



MEMORANDUM

June 18, 2019

To: President of the Board of Supervisors – Norman Yee

Fr: Bruce R. Storrs, City & County Surveyor

Re: Street Vacation Legislative Package for Potrero HOPE SF Phase 2

London N. Breed
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

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This package contains the proposed ordinance vacating various streets within the Potrero HOPE SF Phase 2 development site. If approved, this legislation will facilitate the development of the Potrero HOPE SF master planned development, Development Agreement, and associated project approvals.

Background

The Potrero HOPE SF development (“Project”) is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed- income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority (SFHA), and the Developer, Bridge-Potrero Community Associates, LLC, consisting of BRIDGE Housing. In March 2017, the City and SFHA approved and executed a Development Agreement and a Master Development Agreement, and the City approved the Potrero HOPE SF Special Use District to facilitate the development of the Project.

The Potrero HOPE SF development plan consists of up to 1,700 new affordable and moderate-income housing units, 3.5 acres of open spaces, 4.9 acres of new street and utility infrastructure, and approximately 60,000 square feet of neighborhood-serving spaces. The build out of the master plan will occur in phases, so that the existing public housing residents can remain housed on site, and then relocate into their new affordable housing as each phase of construction is completed.

The first phase of the Project is nearly completed as of December 2018 and undergoing final inspections, and consists of 72 new affordable apartments on a former, vacant lot owned by the City at 1101 Connecticut Street, in addition to adjacent street improvements. The second phase of the Project is within the Potrero Terrace and Annex public housing footprint, which is owned by the SFHA. This phase is approximately 3.96 acres in size and its development will involve the demolition of 8

buildings and existing infrastructure, and the construction of new street and utility infrastructure including a new segment of Arkansas Street between 25th and 26th Street, a 157-unit affordable housing development, a child-care facility, a small 3,600 gsf open space, and site preparation of a small future moderate income housing site.

Phase 2 Street Vacation Ordinance

An approved Street Vacation Ordinance will provide the legislative approval to vacate all sections of rights of way adjacent to the Phase 2 Project site, Connecticut Street, 26th Street, Wisconsin Street and 25th Street. The Potrero HOPE SF Phase 2 Project Street Vacation Ordinance would authorize the Public Works Director to approve the vacation of rights of way the reservation of rights for electric utilities and public access when Phase 2-specific conditions are satisfied. The ordinance authorizes the City to execute quitclaim deeds from the City to the SFHA for the vacated rights of way. This will enable SFHA to lease the entirety of a development phase area, including the vacated rights of way areas, to the Developer for construction.

This legislative package includes:

1. Resolution of Intent to Vacate
2. Ordinance
3. Legislative Digest
4. Public Works Order No. 201415
5. Public Works SUR Map 2019-003
6. Planning Department General Plan Referral
7. Form of Quitclaim Deed between City and SFHA
8. SFHA Consent Letter