

WHAT WE'VE HEARD



**AFFORDABLE
HOUSING**



**AFFORDABLE
OFFICE**



**ACCESS
TO JOBS**



**PROGRAMMED
OPEN SPACE**



**SMALL BUSINESS
SUPPORT /
MICRO-RETAIL**

5M BENEFITS



5M BASE FEE

City fees, including:
transit impact development,
downtown open space, jobs
housing linkage, affordable
housing, child care, schools, art)



5M COMMUNITY FEE

Discretionary fees
to support local improvements



BUILT INTO PROJECT

Benefits provided in-kind
and delivered as part
of the project

5M BENEFITS

FEES



5M BASE FEE

AMOUNT (approx.)

Transit Impact Development	\$11,500,000
Downtown Open Space	\$1,800,000
Jobs Housing Linkage	\$19,800,000
Affordable Housing	\$22,300,000*
Child Care	\$1,000,000**
Schools	\$2,600,000
Art	\$5,000,000

TOTAL CONTRIBUTIONS:

~\$64,000,000



5M COMMUNITY FEE

AMOUNT (approx.)

TOTAL CONTRIBUTIONS:

~\$10,000,000

* does not include value of on-site affordable

** on-site

Q4 2014

5M BENEFITS

AFFORDABLE HOUSING



20% ON-SITE AFFORDABLE HOUSING (57 UNITS)*

* City requirement is 12% affordable (34 units)

+

20% INCLUSIONARY FEES FOR LOCAL PROJECTS

ADDITIONAL OPPORTUNITIES

Use Jobs Housing Linkage fees + 5M Community fee

Option 1. 35 Acquisition & Rehab units

Option 2. 25 New Construction units

The affordable housing amounts to 25%

5M BENEFITS

ACCESS TO JOBS



3,600+ NEW FULL-TIME JOBS (FTE)

Types of jobs:

Construction (1,113 jobs), office, retail, security, and onsite property maintenance

First Source hiring

PROJECT LABOR AGREEMENT WITH THE UNIONS

Agreement will be established

ADDITIONAL OPPORTUNITIES

1. Funding for job readiness
2. Partnership with a local service providers
3. Job Facilitator

5M BENEFITS

HIGHLY PROGRAMMED PUBLIC SPACES



The project's open space will promote social exchange and facilitate a high level of activity and participation by the local neighborhood.

PUBLIC OPEN SPACE

1. The project provides two major public open spaces which total to about 45,000 sq.ft.
2. Provide 12,500 sq.ft. of open space in Mary Court, open to the public and accessible from Mission, Howard and 5th Streets.
3. Provide 22,000 sq.ft. of open space on the Chronicle rooftop, open to the public and accessible through a public elevator/stairwell.

* In addition to the required open space, the vision is to develop revenue model to fund non-profit curation of community and public programs and events

5M BENEFITS

PEDESTRIAN SAFETY



The project will encourage safe pedestrian circulation for all ages, from children to seniors, and provide a place of intersection for diverse groups of people.

SIDEWALK & STREET IMPROVEMENTS

1. Widen sidewalk along 5th St. within 10-18 feet
2. Remove “porkchop” in front of 5th Street Garage to decrease pedestrian/vehicle conflicts and increase pedestrian safety, and eliminate right turn lane from 5th onto Mission to widen sidewalk 10-15 feet



PEDESTRIAN-FOCUSED ALLEYS

Dedicate Mary St. between Mission/Minna to pedestrians by closing it to vehicles and providing shallow curb improvements to orient it to pedestrians

5M BENEFITS

HEALTHY MODES OF TRAVEL



The project will encourage and facilitate bicycles, walking and transit as the main modes of travel.

TRANSPORTATION DEMAND MANAGEMENT MEASURES

1. Provide maintenance of a fleet of bicycles and amenities (ex. bicycle locks, baskets, and lights) for building tenant use.
2. Ensure access points for 636 total bicycle parking stalls (540 class 1; 96 class 2)
3. Display visible ongoing local/regional transportation information (ex. transit schedules) in public spaces, such as residential or commercial lobbies
4. Provide discounted muni passes to tenants