

# 5M Project Infrastructure Legislation

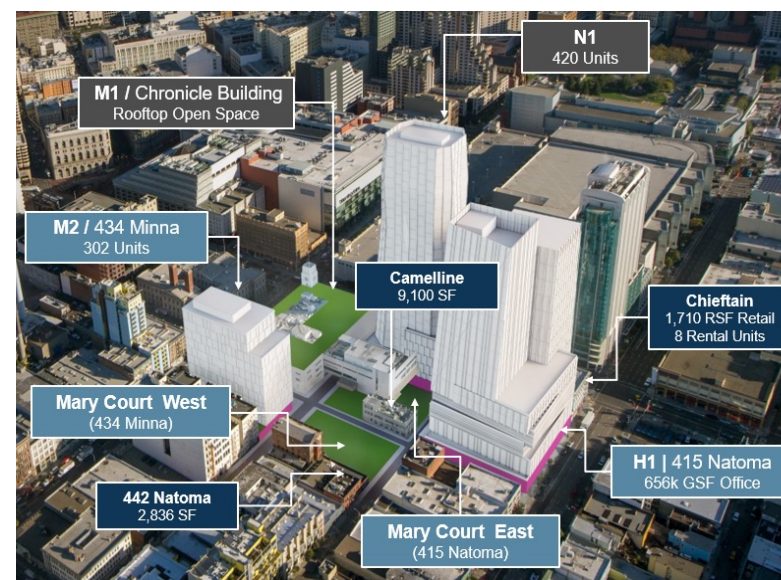
*Acceptance of Phase 1 and Phase 2 Public Improvements*

*BOS File No. 221018*

Board of Supervisors of the City and County of San Francisco  
Land Use and Transportation Committee  
Monday, October 31, 2022

# 5M Project Current Status

- Building M2 – 434 Minna Street (The George)
  - 302 units, 91 middle-income Below Market Rate Units (BMRs)
  - Completed in Fall 2021
- Building H1 – 415 Natoma Street
  - 640,000 sq. ft. office
  - Completed in Fall 2021
- Mary Court Open Spaces and Infrastructure
  - Completed in Fall 2021





**71 AFFORDABLE UNITS**  
 A 5-MINUTE WALK FROM 5M  
 AT EDDY ST & TAYLOR ST

MARKET ST

213,000 SQ. FT.  
 CHRONICLE +  
 EXAMINER

470'  
 400 UNITS  
 N1

23,000 SQ. FT.  
 OPEN SPACE

M2  
 200'

**91 AFFORDABLE UNITS**  
 211 MARKET RATE UNITS

11,500 SQ. FT.  
 OPEN SPACE

395'  
 350'  
 H1  
 640,000 SQ. FT.  
 RENTABLE

HOWARD ST

MISSION ST

**83 AFFORDABLE UNITS**

14,500 SQ. FT.  
 OPEN SPACE

50,000 SQ. FT.  
 ACTIVE GROUND FLOOR

5TH ST

AGE  
 PERFORMANCE  
 ART DANCE  
 SOCIALIZE  
 POP-UP PLAY  
 PEOPLE WATCHING  
 COMMUNITY

CRAFTS  
 LUNCH BREAK  
 YOUTH  
 MOVIES

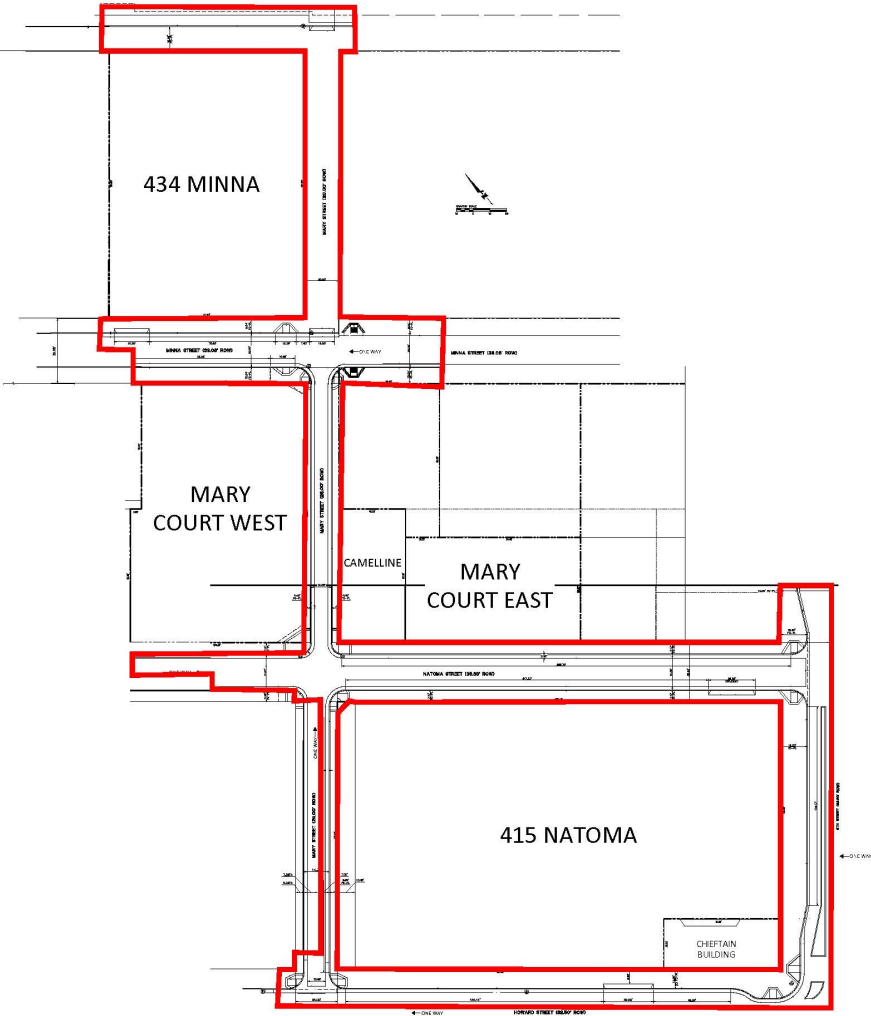
BOARDWALK  
 AM

LOUNGE  
 PLAY LAWN

# Acceptance Ordinance (BOS File No. 221018)

- Phase 1 and Phase 2 Acceptance Ordinance
  - Enables the City to accept offers of improvements and offers of dedication to take ownership, liability and maintenance of public infrastructure improvements, for example:
    - Sidewalks, curb and gutter, and curb ramps
    - Sewer and storm drain utilities
    - Streetlights
    - Street Trees
    - Bike racks and waste cans
  - Declares Phase 1 and Phase 2 public right-of-way as open for public street and roadway use
  - Establishes sidewalk widths by amending Ordinance No. 1061

# Acceptance Area Diagram



# 5M Project Timeline

- December 2015 - Development Agreement approved by Ordinance 206-15
- June 2019 – Construction Start of 434 Minna and 415 Natoma
- March 2021 – Public Works issuance of Phase 1 & 2 Street Improvement Permits
- April 2021 – Construction start of Street Improvements & Mary Court Open Spaces
- Fall 2021 – Completion of 415 Natoma and 434 Minna
- Fall 2021 – Completion of Street Improvements including Mary Street Paseo (Major Encroachment Permit 19ME-00021, Resolution No. 359-21, BOS File No. 210688)
- Summer 2022 – Public Works Notice of Completion of Phase 1 and Phase 2 Public Infrastructure Improvements
- Fall 2022 – City Acceptance of Phase 1 and Phase 2 Public Infrastructure Improvements