

File No. 190969 Committee Item No. 8  
Board Item No. 24

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 28, 2019

Board of Supervisors Meeting

Date NOVEMBER 5, 2019

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

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Completed by: Erica Major Date October 24, 2019  
Completed by: Erica Major Date 11/31/2019

1 [Resolution of Intention to Vacate Streets - India Basin]

2  
3 **Resolution declaring the intention of the Board of Supervisors to order the vacation of**  
4 **streets in the India Basin Project site, located generally at Innes Avenue between**  
5 **Griffith Street and Earl Street, along the India Basin shoreline; and setting the Board of**  
6 **Supervisors hearing date of December 10, 2019, for all persons interested in the**  
7 **proposed vacation of said street areas.**

8  
9 WHEREAS, This vacation proceeding for the portions of public streets within the India  
10 Basin Project described as follows (collectively, the "Vacation Area") is conducted under the  
11 vacation procedures of the Public Streets, Highways and Service Easements Vacation Law,  
12 (California Streets and Highways Code Sections 8300 et seq.) for portions of Hudson Avenue,  
13 Earl Street, Arelious Walker Drive, Fairfax Avenue, Evans Avenue, Galvez Avenue, and Fitch  
14 Street identified as Parcels 1 through 16, inclusive on the Public Works ("PW") SUR Map No.  
15 2019-004, dated September 20, 2019 (the "IB SUR Map"); and

16 WHEREAS, A copy of the IB SUR Map is on file with the Clerk of the Board of  
17 Supervisors in File No. 190971, and incorporated herein by reference; and

18 WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the  
19 street vacation procedures for the City and County of San Francisco (the "City") shall be in  
20 accordance with the applicable provisions of California Streets and Highways Code and such  
21 rules and conditions as adopted by the Board of Supervisors; and

22 WHEREAS, The proposed vacation of the Vacation Area is part of an action to  
23 implement the India Basin Project pursuant to a Development Agreement between the City,  
24 and India Basin Investment, LLC ("Developer"), which project was approved by the Board of  
25 Supervisors by Motion M18-136 and Ordinance Nos. 251-18, 252-18 and 261-18, copies of

1 which are on file with the Clerk of the Board in File Nos. 180842, 180680, 180681, and  
2 180816, respectively; and

3 WHEREAS, As provided in the Development Agreement, the City proposes to quitclaim  
4 its interest in Parcels 12, 13, 15 and 16 within the Vacation Area as shown on the IB SUR  
5 Map to Developer to help facilitate the development of the India Basin Project; and

6 WHEREAS, As contemplated under that certain Public Trust Exchange Agreement  
7 approved by the Board of Supervisors, the City proposes to quitclaim its interest in Parcels 4,  
8 5, 7, 9, 10, 11 and 14 within the Vacation Area to the State, which parcels will be re-conveyed  
9 to the City, in trust, to be held under Port jurisdiction but incorporated into the India Basin  
10 Open Space and managed by the Recreation and Park Department; now, therefore be it

11 RESOLVED, That under Sections 8300 et seq. of the California Streets and Highway  
12 Code, and Public Works Code Section 787(2), the Board of Supervisors hereby declares that  
13 it intends to order the vacation of the Vacation Area as shown on the IB SUR Map No 2019-  
14 004; and, be it

15 FURTHER RESOLVED, That notice is hereby given that on December 10, 2019, no  
16 earlier than 3:00 P.M. in the Legislative Chambers of the Board of Supervisors, all persons  
17 interested in or objecting to the proposed vacation will be heard; and, be it

18 FURTHER RESOLVED, That the San Francisco Board of Supervisors directs the Clerk  
19 of the Board to transmit to PW a certified copy of this resolution, and the Board of Supervisors  
20 urges the Director of Public Works and the Clerk of the Board to publish and post this  
21 resolution and to give notice of the hearing of such contemplated action in the manner  
22 required by law.





