



PA 2018-IV-MV5

North Gateway Community Business Center

SFDC Board Meeting

May 15, 2019

Agenda

- Background
- Proposed Comprehensive Plan Amendment
- Milestones and Potential Public Hearing Dates
- Discussion

Plan Amendment 2018-IV-MV5

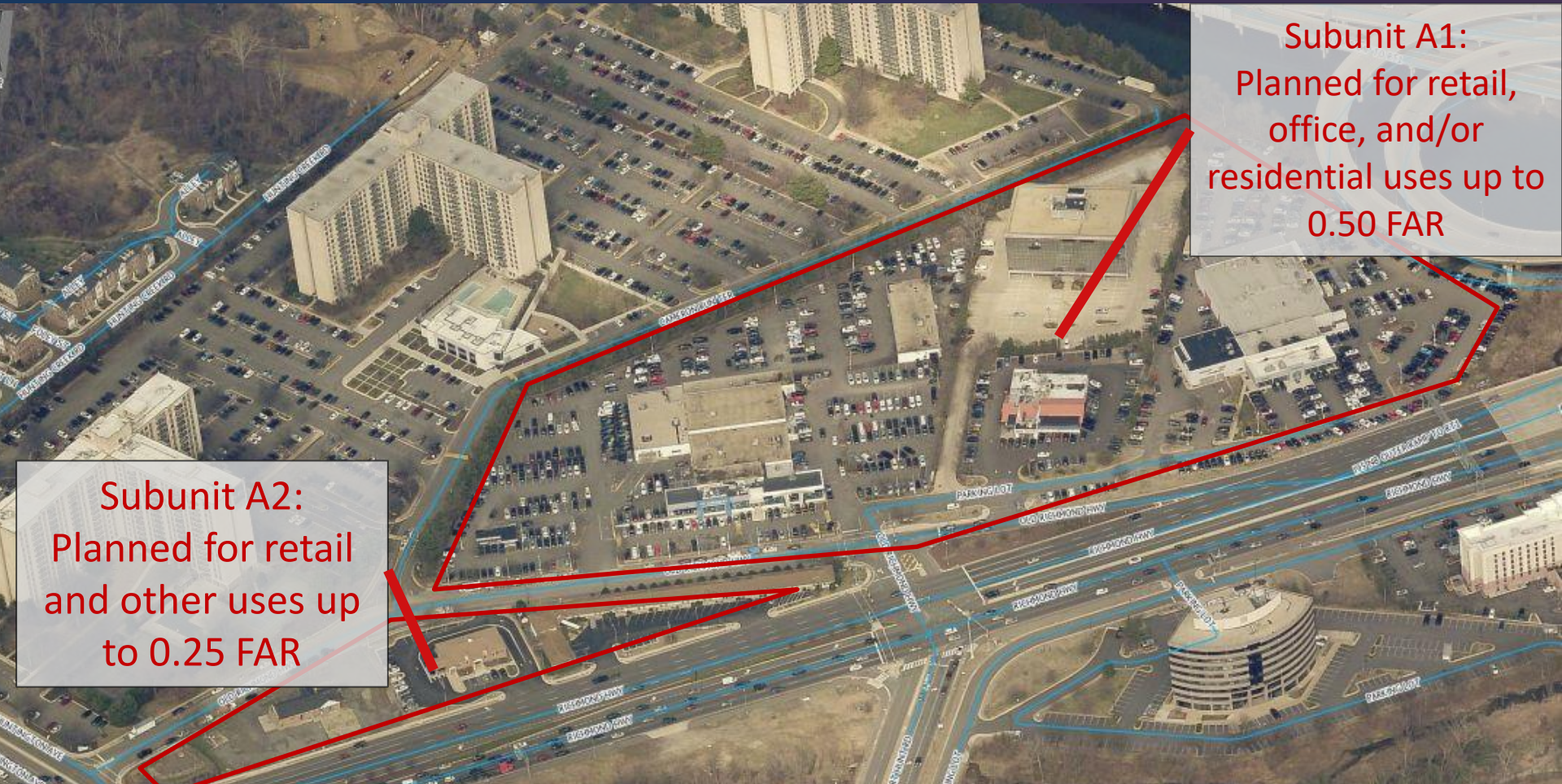
Authorized 9/25/18; amended 2/19/19

- North Gateway CBC
 - Sub-units A-1, A-2, and A-3
- Increase intensity on Sub-units A-1 and A-2
 - 1.65 FAR up to 2.0 FAR
- Additional considerations
 - Parcel consolidation
 - Urban design guidance
 - Roadway network
 - Potential trail connection
