

FILE NO. 98-2098

RESOLUTION NO. 27-99

1 [Broadway Parcels]

2 APPROVING IN PRINCIPLE (1) THE SAN FRANCISCO POLICE DEPARTMENT'S
3 PURCHASE OR LEASE OF BLOCK 165, LOT 21 (BROADWAY BETWEEN SANSOME
4 STREET AND BATTERY STREET) FOR THE CONSTRUCTION OF A POLICE STATION TO
5 REPLACE THE CURRENT NORTH BEACH STATION; (2) THE MAYOR'S OFFICE OF
6 HOUSING'S UTILIZING BLOCK 141, LOT 11 (BROADWAY BETWEEN BATTERY STREET
7 AND FRONT STREET) FOR THE DEVELOPMENT OF AFFORDABLE HOUSING
8 CONSISTENT WITH PROPOSITION A APPROVED BY THE VOTERS IN NOVEMBER,
9 1996, INCLUDING BUT NOT LIMITED TO THE ISSUANCE OF REQUESTS FOR
10 QUALIFICATIONS AND/OR PROPOSALS FOR A DEVELOPER TO PURCHASE OR LEASE
11 OF THE SITE AT LESS THAN FAIR MARKET VALUE FOR THE DEVELOPMENT OF
12 AFFORDABLE HOUSING; AND (3) THE PORT OF SAN FRANCISCO'S UTILIZING BLOCK
13 140, LOT 8 (DAVIS STREET BETWEEN VALLEJO STREET AND BROADWAY) FOR
14 COMMERCIAL DEVELOPMENT CONSISTENT WITH THE PORT'S WATERFRONT PLAN,
15 INCLUDING BUT NOT LIMITED TO A JURISDICTIONAL TRANSFER OF SUCH PARCEL
16 TO THE PORT AND THE PORT'S ISSUANCE OF REQUESTS FOR QUALIFICATIONS
17 AND/OR PROPOSALS FOR A DEVELOPER TO GROUND LEASE THE SITE AT FAIR
18 MARKET VALUE FOR SUCH COMMERCIAL DEVELOPMENT; EACH SUBJECT TO THE
19 RECEIPT OF ANY REQUIRED BOARD OF SUPERVISORS' APPROVAL OF SUCH
20 TRANSACTIONS.

21 WHEREAS, Block 165, Lot 21 (Broadway between Sansome Street and Battery Street)
22 ("Broadway Parcel 1"); Block 141, Lot 11 (Broadway between Battery Street and Front Street)
23 ("Broadway Parcel 2"); and Block 140, Lot 8 (Davis Street between Vallejo Street and
24 Broadway) ("Broadway Parcel 3") (collectively, the "Broadway Parcels") were formerly owned

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BOARD OF SUPERVISORS

1 by the California Department of Transportation ("Caltrans") as part of the right of way of the
2 Embarcadero Freeway; and,

3 WHEREAS, Following the Loma Prieta Earthquake and the demolition of the
4 Embarcadero Freeway, California Streets and Highways Code Section 72 required that
5 Caltrans remove the damaged Embarcadero Freeway and transfer to the City those portions
6 of the Embarcadero Freeway right of way not necessary for new highway ramps; and,

7 WHEREAS, Pursuant to Streets and Highways Code Section 72, Caltrans transferred
8 the Broadway Parcels to the City through a "Director's Deed" recorded in the Official Records
9 of San Francisco County on December 30, 1994, as Document No. 94-F736015-00; Reel
10 G288, Image 0357; and,

11 WHEREAS, The loss of the Embarcadero Freeway has impacted the social and
12 economic viability of the Chinatown and North Beach communities; and,

13 WHEREAS, The Board has previously recognized the importance of the Embarcadero
14 Freeway demolition to the Chinatown and North Beach communities, and the proposed uses
15 of the Broadway Parcels are intended to mitigate the effects of that demolition; and,

16 WHEREAS, Development of the Broadway Parcels, together with development of the
17 MUNI F-Line, will help bring people into the Chinatown and North Beach communities; and,

18 WHEREAS, The sites have been identified by the Mayor's Office of Housing, the Police
19 Department and the Port of San Francisco as key opportunity sites to fulfill important public
20 purposes of affordable housing and community development, public safety improvement, and
21 economic development; and,

22 WHEREAS, the Broadway Parcels are currently under the jurisdiction of the City's
23 Department of Public Works ("DPW"), and DPW has found that the Broadway Parcels are not
24 currently used advantageously by DPW, and that the Broadway Parcels may be used more

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1 advantageously by the Police Department, the Mayor's Office and the Port of San Francisco,
2 as described in this Resolution; and

3 WHEREAS, State law (California Government Code Section 54220 et seq.) creates a
4 priority for the disposition of surplus City property, such as Broadway Parcel 2, at less than
5 fair market value for affordable housing development; and

6 WHEREAS, The proceeds from the sale or lease of Broadway Parcel 1 to the Police
7 Department, and from the lease of Broadway Parcel 3 at fair market value for commercial
8 development by the Port; together with the proceeds from the sale or lease of Broadway
9 Parcel 2 at less than fair market value for the development of affordable housing, would
10 provide the City with significant resources for the improvement of local street access
11 comparable to that provided by the former Embarcadero Freeway, while enhancing the
12 feasibility of developing such affordable housing; and

