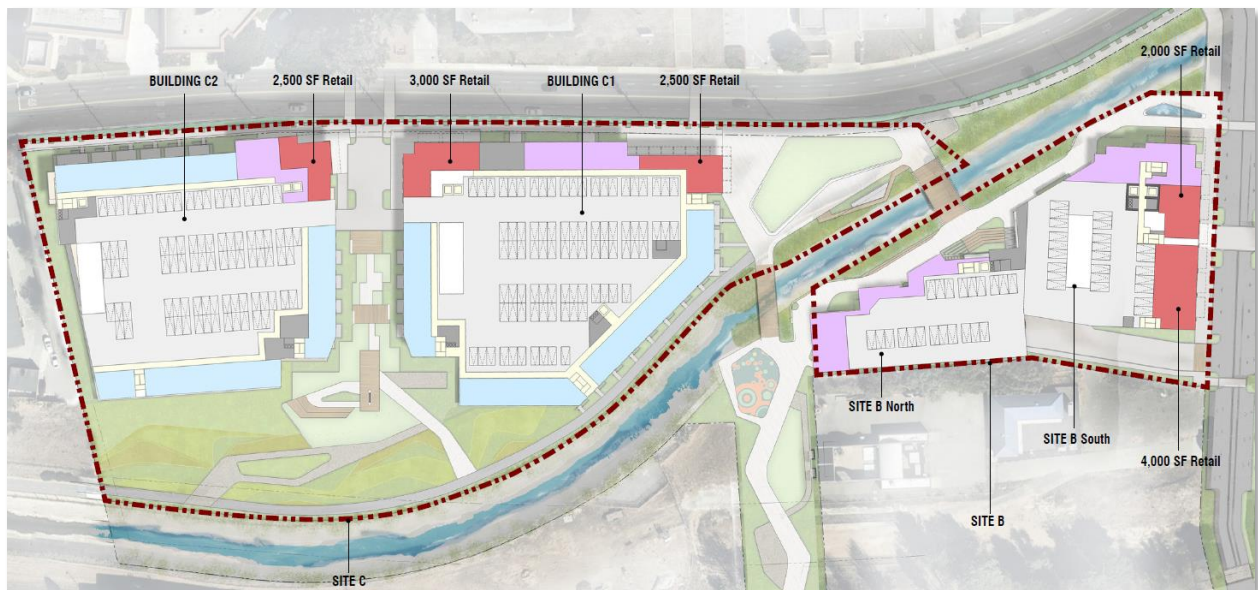
Retail, Restaurants, Services and Amenities

The project will include approximately 14,000 square feet of retail uses located in three buildings and distributed throughout the site in order to provide the greatest visual impact and to maximize pedestrian activity and long-term success of the retail tenants. Key nodes for the retail include the corners of the buildings flanking the new internal street between the Site C apartment buildings, along the frontage of Mission Road, the corner fronting Baden Green and along the Oak Road extension. The retail merchandising mix will consist of primarily restaurants and services that will benefit the residents of the project as well as the broader community. The targeted uses and locations are as follows:

- *Corner 1 flanking retail plaza:* Full-service, sit-down restaurant (lunch and dinner)
- *Corner 2 flanking retail plaza:* High quality casual dining (breakfast/lunch or lunch/dinner)
- *Mission Road frontage:* 2-3, Quick-serve casual dining restaurants; ice cream/frozen dessert; day spa/salon; dry cleaner (resident-serving); specialty group fitness; convenience medical or dental;
- *Corner/frontage facing Baden Green:* coffee/café/bakery; child care (with outdoor yard);
- *Oak Road frontage:* High quality casual dining; 2-3 Quick-serve casual dining restaurants; various services balanced with uses on Mission Road.

BGP has extensive retail planning and leasing experience and has had strong success in pre-leasing its current mixed-use and retail projects. BGP understands how to work with retail tenants to “make deals” and design spaces that are desirable and functional for retailers including appropriate depths of spaces, ample ceiling heights, unobstructed high storefronts with abundant glass and attractive outdoor dining areas that help activate sidewalks and plazas.

Proposed Retail Locations



Green Building & Sustainability

The project integrates sustainability into project design through Build It Green's "GreenPoint Rated" certification as well as through minimizing emissions by encouraging alternative methods of transportation. The site presents excellent access to BART as well as public transportation via bus and is both walkable and bikeable. Green building and high-efficiency materials will ensure that the building well exceeds California energy codes. Smart landscape irrigation controls, use of drought-tolerant plantings and water efficient fixtures and appliances will reduce water usage.

The project will also include transportation demand management solutions including car sharing, ample bike storage and loaner bikes for residents.

Public Art

Public art will be used to enhance the outdoor amenities at the project, particularly at Baden Park. The proposal includes an allowance of \$200,000 to fund public art in these open spaces. BGP will work with the City and Cultural Arts Commission as appropriate to define how this budget should be spent and to select artists and artwork for these spaces.

Approach to Addressing City Expectations

High Quality Planning, Design, and Construction Materials

BGP understands that careful planning of uses, intensities of development, and circulation is critical to a successful development at the PUC site. As described above, BGP and its design team have undergone a thoughtful site planning process and proposed a project with distinct architectural character. However, we understand that involvement from the City and community is essential to a successful project and we look forward to working collaboratively to refine a plan that optimizes for the City's and community's goals.

The architectural design and landscape architecture will include high-quality materials including board formed concrete, brick, glass and steel as discussed above.

Strong Connections to Centennial Way

The Centennial Way Trail and Colma Creek bisects the site providing opportunity for public amenities and community connectivity. The Project enhances connections through the Site both for residents and the adjoining neighborhoods through additional public landscaped areas and paths. The Area Plan established an open space plan that serves as a framework for the development which includes continuous green space along Centennial Way as well as along the BART right of way. A linear park with multi-use trail to El Camino Real further strengthens connectivity between El Camino Real and Mission Road. Within the BART right of way, an Urban Prairie with native plantings, meadows, public trails and seating connect to the existing Centennial Way Trail. The bicycle and pedestrian connections, including those to the Centennial Way trail, are further highlighted in the project plans on sheet L-2 in Exhibit H.

Housing Affordable to a Range of Incomes

In accordance with the City's stated goal for this development to provide 20% of its units as affordable, 185 units in the baseline plan are slated to be available at below market rates as described above. If the City selects Alternative B for Site B-South, the number of affordable units will increase to , or 23% of the total units in the Project.

Active Ground Floor Uses in Key Locations

In accordance with the Area Plan, all buildings are designed with active uses on the ground levels. The Site C projects include resident amenities (leasing, club room, fitness) on the ground level lining Mission Road. Townhouses are oriented with individual entrances onto this frontage to further activate the street. Retail is located at key locations at the intersection of the new street between the Site C buildings, adjacent to Baden Green and in the Site B-South building opposite the new Civic Center campus. Finally, the buildings have active uses along the new parks and Colma Creek/Centennial Way Trail to create a dynamic pedestrian experience and enhance the link to transit.

Family-Friendly Unit Types

BGP strives to provide the proper mix of unit types in its projects that are needed in the community. South San Francisco is a family-friendly community proximate to vital job centers both within the city and further North and South along the Peninsula. The PUC Site affords a tremendous opportunity to connect time-

starved families to rapid transit connections throughout the region. As such, BGP has chosen to provide over half of the units in the overall project as two- and three-bedroom units.

Commitment to Public Art

The proposal includes a \$200,000 allowance for public art in the project. BGP will work with the City to determine the type and location of this artwork with Baden Green as a focal area.

Construction of Oak Avenue Extension and Partnership in Formation of a CFD

Construction of the Oak Avenue extension will greatly benefit circulation in the vicinity of the PUC site and provide increased access to the southern portion of the site. BGP will construct the extension in conjunction with the development of first phase of Site C as shown in the phasing plan. BGP understands that City funding is not available within the time frame of the development of the PUC site. Therefore, in addition to contributing its fair share, the project will cover the gap between the approximately \$15.6 million construction cost and the \$8.7 million contributed by the City and the developer. BGP understands this gap payment will be reimbursed following creation of a financing tool to pay for and maintain the new infrastructure.⁴

One potential financing tool to pay for and maintain the Oak Avenue Extension along with other infrastructure improvements planned for in the Area Plan (namely open space and parks, utility improvements, traffic calming, pedestrian connections, and other site improvements) is a Community Facilities District (“CFD”). If a CFD is formed during the disposition and development of the PUC site, BGP will support the CFD and participate in its formation.

Thoughtful Community Engagement Process

BGP has a long track record of working in partnership with public agencies and private community groups and individuals to build high quality housing and retail developments in the Bay Area. It is critical to a successful project to involve the community and have their “ownership” and influence in the process. We partner with the City and community to achieve our joint goal of creating a high-quality transit-oriented mixed-use development.

BGP will work with the City to identify key community stakeholders that will be integral to our outreach plan, including neighboring property owners and residents of the adjacent neighborhoods. Once the program needs are decided in concert with the City staff and decision makers, our first outreach would most likely be to the immediate neighbors, and key participants in the El Camino /Chestnut Avenue Area Plan. We would then reach out further to stakeholders in the surrounding community, with multiple public meetings to present our development concept, gather feedback, and respond to stakeholders’ comments. We will meet at City facilities, community centers and even people’s homes depending upon the audience.

Public Meetings/Study Sessions: These meetings will be used early in the planning stage to explain the design and construction process to the community. Holding public meetings at the beginning of the project development is intended to provide a clear sign to the community that the project team wants to

⁴ BGP is relying on the City’s estimate of the cost of the Oak Avenue Extension as presented in the RFP and has not independently validated this estimate

establish an open rapport and collaboration even though the Project's land use is already entitled. Meetings will be held early in the process to obtain public input. These early meetings will be used to identify important design issues and goals for the project. Additional focus groups, community meetings and/or study sessions will be held as necessary to answer more specific questions and to keep the public informed. BGP will establish a project website and also use social media to help share information, solicit input and keep the community informed.

One-on-one or Small Group Contact: Focus group meetings will be held with interested stakeholders such as local business owners, residential property owners, and low-income workers. This will be an effective method to communicate with the interest groups that wish to comment on specific aspects of the project. We will utilize "trusted messengers" in the community to communicate with these groups in a nonthreatening environment and facilitate a useful one-on-one exchange of information.

Business Outreach: The business community can be an important ally during the public outreach process as traditional supporters of quality affordable housing development for employees and for increased pedestrian activity in the City's key retail zones. BGP is a member of the South San Francisco Chamber of Commerce and will work closely with them to navigate the business community. We will outreach to the surrounding businesses early on to gather support and feedback on the design of the project, and keep them informed of the project construction schedule through regular communication. The outreach team will also solicit participation at formal meetings about the development. Cooperative partnerships may also be established with local businesses to augment outreach efforts and/or advertising campaigns. Where feasible, we always like to include popular local businesses as tenants in our projects.

Design Complementary to the Planned Community Civic Campus

The new Civic Center campus is a tremendous asset to the Project and will be a distinctive feature of the new neighborhood. The Project is designed to complement the City's project. Retail is envisioned to link to the Civic Campus across the new Oak Ave. extension. The Site B-South building in particular will complement the Civic Center in both material and form. The material palette will be glass, white metal and precast, unifying it with the Civic Center and creating a campus feeling. The iconic forms will bring the bold gestures of the Civic Center into the sky and landmark the site within the city.

Consideration for BART's Sphere of Influence

BGP has a strong and long-lasting relationship with BART and, in particular, its property development department. BGP and BART are currently partnering in developing 596 apartment units, retail space and a new garage on the three parking lots surrounding the Walnut Creek BART Station which began construction in 2017 and will complete in phases by 2021. These deep ties should aid any necessary negotiations or agreements for use of the right of way as open space to complement, and integrate with, the open space on the PUC site itself. As discussed above, BGP intends to landscape areas within the BART right of way and will seek permission to do so via our relationships at BART.

Drawings and Diagrams

Preliminary drawings and diagrams are included with this submittal as Exhibit H.

Project Benefits

This Proposal is designed to provide many benefits to the City and the community:

- **Housing**
 - Create 847 new housing units to meet citywide demand at mixed income levels
 - Provide 167 new BMR units affordable to low and very low income households under the baseline scenario, or up to 185 units if Site B-South Alternative B is selected.⁵
 - Help the City meet its RHNA guideline goals
- **Financial Benefits**
 - Augment the City's tax base through new property tax revenues and retail sales taxes
 - Provide revenues for the City and other agencies in the form of land sale proceeds and impact fees
 - Provide a substantial number of new construction-related jobs
 - Provide new permanent retail and property management jobs
- **Open Space**
 - Create numerous public open spaces to be enjoyed by the community
- **Architecture & Design**
 - Provide new buildings of appropriate scale and style relative to the neighborhood and proximity to the future Civic Center and to BART
 - Implement the City's public policy commitments under the El Camino Real/ Chestnut Avenue Area Plan.
 - Activate the streetscape on Mission Road and the future Oak Avenue Extension
 - Complement the design of the new Civic Center campus and support the vision of a walkable nexus for West South San Francisco
- **Neighborhood Amenities**
 - Increase patronage for neighborhood businesses
 - Create through street connection in the form of the Oak Avenue Extension to provide additional East-West connections and ease traffic on Chestnut Avenue
 - Provide commercial and retail space that is a signature amenity of the neighborhood and unites both the existing and new housing

Successfully executing on this vision requires expertise in mixed-income housing, retail design and leasing, community responsiveness, creative design, proven property operations, innovation in construction, and a commitment to building a unique, vibrant community. The BGP team's principals have a proven track record over the past 30+ years of executing on their commitments, innovating in housing, successfully executing retail projects and managing and staying connected in their projects and communities for years beyond completion of the buildings. We look forward to the challenges and opportunities presented by the PUC Site.