- Concurrent transportation plan amendment
 - PA 2018-IV-T1



Existing and Planned Uses

Sub-units A1 and A2 (~18 ac.)



Subunit A1:
Planned for retail,
office, and/or
residential uses up to
0.50 FAR

Subunit A2:
Planned for retail
and other uses up
to 0.25 FAR

Redevelopment Option Subunit A1 and A2 (added in 2013):

- Option for consolidation and redevelopment up to 1.65 FAR with conditions
- Additional higher intensity should be studied when transportation analysis is complete

Existing and Planned Uses

Sub-unit A3 (~28 ac.)

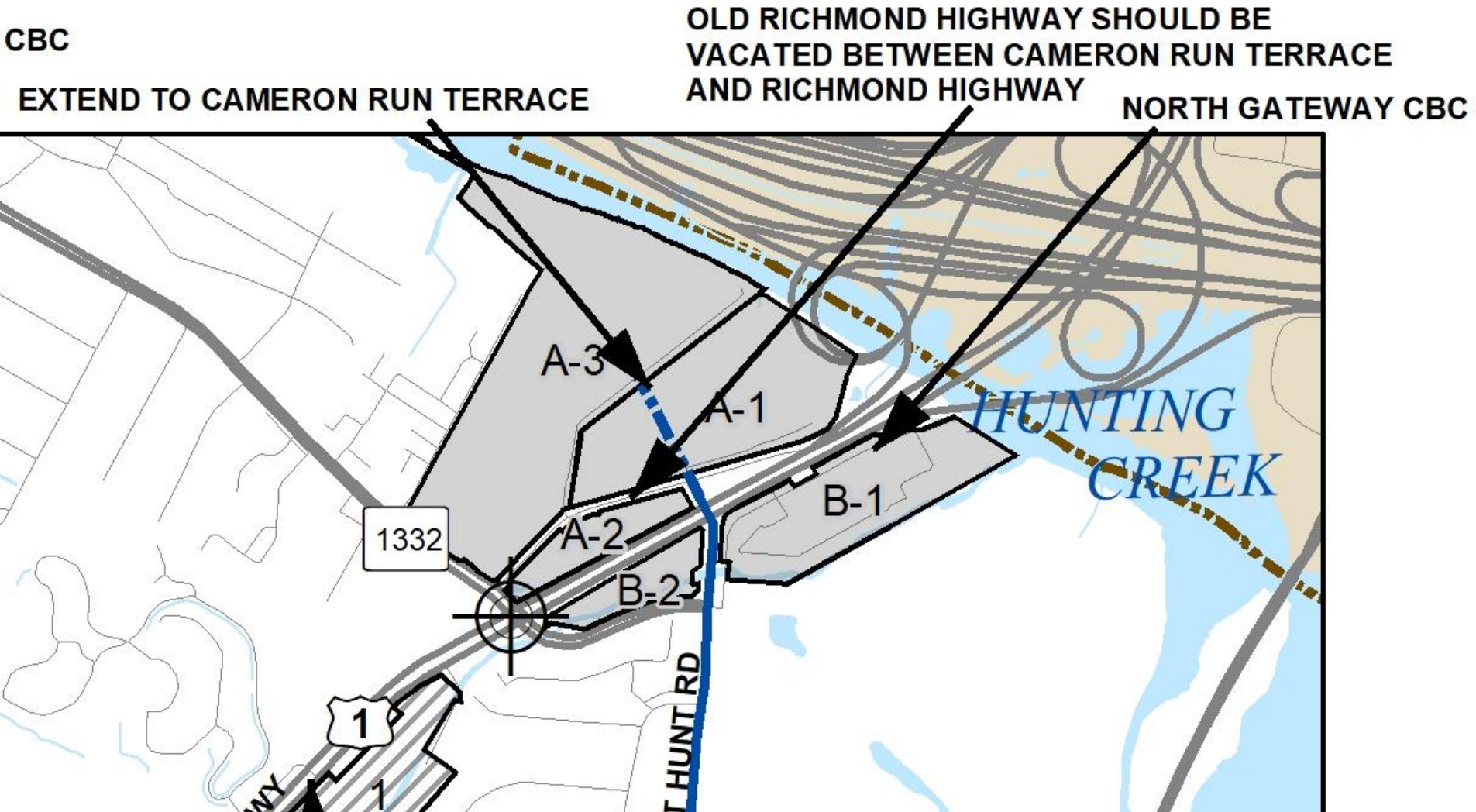
Subunit A3:

