# SOUTH SAN FRANCISCO PUC DEVELOPMENT SITE





# CITY COUNCIL PUBLIC HEARING NOVEMBER 13, 2019



### SITE CONTEXT





#### TRANSIT VILLAGE PLANNING

- General Plan
- BART Transit Village Plan
- Housing Elements
- Centennial Way
- RDA Purchases
- ECR/Chestnut Area Plan





#### **PUC OVERSIGHT**

- 2007: RDA purchase
- 2011: RDA Dissolution
- 2015: LRPMP Approved
- The PUC site oversight:
  - Successor Agency
  - Taxing Entities
  - Oversight Board





#### **DEVELOPER SELECTION**

- May 2017: Request for Qualifications
- October 2017: Request for Proposals
- February 2018: five developers submit proposals
- March 2018: Housing Committee interviews
- May 2018: City Council selects AGI (L37)/KASA
- July 2018: Exclusive Negotiating Rights Agreement



#### PROJECT SUBMITTAL, JUNE 2019

- 800 units, 3 buildings
- 158 units (20%) Affordable
- 12,992 square feet Market Hall and retail
- 8,307 square feet Day Care Center
- 879 parking spaces
- Public open space
- Oak Avenue Extension



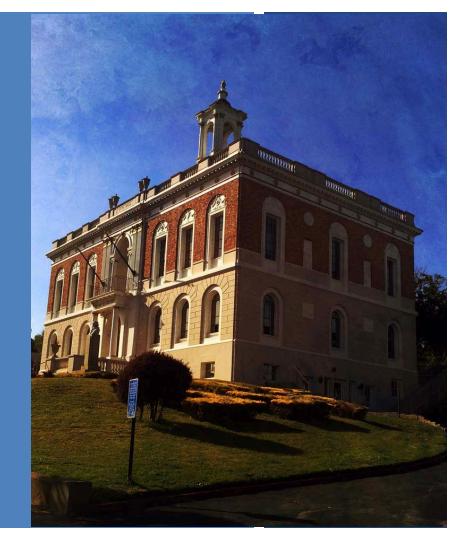
#### OAK AVENUE EXTENSION, PHASE 1





#### **PROJECT REVIEWS**

- July & August 2019: DRB
- August 2019: HSC
- September 2019: BPAC
- October 2019: PC



#### LAND CONVEYANCE

- \$11 million
- Development fees
- Prevailing wage
- Project maintenance
- Affordable housing
- Enforceable TDM
- Parking management

- Subsidized childcare
- Playground
- Public art
- Oak Avenue



#### DISTRIBUTION TO TAXING ENTITIES

SSFUSD (43.9%)	\$4,829,000
SMC (25.7%)	\$2,827,000
SSF (16.7%)	\$1,837,000
SMC CCD (7.3%)	\$803,000
Other	\$704,000
TOTAL	\$11,000,000



#### CITY COUNCIL ACTIONS

- 1. Adopt a resolution making a determination that the project is consistent with an adopted EIR;
- 2. Adopt a resolution making findings and approving the entitlements request;
- 3. Make a General Plan consistency determination;
- 4. Adopt a resolution approving the Purchase and Sale Agreement and Affordable Housing Agreement;
- 5. Introduce an ordinance approving the Development Agreement; and
- 6. Adopt a resolution approving the 1<sup>st</sup> Amendment to the ENRA.



## STATE LAW



