



San Francisco Public Works  
General – Director’s Office  
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**Public Works Order No: 210503**

**CITY AND COUNTY OF SAN FRANCISCO  
PUBLIC WORKS**

**Recommending the acceptance of irrevocable offers of public improvements associated with the 1629 Market Street and 53 Colton Street projects, (“Project”), including improvements located within portions of Market, Brady, Stevenson, and Colton streets, Colusa Place, and Chase Court, and an irrevocable offer of dedication of real property located at the intersection of Colton and Brady Streets; dedication of the public improvements and real property (the “Public Infrastructure”) for public use; designation of the Public Infrastructure for public right-of-way and roadway purposes, as specified; acceptance of a portion of Stevenson Street, a formerly unaccepted street, and certain Public Infrastructure for City maintenance and liability purposes, subject to specified limitations; establishment of official street grades, sidewalk, and public right-of-way widths;**

**Background and Findings**

The Public Works Director (“Director”) acknowledges the following facts and makes the findings set forth below in support of the decisions and recommendations in this Order:

1. The 1629 Market Street site is an approximately 2.2 acre area generally bounded by Market, Brady, Colton, Colusa, Chase Court, and 12th Streets. The 1629 Market Street Project and 53 Colton St (Plumbers Union Project) is a mixed use development that will include on-site affordable units. Specifically, the Project includes approximately 499 residential units consisting of a mix of market rate and on-site BMR units, a stand-alone building with 96 affordable supportive housing units, a 28,736 square foot replacement union facility use, approximately 13,000 square feet of ground-floor retail/restaurant use, up to 316 parking spaces in a sub-grade garage, and approximately 33,500 square feet of open space consisting of approximately 23,400 square feet of privately-owned, publicly accessible, open space and approximately 10,100 square feet of common open space for residential uses.
2. On January 16, 2020, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 202513 recommending approval of the Final Parcel Map No. 9640, for purposes of development of the Project site.
3. On January 28, 2020, by Motion M20-011, the Board of Supervisors approved Parcel Map No. 9640, which provides for a merger and four-lot subdivision. In the same motion, the Board of Supervisors approved two Public Improvement Agreements associated with this Parcel Map and authorized the Director of Public Works and the City Attorney to execute and file the Public Improvement Agreements.

4. In conjunction with Parcel Map No. 9640, Market Street 1629 Ventures, LP, a Delaware limited partnership, and Strada Brady, LLC, a California limited liability company, separately irrevocably offered portions of the public infrastructure associated with the Project to the City. The U.A. Local 38 Pension Trust Fund, as the fee title owner of the Project site, offered to dedicate real property located at the intersection of Brady and Colton streets for street, sidewalk, and right-of-way purposes (the "Offer of Dedication"). By Motion M20-11, the Board of Supervisors conditionally accepted these two Offers of Improvements and the Offer of Dedication, subject to completion and further Board of Supervisors action. Market Street 1629 Ventures, LP later irrevocably offered additional portions of the public infrastructure associated with the Project to the City. These three offers are referred to as the "Offers of Improvements".
5. In this Order, the Director recommends the Board of Supervisors accept the Public Infrastructure, as specified in greater detail below.

#### **A. Street and City Utility Acceptance Findings**

1. Public Works inspected the Public Infrastructure, and the City Engineer issued various Notices Of Completion, determining said improvements to be complete in accordance with the Improvement Plans and Specifications shown in various Street Improvement Permits Nos. (18IE-0907, 19IE-00773, 19IE-00774, 19IE-00776, 19IE-00777, and 19IE-01107) and all City codes, regulations, and standards governing the Phase 1 Public Infrastructure. In doing so, the City Engineer also determined that the Phase 1 Public Infrastructure is ready for its intended use. This Order also contains additional information in the form of diagrams and maps that show the extent of the Public Infrastructure, and the approximately 150 foot long portion of Stevenson Street west of 12th Street (a formerly unaccepted street under Public Works Code Article 9), recommended for City acceptance of maintenance and liability.
2. The Director recommends and the City Engineer certifies to the Board of Supervisors that the Public Infrastructure as shown in the various Street Improvement Permit Nos., as modified by Instructional Bulletins #1 through #3, be accepted for public use and designated as public right-of-way for street and roadway purposes. The Director also recommends that the Board of Supervisors accept said Public Infrastructure and the portion of Stevenson Street described above for City maintenance and liability purposes in accordance with Streets and Highways Code Sections 1806 and San Francisco Administrative Code 1.51 et seq. and subject to the exceptions specified herein.
3. Acceptance of the Public Infrastructure and the portion of Stevenson Street described above, and the sidewalk widths established as shown on Drawing Q-20-1202, do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners as set forth in the Public Works Code or as set forth in any agreement or permit regarding maintenance obligations.
4. Map No. A-17-228 shows the rights-of-way, and applicable portion thereof, being offered for dedication and acceptance.

