

## **RESOLUTION NO. 2022-11**

### **A RESOLUTION AUTHORIZING THE SUBMISSION OF A CONCEPTUAL PLAN FOR THE PENINSULA WELLNESS COMMUNITY PROJECT TO INITIATE THE PLANNING APPROVAL PROCESS WITH THE CITY OF BURLINGAME**

WHEREAS, The Peninsula Health Care District (the “District”) has been engaged in the development of property owned by the District for a project known as the Peninsula Wellness Community (“PWC”); and,

WHEREAS, the PWC project is expected to include components for affordable senior housing, market rate senior housing, medical offices, commercial activities, and a HUB for health-related services and programs; and,

WHEREAS, following a public proposal process, the District selected PMB, LLC and Generations, LLC as the co-developers for the PWC project; and,

WHEREAS, the District, PMB, and Generations conducted a series of public meetings and other outreach to determine the community needs to be met through the PWC; and,

WHEREAS, as a result of public input, MidPen Housing Development Corporation, a nonprofit affordable housing developer, has been added as a co-developer to develop an affordable senior housing project as part of the PWC (collectively, PMB, Generations, and MidPen Housing are referred to as the “Developers”); and,

WHEREAS, the District Board of Directors, staff, and consultants have worked closely with the Developers to evolve the concepts for the PWC and address community needs; and,

WHEREAS, the District and the Developers have entered into an Amended and Restated Exclusive Negotiating Agreement (the “ARENA”) to guide the process for obtaining planning approvals, environmental review, and District oversight for the PWC project; and,

WHEREAS, the Developers presented an updated conceptual plan for the PWC project, referred to as PWC 3.0, to the District Board of Directors at the regular meeting of the Board on June 23, 2022; and,

WHEREAS, Section 8.1 of the ARENA requires that the District approve planning applications and other submissions to be made by the Developers to the City of Burlingame as part of the process for entitling the PWC project; and,

WHEREAS, the Developers desire to meet with Burlingame staff members and present the conceptual plan for PWC 3.0 as part of a pre-application process and receive staff’s feedback before submitting a formal application for planning approvals; and,

WHEREAS, after receiving comments from Burlingame staff, the Developers will prepare more detailed site plans, building designs, drawings, and other materials as part of a formal entitlement application and environmental review process, which will be presented to the District for approval in accordance with Section 8.1 of the ARENA;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE PENINSULA HEALTH CARE DISTRICT DOES HEREBY FIND AND RESOLVE:

Section 1. Recitals. The above recitals are true and correct.

Section 2. Approval of Conceptual Plan. The Board approves the conceptual plan designated as PWC 3.0, as presented at the June 23, 2022 Board meeting, and authorizes the Developers to initiate the pre-application process with the City of Burlingame utilizing the conceptual plan as approved.

Section 3. Limitation. The District's approval of the conceptual plan for PWC 3.0 shall not be construed as approval of any other submission required under Section 8.1 of the ARENA or satisfaction of any other requirement under the ARENA, including the Term Sheet, Ground Leases, and the Disposition and Development Agreements.

Section 4. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

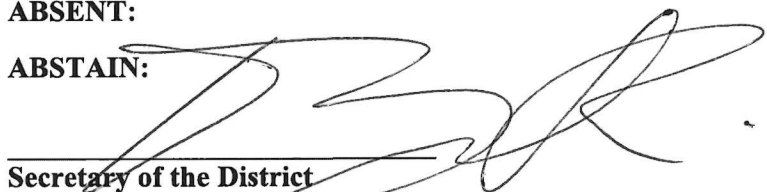
PASSED AND ADOPTED by the Board of Directors of the Peninsula Health Care District this 23<sup>rd</sup> day of June, 2022, by the following vote:

**AYES: CAPPEL, GALLIGAN, PAGLIARO, NAVARRO, ZELL**

**NOES:**

**ABSENT:**

**ABSTAIN:**

  
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**Secretary of the District**  
**Frank J. Pagliaro, Esq.**



# PENINSULA WELLNESS COMMUNITY



Preliminary Conceptual Design  
PWC 3.0



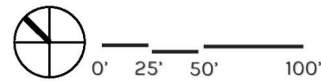
# PWC 3.0



**Project Summary:**

MidPen Affordable Senior Living	152 Units
Generations/PMB Independent Senior Living*	225 Units
<b>Total (Unit mix of 2 bd, 1 bd, and Studio)</b>	<b>377 Units</b>

