



## MEMORANDUM

August 30, 2018

To: President of the Board of Supervisors - Malia Cohen

Fr: Bruce R. Storrs, City & County Surveyor

Re: Street Vacation Legislative Package for Sunrise Way

London N. Breed  
Mayor

Mohammed Nuru  
Director

**Bruce R. Storrs P.L.S.**  
City and County Surveyor

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This package contains the proposed ordinance vacating a portion of Sunrise Way west of Hahn Street. If approved, this legislation will facilitate the development of the Sunnydale HOPE SF master planned development.

### Background

The Sunnydale HOPE SF development (“Project”) is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed- income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority, and the Developer, Sunnydale Development Co., LLC, consisting of Mercy Housing California and The Related Companies of California. In March 2017, the City approved and executed a Development Agreement and approved the Sunnydale HOPE SF Special Use District to facilitate the development of the Project.

The Sunnydale HOPE SF development plan consists of up to 1,770 new affordable and moderate-income housing units, 6 acres of open spaces, 12 acres of new street and utility infrastructure, and approximately 60,000 square feet of neighborhood-serving spaces. The build out of the master plan will occur in phases, so that the existing residents can remain housed on site, and then relocate into their new affordable housing as each phase of construction is completed.

The first phase of the Project is currently under construction and consists of 55 new affordable apartments on a former, vacant lot owned by the City at 1491 Hahn Street. The second phase of the Project is within the Sunnydale public housing footprint, which is owned by the San Francisco Housing Authority (SFHA). This phase is approximately 5 acres in size and its development will involve the demolition of 16 buildings and existing infrastructure, and the construction of new street and utility

infrastructure, a 167-unit affordable housing development, and site preparation of a small future moderate income housing site.

### **Sunrise Way Street Vacation Ordinance**

Approval of this Street Vacation Ordinance will provide the legislative approval to vacate portions of the rights of way along Sunrise Way, west of Hahn St. The vacation of these areas will allow for the replacement of the existing cul-de-sac on the western terminus of the existing Sunrise Way with a new east-west through connection from the existing Sunrise Way to the streets within the Sunnydale Hope SF project site.

This Ordinance will also provide approval for the City's Real Estate Division (RED) to execute Real Property Agreements with the owners of five (5) private properties located on Sunrise Way. The Real Property Agreements, include the following terms:

- A. The City, through the Developer, is reconfiguring Sunrise Way from a cul-de-sac to a through street and constructing new sidewalks and street improvements.
- B. The City will compensate the property owner for the elimination of the cul-de-sac per the independent appraisal commissioned by RED.
- C. The City will require the Developer to assist the property owner with the Lot Line Adjustment application process and other activities required. The Developer will also provide sidewalk and driveway improvements at the private property. The property owner will not need to cover the costs of these activities.

This legislative package includes:

- 1. Resolution of Intent to Vacate
- 2. Ordinance
- 3. Legislative Digest
- 4. Public Works Order 188361
- 5. General Plan Referral
- 6. Public Works Map – SUR 2018-004
- 7. Diagrams showing the lot line changes for each of the five (5) individual private properties
- 8. Form of Real Property Agreement between the City and an individual private property owner
- 9. List of the City payments proposed for each individual private property owner based on the independent appraisal commissioned by RED