



San Francisco Public Works
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Public Works Order No: 211082

RECOMMENDING ADOPTION OF MEMORY LANE AND THE EXTENSION OF THE EXISTING STREET NAME FAIRFAX AVENUE AS OFFICIAL STREET NAMES FOR YET TO BE CONSTRUCTED UNNAMED STREETS LOCATED WITHIN THE HUNTERS VIEW HOPE SF PHASE III PROJECT.

BACKGROUND

In August 2007, the San Francisco Board of Supervisors established the HOPE SF program to fund revitalization of San Francisco’s most distressed public housing (Ordinance No. 180-07). HOPE SF is the nation’s first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. The Housing Authority of the City and County of San Francisco (“SFHA”) previously owned and operated 267 units of public housing on the approximately 23-acre site known as Hunters View (the “Hunters View Project”).

The Hunters View Project (“Project”), which is located in Bayview Hunters Point, is generally bounded by property owned by Pacific Gas & Electric to the north, residential development on the west, Hunters Point Boulevard to the east, and Youth Park and Malcom X Academy to the south.

The Hunters View HOPE SF master plan consists of (a) three phases of development that, when completed, will total a maximum of 800 units, of which at least 267 are replacement units for existing Hunters View households, approximately 137 are additional affordable housing units, and up to 396 units will be for market rate homeownership or rental, (b) all new streets and utility infrastructure, (c) 2.5 acres of new open spaces, and (d) approximately 16,000 square feet of new neighborhood serving spaces. Hunters View Phase I and Phase II have completed new streets and utilities, along with privately owned publicly accessible parks and new affordable housing containing public housing replacement units and new affordable housing, and rough graded lots for market rate homeownership or rental.

Hunters View Phase III is an approximately 7.43-acre infill area that includes the former public housing building foundations and the vacated streets of Wills and Hare Streets, along with West Point Road.

On July 27, 2021 through Motion No. M21-122, the Board of Supervisors approved Final Map No. 9677 for Hunters View Phase III and authorized the Director of Public Works and the City Attorney to execute the Public Improvement Agreement (“PIA”) governing the construction and acceptance of public improvements associated with the phase. This Final Map included new Lots 8 and 9 offered for dedication as new street lots, and were labeled with placeholder names of “Street 1” and “Street 2”.

In June 2022, Hunters View Associates, L.P. began construction of the open space improvements and Public Infrastructure Improvements, as defined in the Public Improvement Agreement associated with the Hunters View Phase III final subdivision map, including demolition of existing conditions, mass grading, roadway and utility improvements and the construction of a privately owned publicly accessible park and additional open space improvements. Under the Public Improvement Agreement for Hunters View Phase III, the Developer will construct and dedicate public streets within and adjacent to the Project.

The Board of Supervisors anticipates dedicating these Public Streets as an open public right-of-way through subsequent actions and accepting the Public Streets and associated public infrastructure for City maintenance and liability purposes subject to certain conditions.

The proposed street names for the Public Streets (“Proposed Street Names”) in Hunters View Phase III are: a) Memory Lane for “Street 1” identified as Lot 9 in Final Map No. 9677, and b) Fairfax Avenue for “Street 2” identified as Lot 8 in Final Map No. 9677, as graphically depicted on Attachment 1. Memory Lane is parallel to a section of Middle Point Road. Memory Lane’s northern terminus connects to Middle Point Road at the intersection of Middle Point Road and Catalina Street. Memory Lane’s southern terminus connects to Middle Point Road one block south of the intersection of Middle Point Road and the new extension of Fairfax Avenue. The new section of Fairfax Avenue to be named is an eastern extension of the existing street from its intersection with Middle Point Road to its terminus at Memory Lane.

The Proposed Street Name of Memory Lane is a result of an extensive coordination between the Project Sponsor (“John Stewart Company” or “JSCo”) and residents of Hunters View HOPE SF. The residents of Hunters View HOPE SF formed a Resident Council which consists of approximately eleven (11) Hunters View HOPE SF residents who reside in the completed affordable housing buildings Hunters View Phase I and Phase II. Resident Council members and Resident Council leaders were democratically elected by Hunters View HOPE SF residents. The Resident Council met with JSCo to discuss potential street names for Hunters View Phase III, reviewing a list of names compiled in 2010 in Hunters View resident meetings with residents living in the formerly public housing site. Of the names from the 2010 list, the Resident Council selected three (3) potential street names – Hunters View Lane, Memory Lane, and Bayview Lane. In November 2023, JSCo and the Resident Council designed an online and paper survey to poll residents to select one of the proposed names. From November 2023 to August 2024 one hundred one (101) survey responses were collected (representing roughly 1/3 of the 286 households in units at Hunters View) and Memory Lane received 68% of the votes cast. Memory Lane was recommended by the Resident Council as the preferred street name in place of “Street 1” on Final Map 9677 as it was the preferred choice of the Hunters View HOPE SF residents. Memory Lane pays homage to the history of the Hunters View neighborhood, while also embracing the future of the community and serves as a reminder of the memories of all residents of Hunters View HOPE SF who have lived in the previous public housing development before the HOPE SF mayoral initiative began and inclusive of some of the residents who have passed away that were deeply involved with advocating for services and resources for Hunters View public housing within and without the HOPE SF mayoral initiative.

The Resident Council further recommended naming the new street segment identified as Lot 8 or “Street 2” on Final Map 9677 as Fairfax Avenue since it was a continuation of the same street name established Phases I and II of Hunters View and was a short street segment. In September of 2024, Resident Council leaders along with the Project Sponsor presented the Proposed Street Names to the District 10 Supervisor prior to finalizing the recommendation.

The Department of Public Works (“Public Works”) processes proposed street name establishment for unnamed streets pursuant to the requirements of the California Streets and Highways Code Section 971 and Public Works informational bulletin entitled “Street Name Establishment/Street Name Change.” Public Works also follows additional procedures regarding street name establishment in accordance with Streets and Highways Code Sections 970.5 and 5026 and Government Code 34091.1. Under Public Works Code Section 423, the Proposed

Street Name of Memory Lane does not exist elsewhere in San Francisco, and therefore, does not conflict or cause confusion with existing street names.

FINDINGS

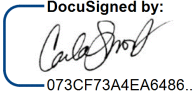
The Director of Public Works finds that the Proposed Street Names, as described above and as depicted on Attachment 1 hereto, are consistent with the requirements of the applicable State laws and local laws and regulations pertaining to the adoption of names for unnamed streets, including specifically that the aforementioned Proposed Street Names do not conflict with the names of existing City streets.

DECISION

The Director of Public Works hereby recommends that the Board of Supervisors establish the Proposed Street Names for the unnamed roadways as depicted on Attachment 1 hereto, including by adopting legislation establishing the street names and, in accordance with California Streets and Highways Code Section 5026, direct the Department to add the street names to the official records of San Francisco street names.

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