

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 16-166

WHEREAS, Sunnydale Development Company, LLC. (Developer) filed an application with the City's Planning Department for approval of a development agreement relating a mixed-use HOPE SF project (the Project) on the 50-acre Sunnydale/Velasco site located in Visitacion Valley under San Francisco Administrative Code Chapter 56, and the City and Developer negotiated a development agreement with a term of 25 years, a copy of which is on file with the Secretary to the Board of Directors (the Development Agreement); and

WHEREAS, The proposed project is part of the City's HOPE SF Initiative to revitalize the existing Sunnydale/Velasco public housing site into a thriving mixed-use development with up to 1,700 housing units (consisting of 775 replacement public housing units, new affordable housing units, and market rate units), 13.2 acres of new public roadways and utility infrastructure, 3.6 acres of open space, 60,000 square feet of neighborhood-serving retails, community services, and childcare, approximately 1,360 off-street vehicle parking spaces; and

WHEREAS, The Agreement does not require the SFMTA to incur costs for pedestrian or safety improvements; and

WHEREAS, The Developer shall be responsible for funding and implementing transportation infrastructure improvements under the terms of the Development Agreement including accommodating new bus stops for MUNI bus lines 8X and 9 with new bus bulb-outs, and including new bicycle routes through the project that connect to existing bicycle thoroughfares in the neighborhood; and

WHEREAS, The Developer shall implement and manage the terms of the Transportation Demand Management Plan that directs the Project to reduce auto trip travel and promotes measures that encourage alternate modes of travel such as transit, bicycling and walking; and

WHEREAS, The San Francisco Planning Commission—in Motion No. 19409—certified a Final Environmental Impact Report (FEIR) for the HOPE SF Sunnydale project on July 9, 2015, and found the document to be in compliance with the requirements of the California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code; and,

WHEREAS, On November 17, 2016, in Motion No. 19784, the San Francisco Planning Commission adopted CEQA Findings, including a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP); and,

WHEREAS, The environmental review determination is on file with the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and is incorporated herein by reference; now therefore be it

RESOLVED, That the SFMTA Board of Directors has reviewed the FEIR/FEIS for the HOPE SF Sunnydale project and does hereby adopt the California Environmental Quality Act Findings set forth in Planning Commission Motion No. 19784, including the statement of overriding consideration, as its own and adopts the Mitigation Monitoring and Reporting Program items related to transportation and circulation, which are incorporated into this Resolution by this reference; and be it

FURTHER RESOLVED, That subject to approval from the Board of Supervisors, the SFMTA Board of Directors does hereby consent to the Development Agreement between the City and the Sunnydale Development Company, LLC for the development of a 50-acre site located in the Visitation Valley neighborhood, substantially in the form and terms as outlined in the Development Agreement with respect to the items under the SFMTA's jurisdiction, and authorizes the SFMTA Director of Transportation to execute the SFMTA Consent to the Development Agreement on behalf of this Board; and, be it

FURTHER RESOLVED, That subject to any approval of this Board or the SFMTA Director of Transportation or his designee that may be required in accordance with the Agreement in connection with amendments that affect the infrastructure or mitigation measures for which the SFMTA has responsibility, the Board consents that any of the Mayor, the City Administrator and the Director of Public Works (or any successor City officer designated by law) may enter into and approve any additions, amendments or other modifications to the Agreement (including, without limitation, any exhibits) that they determine, in consultation with the City Attorney and any affected City agencies, are in the best interests of the City, provided that any such additions, amendments or modifications do not materially increase the costs or liabilities of the City and are necessary or advisable to effectuate the implementation of Agreement, and this Resolution and legislation by the Board of Supervisors; and, be it

FURTHER RESOLVED, That, subject to appropriation of any necessary funds, the Board authorizes the Director of Transportation to take any and all steps including, but not limited to, the execution and delivery of any and all agreements, notices, consents and other instruments or documents necessary, in consultation with the City Attorney, in order to consummate and perform its obligations under the Development Agreement in accordance with this Resolution and legislation by the Board of Supervisors, or otherwise to effectuate the purpose and intent of this Resolution and such legislation; and, be it

FURTHER RESOLVED, That, by consenting to the SFMTA matters in the Development Agreement between the City and the Developer, the SFMTA Board does not intend to in any way limit, waive or delegate the exclusive authority of the SFMTA; and be it

FURTHER RESOLVED, That the approval under this Resolution shall take effect upon the effective date of the Board of Supervisors legislation approving the Development Agreement.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of December 6, 2016.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency