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February 28, 2023

Erika Lewit, Senior Planner
City of Burlingame
501 Primrose Road
Burlingame, CA 94010
elewit@burlingame.org

Re: Letter of Explanation

Dear Ms. Lewit,

This letter of explanation serves to document the proposed project description, requested entitlements, explanation of proposed uses, and details of Tiered Community Benefits and State Density Bonus requests for the project located at 1819 Trousdale Drive and encompassing the following Assessor's Parcel Numbers:

025-123-070
025-123-200
025-144-050
025-144-190
025-144-170

Project Description

The future Peninsula Wellness Community (PWC) is focused on healthy aging, research, innovation, and care. The vision for this unique development is to redefine the intersection between aging in place, healthcare delivery, research, and innovation to positively progress the current state of health and wellness for older adults.

The project facilitates a public/private partnership between the Peninsula Health Care District (PHCD), private developer, Pacific Medical Buildings (PMB), Senior Living owner and operator, Generations, LLC, and non-profit housing developer, MidPen Housing. The 6.5-acre site is comprised of four buildings: a medical office building and health innovations center dubbed the 'HUB,' independent senior living, and two affordable senior housing buildings. Additionally, the site boasts nearly two acres of open space, much of it accessible to the public.

Requested Entitlements

The development team seeks the following entitlements (to the best of our knowledge) for the PWC project:

1. General Plan Amendment/Rezoning of all parcels to NBMU
2. Vesting Tentative Map to merge 5 existing parcels and subdivide the Property into 4 new

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parcels.

3. Design Review
4. Special Permit – Building Height
5. Special Permit – Community Benefits

Explanation of Proposed Uses

The proposal includes the development of four buildings, each detailed below:

Medical Office Building/Community HUB: This building includes the core and shell construction of future tenant space for a medical office building use and a community HUB. The Community HUB may include services such as a fitness center, administrative office space, multi-purpose and education spaces, and an adult and/or child day care. The building also includes subterranean parking with 409 spaces. This building would be developed on its own separate parcel.

Independent Senior Living: This building will include up to 225 age-restricted, residential apartments. In addition, the development will offer a bistro/café, a dining room, commercial kitchen, activity and multi-purpose rooms, administrative office space, and residential lounge areas at each floor level. The building contains 180 parking spaces in a semi-subterranean podium style parking garage. All residents will be independent, requiring no higher levels of care. The building will NOT be licensed as a Residential Care Facility for the Elderly and therefore, will NOT require a Conditional Use Permit, as residential is a permitted use for the site under the NBMU zoning designation. This building would be developed on its own separate parcel.

Affordable Senior Housing: This development consists of two, independent buildings that will collectively contain 152 affordable, age-restricted residential apartments and associated amenity spaces built over podium style parking garages. Amenity spaces include multi-purpose and community rooms, a computer lab, fitness space, and administrative office space. There will be a separate legal parcel for each of the affordable senior housing buildings.

Tiered Community Benefits

The proposed development seeks classification under the NBMU Development Standards as Maximum Intensity (Tier 3) to allow for increased building height, density, and FAR. A project must provide at least 3 of the community benefits set forth in BMC, § 25.14.050(C) of the Zoning Ordinance to utilize Tier 3 development standards. To achieve this status, the proposed community benefits are detailed below:

1. **Pedestrian Amenities [BMC, § 25.14.050(C)(1)]:** The proposed development incorporates a number of pedestrian amenities including a significant amount of pedestrian pathways, around and through the site that accommodate easy and fully ADA accessible movement between Marco Polo Way, Trousdale Drive, and the Mills-Peninsula Medical Center, as well as between all four parcels. The pedestrian pathways are varied in scale,

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lined by trees, plants, and lawns, pass a variety of landscapes, and provide universal access across significant grade changes.

2. Public Plazas Beyond Minimum [BMC, § 25.14.050(C)(2)]: The proposed development must meet the criteria outlined in BMC, § 25.14.030(C)(1) and (2), as quoted below:

C. Required Plazas for Large Sites.

1. *Pedestrian Plaza/Public Space. Where total lot area or development site equals 50,000 square feet or greater, a pedestrian plaza or other public open space/gathering space shall be provided that meets the following design criteria:*
 - a. *Is a minimum of 1,500 square feet in size;*
 - b. *Has a minimum dimension at least 30 feet on any side;*
 - c. *Is at least 50 percent open to the sky;*
 - d. *Is located at ground level with direct pedestrian and ADA access to the adjacent public street;*
 - e. *Is unenclosed by any wall, fence, gate, or other obstruction across the subject property;*
 - f. *Is open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety; and*
 - g. *Includes at least one gathering space with a fountain or other focal element.*
2. *Mid-Block Plazas and Paseos. Where blocks (measured from curb face to curb face) are longer than 400 feet, and where a development has more than 300 feet of frontage, at least one plaza, pedestrian pathway or paseo shall be provided perpendicular to the block face. All such plazas and paseos shall meet the following design criteria:*
 - a. *Be open to the public and remain so during daylight hours;*
 - b. *Be at least 15 feet wide, and 15 feet deep if a plaza;*
 - c. *Have a clear line of sight to the back of the paseo, gathering place, or focal element; and*
 - d. *Be at least 50 percent open to the sky or covered with a transparent material.*

The proposed development includes three public plazas, detailed below, that provide benefits in excess of these requirements:

- A. **Paseo Plaza:** Located at the base of the Paseo between the HUB entry and the Senior Living building, this plaza is 2,800 square feet in size, a dimension of 47'-0" x 60'-0", is 100% open to the sky, is at ground level and is ADA accessible from all sides of the site and adjacent public streets, is not enclosed, open to the public (except, as may be required, for events, public safety, and maintenance), and has the Paseo as a central focal point. This plaza also serves as a mid-block plaza and paseo per BMC, § 25.14.030(C)(2), but exceeds the requirements in size and area open to the sky.