⁵ Note Mix of affordability levels can be adjusted based on the City's priorities

IV. Letter of Intent (Price and Terms)

As requested, a Letter of Intent is being submitted in a confidential packet separate from this proposal.

EXHIBITS

- A. TCA Brochure
- B. Eden Brochure
- C. MJS Brochure
- D. Mitsui LOI
- E. Developer Questionnaire
- F. Development Team Qualifications / Resumes
- G. References for BGP
- H. Project Plans

FIRM PROFILE

TCA Architects has been passionate about multifamily housing, mixed-use, and hospitality environments since 1993. We live and breathe for challenging sites; taking pride in designing vibrant communities that shape quality living environments and help our clients deliver exceptional projects that respect the environment and civic context. We recognize that our success relies upon the positive influence of external team members, and we pride ourselves in our ability to collaborate with local constituents, agencies, consultants, and builders who bring reality to the places we envision.

Our award-winning architectural designs are backed up by our industry-leading technological expertise in master planning, design, documentation, and construction administration for a variety of multifamily, mixed-use, hotel and related building typologies. Our internal studio structure with in-house design reviews and a rigorous quality management program ensures that every project receives the same commitment to delivering quality living environments.

TCA also offers a full in-house Graphic Design Studio, delivering comprehensive visual communications to articulate each project's distinctive identity. From print and web to environmental graphics such as signage and way-finding, combining TCA's architectural designs with a strong visual identity, delivers a cohesive and comprehensive marketing package for the built environment. Our three California-based studios are currently designing projects across the United States and Asia.

FIRM INFORMATION & KEY OFFICERS

Year Founded: 1993 (Incorporated in CA 1995 - S Corp)

Staff Size: 125 Total (48 Licensed Architects)

Organization: Studio Based Architectural Firm

Key Officers:

- Thomas P. Cox, Chief Executive Officer
- Aram C. Chahbazian, President
- Eric Olsen, Vice-President
- Irwin Yau, Treasurer
- Vincent Luca, Chief Financial Officer

OFFICE LOCATIONS

Irvine

19782 MacArthur Blvd. Suite 300, Irvine, CA 92612
949/862-0270

Los Angeles

801 S. Grand Ave. Suite 1020, Los Angeles, CA
213/553-1100

Oakland

1111 Broadway Suite 1320, Oakland, CA 94607
510/545-4222



201 MARSHALL

LOCATION

REDWOOD CITY, CA

CLIENT

RAINTREE PARTNERS

COMPLETION DATE

2014

UNITS

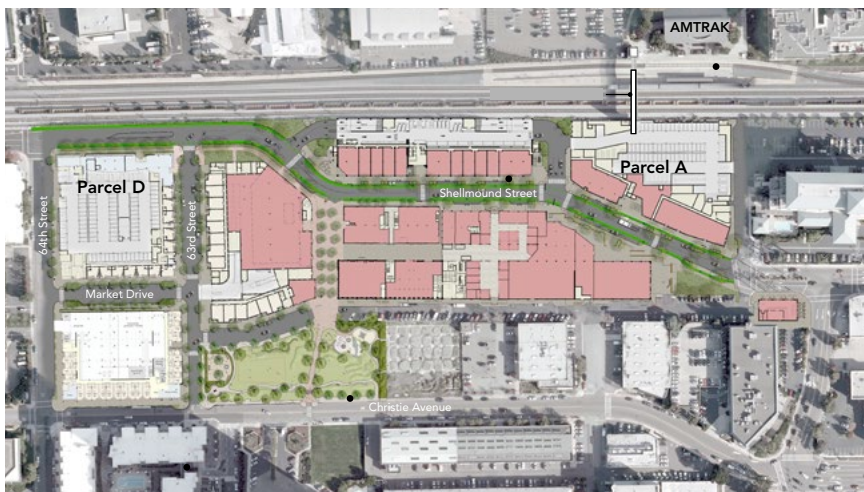
116 (166 DU/AC)

SQUARE FEET

106,646 SQ FT + 5,000 SQ FT RETAIL

CONSTRUCTION TYPE III

201 Marshall is an infill project within the Redwood City Downtown Precise Plan boundary and is situated adjacent to the most significant transit node in the city. The project is a new 5 level, Type III residential building over 3 levels of Type I garage structure. One level of the garage structure is subterranean, and its upper two levels are wrapped at the street level with live/work units, leasing office, fitness center, lounge area, and lobby spaces with direct access from the street. A tower element anchors the corner of intersecting streets, marking the corner and creating a vertical, iconic marker that is visible from the adjacent transit station. Fundamental to the design is the connection to public transit, and locating the project's "front door" directly on the main corner at the base of the tower element. With a double-height lobby space and main entry, a direct connection is made to the nearby transit center. The base element of the project relates to the pedestrian scale of the buildings across Marshall Street, and awnings and storefront help to reduce the scale along the street frontages.



AVA EMERYVILLE

LOCATION

EMERYVILLE, CA

CLIENT

AVALON BAY COMMUNITIES

COMPLETION DATE

2018

UNITS

389 (140 DU/AC)

SQUARE FEET

633,534 SQ FT / 26,151 SF

CONSTRUCTION TYPE III

Located directly across from the Public Market and at a crossroads for the city, AVA Public Market and AVA Market Place will create opportunities for the urban-minded residents to connect with the energy and authenticity of the Public Market and East Bay. Emeryville's industrial past and funky, artistic present make eclectic Avalon a great fit for the area.

The centerpiece of the plan is the Bridge walk, a public way that connects the existing pedestrian bridge to the heart of the Public Market retail district via a pedestrian way and grand stair, adding a vibrant environment for the residents. Leaning heavily on natural wood tones, distressed and antiqued furnishings, and living elements to create a refined feel, the AVA brand will connect to the authenticity and local vibe of Emeryville. Through variation in height, materials, window patterning, and base details, the development is broken down into smaller pieces, building on the existing market buildings scale, and speaking to traditional urban "main street" developments built over time. To address the City's Family Friendly objectives, three bedroom apartments and playful features have been added to the courtyard.





ANTON EVOLVE

LOCATION
EMERYVILLE, CA
CLIENT
ANTON DEVELOPMENT
COMPLETION DATE
2020
UNITS
186 (82 DU/AC)
SQUARE FEET
189,992 SQ FT
CONSTRUCTION TYPE III/A

Targeted towards families, utilizes courtyard housing techniques that allow for community, family-oriented, outdoor space as well as providing light and air to the interior spaces. Comprised of 186 units of studios, one, two and spacious three bedroom apartments, the project has two-story townhomes that wrap the ground floor activating the ground level. A green belt wraps the entire building, doubling as an emergency vehicle access and outdoor space to benefit the entire project. A pedestrian path is defined with the material selection to emphasize this as a community walk. The walk connects the building to a tot lot and dog run as well as a family fitness zone. A Community Porch faces the Tot Lot, encouraging even more "eyes on the street" for this community space. The design grounds itself within the context of the industrial history of the region, but re-imagines this context with a playful and modern sensibility. Exterior materials like red brick and metal panels reference the old factories of the area, but are used in a more playful manner, creating a cheerful new home for the future residents.



Eden Housing Qualifications

Submitted by:
Eden Housing
22645 Grand St.
Hayward, CA 94541

February 2018



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1. About Eden Housing

A. Eden Housing Mission and History

The mission of Eden Housing is to build and maintain high quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors, and persons with disabilities.

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in California. Since our inception in 1968, Eden has developed, acquired, or rehabilitated more than 10,000 affordable units and currently provides homes to more than 22,000 lower-income residents. Eden works in 15 counties, including San Mateo County. As a mission-driven non-profit, we serve low- and moderate-income families, seniors, and people living with disabilities. Incomes of our residents typically range from 20% to 60% of the area median income.

With the loss of redevelopment agencies as well as the perpetual changes in affordable housing financing, Eden has been actively adapting to and influencing the affordable housing industry in California. We strive to shape housing policy every year and innovate new financing structures with every project to ensure the long term success of our properties, and in turn, our residents. We recognize that our success rests largely on our partnerships with local governments and community organizations – from early local project approvals to long term resident services – and seek to continually strengthen these relationships.

Recognized in the industry for its creative development approach and high quality housing, Eden Housing has been named one of the Top 50 affordable housing companies in the nation nearly every year for the past ten years by Affordable Housing Finance Magazine, the leading national publication that ranks and reviews affordable housing.

Eden Housing's Activist Roots



Eden Housing was founded in May of 1968 by six community activists who were greatly concerned about the lack of non-discriminatory, affordable housing in Alameda County. These pioneers, working out of makeshift "headquarters" such as local coffee shops, were initiated into affordable housing development by rehabilitating six older homes in Oakland for first time homebuyer families. Their next project was a new construction 150-unit development for seniors, Josephine Lum Lodge in Hayward.

It is a development we still own today and renovated in 2010, including rehabilitation of the units, updates to the common spaces, and the addition of a new commercial kitchen.

B. Eden Housing Management and Resident Services

Eden's work goes beyond building high quality buildings, as we strive to create strong communities for the residents who live in our housing and a permanently affordable, high quality asset for the cities we partner with. Eden achieves these long-term goals through its property management and resident services programs.

Eden Housing Management, Inc. (EHMI) is a non-profit Eden affiliate that has provided professional, quality management for Eden's properties since its establishment in 1984. EHMI currently manages 8,460 units of rental housing in 131 properties. EHMI is recognized as a leader in affordable housing management and maintains a vacancy rate of 1 percent. More information on the EHMI management model and how we achieve this vacancy rate can be provided upon request.

Eden Housing Resident Services, Inc. (EHRSI) is a non-profit Eden affiliate formed in 1995 and provides services at all of Eden's properties. Through EHRSI, Eden links well-built and carefully managed housing with resources that support residents in their daily lives. EHRSI's Resident Services staff work with residents one-on-one and in group settings and coordinates educational, financial literacy, wellness, and community-building activities. More information on the EHRSI resident services model can be provided upon request.

Together, the integrated company brings a combined package of experience and expertise which covers the spectrum of activities involved in developing, owning, managing, and servicing a high quality housing development. This combined effort assures that the quality design and construction of the project is preserved through the careful long-term maintenance of the property and ongoing care and service to residents.

C. Portfolio and Pipeline Summary

Eden Housing, by the numbers:

- Eden Housing owns 8,650 units across 129 properties, including 89 properties for families, 29 properties for seniors, and 11 properties for people with disabilities.
- Property sizes range from 2 units to 262 units.
- Eden Housing Management manages 8,460 units across 131 properties.
- Eden owns and manages properties in 50 cities across 15 counties: Alameda, Contra Costa, Los Angeles, Marin, Monterey, Orange, San Benito, San Diego, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, and Yolo.

Eden's portfolio predominately consists of multifamily apartment buildings but also includes townhome and single family buildings. Eden's pipeline includes a mix of new construction and rehabilitation/(re)syndication projects.

A full list of our portfolio and current pipeline can be provided upon request.

2. Eden Housing: Relevant Projects

The following are summaries of a few highlighted developments with additional details on design, land acquisition, and financing. A comprehensive list of properties owned and operated by Eden Housing is available upon request.

801 Alma

801 Alma Street, Palo Alto | Affordable Family Housing



YEAR COMPLETED:
2013

TOTAL DEVELOPMENT COST:
\$27,900,000

UNITS:
50

LOT SIZE & DENSITY:
0.6 ac; 83 du/ac

TARGETED INCOMES:
30-50% of AMI

DEVELOPER:
Eden Housing, Inc.

CO-DEVELOPER:
Community Working Group, Inc.

ARCHITECT:
Rob Wellington Quigley, FAIA

CONTRACTOR:
Segue Construction, Inc.

Developed in partnership with Community Work Group, Inc., this transit-oriented affordable family housing development provides critically needed housing in downtown Palo Alto. This development includes 50 units in a mix of one-, two-, and three-bedroom units. The development is three blocks from the Palo Alto Caltrain Station and the city's central University Avenue commercial district, providing residents easy access to a number of neighborhood amenities including commercial stores, services, and a major medical clinic. Residents are provided with free on-site supportive services including one-on-one support and access to group programs and trainings including afterschool programs, computer classes, financial literacy, art classes, parenting classes, and wellness and nutrition programs.

