

San Francisco Square

November 16, 2021





San Francisco Square



- 146 - unit Affordable Housing project
- 320 S. Humphreys Street (former Catholic Elementary School & Babbitt house)
- 100% units serving 80% Area Median Income (AMI) and lower
- Low Income Housing Tax Credit (LIHTC) awarded



San Francisco Square



- Utilizing the Transect Zone T-5
- Commercial Block Building Type
- Utilizing Affordable Housing Incentive
 - 10-30.20.040 B.4.c Adjustment of Property Development Standards



Proposed Development

Phase 1: San Francisco Square

- 100% Affordable rental units for Seniors
- 70 units (60 one-bedrooms, 10 two-bedrooms)
- 59 parking spaces

Phase 2: Aspen Lofts

- 100% Affordable rental units
- 76 units (37 one-bdrms, 20 two-bdrms, 19 three-bdrms)
- 55 residential parking spaces and 97 city spaces



Perspective



1 Street Perspective - N Humphreys St + W Cherry Ave

- View from Humphreys and Cherry



Perspective



1 Street Perspective - N Humphreys St + W Dale Ave

- View from Humphreys and Dale



Perspective



1 Street Perspective - N Humphreys St

- View from Humphreys



Process



Site Plan Application:

- Conditionally Approved on October 25, 2021
- Requires City Council approval for requested code modifications for a 100% affordable project
- City Council action item anticipated in December 2021
 - Staff presentation of site plan and criteria to approve modifications (10-30.20.040 B.4.c(i))



Current partnership

Surface Parking Lot

- Lot is licensed for \$1,250/mo
- 90 spaces of surface parking
 - Managed by ParkFlag
- Serves:
 - Municipal Court staff and customers
 - The general public and employee north permit holders





Intended future partnership

Negotiations underway to purchase a parking garage built by FSL as part of the project for use by the Municipal Court and the public.

- Current design shows 97 spaces
- City would purchase completed spaces from the project at the cost of development (Current estimate \$4,832,410)
- Intention to maintain some parking availability during construction of FSL's first phase