Parkmerced - Street and Easement Vacation – Phase 1C

Board of Supervisors - Tuesday, September 20, 2022

Summary of Legislation

- This hearing is being held to hear public testimony on the proposed vacation of certain street segments and SFPUC public service easements within Parkmerced, in accordance with the California Streets and Highways Code.

- Proposed vacations are necessary to implement the project approved in 2011, which anticipated the vacation of certain street segments
  - Facilitates reconfiguration of public street grid within subphase 1C to allow for construction of new public streets and utilities
  - No vacations necessary for subphase 1D
  - Requires certain conditions to be met before vacations are effective
  - Through 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

Development Agreement - Highlights

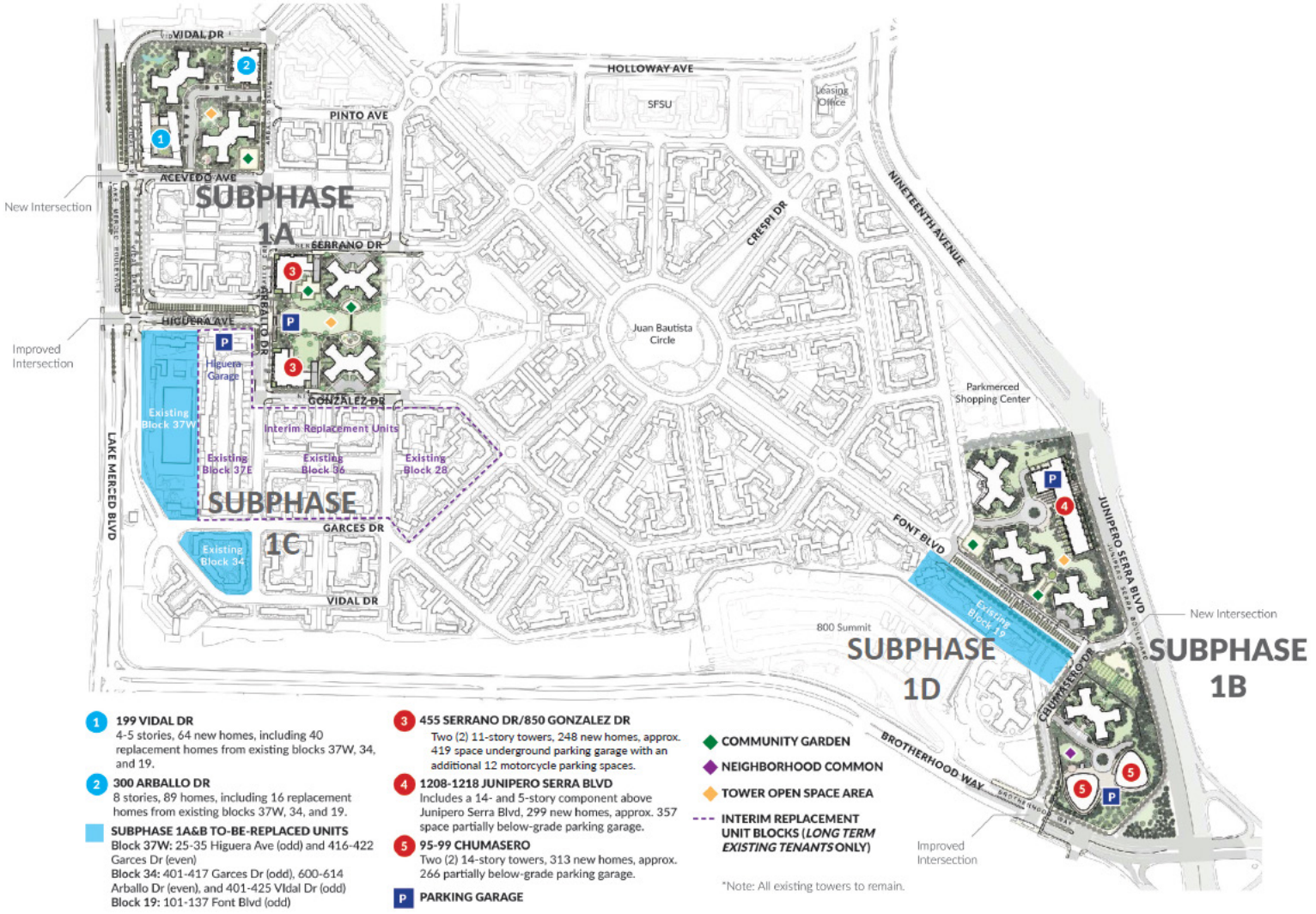
5,679 net **new housing units** plus 1,538 **rent-controlled replacement units**