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## India Basin Project – Street Vacation

Board of Supervisors - Land Use and Transportation Committee

Monday, October 28, 2019



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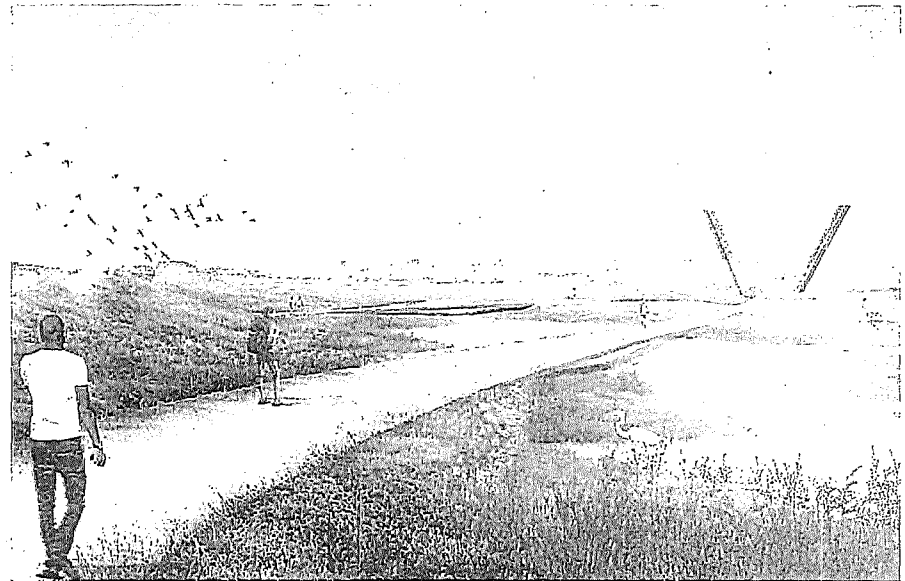
Board of Supervisors approved a 23-acre mixed-use and open space development on 10/23/2018

- **Housing:** 1,575 total housing units; 394 units (25%) below market rate
- **Non-Residential:** 209,000 square feet
- **Open Space:** 14 acres of parks and open spaces, including improved India Basin Open Space and new Big Green park



## Development Agreement – Other Public Benefits

- Transportation improvements including new **streets**, improved **bicycle network**, and **Bay Trail**
- 3,000 square feet **childcare facility**
- 10,000 square foot space for **grocery store tenant**, with marketing commitment to attract tenant
- City option to lease 5,000 square feet for **community facility space**
- **Workforce** agreement includes 50% First Source hiring goal; Mandatory 30% local hire for construction of parks and infrastructure
- **Sustainability** – Restored shoreline designed to adapt to sea level rise; onsite wastewater and stormwater treatment; clean Hetch Hetchy power

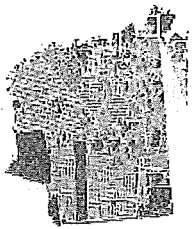


# India Basin Street Vacation – Resolution and Ordinance

- Board File Numbers
  - 190969 Resolution of Intention to Vacate Streets
  - 190971 Ordinance - Street Vacation and Conveyance
- This legislation facilitates the approved project, including both the mixed-use development and open space
  - Vacates 7.5 acres of existing right-of-ways, including some improved streets and other unaccepted or paper streets
  - 3.7 acres of vacated area will be retained by City as open space; 3.8 acres to be conveyed to BUILD as part of mixed-use project
  - Conveyance to be implemented in tandem with Public Trust Exchange Agreement with State Lands Commission, authorized in development agreement
  - City will receive equal or more private land than it conveys



