SAN FRANCISCO
**PLANNING DEPARTMENT**

# Development Agreement Development Phase Approval

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| | |
|---|---|
| *Date:* | October 13, 2017 |
| *Case No.:* | **2010.0515DVA-02** |
| *Project Name:* | **Potrero HOPE SF – Phase 2 (Blocks A and B)** |
| *Project Phase:* | *Phase 2* |
| *Project Sponsor:* | Bridge Housing<br>600 California Street, Suite 900<br>San Francisco, CA 94104 |
| *Staff Contact:* | Mat Snyder – (415) 575-6891<br>*mathew.snyder@sfgov.org* |

## PROJECT DESCRIPTION

As the second phase, the Project Sponsor seeks to develop the southwestern most portion of the Potrero site, generally bounded by Connecticut Street on the east, 26th Street on the south, Wisconsin Street on the west and 25th Street on the north.

Development on this second phase would include (1) the demolition of eight buildings; (2) construction of approximately 200 to 300 units (currently proposed to be 120 affordable / 102 market rate); (3) child care facility for 40 to 60 children; a small 3,600 gsf open space; (4) partial reconstruction of two blocks each of Wisconsin Street and Connecticut Street between 25th Street and 26th Street, and one block each of 25th Street and 26th Street between Wisconsin and Connecticut Streets; and (5) construction of a new segment of Arkansas Street between 25th Street and 26th Street.

## BACKGROUND

On June 29, 2017, Bridge Housing filed a Development Phase ("Phase") application pursuant to both Planning Code Section 249.74 and the Development Agreement ("DA") between the City and County of San Francisco and the Housing Authority of the City and County of San Francisco and Bridge Housing.

Potrero HOPE SF received their Master Entitlements (see Attachment C for a description of Potrero HOPE SF Project, the Development Agreement and other master entitlements) in March 2017, which enabled the complete rebuilding of the Potrero Terrace and Annex Housing Authority site over several years.

## SUBSEQENT APPROVALS AND THE PHASE APPLICATION

The Potrero DA set forth subsequent review procedures for actual buildout of the development (Development Agreement Exhibit K, "Project Development and Phase Applications"). The review procedures require that the Director of Planning approve a Phase application prior to approving construction for infrastructure or buildings within that phase.

Pursuant to the DA, the Planning Department has reviewed the subject phase application for completeness and for compliance with the Planning Code, the Master Infrastructure Plan ("MIP") and the Design Controls and Guidelines document ("DCG").

The attached Compliance Matrix (Attachment B) provides detailed information on how the subject phase is compliant with the Planning Code and above implementing documents.

Pursuant to the subsequent review procedures, the Planning Department distributed the plans to relevant city agencies on September 28, 2017 to provide them with an oppornuity to comment. The distribution memo and list is attached as Exhibit D. SF PUC responded with a request to condition this approval to assure the Project Sponsor submit a Master Utility Plans to the PUC per conditions of the MIP and the DA. This approval is conditioned that all such Master Utility Plans be pursued and completed.

## DECISION

The Planning Department hereby finds that the proposed development phase is in general conformity with the Master Approvals and approves the Phase application subject to the following condition.

## CONDITION

That the Project Sponsor complete all Master Utility Plans pursuant to the Master Infrastructure Plan.

John Rahaim, Director of Planning

**Attachments**

A. **Phase 2 Description and Development Phase Plans**
B. **Compliance Matrix**
C. **Potrero HOPE SF Master Plan Description**
D. **Phase Application Distribution List and Memo**

## 2. SITE PLAN AND OTHER GRAPHICS

**Figure 1: Existing Condition at Phase II Site**

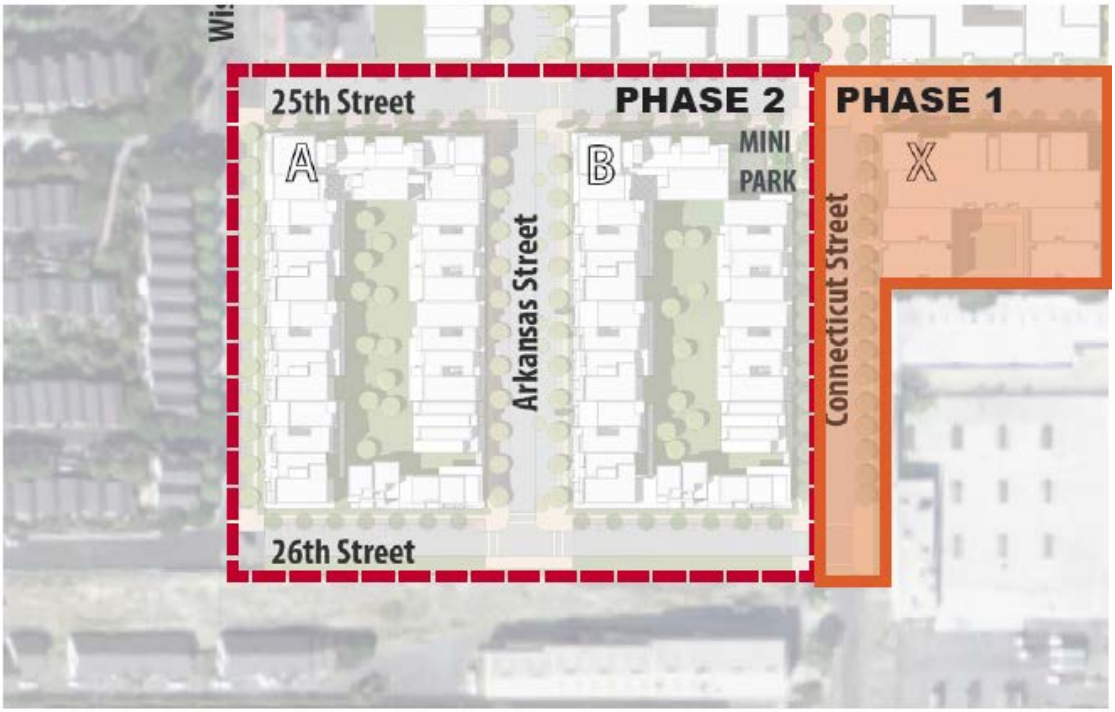



**Figure 2: Phase II at Completion**

## 3. PROJECT DESCRIPTION

**Project Type:** New Construction and Infrastructure
**Present or Previous Use(s):** Public Housing
**Proposed Use(s):** Multifamily Residential, Open Space, Commercial Space (Childcare)
**Narrative:**

This application pertains to Phase II of HOPE SF Potrero (the "Project"). This application is submitted in accordance with the Project's Development Agreement (DA) by and between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE-Potrero Community Associates, LLC.

The DA requires the project sponsor to submit a Phase Application for approval by the Planning Department and affected City Agencies prior to the submittal of building permits and/or street improvement permits for such phase of the Project. Additionally, Exhibit J of the Development Agreement requires the project sponsor to submit the Phase Application within 12 months of receiving a funding commitment from MOHCD. Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Development Agreement. Per the following descriptive narrative, Phase II is in conformance with the originally proposed Phasing Plan. No deviations are proposed as part of this Phase Application.

The site on which Phase II will be implemented is currently comprised of one existing parcel, Block 4285B, Lot 001, and includes the surrounding publicly owned right-of-way segments of Wisconsin Street, 25th Street, 26th Street and a portion of Connecticut Street. The parcel subject to Phase II is shown in Section 2 of this application and further described by block number and area in Attachment A. Eight buildings containing 92 public housing units currently occupy this block. On March 17, 2017, MOHCD approved a predevelopment financing commitment for the design and planning of the Phase II infrastructure and Block B.

Phase II as implemented will consist of two new housing parcels and a small public park space. In addition, Phase II will include a number of Community Improvements and CEQA Mitigation Measures, as required by the approved Potrero Project Phasing Plan and further described in Section 6 of this application. Following is a description of the horizontal and vertical elements of Phase II.

## HORIZONTAL DEVELOPMENT

All horizontal development in Phase II will be installed per the Project's Master Infrastructure Plan. The Phase II Horizontal consists of rough grading, major utility extensions, and installation of new public streets and sidewalks. The existing parcel (Figure 1, in Section 2 of this application) will be subdivided, creating a new street segment in Arkansas Street, two new housing parcels in Block A and Block B, and one parcel for a publicly accessible park space on Block B (Figure 4). The exact configuration and location of the park space will be determined as conceptual plans are developed for the affordable housing on Block B.

Existing streets segments of Wisconsin Street, 25th Street, and 26th Street will be reconstructed and regraded to match the Potrero HOPE SF Master Plan (MIP). Figures 5 and 6 show the approximate scope of the grading and earthwork improvements of Phase II as well as the future grades of the new and reconstructed streets. The new segment of Arkansas Street will feature head-in parking on the eastern side and parallel parking spaces on the west, per the Streetscape Master Plan. In addition, streetscape will be designed per the approved Streetscape Master Plan with new sidewalks, curb ramps and bulb-outs. The 25th Street and Arkansas Street intersection, as envisioned in the current draft of the Streetscape Masterplan is shown in Figure 11 below. All infrastructure improvements, as more fully described in Attachments E, G and H shall be installed in full conformance with the approved MIP, and Master Utility Plans.

## VERTICAL DEVELOPMENT

All vertical development will be designed in accordance with the approved Special Use District zoning controls and the Project's Design Standards and Guidelines. The Phase II vertical development will consist of one new market rate housing parcel ("Block A") and one new affordable housing parcel ("Block B"). Block B is currently planned to include a child care facility for 40-60 children. Altogether, Phase II will include approximately 200-300 residential units, one publicly accessible open space, and approximately 5,900 sq.ft. of childcare space. The phase at completion is shown in Figure 4 of this application. Additionally, a public open space of approximately 3,600 sq. ft. will be included on a parcel adjacent to Block B.

Neither Block B nor Block A are designed at this time. Developers of the vertical developments will seek additional design review and approval from the Planning Department once concept drawings are completed. At this time, it is anticipated that Block B will have one entrance to a podium level garage. The result will be one curb cut for a vehicular entry on Connecticut Street. All other streets lengths abutting Block B will have no curb cut entries for vehicles. Pedestrian entries to Block B are anticipated to be located at the northwest, northeast and southeast corners of the building. Pedestrian sidewalk access will also be provided through accessible ramps located at each bulbout of each intersection.

A summary of street design, which will be consistent with the Potrero Design Standards and Guidelines, is shown in figures 7-10. Figure 11 shows the sidewalk design from the draft Streetscape Masterplan, which represents the anticipated design elements throughout this Phase II.

