



SFMTA
Municipal
Transportation
Agency

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Edward D. Reiskin, *Director of Transportation*

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Jerry Lee, *Director*

Cristina Rubke, *Director*

October 24, 2013

**John Updike, Director of Property
Real Estate Division
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102**

**Mohammed Nuru, Director
Department of Public Works
1 Dr. Carlton B. Goodlett Place, Room 348
San Francisco, CA 94102**

Re: Phelan Loop Jurisdictional Transfers for Public Right of Way

Dear Sirs:

The San Francisco Municipal Transportation Agency (SFMTA) took several actions to further certain City's Balboa Park Station Area Plan goals. First, SFMTA agreed to sell a portion of its Phelan bus loop property near the intersection of Ocean and Lee avenues (Housing Parcel) to the San Francisco Redevelopment Agency for the development of affordable housing. That sale occurred in 2009, and the Housing Parcel is now held by the City's Mayor's Office of Housing (MOH).

Second, SFMTA granted AvalonBay Communities, Inc. (Avalon) a temporary license to install street improvements on a portion of SFMTA's property adjacent to, and west of, the Housing Parcel (Extension Parcel) for the future extension of Lee Avenue. Avalon was to install those street improvements in compliance with Street Improvement Permit 09IE-0693 and DPW Order No. 179,281, both issued by the San Francisco Department of Public Works (DPW). Avalon was also installing these street improvements on a portion of its property adjacent to, and west of, the Extension Parcel.

SFMTA completed its bus loop relocation on May 6, 2013 and MOH's Housing Parcel tenant recently started building an affordable housing development on the Housing Parcel. In addition, City Engineer Fuad Sweiss issued Avalon the enclosed certification of the completion of the Lee Avenue extension street improvements on February 3, 2013, and SFMTA understands that DPW submitted legislation to the San Francisco Board of Supervisors to accept the Lee Avenue street improvements and property as part of the public right of way.

As previously discussed by SFMTA and DPW staff at the time of the Housing Parcel sale, SFMTA retained a strip of property between the Housing Parcel and Ocean Avenue (Ocean Sidewalk Parcel) so it could be transferred to DPW once the Housing Parcel developer installed approved

sidewalk improvements through DPW-issued permits. SFMTA understands that the Lee Avenue extension legislation submitted to the Board of Supervisors would allow DPW to accept the Ocean Sidewalk Parcel and those sidewalk improvements once completed.

This letter confirms SFMTA's agreement to transfer jurisdiction of the Extension Parcel and the Ocean Sidewalk Parcel to DPW as part of the public right of way. If the Board of Supervisors approve the submitted public right of way legislation, please let me know. If you need any more information regarding the Extension Parcel, the Ocean Sidewalk Parcel, or this letter, please do not hesitate to contact me.

Sincerely,



Edward D. Reiskin
Director of Transportation

Enclosure: DPW Certificate of Completion

cc: Sonali Bose, SFMTA
Kerstin Magary, SFMTA
Jason Gallegos, SFMTA
Carol R. Wong, Deputy City Attorney

