



Planning Commission

Item #4

Amendment to Development Agreement

Gateway Crossings Project

1205 Coleman Avenue

June 10, 2020



Gateway Crossings Project 1205 Coleman Avenue

Background

- 21.4-acre project site
- Previously developed with 272,840 sq. ft. industrial/office/R&D
- Buildings and site improvements demolished in 2016-2017





Gateway Crossings Project 1205 Coleman Avenue

Approved Entitlements

- General Plan Amendment
- Rezone
- Vesting Tentative Subdivision Map
- Development Agreement
- Certified EIR





Gateway Crossings Project 1205 Coleman Avenue

Approved Development Agreement

- Negotiated agreement between the City and TOD Brokaw, LLC
- Established terms and obligations of development
- Timing of obligations and payment of fees
- 10 year term





Gateway Crossings Project 1205 Coleman Avenue

Request

- Amendment of the Development Agreement (PLN2017-12481) to modify the timing of construction for the 225-room hotel from Phase 1 before the issuance of building permits for the second residential building (Building 2) of the approved development plan to before the first residential building (Building 3) in Phase 2 of project development in response to market conditions created by the COVID 19 pandemic.



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Alternatives for Recommendation to City Council

- Adopt a resolution to recommend City Council approve the First Amendment to the DA for the Gateway Crossings Project
- Adopt a resolution to recommend City Council deny the First Amendment to the DA for the Gateway Crossings Project
- Make no recommendation to City Council
- Make an alternative recommendation for approval of the DA with additional terms



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