**Figure 3: Phase II Infrastructure Improvements**

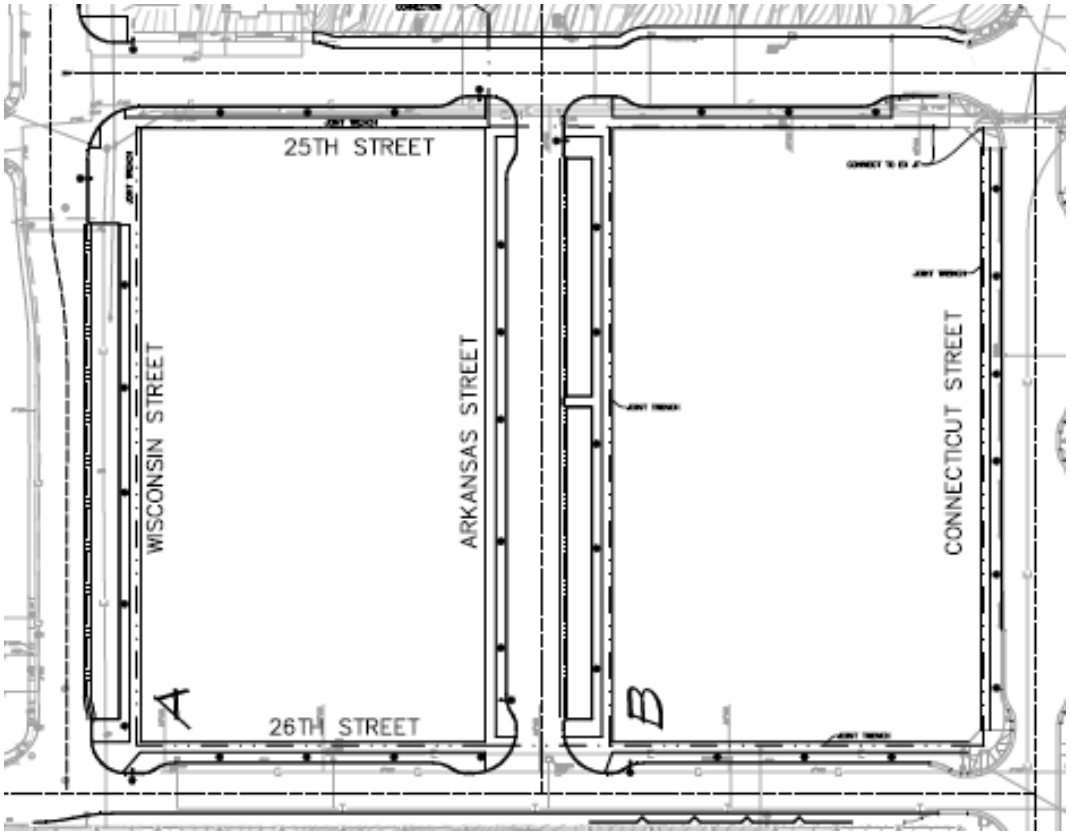



**Figure 4: Phase II at Completion**

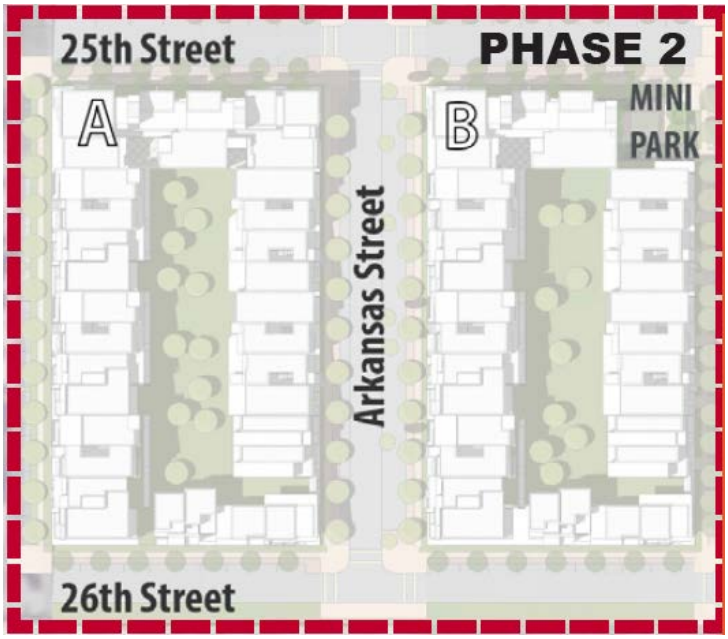


**Figure 5: Earthwork Diagram**

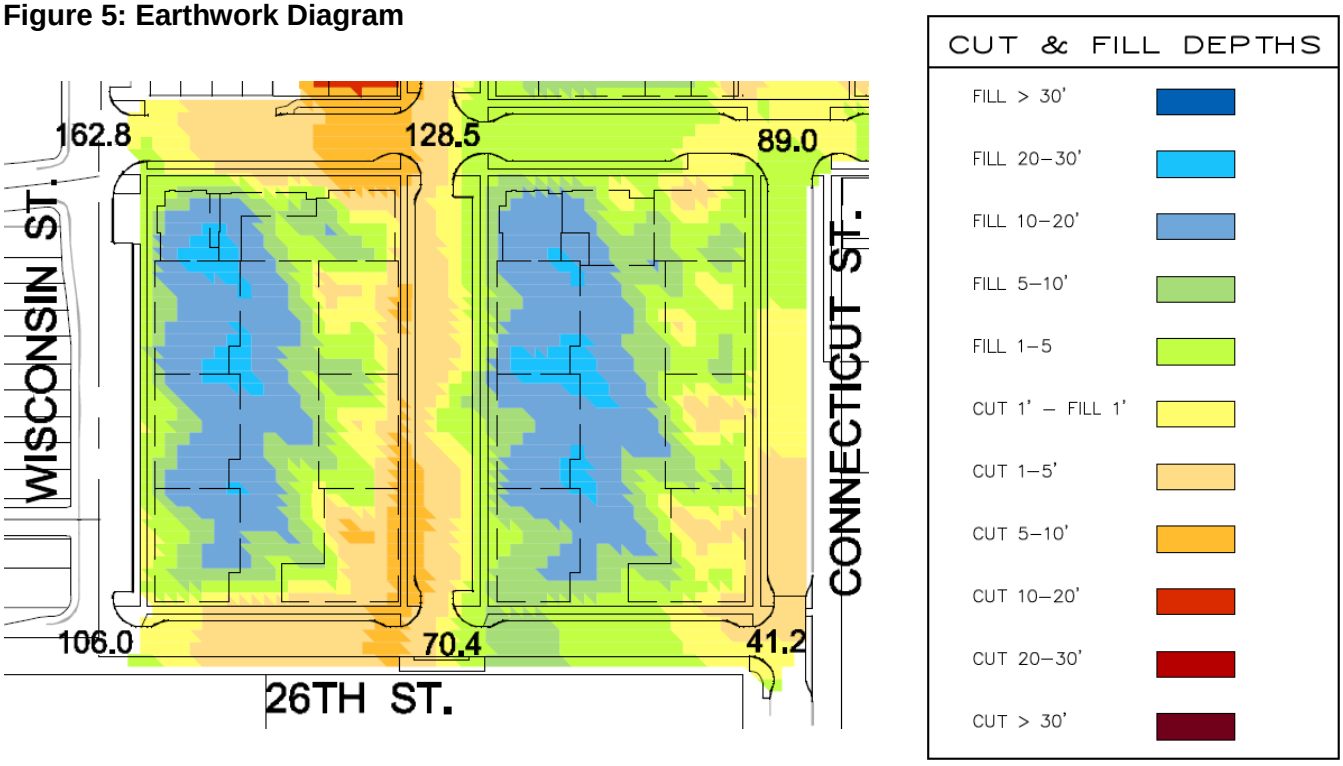



**Figure 6: Phase II Grades at Completion of Phase**

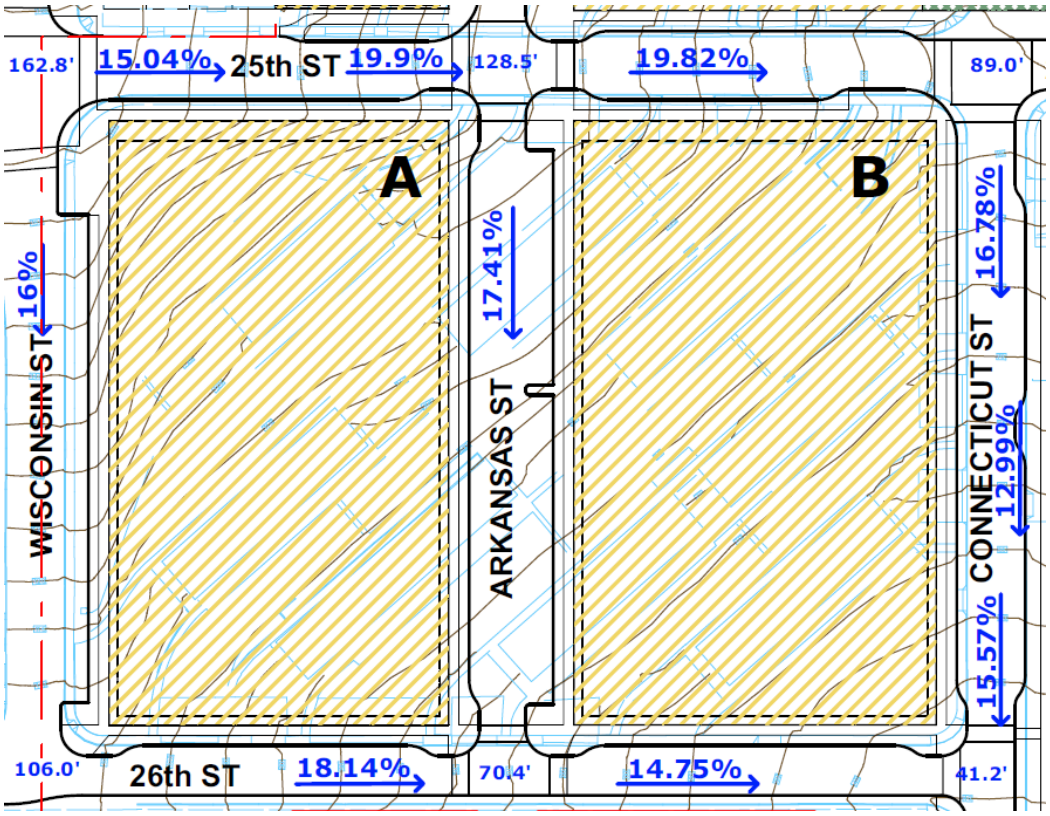
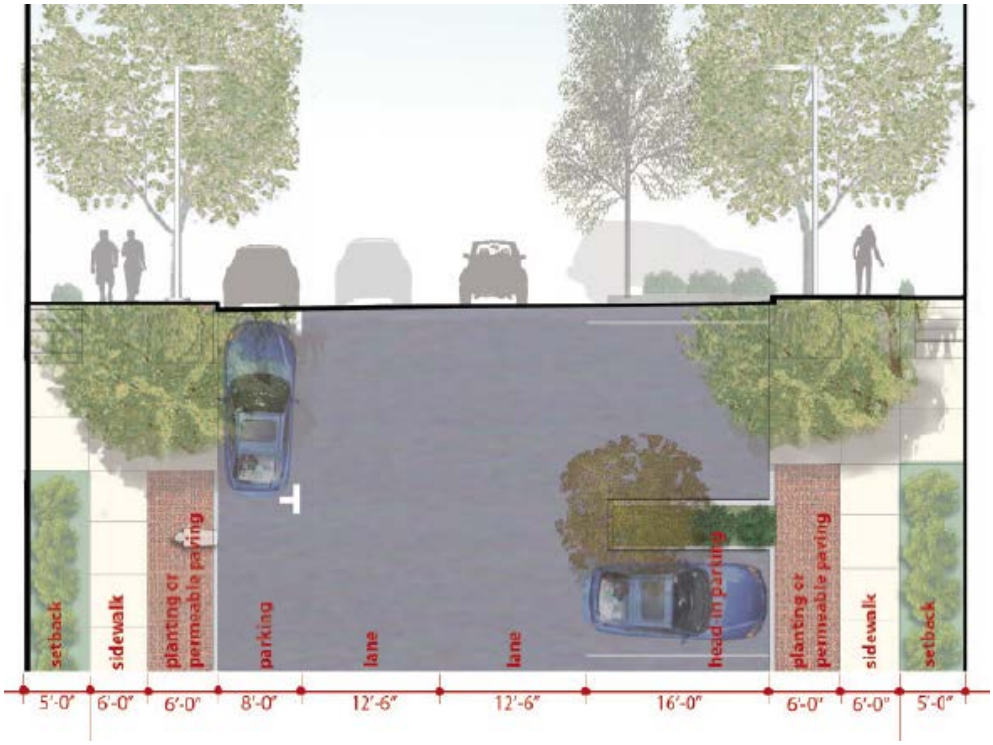


**Figure 7: Arkansas Street between 25th and 26th Streets**



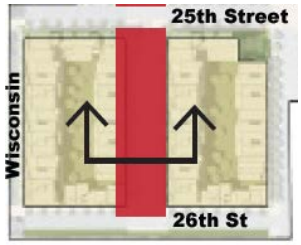




**Figure 8: Connecticut Street between 26th and 26th Streets**

**Figure 9: 25th Street between Connecticut and Wisconsin Streets**

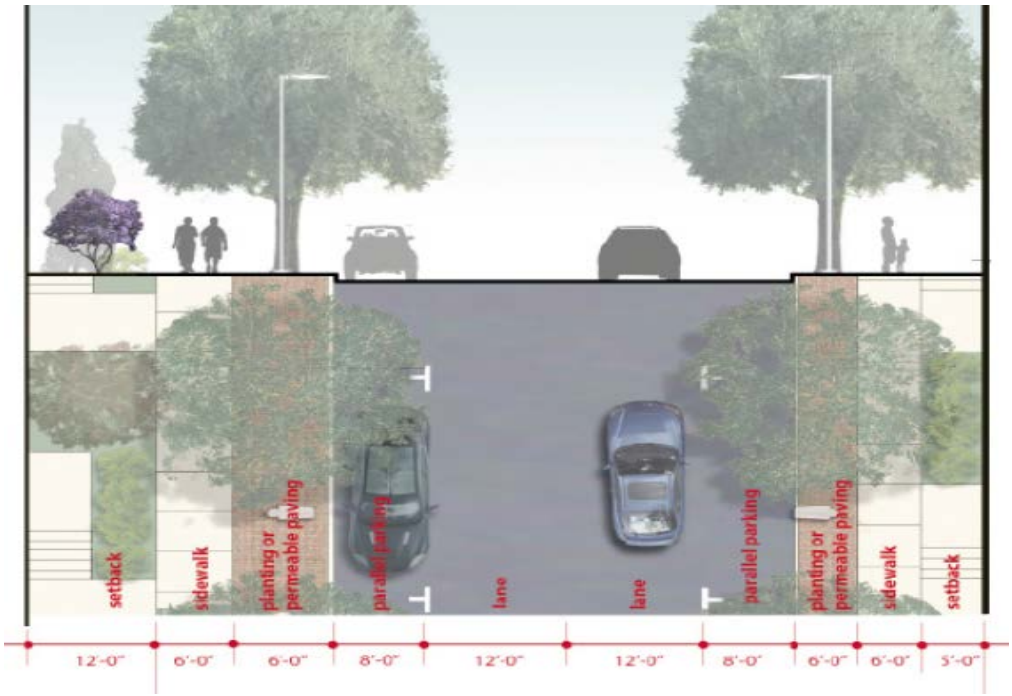


**Figure 10: 26th Street between Connecticut and Wisconsin Streets**

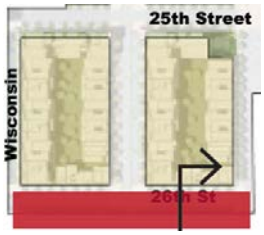
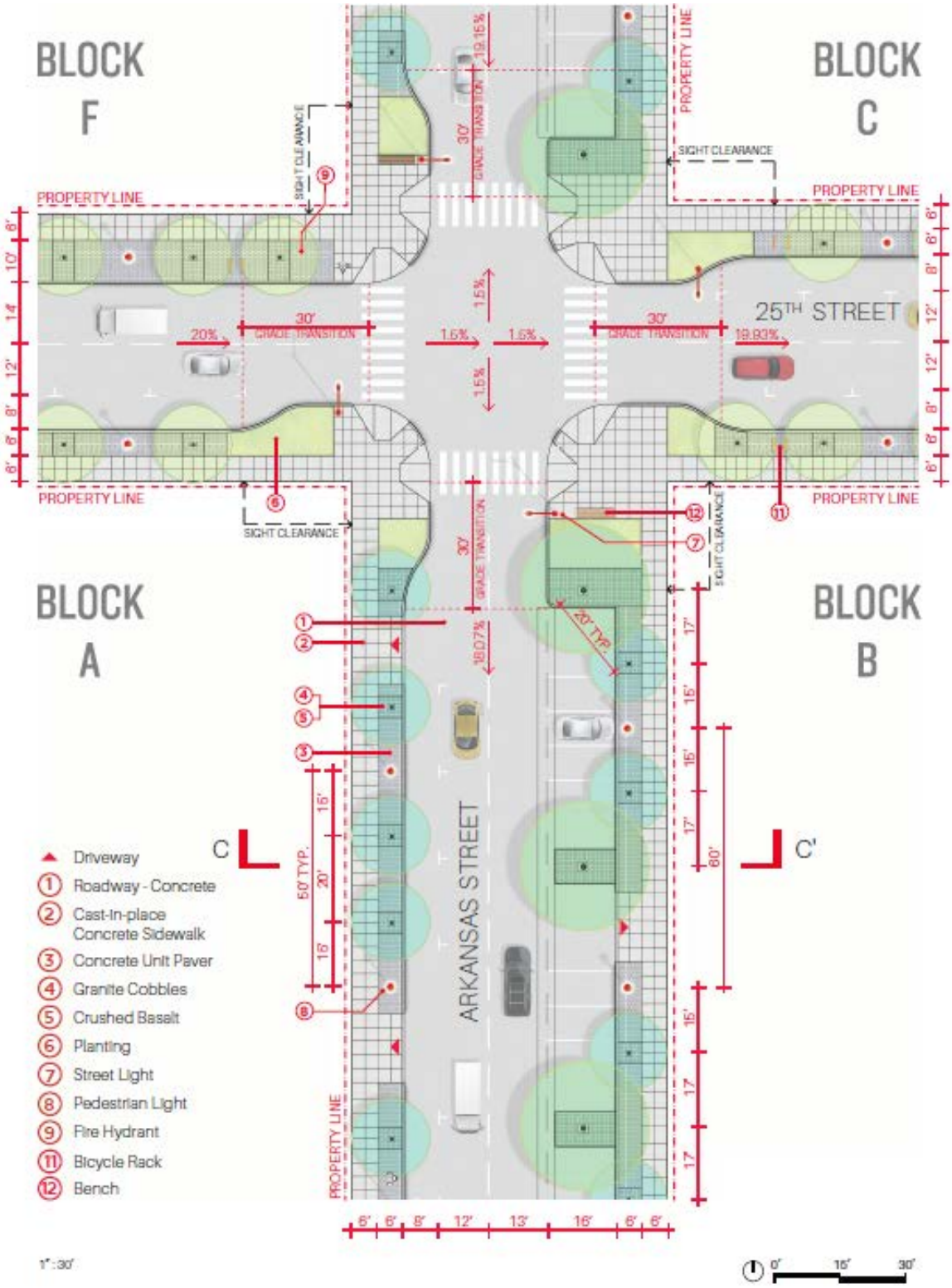


**Figure 11: Intersection of Arkansas and 25th Streets**



**4. Phase II Vertical Development Summary Table**

| Parcel | Block in DSG | Height/ Bulk* District | Proposed Heights | Proposed Use | Proposed Amount of Development | Type of Affordable Housing | Proposed Parking & Parking Ratio |
|---|---|---|---|---|---|---|---|
| 1 | A | RM2 | 40’ | Market Rate Parcel Pad | 150,000-250,000 gross residential square footage<br><br>100-150 housing units | N/A | 50-120 spaces<br><br>0.5-0.75 parking ratio |
| 2 | B | RM2 | 40’ | Affordable Housing, Commercial Space (Childcare) | 150,000-250,000 gross residential square footage<br><br>100-130 affordable housing units<br><br>5,900 gross commercial square footage for childcare | 90 resident replacement units, 29 affordable housing units, 1 manager unit | 50-60 residential spaces, 5-12 childcare spaces<br><br>0.5 parking ratio for residential uses |

* Bulk district to be consistent with the Potrero Design Standards and Guidelines.

**ALL QUANTITIES NOTED ABOVE ARE APPROXIMATIONS, SUBJECT TO CHANGE, AND FOR REFERENCE ONLY**

**5. Potrero HOPE SF Vertical Development Summary Table**

| Phase | Block in DSG | Height/ Bulk* District | Proposed Heights | Proposed Use | Total Units | Resident Replacement Units | Affordable Housing Units | Market Rate Units | Proposed Parking & Parking Ratio | Status |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | X | RM2 | 50’ | Residential | 72 | 53 | 19 | - | .4:1<br>29 spaces | In construction |
| 2 | A | RM2 | 40’ | Residential | 102 | - | - | 102 | 0.75:1 | Not yet approved |
| 2 | B | RM2 | 40’ | Multifamily & Small-Scale Commercial (Childcare) | 120 | 90 | 30 | - | 0.5:1 | MOHCD Predevelopment Funds Approved 3/17/17 |
| 3 | N | RM2 | 55’ | Residential | 110 | - | - | 110 | 0.75:1 | Not yet approved |
| 3 | O | RM2 | 55’ | Residential | 100 | - | - | 100 | 0.75:1 | Not yet approved |
| 3 | Q | RM2 | 55’ | Residential | 55 | 41 | 14 | | 0.5:1 | Not yet approved |
| 3 | P | RM2 | 40’ | Residential | 45 | - | - | 45 | 0.75:1 | Not yet approved |
| 3 | R | RM2 | 40’ | Residential | 40 | 30 | 10 | - | 0.5:1 | Not yet approved |
| 4 | J1 | RM2 | 30’-40’ | Residential | 65 | 49 | 16 | - | 0.5:1 | Not yet approved |

* All bulk districts are currently anticipated to be consistent with the Potrero Design Standards and Guidelines.

**ALL QUANTITIES NOTED IN TABLE ABOVE ARE APPROXIMATIONS, SUBJECT TO CHANGE, AND FOR REFERENCE ONLY**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | J2 | RM2 | 65’ | Residential | 40 | 30 | 10 | - | 0.5:1 | Not yet approved |
| 5 | K | RM2 | 40’-65’ | Residential & Retail | 125 | - | - | 125 | 0.75:1 | Not yet approved |
| 5 | L | RM2 | 40’-65’ | Residential & Retail | 130 | - | - | 130 | 0.75:1 | Not yet approved |
| 5 | M | RM2 | 55’ | Residential | 120 | 90 | 30 | - | 0.5:1 | Not yet approved |
| 5 | F | RM2 | 40’-50’ | Residential | 70 | - | - | 70 | 0.75:1 | Not yet approved |
| 5 | G | RM2 | 50’ | Residential & Small-Scale Neighborhood Commercial | 60 | 45 | 15 | - | 0.5:1 | Not yet approved |
| 5 | C | RM2 | 50’ | Residential | 100 | 75 | 25 | - | 0.5:1 | Not yet approved |
| 5 | D | RM2 | 50’ | Residential | 100 | 75 | 25 | - | 0.5:1 | Not yet approved |
| 5 | H | RM2 | 55’ | Residential | 60 | 41 | 19 | - | 0.5:1 | Not yet approved |
| 5 | E | RM2 | 55’ | Residential | 125 | - | - | 125 | .75:1 | Not yet approved |
| UNITS IN PHASES 1 & 2 | | | | | 294 | 143 | 49 | 102 | | |
| UNITS IN REMAINING PHASES | | | | | 1345 | 476 | 164 | 705 | | |
| **TOTAL UNITS** | | | | | **1639** | **619** | **213** | **807** | | |

* All bulk districts are currently anticipated to be consistent with the Potrero Design Standards and Guidelines.

**ALL QUANTITIES NOTED IN TABLE ABOVE ARE APPROXIMATIONS, SUBJECT TO CHANGE, AND FOR REFERENCE ONLY**

**Phasing of Affordable Housing Units**

Based on current estimates per phase, the Phasing of Affordable Housing Units in the Affordable Housing Plan described in Exhibit D of the Development Agreement, is updated as follows.

| Phase | Affordable Housing | | Market Rate Housing | |
|---|---|---|---|---|
| | Approx. Unit Count | % of Phase | Approx. Unit Count | % of Phase |
| **Phase I** | **72** | **100%** | **0** | **0%** |
| **Phase II** | **120** | **55%** | **102** | **45%** |

**ALL QUANTITIES NOTED IN TABLE ABOVE ARE APPROXIMATIONS, SUBJECT TO CHANGE, AND FOR REFERENCE**

## 6. Community Improvements and Mitigation Measures

Public Improvements in Phase II

- Existing street improvements
    - 25th Street between Connecticut and Wisconsin Street
    - 26th Street between Connecticut and Wisconsin Street
- New street construction
    - Arkansas Street between 25th and 26th Streets
- Sidewalk improvements
    - Adjacent streets noted above
    - Adjacent segment of Wisconsin Street between 25th and 26th Street
    - Adjacent segment of Connecticut Street between 25th and 26th Street
- Bicycle parking as required within buildings
- Utilities
    - New combined sewer
    - New water
    - New Auxiliary Water Supply System (AWSS)
    - New electrical services
    - New street lights
    - New Department of Technology (DTIS) fiber

Community Improvements in Phase II

- Mini-Park: 3,600 sq.ft. minimum of privately owned, publicly accessible open space.

Mitigation Measures

M-TR-4: Transit Mitigation Agreement: BRIDGE will work with SFMTA to determine feasible mitigation measures and contribute its fair share to improvements to the 10 Townsend Muni line by financially compensating SFMTA for the cost of providing the service needed to accommodate the project at proposed levels of service. Timing of any required fair share contributions will be negotiated with SFMTA.

M-NO 1a & 1b: BRIDGE will procure an acoustical consultant to create a Construction Noise Plan for the infrastructure improvements and vertical development. The selected contractors will implement the Construction Noise Plan during demolition and construction.

M-AQ-2b: Utilization of Efficient Construction Equipment: All off-road construction equipment greater than 50 horsepower will have engines that meet or exceed USEPA or ARB Tier 4 interim off-road emission standards. If the selected contractors do not have equipment meeting this standard, a construction emissions minimization plan designed to reduce NOx by a minimum of 21 percent from Tier 3 equivalent engines will be prepared and implemented.

