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

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 is 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

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

<table>
<thead>
<tr>
<th>Vertical Improv</th>
<th>Complete</th>
<th>In Construction</th>
<th>Design Review approved</th>
<th>Design Review not yet approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Q</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block 6</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Block 5</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

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
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.
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 C0.1, 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.
<table>
<thead>
<tr>
<th>Item or Issue</th>
<th>Description</th>
<th>Critical Path Issues</th>
<th>OEC Action and Target Date (Action Items in BLUE)</th>
<th>City Review Status and Target Date (Action items in RED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Infrastructure Plan</td>
<td>MIP is an exhibit to the Development Agreement</td>
<td></td>
<td>Barbara to obtain SFFD and DPW approval signature. Leigh/Phillip to obtain approval signatures from RPD. MTA signature provided.</td>
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<tr>
<td>Stormwater Control</td>
<td>Master SCP with focus on public ROWs: permeable paving and bioretention areas. First draft submitted 4/21/17.</td>
<td>DPW does not currently accept permeable paving for roadways</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>Grading and Overland Release</td>
<td>Need OK from City for new sewer line underneath private Block 4 open space shown in Draft 2 of MUP</td>
<td>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.</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Combined Storm Sewer</td>
<td>Need OK from City for new sewer line underneath private Block 4 open space shown in Draft 2 of MUP</td>
<td>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.</td>
<td>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.</td>
<td></td>
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<tr>
<td>Water</td>
<td>A) LOU 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.</td>
<td></td>
<td>SFPUC 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.</td>
<td>Should Task Force ask SFPUC for review/approval of 9/6 Response to Comments?</td>
</tr>
<tr>
<td>AWSS</td>
<td>New AWSS hydrant and pipe system to be designed by Developer Team based on City standards/guidelines.</td>
<td>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.</td>
<td>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.</td>
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<tr>
<td>Electrical (including streetlights)</td>
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<td>SFPUC approved MUP in May 2017. No further City review needed.</td>
<td></td>
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<tr>
<td>Item or Issue</td>
<td>Description</td>
<td>Critical Path Issues</td>
<td>OEC Action and Target Date (Action Items in BLUE)</td>
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<tr>
<td>14 Streetscape</td>
<td>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 Sunnydale/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.</td>
<td>John Kwong to advise if any comments received on master streetscape plan draft, 9/20 mtg notes and revised Sunnydale/Santos intersection. John to send Developer draft of maintenance matrix.</td>
<td></td>
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</tr>
<tr>
<td>15 Maintenance Matrix</td>
<td>Describes maintenance and liability for master plan elements.</td>
<td>John Kwong to send Developer matrix template</td>
<td></td>
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</tr>
<tr>
<td>16 Master Tentative Map</td>
<td>Per Surveyor advice, master tentative map recommended. Phase specific final maps to follow.</td>
<td>Developer holding on submitting this app until we confirm if SFPUC switchgear can be located in Center Street ROW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17 Master Street Vacation Application</td>
<td>Per Surveyor advice, master street vacation app recommended. Street vacations to be approved with conditions to be met at each phase. Critical path for Sunnydale schedule Submitted to Javier Rivera on 9/8. Developer responded to Javier’s initial questions.</td>
<td>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.</td>
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</tr>
<tr>
<td>18 Backtie of electrical (and cable, phone)</td>
<td>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 MOHC possible source but that expires Sept 15, 2017. Need to determine if this work can be approved by RPD and PG&amp;E in order to use this funding. Current meter located in Phase 1A-2 area</td>
<td>FYI: SFPUC and RPD executed 9 year MOU for backtie to be located in McLaren Park. SFPUC to apply to PG&amp;E for approval to install backtie system.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 New electrical switchgear facility</td>
<td>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.</td>
<td>DPW Infrastructure Task Force to advise if switchgear can be located in Center Street ROW per drawing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 Developments Phases</td>
<td>Infill development of 55 units Construction start Jan 2018 and complete Oct 2019 per funding deadlines</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21 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</td>
<td>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.</td>
<td>Discuss with Developer the planned submission on 11/13 of the 30% permit set for Phase 1A-1 and 1A-2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Existing buildings labeled with number of units per building
NOTE:
All Existing Buildings are under 30’
NOTE:
All Existing Buildings are under 30'

PARCEL Q
Construction Start: January 2018

LEGEND
- Affordable Rental Housing
- Affordable Senior Rental
- TH or Condo Home Ownership
- Townhouse Home Ownership
- Building Entrance Lobby
- Garage Entrance
- Temporary Road Connection
- Road Closed

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 on Condo Home Ownership
Townhouse Home Ownership

NOTE:
All Existing Buildings are under 30'

PHASE 1A-1 & 2 - DEMOLITION
PHASE 1A-1 & 2 - CONSTRUCTION

Construction Start: Jan 2019
## Phase Application

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

**Submittal Date:** September 15, 2017

<table>
<thead>
<tr>
<th>Submittal Requirements</th>
<th>Completeness</th>
<th>Consistency with Master Implementation Documents (DSG, MIP, MSP, Others)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Letter of Authorization provided (10/12)</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>2) Letter of Consent by MOHCD provided (10/12)</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>3) Documentation of Community meeting provided</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>4) List of any requested modification of the agreement, Phasing Plan, DSG or other approval document none</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>5) Site Plan of the Phase (both existing and proposed condition must be indicated – can be provided on single plan or two separate plans)</td>
<td>site plan showing only street improvements property lines and building footprint dimensioned for clarity; map showing existing HOPE SF site with new development phases (1 and 2); more info on infrastructure phasing. (provided 10/23/17)</td>
<td>Segment of Blythdale between Hahn and &quot;A&quot; street to be vacated; new street segments: Center Street (btw Hahn and &quot;A&quot;), &quot;A&quot; between Center and (new) Sunrise, (new) Sunrise btw Hahn and &quot;A&quot; 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</td>
</tr>
<tr>
<td>6) Site Plan of the Entire Master Plan Area with Subject Phase Outlined - must include previous phases provided but not as partially built out</td>
<td></td>
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</tr>
<tr>
<td>7) Site Survey for the Phase provided</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>8) Narrative describing the phase provided</td>
<td>consistent</td>
<td></td>
</tr>
<tr>
<td>9) Matrix of Uses (See Attached) 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: 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 DA Reference: Phase Application content no. 4</td>
<td>consistent with DSG, MIP and Phasing Plan</td>
<td></td>
</tr>
<tr>
<td>10) List of Community Improvements for the Phase provided</td>
<td>consistent</td>
<td></td>
</tr>
<tr>
<td>11) List of mitigation measures to be complete for the phase provided</td>
<td>consistent</td>
<td></td>
</tr>
</tbody>
</table>

**Site Plan of the Phase:**

- **topography / grades provided on CO.1 and kpff figure 1**
- **property lines provided on CO.1**
- **indicators of front pedestrian entries:**
  - shown on CO.1 (see comment)
- **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
- **streets - including curblines:**
  - plans are to indicate what portions of streets or street features are to be vacated and dedicated, provided on CO.1
- **below ground street infrastructure including:**
  - **approximate location of street trees provided on CO.1**
  - **approximate location of street lights provided on CO.1**
  - **approximate location of other street furniture (bike racks, benches, etc.) provided on CO.1**
  - **on-street parking provided per streetscape plan**
  - **on-street passenger and freight loading spaces (where known) provided on CO.1**
  - **location of curb cuts (where known) provided on CO.1**
  - **below ground infrastructure - both permanent and temporary (color coded and drawn to same level of detail as in MIP):**
    - **water provided but not color coded CO.1**
    - **combined sewer provided but not color coded CO.1**
    - **dry utilities provided but not color coded CO.1**

**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**

**Site Plan of the Entire Master Plan Area with Subject Phase Outlined - must include previous phases provided but not as partially built out**

**Site Survey for the Phase provided**

**Matrix of Uses**

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:

- 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

DA Reference: Phase Application content no. 4

**List of Community Improvements for the Phase provided**

**List of mitigation measures to be complete for the phase provided**
<table>
<thead>
<tr>
<th></th>
<th>Description / diagrams showing how services, utilities, and site access will be preserved for the existing residents (info purposes only)</th>
<th>more info may be necessary provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Posted notice of approval (p. 5 of exhibit k)</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Amendments to phase application (p. 8 of exhibit k)</td>
<td></td>
</tr>
</tbody>
</table>
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

#### Development Plan

<table>
<thead>
<tr>
<th>What</th>
<th>Today</th>
<th>Development Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing units</td>
<td>775 public housing units</td>
<td>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</td>
</tr>
<tr>
<td>Market rate housing units</td>
<td>0</td>
<td>600-694 units</td>
</tr>
<tr>
<td>Community facilities on site</td>
<td>29,000 sq ft center with SFHA leasing office, health &amp; wellness center, and after school programs</td>
<td>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.</td>
</tr>
<tr>
<td>Outdoor recreational space</td>
<td>Less than ½ acre of playgrounds and basketball court</td>
<td>3.6 acres on four blocks; Linear open space with multi-purpose path on Sunnydale Ave</td>
</tr>
<tr>
<td>Public Infrastructure</td>
<td>Curvilinear street pattern; failing utility infrastructure;</td>
<td>All new street grid with street trees, green stormwater infrastructure, lighting, transit related infrastructure; all new utilities.</td>
</tr>
</tbody>
</table>
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 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.

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