



MEMORANDUM

Date: June 21, 2017
To: Planning Commission
From: Danielle Sitzman, City Planner
RE: Mission Gateway Fourth Amended Tax Increment Financing Redevelopment Project Plan

On February 8, 2006, the Mission City Council established the physical boundaries of a redevelopment district on the subject property in order to allow the City to consider the use of Tax Increment Financing (TIF) to finance a portion of the costs for the redevelopment of site.

Included in this packet is the fourth amended redevelopment project plan submitted by the developer and a Planning Commission Resolution for your review and consideration. The Project Plan includes financial information regarding the project which will be reviewed and considered by the City Council. The only aspect relative to the TIF which the Planning Commission is considering at this time is the project's conformance with the City's Comprehensive Plan. Final Site Development plans were approved by the Planning Commission on March 27, 2017.

TIF Redevelopment Project Plan

The amended Project Plan proposes a mixed-use center consisting of approximately 194,903 square feet of junior anchor and small shop retail and restaurants, an approximately 200 room hotel, and approximately 168 market-rate multi-family residential units, as well as a parking garage and all associated infrastructure. The Project will provide living, working, shopping, and entertainment opportunities, culminating in an integrated and cohesive community that brings the Property to its highest and best use. The Project will be critical to the City's continued revitalization of its economy and progress in the redevelopment of the West Gateway and East Gateway areas. It is contemplated that the Project will be constructed in three (3) phases anticipated as follows:

Phase 1: The first phase of the Project is proposed to include: (i) construction of approximately 55,594 square feet of "small-shop" commercial or restaurant uses; (ii) construction of approximately 168 apartment units; (iii) construction of related site work; and (iv) construction of surface parking sufficient for such uses pursuant to the City's applicable ordinances.

Phase 2: The second phase of the Project is proposed to include: (i) construction of a parking garage serving the entirety of the Project and (ii) construction of an approximately 200-room hotel including a restaurant consisting of approximately 15,624 square feet.



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Phase 3: The third phase of the Project is proposed to include approximately 123,685 square feet of junior-anchor/"big box" commercial retail space, which may also include "small-shop" commercial or restaurants as tenants are identified.

The Planning Commission recently considered and approved the Third Amended Project Plan (May 22, 2017). Since that meeting, the Developer has identified a potential office tenant, and the project budget/costs have been revised (increased) to reflect the construction of the office building. Upon advice of our legal counsel, the change was significant enough to trigger another review by the Planning Commission.

Comprehensive Plan

The Comprehensive plan designates the subject property as part of the East Gateway District and as appropriate for mixed-use high density re-development to include a pedestrian-friendly mix of neighborhood and community office uses, retail-commercial and service-commercial uses institutional, civic, and medium to high density residential uses intermixed through compatible site planning and building design. According to the Comprehensive Plan, residential uses may be located on upper floors of a building's business use, or may include attached residential structures or apartment/condominium buildings or hotels, commingled in the same structures or nearby to promote diversity and a successful pedestrian environment. Given the close proximity of residential uses, all business developments should be well-planned and designed to ensure a high level of compatibility. Non-residential uses are expected to be limited to compact, pedestrian/community oriented services rather than large-scale or automotive oriented uses. Site designs should include a tight network of streets, wide sidewalks, regular street tree planting, buildings oriented toward the street frontages with close setbacks to the street, and accommodation of on-street parking. Off-street parking is to be located behind non-residential structures and rear or underground garage access is required of residential structures.

Recommendation

Therefore, staff recommends that the Planning Commission approve the Resolution finding that the Fourth Amended Mission Gateway Tax Increment Financing Redevelopment Project Plan is consistent with the comprehensive plan for the development of the City of Mission.

Motion:

I move that the Planning Commission approve Resolution PC-9 finding that the Fourth Amended Mission Gateway Tax Increment Financing Redevelopment Project Plan submitted June 21, 2017, is consistent with the comprehensive plan for the development of the City of Mission.