M-1-BI-4a A Bird Nesting Preconstruction Survey will not be required for the site unless construction begins during the breeding season (approximately February 15$^{th}$ through August 31$^{st}$). Construction (and demolition) is currently anticipated to begin in early October of 2018 and will therefore not require preconstruction breeding-season surveys. If construction commencement is delayed and occurs within breeding season, a biologist will be selected to prepare a preconstruction breeding-survey in consultation with the City of San Francisco and the California Department of Fish and Wildlife. In the event bird nests are discovered prior to construction, the selected biologist will implement a bird nest buffer zone until the nest is no longer active.

M HZ 2.1 & 2.2 & 2.3: The Master Developer will procure an environmental consultant to complete and submit a Voluntary Remedial Action Program (VRAP), a Site Mitigation Plan (SMP), and a Dust Control Plan (DCP) to DPH. Following DPH approval of the plans, they will be implemented during construction of both the infrastructure and vertical affordable development. Vertical developers will also be required to develop and submit the above plans for work not covered under the plans submitted and approved by the Master Developer.

M-GE-1: Landslide Hazard Mitigation. The “Geotechnical Exploration: Potrero Annex and Terrace Redevelopment (2009)” will be provided to all geotechnical consultants selected for infrastructure and vertical development in this phase. All development will adhere to the graded slope and cut/fill guidelines identified in Section 5.5 of the

geotechnical report. Additionally, the geotechnical engineer of record for each development will conduct inspections and monitoring during construction to ensure compliance.

**6.1. RPD Public Open Space Improvements and Park Dedications**

No open spaces will be dedicated to RPD in this phase of development.

**6.2. Amendments to the regulations for open space outlined in Exhibit G, Regulations Regarding Public Access of Privately Owned Community Improvements**

Currently, we are not proposing any amendments to the regulations for open space outlined in Exhibit G of the Potrero HOPE SF Development Agreement, Regulations Regarding Public Access of Privately Owned Community Improvements**.** Upon completion of programming of Block B and the adjacent mini park, a request to modify hours of operation for the park may be submitted.

**7. Infrastructure Improvement Details**

7.1. Plan of all infrastructure improvements color-coded to identify Public Infrastructure Improvements, and private and temporary improvements
*See Attachment B.*

7.2. Plan showing existing streets to be vacated and new streets to be dedicated
*See Attachment C.*

7.3. Plan showing location of the phase in relation to the rest of the site; after the first phase, plan must show all previous phases
*See Attachment D.*

7.4. Plans demonstrating new utilities and streets (to be submitted at a level of detail equal to the Master Infrastructure Plan) including:

7.4.1. Water (all types), combined sewer, dry utilities, Public Stormwater Management Improvements, other – add potential locations of planned connections and any

spurs, extensions or additional scope outside of phase needed to make connections.

No public Stormwater Management Improvements are included in Phase II. All Stormwater Management facilities will be located in privately owned and operated areas of the site. *See Attachment E for water, combined sewer, dry utilities, potential locations of planned connections and any spurs, extensions or additional scope outside of phase needed to make connections to both existing infrastructure and future phases of development.*

7.4.2. Site access and circulation, fire truck access, and site access to surrounding area
*See Attachment F.*

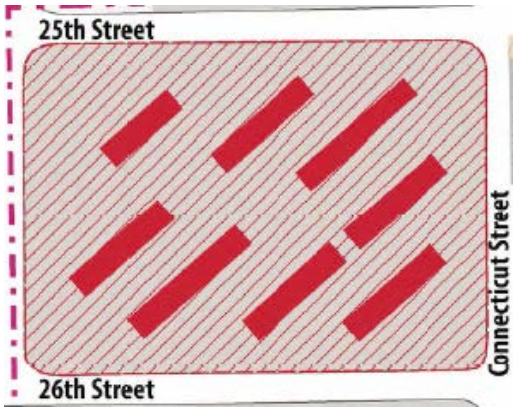
7.4.3. Description and plans showing how services, utilities, and site access will be preserved for existing residents
*See Attachment G*.

7.4.4. A streetscape master plan reflecting criteria from the DSG.
*See Attachment H.*

**8. Narrative or schedule of intended order of construction within the phase, by element**

Master Developer will commence construction of the infrastructure improvements once current residents have been relocated. Relocation will be initiated once Phase I/Block X is complete, which is currently scheduled for August of 2018. Residents located within Phase II will then either be relocated into new units at Block X, or will be transferred to vacant units elsewhere on site. In addition, Potrero residents, including those who reside in Phase II, may be offered the opportunity to relocate permanently to new off-site units within the MOHCD pipeline. Should any residents within Phase II take advantage of such opportunities, it will reduce the number of moves required for demolition of the phase.

Following relocation, the existing buildings will be abated and demolished, the start date for which is currently scheduled for October of 2018. Once abatement and demolition are complete, the site will be graded and building pads will be prepared.




Demolition and Grading of Existing Site

Creation of Building Pads and Construction of Public Improvements

At the completion of grading and preparation of the Block B building pad, Block B will begin construction and proceed simultaneous with the construction of street and utility improvements. We currently estimate an approximately 20 month construction period for Block B. The mini park adjacent to the affordable housing development at Block B will be constructed simultaneously with Block B construction.

Infrastructure and utility improvements will proceed on the entire site, with the exception of 25th Street. In order to maintain vehicle access to the surrounding neighborhood, 26th Street will be graded and constructed prior to the demolition and construction of 25th Street. Once 26th Street

is complete, traffic will open and demolition and construction of 26th Street will begin. It is our plan to have all grading, utilities, street foundations, curbs, and gutters installed in all of Phase II shortly after commencement of construction for Block B. Doing so will allow our civil contractor to maximize their efficiency on-site while also simplifying site logistics for future vertical contractors.

Once mapped, Block A will be sold to a third-party for development as a market rate housing development. Schedule for construction of the market rate development at Block A will depend on the financing timeline for the development, as well as market conditions projected at the time of sale.

An approximate timeline of activities is shown below:

| | |
|---|---|
| March 17, 2017 | MOHCD Loan Committee Approved Predevelopment Financing for Phase II Infrastructure & Block B |
| September 2018 | Temporary Certificate of Occupancy Received for Block X |
| June – October 2018 | Relocation of Existing Residents |
| October 2018 – January 2019 | Abatement, Demolition and Grading of Phase II |
| January 2019 – May 2019 | Construction of Infrastructure Improvements in Phase II |
| January 2019 – October 2020 | Vertical Construction of Block B |
| January 2020 – October 2021 | Vertical Construction of Block A, depending on time of sale and market conditions |

**9. List of any requested modifications from the Agreement or the Approvals (which will be subject to the approval procedures for Major and Minor Modifications).**

The developer is not requesting any modifications from the Agreement at this time.

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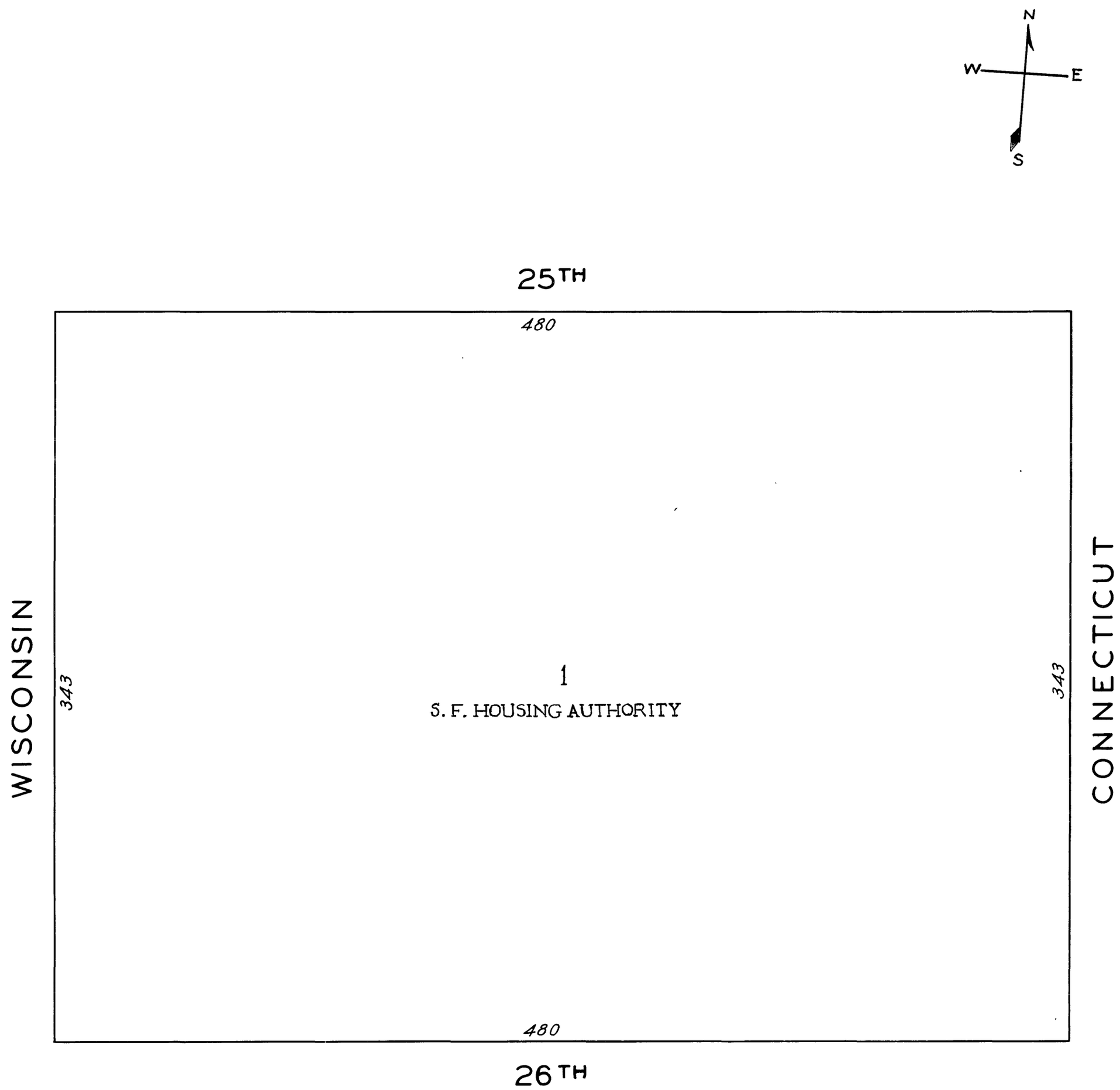
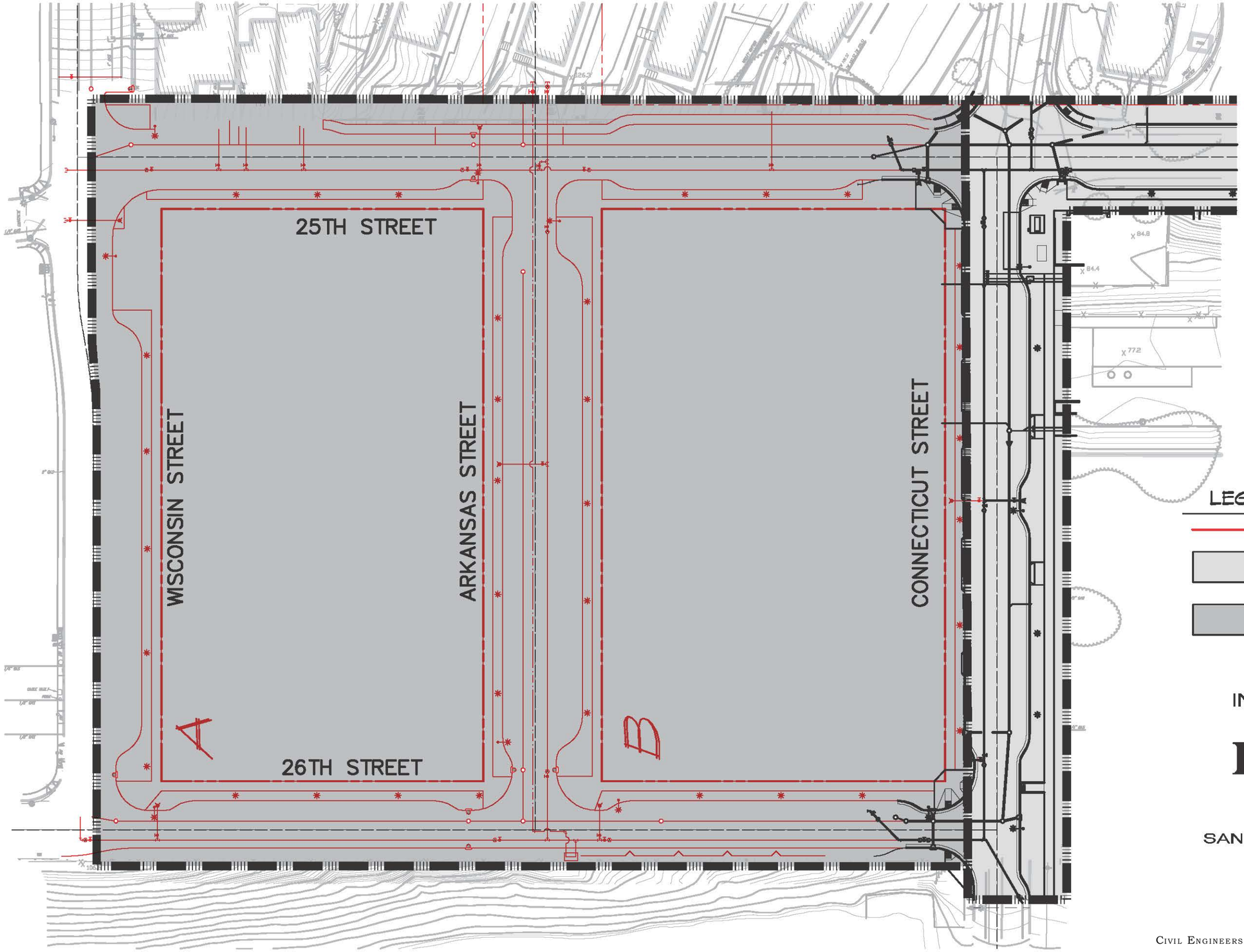
# 4285B

NEW POTRERO BLKS. 217 & 218



# ATTACHMENT B:

## Color-Coded Infrastructure Improvements




NORTH

1" = 60'

LEGEND

PUBLIC IMPROVEMENTS

PHASE 1 IMPROVEMENTS

PHASE 2 IMPROVEMENTS

INFRASTRUCTURE IMPROVEMENTS

# POTRERO PHASE 2

SAN FRANCISCO, CALIFORNIA

AUGUST 2017

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2009013.00

[AutoCAD file name: 09013-PH2-improvements.dwg] [Xref Files: 09013-PH1-TOPO-Post Demo; 09013-HC-PH1 Infra; 09013-PH2 opp; 2009013-PH2-TOPO ]

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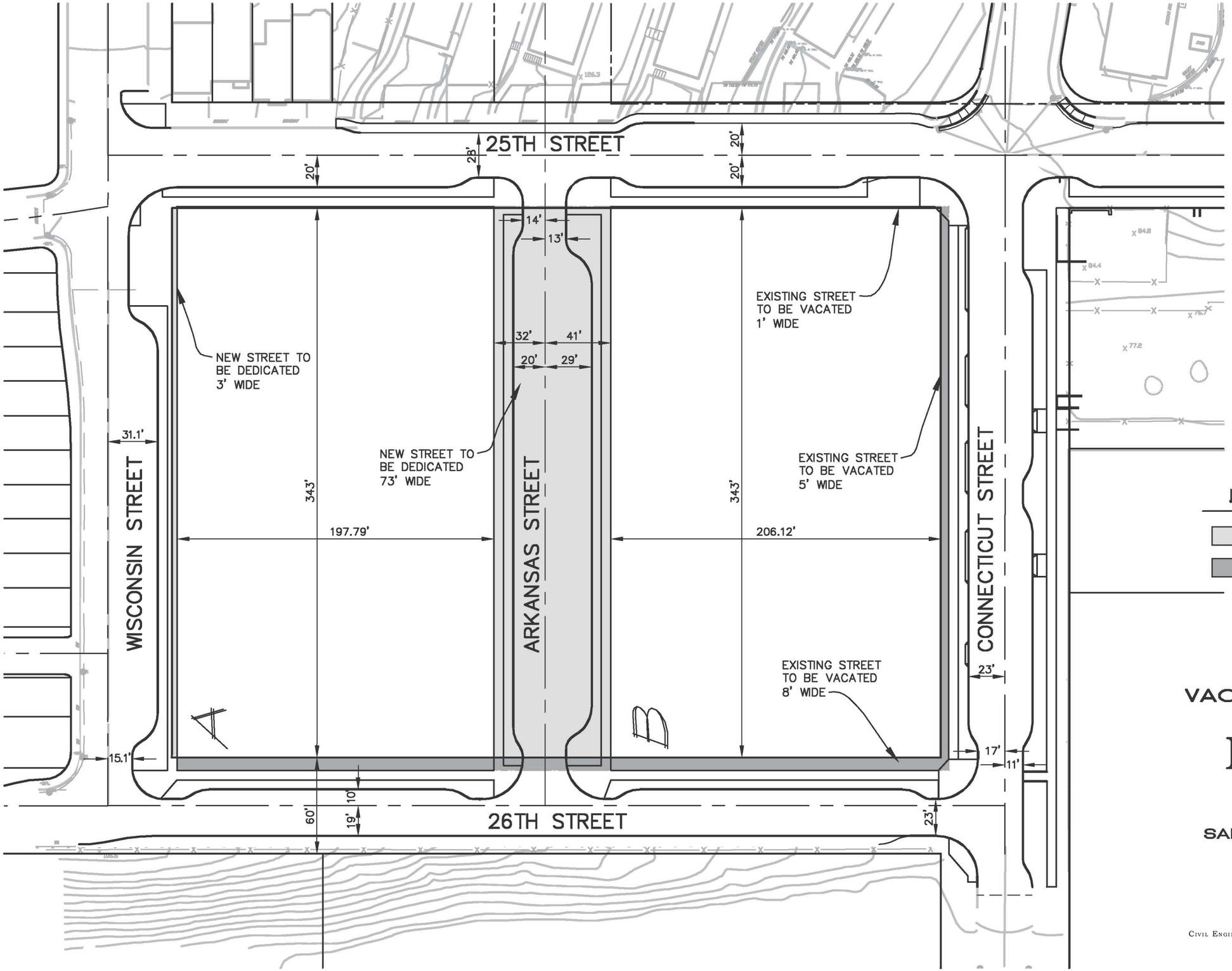
# ATTACHMENT C:

## Plan of Existing Streets to be Vacated and New Streets to be Dedicated




## LEGEND

NEW STREET TO BE DEDICATED

EXISTING STREET TO BE VACATED

# VACATED + DEDICATED STREETS

# POTRERO PHASE 2

SAN FRANCISCO, CALIFORNIA

AUGUST 2017

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PROJECT No. 2009013.B0

[AutoCAD file name: 09013-PH2-STREETS.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infra; 09013-PH2 opp; 2009013-BHSX1 ]

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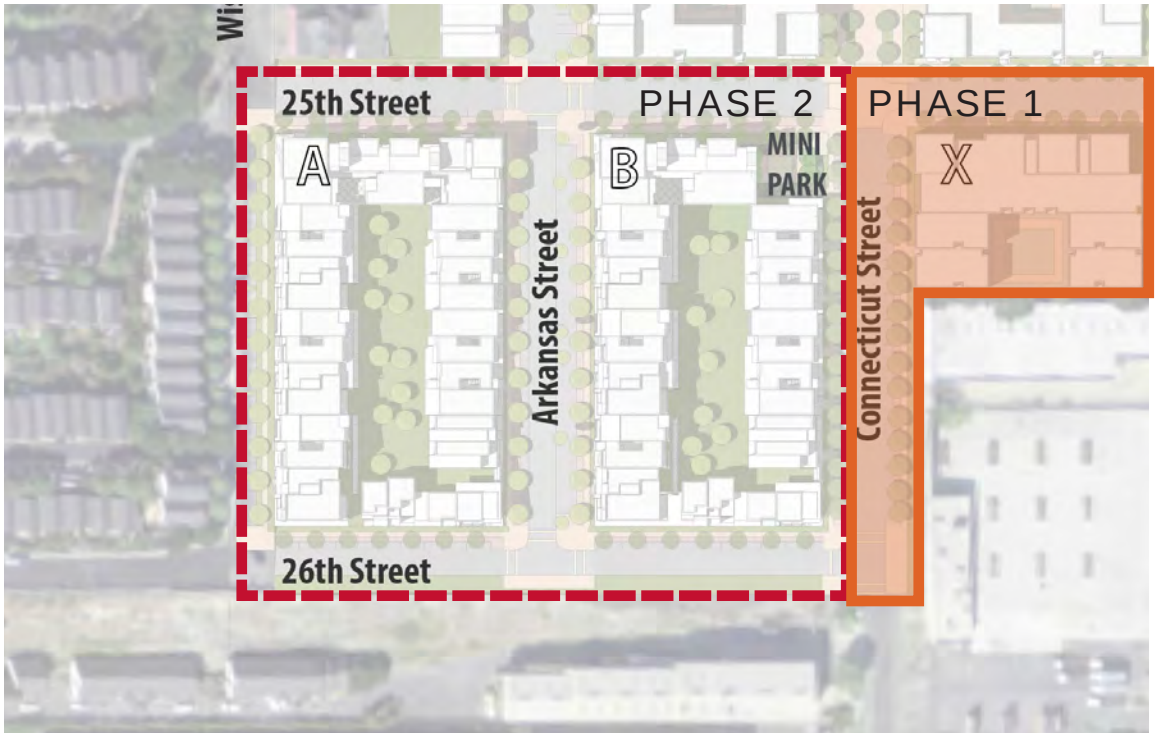
# ATTACHMENT D:

## Plans Showing Phase II in Relation to Entire Potrero HOPE SF Site

Site Plan - Figure 1

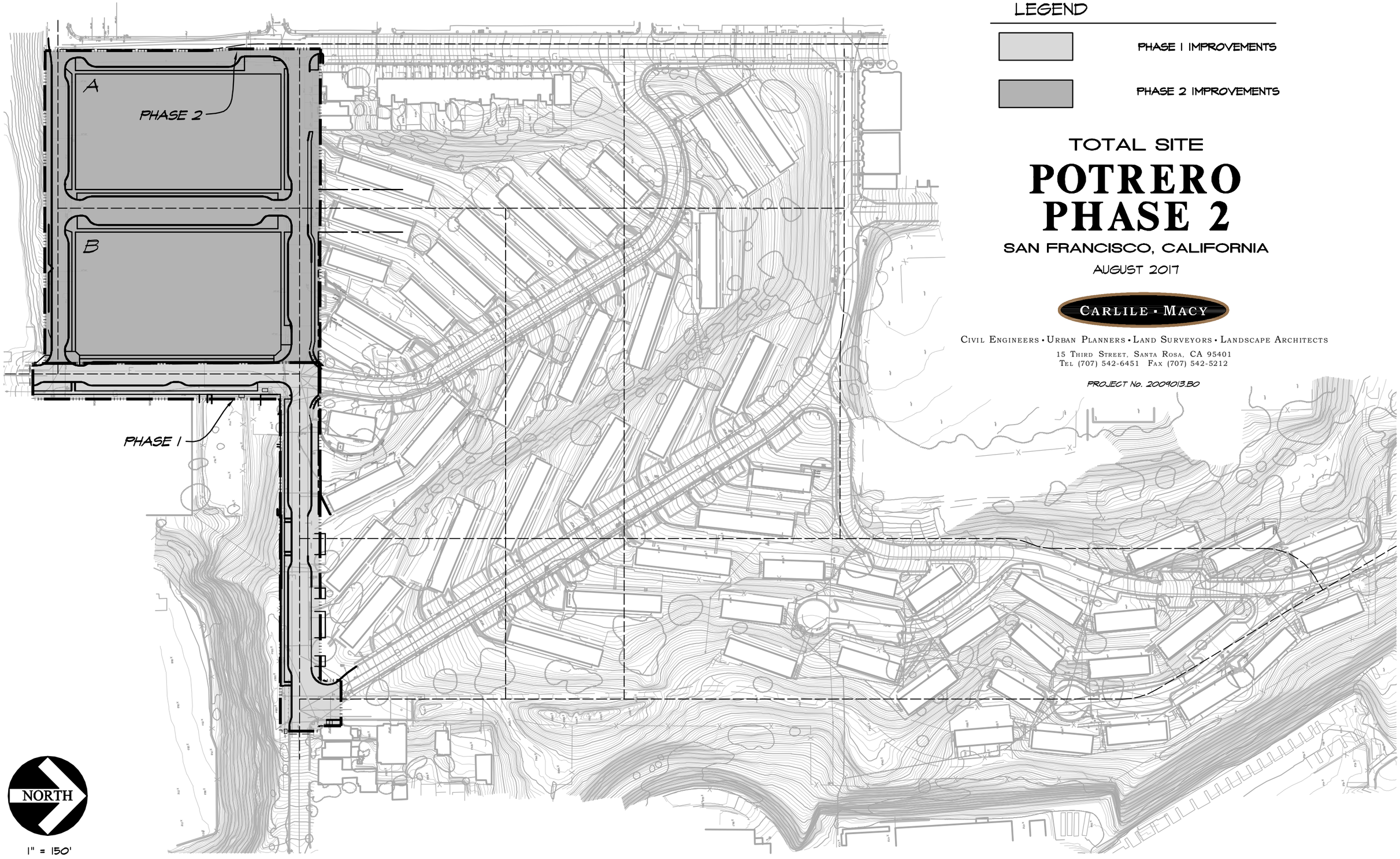
# Phase 2 Application

Block A + B Aerial - Figure 2




Block A + B Site Plan - Figure 3 - Location of Mini Park subject to change

# Phase 2 Application




LEGEND

PHASE 1 IMPROVEMENTS

PHASE 2 IMPROVEMENTS

TOTAL SITE

# POTRERO PHASE 2

SAN FRANCISCO, CALIFORNIA

AUGUST 2017

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[AutoCAD file name: 09013-PH2-improvements.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 09013-HC-PH1 Infra; 09013-PH2 app; 2009013-PH2-TOPO ]
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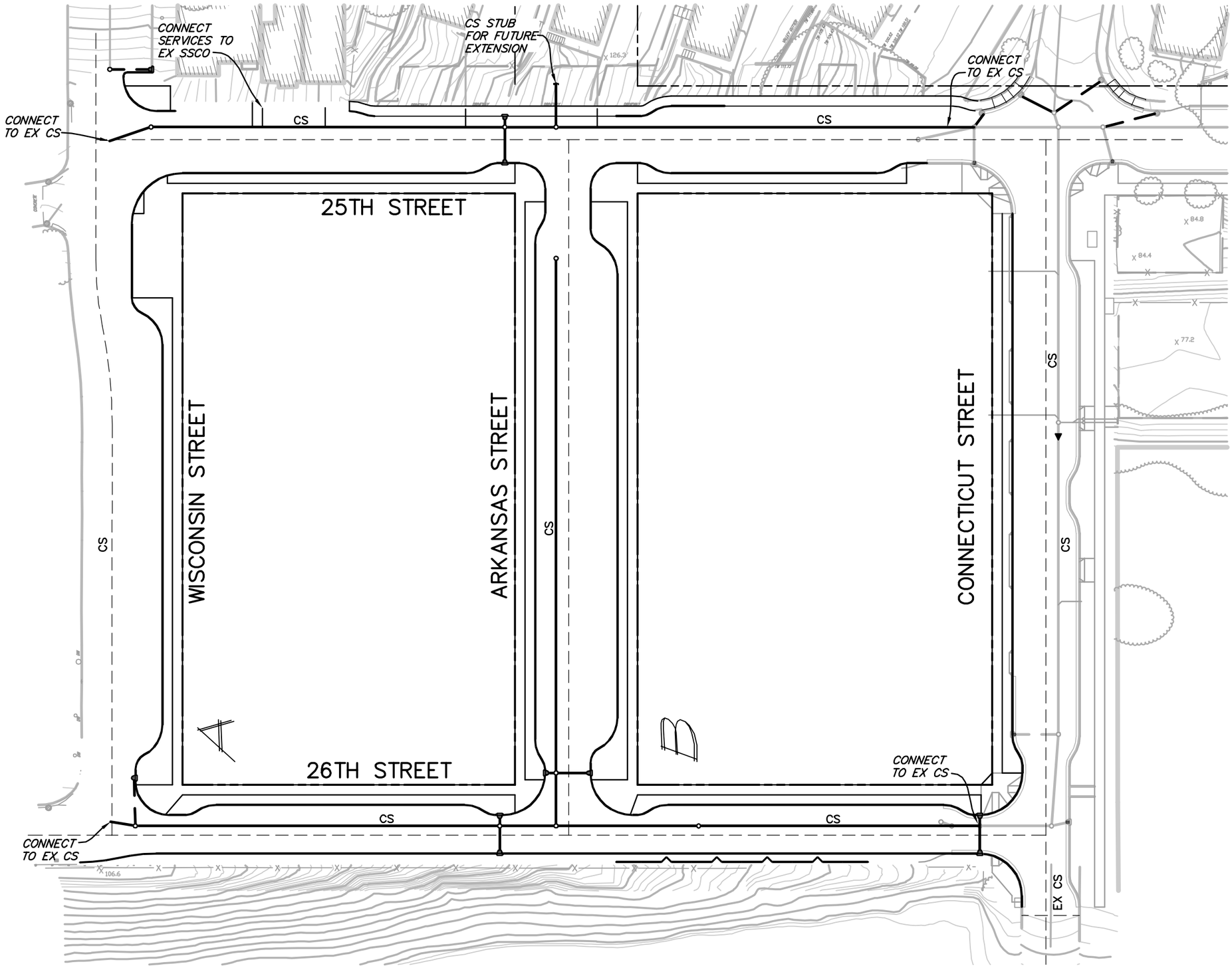
# ATTACHMENT E:

## Plan Demonstrating New Water, Combined Sewer, and Dry Utilities




NORTH

1" = 60'

COMBINED SEWER IMPROVEMENTS

# POTRERO PHASE 2

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[AutoCAD file name: 09013-PH2-UTILITIES.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infro-Modified for EXH; 09013-PH2 opp; 2009013-PH2-TOPO ]
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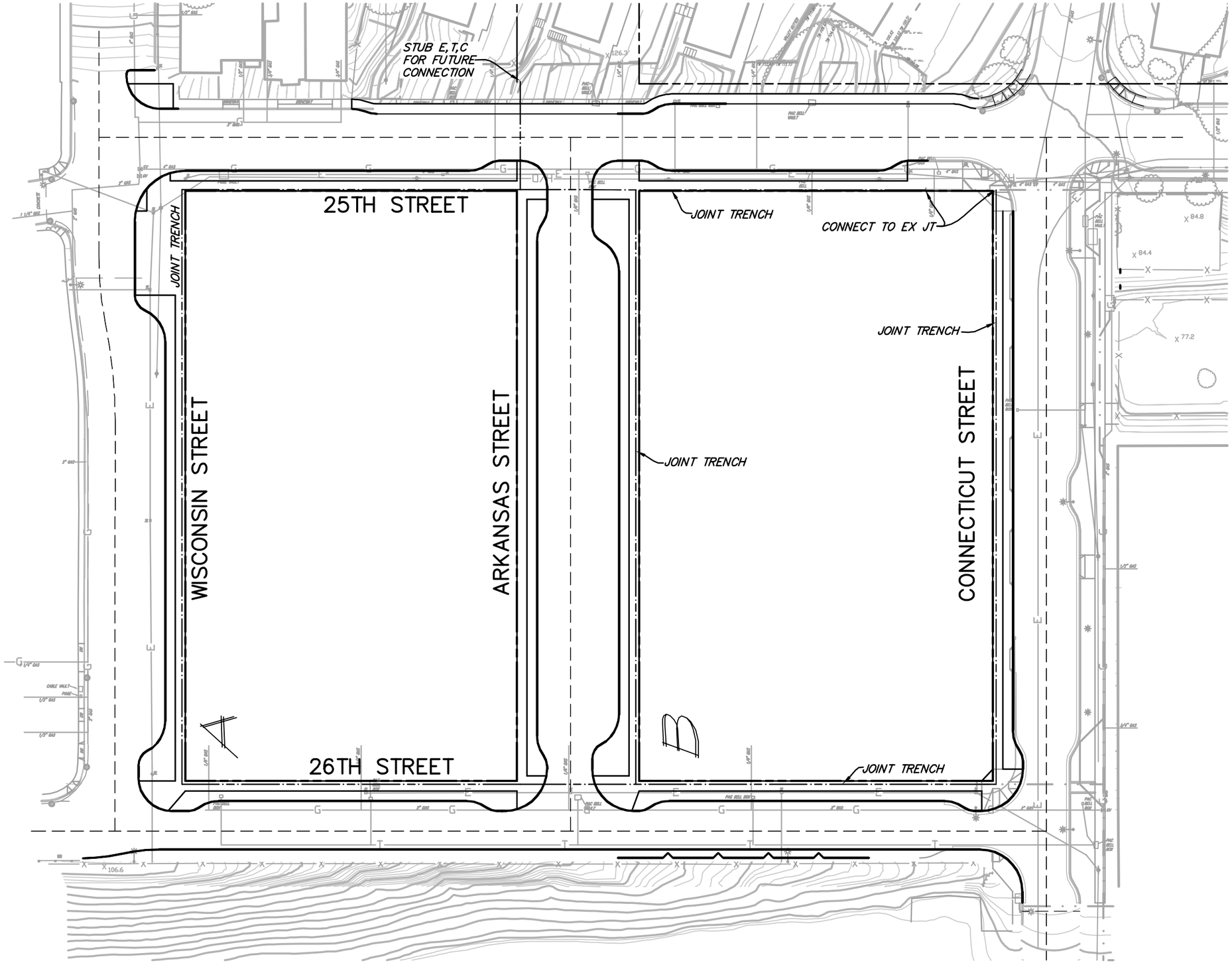


NORTH

1" = 60'

# JOINT TRENCH IMPROVEMENTS

# POTRERO PHASE 2

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[AutoCAD file name: 09013-PH2-UTILITIES.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infra-Modified for EXH; 09013-PH2 opp; 2009013-PH2-TOPO ]
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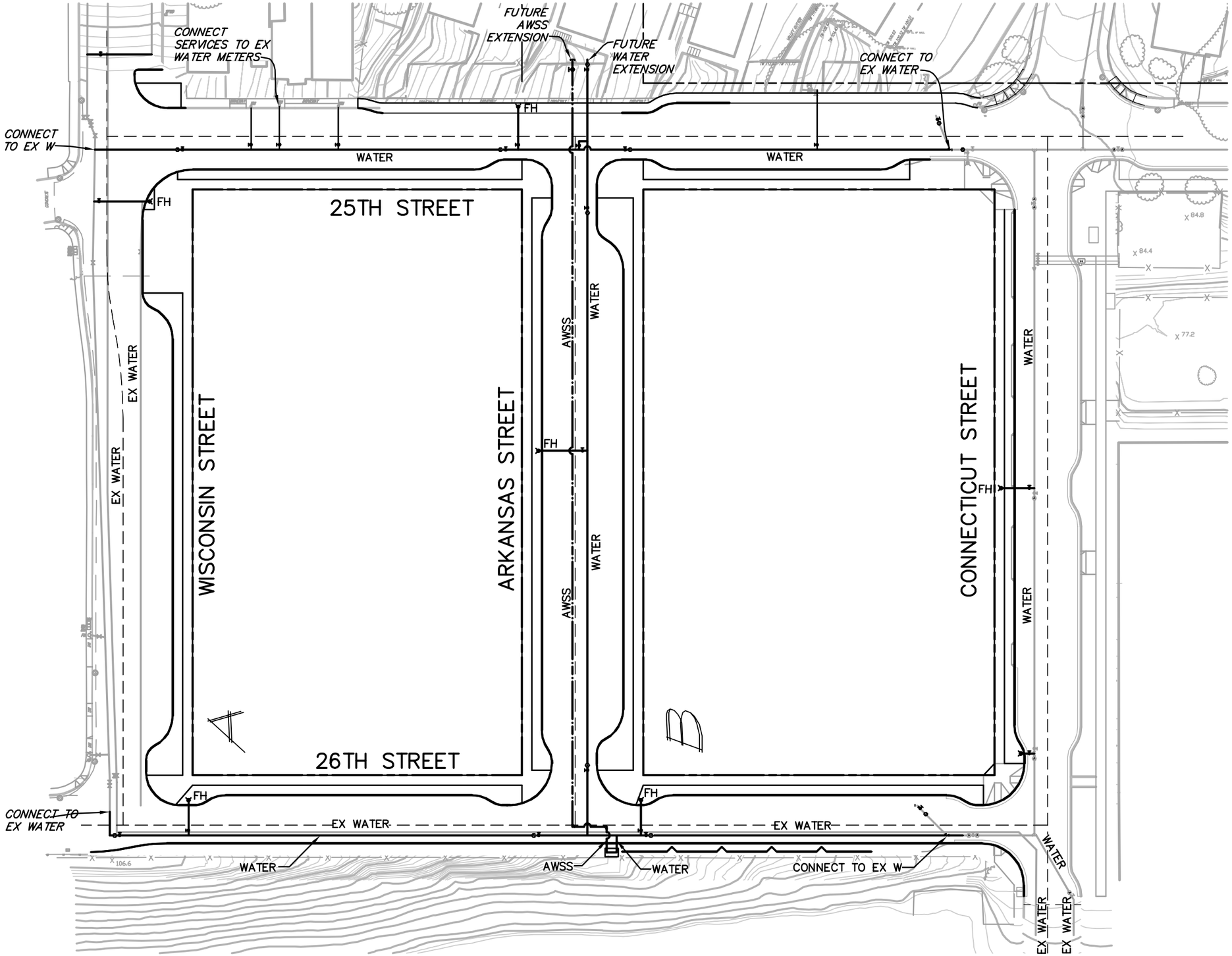


