File	No.	180370

Committee Item No.	
Board Item No.	58

COMMITTEE/BOARD OF SUPERVISORS

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Prepared by Prepared by	Jocelyn Wong	Date: Date:	April 12, 2018	

[Urging a Property Exchange - Tishman Speyer Worldwide - 639 Bryant Street and 2000 Marin Street]

Resolution urging the San Francisco Public Utilities Commission to negotiate and execute a property exchange of 639 Bryant Street for 2000 Marin Street with Tishman Speyer Worldwide.

WHEREAS, The City and County of San Francisco (City), by and through its Public Utilities Commission (SFPUC), owns and occupies real property and improvements located at 639 Bryant Street; and

WHEREAS, The SFPUC uses this property for equipment and materials storage, construction staging, parking, and other similar purposes; and

WHEREAS, The City, through the SFPUC, also leases adjacent property at 651 Bryant Street for office and warehouse purposes; and

WHEREAS, Developer Tishman Speyer Worldwide desires to acquire the City property located at 639 Bryant Street, the City leased premises located at 651 Bryant Street, and other adjacent parcels in order to pursue a mixed-use development project within the proposed Central SOMA Plan; and

WHEREAS, Tishman Speyer Worldwide owns real property and improvements located at 2000 Marin Street (also referred to as 1901 Cesar Chavez Street) in San Francisco; and

WHEREAS, On March 16, 2015, the SFPUC General Manager and the City's Director of Property submitted to Tishman Speyer Worldwide a Letter of Intent regarding a conditional conveyance and exchange of 639 Bryant Street and 2000 Marin Street; and

WHEREAS, The SFPUC and City Real Estate Department are currently studying and negotiating an agreement for the conveyance and exchange; and

WHEREAS, This Board recognizes that the agreement and exchange are still under study and negotiation, and that the City may not be bound to any exchange of property until environmental review required by the California Environmental Quality Act ("CEQA") is completed, and all required City approvals based on such environmental review and on public review have been obtained; and

WHEREAS, Until the environmental review process has been completed, the City retains the sole and absolute discretion to: (i) make such modifications to a proposed exchange as are deemed necessary to mitigate significant environmental impacts; (ii) select other feasible alternatives to avoid such impacts; (iii) balance the benefits against unavoidable significant impacts prior to taking final action if such significant impacts cannot otherwise be avoided; or (iv) determine not to proceed with the proposed exchange; and

WHEREAS, The conveyance and exchange is likely to benefit the City in that it would allow the SFPUC to occupy a larger space at 2000 Marin for equipment and materials storage, construction staging, and other related purposes; and

WHEREAS, The above-referenced conveyance and exchange could provide further benefits to the City because it would allow construction of a mixed-use office and residential development project, as contemplated in the proposed Central SoMa Plan; now, therefore, be it

RESOLVED, The Board of Supervisors anticipates that the conveyance and exchange of 639 Bryant Street and 2000 Marin Street could benefit the City, and supports continued study of this exchange and negotiations among Tishman Speyer Worldwide, the SFPUC General Manager, and the City's Director of Property for this exchange, which exchange will be subject to all necessary City analysis and approvals, including environmental analysis under CEQA.

Print Form

Introduction Form

	By a Member of the Board of Supervisors or Mayor SAN FRANCISCO					
I hereby su	bmit the following item for introduction (select only one): 2018 A Time stamp, or meeting date: 30 AK					
☐ 1. For	1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).					
✓ 2. Req	uest for next printed agenda Without Reference to Committee.					
☐ 3. Req	uest for hearing on a subject matter at Committee.					
4. Req	uest for letter beginning :"Supervisor inquiries"					
5. City	Attorney Request.					
6. Call	File No. from Committee.					
7. Bud	get Analyst request (attached written motion).					
8. Sub	stitute Legislation File No.					
☐ 9. Rea	ctivate File No.					
☐ 10. Q	estion(s) submitted for Mayoral Appearance before the BOS on					
	heck the appropriate boxes. The proposed legislation should be forwarded to the following: all Business Commission					
Note: For	the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.					
Sponsor(s						
Superviso	r Peskin, Kim, Safai, Cohen					
Subject:						
[Urging a	property exchange of 639 Bryant Street and 2000 Marin Street]					
The text i						
1	n urging the San Francisco Public Utilities Commission to negotiate and execute a property exchange of at Street for 2000 Marin Street.					
	Signature of Sponsoring Supervisor:					
For Clerk'	Use Only					