PROJECT DESCRIPTION

The proposed Phase 3 of the Sunnydale HOPE SF Project includes: (1) the demolition of 12 buildings (80 units); (2) the reconfiguration of the segment of Sunnydale Avenue between Hahn Street and Santos Street and the construction of sidewalk enhancements on portions of Hahn Street immediately adjacent to Blocks 1 and 3; (3) the construction of a 30,000 square foot community facility building on Block 1, which is proposed to include a child care facility operated by Wu Yee, space for the Boys and Girls Club, and additional flexible community space; (4) the construction of a new mixed-use residential building that would contain approximately 160 affordable units, along with 30,000 square feet of ground floor space for non-residential programming. The programming is contemplated to include a second child care facility, a wellness center, neighborhood-scale retail, and additional neighborhood serving spaces.

BACKGROUND

On August 30, 2019, 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.

The Sunnydale HOPE SF project received its Master Entitlements (see Attachment C for a description of Sunnydale HOPE SF Project, the Development Agreement and other master approvals) 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.

In the Phase Application, the Project Sponsor indicated that they would not be pursuing a 100-percent senior housing building on Block 3, which was as originally envisioned and described in the Development Agreement and the Design Controls and Guidelines document, as one of two of the block’s buildings. The Project Sponsor is pursuing family housing for both of the block’s buildings in its place to address the immediate need of re-housing existing tenants, whom include seniors. It should be noted that this description in both documents were not requirements or commitments of the Project but rather initial indications of how Block 3 could potentially be programmed. There is no requirement in the DA or other regulating documents to build any 100% senior housing buildings in this or other phases of the Project. Planning acknowledges that this proposed housing program is consistent with the Master Entitlements.

Pursuant to the subsequent review procedures, the Planning Department distributed the plans to relevant city agencies on December 10, 2019 to provide them with an opportunity to comment. The Planning Department did not receive any comments on the Phase Application; however, it should be noted that many of the Departments are reviewing and commenting on horizontal improvements through the review of the Basis of Design document, and other similar documents, which are being coordinated by San Francisco Public Works and the Office of Economic and Workforce Development. The distribution memo and list are attached as Attachment D.

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 July 30, 2019 and documented the meeting is accordance with the Department’s standards for documenting 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 conformity with the Master Approvals and approves the Phase application.

John Rahaim, Director of Planning

Attachments

A. Phase 3 Description and Development Phase Plans
B. Compliance Matrix
C. Sunnydale HOPE SF Master Plan Description
D. Phase Application Distribution List and Memo
RE: Sunnydale HOPE SF Phase 3 Development Phase Application

ORIGINAL: Friday, August 30, 2019
REVISION 1: Friday, September 27, 2019
REVISION 2: Tuesday, December 3, 2019

TO: San Francisco Planning Department
Attn: Mat Snyder and Kimberly Durandet
1650 Mission Street, Suite 400
San Francisco, CA 94103

FROM: Related California
Attn: Ann Silverberg
44 Montgomery, Suite 1300
San Francisco, CA 94104

Mercy Housing California
Attn: Ramie Dare
1256 Market Street
San Francisco, CA 94103
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Exhibit A. Preliminary Infrastructure Improvement Site Plans  
Exhibit B. Related Excerpts from the Streetscape Master Plan  
Exhibit C. Pre-Application Community Meeting Requirements
Section 1. MOHCD Director’s Letter of Consent

Please see the following page.
Friday, August 30, 2019

San Francisco Planning Department
Attn: Mat Snyder and Kimberly Durandet
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Sunnydale HOPE SF Development Phase 3 Letter of Consent

Dear Mat and Kimberly,

Pursuant to the Development Agreement (DA), dated March 3, 2017, between the City and County of San Francisco (City), the Housing Authority of the City and County of San Francisco, and Sunnydale Development Co. LLC (Developer), the Mayor’s Office of Housing and Community Development (MOHCD) has received and reviewed the Development Phase Application for Phase 3 from the Developer. Also pursuant to the DA, MOHCD has approved the submission to San Francisco Planning Department for final review.

Phase 3 comprises four parcels (Block 1/Lot 5, Block 3A/Lot 3, Block 3B/Lot 4, and Lot A). It is part of the Sunnydale HOPE SF Special Use District. The development of Phase 3 will include the following. (Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the DA.)