13 WHEREAS, The planned uses for these sites meet the goals of the port's waterfront
14 plan, which notes that uses should "... enhance the diverse mix of activities of this urban
15 setting, where downtown commercial businesses and residential living meet the City's visitor-
16 oriented activities"; and,

17 WHEREAS, Various neighborhood planning studies have indicated support for the
18 proposed uses for these sites; now, therefore, be it

19 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
20 approves in principle a jurisdictional transfer of the Broadway Parcels from DPW to the San
21 Francisco Police Department, the Mayor's Office and the Port of San Francisco, respectively,
22 and (1) the San Francisco Police Department's purchase or lease of Block 165, Lot 21
23 (Broadway between Sansome Street and Battery Street) for the construction of a police
24 station to replace the current North Beach Station; (2) the Mayor's Office of Housing's utilizing
25 Block 141, Lot 11 (Broadway between Battery Street and Front Street) for the development of

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1 affordable housing consistent with Proposition A approved by the voters in November, 1996,
2 including but not limited to the issuance of requests for qualifications and/or proposals for a
3 developer to purchase or lease of the site at less than fair market value for the development of
4 affordable housing; and (3) the Port of San Francisco's utilizing block 140, lot 8 (Davis Street
5 between Vallejo Street and Broadway) for commercial development consistent with the Port's
6 Waterfront Plan, including but not limited to the Port's issuance of requests for qualifications
7 and/or proposals for a developer to lease the site at fair market value for such commercial
8 development; and, be it

9 FURTHER RESOLVED, That the disposition and use of each of the Broadway Parcels
10 is subject to the receipt of any required Board of Supervisors' approval of such transactions;
11 and, be it

12 FURTHER RESOLVED, That the transactions described in this Resolution will remain
13 subject to the environmental review processes required under the California Environmental
14 Quality Act ("CEQA"), and to public review and approvals required by law; and until such
15 processes are completed, no binding contractual arrangements regarding the disposition of
16 the Broadway Parcels may be made, and the City, including its Board of Supervisors and
17 Commissions, will retain the absolute discretion to (a) make such modifications in the
18 proposed transactions as are deemed necessary to mitigate significant environmental
19 impacts, (b) select other feasible alternatives to avoid such impacts, (c) balance the benefits
20 against the unavoidable significant impacts prior to taking final action if such significant
21 impacts cannot otherwise be avoided, or (d) determine not to proceed with the proposed
22 transactions based upon the information generated by the environmental review process; and,
23 be it

24 FURTHER RESOLVED, That any proceeds from the disposition of the Broadway
25 Parcels shall be used in accordance with the requirements imposed by Streets & Highways

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1 Code Section 72, to the extent such proceeds are deemed necessary by the City's Waterfront
2 Transportation Project to fulfill the City's obligation under that Section to provide local street
3 access comparable to that provided by the former Embarcadero Freeway.

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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Resolution

File Number: 982098

Date Passed:

Resolution approving in principle (1) the San Francisco Police Department's purchase or lease of Block 165, Lot 21 (Broadway between Sansome Street and Battery Street) at fair market value for the construction of a police station to replace the current North Beach station; (2) the Mayor's Office of Housing's utilizing Block 141, Lot 11 (Broadway between Battery Street and Front Street) for the development of affordable housing consistent with Proposition A approved by the voters in November, 1996, including but not limited to the issuance of requests for qualifications and/or proposals for a developer to purchase or lease of the site at less than fair market value for the development of affordable housing; and (3) the Port of San Francisco's utilizing Block 140, Lot 8 (Davis Street between Vallejo Street and Broadway) for commercial development consistent with the Port's Waterfront Plan, including but not limited to a jurisdictional transfer of such parcel to the Port and the Port's issuance of requests for qualifications and/or proposals for a developer to ground lease the site at fair market value for such commercial development; each subject to the receipt of any required Board of Supervisors' approval of such transactions.

January 11, 1999 Board of Supervisors — ADOPTED

Ayes: 8 - Teng, Yaki, Ammiano, Bierman, Brown, Katz, Leno, Newsom

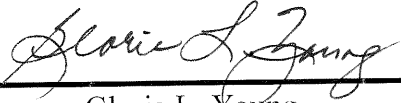
Noes: 1 - Yee

Absent: 1 - Medina

Excused: 1 - Kaufman

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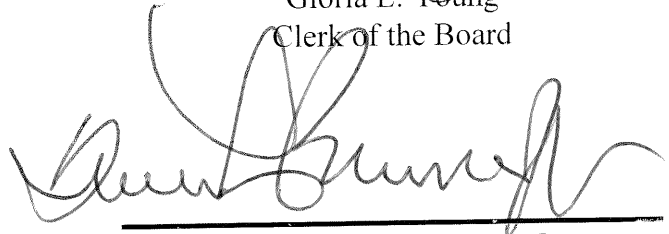
I hereby certify that the foregoing Resolution was ADOPTED on January 11, 1999 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

JAN 22 1999

Date Approved



Mayor Willie L. Brown Jr.