# India Basin - Existing Site

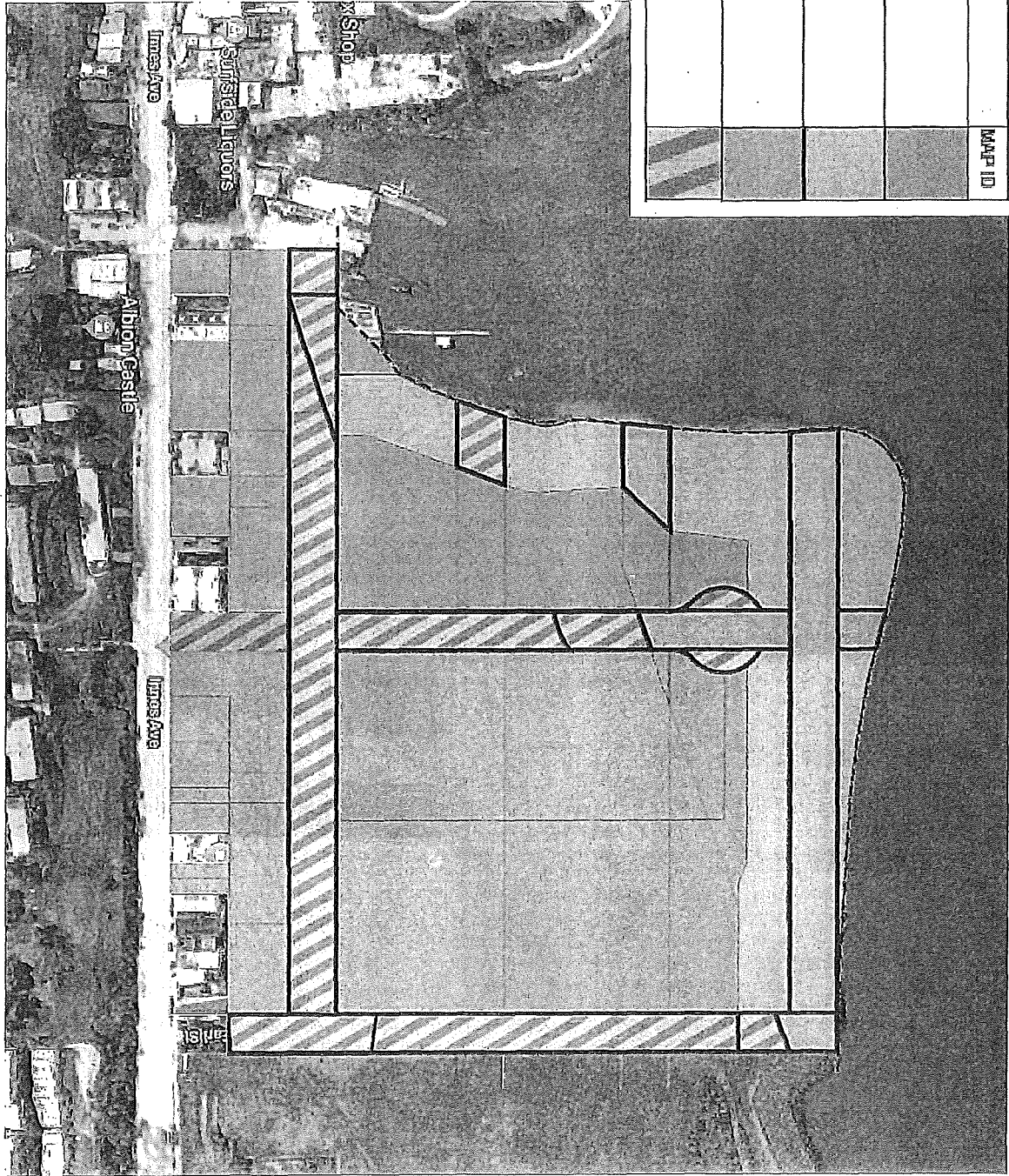


Location Map



# India Basin – Existing Ownership

OWNERSHIP	MAP ID
Developer (BUILD) Property	
City Property (RPO Jurisdiction)	
Port Property	
City/DPW Streets	