Planned for residential use up to 61 du/ac and ground-floor retail, office



Redevelopment Option (added in 2011): Option for residential use up to 1.60 FAR
2017 Rezoning approved additional residential units, with bonus density achieving a 1.76 FAR

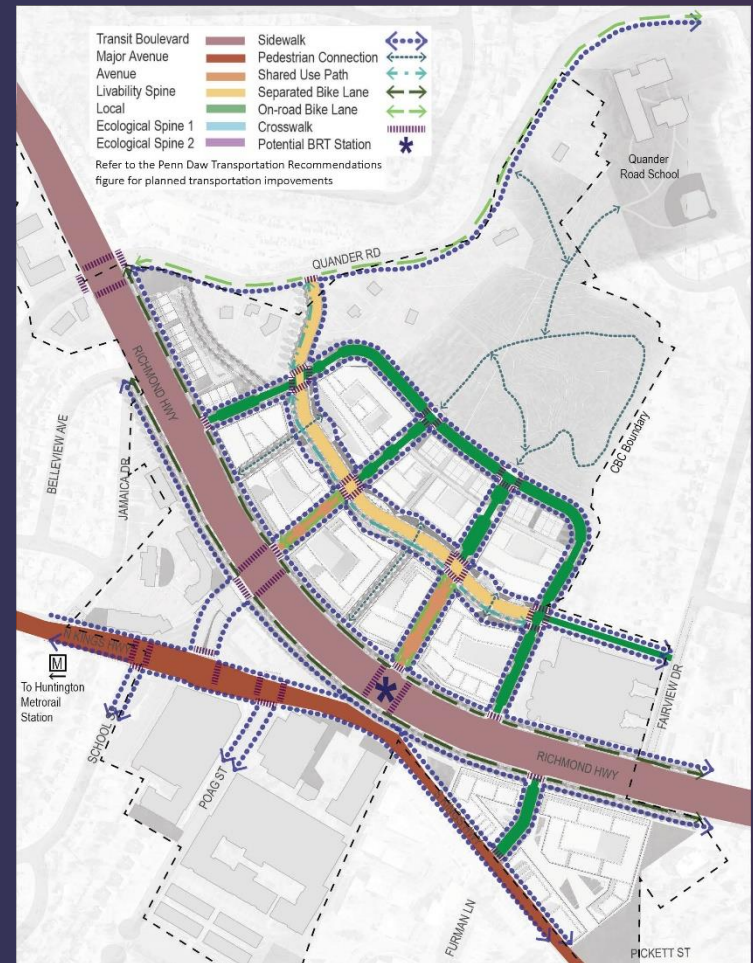
Planned Road Network



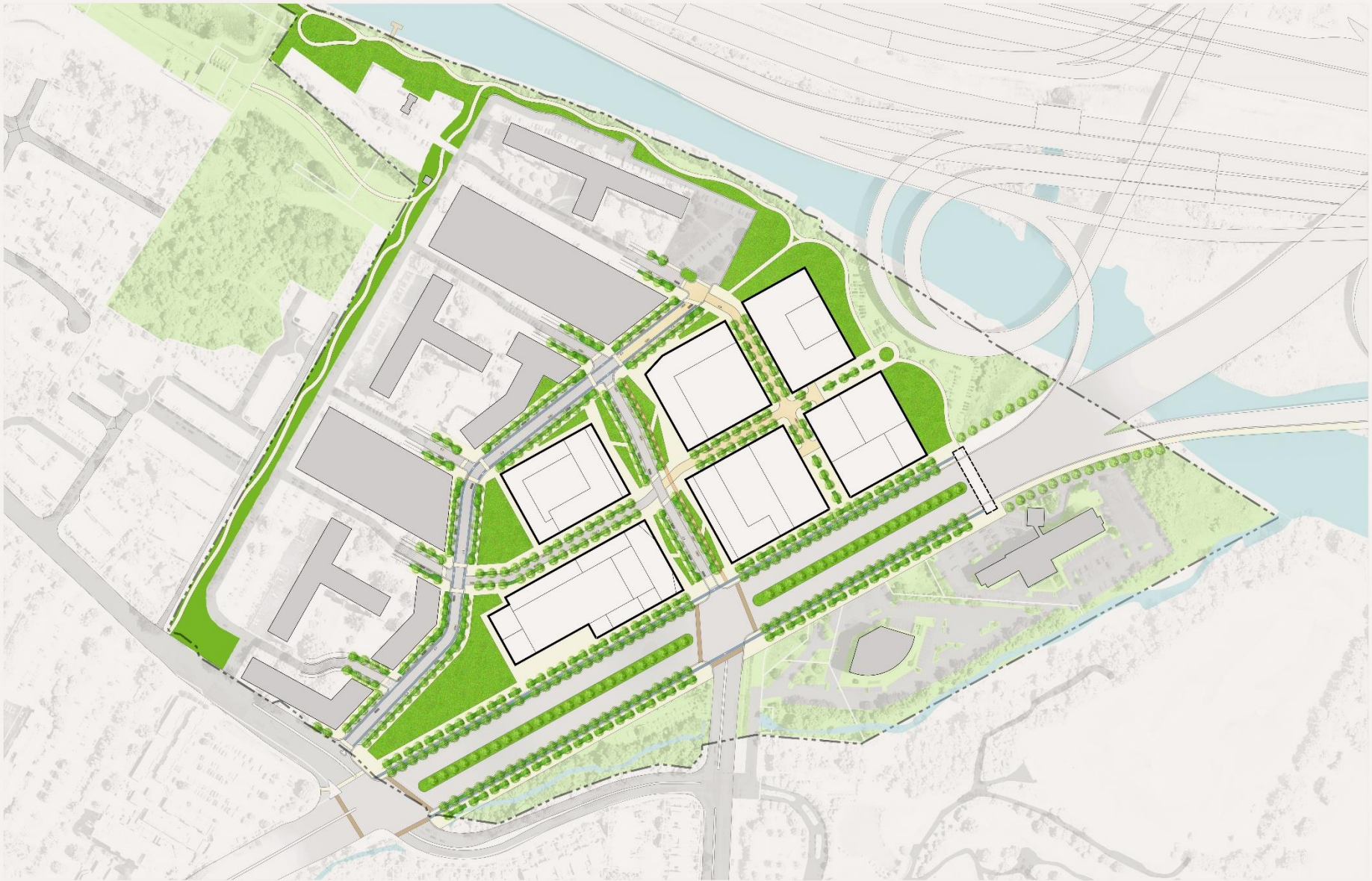
Proposed Plan Amendment

- Increase overall intensity from approx. 1.3 million SF to 1.6 million SF for Subunits A-1 and A-2
 - Increased residential component of approx. 150 units
 - Increased non-residential component of approx. 112,000 SF
- No change in land use recommendation for Sub-unit A3
- Consider alternative consolidation option for Subunits A1/A-2 with A-3
- Incorporate urban design guidance similar to Embark
- Reconfigure road network

