

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 1st Amendment to the ENRA.



STATE LAW