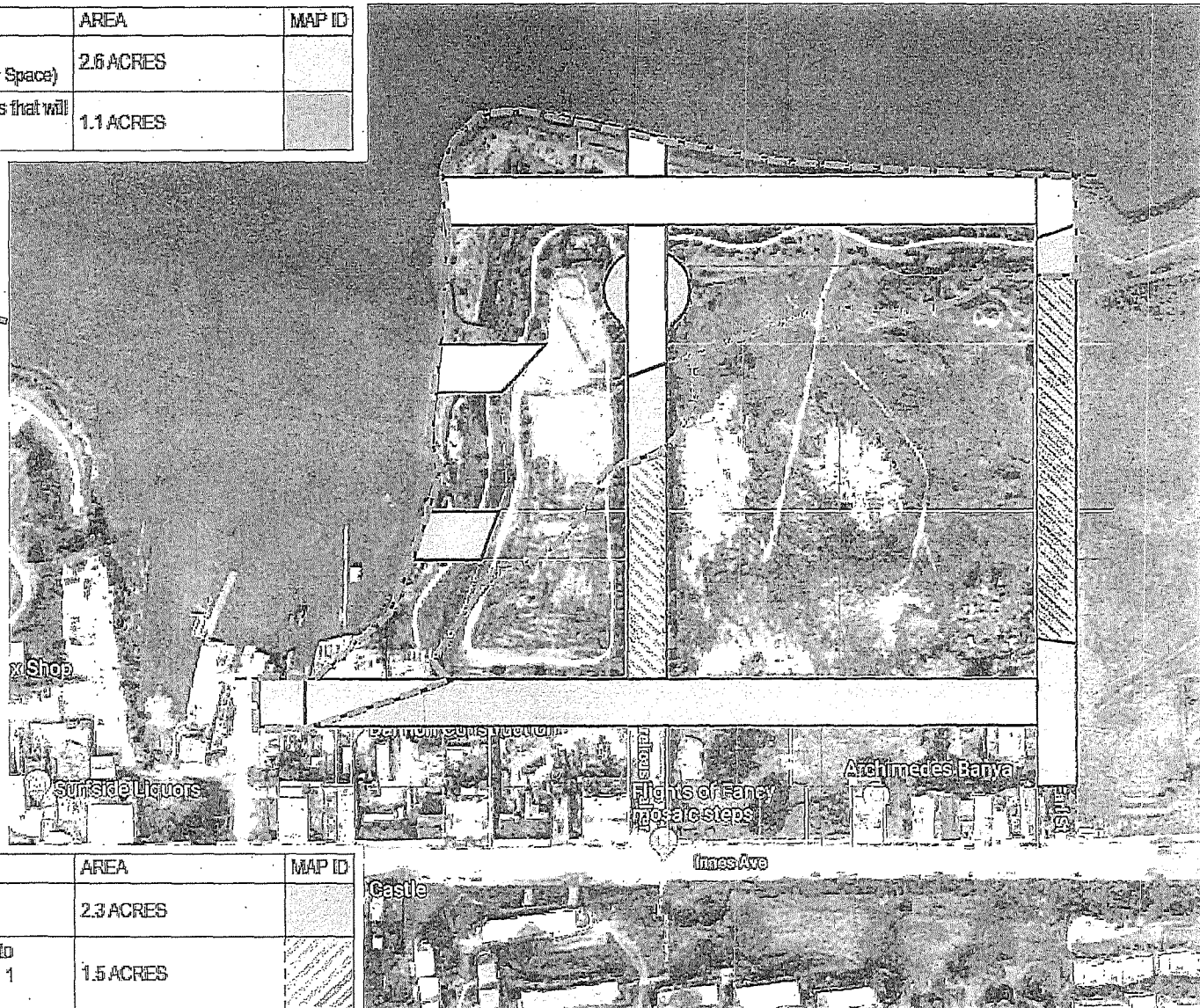


# Right-of-Way to be Vacated

OWNERSHIP	AREA	MAP ID
Port Parcels (vacated Port streets within India Basin Open Space)	2.6 ACRES	
City Future Trust Parcels (vacated City streets that will be conveyed into the Trust as part of IBOS)	1.1 ACRES	

3.7 acres of vacated streets within future Public Trust boundary remain City-owned

3.8 acres to be conveyed to developer;  
City to reserve temporary easements over 1.5 acres to ensure no net loss of acreage



OWNERSHIP	AREA	MAP ID
Development Parcels (vacated streets going to BUILD)	2.3 ACRES	
Development Parcels (vacated streets going to BUILD, with temporary easement until Phase 1 streets are completed)	1.5 ACRES	

