



MEMORANDUM

August 29, 2018

To: President of the Board of Supervisors - Malia Cohen
Fr: Bruce R. Storrs, City & County Surveyor
Re: Street Vacation Legislative Package for Sunnydale HOPE SF Site

London N. Breed
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

This package contains the proposed ordinance vacating various streets within the Sunnydale HOPE SF development site. If approved, this legislation will facilitate the development of the Sunnydale HOPE SF master planned development.

Background

The Sunnydale HOPE SF development (“Project”) is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed- income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority (SFHA), and the Developer, Sunnydale Development Co., LLC, consisting of Mercy Housing California and The Related Companies of California. In March 2017, the City and SFHA approved and executed a Development Agreement and a Master Development Agreement, and the City approved the Sunnydale HOPE SF Special Use District to facilitate the development of the Project.

The Sunnydale HOPE SF development plan consists of up to 1,770 new affordable and moderate-income housing units, 6 acres of open spaces, 12 acres of new street and utility infrastructure, and approximately 60,000 square feet of neighborhood-serving spaces. The build out of the master plan will occur in phases, so that the existing residents can remain housed on site, and then relocate into their new affordable housing as each phase of construction is completed.

The first phase of the Project is currently under construction and consists of 55 new affordable apartments on a former, vacant lot owned by the City at 1491 Hahn Street. The second phase of the Project is within the Sunnydale public housing footprint, which is owned by the SFHA. This phase is approximately 5 acres in size and its development will involve the demolition of 16 buildings and existing infrastructure, and the construction of new street and utility infrastructure, a 167-unit affordable

housing development, and site preparation of a small future moderate income housing site.

Master Street Vacation Ordinance

An approved Street Vacation Ordinance will provide the legislative approval to vacate all rights of way and public utility easements located within the Project site, including Blythdale Avenue, Brookdale Avenue, Sunnydale Avenue, and Santos Street. Since the Project will be developed in phases, the Sunnydale HOPE SF Project Street Vacation Ordinance would authorize the Public Works Director to approve the vacation of rights of way and public utility easements in each development phase when phase-specific conditions are satisfied for each phase. The ordinance authorizes the City to execute quitclaim deeds from the City to the SFHA for the vacated rights of way. This will enable SFHA to lease the entirety of a development phase area, including the vacated rights of way areas, to the Developer for construction.

This legislative package includes:

1. Resolution of Intent to Vacate
2. Ordinance
3. Legislative Digest
4. Public Works Order 188360
5. General Plan Referral
6. Public Works Map – SUR 2018-002
7. Quitclaim Deed between City and SFHA