

## **LEGISLATIVE DIGEST**

[Potrero HOPE SF - Street and Public Infrastructure Acceptance for Phase 2 - Establishing Official Public Right-of-Way and Sidewalk Widths and Street Grades]

**Ordinance accepting irrevocable offers of public infrastructure associated with the Potrero HOPE SF Project, Phase 2, including improvements located within portions of 25th, 26th, Arkansas, Connecticut, and Wisconsin Streets, and improvements associated with a new switchgear within a building, and an offer of dedication for real property underlying portions of 25th, Arkansas, and Connecticut Streets; dedicating this public infrastructure for public use; designating the public infrastructure for public street and roadway purposes; accepting the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official public right-of-way widths and street grades; amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to establish official sidewalk widths on 25th, 26th, Arkansas, Connecticut, and Wisconsin Streets; accepting a Public Works Order recommending various actions regarding the public infrastructure; delegating limited authority to the Public Works Director to accept specified infrastructure; authorizing official acts, as defined, in connection with this Ordinance; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1**

### **Existing Law**

The Board of Supervisors passed Ordinance No. 015-17, which approved a Development Agreement for the Potrero HOPE SF project (“Potrero HOPE”), a multi-phase development project that includes the complete rebuilding of the existing Potrero Terrace and Annex public housing sites owned by the Housing Authority of the City and County of San Francisco (“SFHA”). That Ordinance and related legislation established a process by which Bridge-Potrero Community Associates LLC or its affiliate(s) (“Developer”) would construct specified public infrastructure and dedicate this infrastructure to the City. Upon dedication, the City would initiate the local and State law procedures to establish the street areas as open public right-of-way, accept the areas for City maintenance and liability purposes, subject to certain limitations, and take related actions. In addition, Board of Supervisors’ Ordinance No. 1061 established the official sidewalk widths throughout San Francisco. Ordinance No. 1061 is uncodified, but can be located in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, which is on file with the Clerk of the Board of Supervisors.

### **Amendments to Current Law**

This legislation would accept offers of dedication for public infrastructure including various street improvements that comprise portions of 25th, 26th, Arkansas, Connecticut, and Wisconsin Streets and real property for new public right-of-way on Arkansas Street and at the corner of 25th and Connecticut Streets. The public infrastructure generally includes street and

sidewalk paving, curbs, underground utilities, streetlights, and related facilities. The Ordinance also would declare the street right-of-way open to the public; dedicate the public infrastructure to public use and designate it for street and roadway purposes; and accept the public infrastructure for maintenance and liability purposes, subject to specified limitations. The legislation also would establish official right-of-way as shown on Map A-17-231; establish official street grades and sidewalk widths as shown on Drawing Q-20-1210; and amend Board of Supervisors Ordinance No. 1061 on sidewalk widths consistent with Drawing Q-20-1210. This legislation would authorize various City departments to take official acts in connection with this Ordinance, including a delegation to the Public Works Director to accept specified deferred infrastructure. These legislative actions would be in accordance with the procedures established in applicable local and State law to accept streets for City maintenance and liability. This Ordinance would make certain findings related to the legislation, including environmental findings, findings that the legislation is consistent with the General Plan, and the priority policy findings of Planning Code Section 101.1.

#### Background Information

This legislation would help facilitate Phase 2 of the Potrero HOPE project, a public housing transformation collaborative effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents.

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