Sample graphics—Penn Daw

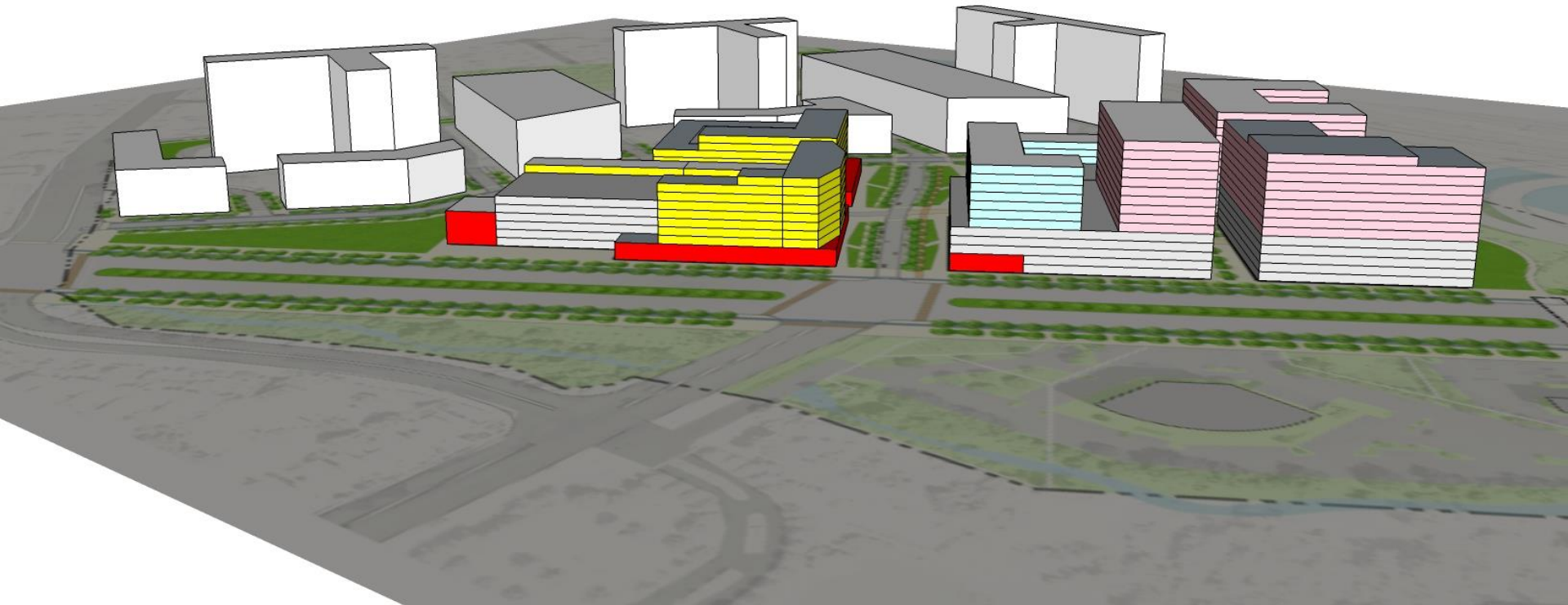


DRAFT Concept Plan



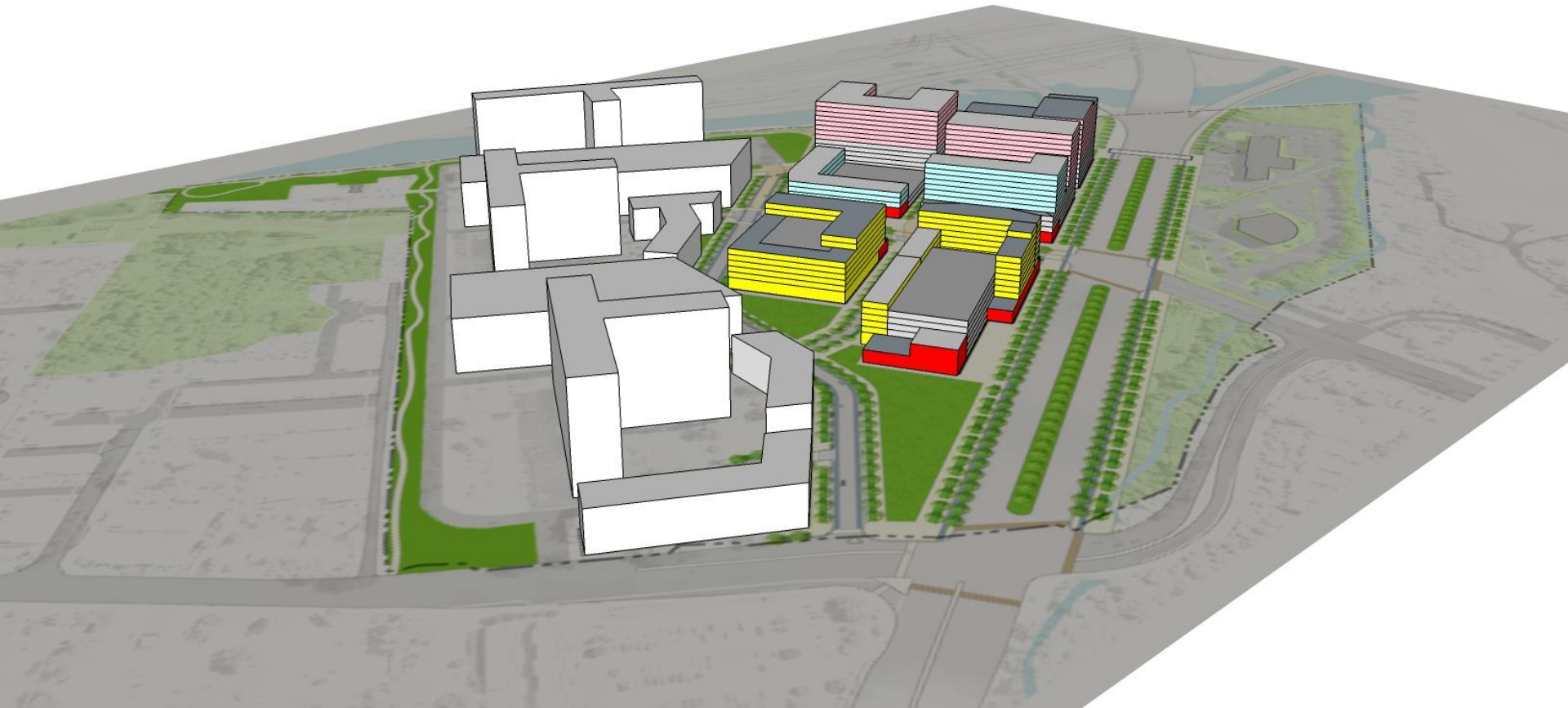
DRAFT Building Massing

View from Richmond Highway



