




London Breed, Mayor
Naomi M. Kelly, City Administrator



Andrico Q. Penick
Director of Real Estate

September 23, 2019

TO: Whom It May Concern

FROM: Andrico Q. Penick, Director of Property 

RE: India Basin Project -
Various Street Vacations and Future Grant Deed Dedications

The India Basin Project and related Development Agreement ("Agreement") was approved and adopted by the San Francisco Board of Supervisors and Mayor in 2018 by Ordinance Nos. 251-18 and 252-18. The Agreement provides for certain street or right-of-way vacations ("Street Vacations") and dedications ("Street Dedications") as part of the India Basin 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 within the India Basin Open Space.

I have received and reviewed the Existing Condition, Transfer of Vacated Streets, Proposed Private Street Dedications to Trust and City Right of Way, and Final Configuration maps from developer Build Inc., and the draft SUR maps dated August 26, 2019.

Pursuant to Chapter 23 of the San Francisco Administrative Code, and as Director of Property, I am authorized to determine the fair market value (FMV) of real property based upon a review of available and relevant data. Based upon my experience, knowledge and review of available and relevant data, and for the sole purpose of determining that the proposed vacations contemplated by the proposed vacation ordinance comply with the terms of the Agreement, the value of the proposed City street vacations (totaling 7.5 acres) that will be conveyed to the developer (totaling 3.8 acres) is less than or net equal to the value of the proposed dedications and improvements from the developer to the City which include: (a) 2.6 acres for the India Basin Open Space Area subject to the Public Trust, (b) 3.8 acres from the developer to the City for future City streets within the development, and street improvements installed by the developer on approximately 7.5 acres. In light of the dedications and that street improvements the developer will be constructing, including street improvements to 3.8 acres being dedicated back to the City, the City will be receiving land and improvements valued greater than if not at least equal to, the value of the streets being vacated.

Based upon the documents presented and the above, I recommend the approval of the real property transactions related to the street vacations pursuant to the vacation ordinance.