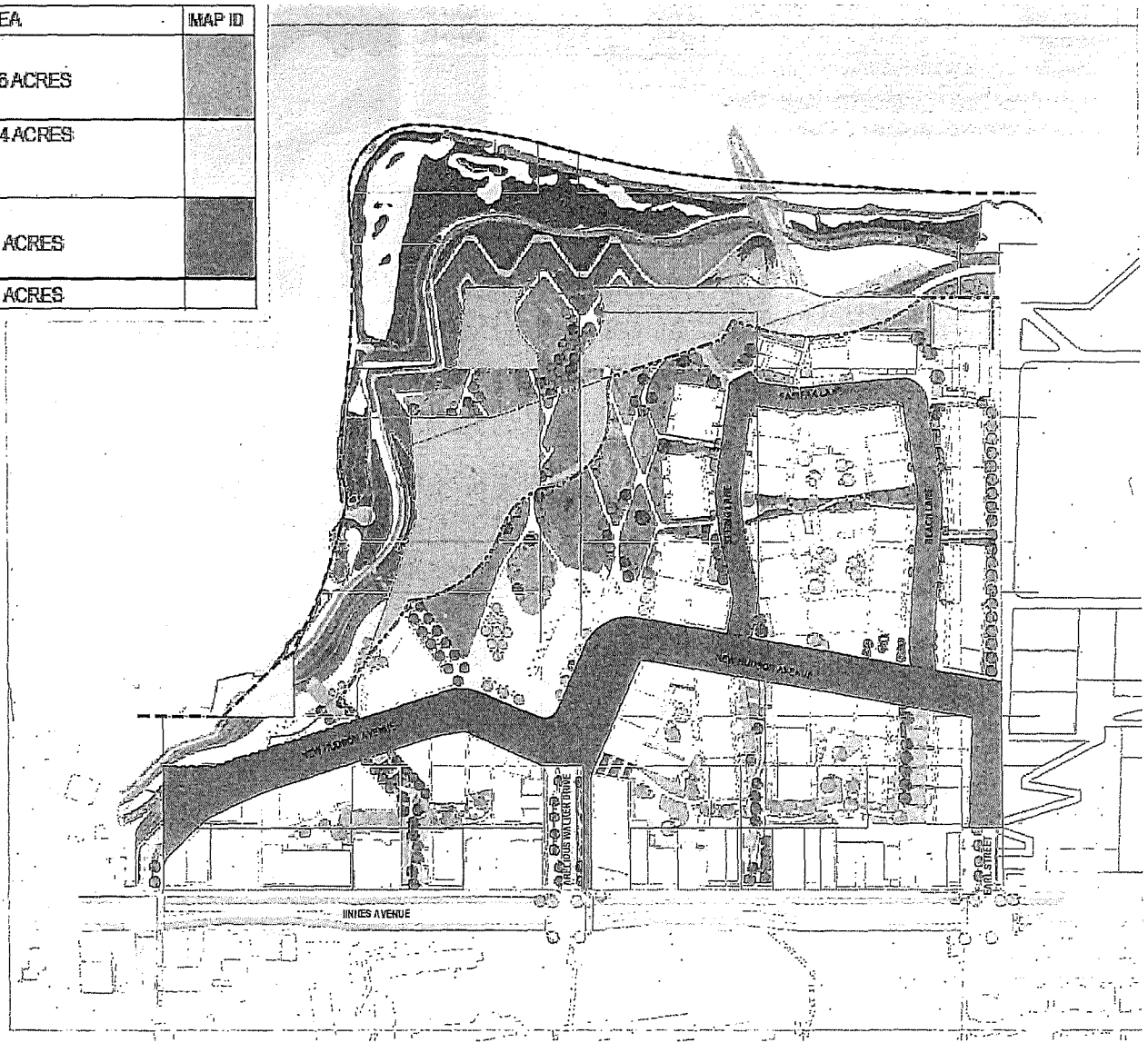
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# Private Land to Become City Property (For reference only)

