



Parkmerced - Street and Easement Vacation – Phase 1C

Board of Supervisors – Land Use and Transportation Committee
Monday, July 18, 2022

Development Agreement - Highlights



5,679 net **new housing units** plus 1,538 **rent-controlled replacement units**

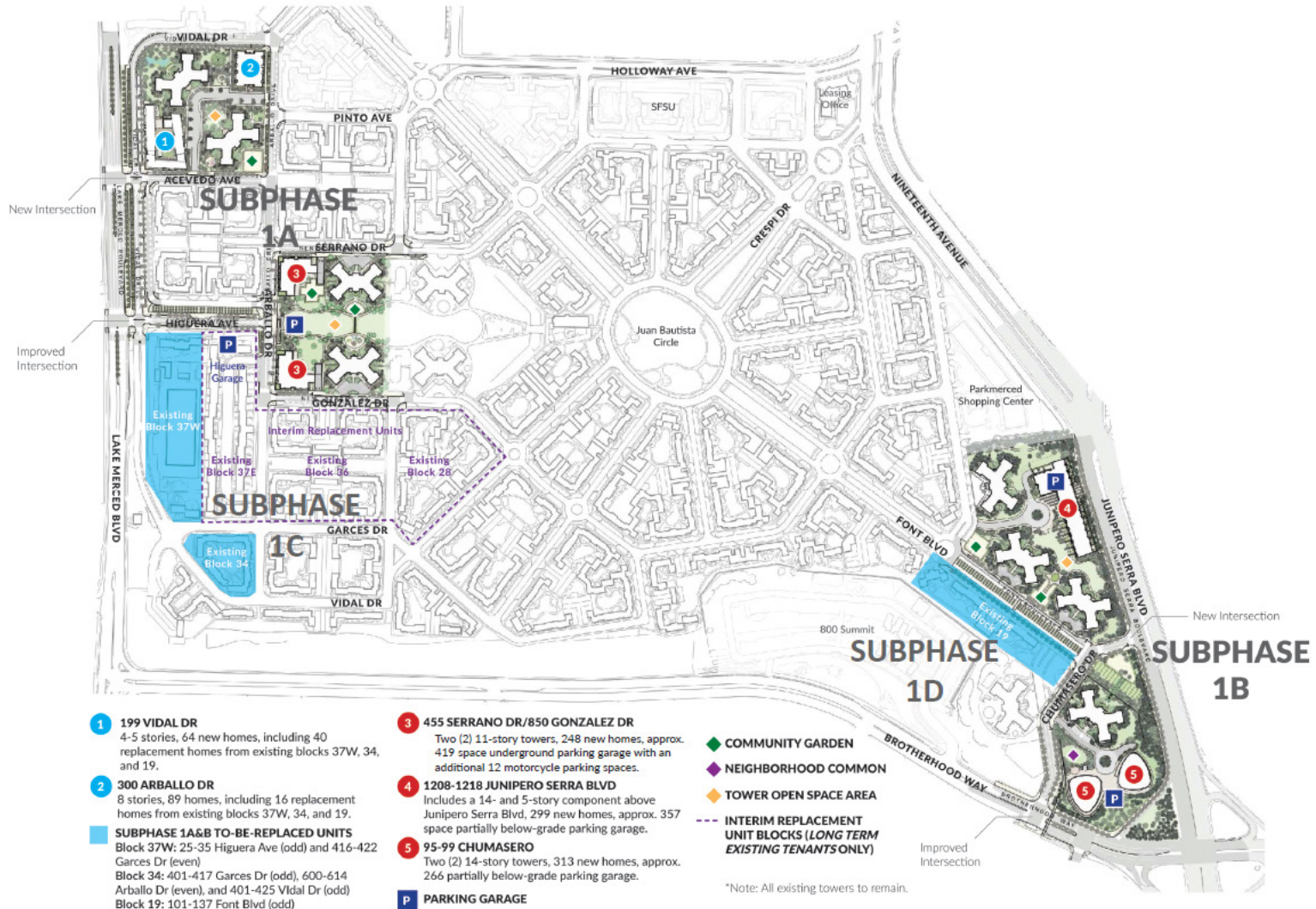
68-acre owner maintained **open space network** with over 25 acres of publicly accessible open space

- **Transit improvements** including new Muni alignment and platforms
- Extensive **street redesign and reconfiguration** with a focus on pedestrian and bike safety, including new bike and pedestrian paths, green infrastructure, and new public utilities



Parkmerced Phase 1

- Subphase 1A and 1B = 1,013 housing units, including 56 replacement units
- Subphase 1C and 1D = 850+ housing units, including 166 replacement units

