

REVISED LEGISLATIVE DIGEST

[Development Agreement - KR Flower Mart, LLC - Flower Mart Project - 5th and Brannan Street]

Ordinance approving a Development Agreement between the City and County of San Francisco and KR Flower Mart, LLC, a Delaware limited liability company, for the development of an approximately 6.5-acre site located at Fifth and Brannan Streets, with various public benefits including a new on-site or off-site wholesale flower market; making findings under the California Environmental Quality Act, findings of conformity with the City’s General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving the development impact fees for the Project and waiving certain Planning Code fees and requirements for a temporary flower market; confirming compliance with or waiving certain provisions of Administrative Code, Chapter 56; and ratifying certain actions taken in connection therewith, as defined herein.

Existing Law

California Government Code section 65864 *et seq.* (the Development Agreement Statute”) and San Francisco Administrative Code Chapter 56 (“Chapter 56”) authorize the City to enter into a development agreement regarding the development of real property.

Background Information

This ordinance would approve a Development Agreement between the City and KR Flower Mart, LLC for the development of a mixed use development on a 6.5-acre site located at Fifth and Brannan Streets, that will include approximately 2,032,165 gross square feet of office uses, 83,459 square feet of retail space (including 10,000 rentable square feet of flower retail space), and a new wholesale flower market consisting of 115,000 rentable square feet of flower vendor space. The project variant is generally the same, except that the permanent new wholesale flower market would be built at an alternative, off site location. The process for determining whether the flower market will be built on site or off site is described in the Development Agreement. This Ordinance also would also adopt environmental findings.

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