



Memorandum

To: CITY COUNCIL
From: Mayor Sam Liccardo
Vice Mayor Magdalena Carrasco
Councilmember Chappie Jones
Subject: URBAN VILLAGE
IMPLEMENTATION
FRAMEWORK
Date: May 18, 2018

Approved:

RECOMMENDATION

1. Accept the staff recommendation and adopt a resolution approving the Urban Village Implementation and Amenity Framework with the following modifications:
 - a. Clarify that the citywide average project value will be adjusted and refined on a periodic basis based on economic conditions.
 - b. Require that the Affidavit for Acceptance of Conditions outlined in Section E2 of the Framework be signed prior to issuance of the Certificate of Occupancy, to allow development projects to proceed with construction expeditiously.
2. Direct staff to begin work to develop the new Urban Village Commercial and Urban Village Mixed-Use zoning districts as is contemplated in the Framework.

BACKGROUND

The Envision 2040 General Plan was approved more than six years ago, and a financing plan to pay for community-serving amenities was an important aspect of the implementation of Urban Village Plans. We appreciate all the work that staff has undertaken to develop the Urban Village Implementation and Amenity Framework. Now, let's put it to work. We must honor the commitment that we made to the community that each Urban Village will deliver amenities and offsite infrastructure improvements. This Framework will also provide the development community with the certainty and predictability that potential investors have been asking for. Our preference (as is also noted by staff) is that developers will actually build Urban Village amenities as part of their project, rather than choosing to pay the City the required Urban Village Amenity contribution.

We also acknowledge that this Framework is a new and untested approach to implementation of the Urban Village Plans, and it will require continued monitoring and refinement to ensure that it fulfills the City's goals and that the level of the Urban Village Amenities Contribution is appropriate for the scale of the development. Additionally, we must be committed to continuing a

dialogue with our stakeholders to ensure that community priorities are reflected in the Urban Village amenities provided by new development.

Also to be clear, as is outlined in the staff report, this new framework will not apply to:

- ✓ Wholly commercial projects
- ✓ 100% deed restricted affordable housing projects
- ✓ Signature Projects
- ✓ Planned development zonings and discretionary development permits on file prior to adoption of the Framework

We thank the neighborhood leaders from across the city, development and investment community representatives, as well as, the other community and advocacy groups for actively engaging in this process and offering advice to help shape this Framework. We also thank the City team comprised of Chris Burton, Michael Brilliot, Vera Todorov, and Lesley Xavier (formally of PBCE) for developing the Framework and for the robust community engagement process that they undertook over the past year.