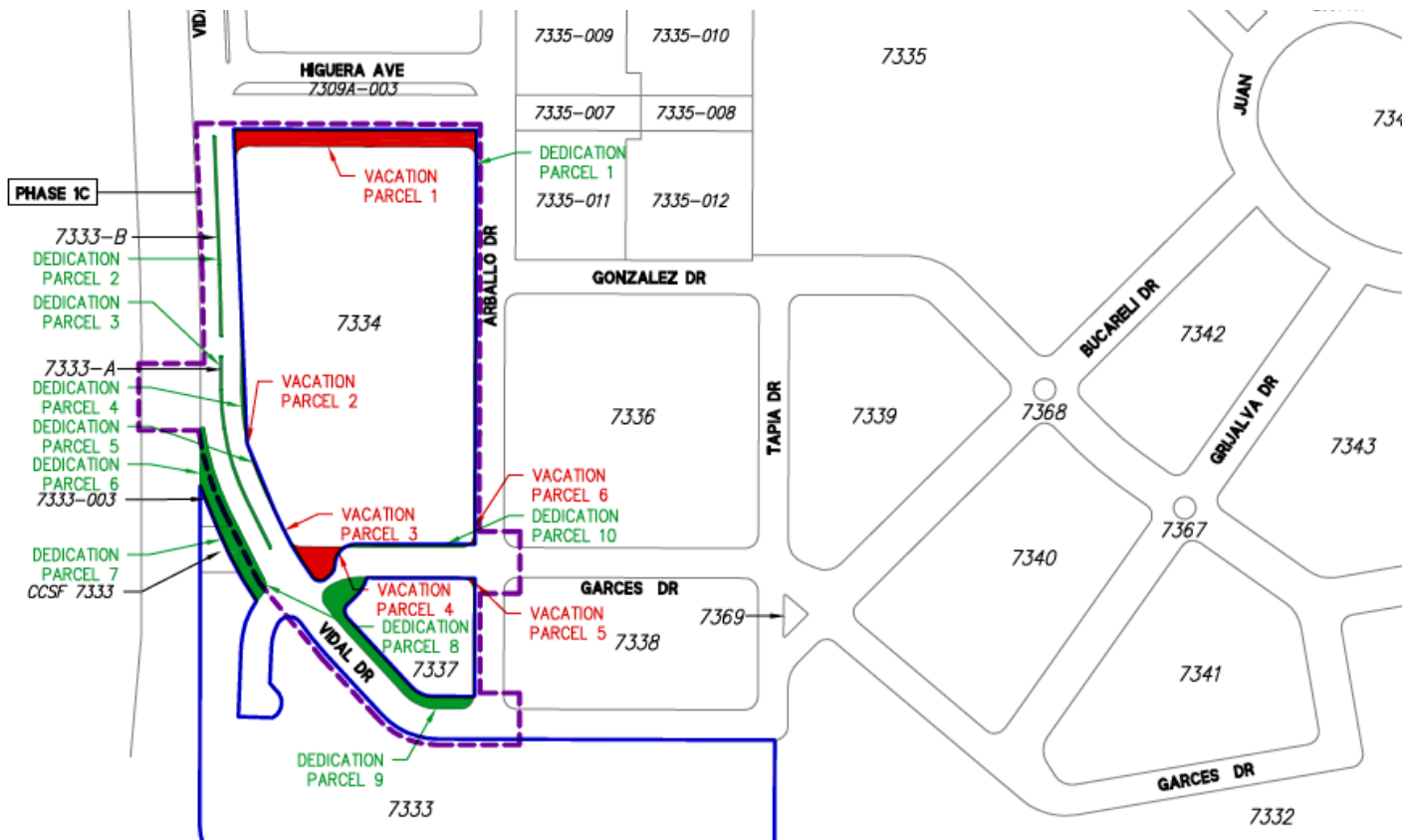


Summary of Legislation

- Board File Numbers
 - 220734 Resolution of Intent
 - 220736 Ordinance - Street and Easement Vacation Order
- Proposed vacations would implement the project approved in 2011, which anticipated the vacation of certain street segments
 - Facilitates reconfiguration of public street grid within subphases 1C and 1D to allow for construction of new public streets and utilities
 - Requires certain conditions to be met before vacations are effective
 - Through public street dedications, City would receive more land than it conveys
- Similar legislation was approved by the Board for subphases 1A and 1B in Ordinance No. 183-16 and Ordinance No. 012-17