NORTH

1" = 60'

WATER IMPROVEMENTS

# POTRERO PHASE 2

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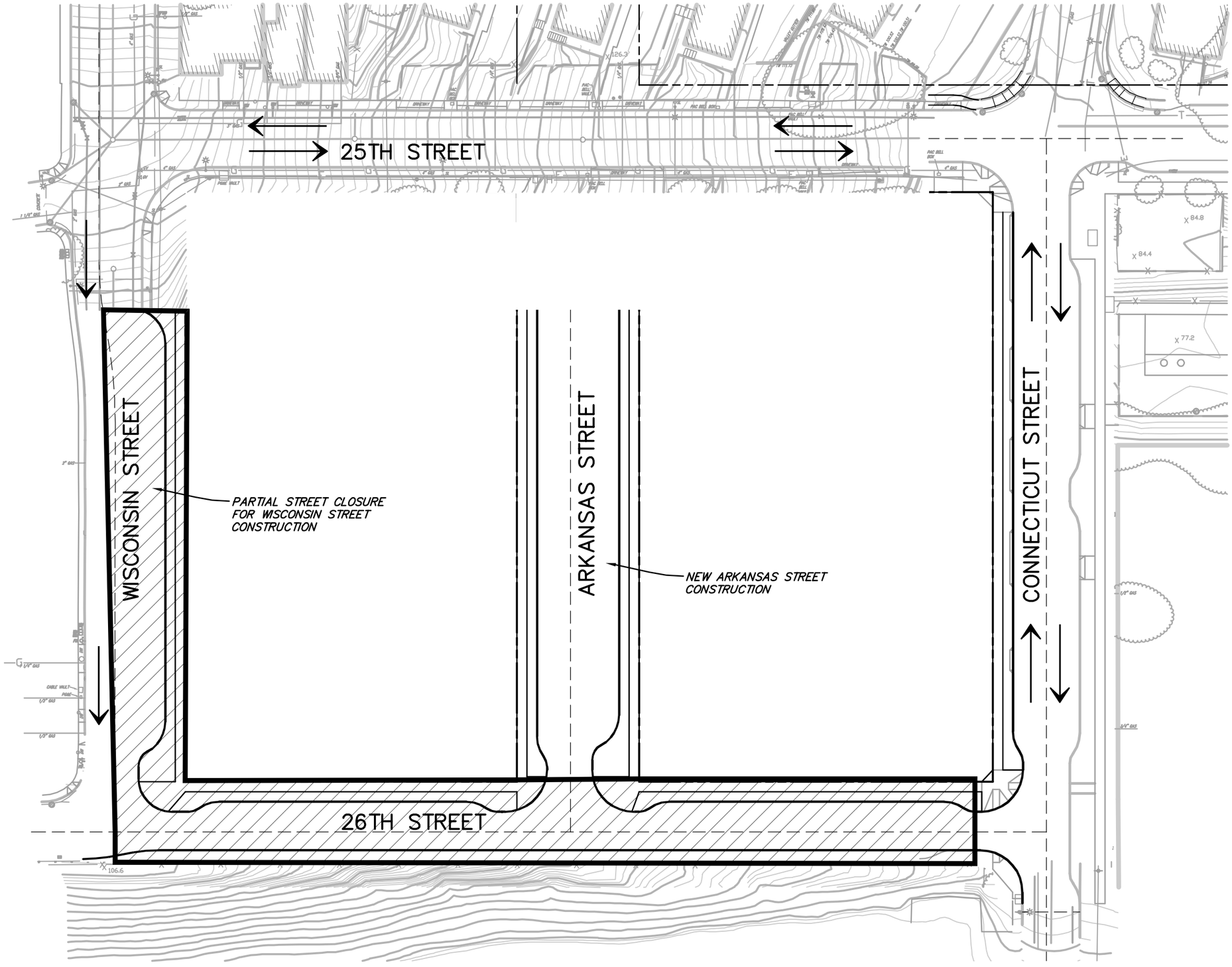
# ATTACHMENT F:

# Site Access and Circulation Plans




NORTH

1" = 60'

LEGEND

STREETS OPEN TO TRAFFIC

STREETS CLOSED FOR CONSTRUCTION

SITE ACCESS
26TH ST CLOSED

# POTRERO PHASE 2

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[AutoCAD file name: 09013-PH2-SITE ACCESS.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infro-Modified for EXH; 09013-PH2 app; 2009013-PH2-TOPO ]
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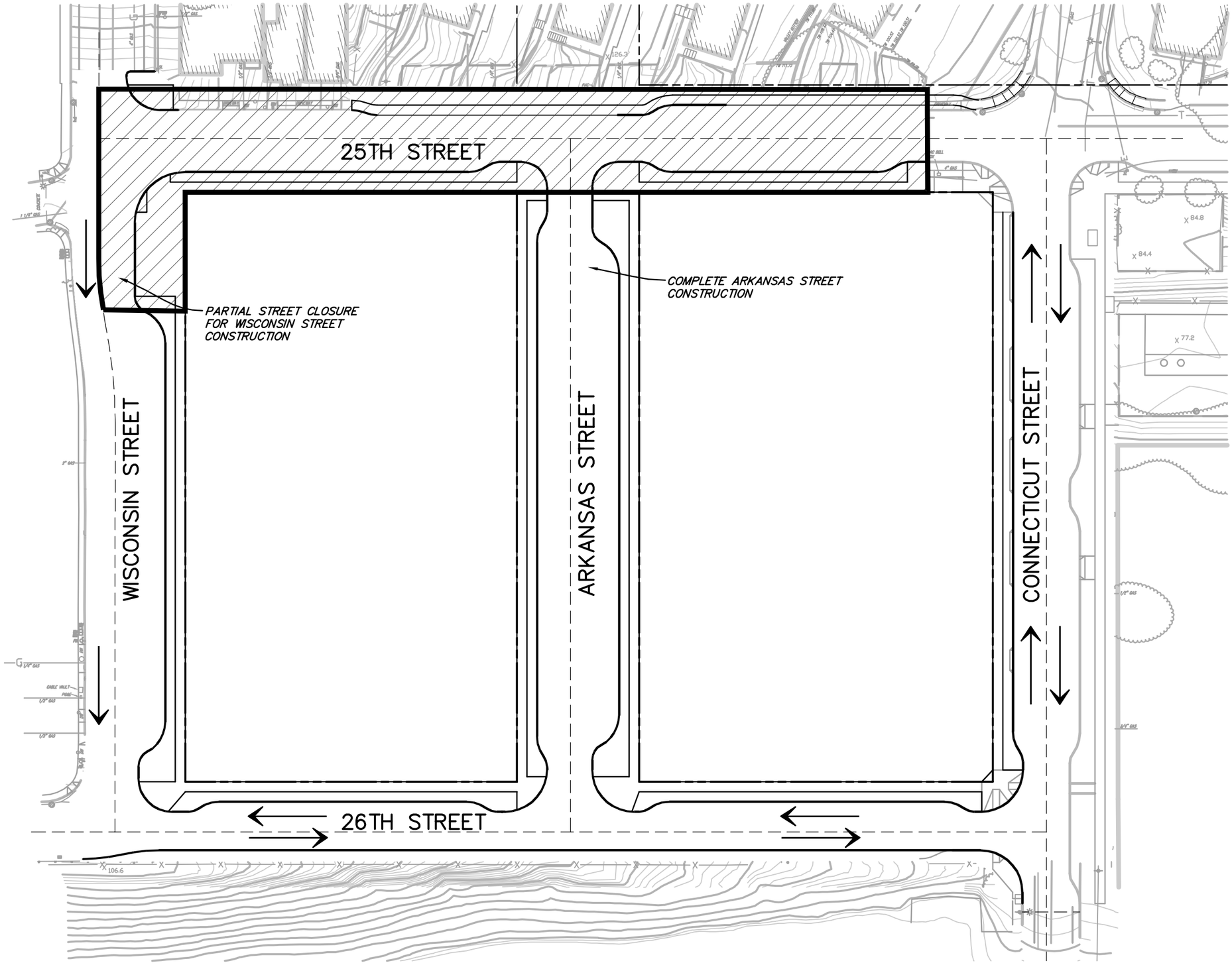


LEGEND

STREETS OPEN TO TRAFFIC

STREETS CLOSED FOR CONSTRUCTION

SITE ACCESS
25TH ST CLOSED

# POTRERO PHASE 2

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[AutoCAD file name: 09013-PH2-SITE ACCESS.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infro-Modified for EXH; 09013-PH2 app; 2009013-PH2-TOPO ]
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# ATTACHMENT G:

## Description of Service, Utilities, and Site Access Preservation

**Phase II: Utilities and Services During Construction**

It is anticipated that the redevelopment will commence in the southern portion of the Project and work its way to the north. Following this assumption, 26th Street will be the first street to be re-developed, followed by construction of Arkansas Street and lastly 25th Street. The existing buildings located between 25th, 26th, Wisconsin and Connecticut Streets will be demolished during this phase.

For the 26th Street redevelopment the entire street will be closed during all phases of construction. Traffic will be detoured around the site using either Wisconsin or Connecticut Streets and 25th Street. Once the 26th Street is permanently closed the first stage in construction will be grading. Existing boxes and manholes will then be reset to the new grades to insure existing utilities remain in use during construction. The first utility improvement to be replaced during Phase 2 will be the combined sewer system in 26th Street. The existing combined sewer will need to be protected and kept in service while a new line is installed just south of the existing line (tentatively 2.5' south). Only when the new line is in service will the old line be removed. The combined sewer will connect to the existing manhole at the intersection of Wisconsin and 26th Streets to the west and to the existing manhole to the east constructed during Phase 1. Next, a new 12" water main in 26th Street will be installed south of the existing 16" water. The 16" line will remain in service throughout construction, with valve boxes adjusted to the new finished grades. When the new 12" line is installed and operational, the existing 6" water on the north side of the street will be abandoned. The new 12" water main will connect to the existing 6" water main in Wisconsin street to the west and the to the 12" water main on the east side constructed during Phase 1. The auxiliary water system will be installed next, followed by any required dry utilities, which will be installed under the sidewalk on the north side of 26th Street. It should be noted that existing services for both sewer and water along 26th street will no longer be necessary when the buildings are demolished. However the existing lines must remain operational to serve off-site properties to the west.

After completion of the infrastructure work on 26th Street the construction of the new Arkansas Street will commence beginning with grading. Following grading the combined sewer will be installed, as it is the deepest utility. Next, new domestic and auxiliary water mains would then be installed. The last utility will be any necessary dry utilities which will be installed under the western sidewalk of Arkansas Street.

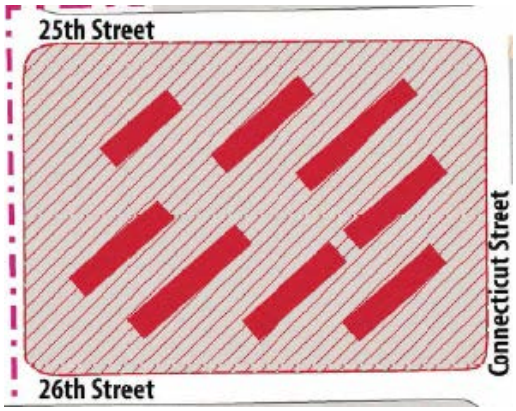
The last street to be redeveloped during Phase 2 will be 25th Street. 25th Street will be closed during construction and traffic will be directed around the construction site by using either Wisconsin or Connecticut to the newly constructed 26th Street. Once the 25th Street is closed the first stage in construction will be grading. Existing boxes and manholes will then be reset to the new grades to insure existing utilities remain in use during construction. The first utility to be reworked will be the water system. The existing 8" water line in 25th Street will remain operational while a new 12" water line is constructed on the south south side of the street. When

the 12” is installed the services serving the north side of the street will be switched over. The new main will connect to the existing 8” water main on the west side of Wisconsin Street and the existing 12” water main on the east side of 25th Street, which was constructed during Phase 1. The old 8” water line will then be removed to enable the installation of the combined sewer on the north side of 25th Street. Existing sewer laterals, from the single family homes and apartments north of 25th Street, will be reconnected at this stage of re-development. The existing combined sewer on 25th Street will then be abandoned in place. Lastly, joint trench will be installed in the sidewalk on the south side of 25th Street.

**8. Narrative or schedule of intended order of construction within the phase, by element**

Master Developer will commence construction of the infrastructure improvements once current residents have been relocated. Relocation will be initiated once Phase I/Block X is complete, which is currently scheduled for August of 2018. Residents located within Phase II will then either be relocated into new units at Block X, or will be transferred to vacant units elsewhere on site. In addition, Potrero residents, including those who reside in Phase II, may be offered the opportunity to relocate permanently to new off-site units within the MOHCD pipeline. Should any residents within Phase II take advantage of such opportunities, it will reduce the number of moves required for demolition of the phase.

Following relocation, the existing buildings will be abated and demolished, the start date for which is currently scheduled for October of 2018. Once abatement and demolition are complete, the site will be graded and building pads will be prepared.




Demolition and Grading of Existing Site

Creation of Building Pads and Construction of Public Improvements

At the completion of grading and preparation of the Block B building pad, Block B will begin construction and proceed simultaneous with the construction of street and utility improvements. We currently estimate an approximately 20 month construction period for Block B. The mini park adjacent to the affordable housing development at Block B will be constructed simultaneously with Block B construction.

Infrastructure and utility improvements will proceed on the entire site, with the exception of 25th Street. In order to maintain vehicle access to the surrounding neighborhood, 26th Street will be graded and constructed prior to the demolition and construction of 25th Street. Once 26th Street

is complete, traffic will open and demolition and construction of 26th Street will begin. It is our plan to have all grading, utilities, street foundations, curbs, and gutters installed in all of Phase II shortly after commencement of construction for Block B. Doing so will allow our civil contractor to maximize their efficiency on-site while also simplifying site logistics for future vertical contractors.

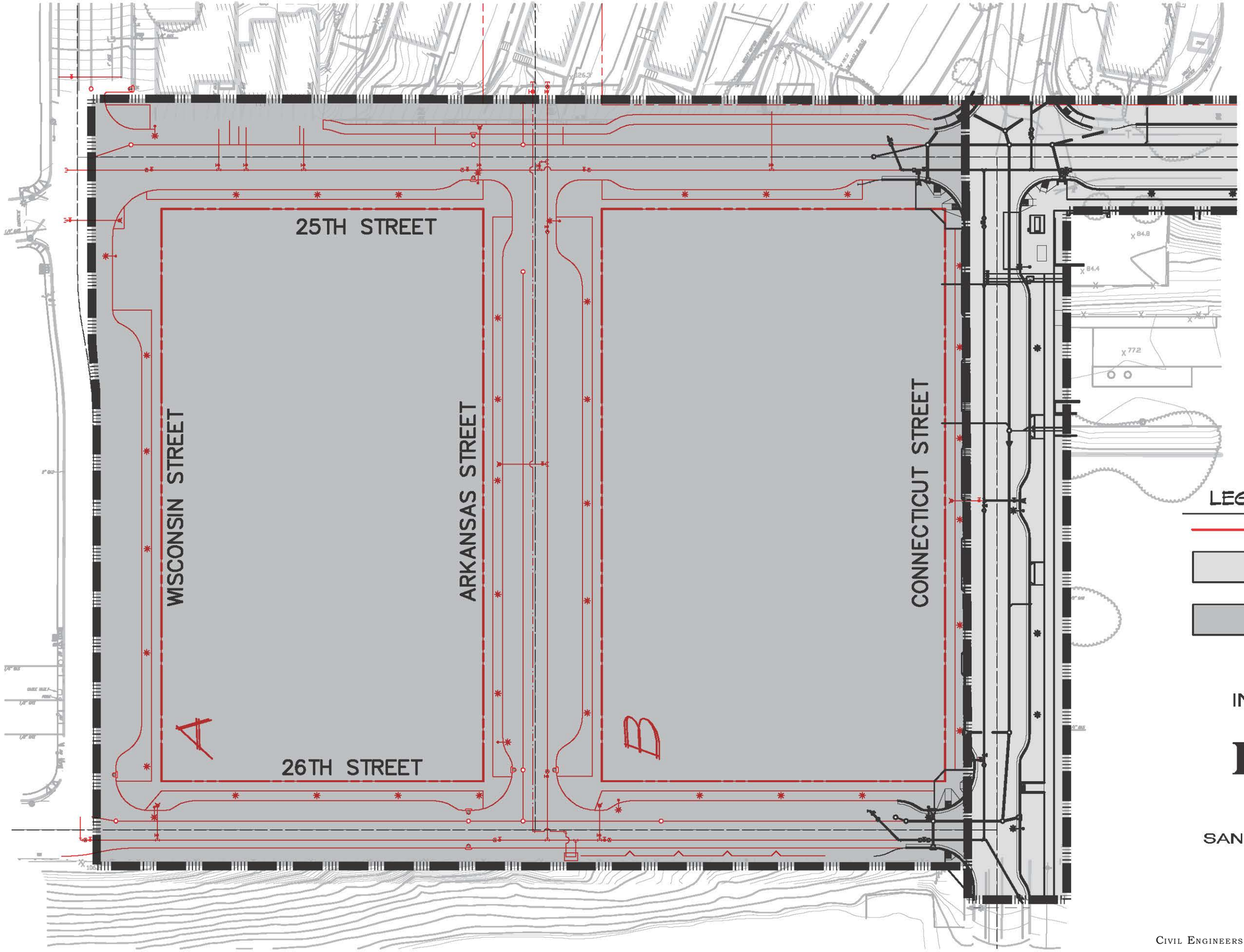
Once mapped, Block A will be sold to a third-party for development as a market rate housing development. Schedule for construction of the market rate development at Block A will depend on the financing timeline for the development, as well as market conditions projected at the time of sale.