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

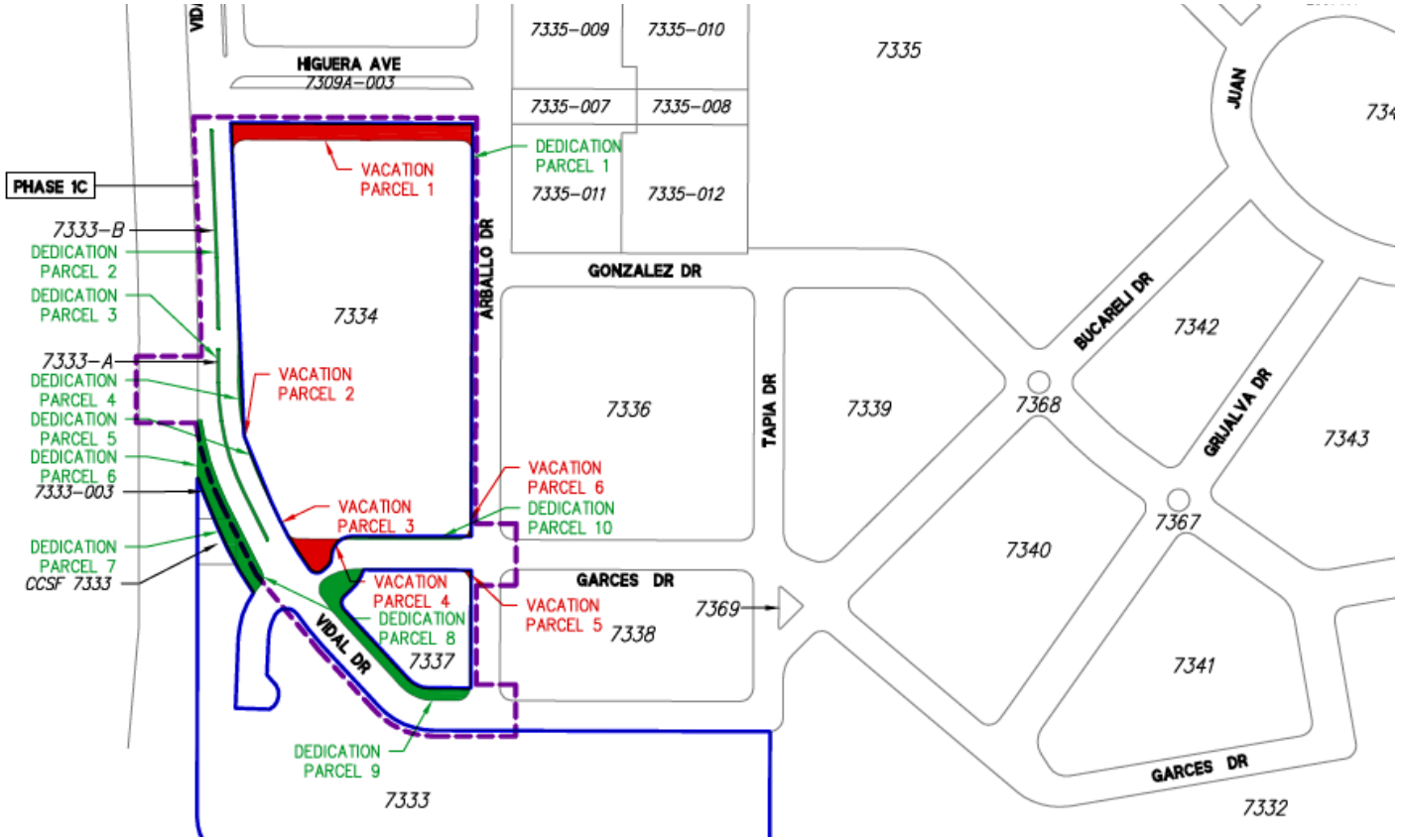
Parkmerced Phase 1

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



Proposed Street Segments to be Vacated

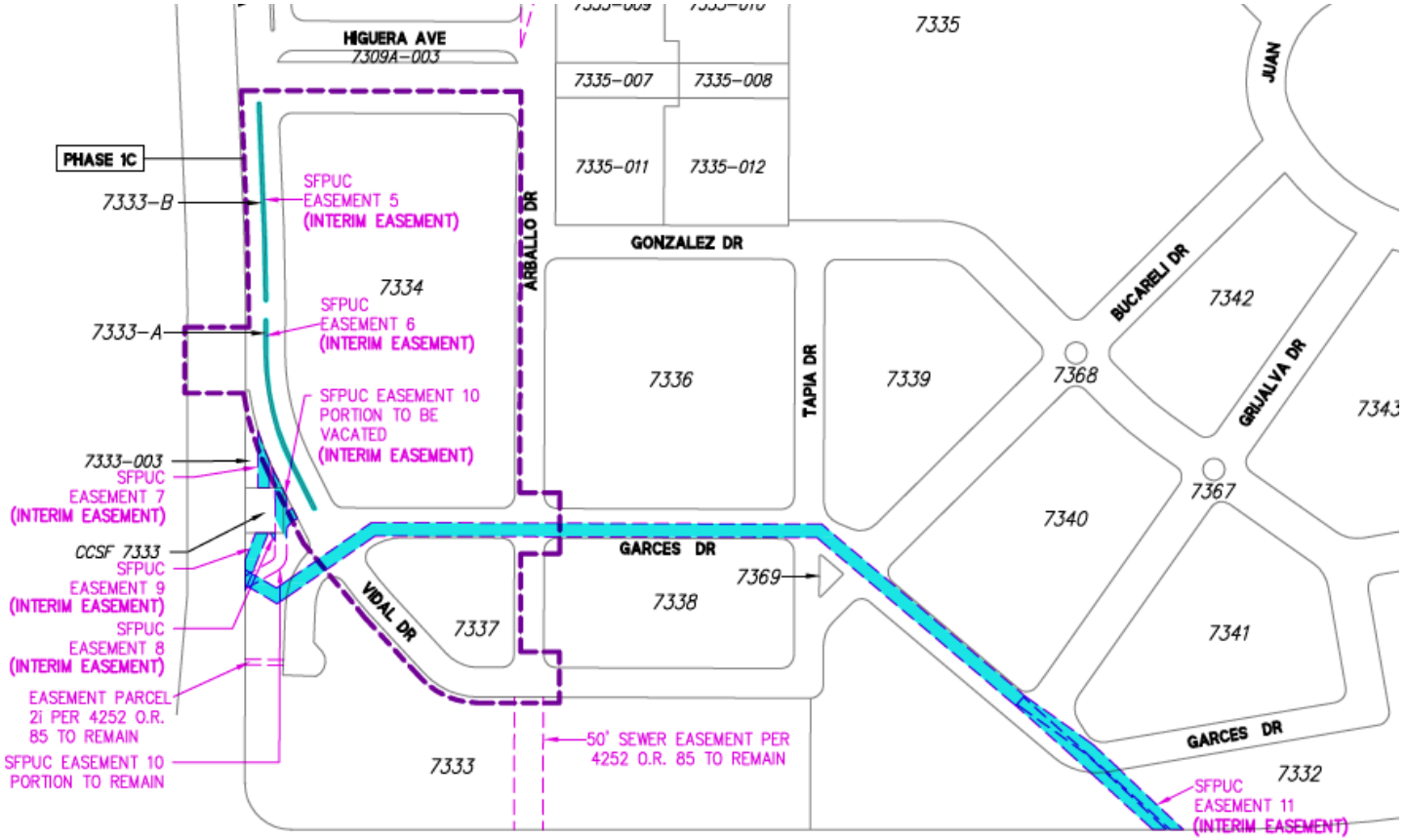
- Vacated street segments = 16,398 square feet
- Dedication of land to City for public streets in subphases 1C and 1D = 24,959 square feet
- City reserves public right-of-way easements to continue public street use until acceptance of new public right-of-way