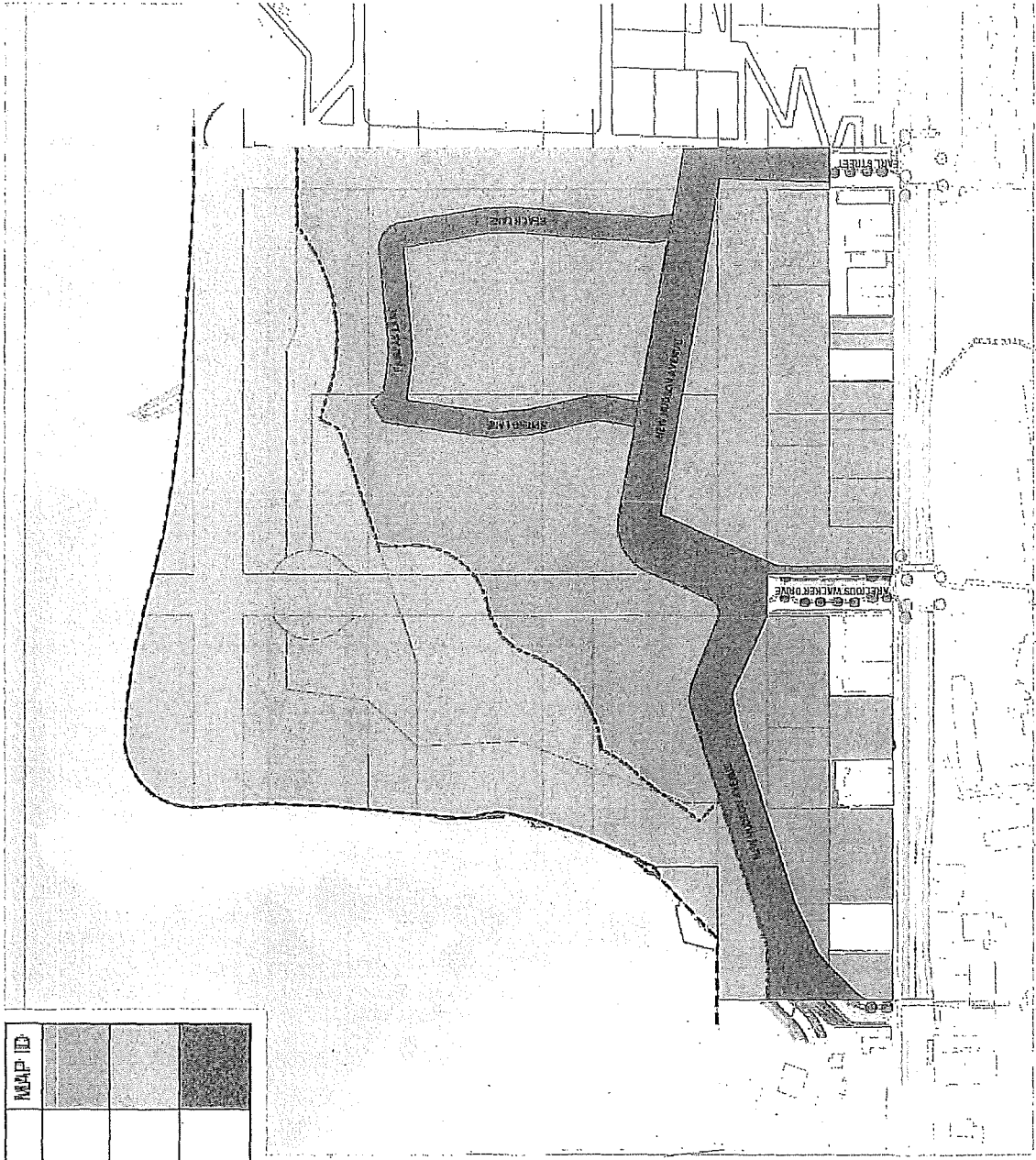
OWNERSHIP	AREA	MAP ID
BUILD to City Open Space Conveyance (privately-owned BUILD non-street property that will be conveyed to City at Trust Exchange)	2.46 ACRES	
BUILD to City Open Space Subsequent Conveyance (privately-owned BUILD non-street property that will be conveyed to City following remediation)	0.14 ACRES	
BUILD to City future streets (proposed new street network dedication)	3.8 ACRES	
TOTAL	6.4 ACRES	

