



London Breed, Mayor
Naomi M. Kelly, City Administrator



Andrico Q. Penick
Director of Real Estate

July 3, 2019

TO: MOHAMMED NURU, DIRECTOR OF PUBLIC WORKS
FROM: ANDRICO Q. PENICK, DIRECTOR OF PROPERTY *ADP 7/3/19*
RE: HOPE SF – Potrero Phase 2

The Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project Development Agreement (“Agreement”) approved and adopted by the San Francisco Board of Supervisors and Mayor on January 31, 2017 by Ordinance No. 15-17 provides for certain street or right-of-way vacations (“Street Vacations”) and dedications (“Street Dedications”) as part of the HOPE SF – Potrero Phase 2 Project. The Agreement provides for an equal or “greater than” exchange of square feet, in favor of the City and County of San Francisco (“City”), of Street Dedications to the City as a donation with Street Vacations from the City to the Developer.

Mohammed Nuru, Director of Public Works (“Public Works”) has informed the Real Estate Division (“RED”) that the Tentative Subdivision Map application PID 9610 (encompassing APN 4285B) implements Phase 2 of the HOPE SF Potrero Project and the Street Vacations are as depicted in draft San Francisco Public Works' SUR Map Exhibit A and attached sheet map dated March 27, 2019, and the Street Dedications are as depicted on Tentative Subdivision Map application PID 9610.

Public Works informed RED that the Street Vacations include portions of the following streets within HOPE SF Potrero along with public service' easements in the vacated streets or between them: 25th Street, Connecticut Street, 26th Street, and Wisconsin Street.

Public Works informed RED that Articles 4 and 6 of the Development Agreement obligates the Project Sponsor develop the “Public Infrastructure Improvements including streets along with public service easements at the locations generally shown in Exhibits J and P of the Development Agreement, as and when needed in connection with the development of an approved Development Phase for the Project with acceptance by the City in the process outlined in Exhibit V.”

The completion of the proposed Street Vacations (7,753 square feet) and Street Dedications (25,697 square feet) of Phase 2 of the Project 2 will result in a net gain of 17,944 square feet of real property to City along with \$5-6 million in capital improvements, as priced by the developer, completed in the newly dedicated public ROW.

Therefore, based upon the information provided to RED, I recommend approval of this transaction.