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- B. **Union Plaza:** Located at the heart of the site, where accessible pathways from the easement open area join the Paseo, a 4,550 square foot plaza marks the juncture. This plaza is approximately 47'-0" x 59'-0", is also 100% open to the sky, at grade, fully accessible via ADA compliant pathways, unenclosed, open to the public, and has a central view down the length of the San Francisco Public Utilities (SFPUC) easement open space as a focal point.
 - C. **Community Plaza:** Located at the South entrance to the SFPUC easement open space at Marco Polo Way, this plaza is 2,680 square feet, measures approximately 51'-0" x 54'-0", is 100% open to the sky, at grade, fully ADA accessible, unenclosed, open to the public, and has the opposite, central view down the SFPUC easement open space as a focal point.
3. **Off-site Streetscape Improvements [BMC, § 25.14.050(C)(3)]:** The proposed development includes 1.68 acres of open space between the Paseo, the SFPUC Easement, and the Senior Living courtyard that opens to the SFPUC Easement. This space includes dedicated pedestrian trails that are all protected from vehicular traffic and allow for uninterrupted access through the site, connecting the MOB/HUB, senior living, and affordable senior housing to each other and the adjacent residential neighborhood to Trousdale Drive and the Medical Center site via protected pathways.
 4. **Publicly Accessible Park Space [BMC, § 25.14.050(C)(8)]:** The proposed development includes 1.43 acres of public park improvements at the Paseo and the SFPUC easement open space that are not enclosed and open year-round to the public (with the exception of maintenance) and an additional 0.25 acres of park space at the SE Senior Living courtyard that will be open to the public during regular hours. Improvements include significant landscaping, accessible pathways, space for group exercise, and community gathering spaces.
 5. **Flexible (Miscellaneous) Benefit: [BMC, § 25.14.050(C)(10)]:** The development is proposing two major programmatic components that substantially beyond normal requirements. These are detailed below:
 - A. **The HUB:** At the center of the site, within the MOB/HUB building and just NW of the paseo, lies a health innovations center dubbed the 'HUB.' This dedicated tenant space will house a number of potential programs that will be available to all residents of Burlingame and the surrounding communities served by the Peninsula Health Care District (PHCD). Programs under consideration include health and nutrition education spaces, PHCD administrative offices, service provider office space for fraud prevention, financial education, technology consulting, health assessments, volunteer coordination, a fitness center that incorporates space for physical and occupational therapy, adult and child day care, entertainment and social activities space, and mental health services. The

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HUB programming will be available to the general public and components will be available free-of-charge.

- B. **Community Serving Amenities:** The senior living building includes programs open to the public that will work in tandem with those offered in the HUB building. At the pedestrian plaza at the base of the Paseo, a bistro café is planned. This space will be one bookend of the plaza, opposite the HUB entry, offering visitors to the site a place to meet, connect, and have a cup of coffee. Next door to the café is a more formal dining restaurant venue that will be open to both residents of the building and the general public. Additionally, the building has numerous activity and multi-purpose spaces planned at both the ground level facing Mills-Peninsula Medical Center and that open to the podium level courtyards that are flow seamlessly into the central site open space at the SFPUC easement that will be available to the public for special programming and event use.

The development team is currently submitting an application for a Development Agreement and, while affordable housing is not being used as part of our justification for Tier 3 classification, we are proposing significant affordable housing, as a community benefit. While the development is not obligated to provide affordable housing, the Project is proposing a significant number of affordable units. Both a stand-alone, 152-unit affordable senior housing development by MidPen and 10% percent of the units in the senior living building by Generations will be affordable. Together these units constitute approximately 46% of the dwelling units proposed and are a significant contribution to the Burlingame affordable housing stock on the market. The dedicated affordable senior housing buildings will offer on-site property management and services, including programming targeting resident independence, financial security, social connection, and healthy living. The proposed affordable units will target Very Low Income and Low Income households and will help the City of Burlingame reach the 863 and 497 affordable units required in those categories under the Regional Housing Needs Allocation plan.

State Density Bonus

Because at least 24% of the proposed development's housing units will be restricted for occupancy by low-income residents, the project is entitled to receive up to three incentives under state density bonus law, (Gov. Code 65915(d)(2)(C).) An incentive includes a reduction of development standards. Although the development is entitled to a density bonus, it does not seek increased density beyond what is allowed under Tier 3 classification. The proposed development does, however, seek the following incentives:

1. **Setbacks:** The NBMU zoning (Table 25.14-4) requires a 15'-0" rear and 10'-0" side setbacks. The proposed buildings are sited against no-build public open space but are setback only 10'-0" from rear property lines and have 0'-0" side setbacks against no-build public open space and an adjacent parking lot.
2. **Stepbacks:** The NBMU zoning (Table 25.14-4) requires that at Marco Polo Way, the building either comply with one of the two below height special requirements:

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- a. 35% of the linear frontage above 35 feet must step back a minimum 5 feet, in the form of insets, balconies, or stepbacks, or
- b. 80% of a building's linear frontage above 55 feet stories must step back a minimum of 10 feet, in the form of insets, balconies, or stepbacks

The proposed affordable, senior housing building along Marco Polo Way reaches 59'-0" in height and does not step back above 55'-0". This results in approximately 4'-0" of height that does not meet the stepback requirement.

Please do not hesitate to reach out with any questions or clarification requests. We look forward to working with you on the Entitlements for this site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexis Burck', with a long horizontal flourish extending to the right.

Alexis Burck, Principal
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