- **Phase 1A3:** Public Infrastructure Improvements and Public Stormwater Management Improvements on approximately 5.2 acres roughly bordered by Hahn Street to the east, Herz Park to the north, existing public housing buildings to the west, and Harmonia Street (formerly known as Center Street) to the south.

- **Block 1:** A Community Facility located on the northwest corner of Sunnydale Avenue and Hahn Street (Lot 5 in the current Tentative Final Map). It comprises a 30,000 square foot community center that will include one Childcare Facility along with a Boys and Girls Club and additional neighborhood-serving spaces.

- **Block 3:** Blocks 3A and 3B are contemplated to be combined into one larger block to form Affordable Housing Parcel Block 3 located on the southwest corner of Sunnydale Avenue and Hahn Street (Lot 3 and Lot 4 in the current Tentative Final Map). The new construction includes approximately 160 Affordable Housing Units, of which 75% will be Resident Replacement Units and 25% will be tax credit affordable rental units, as required by the DA. The ground floor will include a second Childcare Facility in addition to other neighborhood-serving spaces.

If you have any questions, please contact me at 415-701-5614 or sara.amaral@sfgov.org. Thank you for your time and consideration of this important Sunnydale HOPE SF phase application that provides for much needed replacement public housing and new affordable housing in San Francisco.

Sincerely,

Sara Amaral
Senior Project Manager
Section 2. Site Plans

Figure 1 of 5. This figure highlights the boundary of the Sunnydale public housing community owned by San Francisco Housing Authority. The Sunnydale HOPE SF Project is inclusive of this entire site along with a 0.50-acre off-site parcel located on the southeast corner of Sunnydale Avenue and Hahn Street, which will be apparent on the following page.
Phase 1, located on the southeast corner of Sunnydale Avenue and Hahn Street, is currently under construction. Phase 1 includes a 55-unit Affordable Housing Parcel. Phase 2, southwest of Phase 1 across Hahn Street, is also currently underway. Phase 2 includes a 167-unit Affordable Housing Parcel plus Public Infrastructure Improvements and Public Stormwater Management Improvements. Phase 3, the target phase of this application, is north of Phase 2. It will include a Community Facility, the third Affordable Housing Parcel, Public Infrastructure Improvements, and Public Stormwater Management Improvements.
Figure 3 of 5. This figure emphasizes the target area, Phase 3, of this Phase Application. It includes the demolition and abatement of 12 buildings or 80 residential units total. The red rectangles represent road closures. The orange rectangles represent temporary roadway connections between the new street improvements and existing roadways, which will be demolished in future development phases.
Figure 4 of 5. This figure shows the current Tenative Final Map for the Sunnydale HOPE SF project. The area labelled Phase 2 on the map is the target phase (Phase 3) of this Development Phase Application.
Figure 5 of 5. This figure highlights the approximate site boundary. Please note that the exact boundary will depend on the ideal placement of infrastructure components in order to maintain utility connectivity for the existing households during and after construction of Phase 1A3. The area information is as follows:

- Block 1 / Lot 5: +/- 1.31 acres
- Block 3 / Lots 3 and 4: +/- 1.68 acres
- Right-of-Way Area: +/- 2.20 acres
- Phase 1A3: +/- 5.19 acres
Section 3. Project Description

**Project Type:** New Building and Infrastructure Construction  
**Present or Previous Use(s):** Public Housing and Public Right-of-Way  
**Proposed Use(s):** Infrastructure, Community Center, and Mixed-Use Building

**Narrative:** This application pertains to Sunnydale HOPE SF Phase 3. This application is submitted in accordance with the Sunnydale HOPE SF Project’s Development Agreement (“DA”), which requires the Project Sponsor to submit a Development 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 DA. Phase 3 and the delivery of all work conform to the originally proposed Phasing Plan, except as noted in Section 9.