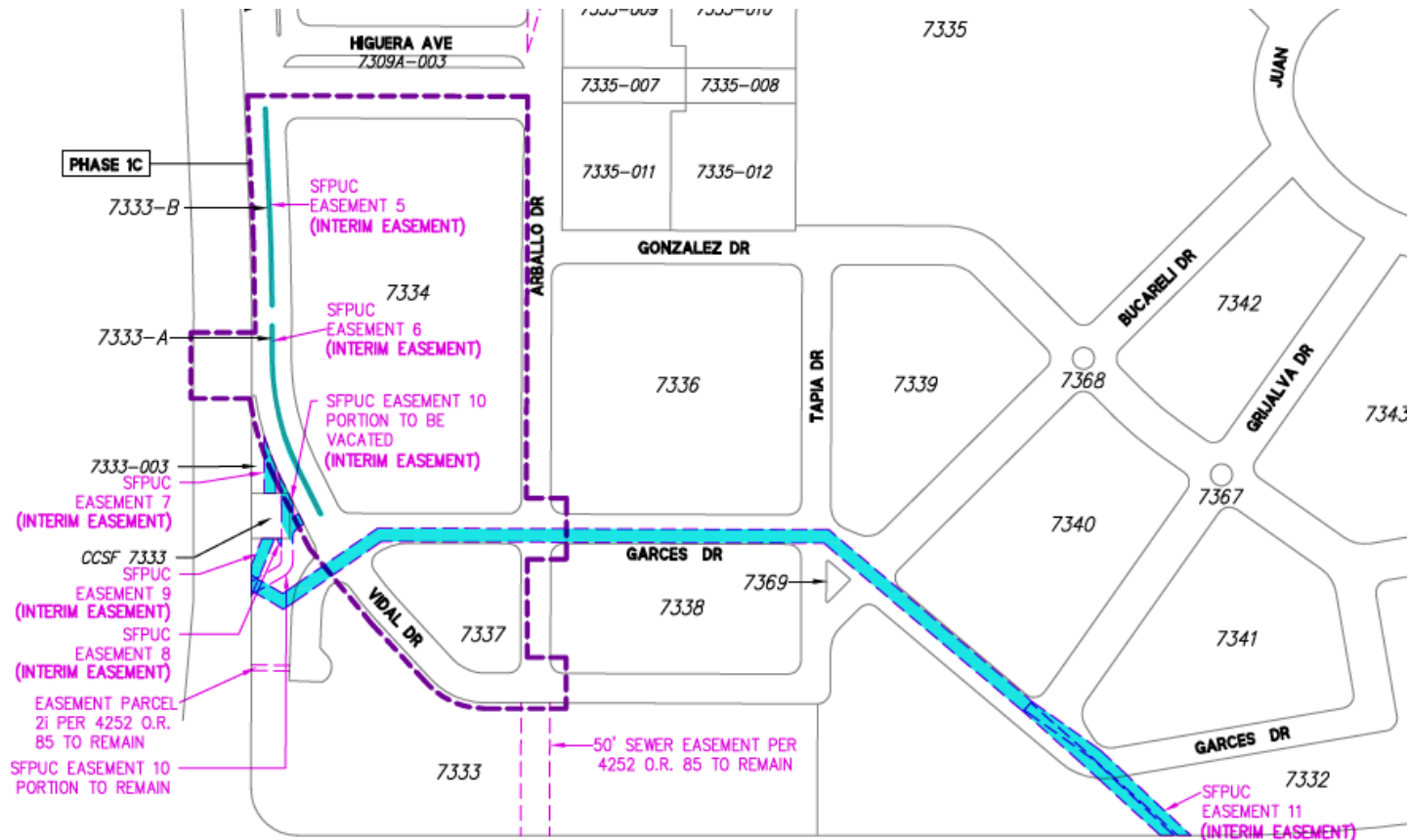
Proposed Street Segments to be Vacated

- Vacated street segments = 16,398 square feet
- Dedication of land to City for public streets in subphases 1C and 1D = 24,959 square feet
- City reserves public right-of-way easements to continue public street use until acceptance of new public right-of-way



(SFPUC Commission Resolution 22-0097)

- Vacates easements that will no longer be needed for utility purposes following construction of phase 1C
- Reserves non-exclusive easements until acceptance of new SFPUC utilities



Legislation and Anticipated Schedule

- File Number 220734 Resolution of Intent
 - Requested Action: Amend on Page 7, Line 23, to add “September 20” as the hearing date, and Recommend as Amended
- File Number 220736 Ordinance - Street and Easement Vacation Order
 - Requested Action: Refer to September 20, 2022 Board of Supervisors meeting
- July 18, 2022 – Land Use and Transportation Committee
- July 26, 2022 – Full Board, Resolution of Intent
- September 20, 2022 – Committee of the Whole Hearing and First Reading of Ordinance
- September 27, 2022 – Second Reading of Ordinance



Thank You

OEWD and Public Works staff
are present to answer questions

Development Agreement – Exhibit J