An approximate timeline of activities is shown below:

| | |
|---|---|
| March 17, 2017 | MOHCD Loan Committee Approved Predevelopment Financing for Phase II Infrastructure & Block B |
| September 2018 | Temporary Certificate of Occupancy Received for Block X |
| June – October 2018 | Relocation of Existing Residents |
| October 2018 – January 2019 | Abatement, Demolition and Grading of Phase II |
| January 2019 – May 2019 | Construction of Infrastructure Improvements in Phase II |
| January 2019 – October 2020 | Vertical Construction of Block B |
| January 2020 – October 2021 | Vertical Construction of Block A, depending on time of sale and market conditions |

# ATTACHMENT B:

## Color-Coded Infrastructure Improvements




NORTH

1" = 60'

LEGEND

PUBLIC IMPROVEMENTS

PHASE 1 IMPROVEMENTS

PHASE 2 IMPROVEMENTS

INFRASTRUCTURE IMPROVEMENTS

# POTRERO PHASE 2

SAN FRANCISCO, CALIFORNIA

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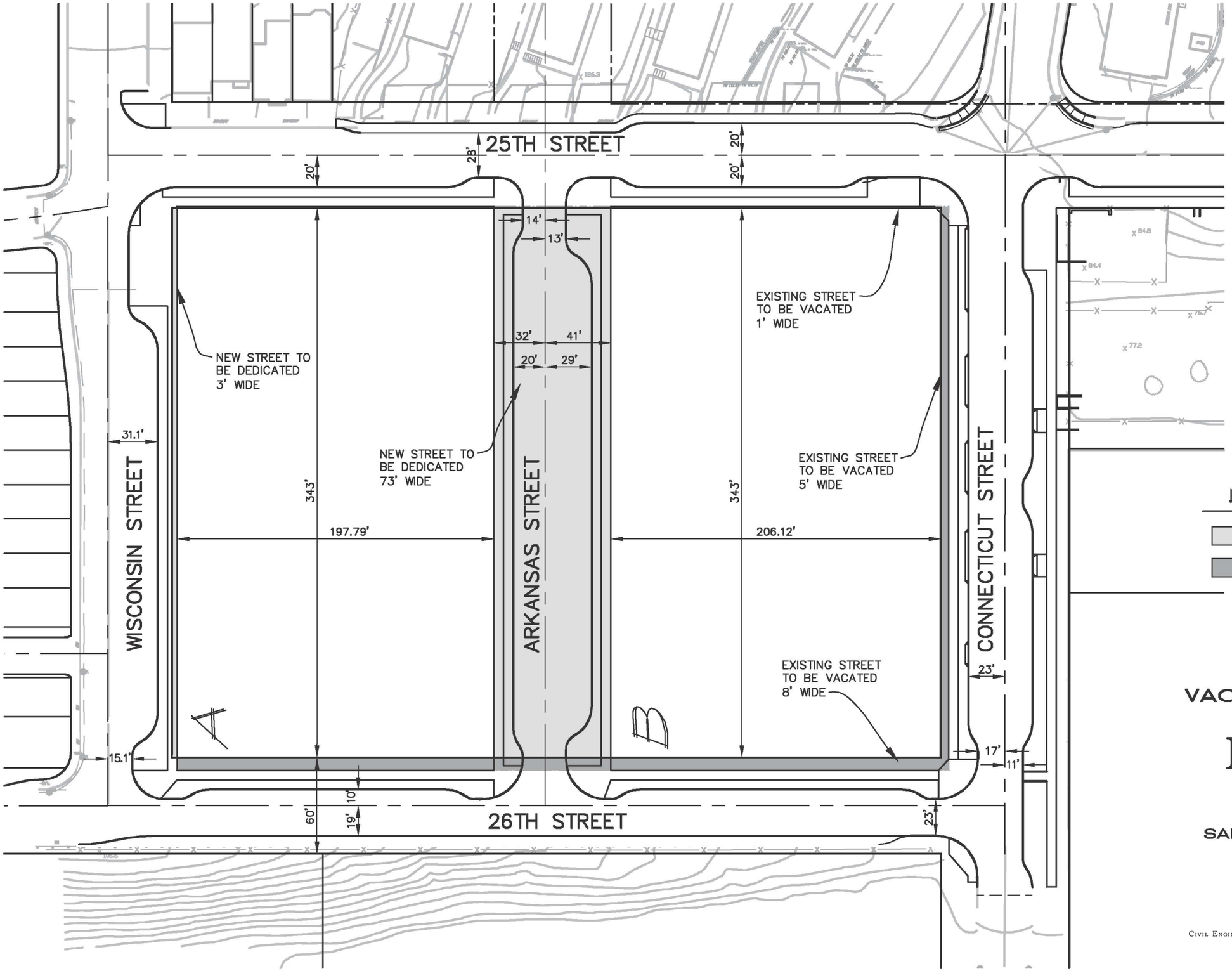
# ATTACHMENT C:

## Plan of Existing Streets to be Vacated and New Streets to be Dedicated




## LEGEND

NEW STREET TO BE DEDICATED

EXISTING STREET TO BE VACATED

# VACATED + DEDICATED STREETS

# POTRERO PHASE 2

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[AutoCAD file name: 09013-PH2-STREETS.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infra; 09013-PH2 opp; 2009013-BHSX1 ]

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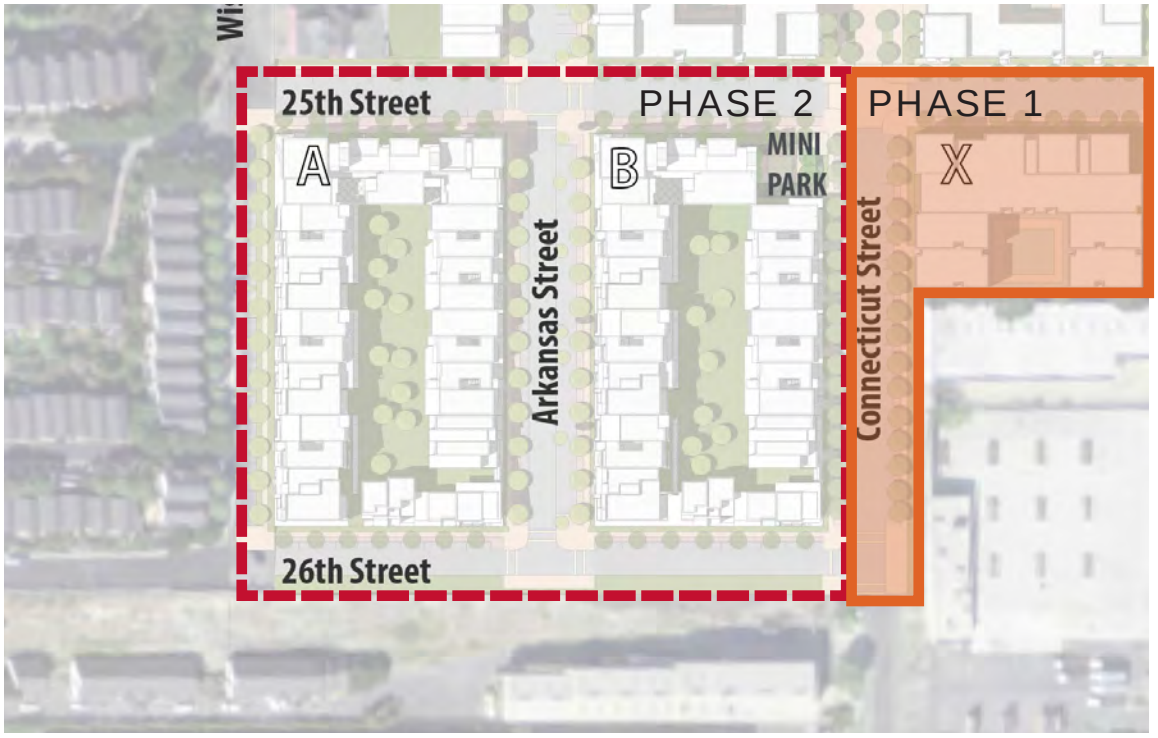
# ATTACHMENT D:

## Plans Showing Phase II in Relation to Entire Potrero HOPE SF Site

Site Plan - Figure 1

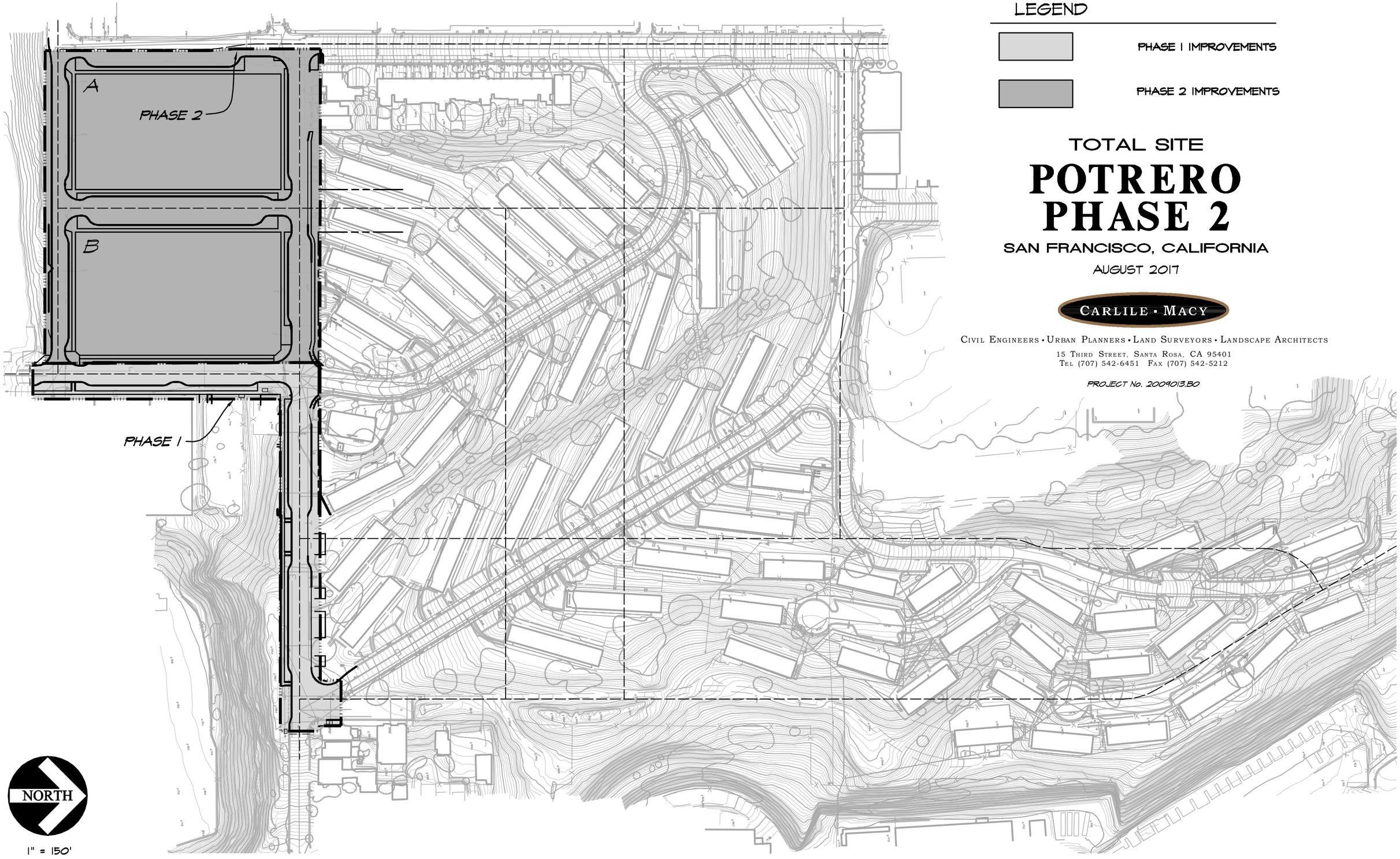
# Phase 2 Application

Block A + B Aerial - Figure 2




Block A + B Site Plan - Figure 3 - Location of Mini Park subject to change

# Phase 2 Application




LEGEND

PHASE 1 IMPROVEMENTS

PHASE 2 IMPROVEMENTS

TOTAL SITE

# POTRERO PHASE 2

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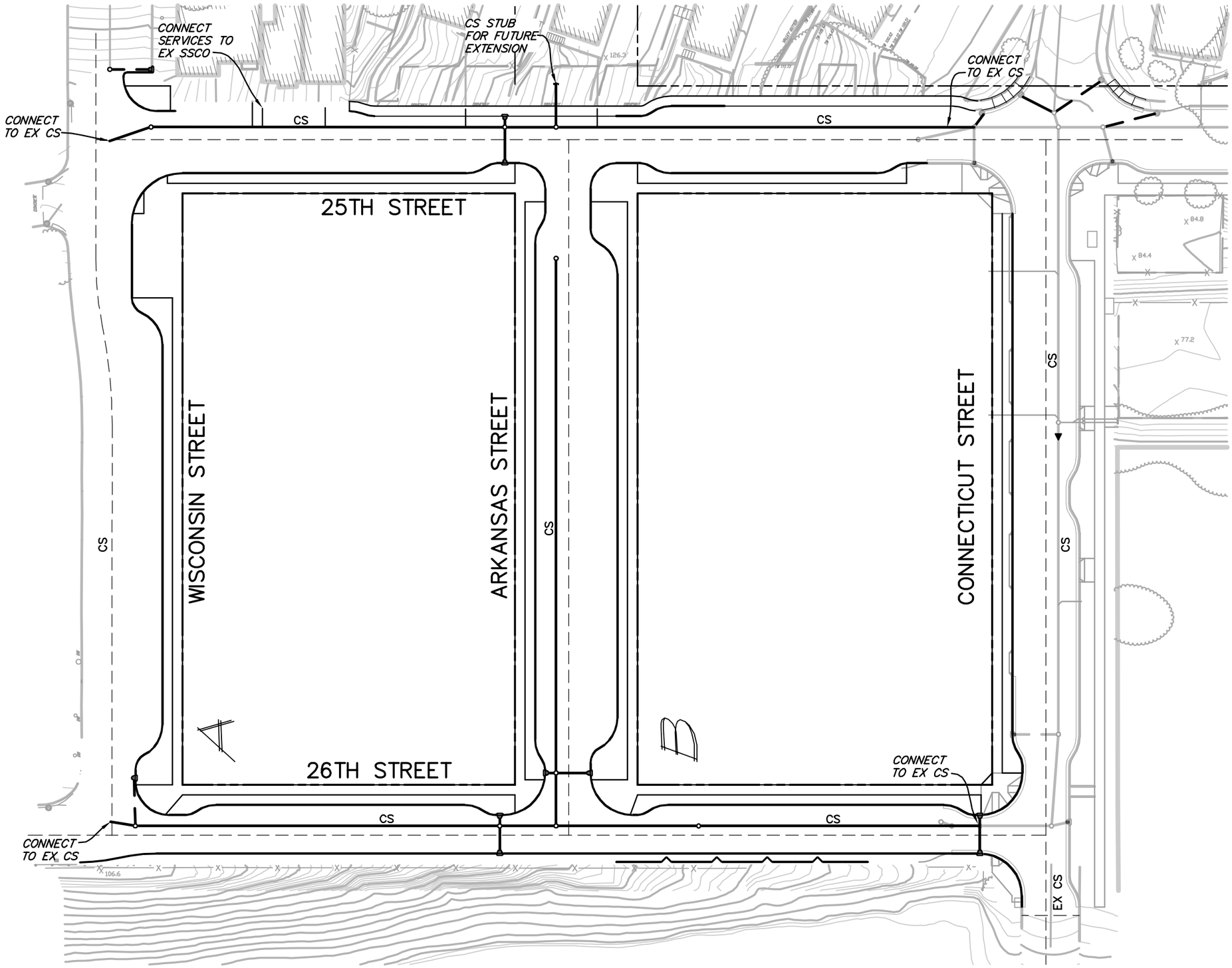
# ATTACHMENT E:

## Plan Demonstrating New Water, Combined Sewer, and Dry Utilities




NORTH

1" = 60'

COMBINED SEWER IMPROVEMENTS

# POTRERO PHASE 2

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[AutoCAD file name: 09013-PH2-UTILITIES.dwg ] [Xref files: 09013-PH1-TOPO-Post Demo; 2009013-TOPO; 09013-HC-PH1 Infro-Modified for EXH; 09013-PH2 opp; 2009013-PH2-TOPO ]
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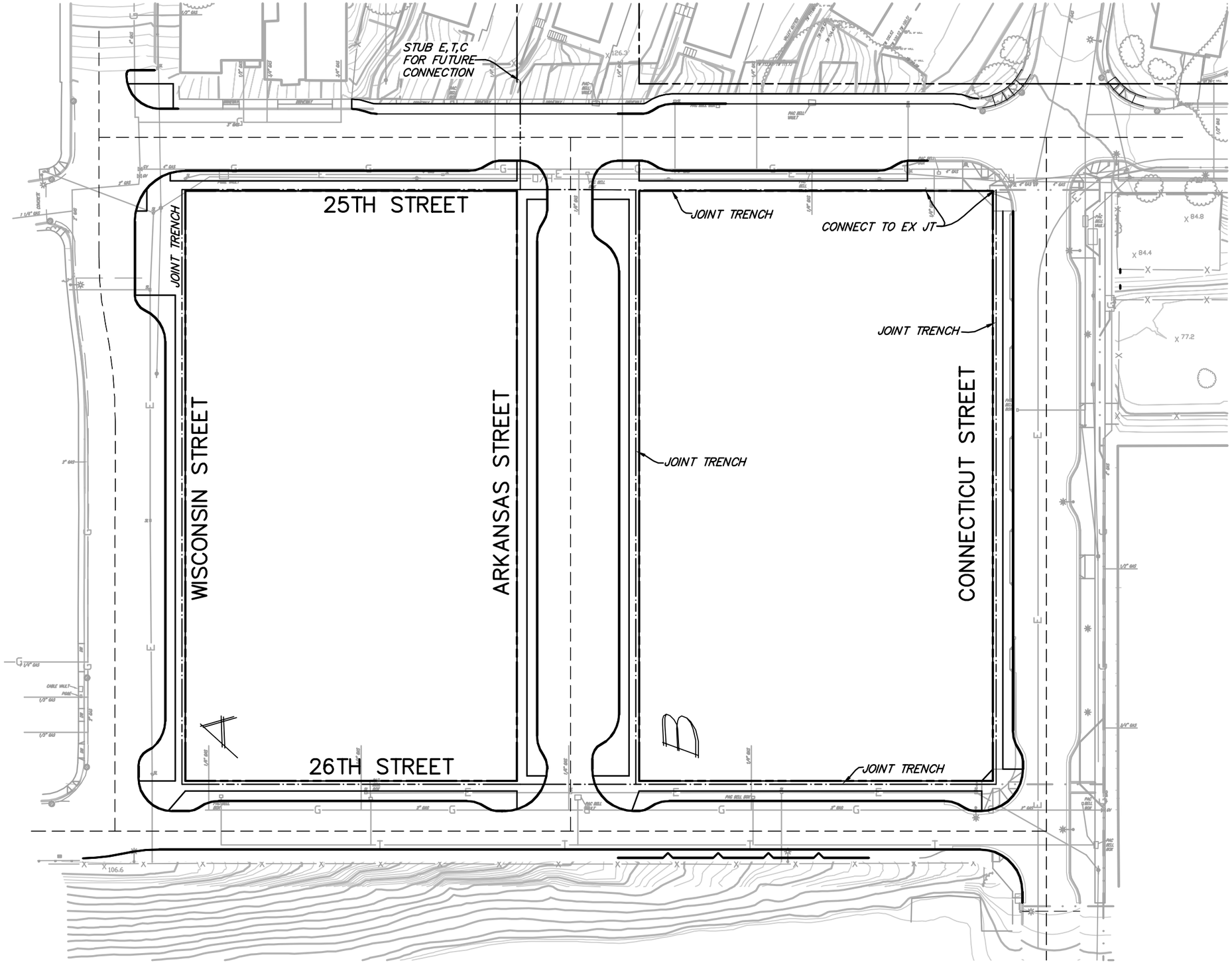


