



SAN FRANCISCO PLANNING DEPARTMENT

Development Agreement Development Phase Approval

Date: November 22, 2017
Case No.: 2010.0305DVA-05
Project Name: **Sunnydale HOPE SF – Phase 1A-1 and 1A-2 (aka Blocks 5 and 6)**
Project Phase: Second Phase Application (also referred to as Phase 1A-1 and 1A-2)
Project Sponsor: Ramie Dare
Mercy Housing
1630 Mission Street, Suite 300
San Francisco, CA 94104
On behalf of
Sunnydale Development Co. LLC

Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The second phase application (also referred to as Phases 1A-1 and 1A-2) of the Sunnydale HOPE SF Project includes: (1) the demolition of 15 buildings and vacation of a segment of Blythedale Street; (2) new construction of extension of Sunrise Way, "A" Street, "Center" Street; (3) all new water, sewer, electrical, gas, telecom utilities for this phase; (4) new SFPUC electrical service switchgear for the new HOPE SF development; (5) Block 6 vertical development consisting of 167 units of affordable housing; and (6) creation and preparation of a new block 5 that will serve as sit for market rate housing.

BACKGROUND

On September 15, 2017, Sunnydale Development Co. LLC, filed a Development Phase ("Phase") application pursuant to both Planning Code Section 249.75 and the Development Agreement ("DA") between the City and County of San Francisco and the Housing Authority of the City and County of San Francisco and Sunnydale Development Co., LLC, approved by Ordinance No. 18-17.

Sunnydale HOPE SF received their Master Entitlements (see Attachment C for a description of Sunnydale HOPE SF Project, the Development Agreement and other master entitlements) in March 2017, which enabled the complete rebuilding of the Sunnydale Housing Authority site over several years.

SUBSEQUENT APPROVALS AND THE PHASE APPLICATION

The Sunnydale DA set forth subsequent review procedures for actual buildout of the development (Development Agreement Exhibit K, "Project Development and Phase Applications"). The review procedures require that the Director of Planning approve a Phase application prior to approving construction for infrastructure or buildings within that phase.

Pursuant to the DA, the Planning Department has reviewed the subject phase application for completeness and for compliance with the Planning Code, the Master Infrastructure Plan ("MIP") and the Design Controls and Guidelines document ("DCG").

The attached Compliance Matrix (Attachment B) provides detailed information on how the subject phase is compliant with the Planning Code and above implementing documents.

Pursuant to the subsequent review procedures, the Planning Department distributed the plans to relevant city agencies on October 26, 2017 to provide them with an opportunity to comment. The distribution memo and list is attached as Exhibit D. As a result of the distribution, SFMTA requests that the Phase application be conditioned that the portion of Center Street included in this Phase be redesigned by replacing the proposed perpendicular parking with parallel parking, and widening sidewalks to the extent feasible.

ENVIRONMENTAL REVIEW

The project was reviewed in accordance of the California Environmental Quality Act under the Environmental Impact Report Sunnydale Velasco HOPE Master Plan (2010.0305E) certified July 9, 2015.

NOTIFICATION

Pursuant to Exhibit K of the Development Agreement, the Project Sponsor held a pre-application neighborhood meeting on August 8, 2017 and documented the meeting in accordance with the Department's standards for document pre-application meetings. Documentation of the meeting is included with the official Department records for this action. This approval will also be noticed in accordance Exhibit K of the Development Agreement by posting a notice at the site and by mailing notices to those on the City's distribution list for Visitacion Valley.

DECISION

The Planning Department hereby finds that the proposed development phase is in general conformity with the Master Approvals and approves the Phase application subject to the following condition.

CONDITION

That the project sponsor continue to work with SFMTA and other city agencies on the design of Center Street by replacing the perpendicular parking with parallel parking, and widening sidewalks, and/or finding a design solution that meets the requirements of SFMTA and other relevant city agencies.



John Rahaim, Director of Planning

Attachments

- A. Phase 2 (aka 1A-1 and 1A-2) Description and Development Phase Plans**
- B. Compliance Matrix**
- C. Sunnydale HOPE SF Master Plan Description**
- D. Phase Application Distribution List and Memo**

Sunnydale HOPE SF Development Phase 2 Application

PROJECT DESCRIPTION

Project Type: Demolition and New Construction

Present or Previous Use(s): Public Housing, public ROW

Proposed Use(s): Residential and new street/utility infrastructure

Narrative:

This application pertains to Phase 2 of the Sunnydale HOPE SF Project (the “Project”). This application is submitted in accordance with the Project’s Development Agreement, which requires the Developer to submit a Phase Application for approval by the Planning Department and affected City Agencies prior to the submittal of building permits for such phase of the Project. Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Development Agreement. This phase is in conformance with the originally proposed Phasing Plan.

The scope of Phase 2 is summarized as follows:

- a. Demolition of 15 buildings and vacation of a segment of Blythdale Street
- b. New construction of extension of Sunrise Way, “A” Street, “Center” Street
- c. All new water, sewer, electrical, gas, telecom utilities for this phase
- d. New SFPUC electrical service switchgear for the new HOPE SF development
- e. Block 6 vertical development consisting of 167 units of Affordable housing
- f. Creation and preparation of a new Block 5 that will serve as site for market rate housing

4. List of vertical improvements including numbers and type of dwelling units, retail square footage, commercial square footage, community service square footage, and any other scope elements, including:

1. Number and sizes of affordable housing units identified by type - replacement public housing vs. new tax credit units
2. Number and details of market rate parcel pads to be prepared

4.1 List of vertical improvements

Parcel	Assessors’ Block Number	Block in the DSG	Height/Bulk District	Proposed Heights	Proposed Use	Proposed Amount of Development	Type of Affordable Housing	Proposed Parking & Parking Ratio
Block 6	TBD	Block 6	Per SUD, no Bulk limitations except those described in DSG	50 ft	100% Affordable Housing	167 units	125 Resident Replacement Units plus 42 Affordable Housing Units	83 parking spaces; ratio of 0.5
Block 5	TBD	Block 5	Per SUD, no Bulk limitations except those described in DSG	TBD, Per DSG	Market rate housing	TBD by future developer of this block	n/a	TBD

5. **List or table of vertical improvements for entire project (if not Phase 1) that provides an ongoing tab of development that is complete, under construction, approved (through design review) and not yet approved**

Vertical Improv	Complete	In Construction	Design Review approved	Design Review not yet approved
Parcel Q			X	
Block 6				X
Block 5				X

6. **List of Community Improvements and mitigation measures to be constructed in phase:**
1. **Identify any open spaces that shall be dedicated to RPD per the terms outlined in Exhibit N, Public Open Space Improvements and Park Dedication Process:** No Public Open Space Improvements to be constructed in this Phase
 2. **Identify any amendments to the regulations for open space outlined in Exhibit G, Regulations Regarding Public Access of Privately Owned Community Improvements:** No Community Improvements in this Phase. No mitigation measures to be constructed in this Phase.

7. **Infrastructure Improvement Details**

1. **Plan of all infrastructure improvements color-coded to identify Public Infrastructure Improvements, and private and temporary improvements.** All infrastructure improvements in this Phase are proposed as Public Infrastructure Improvements with the exception of the new gas utility which will be dedicated to PG&E. Please see kpff Figure 1 for the temporary improvements.
2. **Plan showing existing streets to be vacated and new streets to be dedicated** – Please see kpff Sheet CO.1
3. **Plan showing location of the phase in relation to the rest of the site; after the first phase, plan must show all previous phases** Please see kpff Sheet CO.2
4. **Plans demonstrating new utilities and streets (to be submitted at a level of detail equal to the Master Infrastructure Plan) including:**
 - i. **Water (all types), combined sewer, dry utilities, Public Stormwater Management Improvements, other – add potential locations of planned connections and any spurs, extensions or additional scope outside of phase needed to make connections:** Please see kpff sheet CO.1 and kpff Figure 1 for the planned new wet and dry utilities, including Water, Sewer, gas, street lighting and electrical. These new utilities will connect to the existing City water, sewer, street lighting utility systems and the PG&E gas utility system. The electrical utilities will be by SFPUC Power Enterprise.
 - ii. **Site access and circulation, fire truck access, and site access to surrounding area** The existing Sunrise Way cul de sac will be eliminated and this portion of

Sunrise will be re-aligned and a new segment of Sunrise will be constructed to connect to the existing Santos Way. A new "A" street running north/south will connect to Sunrise and a new "Center" Street will connect the new A Street and Hahn. These new streets will provide site access and circulation for residents, visitors and emergency vehicles.

- iii. **Description and plans showing how services, utilities, and site access will be preserved for existing residents** See kpff Figure 1 and Giacalone's dry utilities backtie diagrams.
- iv. **A streetscape master plan reflecting criteria from the DSG (tree species, special paving specs, etc.)** A streetscape master plan dated June 26, 2017 has been reviewed by the SF Planning Department and MTA. This plan will be revised in September after a City department workshop.

8. Narrative or schedule of intended order of construction within phase by element

- a. Vacate a portion of Blythdale (which will become the future Block 5)
 - b. Abate hazardous materials in the 15 buildings
 - c. Demolish the 15 buildings and streets
 - d. Grade and prepare Phase area/site for new infrastructure and vertical developments
 - e. Construct new street and utility infrastructure (which will overlap with Block 6)
 - f. Construct Block 6 affordable housing
 - g. Prepare Block 5 as a market rate site (grading)
9. **List of any requested modifications from the Agreement or the Approvals (which will be subject to the approval procedures for Major and Minor Modifications).** At this time, there are no Modifications from the Agreement or the Approvals of the DSG.
10. **Affidavit and proof of pre-application community meeting; neighborhood notification and meeting materials.**

Attached are the items that are required from a Sunnydale resident meeting on August 8, 2017 and a Visitacion Valley neighborhood meeting on September 9, 2017:

- a. Flyers for meetings posted on Valley Eye and Next Door listserves
 - b. Copy of letter mailed to Owners in 300 foot radius
 - c. List of persons and neighborhood organizations invited to the meeting
 - d. Sign in sheets
 - e. Summary of the meeting
 - f. Affidavit scanned
 - g. Materials presented
11. **Affidavit confirming that submission is accurate and that additional submissions may be required:** Attached

SUNNYDALE HOPE SF
 PHASE 1A-1 & 1A-2
 SAN FRANCISCO, CALIFORNIA
PHASE APPLICATION
PHASE SITE PLAN























REVISIONS

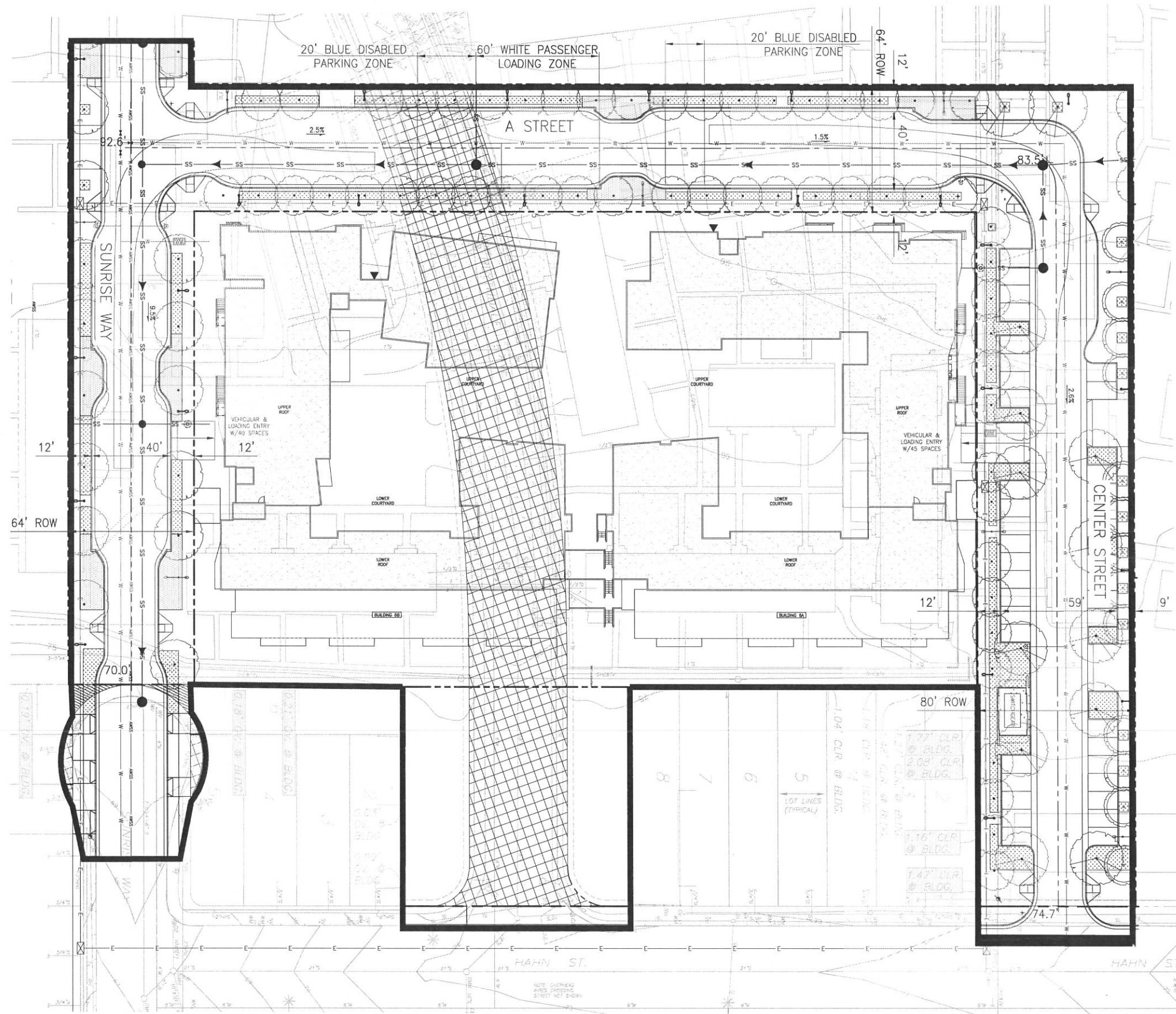
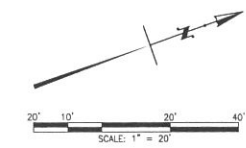
Date	Description

Sheet Title

Plot Date: 2017-08-16
 Project No.: 1600107
 Scale: 1"=20'
 Sheet No.:

C0.1

- LEGEND:**
-  EXISTING CONDITIONS SHOWN SCREENED
 -  PHASE BOUNDARY
 -  PROPERTY LINE
 -  CENTERLINE OF STREETS TO BE DEDICATED
 -  PROPOSED SPOT ELEVATIONS
 -  STREET ROW TO BE VACATED
 -  STREET ROW TO BE DEDICATED
 -  COMBINED SEWER PIPE
 -  COMBINED SEWER CLEAN OUT
 -  WATER PIPE
 -  WATER METER
 -  JOINT TRENCH (E, G, T, C, SL)
 -  UTILITY BOX
 -  AUXILIARY WATER SUPPLY SYSTEM
 -  STORMWATER BIORETENTION PLANTER
 -  ORNAMENTAL PLANTING
 -  SFPUC SWITCHGEAR
 -  FIRE HYDRANT
 -  STREET LIGHT
 -  PEDESTRIAN LIGHT
 -  STREET TREE
 -  FRONT OF BLDG. PEDESTRIAN ENTRIES



SUNNYDALE HOPE SF
PHASE 1A-1 AND 1A-2
SAN FRANCISCO, CALIFORNIA

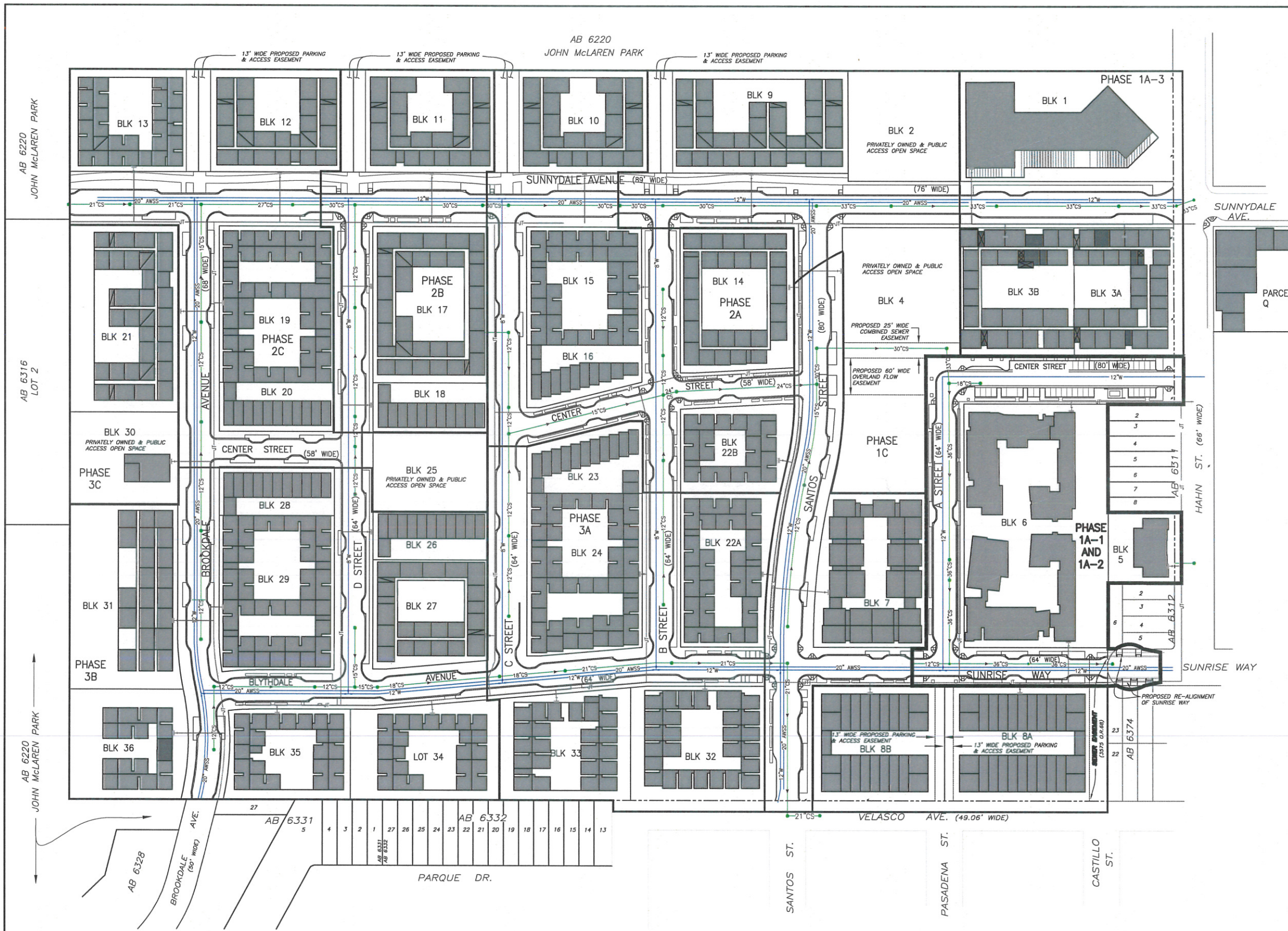
PHASE APPLICATION
MASTER PLAN AREA SITE PLAN

REVISIONS

Date	Description

Sheet Title

Plot Date: 2017-08-14
Project No.: 1600107
Scale: AS NOTED
Sheet No.:



LEGEND

	CONSTRUCTION PHASE BOUNDARIES
	CONSTRUCTION PHASE 1A-1 & 1A-2 BOUNDARIES
	PERIMETER BOUNDARY LINES
	PROPOSED BLOCK LINES

SUNNYDALE HOPE SF
PHASE 1A-1 & 1A-2
SAN FRANCISCO, CALIFORNIA

EXISTING CONDITIONS

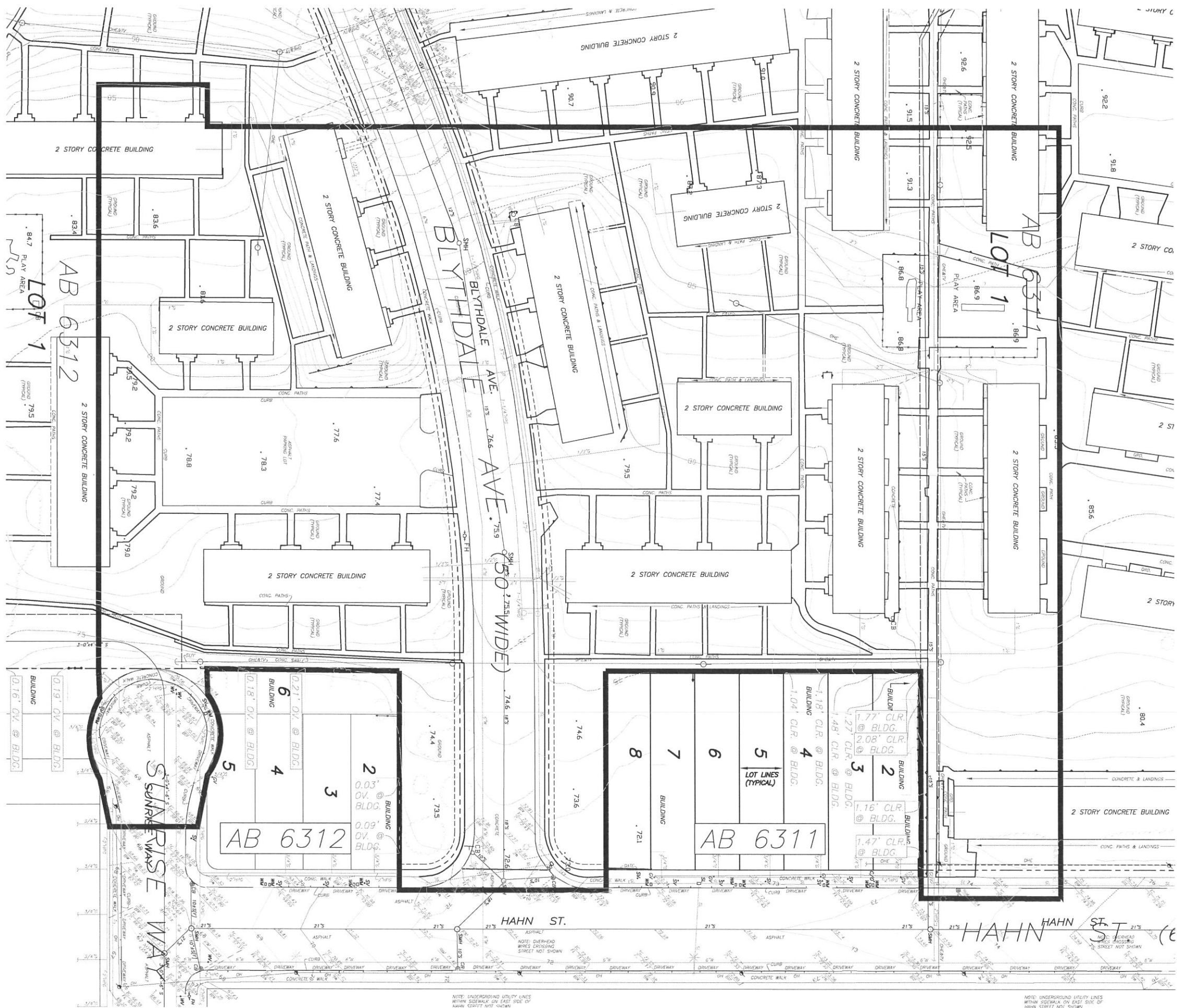
REVISIONS

Date	Description

Sheet Title

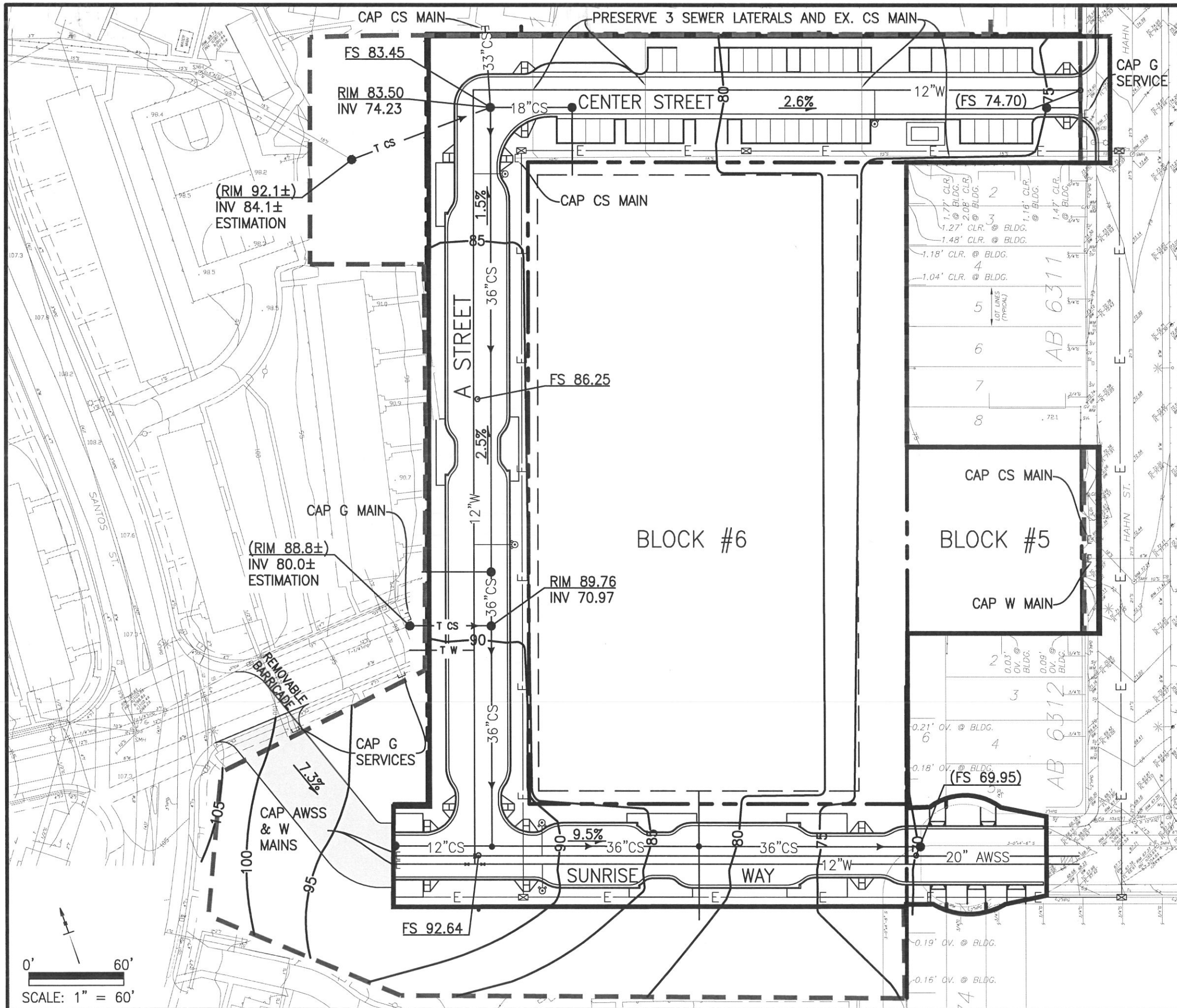
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Project No.: 1600107
Scale: 1"=20'

Sheet No.: **C0.3**



NOTE: UNDERGROUND UTILITY LINES WITHIN SIDEWALK ON EAST SIDE OF HAHN STREET NOT SHOWN

NOTE: UNDERGROUND UTILITY LINES WITHIN SIDEWALK ON EAST SIDE OF HAHN STREET NOT SHOWN



0' 60'
SCALE: 1" = 60'

LEGEND:	
	CONSTRUCTION PHASE BOUNDARY
	BUILDING DEMOLITION PHASE BOUNDARY
	PROPERTY LINE
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED FIRE HYDRANT
	UTILITY CAP
	SETBACK
	TEMPORARY ASPHALT ROAD
	PROPOSED COMBINED SEWER
	TEMPORARY COMBINED SEWER CONNECTION
	EXISTING COMBINED SEWER
	PROPOSED AUXILIARY WATER SUPPLY SYSTEM
	PROPOSED WATER LINE
	TEMP WATER CONNECTION
	EXISTING WATER LINE
	JOINT TRENCH (E,G,C,T,SL)
	EXISTING GAS MAIN

DATE: 08/16/2017
DRAWN BY: MG
APPROVED BY: DC
JOB NO: 115510

SUNNYDALE HOPE SF
PHASE 1A-1 AND 1A-2
SAN FRANCISCO, CALIFORNIA

PHASE APPLICATION
G, CS AND W UTILITY & SITE ACCESS PRESERVATION DIAGRAM

kpff
45 Fremont Street, 28th Floor
San Francisco, CA 94105
415.989.1004 | kpff.com

FIGURE 1



October 20, 2017

To: Mat Snyder, San Francisco Planning Department

Fr: Ramie Dare, Sunnydale Development Co., LLC

Re: Sunnydale HOPE SF Phase Application For Phase 2
Response to RFI #1

On behalf of Sunnydale Development Co., LLC, we are submitting this response to address your October 12 request for clarifying information regarding the Phase Application for Phase 2 of the Sunnydale HOPE SF master development.

This response includes:

1. Cover sheet with your RFI and our responses
2. Revised Sheet C0.1 pdf
3. "Demo Bldgs in Phase" pdf
4. "Phase with Existing Conds" pdf
5. "Demo Plan for Phase Sheet C1.2" pdf
6. Infrastructure task log dated Oct 16, 2017. This is our way of tracking the status of the master utility plans. In summary, we are waiting for City agency responses to our second drafts of the stormwater control plan, grading & overland release, and low pressure water plans. We are expecting comments from SFPUC on the first draft of our AWSS plan and more complete MTA comments on the first draft of the streetscape plan. The electrical plan has been accepted by SFPUC power enterprise.

The Block 6 Vertical Design Review package was accepted by the Planning Dept Intake on October 11. We are planning to submit the 30% street improvement permit drawings for this Phase to the City via the Infrastructure Task Force on November 13.

Please contact me at rdare@mercyhousing.org or (415) 355-7118 if you have any questions. Thank you.

Mercy Housing California

1360 Mission Street, Suite 300, San Francisco, California 94103 o | 415-355-7100 f | 415-355-7101

mercyhousing.org

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LIVE IN HOPE



**Response to Planning Dept RFI for Phase Application
October 20, 2017**

Question 1: Please provide a site plan for Phase 2 separating out just street centerlines, curblines, property lines, building footprints, street trees, street lights, curb ramps, curb cuts, and other elements that you would include a typical site plan for Planning review. Please include dimension of blocks, street widths, and sidewalk widths. While this information is on Exhibit CO.1, its inclusion of other infrastructure information makes it difficult for quick review and reference.

Response: Please refer to the revised sheet C0.1.

Question 2: Provide a map (or show on an existing map) those buildings proposed for demolition and include the number of units for each building.

Response: Please see the pdf titled "Demo Bldgs in Phase"

Question 3: Please include a map of the existing site condition for the entire Sunnydale HOPE SF site except including the site plan for Phases 1 and 2. This is to provide a sense of the phased build out including those blocks subject to this phase and phases previously approved or under review.

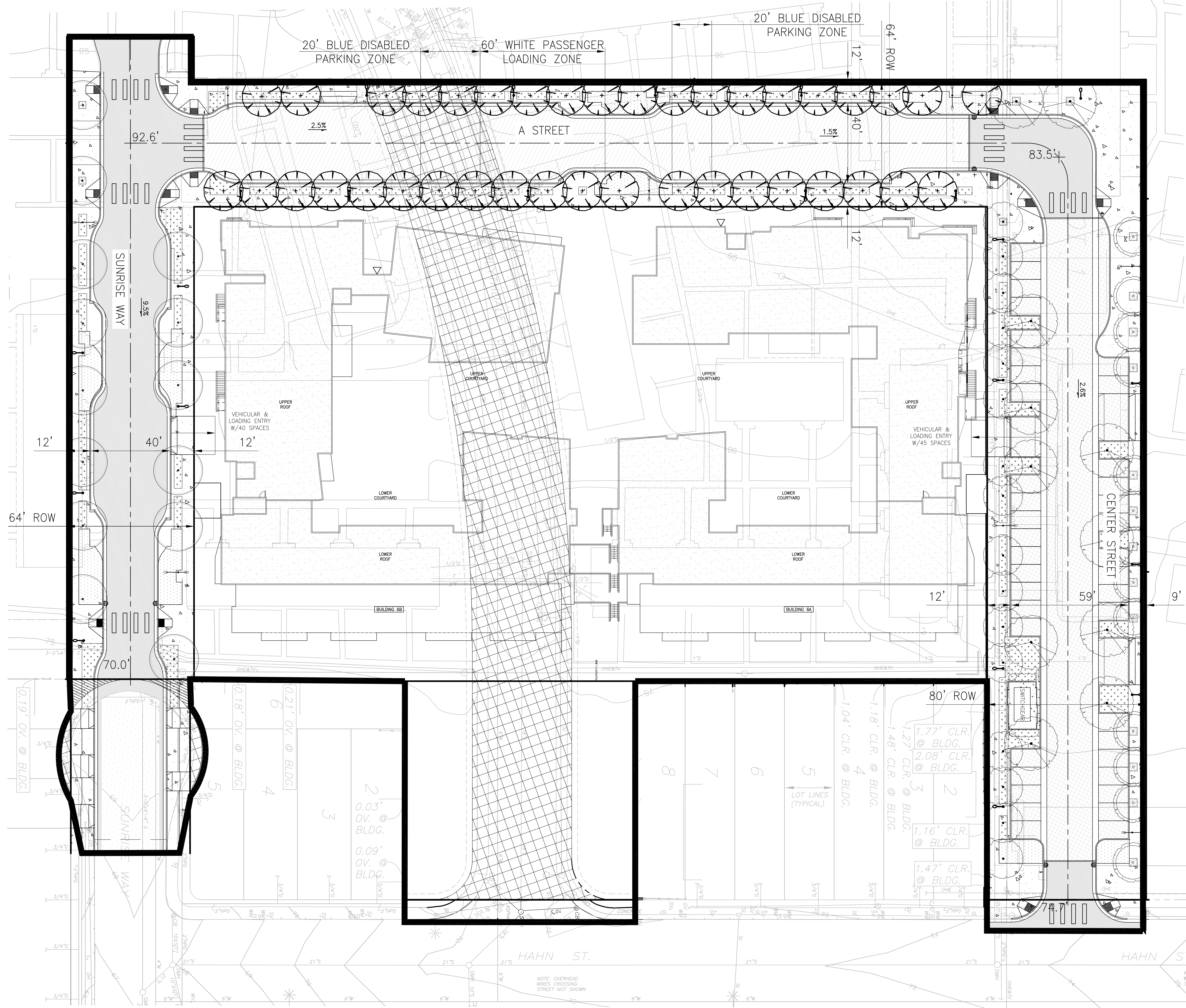
Response: Please see the pdf titled "Phase with Existing Conds"

Question 4: Relatedly, please provide more detailed information of the actual phasing of blocks 5 and 6. For example, provide more information on the demolition / removal of the segment of Blythdale between Hahn and "A" streets, and what related infrastructure will be vacated, and how any properties/buildings that are served by that infrastructure will be served in the interim (if any). The provided exhibit "Dry Utilities backtie for Phase" was not helpful without knowing how the utilities will be changed to accommodate both the new development and the remaining development.




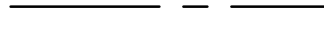
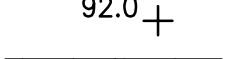



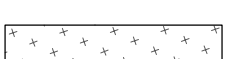
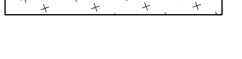
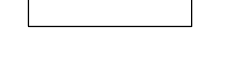
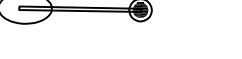





Response: The attached diagram "Demo Plan for Phase Sheet C1.2" illustrates the demolition activity proposed for the Phase. The area that will comprise the future Block 5 will remain as an asphalt pad and serve as a construction staging area for the Block 6 vertical development and the new infrastructure construction. The existing utilities serving the 15 buildings to be demolished will be capped or demolished as noted on the diagram. Utility services to the remaining public housing units outside of the Phase area will be preserved either because those utilities are not affected by the Phase demolition, or utility backties will have been constructed prior to demolition or capping. For example, the Developer and SFPUC have developed an electrical backtie plan that will be constructed in 2018 prior to the Phase demolition that will ensure continued electrical service to the entirety of the Sunnydale/Velasco public housing.

	A	B	C	D	E
1	Sunnydale HOPE SF Infrastructure Issues Tracking Log		Oct 16, 2017		
2					
3	PHASE 1A-1 & 1A-2 INFRASTRUCTURE CONSTRUCTION START TARGET:		Jan 2019		
4	BLOCK 6 AFFORDABLE VERTICAL CONSTRUCTION START TARGET:		Mar 2019		
5	Item or Issue	Description	Critical Path Issues	OEC Action and Target Date (Action Items in BLUE)	City Review Status and Target Date (Action items in RED)
6	Master Infrastructure Plan	MIP is an exhibit to the Development Agreement			Barbara to obtain SFFD and DPW approval signature. Leigh/Phillip to obtain approval signatures from RPD. MTA signature provided.
7	Master Utility Plans:				
8	Stormwater Control	Master SCP with focus on public ROWs: permeable paving and bioretention areas. First draft submitted 4/21/17.	DPW does not currently accept permeable paving for roadways	Ramie sent Second draft of SCP to Task Force on 8/30 to distribute to SFPUC. Task Force sent to SFPUC. Ramie sent email directly to Ken Kortkamp on 10/16 to check for comments on Second draft.	Barbara Moy and Molly Petrick talked re who is responsible for maintenance and replacement of ROW that contains permeable pavement. Second conversation to be scheduled with Phillip. Barbara advises that Developer can proceed with permeable paving for first phase as a pilot. SFPUC to comment on Second draft of SCP dated Aug 2017
9	Grading and Overland Release		Need OK from City for new sewer line underneath private Block 4 open space shown in Draft 2 of MUP	7/14/17: Ramie sent Task Force the Second Draft of MUP, response to SFPUC comments, and explanatory report on proposed sewer line under Block 4 open space.	Task Force advises that the 2nd draft of the MUP is in 30 day SFPUC queue for review. The inclusion of the sewer line underneath Block 4 open space is acceptable if a 25 access easement is provided. Developer team can proceed with that sewer line in the first phase permit improvement plans.
10	Combined Storm Sewer		Need OK from City for new sewer line underneath private Block 4 open space shown in Draft 2 of MUP	7/14/17: Ramie sent Task Force the Second Draft of MUP, response to SFPUC comments, and explanatory report on proposed sewer line under Block 4 open space.	Task Force advises that the 2nd draft of the MUP is in 30 day SFPUC queue for review. The inclusion of the sewer line underneath Block 4 open space is acceptable if a 25 access easement is provided. Developer team can proceed with that sewer line in the first phase permit improvement plans.
11	Water		A) CDD advises that new water mains may be needed at Geneva and Sawyer and that SFPUC cannot pay for these upgrades. B) SFHA and SFPUC info regarding existing water lines and meters is not consistent. Developer to commission utility locator field investigation.	kpff/Avila received SFPUC comments to First draft on 8/18. Developer team response to comments sent to Task Force on 9/6. kpff/Avila/Developer to submit second draft of Water MUP after existing utilities are located and mapped, to inform the phasing of the new water system construction.	Should Task Force ask SFPUC for review/approval of 9/6 Response to Comments?
12	AWSS	New AWSS hydrant and pipe system to be designed by Developer Team based on City standards/guidelines		7/24/17: First draft of AWSS MUP submitted to City. Kpff to issue meeting minutes from 8/3 mtg of Developer, SFFD, SFPUC, OEWD, Task Force.	Brandy Batelaan says she should be returning City comments on AWSS MUP week of 9/18/17, but will need to confirm with SFPUC's Hydraulics Group first. Phillip to check with Tom Birmingham of SFPUC will analyze the 3 alternatives for the AWSS.
13	Electrical (including streetlights)				SFPUC approved MUP in May 2017. No further City review needed.

	A	B	C	D	E
5	Item or Issue	Description	Critical Path Issues	OEC Action and Target Date (Action Items in BLUE)	City Review Status and Target Date (Action items in RED)
14	Streetscape	Master streetscape plan req'd by Planning Dept. Urban design, streetscape elements. Future City departments workshop to review master streetscape plan.		Developer sent out draft mtg notes, link to draft master streetscape plan and revised Sunnysdale/Santos intersection to City workshop participants with Oct 13 deadline for comments. No response received by Developer except for MTA notifying that they will issue consolidated comments by 10/20.	John Kwong to advise if any comments received on master streetscape plan draft, 9/20 mtg notes and revised Sunnysdale/Santos intersection. John to send Developer draft of maintenance matrix.
15	Maintenance Matrix	Describes maintenance and liability for master plan elements.			John Kwong to send Developer matrix template
16	Master Tentative Map	Per Surveyor advice, master tentative map recommended. Phase specific final maps to follow.		Developer holding on submitting this app until we confirm if SFPUC switchgear can be located in Center Street ROW	
17	Master Street Vacation Application	Per Surveyor advice, master street vacation app recommended. Street vacations to be approved with conditions to be met at each phase.	Critical path for Sunnysdale schedule	Submitted to Javier Rivera on 9/8. Developer responded to Javier's initial questions.	Discuss with Developer outreach to Sunrise Way property owners. Javier requested these owners' consent to S.V. We also need to obtain permission to enter their properties to survey.
18	Backtie of electrical (and cable, phone)	Relocate SFHA owned primary meter and power poles from east/north of site to McLaren Park. Target to complete in 2017	HUD EDI grant thru MOHCD possible source but that expires Sept 15, 2017. Need to determine if this work can be approved by RPD and PG&E in order to use this funding. Current meter located in Phase 1A-2 area		FYI: SFPUC and RPD executed 9 year MOU for backtie to be located in McLaren Park. SFPUC to apply to PG&E for approval to install backtie system.
19					
20	New electrical switchgear facility	Above ground SFPUC switchgear proposed at new Center Street ROW. To constructed in Phase 1A-2.		Developer reviewing Block 6 switchgear room option with SFPUC. Developer also requests DPW feedback on locating switchgear in Center ROW.	DPW Infrastructure Task Force to advise if switchgear can be located in Center Street ROW per drawing
21					
22	Developments Phases				
23	Parcel Q	Infill development of 55 units	Construction start Jan 2018 and complete Oct 2019 per funding deadlines		John Kwong to check with Javier Rivera on status of sidewalk legislation for bulbout. Task Force to help schedule Parcel Q bulbout for TASC review. DPW advises there is a 1-2 year backlog for sidewalk leg apps.
24	6 Phase 1A-1 and 1A-2 and Block 5,	167 affordable units (Block 6) plus new infrastructure and small market rate site (Block 5)	Schedule: Developer and MOHCD targeting Jan 2019 to start infrastructure demo and construction	Phase Application to Planning Sept 19, 2017. Mat Snyder sent RFI on 10/12 and Developer will respond this week so Mat can circulate the Phase App to city agencies. Vertical Design Review App for Block 6 submitted to Planning on 10/11/17. Team targeting to submit 30% permit drawings for this phase of infrastructure on 11/13/17. Developer team to identify exceptions to subdivision regs that will be required and discuss with Task Force prior to 11/13 submission.	Discuss with Developer the planned submission on 11/13 of the 30% permit set for Phase 1A-1 and 1A-2



LEGEND:

-  EXISTING CONDITIONS SHOWN SCREENED
-  PHASE BOUNDARY
-  PROPERTY LINE
-  CENTERLINE OF STREETS TO BE DEDICATED
-  92.0'± PROPOSED SPOT ELEVATIONS
-  STREET ROW TO BE VACATED
-  STREET ROW TO BE DEDICATED
-  STORMWATER BIORETENTION PLANTER
-  ORNAMENTAL PLANTING
-  SFJUC SWITCHGEAR
-  STREET LIGHT
-  PEDESTRIAN LIGHT
-  STREET TREE
-  FRONT OF BLDG. PEDESTRIAN ENTRIES
-  ASPHALT CONCRETE BASE
-  POROUS ASPHALT PAVEMENT
-  PERVIOUS CONCRETE PAVEMENT

SUNNYDALE HOPE SF
PHASE 1A-1 & 1A-2
SAN FRANCISCO, CALIFORNIA
PHASE APPLICATION
PHASE SITE PLAN

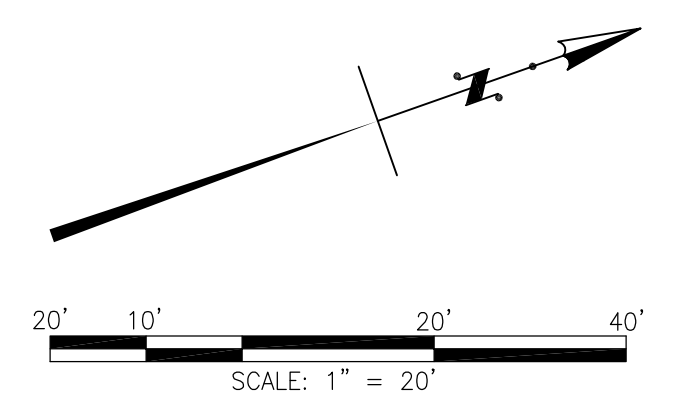
REVISIONS

Date	Description

Sheet Title





Plot Date: 2017-08-16
Project No.: 1600107
Scale: 1"=20'

Sheet No.: **C0.1**





LEGEND

-  BUILDING ENTRANCE LOBBY
-  GARAGE ENTRANCE
-  TEMPORARY ROAD CONNECTION
-  ROAD CLOSED

PHASE IA-I & 2 - DEMOLITION

Existing buildings labeled with number of units per building



SUNNYDALE HOPE SF | PHASING DIAGRAMS WITH TEMPORARY BUILT OUT

SAN FRANCISCO, CA | APRIL 2017 | MERCY HOUSING CALIFORNIA, THE RELATED COMPANIES OF CALIFORNIA





LEGEND

 BUILDING ENTRANCE LOBBY

 GARAGE ENTRANCE

 TEMPORARY ROAD CONNECTION

 ROAD CLOSED

AFFORDABLE RENTAL HOUSING
 AFFORDABLE SENIOR RENTAL
 TH OR CONDO HOME OWNERSHIP
 TOWNHOUSE HOME OWNERSHIP

NOTE:
 ALL EXISTING BUILDINGS ARE UNDER 30'

EXISTING SITE

0 75 150



SUNNYDALE HOPE SF | PHASING DIAGRAMS WITH TEMPORARY BUILT OUT

SAN FRANCISCO, CA | APRIL 2017 | MERCY HOUSING CALIFORNIA, THE RELATED COMPANIES OF CALIFORNIA





PARCEL Q

Construction Start: January 2018

0 75 150'



- AFFORDABLE RENTAL HOUSING
- AFFORDABLE SENIOR RENTAL
- TH OR CONDO HOME OWNERSHIP
- TOWNHOUSE HOME OWNERSHIP

LEGEND

- BUILDING ENTRANCE LOBBY
- TEMPORARY ROAD CONNECTION
- ROAD CLOSED
- GARAGE ENTRANCE

NOTE:
ALL EXISTING BUILDINGS ARE UNDER 30'

SUNNYDALE HOPE SF | PHASING DIAGRAMS WITH TEMPORARY BUILT OUT

SAN FRANCISCO, CA | APRIL 2017 | MERCY HOUSING CALIFORNIA, THE RELATED COMPANIES OF CALIFORNIA





LEGEND

▶ BUILDING ENTRANCE LOBBY

▶ GARAGE ENTRANCE

■ TEMPORARY ROAD CONNECTION

■ ROAD CLOSED

AFFORDABLE RENTAL HOUSING
 AFFORDABLE SENIOR RENTAL
 TH OR CONDO HOME OWNERSHIP
 TOWNHOUSE HOME OWNERSHIP

NOTE:
 ALL EXISTING BUILDINGS ARE UNDER 30'

PHASE IA-I & 2 - DEMOLITION







SUNNYDALE HOPE SF | PHASING DIAGRAMS WITH TEMPORARY BUILT OUT

SAN FRANCISCO, CA | APRIL 2017 | MERCY HOUSING CALIFORNIA, THE RELATED COMPANIES OF CALIFORNIA





LEGEND

-  BUILDING ENTRANCE LOBBY
-  GARAGE ENTRANCE
-  TEMPORARY ROAD CONNECTION
-  ROAD CLOSED

PHASE IA-I & 2 - CONSTRUCTION

Construction Start: Jan 2019

0 75 150



SUNNYDALE HOPE SF | PHASING DIAGRAMS WITH TEMPORARY BUILT OUT

SAN FRANCISCO, CA | APRIL 2017 | MERCY HOUSING CALIFORNIA, THE RELATED COMPANIES OF CALIFORNIA





SEE SHEET C1.1

SUNNYDALE HOPE SF
 PHASE 1A-1 & 1A-2
 SAN FRANCISCO, CALIFORNIA
 STREET IMPROVEMENT PLANS
 SOUTH DEMOLITION PLAN

REVISIONS	
Date	Description
11-13-17	30% CD

Engineer's Stamp

- PROTECT IN PLACE: #**
- 1 STORM DRAIN STRUCTURE, INLET, MANHOLE, PIPE, APPURTENANCES
 - 2 COMBINED SEWER STRUCTURE, MANHOLE, PIPE, APPURTENANCES
 - 3 WATER STRUCTURE, MAIN, VALVE, METER, APPURTENANCES
 - 4 STREET/SITE LIGHT, LAMP POLE
 - 5 HIGH PRESSURE GAS MAIN
 - 6 COMMUNICATION/TV STRUCTURE/BOX, CONDUIT/LINE, EQUIPMENT APPURTENANCES
 - 7 ELECTRICAL STRUCTURE, BOX, MANHOLE, CONDUIT/LINE, EQUIPMENT, APPURTENANCES
 - 8 FENCING

- DEMOLISH OR ABANDON UTILITY/STRUCTURE: #**
- 1 COMBINED SEWER STRUCTURE, MANHOLE, PIPE, APPURTENANCES
 - 2 WATER LINE/STRUCTURE, FIRE HYDRANT
 - 3 COMMUNICATION/TV STRUCTURE, BOX CONDUIT/LINE, EQUIPMENT, APPURTENANCES
 - 4 ELECTRICAL CONDUIT/LINE/STRUCTURE/POLE
 - 5 GAS LINE
 - 6 FENCE
 - 7 CURB
 - 8 RETAINING WALL
 - 9 STREET LIGHT POLE CONDUIT/LINE

- DEMOLITION LEGEND:**
- LIMITS OF WORK
 - [Cross-hatched box] DEMOLISH PAVEMENT AND BASE, CURBS, AND OTHER SITE IMPROVEMENTS, UNLESS NOTED OTHERWISE.
 - [X in box] DEMOLISH STRUCTURE
 - SAWCUT EXISTING CONCRETE PAVEMENT
 - [Circle with X] DEMOLISH TREE
 - [Double line] REMOVE OR ABANDON UTILITY LINE/PIPE
 - [L-shaped symbol] CAP OFF (E) UTILITY LINE

Phase Application

Phase 2 (Phase 1A-1 and 1A-2) of the Sunnydale HOPE SF Project

Submittal Date: September 15, 2017

	Submittal Requirements	Completeness	Consistency with Master Implementation Documents (DSG, MIP, MSP, Others)
1)	Letter of Authorization	provided (10/12)	n/a
2)	Letter of Consent by MOHCD	provided (10/12)	n/a
3)	Documentation of Community meeting	provided	n/a
4)	List of any requested modification of the agreement, Phasing Plan, DSG or other approval document	none	none - n/a
5)	<p>Site Plan of the Phase (both existing and proposed condition must be indicated -- can be provided on single plan or two separate plans)</p> <p>Site Plan (or Plans) must show the following:</p> <ul style="list-style-type: none"> a. property lines provided on CO.1 b. building footprints (approximate if not yet known) including: <ul style="list-style-type: none"> i. indications of front pedestrian entries: shown on CO.1 (see comment) ii. indications of vehicular and loading entries and number of spaces for each entry: shown on CO.1 - entries on Sunrise and Center Street for 40 and 45 parking spaces; no off site loading proposed c. streets - including curblines (plans are to indicate what portions of streets or street features are to be vacated and dedicated); provided on CO.1 d. above ground street infrastructure including: <ul style="list-style-type: none"> i. approximate location of street trees provided on CO.1 ii. approximate location of street lights provided on CO.1 iii. approximate location of other street furniture (bike racks, benches, etc.) none shown iv. on-street parking (provided per streetscape plan) v. on-street passenger and freight loading spaces (where known) provided on CO.1 vi. location of curb cuts (where known) provided on CO.1 e. below ground infrastructure - both permanent and temporary (color coded and drawn to same level of detail as in MIP) <ul style="list-style-type: none"> i. water (provided but not color coded CO.1) ii. combined sewer (provided but not color coded CO.1) iii. dry utilities (provided but not color coded CO.1) 	provided -- will request additional site plan showing only street improvements property lines and building footprint dimensioned for clarity; map showing entire existing HOPE SF site with new development phases (1 and 2); more info on infrastructure phasing. (provided 10/23/17)	Grading plan generally consistent with MIP; Segment of Blythdale between Hahn and "A" street to be vacated; new street segments: Center Street (btw Hahn and "A"), "A" between Center and (new) Sunrise, (new) Sunrise btw Hahn and "A" Street; street widths, and dimensions consistent with DSG and MIP; NOTE: SFMTA has requested redesign of Center Street by replacing perpendicular parking with parallel parking
5)	Access and Fire access diagrams		
5)	Site Plan of the Entire Master Plan Area with Subject Phase Outlined - must include previous phases	provided - but not as partially built out	
6)	Site Survey for the Phase	provided	
7)	Copy of Subdivision Map application	provided	
8)	Narrative describing the phase	provided	consistent with DSG and MIP
9)	<p>Matrix of Uses</p> <p>(See Attached)</p> <p>Matrix of Uses must include the following for the given phase, phases complete, phases under review, phases under construction, and the remainder of the Project:</p> <ul style="list-style-type: none"> no. buildings / building pads; dwelling units (indicating affordability levels and types of affordability, and bedroom counts) parking and bike parking retail community, institutional and other uses any other uses <p>DA Reference: Phase Application content no. 4</p>		consistent
10)	List of Community Improvements for the Phase	provided	consistent with DSG, MIP and Phasing Plan
11)	List of mitigation measures to be complete for the phase;	provided	consistent with DSG, MIP and Phasing Plan

12)	Description / diagrams showing how services, utilities, and site access will be preserved for the existing residents (info purposes only)	more info may be necessary	provided
13)	Posted notice of approval (p. 5 of exhibit k)		
14)	amendments to phase application (p. 8 of exhibit k)		

EXHIBIT C

PROJECT DESCRIPTION

The Sunnydale HOPE SF Project is public purpose, master-planned revitalization of the Sunnydale-Velasco public housing site into a new mixed income housing development with new replacement, affordable and market rate housing, streets and utility infrastructure, open spaces and community and retail spaces for the whole Visitacion Valley neighborhood. The current Project Site and buildings are owned and operated by the Housing Authority of the City and County of San Francisco (“SFHA”) and contains 775 units of public housing on approximately 50 acres. The Sunnydale HOPE SF Project is under the San Francisco HOPE SF Initiative, a public-private partnership to transform the City’s most distressed and isolated public housing communities into thriving, mixed income, healthy communities for existing residents of public housing, new residents, and the neighborhoods in which they are located.

The Developer, the Mayor’s Office of Housing and Community Development (“MOHCD”), and SFHA are committed to providing new high quality replacement housing for all current Sunnydale households. Under the SFHA’s Right to Return Policy and the City’s Right to Revitalized Housing Ordinance, existing Sunnydale households in good standing have the right to a replacement unit.

Master Plan

The master plan for this physical transformation was developed through community planning and design meetings at Sunnydale and the wider Visitacion Valley neighborhood in 2009-2010. Community planning and design meetings have continued since then with development topics such as building design, construction phasing and schedule, and funding. The CEQA and NEPA evaluation of this master plan was completed and approved in 2015 and modified in 2016 and allows:

- New construction of up to 1,770 housing units, including 1,074 replacement and other affordable rental units and 694 market rate units.
- Approximately 12 acres of reconfigured and new streets and utilities, transit-related infrastructure, and accessible paths of travel.
- Approximately 9.6 acres of new open spaces including 3.6 acres in four open space blocks, a 1 acre linear open space on the north side of Sunnydale Avenue, and 5 acres of private open space within the new housing developments.
- Up to 72,000 square feet of neighborhood-serving retail, community services, early childhood learning, after school programs, and other neighborhood amenities.

The City and the Developer's commitment to this plan is memorialized in the Sunnydale DA, which must be recommended for approval by the Planning Commission and endorsed by the Recreation and Parks Commission, Department of Public Works Director, Public Utilities Commission, and San Francisco Municipal Transit Agency Board, before seeking final approval from the Board of Supervisors. Separately, the Developer and the City will enter into a Master Development Agreement ("MDA") with the property owner, the SFHA, which will explicate rights and requirements related to land transfers and state and federal guidelines for public housing replacement.

SPECIAL USE DISTRICT AND DESIGN CONTROLS:

The DA is part of a larger regulatory approvals package that also includes a Planning Code text amendment creating a Special Use District ("SUD") for the project site, a companion Design Standards and Guidelines Document ("DSG"), a Planning Code map amendment, and a General Plan amendment. These design controls have been developed through lengthy discussions with Planning Department staff and community members to ensure that the urban, architectural, and landscape design of the buildings, public realm, and community improvements will be of high quality and appropriate scale, include sufficient open space, and promote public health, safety, and general welfare.

VESTED DEVELOPMENT PROGRAM:

The DA gives the Developer the vested right to develop the site during the DA's twenty-five year term. Vested elements consist of: locations and numbers of buildings; land uses and height and bulk limits; permitted uses; provisions for vehicular access and parking; and provision for new open spaces and public improvements. The housing development plan is divided into affordable parcels, which contain public housing replacement units and new affordable tax-credit units that will be constructed, owned and managed by the Developer, and market rate parcels, which are intended to be sold to independent private developers for the development of market rate units. As part of this vesting, development impact fees do not apply to the affordable parcels (which is consistent with existing Planning Code regulations), while market rate parcels will pay certain development impact fees in recognition of the large neighborhood investments being made.

Specifically, the Developer will have a vested right to develop **up to 1,770 new residential units**, which includes a required **minimum of 969 affordable and public housing units**, and an **anticipated 600 market rate units; 60,000 gross square feet of new community-serving uses including retail; 3.6 acres of publicly accessible open space**; approximately **1,437 off-street parking spaces** (0.85 spaces per dwelling unit) in underground and at-grade parking garages, **525 on-street parking spaces**, and 1 bicycle

space for each of the 1,770 housing units created plus **38 public bicycle parking spaces**. These rights will remain vested during the term of the DA.

PUBLIC BENEFITS:

The revitalization of this isolated, obsolete public housing site into a thriving vibrant mixed income community represents significant public benefit. In return for providing the Developer with the zoning changes and vested development program described above to achieve the revitalization vision, the City will receive a comprehensive package of in-kind public benefits.

A. AFFORDABLE HOUSING PROGRAM

The Developer is required to construct affordable housing units equal to at least 125% of the existing units on site, or a minimum of 969 affordable units. This includes a 1-for-1 replacement of the occupied 775 public housing units and the addition of new low-income units. A mixture of both types of affordable units will be contained within each new affordable housing building.

- i. Public Housing Replacement Units: Replacement public housing units will be supported with Project-Based Section 8 rent subsidies or Rental Demonstration Program (RAD) rent subsidies and offered to existing Sunnydale public housing residents in good standing. The provisions for design, delivery, tenanting, and operations and maintenance of the replacement units must be in accordance with applicable U.S. Department of Housing and Urban Development (“HUD”) and SFHA regulations, HUD Section 18 application and award, and must comply with the terms of the MDA (including an approved relocation plan and conformance with the City’s Right to Return Ordinance), and any other funding requirements.
- ii. Low-Income Units: New tax-credit units will increase the City’s affordable housing stock and be available to qualifying low-income households earning up to 60% of AMI. Households will be selected per the policies and procedures of the Mayor’s Office of Housing and Community Development.

B. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Developer will be responsible for designing, developing, and installing all public infrastructure improvements including roadways, sidewalks, stormwater management improvements and bicycle paths in the public right-of-way, public utilities such as combined sewer, water, and power lines, and transportation improvements. The City agrees to accept the project’s completed public infrastructure improvements, so long as those improvements have been designed and built to all applicable City standards and the project’s design controls.

C. OPEN SPACE

The Developer will be responsible for designing, developing, and installing the 3.6 acres of open spaces on four development blocks. The Project includes a main neighborhood green and community orchard and garden located along Santos Street and Sunnydale Avenue, adjacent to the neighborhood's community and retail hub. There are additional pocket parks across the site. The project also plans for a new open space adjacent to and connecting to the existing Herz Playground and Coffman Pool operated by the San Francisco Recreation and Parks Department ("RPD"). The Developer or its successors will be responsible for the maintenance and operation of these privately owned public open spaces.

D. COMMUNITY AND CHILDCARE FACILITIES

The Developer will provide new childcare and community facilities in excess of today's existing site services. These facilities include two dedicated childcare centers, an indoor recreation center, and community space for a number of social service organizations. The project's SUD and design controls allow for new neighborhood-serving retail space concentrated at Sunnydale Avenue between Hahn and Santos Streets.

E. WORKFORCE DEVELOPMENT PROGRAM

The Developer will enter into a Memorandum of Understanding with the City's Office of Economic and Workforce Development ("OEWD") and the SFHA that outlines a specific workforce development program for the project. In keeping with SFHA regulations and HOPE SF Initiative goals, the workforce program places particular emphasis on hiring qualifying public housing residents seeking employment (at least 25% of total workforce hours). Working through OEWD's Citybuild program, these residents will have the opportunity to attend job readiness training and training academies for specific trades. In addition, the Developer will participate in the City's Small Business Enterprise program, which sets a percentage goal to hire qualified small businesses for construction and professional services, and in SFHA Resolution 2444, which outlines a goal of 20% aggregate involvement of Minority Business Enterprises/Women Business Enterprises in construction contracts and procurement activities. The Developer will pay prevailing wages in connection with all construction activities.

F. MARKET RATE PARCELS

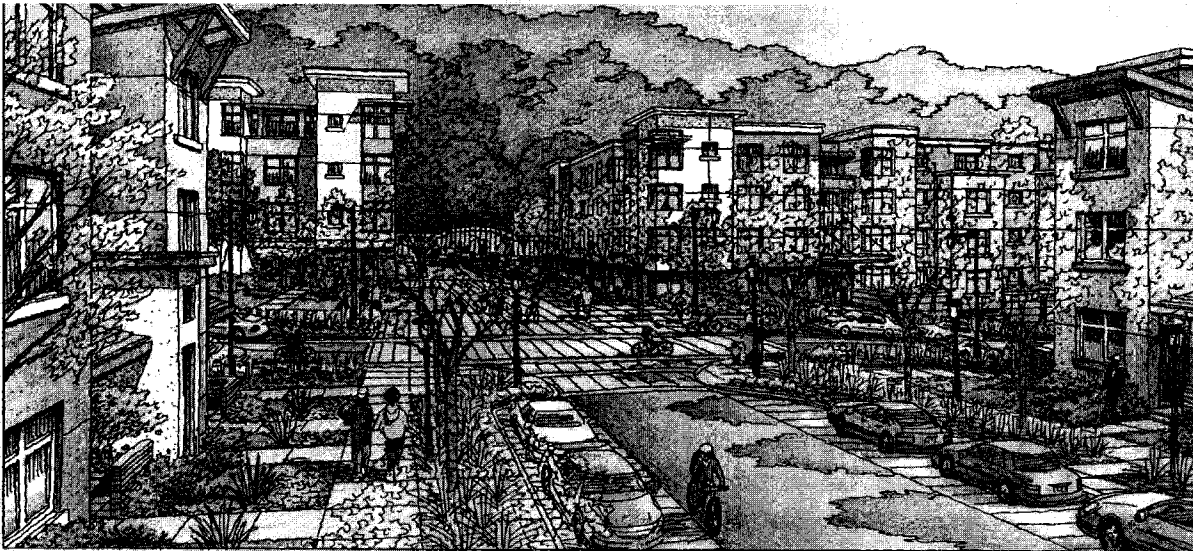
The Developer will prepare each designated market rate parcel for development, including rough grading and utility hook-ups. These parcels will then be sold to independent market-rate developers with the DA's vested development rights and

obligations retained on these parcels. Regulations and process for these land transfers are specified in the MDA. Market rate parcels are not required to include affordable units, however the City reserves the right to include deed-restricted moderate income units in these developments through the provision of gap funding for such units. The proceeds from sale of these market rate parcels will provide a critical source of funding for the implementation of the project.

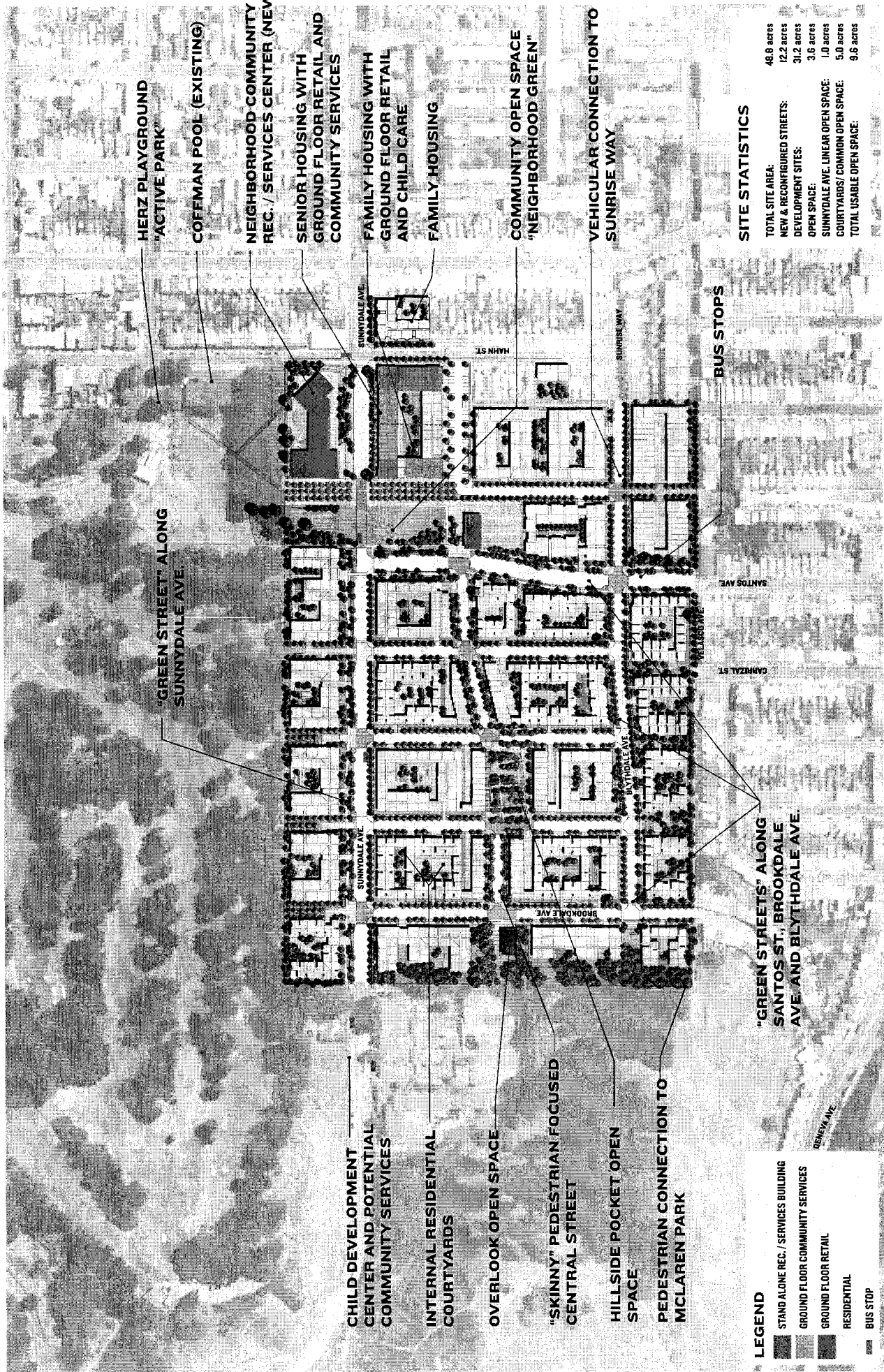
PROJECT DEVELOPMENT PHASING AND FUNDING:

The City has emphasized the provision of affordable housing in the DA's Phasing Plan, which outlines the timing and scope of each development phase. The project's public benefits shall be constructed proportionate to the development of the affordable housing. The Developer and the City have retained flexibility in the order and scope of each phase in order to be responsive to relocation needs and changes in funding for the project. The exact timing and scope of each development phase will be based on funding availability. The City and the Developer will work collaboratively to secure state and federal subsidies for the affordable units, procure City funding appropriations for the construction of the new infrastructure and open spaces, and enable the provision of affordable housing through MOHCD "gap" financing. Each phase will have separate funding and loan agreements between the Developer and MOHCD that outline specific funding terms and responsibilities.

SUNNYDALE HOPE SF



What	Today	Development Plan
Affordable housing units	775 public housing units	969 to 1,076 affordable rental units including units for existing Sunnydale/Velasco households to exercise Right to Return to a new construction unit, plus new affordable units for working families and extremely low income seniors
Market rate housing units	0	600-694 units
Community facilities on site	29,000 sq ft center with SFHA leasing office, health & wellness center, and after school programs	60,000 sq ft for neighborhood amenities, including retail, two early childhood learning centers, after school programs, family resource center, gym, multi-purpose and educational spaces.
Outdoor recreational space	Less than ½ acre of playgrounds and basketball court	3.6 acres on four blocks; Linear open space with multi-purpose path on Sunnydale Ave
Public Infrastructure	Curvilinear street pattern; failing utility infrastructure;	All new street grid with street trees, green stormwater infrastructure, lighting, transit related infrastructure; all new utilities.



HERZ PLAYGROUND
"ACTIVE PARK"

COFFMAN POOL (EXISTING)

NEIGHBORHOOD COMMUNITY
REC. / SERVICES CENTER (NEW)

SENIOR HOUSING WITH
GROUND FLOOR RETAIL AND
COMMUNITY SERVICES

FAMILY HOUSING WITH
GROUND FLOOR RETAIL
AND CHILD CARE

FAMILY HOUSING

COMMUNITY OPEN SPACE
"NEIGHBORHOOD GREEN"

VEHICULAR CONNECTION TO
SUNRISE WAY

"GREEN STREET" ALONG
SUNNYDALE AVE

BUS STOPS

SITE STATISTICS

TOTAL SITE AREA:	48.8 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	31.2 acres
OPEN SPACE:	3.6 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	5.0 acres
TOTAL USABLE OPEN SPACE:	9.6 acres

CHILD DEVELOPMENT
CENTER AND POTENTIAL
COMMUNITY SERVICES

INTERNAL RESIDENTIAL
COURTYARDS

OVERLOOK OPEN SPACE

"SKINNY" PEDESTRIAN FOCUSED
CENTRAL STREET

HILLSIDE POCKET OPEN
SPACE

PEDESTRIAN CONNECTION TO
MCLAREN PARK

"GREEN STREETS" ALONG
SANTOS ST., BROOKDALE
AVE AND BLYTHDALE AVE.

LEGEND

- STAND ALONE REC. / SERVICES BUILDING
- GROUND FLOOR COMMUNITY SERVICES
- GROUND FLOOR RETAIL
- RESIDENTIAL
- BUS STOP

SUNNYDALE HOPE SF | MASTER PLAN

SAN FRANCISCO, CA | OCTOBER 6, 2016 | MERCY HOUSING CALIFORNIA / THE RELATED COMPANIES OF CALIFORNIA





SAN FRANCISCO PLANNING DEPARTMENT

Development Agreement Phase Application Distribution

Date: October 26, 2017
Case No.: 2010.0305DVA-04
Project Name: Sunnydale HOPE SF Phase 1 (aka Blocks 5 and 6)

To: **Barbara Moy, SF Public Works Task Force**
Frank Markowitz, SFMTA
Alex Snyder, SFMTA
Molly Petrick, SFPUC
Captain Alec Balmy, SF Fire Department
Phil Wong, Office of Economic and Workforce Development

Project Sponsor: **Ramie Dare**
1360 Mission Street, Suite 300
San Francisco, CA 94103

Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Attached, please find the description and plans for the second phase of the Sunnydale HOPE SF Master Plan Project (aka Sunnydale Blocks 5 and 6). These plans are being provided to you for your information and to provide you with an opportunity to comment. No action is required.

BACKGROUND

The Sunnydale HOPE SF Project (“Project”) received its master entitlements in March 2017, which included a Development Agreement between Mercy Housing / Related California, the City and County of San Francisco, and the San Francisco Housing Authority.

A Master Infrastructure Plan and a Design Standards and Guidelines document, which together, provide high level plans of streets and utilities, was incorporated into the Development Agreement and master approvals.

The Project envisions the complete rebuilding of the Sunnydale and Velsco Housing Authority sites in Visitacion Valley. The Project includes demolishing all of the site’s existing structures and reconfiguring all of the existing blocks and streets over a period of about ten to twenty years. The completed project will include up to 1,770 units, and 60,000 gsf of community and retail uses. The existing six super blocks will be transformed into about 34 smaller blocks with a new fine-grained street grid; the project will also include approximately 3.5 acres of new open space (see Attachment A for complete project description and map).

Phase 2

As the second phase, the Project Sponsor includes (1) the demolition of 15 buildings and vacation of a segment of Blythdale Street; (2) new construction of extension of Sunrise Way, "A" Street, "Center" Street; (3) all new water, sewer, electrical, gas, telecom utilities for this phase; (4) new SFPUC electrical service switchgear for the new HOPE SF development; (5) Block 6 vertical development consisting of 167 units of affordable housing; and (6) creation and preparation of a new block 5 that will serve as sit for market rate housing

The Sunnydale HOPE SF Development Agreement requires that the project sponsor submit a Phase application to Planning, and that the Director of Planning approve such application, prior to the approval of any associated vertical (building) or horizontal (streets and infrastructure) improvements.

The purpose of the Phase application is to assure that horizontal and vertical improvements are being well coordinated and planned pursuant to the Sunnydale Master Infrastructure Plan, the Design Controls and Guidelines, and other relevant master plan documents.

AGENCY RESPONSIBILITY

The Phase application submittals are purposefully kept at a conceptual level to enable early review and comment by the relevant agencies prior to the development of more detailed plans.

Outside of Planning, City agencies are not required to act on the phase application. The Planning Department is distributing these plans to enable agencies to comment on the development phase and advise Planning and the Project Sponsor on high level issues. Through the Phase Application, the Planning Department is also providing agencies with an early notice that permit applications for horizontal improvements (i.e. street improvement permits, encroachment permits) will soon be submitted.

As noted above, approval of the application is based on compliance with Development Agreement, Master Infrastructure Plan, Design Controls and Guidelines among other master plan documents. Provisions of the DA make clear that Planning's approval of the Phase Application does not preclude agencies from further guiding the development of designs for streets, infrastructure, and other related improvements through the respective design review processes for actual construction.

EXPECTED APPROVAL

The Planning Department has found this Phase Application to be complete and compliant with the Master Plan documents and plans to officially approve the Phase application on November 10, 2017 ; please advise us beforehand if you wish to provide comments or recommend any conditions to the approval.

Please let Mat Snyder know if you would like us to send hard copies of this application or would like copy of the MIP, DSG, or other master approval documents.

Attachments:

- A: Sunnydale HOPE SF Project Description**
- B: Sunnydale HOPE SF Phase 1 Description and Plans**