Financing sources: 9% LIHTC, City of Palo Alto, Stanford General Use Permit Funds, County of Santa Clara Housing Trust, Community Working Group, Federal Home Loan Bank Affordable Housing Program, JPMorgan Chase Bank, JPMorgan Capital Corporation, Enterprise Community Investment

Reference: Jim Keene, City Manager, City of Palo Alto
(650) 329-2563 | james.keene@cityofpaloalto.org
Frank Benest, Former City Manager, City of Palo Alto
(650) 444-6261 | frank@frankbenest.com

Monterey Villa and Ford Road Plaza

215 Ford Road, San Jose | Affordable Family and Special Needs Housing



YEAR COMPLETED:

2013 (Phase I), 2014 (Phase 2)

TOTAL DEVELOPMENT COST:

\$36,000,000

UNITS:

95 (75 units family housing and 20 units special needs housing)

LOT SIZE & DENSITY:

3 ac; 31 du/ac

TARGETED INCOMES:

15-50% of AMI

DEVELOPER:

Eden Housing, Inc.

ARCHITECT:

HKIT Architects

CONTRACTOR:

L & D Construction

The Monterey Villa and Ford Road Plaza project features 95 affordable rental homes: 75 for families and 20 for individuals with special needs. This integrated community provides free resident services as well as supportive services for our residents with developmental disabilities. With a HUD Project Rental Assistance Contract and Mental Health Services Act operating subsidies, we are able to provide many units to households with extremely low incomes. As a testament to our ability to creatively finance affordable housing at a time of scarce resources, several financing sources were secured for this project and a phasing strategy was employed to best leverage available subsidies.

Recognizing that residents in our communities benefit from living among a diversity of neighbors, this project is an example of how Eden successfully develops and manages homes for residents in a mixed-population environment. The project is located near the Blossom Hill Caltrain Station, retail and services, and includes interior and exterior common spaces.

Financing sources: 9% LIHTC, City of San Jose, HUD 811, NSP2, Opportunity Fund, Housing Authority of County of Santa Clara Moving to Work, Housing Trust of Santa Clara County (now Housing Trust Silicon Valley), Mental Health Services Act funds, Federal Home Loan Bank Affordable Housing Program, Sobrato Foundation, Wells Fargo, California Community Reinvestment Corporation

Reference: Jacky Morales-Ferrand, Housing Director, City of San Jose (408) 535-3855 | Jacky.morales-ferrand@sanjoseca.gov

Alta Mira

28901 Mission Boulevard, Hayward, CA | Affordable Family and Senior Housing



YEAR COMPLETED:
2016

TOTAL DEVELOPMENT COST:
\$53,000,000

UNITS:
151 (87 units family housing and
64 units senior housing)

LOT SIZE & DENSITY:
1.4 ac; 105 du/ac

TARGETED INCOMES:
30-50% of AMI

DEVELOPER:
Eden Housing, Inc.

ARCHITECT:
BAR Architects/ BDE Architects

CONTRACTOR:
James E. Roberts-Obayashi
Corp.

Located next to the South Hayward BART Station, on a former BART parking lot, Alta Mira provides 151 affordable apartments for families and seniors in a mixed-income community. In addition to Eden's affordable apartments, AMCAL Housing is developing 206 market rate rental apartments on this site, as well as the associated infrastructure for the master-planned development, including a new public park directly adjacent to the sites. As an indication of the critical need for affordable housing near transit in the Bay Area, there were more than 4,000 households who applied for this development.

Financing: 4% LIHTC, CA Housing and Community Development Infill Infrastructure Grant, CA Housing and Community Development Transit Oriented Development Program, City of Hayward HOME Program, City of Hayward NSP2 Program, Alameda County NSP2 Program, Mental Health Services Act Program, Federal Home Loan Bank Affordable Housing Program

Reference: Kelly McAdoo, City Manager, City of Hayward
(510) 583-4305 | Kelly.mcadoo@hayward-ca.gov

Valor Crossing

7500 Saint Patrick Way, Dublin | Affordable Veterans Housing



YEAR COMPLETED:
2017

TOTAL DEVELOPMENT COST:
\$33,500,000

UNITS:
66

LOT SIZE & DENSITY:
1.36 ac; 53 du/ac

TARGETED INCOMES:
30-60% of AMI

DEVELOPER:
Eden Housing, Inc.

ARCHITECT:
Architects Orange / BDE
Architecture

CONTRACTOR:
James E. Roberts-Obayashi
Corp.

Valor Crossing is a 66-unit rental affordable housing development in Dublin, CA near the West Dublin/Pleasanton BART station and targeted for U.S. veterans and their families. Located in downtown Dublin, this transit-oriented community is within walking distance to schools, job centers, retail, services, and mass transit. As an urban infill project, this project is vital to the redevelopment of downtown Dublin. Designed and entitled as part of a master development that includes market-rate housing across the street, this project will transform a vacant lot – formerly a car dealership – into a vibrant community that better connects and enlivens downtown Dublin. Valor Crossing will not only offer quality, safe homes for veteran families at an affordable rent, but will also provide supportive services to all residents.

Financing sources: 4% LIHTC, City of Dublin Funds, HCD Infill Infrastructure Grant, Bank of America Department of Justice Settlement Funds, Alameda County Housing Trust Funds, Veterans Affairs Supportive Housing vouchers, Bank of America, California Community Reinvestment Corporation

Reference: Chris Foss, City Manager, City of Dublin
(925) 833-6650 | chris.foss@dublin.ca.gov

3. Financial Capacity

Eden has extensive experience with institutional and private financing that includes conventional construction and permanent loans, tax-exempt bonds, and low-income housing tax credits – both the 4% and competitive 9% programs. Due to our long-standing relationships and large portfolio, we attract the most competitive financing terms for each project and the highest available limited partner contributions. We have relationships with an array of lenders and investors, including Bank of America, Wells Fargo Bank, JP Morgan Chase, Union Bank, US Bank, California Community Reinvestment Corporation, Silicon Valley Bank, Citibank, Enterprise, Merritt Community Capital, Aegon, RBC, and the California Equity Fund. We have also participated in multiple federal programs administered by HUD, have utilized the California Housing and Community Development programs for decades, and used a variety of local sources – including both public and private loans and grants.

Eden Housing was the first developer in the State of California to receive tax credits and has been continually successful acquiring 9% and 4% tax credit allocations ever since. In the last two years we have closed 15 deals with a variety of debt and equity partners.

Eden has had a strong operating history, meeting or exceeding our budget for the past 8 years. We ended last year with the strongest cash position we have had since our inception 49 years ago. We anticipate that we will maintain a strong position for the next five years. We are diversifying and enhancing our revenue base and expect that we will be able to maintain a strong financial position into the future.



FIRM PROFILE



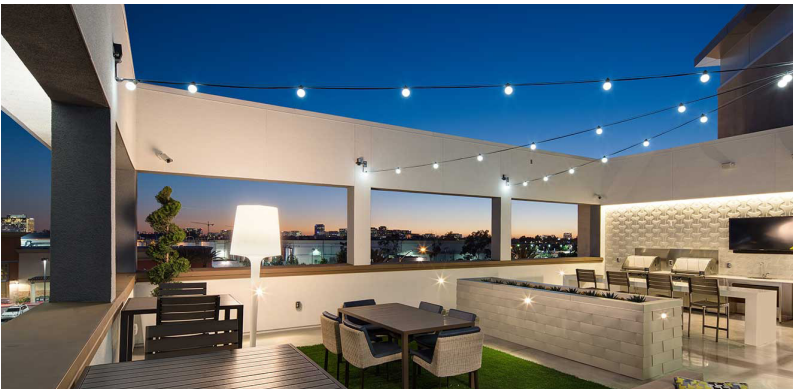
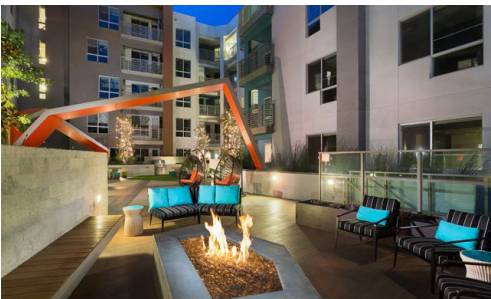
MJS Design Group is committed to providing the highest level of professional Landscape Architectural and Planning design services in developing viable and cost effective solutions for the enhancement of life, while understanding respecting and preserving natural systems and the environment. **MJS Design Group** offers a comprehensive range of services. **MJS Design Group** provides the following professional services to meet the specific requirements of each project:

- **Land Use and Sustainability Planning**
- **Site Analysis and Master Planning**
- **Park Programming**
- **Parks and Recreation Design**
- **Green Roofs & Green Build Principles**
- **Design Development**
- **Construction Documents**
- **Agency Permitting**
- **Construction Administration**
- **Presentation Graphics**





OUR WORK





ON THE BOARDS





STUDIO LIFE



February 5, 2018

To Whom It May Concern,

In response to the Request for Proposals ("RFP") issued on October 25, 2017, please be advised that Mitsui Fudosan America, Inc., ("Mitsui") intends to provide equity to Blake Griggs Properties ("BGP") to be used for the entitlement, acquisition, and development of the PUC Site (as defined in the RFP) in the City of South San Francisco ("PUC Project").

The story of South San Francisco's massive employment, biotechnology growth and access to transit, along with the opportunity to design an iconic project of scale make the PUC site a truly rare opportunity. We are pleased to have the opportunity to partner with BGP on this project.

Mitsui is the wholly-owned U.S subsidiary of Mitsui Fudosan Co., LTD, ("Mitsui Japan") a publicly traded real estate developer with over \$49 billion in assets under management globally. Mitsui Japan was established in 1673 in Tokyo and has grown to be Japan's largest comprehensive real estate company, with a history of innovation that has kept it at the forefront of the real estate industry. Mitsui has US offices in New York, San Francisco, and Los Angeles and over 50 domestic employees. Mitsui has been active in the United States since the 1970's and currently owns assets in New York, Los Angeles, San Francisco, Seattle, Washington DC, and Hawaii. Mitsui currently has investments in four Bay Area properties, totaling over 220,000 square feet of office space and nearly 1,000 rental units.

Here are some examples of current Mitsui projects in development:

- **55 Hudson Yards, New York, NY:** 55 Hudson Yards is a 51-story, recently topped-out 1.4 million square foot class A office building currently under construction in Manhattan's new Hudson Yards neighborhood. Developed in partnership with Related Companies and Oxford Properties, 55 Hudson Yards sits directly above the new number 7 subway station located between 10th and 11th Avenues on West 34th Street and opens directly onto Hudson Boulevard Park- one of only a few office buildings in New York that open directly onto green space.
- **650 Indiana Street, San Francisco, CA:** 650 Indiana Street is a residential apartment project, designed by Pfau Long Architects and Kennerly Architecture developed in partnership with Build, Inc. The project is located in San Francisco's Dogpatch neighborhood, and includes 116 residential units, plus 1,200 square feet of ground floor retail space. The project features cutting edge design, with two entirely architecturally distinct buildings, a landscaped interior courtyard, and roof decks providing views of the San Francisco skyline and the Bay.
- **Second & Pike, Seattle, WA:** MFA has partnered with Urban Visions to develop a 39-story luxury apartment building at Second Avenue and Pike Street, in the heart of Seattle. The project will contain 340 apartments, 7,000 square feet of ground floor retail space and a 5,000 square foot "sky bar" restaurant on the eighth floor. Designed by internationally acclaimed architect Tom Kundig of Olson Kundig Architects, the tower celebrates the local spirit and international perspective of the Pacific Northwest and will reinvigorate the Pike/Pine corridor with its upscale, thoughtful design and active street-level uses. This walkable, transit-oriented location will leverage the rich locational amenities and surrounding infrastructure to create a best-in-class lifestyle for its residents.

Please see our website for more detail on other current and completed MFA projects at www.mfamerica.com/portfolio.

This letter is not, and shall not be construed as, a commitment, offer, agreement-to-agree, agreement-in-principal, agreement or contract by Mitsui, any of which shall only be such as shall be hereafter evidenced in a separate writing executed by Mitsui and preceded by the satisfactory completion of all business and legal due diligence by Mitsui, and the receipt of all requisite approvals, including the written approval by the Board of Directors of Mitsui Japan.

Mitsui is pleased to bring its combined financial strength and development experience to the PUC project. We are confident that, in conjunction with BGP's deep experience, we can successfully complete a high-quality project at the PUC site and look forward to working together with the City of South San Francisco to realize this important goal.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Menard", with a stylized flourish at the end.

Jeff Menard

Vice President

**PUC SITE REQUEST FOR PROPOSALS
DEVELOPER QUESTIONNAIRE**

Developer Name:

Blake Griggs Properties, LLC

Principal Office Address:

550 Hartz Ave, Ste 200, Danville CA, 94596

Principal Contact:

Lauren Seaver, VP Development

Circle One:

Partnership

Corporation

Joint Venture

If a Corporation, in what State: _____

When incorporated: _____

President:

Bradley N. Blake

Vice President(s):

Lauren Seaver

Treasurer:

Bradley P. Griggs

Members of the Board:

N/A

If a Partnership, General or Limited: Limited

Date of Partnership organization: 3/12/2013

Name and Address of Each Partner:

NAME

Bradley N. Blake

Bradley P. Griggs

ADDRESS

550 Hartz Ave, Ste 200

Danville, CA 94526

550 Hartz Ave, Ste 200

Danville, CA 94526

If Limited Partnership, name general partner(s):

1. Number of years of relevant experience in real estate development: The Partners (Blake and Griggs) each have over 30 Years in the real estate industry, (combined 65 years) though Blake Griggs Properties, LLC as a company was formed in 2013. Previously, Brad Griggs was Chief Investment Officer for BRE Properties, a publicly traded Real Estate Investment Trust (or REIT) that merged with Essex Property Trust in 2014. Brad Blake was formerly President of Blake Hunt Ventures, a predecessor to BGP, as well as CEO of Western Properties Trust, another publicly traded REIT.