6.4 acres to become City property as a result of Public Trust Exchange and future street acceptance

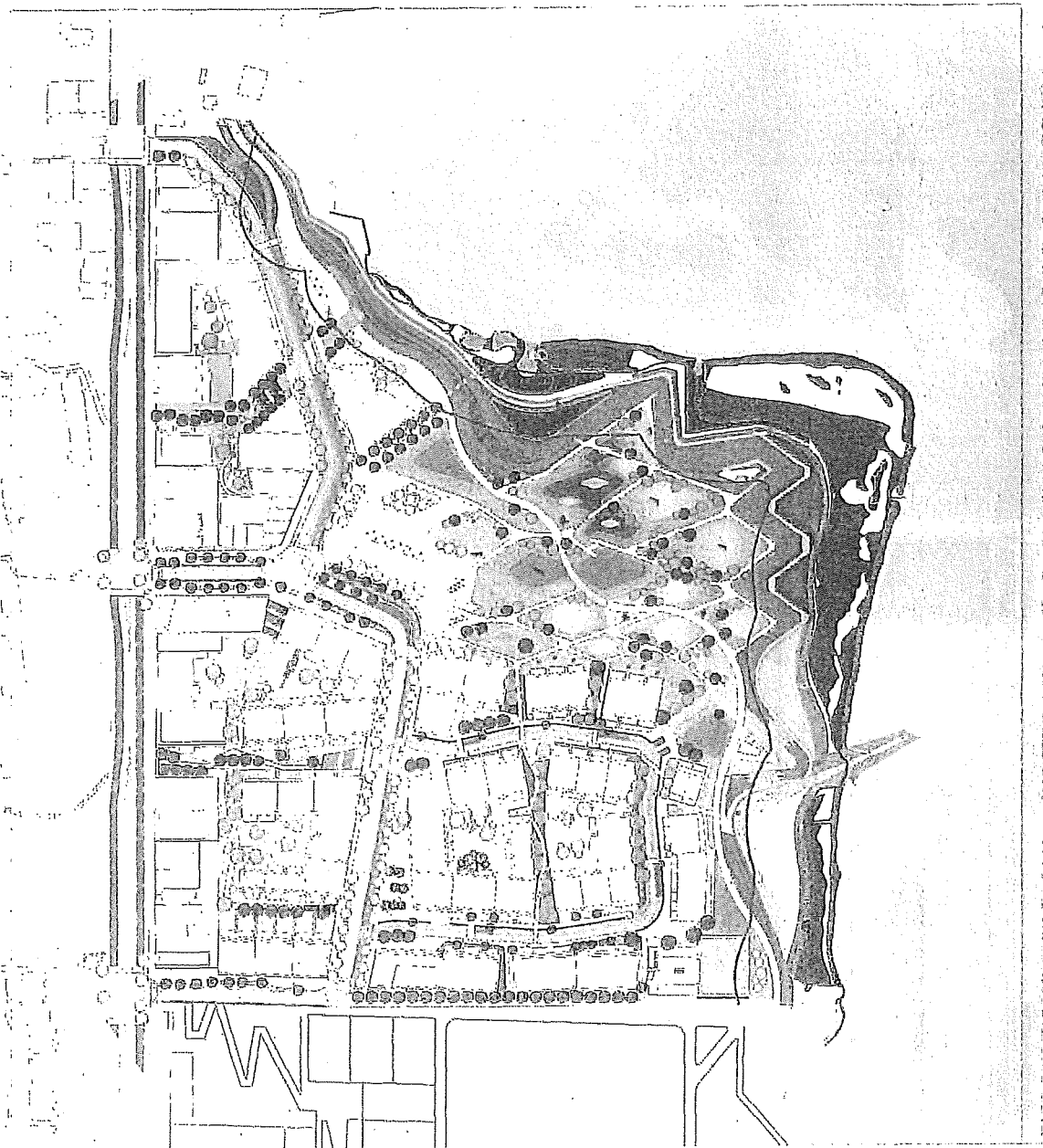


# India Basin - Final Ownership and Trust Configuration

OWNERSHIP	MAP ID
BUILD	
INDIA BASIN OPEN SPACE	
NEW PUBLIC RIGHT-OF-WAY	



India Basin – Approved Project (2018)