NORTH

1" = 60'

# JOINT TRENCH IMPROVEMENTS

# POTRERO PHASE 2

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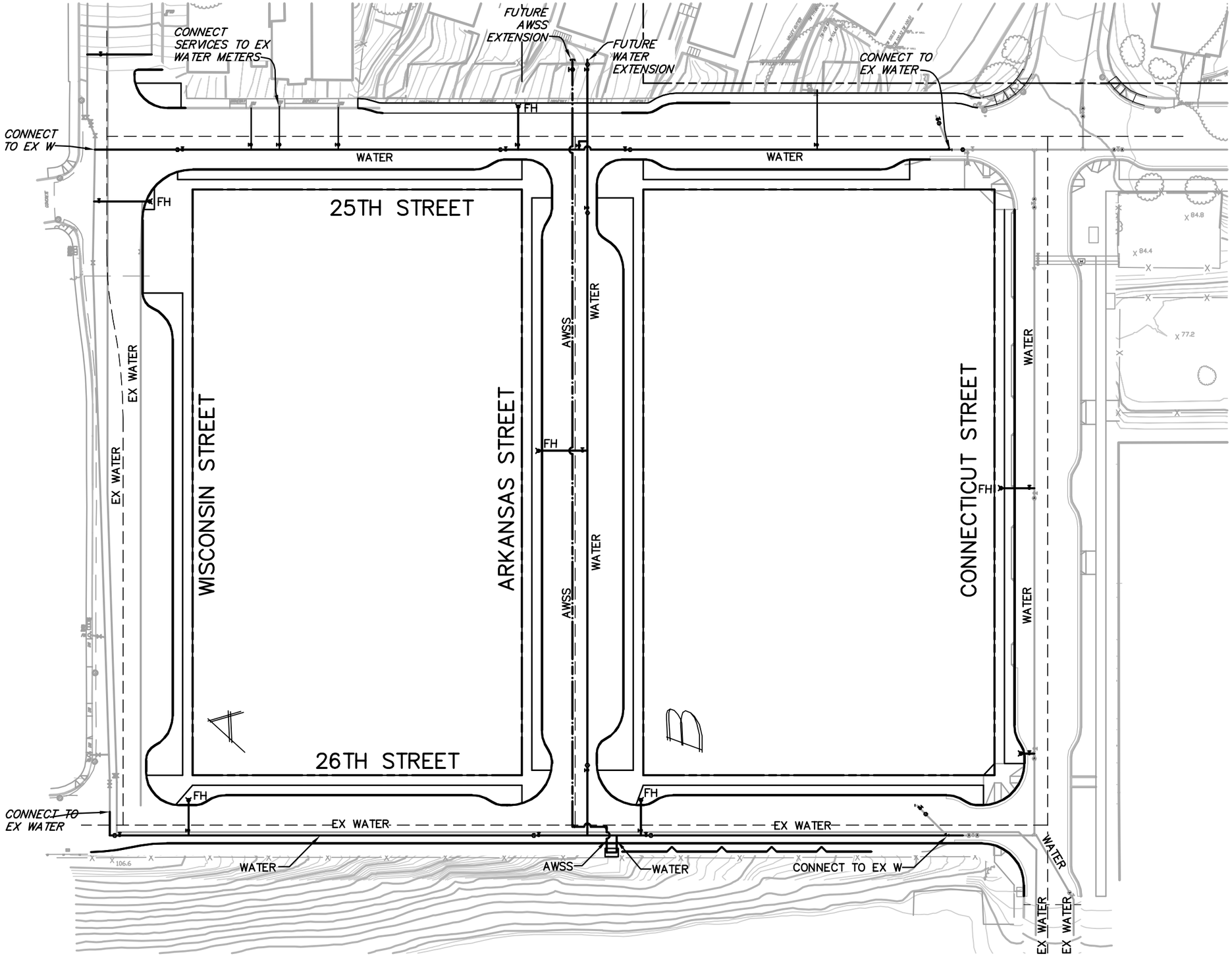


NORTH

1" = 60'

WATER IMPROVEMENTS

# POTRERO PHASE 2

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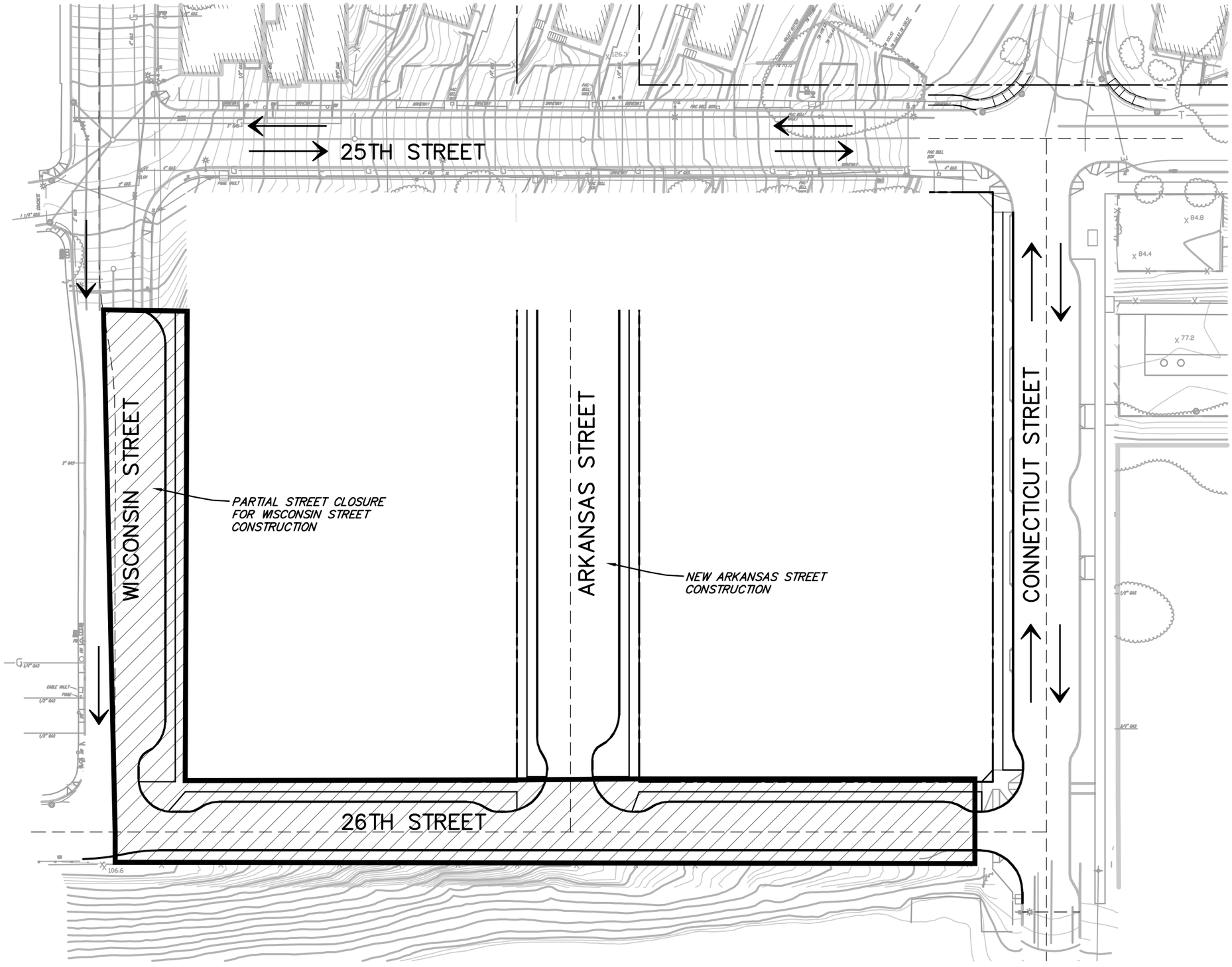
# ATTACHMENT F:

# Site Access and Circulation Plans




NORTH

1" = 60'

LEGEND

STREETS OPEN TO TRAFFIC

STREETS CLOSED FOR CONSTRUCTION

SITE ACCESS
26TH ST CLOSED

# POTRERO PHASE 2

SAN FRANCISCO, CALIFORNIA

AUGUST 2017

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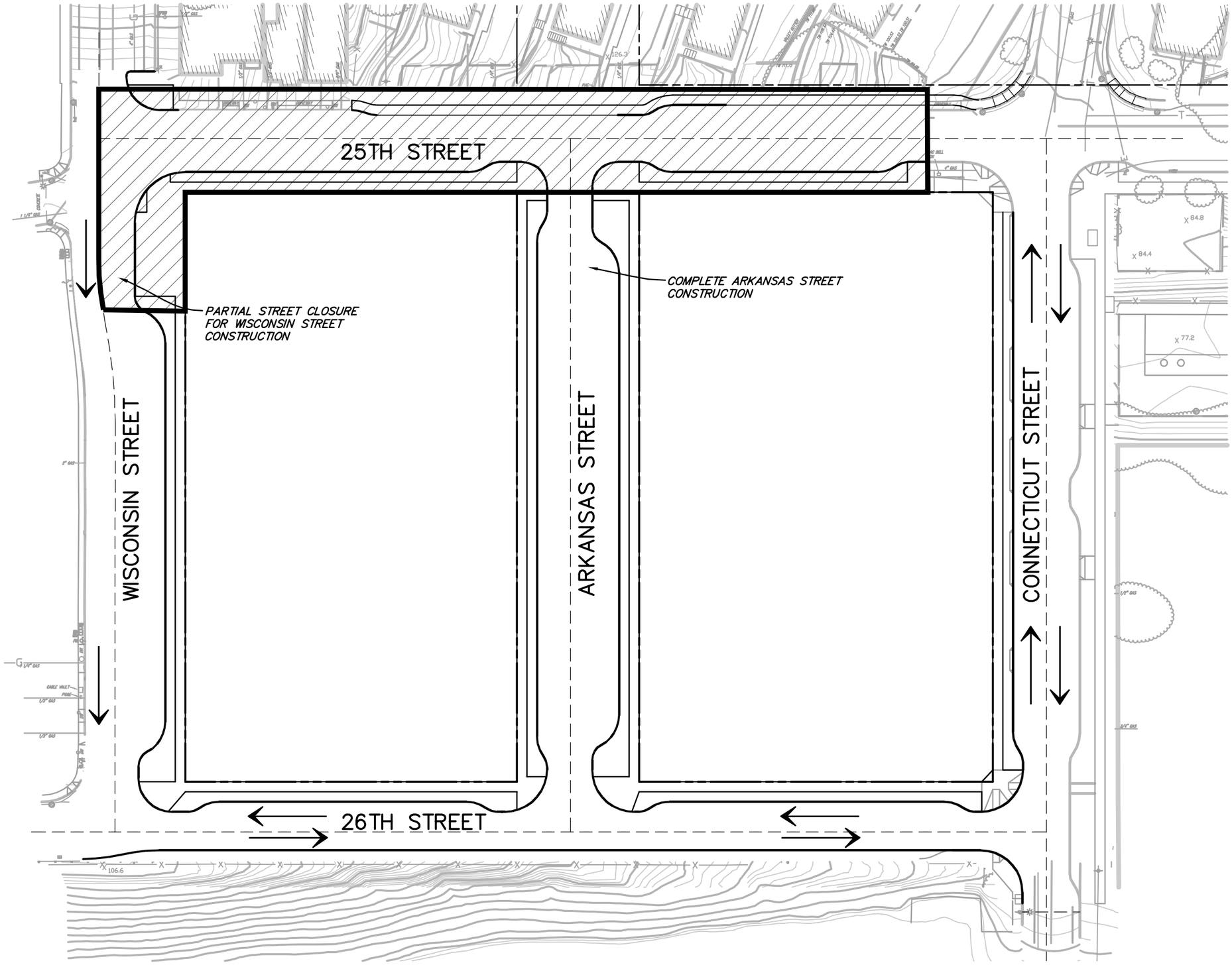


LEGEND

STREETS OPEN TO TRAFFIC

STREETS CLOSED FOR CONSTRUCTION

SITE ACCESS
25TH ST CLOSED

# POTRERO PHASE 2

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# ATTACHMENT G:

## Description of Service, Utilities, and Site Access Preservation

**Phase II: Utilities and Services During Construction**

It is anticipated that the redevelopment will commence in the southern portion of the Project and work its way to the north. Following this assumption, 26th Street will be the first street to be re-developed, followed by construction of Arkansas Street and lastly 25th Street. The existing buildings located between 25th, 26th, Wisconsin and Connecticut Streets will be demolished during this phase.

For the 26th Street redevelopment the entire street will be closed during all phases of construction. Traffic will be detoured around the site using either Wisconsin or Connecticut Streets and 25th Street. Once the 26th Street is permanently closed the first stage in construction will be grading. Existing boxes and manholes will then be reset to the new grades to insure existing utilities remain in use during construction. The first utility improvement to be replaced during Phase 2 will be the combined sewer system in 26th Street. The existing combined sewer will need to be protected and kept in service while a new line is installed just south of the existing line (tentatively 2.5' south). Only when the new line is in service will the old line be removed. The combined sewer will connect to the existing manhole at the intersection of Wisconsin and 26th Streets to the west and to the existing manhole to the east constructed during Phase 1. Next, a new 12" water main in 26th Street will be installed south of the existing 16" water. The 16" line will remain in service throughout construction, with valve boxes adjusted to the new finished grades. When the new 12" line is installed and operational, the existing 6" water on the north side of the street will be abandoned. The new 12" water main will connect to the existing 6" water main in Wisconsin street to the west and the to the 12" water main on the east side constructed during Phase 1. The auxiliary water system will be installed next, followed by any required dry utilities, which will be installed under the sidewalk on the north side of 26th Street. It should be noted that existing services for both sewer and water along 26th street will no longer be necessary when the buildings are demolished. However the existing lines must remain operational to serve off-site properties to the west.

After completion of the infrastructure work on 26th Street the construction of the new Arkansas Street will commence beginning with grading. Following grading the combined sewer will be installed, as it is the deepest utility. Next, new domestic and auxiliary water mains would then be installed. The last utility will be any necessary dry utilities which will be installed under the western sidewalk of Arkansas Street.

The last street to be redeveloped during Phase 2 will be 25th Street. 25th Street will be closed during construction and traffic will be directed around the construction site by using either Wisconsin or Connecticut to the newly constructed 26th Street. Once the 25th Street is closed the first stage in construction will be grading. Existing boxes and manholes will then be reset to the new grades to insure existing utilities remain in use during construction. The first utility to be reworked will be the water system. The existing 8" water line in 25th Street will remain operational while a new 12" water line is constructed on the south south side of the street. When

the 12” is installed the services serving the north side of the street will be switched over. The new main will connect to the existing 8” water main on the west side of Wisconsin Street and the existing 12” water main on the east side of 25th Street, which was constructed during Phase 1. The old 8” water line will then be removed to enable the installation of the combined sewer on the north side of 25th Street. Existing sewer laterals, from the single family homes and apartments north of 25th Street, will be reconnected at this stage of re-development. The existing combined sewer on 25th Street will then be abandoned in place. Lastly, joint trench will be installed in the sidewalk on the south side of 25th Street.

| Phase Application: Potrero Phase 2 (Blocks A and B) | | | | |
|---|---|---|---|---|
| | | Submittal Requirements | Completeness | Consistency with Master Implementation Documents (DSG, MIP, MSP, Others) |
| | | | | |
| | | | | |
| 1 ) | **Letter of Authorization** | | provided | n/a |
| 2 ) | **Letter of Consent by MOHCD** | | provided | n/a |
| 3 ) | **Documentation of Community meeting** | | provided | n/a |
| 4 ) | **List of any requested modification of the agreement, Phasing Plan, DSG or other approval document** | | none - n/a | none - n/a |
| 5 ) | **Site Plan of the Phase** (both existing and proposed condition must be indicated -- can be provided on single plan or two separate plans) | Site Plan (or Plans) must show the following:<br>topography / grades (ok)<br>a. property lines (ok)<br>b. building footprints (approximate if not yet known) including: (not provided - clarify if not known)<br>i. indications of front pedestrian entries (where known)<br>ii. indications of vehicular and loading entries and number of spaces for each entry (where known)<br>c. streets - including curblines (plans are to indicate what portions of streets or street features are to be vacated and dedicated); (provided)<br>d. above ground street infrastructure including:<br>i. approximate location of street trees (provided per streetscape plan)<br>ii. approximate location of street lights (provided per streetscape plan)<br>iii. approximate location of other street furniture (bike racks, benches, etc.) (provided per streetscape plan)<br>iv. on-street parking (provided per streetscape plan)<br>v. on-street passenger and freight loading spaces (where known) (not provided - clarify if not known)<br>vi. location of curb cuts (where known) (not provided)<br>e. below ground infrastructure - both permenant and temporary (color coded and drawn to same level of detail as in MIP)<br>i. water (provided)<br>ii. combined sewer (provided)<br>iii. dry utilities (provided) | | Grading plan consistent with MIP;<br><br>Arkansas Street (new) and Wisconsin Street (e side reconstructed) - curblines consistent with revised streetscape master plan ;<br>Connecticut Street (w side reconstructed), 25th St (fully reconstructed), and 26th Street (fully reconstructed) - consistent with DSG, MIP, and Streetscape Plan;<br><br>Layout Plans for water, CCS, joint trench need to either be fully dimensioned, or refer to master street layout that is fully dimensioned, and cross sections showing clearance dimensions; (provided)<br><br>Master stormwater diagram or reference to how such utilities will be built is missing; (not applicable)<br><br>Include updates on Master Utility Plans if not complete, or provide to be included in docket if complete; (provided) |
| 5) | Access and Fire access diagrams | | provided as part of access phasing plan | |
| 5 ) | **Site Plan of the Entire Master Plan Area** with Subject Phase Outlined - must include previous phases | | provided | consistent with DSG and MIP |
| 6 ) | **Site Survey for the Phase** | | provided | |
| 7 ) | Copy of Subdivision Map application | | | |
| 8 ) | **Narrative describing the phase** | to include intended order of construction within the phase , by element; | provided | consistent with DSG and MIP |
| 9 ) | **Matrix of Uses** | (See Attached)<br>Matrix of Uses must include the following for the given phase, phases complete, phases under review, phases under construction, and the remainder of the Project:<br>no. buildings / building pads;<br>dwelling units (indicating affordability levels and types of affordability, and bedroom counts)<br>parking and bike parking<br>retail<br>community, institutional and other uses<br>any other uses<br>**DA Reference: Phase Application content no. 4** | provided | consistent |

| | Submittal Requirements | Completeness | Consistency with Master Implementation Documents (DSG, MIP, MSP, Others) |
|---|---|---|---|
| 10 ) | **List of Community Improvements for the Phase** | provided | consistent with DSG, MIP and Phasing Plan |
| 11 ) | **List of mitigation measures to be complete for the phase;** | provided | consistent with DSG, MIP and Phasing Plan |
| 12 ) | **Description / diagrams showing how services, utilities, and site access will be preserved for the existing residents (info purposes only)** | provided | provided |

**HOPE SF POTRERO**
**Development Agreement Summary**
**November 17, 2016**

**HOPE SF POTRERO**:

Since its inception in 2008, HOPE SF has been a City sponsored anti-poverty initiative seeking to transform the lives and environment of the residents living in San Francisco's most distressed public housing sites through a major redevelopment effort to create a vibrant and thriving mixed-income community. This Development Agreement ("DA") is an essential entitlement tool to grant the Developer vested rights to undertake the revitalization of the Potrero Terrace and Annex ("Potrero") HOPE SF public housing site.