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? No.

If yes, please explain: N/A _____

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

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

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

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

A. List all pending lawsuits:

None _____

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

None _____

7. List any and all relationships that are potential, actual, or perceived Conflicts of Interest.
None _____

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

Jon Rubin _____

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

WITNESS:

Signature

Print Name

ATTEST:

Secretary

Print Name

IF PARTNERSHIP:



Signature



Print Name

IF CORPORATION:

Print Name of Corporation

Address

(CORPORATE SEAL)

By: _____
President

Print Name



BRADLEY BLAKE

Co-Founder and Managing Partner

Brad Blake is Co-Founder and Managing Partner of Blake|Griggs Properties and its predecessor BHV CenterStreet Properties, a private commercial real estate development and services company based in Danville, California. Mr. Blake has been involved in the development of more than \$1 billion of retail and mixed-use projects over the past 30 years.

Mr. Blake was a founder and CEO of Blake Hunt Ventures, Chairman and CEO of publicly traded Western Properties Trust, Senior Vice President of Spieker Properties, and a Partner with Spieker Partners. Prior to starting in the real estate industry in 1985, he worked for IBM and McKinsey and Co. Mr. Blake is on the board of directors and investment committee of the Bailard Real Estate Fund. Mr. Blake holds a B.A. from Stanford University and a M.B.A. from the Stanford University Graduate School of Business.



BRADLEY GRIGGS

Co-Founder and Managing Partner

Brad Griggs is Co-Founder and Managing Partner of Blake|Griggs Properties and its predecessor BHV CenterStreet Properties. Mr. Griggs has developed more than \$3.5 billion of real estate investment totaling over 7,500 apartment units, 40 extended-stay hotels, and 2,000 for-sale residential homes. He also has acquired and sold for either his own account or that of companies he has work for more than \$1 billion of existing apartment communities.

Mr. Griggs was the former Executive Vice President/Chief Investment Officer for publicly traded BRE Properties, Inc; Senior Vice President with Security Capital Group's Homestead Village; Project Director for The Fieldstone Company; Director of Operations for M.J. Brock/Ryland Homes; and Apartment Division Manager for Pacific Scene Properties, Inc. Mr. Griggs holds a degree in Architecture from California Polytechnic School at San Luis Obispo and is a licensed California State Architect. Brad is a full member of Urban Land Institute.



LAUREN SEAVER

VP of Development

Lauren Seaver is a Vice President of Development for Blake|Griggs Properties. In her role, Ms. Seaver is responsible for all stages of the development process including acquisitions, due diligence, planning and design, entitlements, investor relations, marketing, pre-construction, construction and lease-up. Her current responsibilities include managing the entitlements, pre-construction and construction for multiple projects totaling more than 1,000 residential units and approximately 100,000 square feet of retail space with a combined development budget of greater than \$500 million.

Ms. Seaver holds an M.B.A. from Stanford Graduate School of Business and a B.A. from Stanford University in Economics with a minor in Mathematics.



BILL MCKALIP

VP of Finance and Accounting

Bill McKalip is Vice President of Finance and Accounting for Blake|Griggs Properties, handling all aspects of accounting, finance and cash management. Bill has over thirteen years of accounting and finance experience in the real estate industry, working with private real estate services firms as well as publicly traded Real Estate Investment Trusts. Bill spent nearly eight years at BRE Properties, an apartment REIT, working up from Accounting Manager to Senior Director of Accounting and Finance, with oversight of all aspects of accounting, including development, acquisitions and dispositions, property management, corporate financial reporting, AP and AR.

Prior to Bill's work in real estate, he was with a start-up technology firm in New York and worked on international economic development projects in Washington, DC. Bill is a C.F.A. charter holder and holds an M.B.A. from Thunderbird School of Global Management at Arizona State University and a B.A. from UC Berkeley.

BLAKE|GRIGGS P R O P E R T I E S



RYAN MCNAMARA

Senior Project Director

Ryan McNamara is a Project Manager for Blake|Griggs Properties and currently responsible for the development of more than 180 residential units and more than 170,000 square feet of retail in the Bay Area with a combined investment of over \$150 million.

Prior to joining BGP, Mr. McNamara spent 10 years as a financial analyst and development manager for Regency Centers, a national Real Estate Investment Trust focused on grocery-anchored shopping centers. During that time, he successfully underwrote and closed on more than \$300 million of retail acquisitions, development land and redevelopment properties; entitled more than 1.1 million square feet of commercial retail space in Northern California and the Pacific Northwest; and developed more than 380,000 square feet of new, grade-A commercial product from concept to completion.



GARY WALLACE

Director of Construction

Gary Wallace is the Director of Construction for Blake|Griggs Properties and is responsible for the overall success of all construction operations. Mr. Wallace has more than 26 years of experience in the construction industry in various product categories such as high-density residential, retail, institutional, and commercial products. Currently he is overseeing the construction of over 350 residential units and 140,000 square feet of retail space with a combined budget of greater than \$300 million.

Prior to joining BGP, Mr. Wallace held the position of Senior Project Manager at Devcon Construction, where he was responsible for all facets of general contracting operations, including project management, estimating, feasibility studies, pre-construction services and field management. Mr. Wallace has supervised the successful completion of more than \$900 Million of construction during the course of his career.



Director of Real Estate Development
Andrea Osgood



Professional Career

Andrea Osgood joined the Eden Housing Development team in 2008 and currently leads Eden's new construction and acquisition efforts. Since joining Eden, Andrea has developed over 300 new units and overseen the acquisition of nearly 800 existing units in six California counties – from Sonoma to San Diego County.

Before her career in affordable housing, Andrea worked as a construction management consultant for Capital Projects of UC Berkeley and was involved in nearly every phase of large rehab and new construction projects – from planning and development through funding and construction. She also gained experience in construction litigation and public contracting as a lead paralegal in the construction group of the San Francisco law firm, Hanson Bridgett Marcus Vlahos & Rudy.

Andrea has served on the Board of Directors of the Housing Leadership Council of San Mateo County since 2013 and is an inaugural member of the Board of Directors of SV@Home, a newly formed affordable housing advocacy organization in Santa Clara County.

Education

UCLA Graduate School of Public Policy and Social Research
Master of Arts, Urban Planning

Pomona College
Bachelor of Arts with Honors

LISC-Tax Credit & Bond Financing Training Institute
The Bay Area Ross Program in Real Estate – In Association with The USC Lusk Center for Real Estate

Professional Associations & Affiliations

SV@Home, Board Member
Housing Leadership Council of San Mateo County, Board Member
Member, East Bay Housing Organizations
Member, Non-profit Housing Association of Northern California



THOMAS P. COX, AIA, LEED AP

FOUNDER & CEO

Thom is the founder and CEO of TCA Architects. Under Thom's guidance, TCA has emerged as a nationally recognized leader in creative, cost effective and cutting edge design of the built environment. Thom founded TCA more than 25 years ago with the goal of integrating design, technology, and new materials in the formulation of the next generation of sustainable, mixed-use, urban infill communities. TCA has a broad platform of urban housing, retail, hospitality, and graphic design services. Operating out of three California based studios (Irvine, Los Angeles and Oakland) the firm collaborates with many of the nation's leading developers on a portfolio of projects spanning from the eastern seaboard to the entirety of California.

In 2014, Thom opened the Bay Area Studio of TCA. His pioneering spirit and passion for excellence in design continues as he currently guides the growth of the Oakland studio to a skilled team of 25 professionals and over active 30 projects. TCA's 25 years of expertise has been honored numerous times for design excellence by: the American Institute of Architects (AIA), Congress for the New Urbanism (CNU), National Association Home Builders (Pillars of the Industry Awards), Pacific Coast Builders Conference (Gold Nugget Awards), and the Urban Land Institute (ULI).

Thom currently a Member and Governor of Urban Land Institute (ULI), and serves on the Multifamily Green Product Council. He shares his passion for design by speaking as an expert at industry events nation-wide, including; PCBC, Multi-Family Trends, BALA, Multi-Family Executive, University Southern California (USC), National Association of Home Builders (NAHB) and the National Multifamily Housing Council (NMHC.)

Thom holds a Master and Bachelor of Architecture from the California State University at Pomona and is licensed in the states of CA, HI, AZ, and NV. A veteran of the United States Navy, Submarine Service, Thom utilizes his love for cycling to raise funds and awareness for the fight against AIDS, participating in the annual 545 mile, San Francisco to Los Angeles, AIDS/LifeCycle 'Ride to End Aids'. Thom enjoys spending time with his wife, daughters, and granddaughters and travels extensively exploring the wonders of the world we live in.



Contact:

tcox@tca-arch.com
Oakland Studio
1111 Broadway Suite 1320
Oakland, CA 94607
213/553-1100

Architecture Licenses:

CA (C-10877)
HI (13080)
AZ (40013)
NV (7517)
NCARB Certificate (30471)

Education:

Master of Architecture
California State Polytechnic University
Pomona, CA

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

Professional Affiliations:

American Institute of Architects (AIA)
Urban Land Institute (ULI)
Multifamily Housing Green Council
National Association of Home Builders (NAHB)
National Multi-Housing Council (NMHC)
American Planning Association (APA)



Mark Schattinger, President

B.S. Landscape Architecture
University of California, Davis
California Landscape Architect #3235
US Green Build Council-OC

Urban Land Institute

American Society of Landscape Architects
Arizona Landscape Architect #38907

Building Institute of America

American Planning Association
CLARB #2908

Responsibilities / Qualifications:

Mr. Schattinger's professional experience includes over 35 years of Landscape Architecture and Planning for a variety of master planned residential communities, Parks and Open Space, destination resort hotels, multi-purpose public facilities, and infill luxury residential. He has been involved in numerous projects in the western United States and internationally with a majority of his work in Mexico, Southeast Asia and Japan, including a two-year assignment in Singapore.

In addition to his design skills, Mr. Schattinger has extensive experience in project management including client and public agency interface, community workshops, and the coordination of multi-disciplinary consultant teams.

As President, Mr. Schattinger is responsible for design direction, client relations, business development and continuing education in the landscape field. Directing a team of dedicated professionals, Mr. Schattinger assist the client with environmental concerns, construction issues and engineering concepts without sacrificing ultimate design principles. Under Mr. Schattinger's orchestration creative Landscape Architecture becomes an art form complimentary to the development goals of the **MJS Design Group** client.

Resort Communities

Punta Ballena, Cabo San Lucas
Lake Las Vegas, Henderson, Nevada
Hassayampa, Prescott, Arizona
Firerock Country Club, Fountain Hills, Arizona
Estrella Mountain Ranch, Goodyear, Arizona
King Ranch, Goodyear, Arizona
Pine Valley Country Club, Beijing, China
Pala Mesa Golf Resort, North San Diego County
River Ridge Golf Course, Oxnard, California
Sterling Hills, Camarillo, California

Hospitality

St. Regis, Singapore
The Ritz - Carlton Kapalua, Maui, Hawaii
Holiday Inn at the Disney World Resort
The Ritz - Carlton Rancho Mirage, California
Sheraton Hotel at the Disneyland Resort
The Ritz - Carlton Huntington Hotel, Pasadena, CA
Punta Ballena, Cabo San Lucas, Mexico
CopperWynd, Fountain Hills, AZ
Papagayo Princess Resort, Papagayo, Costa Rica
Disney Paradise Pier Hotel, Anaheim, CA
Hilton El Conquistador, Tucson, AZ

Entertainment/Retail

Bayside Retail Center, Newport Beach, CA
Fiesta Americana, San Jose, Costa Rica
Palladium, West Palm Beach, Florida
Rancho Crossings, Rancho Cucamonga, CA
Citrus Crossings Entertainment Center, Azusa, CA

Planned Residential Communities

Crescent at Tomlinson, Singapore
Regatta, Marina del Rey
Victoria Estates, Oxnard, CA
Axis at Union Station, Los Angeles, CA
Village at the Park, Camarillo, CA
Cannery Lofts, Newport Beach, CA
Cordova Hills, County of Sacramento, CA
SeaBridge at Channel Islands Harbor, Orange, CA
Granite Court Affordable Housing, Irvine, CA
Warner Center Condominiums, Los Angeles, CA
Woodbury, County of Yuba, CA
Gardenia Park, Cairo, Egypt
RiverBend, Calusa, CA
Isla Dorada, Cancun Mexico
Woodbury Masterplanned Community, Yuba County
Mirada, Rancho Mirage, California
Gateway Center at the Plantinum Triangle, Anaheim, CA
Avignon at Colton Plaza, Irvine, CA

Public Facilities

Dixieanne Park, City of Sacramento, CA
Vineyard Park, City of Oxnard, CA
East Park, City of Oxnard, CA
Santa Clara River Trail, City of Orange
55-acre Sports Park, Pleasant Valley Park District-Camarillo
Magic Johnson Park and Lake, Los Angeles Parks District



EDUCATION

BS Civil Engineering,
California Polytechnic
State University, San Luis
Obispo

REGISTRATION

Professional Civil
Engineer CA No. 51158

TOTAL YEARS EXPERIENCE

29 years, 28 with firm

DANIEL SCHAEFER, PE | LEED ® AP, QSD

CIVIL PRINCIPAL IN CHARGE

"I trust wholeheartedly that experience + shared vision = value. Through utilizing BKF's problem solving abilities, and understanding and aligning our clients' interests with our firm's interests, BKF leverages our efforts to maximize value. I enjoy working with my clients during the feasibility, alternative analyses, and planning process to ensure that the project's viability is considered early and throughout implementing the project." Dan's 29 years of joint public and private experience provide a unique perspective to projects. In working with clients to create a shared vision, Mr. Schaefer implements those ideals into practical solutions with clear intent.