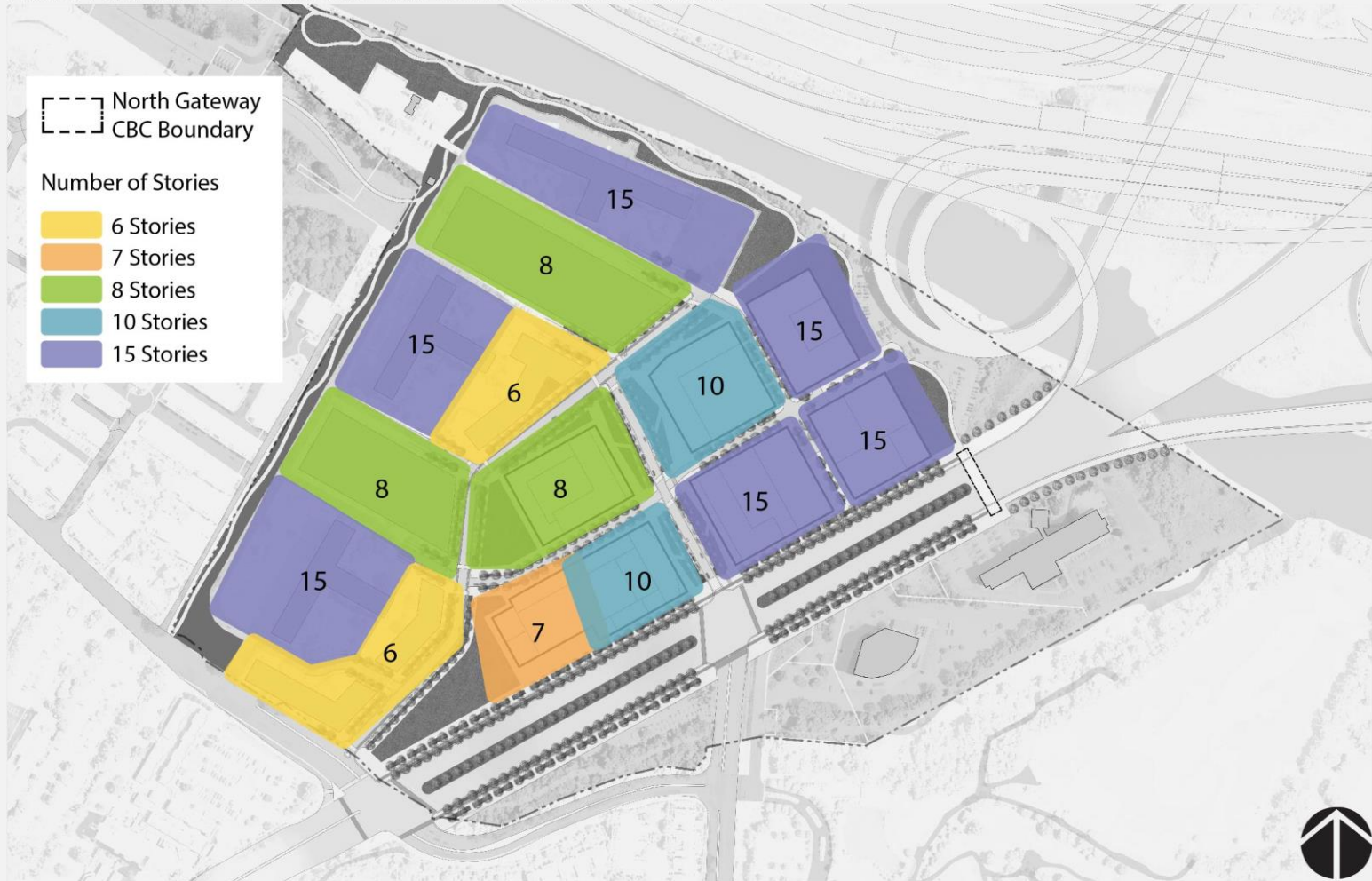
DRAFT Building Massing

View from Richmond Hwy @ Huntington Ave

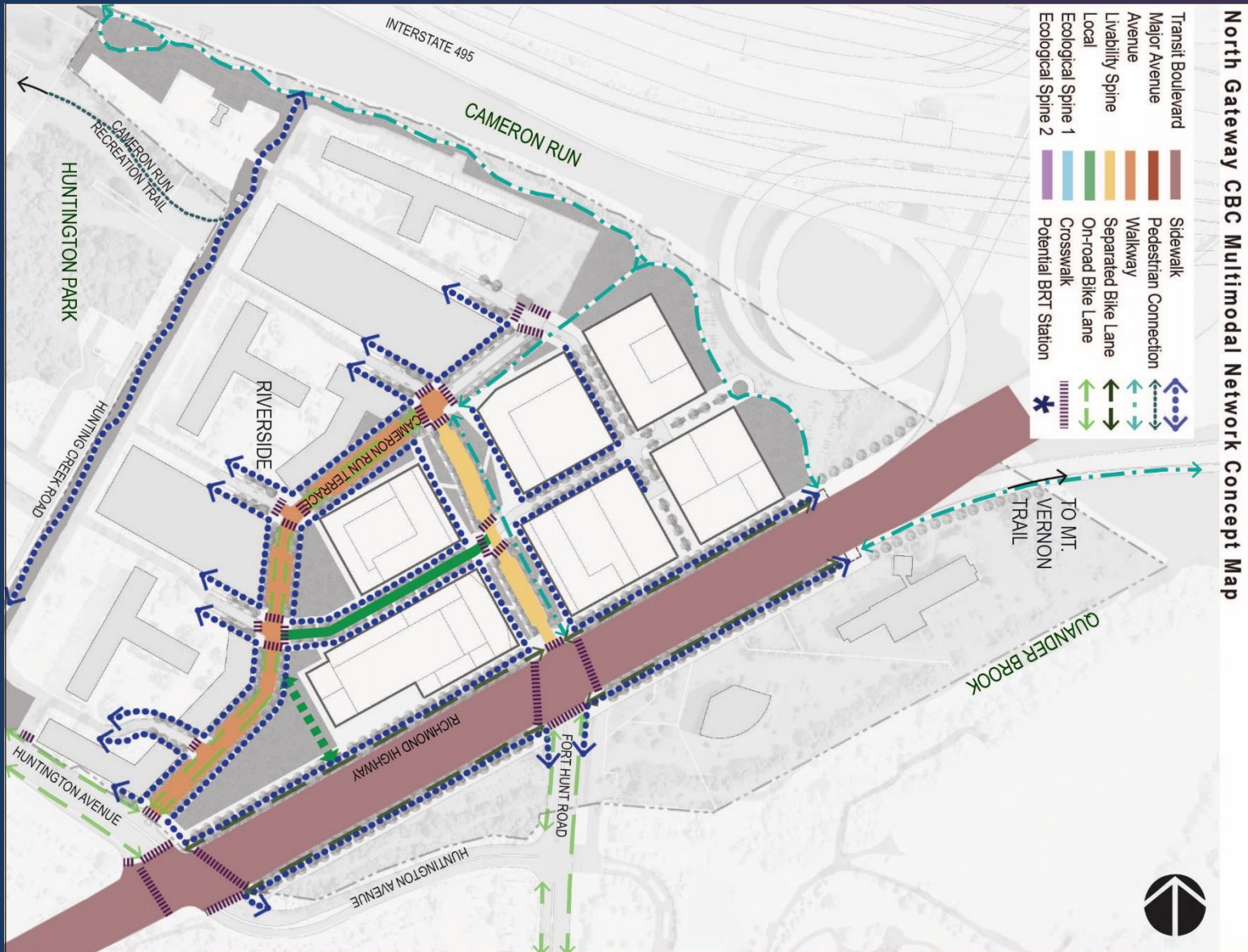


DRAFT Building Heights Map

NORTH GATEWAY CBC CONCEPTUAL BUILDING HEIGHTS MAP



DRAFT Multimodal Network



Milestones and Public Hearings

August 2019

- Final staff report published (tentative)

September/October 2019

- Board of Supervisors public hearing (not yet scheduled)

September 2019

- Planning Commission public hearing (not yet scheduled)



QUESTIONS AND DISCUSSION