## Resolution and Ordinance – Proposed Amendments

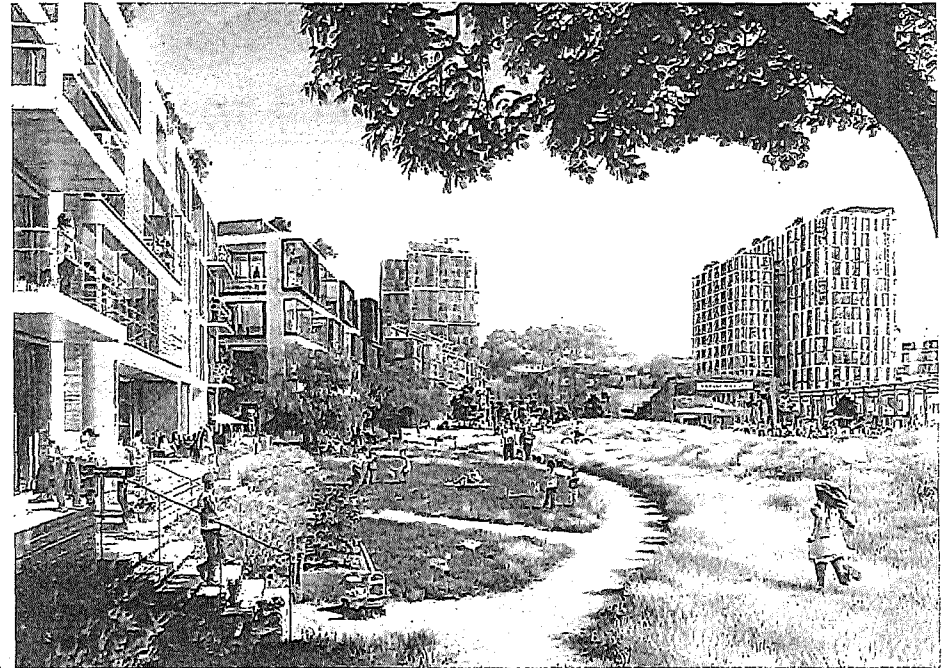
- Resolution of Intention (File 190969)
  - p. 2 - Adds December 10 as Committee of the Whole date
- Ordinance (File 190971)
  - p. 8 – Clarifying edit at line 17 to provide that vacated parcels conveyed at time of Public Trust Exchange may be conveyed to State prior to being then conveyed by State to developer:

“City’s quitclaim of its interests in the Development Parcels to Developer either directly or indirectly through the State, and...”



# Street Vacation – Anticipated Legislative Schedule

- September 24, 2019 – Resolution of Intention and Ordinance Introduced
- October 28, 2019 – Land Use and Transportation Committee
- November 5, 2019 – Full BOS Hearing on Resolution of Intention
- December 10, 2019 - Committee of the Whole and First Reading of Ordinance
- December 17, 2019 – Second Reading of Ordinance



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Thank You

City Staff and BUILD are present to answer questions

OFFICE OF THE MAYOR  
SAN FRANCISCO



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

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MAYOR

2019 SEP 24 PM 3:41

*JK*

*JK*

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Sophia Kittler  
RE: India Basin – Resolution of Intention to Vacate Streets  
DATE: Tuesday, September 23, 2019

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**Resolution declaring the intention of the Board to order the vacation of streets in the India Basin Project site, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline; and setting the hearing date for all persons interested in the proposed vacation of said street areas.**

Please note that Supervisor Walton is a co-sponsor of this resolution.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.