SELECT PROJECT EXPERIENCE

Ritz-Carlton Chronicle Building
San Francisco

Mixed-Use Adaptive Reuse and
Expansion of Historic Building
San Francisco

One Market Street
San Francisco

Alameda Landing Development Plan
Alameda

1 Kearney & 710 Market Streets
San Francisco

Downtown San Mateo Specific Plan
San Mateo

1 & 3 Foundry Square, 400 & 505
Howard
San Francisco

Rincon Green Apartments
San Francisco

SOMA Grand
San Francisco

Symphony Towers
San Francisco

South S.F. Downtown SALUP &
Environmental Review
San Francisco

Alameda Landing Mixed Use
Alameda

El Camino Real/Downtown Specific Plan
Menlo Park

West Dublin & Pleasanton Transit Village
Dublin & Pleasanton

Hercules Bayfront Mixed Use
Hercules

Walnut Creek BART Transit Village
Walnut Creek

VCC Master Plan Amendment
Dublin

Downtown Concord Specific Plan & EIR
Concord

Treasure Island
San Francisco

Bowtie Property
Tracy

Coliseum Area Specific Plan & EIR
Oakland

Tracy Downtown Parking Lot
Improvements
Tracy

Moffett Field Development
Mountain View

Hayward Downtown Specific Plan
Hayward

Gateway Redevelopment
South San Francisco

California Center Mixed Use
City of Pleasanton

Midpoint Technology Park
Redwood City

Hunters Point Peer Review
San Francisco

Cupertino Civic Center
Cupertino

McDonald Dorsa Quarry Feasibility
Cupertino



mitsui FUDOSAN AMERICA



John Westerfield

Chief Executive Officer

Mr. Westerfield serves as Chief Executive Officer of Mitsui Fudosan America, Inc. and is a member of MFA's Board of Directors. Mr. Westerfield was appointed CEO effective April 1, 2015, after serving as Senior Advisor to MFA's BOD from 2012 to 2015. In that capacity, Mr. Westerfield provided strategic advice regarding business planning and investment strategy. Mr. Westerfield also serves as a member of the Board of Directors of Halekulani Corporation, a wholly owned subsidiary of MFA.

Mr. Westerfield spent the bulk of his career as a managing director at Morgan Stanley, having joined the firm in 1985 upon graduation from business school. At MS, Mr. Westerfield worked in numerous roles in investment banking, fixed income and investment management, all with a specialization in commercial real estate finance and investment. In his last role at Morgan Stanley, Mr. Westerfield had responsibility for the firm's global commercial mortgage finance business.

Upon retirement from Morgan Stanley in June, 2008, Mr. Westerfield formed and managed Braddock Capital Management, a private LLC which invested in REITs and commercial real estate related assets, including various office, industrial, multi-family rental and condominium development projects, primarily in the New York area.

Mr. Westerfield received an MBA from Harvard Business School in 1985 and an AB in Government from Dartmouth College in 1981.



Jeff Menard

Vice President, Acquisitions

Mr. Menard is responsible for Mitsui Fudosan America's capital markets activities in the western United States. He joined the company in 2007. In 2013, he led the firm's expansion efforts by relocating to California and opening a San Francisco office. After three years in San Francisco, Mr. Menard returned to New York City where he continues to source new investment opportunities for the firm.

During his tenure at MFA, Mr. Menard's additional responsibilities have included asset management, debt financing, and dispositions. Prior to joining the company, Mr. Menard worked as both a mortgage broker and lender, primarily focused on distressed commercial and residential properties in the Tri-State area.

Mr. Menard graduated from Syracuse University in 2003 with a Bachelor of Science degree in Accounting, and holds a Master of Science degree in Real Estate Investment & Finance from New York University.

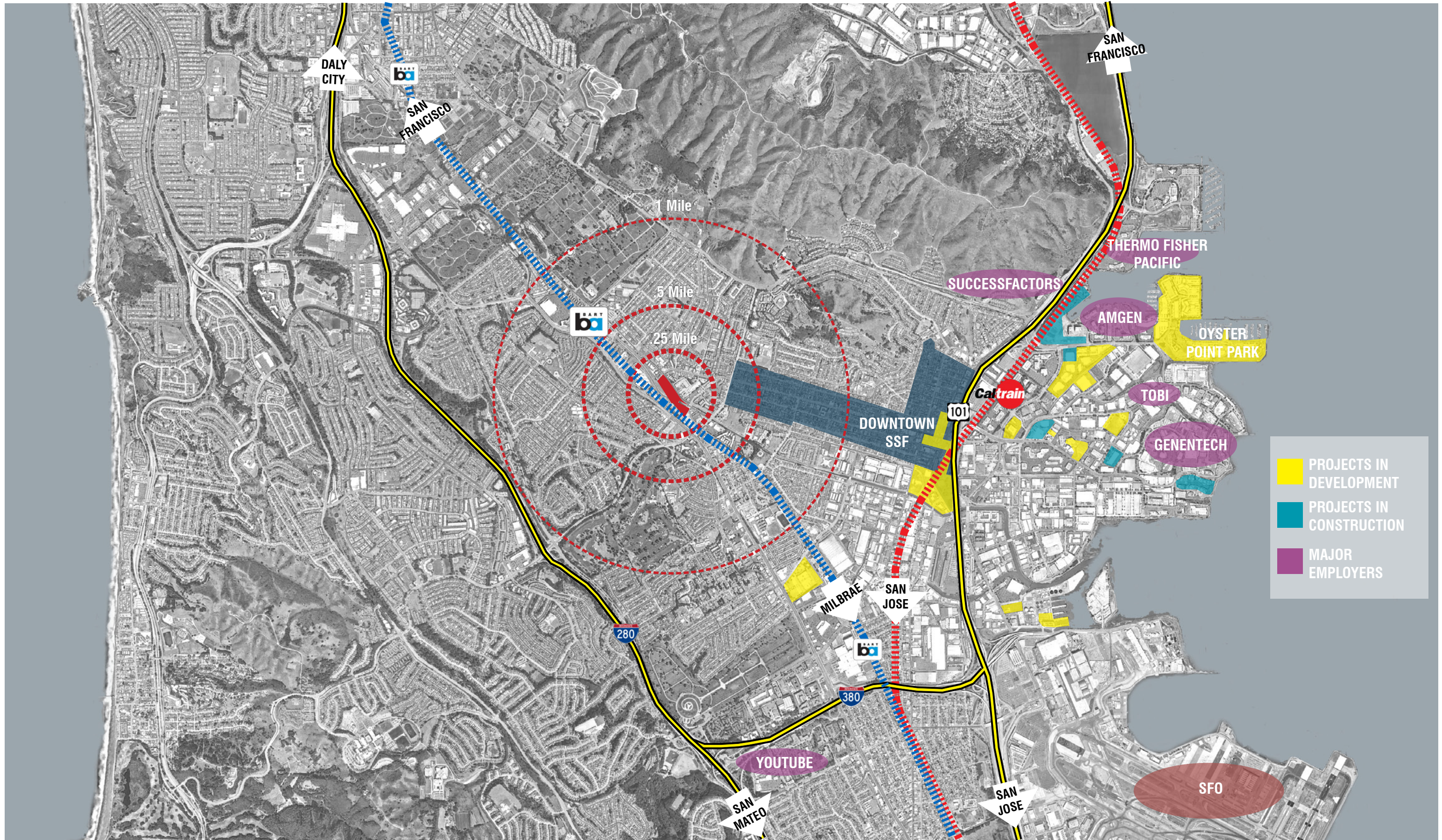
References for Blake Griggs Properties

Land Sellers	Title	Reference For	Notes
Stuart Cook 510-670-6534 stuart.cook@acgov.org	Surplus Property Authority Director, Alameda County	Blake Griggs Properties	Sold land for PACIFIC PEARL (Pleasanton, CA) on behalf of Alameda County
Fred Diaz 510-284-4002 fdiaz@ci.fremont.ca.us	City Manager, Fremont	Blake Griggs Properties	Sold land for ARTIST WALK (Fremont, CA) on behalf of the City of Fremont
Cliff Nguyen 510-494-4769 cnguyen@fremont.gov	Urban Initiatives Manger, Fremont	Blake Griggs Properties	Sold land for ARTIST WALK (Fremont, CA) on behalf of the City of Fremont
Sean Brooks 510-464-6114 sbrook1@bart.gov	Dept. Manager, SF Bay Area Rapid Transit District	Blake Griggs Properties	Worked with BGP on Walnut Creek Transit Village (Walnut Creek, CA)

City / Municipality Officials and Staff	Title, Municipality	Reference For	Notes
Fred Diaz 510-284-4002 fdiaz@ci.fremont.ca.us	City Manager, Fremont	Blake Griggs Properties	Worked with BGP on ARTIST WALK (Fremont, CA)
Bill Harrison 510-793-4323 Bill@hagicpa.com	Mayor, Fremont	Blake Griggs Properties	Worked with BGP on ARTIST WALK (Fremont, CA)
Sean Brooks 510-464-6114 sbrook1@bart.gov	Dept. Manager, SF Bay Area Rapid Transit District	Blake Griggs Properties	Worked with BGP on Walnut Creek Transit Village (Walnut Creek, CA)
Joe Calabrigo 925-314-3302 jcalabrigo@ci.danville.ca.us	Town Manager, Danville	Brad Blake	Worked with Blake on THE ROSE GARDEN (Danville, CA)
Kristina Lawson 925-708-7544 lawson@walnut-creek.org	Former Mayor, Walnut Creek	Blake Griggs Properties	Worked with BGP on VAYA (Walnut Creek, CA)

Lenders	Company	Reference For	Notes
Don Kuemmeler 415-732-7645 kuemmeler@pccpllc.com	Pacific Coast Capital Partners	Blake Griggs Properties	Lender for various current and former projects including ON BROADWAY (Redwood City, CA) and ARTIST WALK (Fremont, CA)
Craig Larsen 415-394-4047 larsenc@wellsfargo.com	Wells Fargo Real Estate Capital Investments	Blake Griggs Properties	Lender for BHV's Urban Outfitters Building (Walnut Creek, CA) and BGP's ARTIST WALK (Fremont, CA)
Cathy Raty 925-314-2894 cathy.raty@herbank.com	Heritage Bank of Commerce	Blake Griggs Properties	Lender for 522 Hartz in Danville & Urban Outfitters building acquisition and development. Heritage Bank is the lender for BGP's business line of credit

Partners and Investors	Company	Reference For	Notes
Don Kuemmeler 415-732-7645 kuemmeler@pccpllc.com	Pacific Coast Capital Partners	Blake Griggs Properties	Investor in various current and former projects including FOSTER SQUARE (Foster City, CA) and PLAZA DE SAN JOSE (San Jose, CA)
John Jordan 415-538-4868 john.jordan@ubs.com	UBS Realty Investors	Blake Griggs Properties	Investor in BGP's PACIFIC PEARL (Pleasanton, CA)
David Irmer 415-332-6250 dcirmer@innisfreecompanies.com	Innisfree Companies	Brad Blake	Partner and Co-Developer of ON BROADWAY (Redwood City, CA)
Brandon Buza 415-439-6121 brandonbuza@northwesternmutual.com	Northwestern Mutual Real Estate Investments	Blake Griggs Properties	Investor in BGP's VAYA (Walnut Creek, CA)