The proposed development agreement between the City and County of San Francisco (the "City"), the non-profit developer Bridge Housing ("Developer"), and landowner the Housing Authority of the City and County of San Francisco ("SFHA"), will allow for the redevelopment of the 38-acre Potrero public housing site. The site is located on the south slope of Potrero Hill bounded generally by Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Texas Street to the east. The site is currently home to about 600 public housing households and is owned and operated by the SFHA. The site is in a state of disrepair and has limited access to services, poor connectivity with the adjacent neighborhood, and no formal open spaces. It is the goal of the City and the Developer to realize the City's HOPE SF vision, which seeks to transform HOPE SF Potrero from its current condition into a vibrant mixed-income community that is well-served by City infrastructure and well-connected to City resources and opportunities.

**DEVELOPMENT AGREEMENT:**

The City and SFHA selected the Developer through a public request for proposals process in 2007 to lead revitalization of the site, and to own and manage the new affordable housing. The project's Environmental Impact Report/Environmental Impact Statement was certified by the Planning Commission on December 10, 2015. The City and the Developer are entering into this DA and associated Special Use District in order to secure long-term commitment to the important goals of HOPE SF. The DA memorializes increased development density and secures a significant set of in-kind public benefits beginning with the demolition and reconstruction of 619 public housing units, and including the construction of additional affordable housing, new market rate housing, roadway, utility, and transportation improvements, and new neighborhood open space and social services.

The City and the Developer's commitment to this plan is memorialized in the Potrero Development Agreement, which must be recommended for approval by the Planning Commission and endorsed by the Recreation and Parks Commission, Department of Public Works Director, Public Utilities Commission, and San Francisco Municipal Transit Agency Board, before seeking final approval from the Board of Supervisors. Separately, the Developer and the City will enter into a Master Development Agreement ("MDA") with the property owner, the SFHA, which will explicate rights and requirements related to land transfers and state and federal guidelines for public housing replacement.

**SPECIAL USE DISTRICT AND DESIGN CONTROLS:**

The DA is part of a larger regulatory approvals package that also includes a Planning Code text amendment creating a Special Use District ("SUD") for the project site, a companion Design Standards and Guidelines Document ("DSG"), a Planning Code map amendment, and a General Plan amendment. These design controls have been developed through lengthy discussions with Planning Department staff and community members to ensure that the urban, architectural, and landscape design of the buildings, public realm, and community improvements will be of high quality and appropriate scale, include sufficient open space, and promote public health, safety, and general welfare.

**VESTED DEVELOPMENT PROGRAM:**

The DA gives the Developer the vested right to develop the site during the DA's twenty-five year term. Vested elements consist of: locations and numbers of buildings; land uses and height and bulk limits; permitted uses; provisions for vehicular access and parking; and provision for new open spaces and public improvements. The housing development plan is divided into affordable parcels, which contain public housing replacement units and new affordable tax-credit units that will be constructed, owned and managed by the Developer, and market rate parcels, which are intended to be sold to independent private developers for the development of market rate units. As part of this vesting, development impact fees do not apply to the affordable parcels (which is consistent with existing Planning Code regulations), while market rate parcels will pay certain development impact fees in recognition of the large neighborhood investments being made.

Specifically, the Developer will have a vested right to develop **up to 1,700 new residential units**, which includes a required **minimum of 774 affordable and public housing units**, and an **anticipated 800 market rate units**; **32,000 gross square feet of new community-serving uses including retail; 3.2 acres of publicly accessible open space**; approximately **1,055 parking spaces** (primarily within underground or structured

parking); and **approximately 839 bicycles spaces**. These rights will remain vested during the term of the DA.

**PUBLIC BENEFITS:**

The revitalization of this isolated, obsolete public housing site into a thriving vibrant mixed income community represents significant public benefit. In return for providing the Developer with the zoning changes and vested development program described above to achieve the revitalization vision, the City will receive a comprehensive package of in-kind public benefits.

**A. AFFORDABLE HOUSING PROGRAM**

The Developer is required to construct affordable housing units equal to at least 125% of the existing units on site, or a minimum of 774 affordable units. This includes a 1-for-1 replacement of the occupied 619 public housing units and the addition of new low-income units. A mixture of both types of affordable units will be contained within each new affordable housing building.

i. Public Housing Replacement Units: Replacement public housing units will be supported with Project-Based Section 8 rent subsidies or Rental Demonstration Program (RAD) rent subsidies and offered to existing Potrero public housing residents in good standing. The provisions for design, delivery, tenanting, and operations and maintenance of the replacement units must be in accordance with applicable U.S. Department of Housing and Urban Development ("HUD") and SFHA regulations, HUD Section 18 application and award, and must comply with the terms of the MDA (including an approved relocation plan and conformance with the City's Right to Return Ordinance), and any other funding requirements.

ii. Low-Income Units: New tax credit units will increase the City's affordable housing stock and be available to qualifying low-income households earning up to 60% of AMI. Households will be selected per the policies and procedures of the Mayor's Office of Housing and Community Development.

**B. PUBLIC INFRASTRUCTURE IMPROVEMENTS**

The Developer will be responsible for designing, developing, and installing all public infrastructure improvements including roadways, sidewalks, stormwater management improvements and bicycle paths in the public right-of-way, public utilities such as combined sewer, water, and power lines, and transportation improvements. The City agrees to accept the project's completed public infrastructure improvements, so long as those improvements have been designed and built to all applicable City standards and the project's design controls.

## C. OPEN SPACE

The Developer will be responsible for designing, developing, and installing the 3.2 acres of open space outlined in the project's DSG document. The project includes a main neighborhood park located at 24th and Connecticut Streets, adjacent to the neighborhood's concentration of new retail and community facilities on 24th Street. Additional open spaces include pocket parks, a community garden, and landscaped terraces. The project also plans for improved connections to the existing Potrero Recreation Center operated by the San Francisco Recreation and Parks Department ("RPD"). The Developer or its successors will be responsible for the maintenance and operation of the privately owned public open spaces, unless certain open spaces are dedicated to the City and are operated by RPD pursuant to mutual agreement of the parties (and as further outlined in the DA).

## D. COMMUNITY AND CHILDCARE FACILITIES

The Developer will provide new childcare and community facilities in excess of today's existing site services. These facilities include a dedicated childcare center, an indoor recreation center, and community space for a number of social service organizations. The project's SUD and design controls allow for new neighborhood-serving retail space concentrated along 24th Street.

## E. WORKFORCE DEVELOPMENT PROGRAM

The Developer will enter into a Memorandum of Understanding with the City's Office of Economic and Workforce Development ("OEWD") and the SFHA that outlines a specific workforce development program for the project. In keeping with SFHA regulations and HOPE SF Initiative goals, the workforce program places particular emphasis on hiring qualifying public housing residents seeking employment (at least 25% of total workforce hours). Working through OEWD's Citybuild program, these residents will have the opportunity to attend job readiness training and training academies for specific trades. In addition, the Developer will participate in the City's Small Business Enterprise program, which sets a percentage goal to hire qualified small businesses for construction and professional services, and in SFHA Resolution 2444, which outlines a goal of 20% aggregate involvement of Minority Business Enterprises/Women Business Enterprises in construction contracts and procurement activities. The Developer will pay prevailing wages in connection with all construction activities.

## F. MARKET RATE PARCELS

The Developer will prepare each designated market rate parcel for development, including rough grading and utility hook-ups. These parcels will then be sold to

# Rebuild Potrero

## In 2008, BRIDGE Housing was selected to lead the redevelopment effort of Potrero Terrace and Annex public housing sites as part of the City of San Francisco's HOPE SF Initiative.

"Rebuild Potrero" is a comprehensive revitalization effort to rebuild 619 units of distressed public housing and create another 1,000 new homes with a range of affordability, community facilities, retail, open space, and neighborhood programs and services to improve the lives of current and future generations in the South Potrero neighborhood of San Francisco. Rebuild Potrero will be constructed in phases and current residents will be relocated within the property to the greatest extent possible to allow demolition and rebuilding of the site a portion at a time. The project will also be built to Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) standards.

When complete, Rebuild Potrero will transform the Potrero Terrace and Annex public housing sites into a diverse, integrated new neighborhood; connect the South slope of Potrero Hill into the greater Potrero Hill and San Francisco community; and improve social outcomes for public housing residents and families.

Through an extensive community master planning and design process, a Rebuild Potrero Master Plan was developed in 2010 that meets the vision established by the community and accomplishes the following goals:

- Rationalize the street grid and create more north/south and east/west connections that will bind the neighborhood together physically and socially.
- Economically integrate the neighborhood.
- Generate economic opportunities for public housing residents.
- Create a new main street hub and heart of the community with opportunities for informal interaction between neighbors.
- Link low-income families to the services they need.

| PROPOSED USES | CURRENT | PROPOSED |
|---|---|---|
| RESIDENTIAL UNITS | 619 | Approx. 1600 |
| Public Housing | 619 | 619 |
| Affordable (40-60% AMI) | 0 | Approx. 200 |
| Market Rate | 0 | Approx. 800 |
| BUILDING HEIGHTS | 30' - 40' | 30' - 65' |
| OFF-STREET PARKING | Approx. 300 | Approx. 1,100 |
| BICYCLE SPACES | 0 | 415 |
| RETAIL SPACE | 0 | 15,000 |
| COMMUNITY CENTER | 0 | 25,000 - 35,000 |
| DAY CARE SPACES | 50 | 125 est. |
| PUBLIC OPEN SPACE | 0 | Approx. 3.5 acres |

# The Importance of Building Community

## An essential component of Rebuild Potrero is to not only transform the physical environment but to also improve social outcomes for current and future families of South Potrero.

Rebuild Potrero includes the implementation of a Trauma Informed Community Building Model[1] to ensure ongoing resident involvement in all aspects of the change process as well as a plan for comprehensive programs and services to meet the complex needs of public housing families. The Community Building Initiative, which was launched in 2009, provides daily community-building activities that are free and open to the entire community. These activities include:

- **Potrero Healthy Living Program:** Activities include a Walking Club, Zumba classes at the Potrero Hill Neighborhood House (NABE), healthy cooking workshops, meditation classes and a New Beginnings support group.
- **Potrero Garden Program:** Two community gardens with family garden workdays, an apprentice jobs program, children workdays and adult gardening classes.
- **Healthy Generations Project:** A peer-to-peer program focused on protecting the developmental health of children ages 0-5 by providing parent workshops, parent/child activities, and daily walking school buses to Starr King Elementary School and Daniel Webster Elementary School. The Healthy Generation Project aims to help children build resiliency to Adverse Childhood Experiences.
- **Rebuild Potrero Community Building Group:** Every month, residents, community members, and Potrero stakeholders come together at the NABE to share in a meal, celebrate community building successes and provide input into the Rebuild Potrero process. The group helps bridge the divide between the two Potrero slopes.
- **Unite Potrero Community-Wide Events:** Several times a year, community-wide events are held to bring the diverse communities of Potrero together for shared positive experiences and to build a sense of understanding and social cohesion. The community events are organized and implemented by event committees consisting of public housing residents, South and North Potrero community members and other Potrero stakeholders.

| TIMELINE TO DATE | |
|---|---|
| 2008 | BRIDGE selected |
| 2008 - 10 | Community Vision & Design Process |
| 2009 - Ongoing | Community Building Initiative |
| 2010 | Final Master Plan |
| 2010 - 15 | EIR and Land Use Approval Process |
| 2012 | Choice Neighborhood Planning Grant |
| 2013 - 14 | MTA & SFCTA transportation grants |
| 2013 - 14 | PARADISE Plan (Program and Service Delivery Plan) |
| 2016 - 17 | Construction commences |

[1] *Trauma Informed Community Building* available for free download: http://bridgehousing.com/PDFs/TICB.Paper5.14.pdf

SAN FRANCISCO
**PLANNING DEPARTMENT**

# Development Agreement Phase Application Distribution

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**415.558.6378**

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**415.558.6377**

| | |
|---|---|
| *Date:* | **September 28, 2017** |
| *Case No.:* | **2010.0515DVA-02** |
| *Project Name:* | **Potrero HOPE SF Phase 2 (aka Potrero Blocks A and B)** |
| *To:* | **Barbara Moy, SF Public Works Task Force**<br>**Frank Markowitz, SFMTA**<br>**Alex Snyder, SFMTA**<br>**Molly Petrick, SFPUC**<br>**Captain Alec Balmy, SF Fire Department**<br>**Phil Wong, Office of Economic and Workforce Development** |
| **cc:** | **San Knutson, Bridge Housing**<br>**Chris Sensenig, Van Meter Williams Pollock LLP** |
| *Project Sponsor:* | **Bridge Housing**<br>**600 California Street, Suite 900**<br>**San Francisco, CA 94108** |
| *Staff Contact:* | Mat Snyder – (415) 575-6891<br>*mathew.snyder@sfgov.org* |

Attached, please find the plans for the second phase of the Potrero HOPE SF Master Plan Project (aka Potrero HOPE SF Blocks A and B). These plans are being provided to you for your information and to provide you with an opportunity to comment. No action is required.

## BACKGROUND

The Potrero HOPE SF Project ("Project") received its master entitlements in March 2017, which included a Development Agreement between Bridge Housing, the City and County of San Francisco, and the San Francisco Housing Authority.

A Master Infrastructure Plan and a Design Standards and Guidelines document, which together, provide high level plans of streets and utilities, was incorporated into the Development Agreement and master approvals.

These documents can be found here:

http://sf-planning.org/potrero-hope-sf

The Project envisions the complete rebuilding of the Potrero Terrance and Annex Housing Authority sites in Potrero Hill. The Project includes demolishing all of the site's existing structures and reconfiguring all of the existing blocks and streets over a period of about ten to twenty years. The completed project will

include up to 1,700 units, and 30,000 gsf of community and retail uses. The existing four super blocks will be transformed into about 17 smaller blocks with a new fine-grained street grid; the project will also include approximately 3 acres of new open space (see Attachment A for complete project description and map).

### Phase 2

As the second phase, the Project Sponsor seeks to develop the southwestern most portion of the Potrero site, generally bounded by Connecticut Street on the east, 26th Street on the south, Wisconsin Street on the west and 25th Street on the north.

Development on this second phase would include (1) the demolition of eight buildings; (2) construction of approximately 200 to 300 units (currently proposed to be 120 affordable / 102 market rate); (3) child care facility for 40 to 60 children; a small 3,600 gsf open space; (4) partial reconstruction of two blocks each of Wisconsin Street and Connecticut Street between 25th Street and 26th Street, and one block each of 25th Street and 26th Street between Wisconsin and Connecticut Streets; and (5) construction of a new segment of Arkansas Street between 25th Street and 26th Street.

The Potrero HOPE SF Development Agreement requires that the project sponsor submit a Phase application to Planning, and that the Director of Planning approve such application, prior to the approval of any associated vertical (building) or horizontal (streets and infrastructure) improvements.

The purpose of the Phase application is to assure that horizontal and vertical improvements are being well coordinated and planned pursuant to the Potrero Master Infrastructure Plan, the Design Controls and Guidelines, and other relevant master plan documents.

## AGENCY RESPONSIBILITY

The Phase application submittals are purposefully kept at a conceptual level to enable early review and comment by the relevant agencies prior to the development of more detailed plans.

Outside of Planning, City agencies are not required to act on the phase application. The Planning Department is distributing these plans to enable agencies to comment on the development phase and advise Planning and the Project Sponsor on high level issues. Through the Phase Application, the Planning Department is also providing agencies with an early notice that permit applications for horizontal improvements (i.e. street improvement permits, encroachment permits) will soon be submitted.

As noted above, approval of the application is based on compliance with Development Agreement, Master Infrastructure Plan, Design Controls and Guidelines among other master plan documents. Provisions of the DA make clear that Planning's approval of the Phase Application does not preclude agencies from further guiding the development of designs for streets, infrastructure, and other related improvements through the respective design review processes for actual construction.

## EXPECTED APPROVAL

The Planning Department has found this Phase Application to be complete and compliant with the Master Plan documents and plans to officially approve the Phase application on October 13, 2017; please advise us beforehand if you wish to provide comments or recommend any conditions to the approval.

Please let Mat Snyder know if you would like us to send hard copies of this application or would like copy of the MIP, DSG, or other master approval documents.

## ATTACHMENTS:

**A: Description of Potrero HOPE SF Project and Development Agreement**
**B: Potrero HOPE SF Phase 1 Description and Plans (Application packet)**