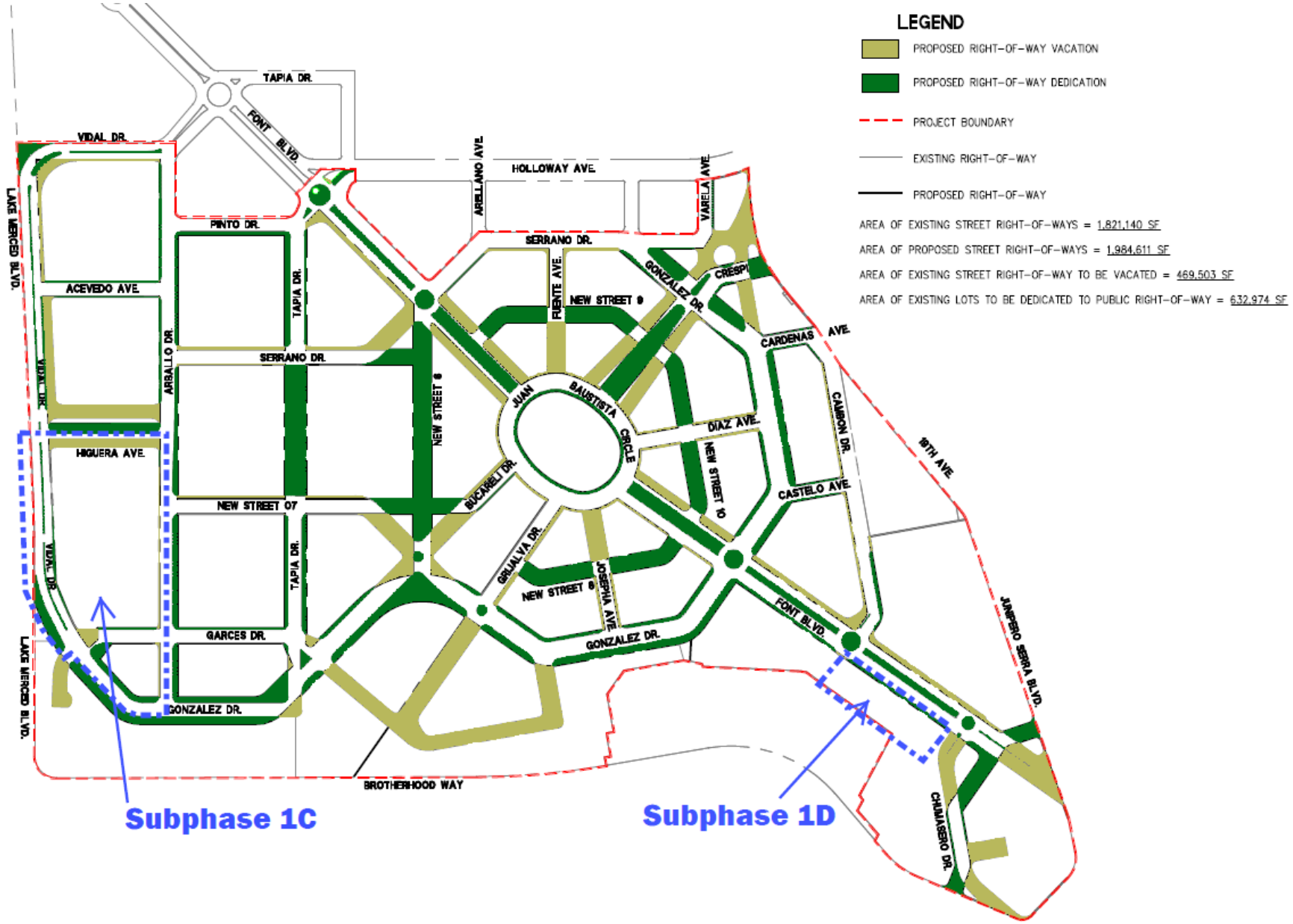
Proposed SFPUC Easement Vacations

(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



Thank You

OEWD and Public Works staff
are present to answer questions

Development Agreement – Exhibit J