RANCHO BURI BURI



CHARLES LUX



HENRY MILLER



WESTERN MEAT COMPANY



CITY HALL



EL RANCHO DRIVE-IN THEATER



EL RANCHO DRIVE-IN THEATER



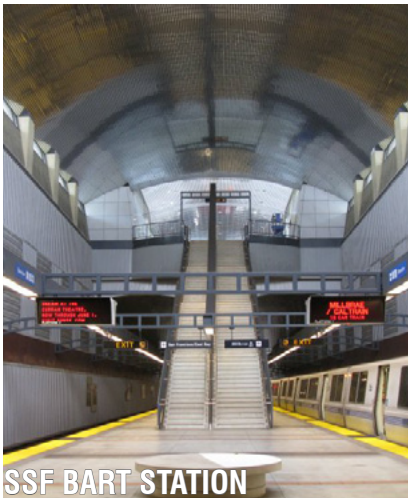
SOUTH SAN FRANCISCO SIGN



SOUTH SAN FRANCISCO SIGN



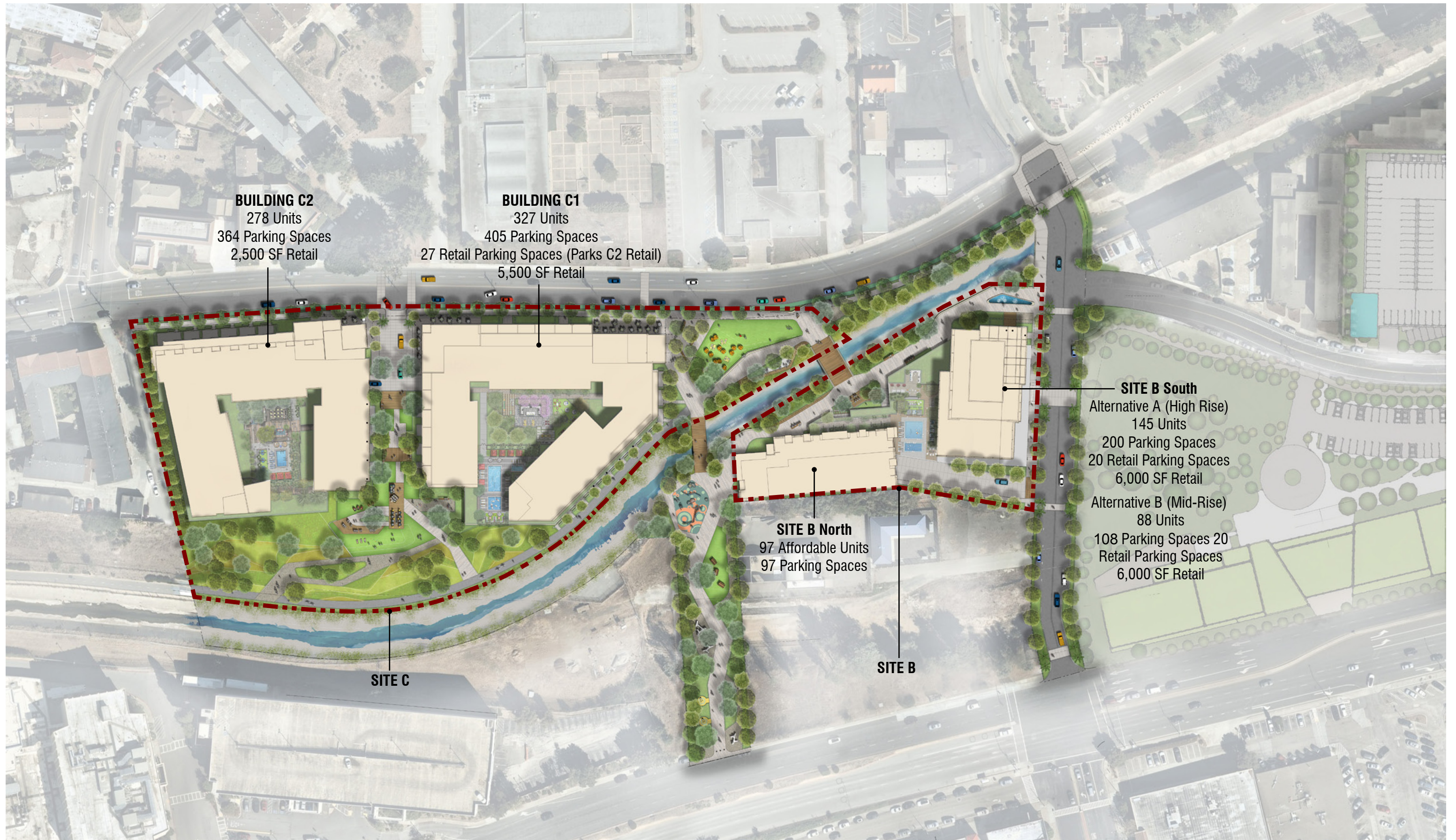
GENENTECH CAMPUS



SSF BART STATION



FUTURE CIVIC CENTER





















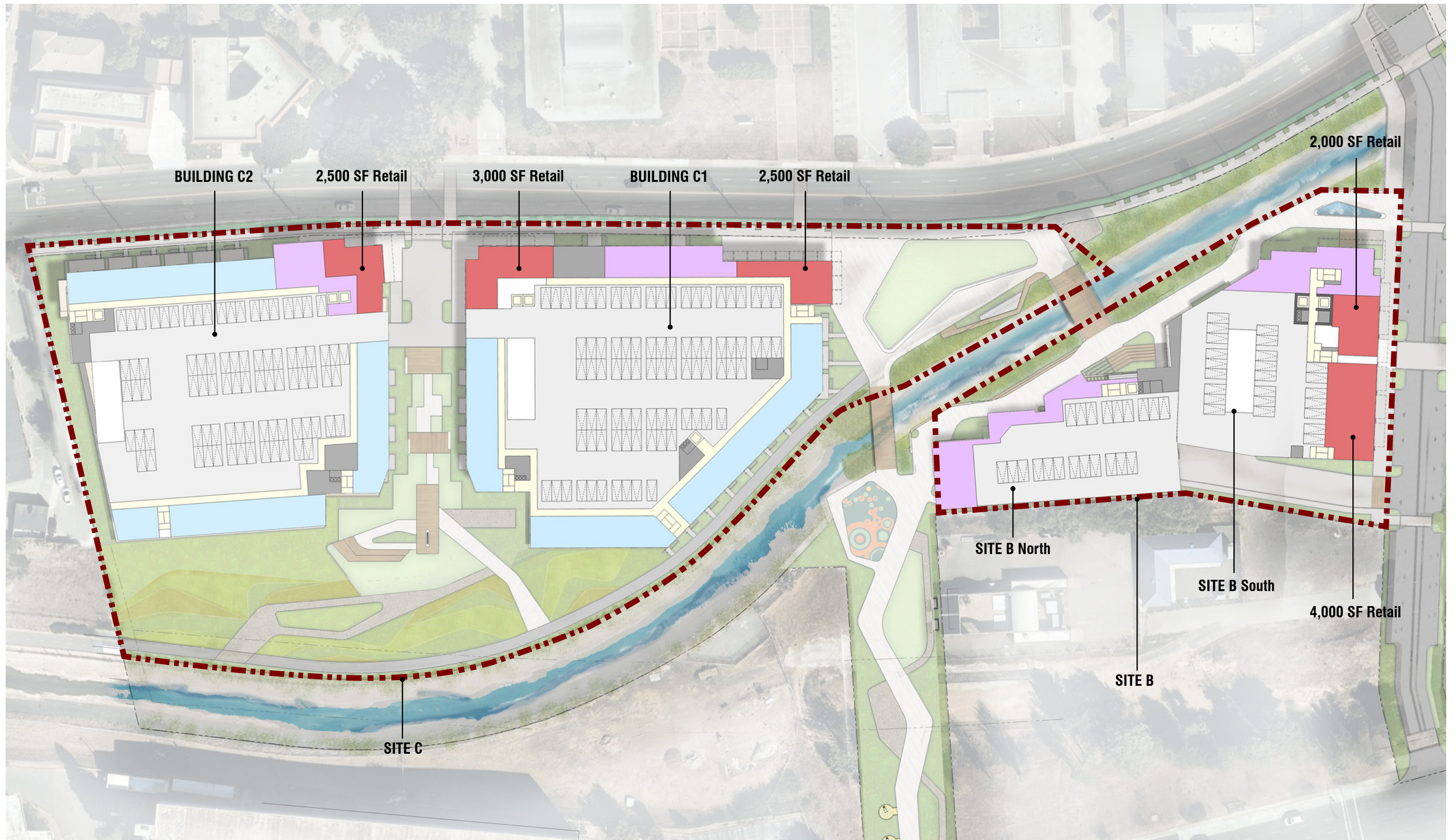