Phase 3 comprises four parcels (Block 1/Lot 5, Block 3A/Lot 3, Block 3B/Lot 4, and Lot A). Please see Section 2 for site plan diagrams. Below are the three distinct sub-projects within Phase 3:

- **Public Infrastructure Improvements & Public Stormwater Management Improvements** (Phase 1A3) on approximately 5.2 acres roughly bordered by Hahn Street to the east, Herz Park to the north, existing Sunnydale public housing buildings to the west, and Harmonia Street (formerly Center Street) to the south. Phase 3 begins with the abatement and demolition of 12 public housing developments comprising 80 units and street vacation. The scope includes a new street and new sidewalks along Sunnydale Avenue between Santos Street and Hahn Street and sidewalk enhancements on the west side of Hahn Street adjacent to Block 1 and Block 3. The work will be performed in compliance with the City-approved Master Infrastructure Plan and Master Utility Plan.

- **One Community Facility** (Block 1) located on the northwest corner of Sunnydale Avenue and Hahn Street. It comprises a community center of approximately 30,000 square feet and adjoining open space. The center includes two tenants: Wu Yee who will operate a Childcare Facility and Boys & Girls Club who will operate after school and summer programs. The Facility will also include approximately 10,000 square feet of neighborhood serving spaces to accommodate a variety of activities open to the public.

- **One Affordable Housing Parcel** (Block 3) located on the southwest corner of Sunnydale Avenue and Hahn Street. The new construction includes approximately 160 Affordable Housing Units, of which 75% will be Resident Replacement Units and 25% will be tax credit affordable rental units, as required by the DA. This building will also include approximately 30,000 square feet of ground floor non-residential programming. It is contemplated to include a second Childcare Facility, a wellness center, neighborhood-scale retail, and additional neighborhood serving spaces.

As described in more detail below, Phase 3 will include CEQA Mitigation Measures, as required by the approved Sunnydale Project Phasing Plan. Following is a description to the elements of Phase 3.
### Section 4. Vertical Improvements within Phase 3

#### Vertical Improvements Planning within Phase 3

<table>
<thead>
<tr>
<th>Phase</th>
<th>Lot per Final Map</th>
<th>Block per DA / DSG</th>
<th>Height/Bulk District¹</th>
<th>Proposed Use</th>
<th>Proposed Development²</th>
<th>Proposed Parking²</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>3, 4</td>
<td>3A &amp; 3B</td>
<td>60’ / 5 stories¹</td>
<td>affordable housing⁴</td>
<td>160 units</td>
<td>80 stalls, 0.50 res. ratio</td>
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<td>3</td>
<td>5</td>
<td>1</td>
<td>40’ / 2 stories</td>
<td>community center</td>
<td>30,000 SF community space</td>
<td>0 stalls, 0.00 ratio</td>
</tr>
</tbody>
</table>

¹ Per SUD, no bulk limitations except those described in the DSG. All proposed heights exclude stair and elevator penthouses per height definition in SF Planning code.

² Programming is an approximation based on the date of this Phase Application submittal. Exact count, square footage, and parking spaces are subject to further due diligence and refinement.

³ Please see Section 9 of this Development Phase Application for further discussion.

⁴ All affordable housing developments are 75% replacement units and 25% tax credit units.
### Section 5. Vertical Improvements within Entire Project

#### Vertical Improvements in Progress within Entire Project

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<th>Phase</th>
<th>Lot per Final Map</th>
<th>Block per DA / DSG</th>
<th>Height/Bulk District</th>
<th>Use</th>
<th>Development</th>
<th>Parking</th>
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<tr>
<td>1</td>
<td>Q</td>
<td>60' / 5 stories</td>
<td>affordable housing</td>
<td>55 units (3 studios, 19 1BR, 19 2BR, 14 3BR)</td>
<td>30 stalls, 0.50 ratio</td>
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<tr>
<td>2</td>
<td>1</td>
<td>50'</td>
<td>affordable housing</td>
<td>167 units (21 1BR, 95 2BR, 40 3BR, 11 4BR)</td>
<td>83 stalls, 0.50 ratio</td>
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</table>

#### Vertical Improvements Planned within Entire Project

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<th>Phase</th>
<th>Lot per Final Map</th>
<th>Block per DA / DSG</th>
<th>Height/Bulk District</th>
<th>Proposed Use</th>
<th>Proposed Development</th>
<th>Proposed Parking</th>
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</thead>
<tbody>
<tr>
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<td>TBD</td>
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<tr>
<td>4</td>
<td>C</td>
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<td>6</td>
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<td>8B</td>
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<td>15</td>
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<td>16</td>
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</tr>
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<td>6</td>
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<td>18</td>
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</tr>
<tr>
<td>6</td>
<td>D</td>
<td>25</td>
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<td>open space</td>
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<td>TBD</td>
</tr>
<tr>
<td>7</td>
<td>26</td>
<td>12</td>
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<td>market rate housing</td>
<td>62 units</td>
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<td>7</td>
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<td>13</td>
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<td>41 units</td>
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<td>19</td>
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<td>66 units</td>
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<tr>
<td>7</td>
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<td>TBD</td>
</tr>
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<td>17</td>
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<td>9</td>
<td>22</td>
<td>26</td>
<td>40' / 3 stories</td>
<td>market rate housing</td>
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<td>TBD</td>
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<tr>
<td>9</td>
<td>29</td>
<td>28</td>
<td>40' / 3 stories</td>
<td>market rate housing</td>
<td>12 units</td>
<td>TBD</td>
</tr>
<tr>
<td>9</td>
<td>30</td>
<td>29</td>
<td>40'</td>
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</tr>
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<td>9</td>
<td>33</td>
<td>31</td>
<td>50'</td>
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<td>9</td>
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</tr>
<tr>
<td>10</td>
<td>E</td>
<td>30</td>
<td>40' / 2 stories</td>
<td>open space</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>
Section 6. Community Improvements & Mitigation Measures

Community Improvements

- A Community Facility with neighborhood serving spaces including a Childcare Facility. This Community Facility will be approximately 30,000 square feet and will be privately owned, publicly accessible. It will be accessible per the DA Exhibit G Section 2: Community Improvements Partial Public Access. Block 3, the next Affordable Housing Parcel, will also include an additional 30,000 square feet of neighborhood serving spaces on the ground floor.

Public Infrastructure Improvements & Public Stormwater Management Improvements

- Public Infrastructure Improvements will be included along Sunnydale Avenue and Hahn Street. Best practice Stormwater Management Improvements will be included along Sunnydale Avenue but will not be included along Hahn Street. The work will be performed in compliance with the City-approved Master Infrastructure Plan and Master Utility Plan.

- New street and sidewalk construction along Sunnydale Ave between Santos & Hahn St
  - Sunnydale Avenue, an existing residential street, will be realigned in this phase from approximately Santos Street to Hahn Street
  - The two-way impervious asphalt over concrete paved street will include sharrows, curb and gutter, sidewalks, on-street loading zones, street trees, street and pedestrian lighting, corner bulb-outs with ramps and crosswalks, and ornamental planters
  - Street furnishings include street signs, utility meter boxes, sewer traps/vents, fire hydrants, fire pull boxes, site benches, bike racks, irrigation control boxes and covers, bollards, etc.
  - Underground utilities include combined sewer system (CSS) with manholes and catch basins, domestic water, auxiliary water supply system (AWSS), and joint trench (electrical, gas, telecommunications, and street light conduit)
  - A dedicated bicycle lane will be added on the west-heading side of the street while bicycles and vehicles will share the east-heading side of the street
  - New MTA bus shelters and trash receptacles will replace the ones in their current locations within this targeted site area
  - Corner radii will be designed to accommodate turning radii of MUNI’s largest busses

- Sidewalk enhancements along Hahn St adjacent to the community center and mixed-use building
  - The sidewalk enhancements will only be along the west side of Hahn Street adjacent to the newly build community center and mixed-use building
  - The scope will include updating the street furnishings to match what will exist along Sunnydale Avenue and new MTA bus shelters on the northwest corner of that intersection
Mitigation Measures

The project sponsor will comply with the Mitigation Monitoring and Reporting Program as specified for the Sunnydale-Velasco HOPE SF Master Plan Project (Case No. 2010.0305E) approved in September 2015.

- M-CP-2 Archeological Testing Program. The project sponsor will retain the services of an archeological consultant qualified in geoarcheology from the rotational Department Qualified Archaeological Consultant List (QACL) maintained by the Planning Department archeologist. The consultant will support the project by ensuring it complies with the required testing, monitoring, and process upon any archeological discovery.

- M-CP-3: Paleontological Resources. Prior to ground disturbance, the project sponsor will retain a qualified paleontologist or a California Professional Geologist with appropriate paleontological expertise to carry out all mitigation measures related to paleontological resources. All construction forepersons and field supervisors conducting or overseeing subsurface excavations will be trained by a qualified paleontologist in the recognition of potential fossil materials prior to ground disturbing activities. If potential fossils are discovered during construction, all earthwork or other types of ground disturbance in the immediate vicinity of the find shall stop until the qualified paleontologist can access the nature and importance of the find.

- M-CP-4 Inadvertent Discovery of Human Remains. The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activities shall comply with applicable state laws.

- M-TR-6 Construction Traffic Control Plan. To reduce potential delays and conflicts between construction activities and various modes of transportation, the project sponsor and its construction contractor will prepare a traffic control plan for project construction.

- N-NO-1A Construction Specifications to Reduce Noise Levels During Construction. The project sponsor will incorporate a series of best practices into the construction specifications documents to be implemented by the project contractor.

- M-NO-1B Noise Reduction Building Strategies. The project sponsor will use building materials sufficient to maintain an interior noise level of 45 dBA DNL.

- M-NO-1C Noise Minimization for Residential Open Space. Open space for residential uses will be protected from existing ambient noise levels sufficient to maintain an exterior noise level of 70 dBA DNL.

- M-AQ-1 Construction Emissions Minimization. Prior to issuance of a construction permit, the project sponsor will submit a Construction Emissions Minimization Plan.

- M-BI-1A Protection of Special Status Bat Species. Prior to construction or demolition activities within 250 feet of trees/structures with at least a moderate potential to support special-status bats, a qualified biologist will survey for bats.

- M-BI-1B Protection of Nesting Birds. Preconstruction bird surveys will be conducted by a qualified biologist during the breeding seasons (February 1st through August 15) if tree removal or building demolition is scheduled to take place during that period.
- M-HZ-1 Hazardous Building Materials. The project sponsor will properly remove and dispose of PCB-containing equipment prior to the start of demolition.

- M-HZ-2 Site Mitigation Plan & Radon Survey. The project sponsor will retain a qualified environmental consulting firm to prepare a Site Mitigation Plan to address possible discovery of unexpected contaminants during construction.

6.1. N/A. No open space will be developed and dedicated to RPD per the terms outlined in Exhibit N, Public Open Space Improvements and Park Dedication Process.

6.2. N/A. We have no amendments to the regulations for open space outlined in Exhibit G, Regulations Regarding Public Access of Privately Owned Community Improvements.
Section 7. Infrastructure Improvements

Please see Exhibits A and B for preliminary infrastructure improvement site plans and related excerpts from the streetscape plan, respectively.
Section 8. Construction Narrative

Demolition & Abatement of Phase 1A3 Public Housing Units

2 months

The commencement of Phase 3 predicates on the ability to relocate all 80 households within the Phase 3 site boundary in order to begin demolition and abatement of those existing residential structures. Service laterals to each of these buildings will be cut and capped at the main (in most cases the existing water and combined sewer mains in Sunnydale Avenue) to maintain service of these facilities as long as possible. We anticipate that one building outside of the Phase 1A-3 project boundary (Building 22-E) will be impacted by the cut and cap of the existing domestic water main in Sunnydale Avenue from Santos Street to Hahn Street and will require CDD install a temporary water meter and lateral to maintain service to this building during construction.

Infrastructure Construction

6 months after demolition and abatement completion

After building demolition is complete, service laterals to existing buildings to be demolished have been capped, and temporary services have been installed, the team will proceed with closing off Sunnydale Avenue from Santos Street to Hahn Street to begin pavement and utility demolition within the Phase 1A-3 project limits. Cut and capping of the existing domestic water main in Sunnydale Avenue will be completed prior to demolition of the AC pavement and concrete road base to minimize the risk of a utility strike and service interruption to the residents elsewhere in the Sunnydale development. Once the domestic main has been cut and capped, rough grading activities for the entire project site will begin, including demolition of existing Sunnydale Avenue. A temporary wearable surface will be provided to maintain access by SFPUC personnel to the existing combined sewer main still in service on Sunnydale Avenue.

Once rough grading and roadway demolition is complete, the new combined sewer system in Sunnydale Avenue will be constructed first (given that it is the deepest utility) in Sunnydale Avenue adjacent to the existing main, starting at the existing manhole at the Hahn Street/Sunnydale Avenue intersection (which will serve as the point of connection to the existing sewer system) and working west up the hill towards Santos Street. The new combined sewer system in Sunnydale Avenue will connect to the existing 18” main at the Santos Street/Sunnydale Avenue intersection. Once the new main is brought into service, the existing 18” main in Sunnydale Avenue will be demolished. The private combined sewer lateral for Block 1 will connect to the new combined sewer main in Sunnydale Avenue while Block 3 will tie into an existing lateral off of Harmonia Street that was constructed as part of the Phase 1A-1 and 1A-2 infrastructure improvements.

Next, the 20” auxiliary water supply system (AWSS) main will be installed starting at the intersection of Hahn Street and Sunnydale Avenue and moving west up Sunnydale Avenue towards Santos Street. Given that there is currently no AWSS adjacent to the project to tie in to, the 20” main will be capped at either end. In lieu of connecting to the existing AWSS, the new main will instead temporarily tie into the low pressure water system until such time the AWSS is extended to the project site and connected. To comply with SFFD and CDD requirements, the
AWSS will connect to the low pressure water system in two locations (preferably as close to either end as possible). As part of the AWSS installation, laterals off of the 20” will run perpendicular to the roadway and connect to temporary 12” backflow preventers, which will then be stubbed back into the roadway for future connection to the proposed low pressure water system.

After the AWSS has been installed, a new 12” low pressure water main will be installed starting in Hahn Street at the stub provided on the water main extension completed as part of Phase 1A-1 and 1A-2. The AWSS stubs previously constructed will be tied into the 12” main at two locations via tee connections as referenced above. The 12” main will tie into the existing 6” water main via a 6”x12” reducer at the Santos Street intersection. Domestic, fire, and irrigation water services to Block 1 will be served by the new low pressure water main in Sunnydale Avenue. Private water services for Block 3 will be drawn off the existing 12” main in Harmonia Street which was constructed as part of the Phase 1A-1 and 1A-2 improvements.

Joint trench (gas, electric, communication) will be installed along the back of walk on the south side of Sunnydale Avenue to serve Blocks 1 and 3. Street light foundations will be poured and luminaires installed along Sunnydale Avenue prior to any hardscape work beginning.

Lastly, the public streetscape improvements (concrete curb and gutter, sidewalk, street section, curb extensions at the northwest and southwest corners of Hahn Street and Sunnydale Avenue, street trees) will be constructed, with permeable pavers being the last hardscape treatment installed to minimize the risk of sediment entering the permeable pavers during construction and reducing their overall performance prior to turning over maintenance responsibilities to the City.

**Block 1 Community Center Construction**

*12 to 18 months after infrastructure construction completion*

Upon infrastructure construction completion, vertical construction of the community center and mixed-use building can begin. The community center will take between 12 and 18 months for construction with additional time for the two tenants – Wu Yee and Boys & Girls Club – to build out their tenant improvements. The community center is anticipated to be a two-story, 40 foot wood frame structure.

**Block 3 Mixed Use Affordable Housing Development Construction**

*24 months after infrastructure construction completion*

Given its complexity and size, the mixed-use building will take approximately 24 months to construct. The building will include approximately 160 rental units ranging in size from studio to four-bedrooms. Of the total, 75% will be replacement units and 25% will be tax credit units marketed to households of certain area median incomes as required by funders and regulatory agencies. The building is a Type V over podium structure with four floors of residential units above a ground floor with 30,000 square feet of non-residential programming, parking, and maintenance offices/storage.
Site Access During Construction

The infrastructure construction of Phase 1A3 will take about six months. During this time, vehicular and pedestrian access will be closed off within the target segment of Sunnydale Avenue and pedestrian access will be closed off on the west side of the target segment of Hahn Street. The rest of the Sunnydale HOPE SF site can be accessed as usual. Further, upon street closure of Sunnydale Avenue, Phase 1A1/1A2 will be complete and accessible.

Fire access to the Sunnydale HOPE SF site will be available via Sunrise Way and Harmonia Street (formerly Center Street) from the east, Santos Street from the south, and Sunnydale Avenue from the West.
Section 9. Requested Modifications from Agreements or Approval

**Requested Modification 1.** Originally, Block 3 was conceptualized to be two connected buildings with 92 family units and 81 senior units. There are not enough Sunnydale senior households within the current and the next relocation phases to support a standalone senior building at this time. As such, the project sponsor has elected to provide approximately 160 family units within one or two buildings. This decision is supported by the community and will best serve the relocation needs of Sunnydale residents.

**Request Modification 2.** Based on the Sunnydale HOPE SF Design Standards Guidelines, Block 3 is approved to be five stories and/or 60 feet. Given interest from SFHA and MOHCD to accelerate the demolition of the existing Sunnydale public housing buildings and relocation of Sunnydale households into new units, the project sponsor is analyzing whether a six-story, 75-foot building is permissible using SB1818 (the state affordable housing density bonus) while remaining compliant with the 1989 Proposition K, the Sunlight Ordinance.
Section 10. Pre-Application Community Meeting Requirements

Please see Exhibit C for the following documents:

A. A copy of the letter mailed to neighbors and neighborhood organizations

B. A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each

C. A copy of the sign-in sheet

D. A summary of the meetings and a list of any changes made to the project as a result of the neighborhood comments

E. The affidavit, signed and dated

F. A reduced copy of the plans presented to the neighbors at the pre-application meetings, labeled at “Pre-Application Plans”
Section 11. Developer's Affidavit

Please see the following page.
STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

Under penalty of perjury the following declarations are made:

A. The undersigned is an authorized signer for the Developer of the Project.
B. The information presented is true and correct to the best of my knowledge.
C. I understand that other information or applications may be required.

Developer (Applicant):

Ann Silverberg, Authorized Agent
Sunnydale Development Co., LLC

Date: August 30, 2019
Exhibit A. Preliminary Infrastructure Improvement Site Plans
Exhibit B. Related Excepts from the Streetscape Master Plan

We confirm that improvements to the subject segments of Sunnydale Avenue and Hahn Street will be made pursuant to the Sunnydale HOPE SF Master Streetscape Plan.
### HOPE SF PHASE APPLICATION REVIEW - Completeness and Compliance Matrix

#### Application Information

<table>
<thead>
<tr>
<th>Development Agreement</th>
<th>Sunnydale HOPE SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase No.</td>
<td>3</td>
</tr>
<tr>
<td>Case No.</td>
<td>2010.030PHA</td>
</tr>
<tr>
<td>Site Address(es)</td>
<td>242 Hahn Street / 1501 Sunnydale</td>
</tr>
<tr>
<td>Cross Streets</td>
<td>Santos / Hermonia</td>
</tr>
<tr>
<td>Block/Lot</td>
<td>6311/001 (partial) and 6310/001 (partial)</td>
</tr>
<tr>
<td>Applicant / Contact</td>
<td>Thu Nguyen</td>
</tr>
</tbody>
</table>

#### Description of Phase

This is Phase Application No. 3 for the Sunnydale HOPE SF Project. The subject phase comprises four parcels (Block 1/Lot 5; Block 3A/Lot3, Block 3B/Lot 4 and Lot A) and includes public infrastructure improvements and public storm water management improvements, one 30,000 gsf community facility, and one affordable housing parcel (160 affordable housing unit + 30,000 gsf of ground floor non-residential use).

#### Completeness and Compliance Check

<table>
<thead>
<tr>
<th>Submittal Requirement</th>
<th>Completeness</th>
<th>Consistency with Master Implementation Documents (DSG, MIP, MSPP, Others)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Letter of Authorization</td>
<td>yes - one letter from Related and one from MOHCD</td>
<td></td>
</tr>
<tr>
<td>2) Letter of Consent by MOHCD</td>
<td>yes - letter from Project Manager</td>
<td></td>
</tr>
<tr>
<td>3) Documentation of Community meeting</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>4) List of any requested modification of the agreement, Phasing Plan, DSG or other approval document</td>
<td>indicates may seek SDP increase in height – not allowable under DA; per subsequent submission, no longer seeking height modification</td>
<td>yes</td>
</tr>
<tr>
<td>5) Site Plan of the Phase (both existing and proposed condition should be indicated – can be provided on single plan or two separate plans)</td>
<td>Site Plan (or Plans) must show the following: topography / grades (p: provided / np: not provided) a. property lines (p: provided / np: not provided) b. building footprints (suggest approximate if not yet known) including: i. indications of front pedestrian entries (where known) (np: not provided) ii. indications of vehicular and loading entries and number of spaces for each entry (where known) (loading and auto entry not proposed on Sunnydale) c. streets - including curblines (plans are to indicate what portions of streets or street features are to be vacated and dedicated) (np: not provided) d. above ground street infrastructure including: i. approximate location of street trees (provided SSMP) ii. approximate location of street lights (provided SSMP - see above) iii. approximate location of other street furniture (bike racks, benches, etc.) (provided SSMP) iv. on-street parking (not explicitly provided - will request cross section or dimensioned site plan) v. on-street passenger and freight loading spaces (where known) (np: not provided) vi. location of curb cuts (where known) (shown on Harmonia Street) e. below ground infrastructure - both permanent and temporary (color coded and drawn to same level of detail as in MIP) i. water (provided) ii. combined sewer (provided) iii. dry utilities (provided)</td>
<td>Street (curbs, sidewalks, roadway) and blocks in general conformity with SUD, DCG, MIP, and SSMP</td>
</tr>
<tr>
<td>6) Access and Fire access diagrams</td>
<td>no (revised 9/27/19: yes)</td>
<td></td>
</tr>
<tr>
<td>7) Site Survey for the Phase</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>8) Copy of Subdivision Map application</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>9) Matrix of Uses</td>
<td>generally yes</td>
<td></td>
</tr>
<tr>
<td>(See Attached)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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; no. 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</td>
<td>though did not provide bedroom counts for past phases (bedroom counts provided for in 9/27/19 resubmittal)</td>
<td></td>
</tr>
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**DA Reference:** Phase Application content no. 4
<table>
<thead>
<tr>
<th></th>
<th>List of Community Improvements for the Phase</th>
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<th></th>
<th></th>
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<tbody>
<tr>
<td>10)</td>
<td></td>
<td></td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>11)</td>
<td>List of mitigation measures to be complete for the phase;</td>
<td></td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>12)</td>
<td>Description / diagrams showing how services, utilities, and site access will be preserved for the existing residents (info purposes only)</td>
<td>no</td>
<td>provided detail on build-out of utilities and road - but not how access will be maintained during build-out (provided in 9/27/19 resubmittal)</td>
<td>yes</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.
<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 third phase of the Sunnydale HOPE SF Master Plan Project (aka Sunnydale Blocks 1 and 3). These plans are being provided to you for your information and to provide you with an opportunity to comment. No action is required.

This Phase Application is required by the Sunnydale Development Agreement (“DA”) and is related to - but is separate from - other similar reviews that the Project Sponsor is pursuing concurrently, including review of the Phase 3 Basis of Design (“BOD”).

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 DA 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 3
As the third phase, the Project Sponsor includes: (1) the demolition of 12 buildings (80 units); (2) the reconfiguration of the segment of Sunnydale Avenue between Hahn Street and Santos Street and the construction of sidewalk enhancements on portions of Hahn Street immediately adjacent to Blocks 1 and 3; (3) the construction of a 30,000 square foot community facility building on Block 1, which is proposed to include a child care facility operated by Wu Yee and space for the Boys and Gilds Club and additional flexible community space; (4) the construction of a new mixed-use predominately residential building that would contain approximately 160 affordable units, along with 30,000 ground floor space for non-residential programming. The programming is contemplated to include a second child care facility, a wellness center neighborhood-scale retail and additional neighborhood serving spaces.

Note that the DA originally anticipated the inclusion of a stand-alone senior housing building on Block 3. Due to the need to rehouse existing residents, including seniors in multi-generational families, into this early phase, the Project Sponsor and MOHCD are not pursuing the stand alone senior housing component as a part of Phase 3.

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. As noted above, this Phase Application review is required on top of other related documents that you may be reviewing, such as the Phase 3 BOD.

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 December 30, 2019; 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 Phase 3 Application Package