\*10% or 23 Units to be Affordable



Medical Office Building & Community HUB	187,750 SF
PWC Supportive Retail and Office (Admin, Boardroom, Art Studio, Library)	20,000 SF
Generations/PMB Independent Senior Living	332,500 SF
MidPen Affordable Senior Living	130,000 SF
Parking Garage	280,000 SF
<b>Total</b>	<b>950,250 SF</b>

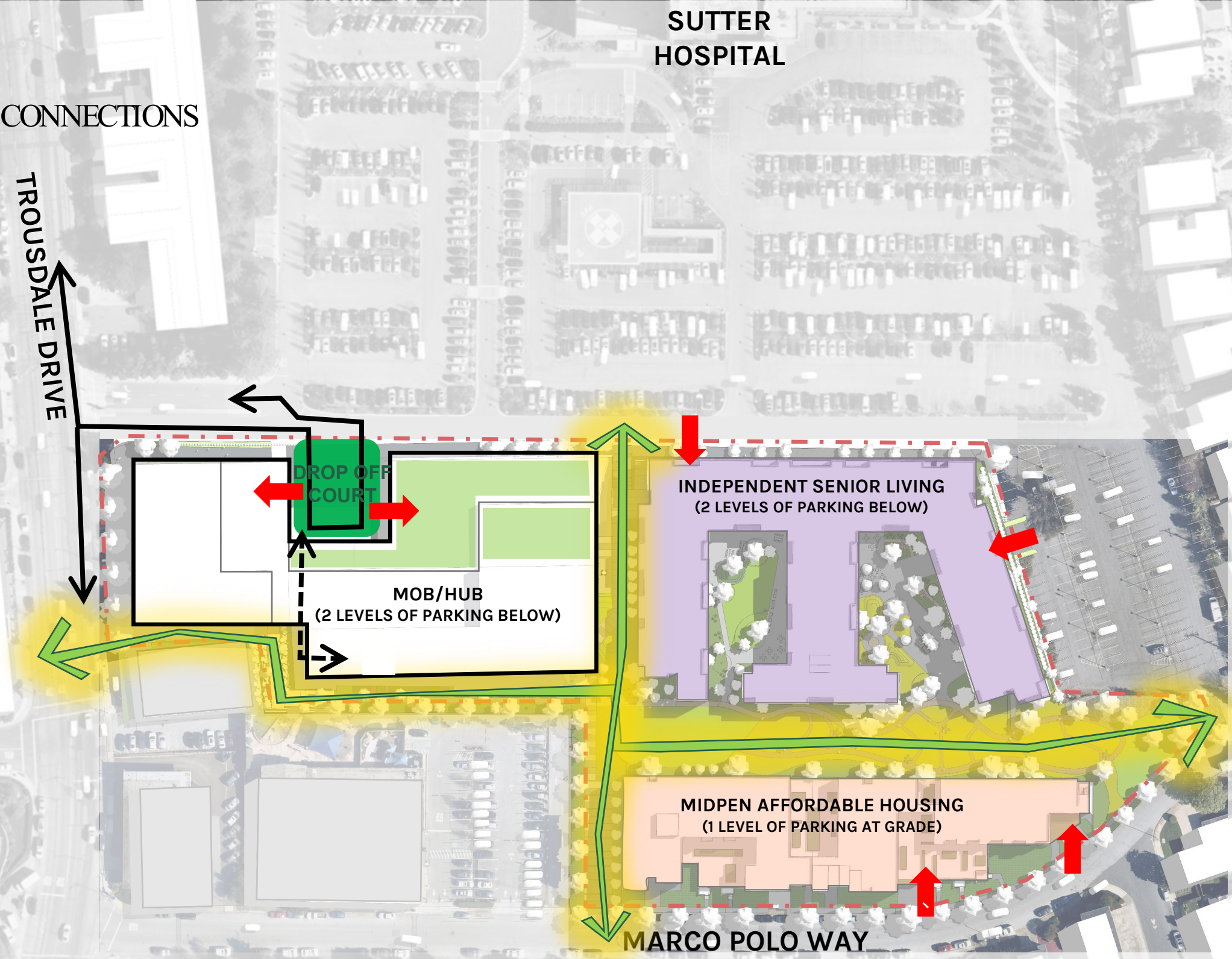
Total Site Area	6.5 acres (283,140 SF)
Public Outdoor Space	TBD
MidPen Affordable Parking Spaces	77 Spaces
Generations/PMB Parking Spaces	733 Spaces
<b>Total Parking Spaces Provided</b>	<b>810 Spaces</b>



Peninsula Health Care District

# PWC 3.0

## ACCESS, ENTRIES, CONNECTIONS



Age-Restricted  
Affordable  
Senior Living

Medical Office Building

Independent  
Senior Living

HUB

Medical Office Building