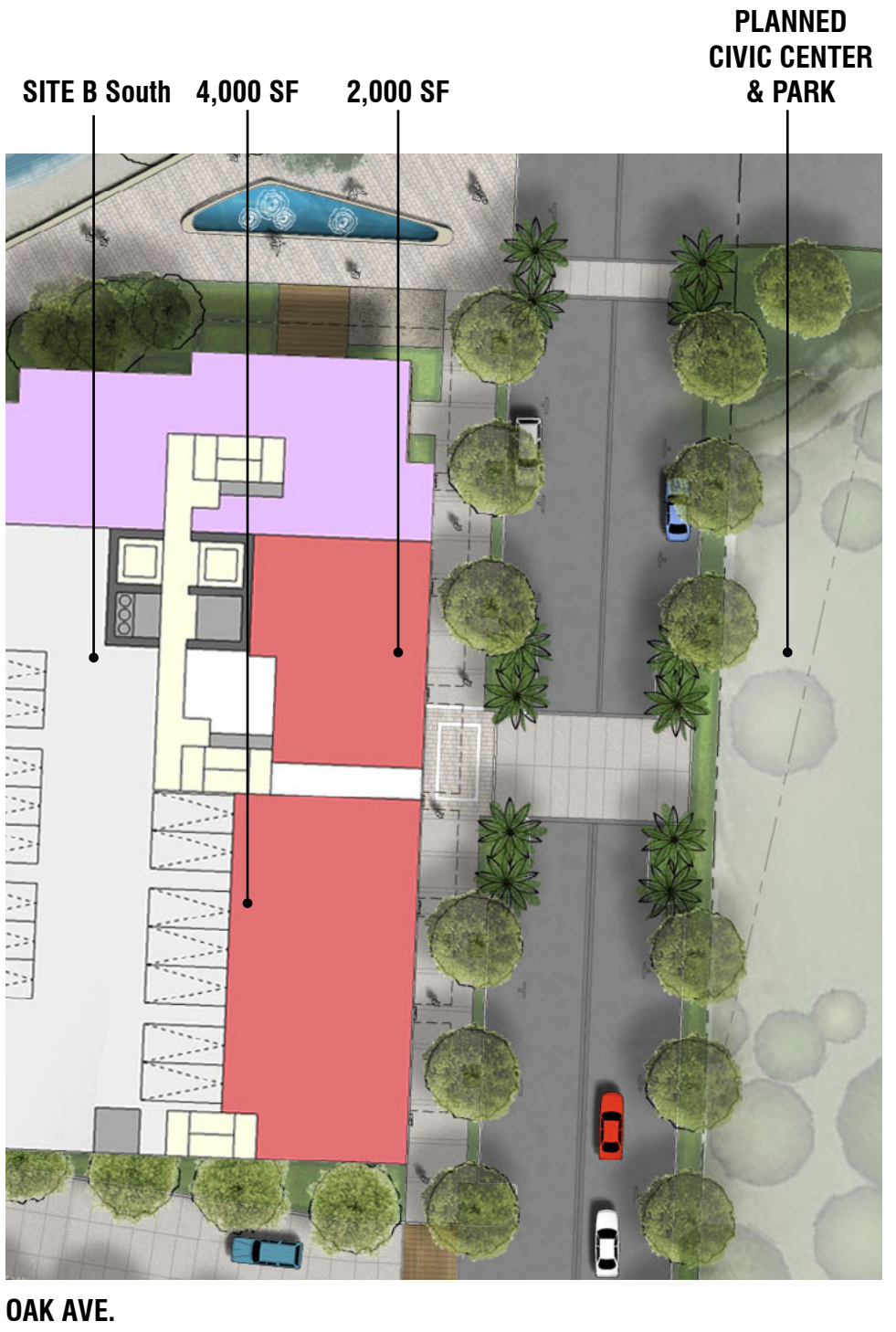
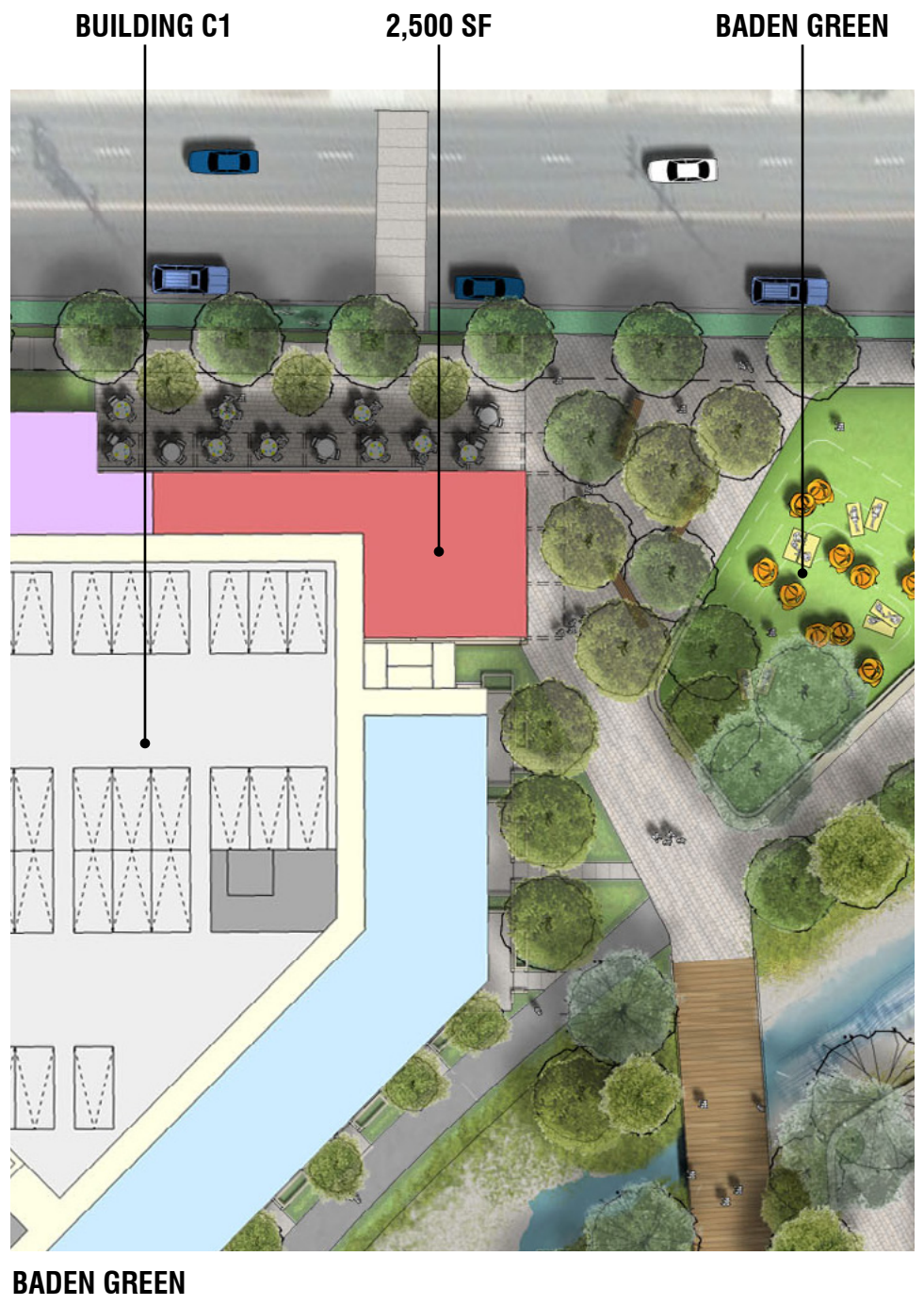
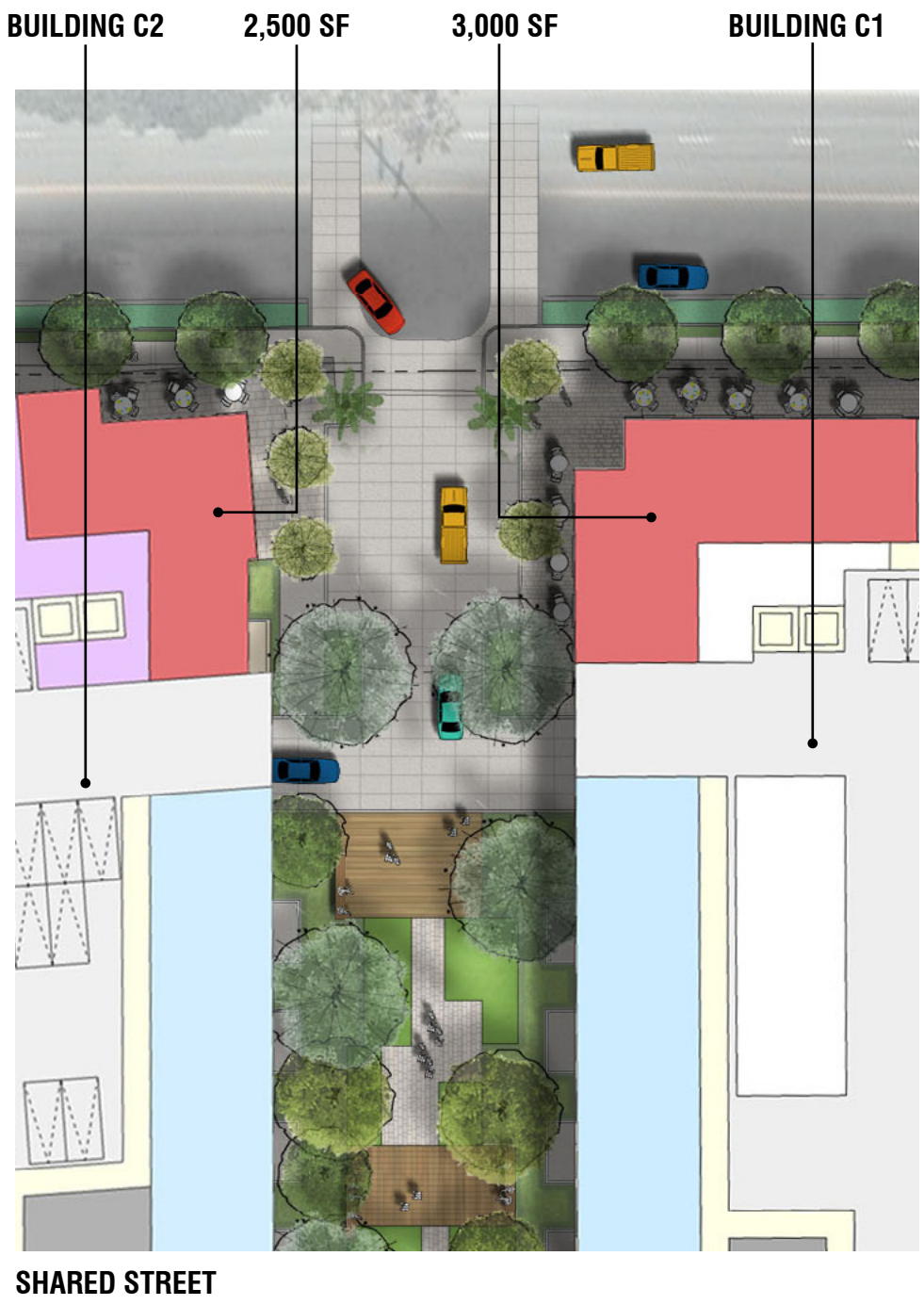














Aerial View Near Buri Buri Park



Eye Level View From Del Monte Ave. & Arroyo Dr.





Aerial View Near Buri Buri Park



Eye Level View From Del Monte Ave. & Arroy Dr.





Aerial View From Buri Buri Elementary School



Eye Level View From El Camop Dr. & Camaritas Ave.