5. In a letter dated May 9, 2024, the Planning Department affirmed that the Project, acceptance of the Public Infrastructure, and other actions described in this Order are, on balance, consistent with the General Plan and Planning Code Section 101.1, that the contemplated actions are within the scope of the Project's prior environmental review, and do not trigger the need for subsequent environmental review under the California Environmental Quality Act.

**NOW THEREFORE BE IT ORDERED THAT,**

**Acceptance of Infrastructure**

- A. The Director recommends that the Board of Supervisors approve the legislation to accept the Offer of Improvements and Offer of Dedication for the Public Infrastructure and dedicate the Public Infrastructure for public use. Hereinafter, the Director's recommendation also includes the City Engineer's certification of actions under the City Engineer's authority.
- B. The Director approves all of the following documents either attached hereto or referenced herein:
  1. Offers of Improvements and Offer of Dedication for the Project's Public Infrastructure.
  2. Form of Ordinance to accept the Public Infrastructure.
  3. Official Street Dedication Map No. A-17-228.
- C. The Director further recommends that the Board of Supervisors approve the legislation to dedicate the Public Infrastructure to public use, accept the Public Infrastructure and the portion of Stevenson Street described above for City maintenance and liability purposes, and in regard to the Public Infrastructure, designate it as open, public right-of-way for street and roadway purposes, subject to the following conditions:
  1. The portion of real property at the intersection of Brady and Colton Streets being accepted for street and roadway purposes is constructed from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the permit materials for the Public Infrastructure.
  2. Acceptance of the Public Infrastructure and the portion of Stevenson Street described above for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent property owners in accordance with the Public Works Code.
  3. Encroachments that are or will be permitted, not permitted, or both, are excluded from acceptance.

4. The acceptance of the Public Infrastructure and the portion of Stevenson Street described above does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements.
5. Conditional assignment by Market Street 1629 Ventures LP and Strada Brady LLC of all warranties and guaranties to the City related to the construction of the Public Infrastructure and their warranty obligations under various Street Improvement Permit Nos. as modified by Instructional Bulletins #1 through #3.

D. Right-of-Way Widths, Sidewalk Widths, and Street Grades

1. The Director approves the attached Official Sidewalk Width and Street Grades Drawing No. Q-20-1202
2. The Director further recommends that the Board of Supervisors approve the legislation to set the public right-of-way widths for portions of Brady and Colton streets as set forth in Public Works Map A-17-228.
3. The Director further recommends that the Board of Supervisors approve the legislation to amend Board of Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, by adding thereto a new section to read as follows, subject to the condition that the sidewalk widths established do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners or encroachment permittees as set forth in the Public Works Code:

*Section [1644]. The width of sidewalks on portions of Market, Brady, Colton, and Stevenson Streets, Colusa Place, and Chase Court shall be modified as shown on the Public Works Drawing Q-20-1202, dated 07/14/2023*

4. The Director further recommends that the Board of Supervisors approve the legislation to set the street grades for portions of Market, Brady, Colton, and Stevenson streets, Colusa Place, and Chase Court as set forth in Public Works Drawings Q-20-1202.
5. The Director further recommends that the Board of Supervisors direct Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade maps in accordance with the legislation.

X DocuSigned by:  
*Denny Phan*

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Acting Task Force Manager

X DocuSigned by:  
*Albert Ko*

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Ko, Albert J 281DC30E04CF41A...  
City Engineer

X DocuSigned by:  
*Carla Short*

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Short, Carla  
Director of Public Works