

August 22, 2011

To: City Council

From: **Board of Directors, Friends of Sunset Park**

RE: August 23, 2011 City Council agenda item 8-B - **Development Agreement (DA) float up for new mixed-use project at 1681 26<sup>th</sup> Street by Hines (former Papermate site)** – recommendation to discuss the Applicant's DA proposal and determine whether sufficient progress has been made; discuss the proposal in the broader context of the LUCE and draft principles and plan underway for the Bergamot Area Plan and provide direction to staff on priority issues; and, direct staff to initiate the DA negotiation and review process.

Until the City Council has **complete information** about the proposed Bergamot Transit Village project at 1681 - 26th St., the FOSP Board urges that the Council **delay** instructing the City Attorney's Office to enter into Development Agreement negotiations with Hines.

**1)** First, the Council should wait until the **Draft EIR** (Environmental Impact Report) is completed. Until then, we won't know exactly how bad the traffic impacts will be, or what the mitigation measures will be. (1,800 parking spaces could result in 7,200 additional daily car trips, or perhaps more.)

**2)** Another reason for delay is that the **Bergamot Area Plan**, funded by the federal government (HUD and DOT) at a cost of \$652,000, has not been completed. How can the Council know if this enormous project, nearly 4 times larger than the existing building on the property, complies with an Area Plan that's not yet been written?

**3)** A final reason to delay is that there is no **citywide traffic/transportation plan**. It makes no sense for the city to commit us to enduring a huge increase in traffic at this time. 500,000 sq ft of office space, 225,000 sq ft of residential, and 50,000 sq ft of retail at Bergamot Transit Village will generate a tremendous number of daily car trips. It's unrealistic to expect that all of those workers, residents, and shoppers will give up driving and only walk, bike, bus or travel on the Expo Line.

For all these reasons, the FOSP Board strongly urges the City Council to **delay** the city's entering into Development Agreement negotiations with Hines until it has received and thoroughly reviewed the information listed above.