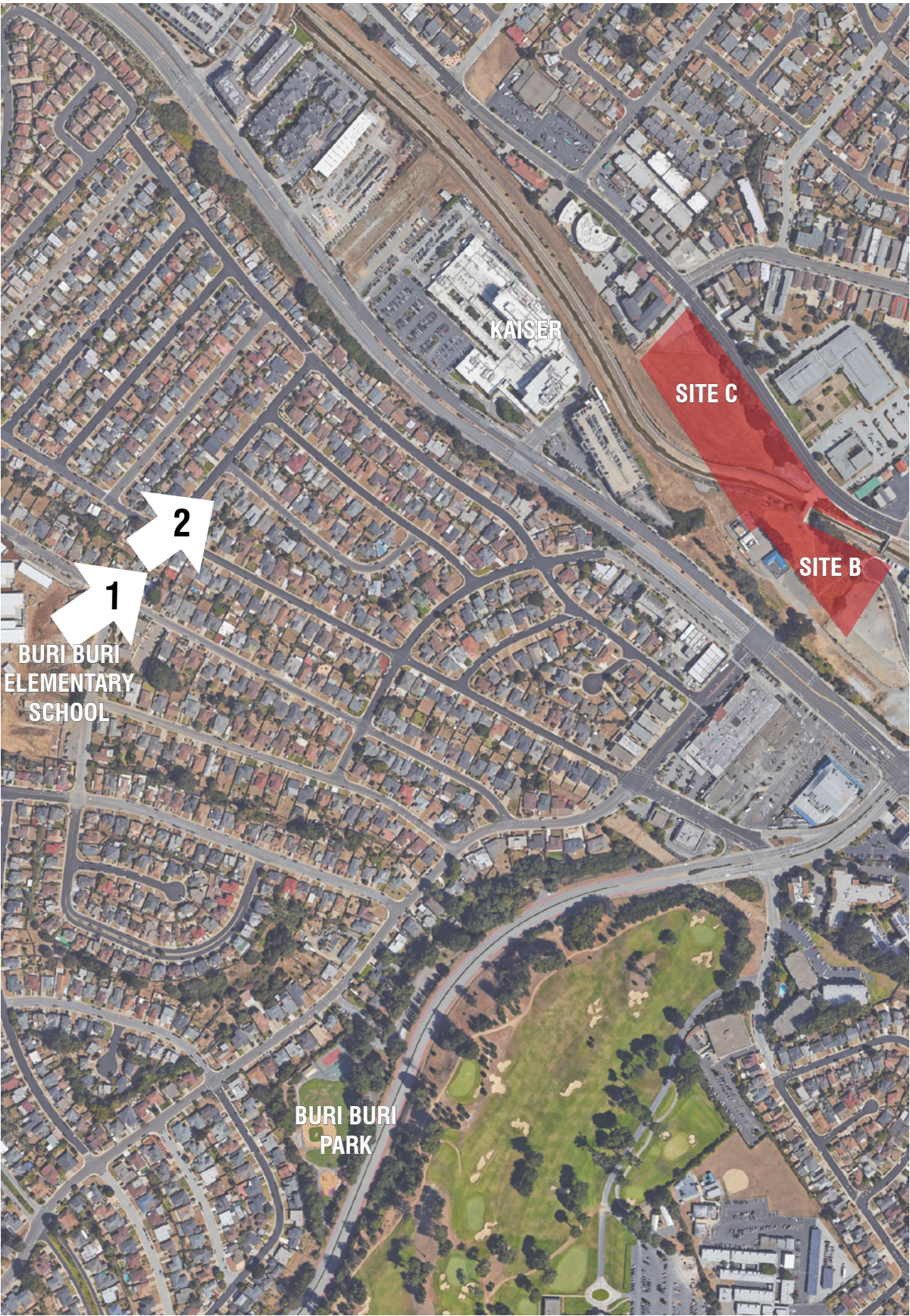


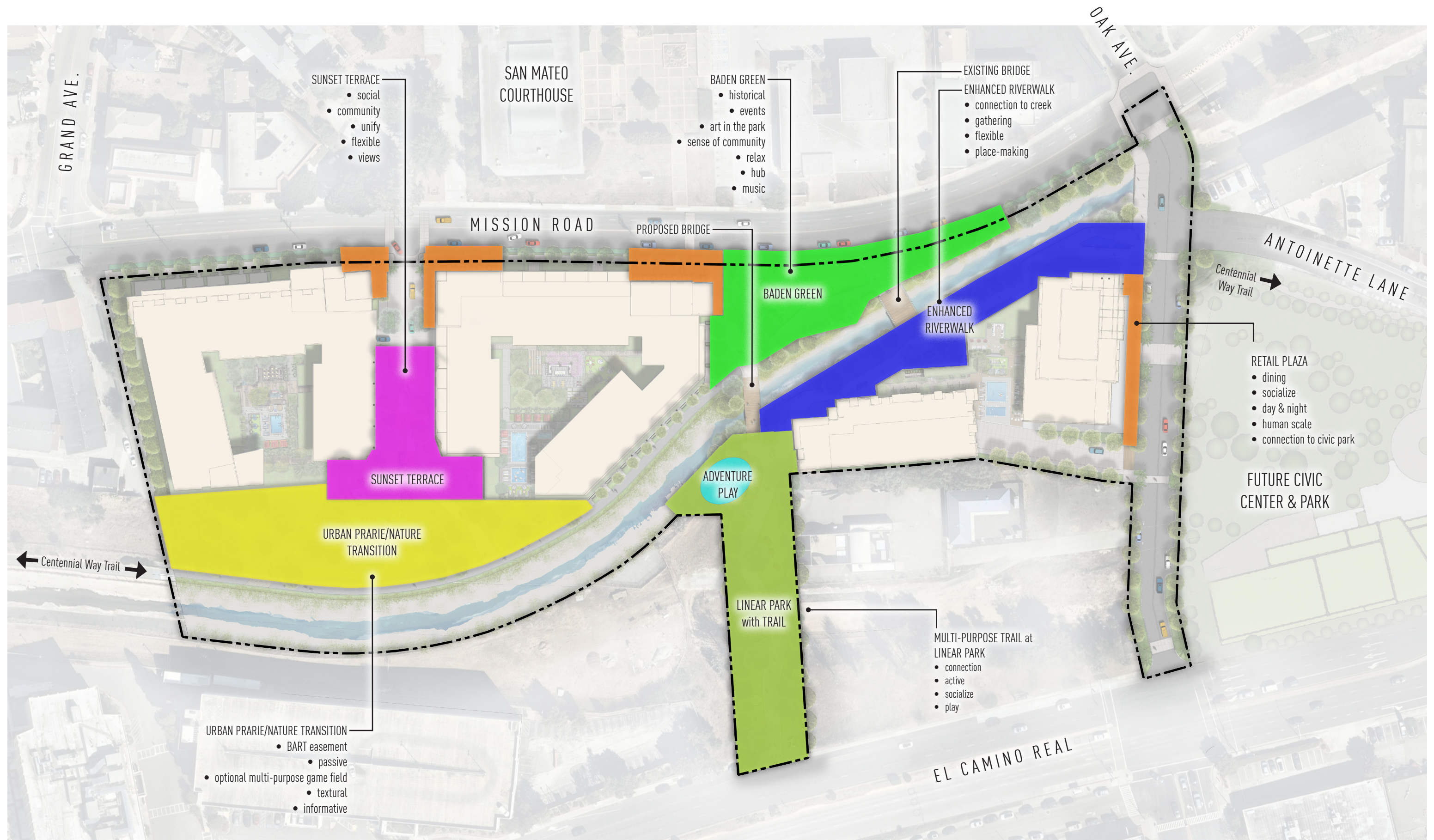


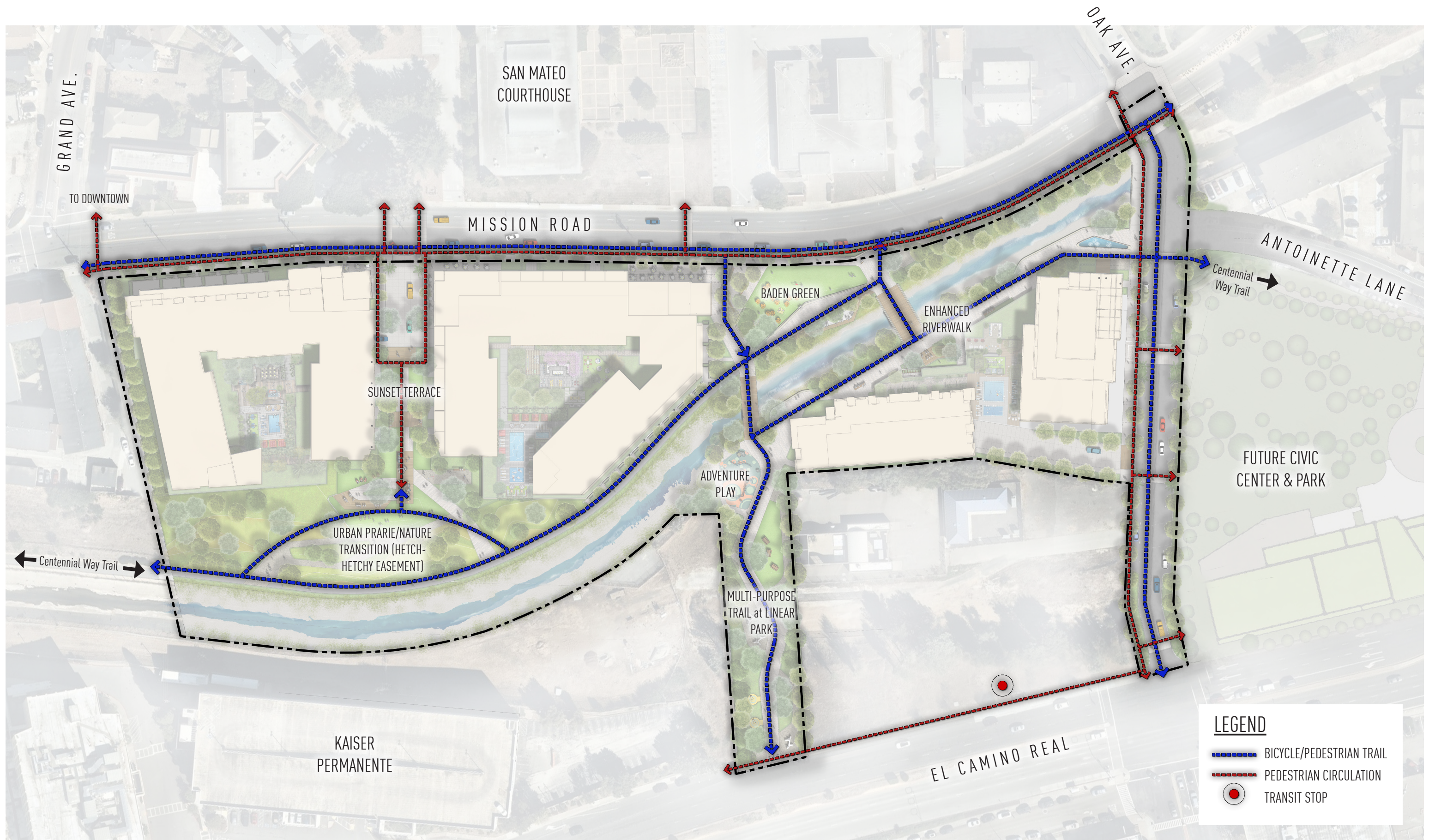
Aerial View From Buri Buri Elementary School

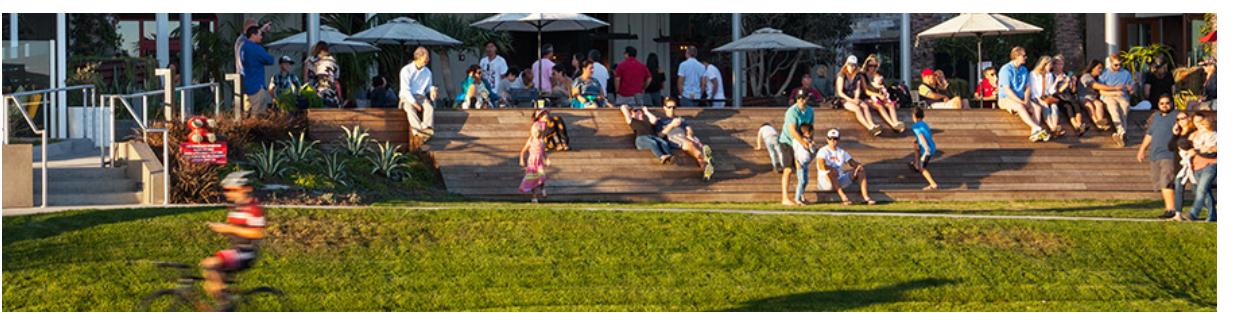
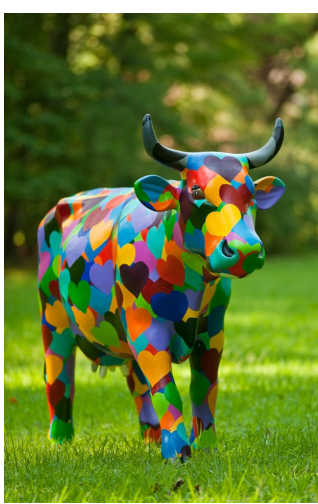


Eye Level View From El Camop Dr. & Camaritas Ave.





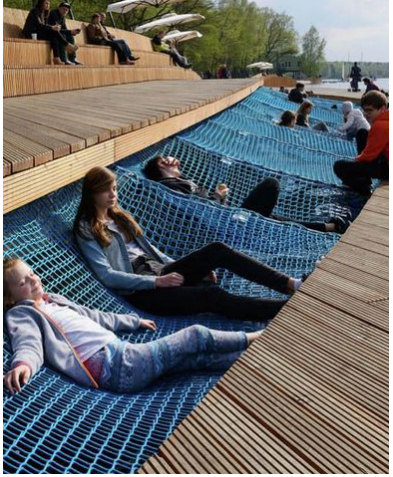




SUNSET TERRACE



BADEN GREEN



ADVENTURE PLAY



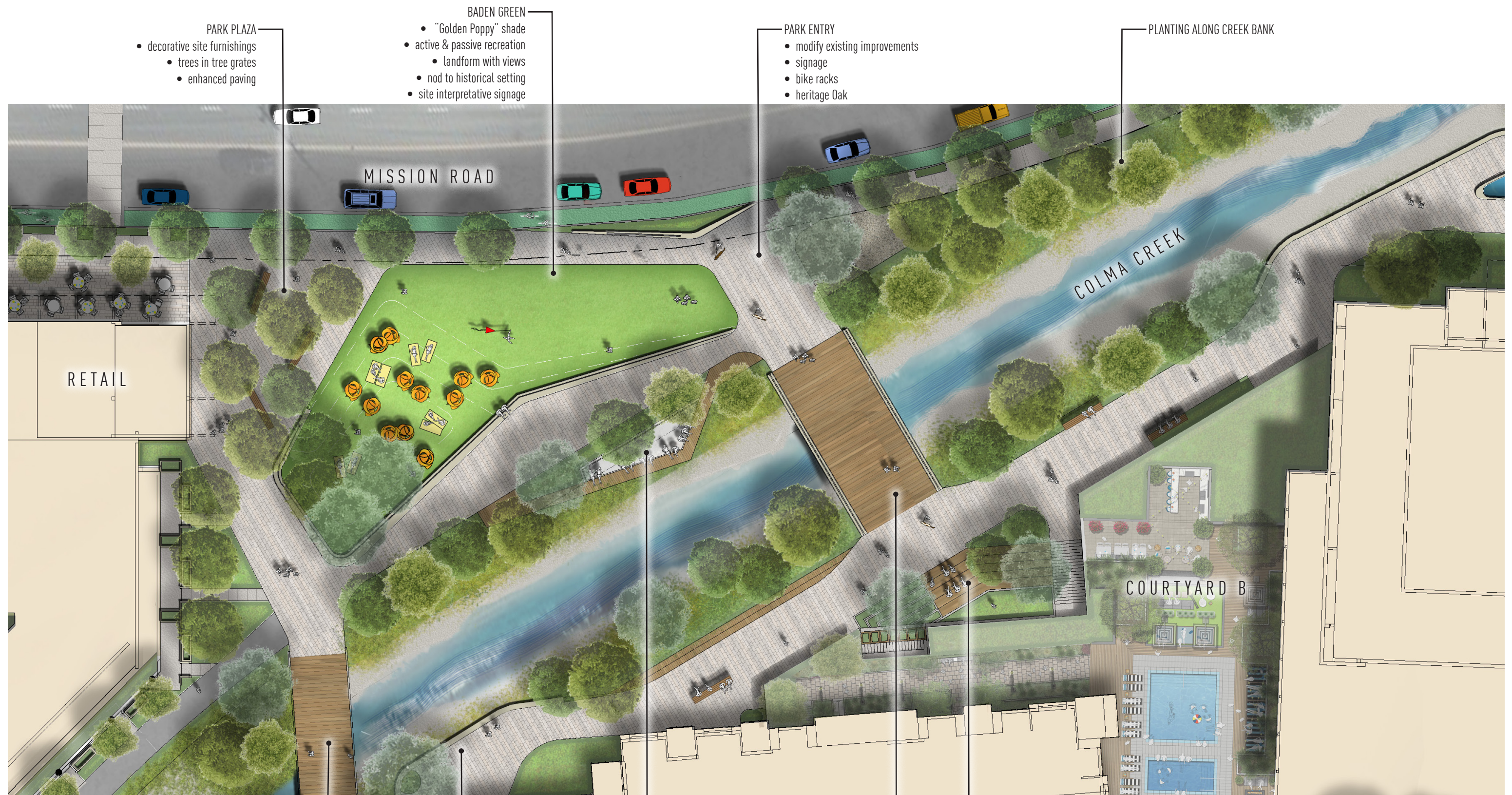
RETAIL PLAZA



ENHANCED RIVERWALK







- PARK PLAZA**
- decorative site furnishings
 - trees in tree grates
 - enhanced paving

- BADEN GREEN**
- "Golden Poppy" shade
 - active & passive recreation
 - landform with views
 - nod to historical setting
 - site interpretative signage

- PARK ENTRY**
- modify existing improvements
 - signage
 - bike racks
 - heritage Oak

- PLANTING ALONG CREEK BANK**

- NEW PEDESTRAIN BRIDGE**
- connection to bike trail & linear park

- COLMA CREEK LOOKOUT**
- specimen tree
 - Baden story etched on wall

- GROUP HAMMOCK & BOARDWALK**

- TERRACED SEATING with PARK AND CREEK VIEWS**

- ENHANCED EXISTING BRIDGE**



- PARK PLAZA
- decorative site furnishings
 - trees in tree grates
 - enhanced paving

- BADEN GREEN
- "Golden Poppy" shade
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 - nod to historical setting
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- PARK ENTRY
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PLANTING ALONG CREEK BANK

RETAIL

COLMA CREEK

COURTYARD B

- NEW PEDESTRAIN BRIDGE
- connection to bike trail & linear park

- COLMA CREEK LOOKOUT
- specimen tree
 - Baden story etched on wall

GROUP HAMMOCK & BOARDWALK

TERRACED SEATING with PARK AND CREEK VIEWS

ENHANCED EXISTING BRIDGE

SOUTH SAN FRANCISCO RFP
SOUTH SAN FRANCISCO, CA



SITE DESIGN
FEBRUARY 01, 2018



BADEN GREEN ENLARGEMENT
(COLMA CREEK ALTERNATIVE)

L-5 B



PLAZA with CONNECTION to MISSION ROAD
• fire access lane

PUBLIC BOCCIE COURT

VIEW LAWN
• creek & meadow views
• active & passive recreation

URBAN PRARIE/NATURE TRANSITION
• native and drought tolerant planting
• meadow grasses with wildflowers
• creek interperative

FIRESIDE CHAT
• public fire pit
• group seating

SUNSET TERRACE
• terraced seating
• sunset views

DECOMPOSED GRANITE PATH
• seating

OPTIONAL MULTI-PURPOSE
GAME FIELD

EXISTING CENTENNIAL WAY TRAIL