

## RESOLUTION NO. 18-2010

*Adopted March 2, 2010*

**AUTHORIZING A LETTER AGREEMENT WITH THE  
DEPARTMENT OF PUBLIC WORKS OF THE CITY AND COUNTY  
OF SAN FRANCISCO IN AN AMOUNT NOT TO EXCEED \$600,000  
FOR THE COMPLETION OF CONSTRUCTION DOCUMENTS,  
CAPITAL IMPROVEMENT COSTS AND CONSTRUCTION COSTS  
FOR THE NEWCOMB AVENUE MODEL BLOCK STREETScape  
IMPROVEMENTS AND MAKING FINDINGS PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445;  
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA**

### BASIS FOR RESOLUTION

1. On March 7, 2006, the Commission of the Redevelopment Agency of the City and County of San Francisco (“Agency Commission”) adopted Resolution No. 32-2006, in which it approved the Bayview Hunters Point Redevelopment Plan (“Redevelopment Plan”). Subsequently, on June 1, 2006, the Board of Supervisors of the City and County of San Francisco adopted Ordinance No. 113-06, in which it adopted the Redevelopment Plan.
2. The Model Block Program (“Model Block Program”) is listed as an activity in the five-year Implementation Plan for the Redevelopment Plan. The objectives of the Model Block Program are to improve the quality of life for existing homeowners and residents of the Bayview Hunters Point Redevelopment Project Area (“Project Area”) and to preserve the existing housing stock in that community.
3. On June 21, 2005, by Resolution No. 112-2005, the Agency Commission authorized the Executive Director to designate the 1700 Block of Newcomb Avenue as the Pilot Block (“Pilot Block”) of the Model Block Program.
4. After several public workshops, a preliminary streetscape improvement plan was completed and approved by the Pilot Block residents. The residents were assisted on a pro bono basis by design professionals at the San Francisco Chapter of Architecture for Humanity (“AFH”), a nonprofit charitable organization.
5. Subsequent to this initial effort, development of the Newcomb Avenue Model Block Streetscape Improvement Program (“Streetscape Program” or “Streetscape Improvements”) evolved into a collaborative effort between the Agency, the San Francisco Planning Department (“Planning Department”), and the San Francisco Department of Public Works (“DPW”) as part of the City’s Better Streets Plan. The concept design of the Streetscape Program as initially developed by AFH was refined by the Planning Department to incorporate best practices in streetscape design for stormwater mitigation. This refined Streetscape Program design was approved by the Transportation Advisory Staff Committee. The San Francisco

Municipal Transportation Agency Board approved a portion of the refined design on October 21, 2008 and the remainder on August 4, 2009.

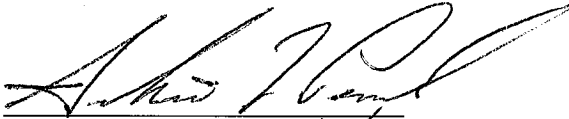
6. In April 2009, the Agency, Planning Department, and DPW entered into a letter agreement in an amount not to exceed \$50,000 to develop a final concept design for the Streetscape Program and a cost estimate for the improvements, and to conduct a topographic survey.
7. The Streetscape Program calls for a wide range of public improvements to Newcomb Avenue, including, stormwater planters and bulbouts, planted traffic calming chicanes, permeable pavement at on-street parking spaces, landscaped sidewalks that absorb runoff, raised crosswalks, and new street trees.
8. The Streetscape Program is now entering the construction phase consisting of: completion of detailed design and construction documents; American Disability Act review; bid, advertisement, and construction contract awards by DPW; and DPW project management services.
9. Staff recommends entering into a letter agreement (“Letter Agreement”) with DPW for an amount not to exceed \$600,000 to complete detailed design and construction documents and to cover the cost of capital improvements and construction for the Newcomb Avenue Streetscape Improvements.
10. Staff finds and recommends that the Commission adopt findings under California Health and Safety Code Section 33445, as well as a recommendation to submit such findings to the Board of Supervisors of the City and County of San Francisco. The Newcomb Avenue Streetscape Improvements that the Agency will finance is of benefit to the Project Area because the improvements will eliminate blighting conditions by improving public safety, reducing stormwater overflow, and enhancing the aesthetic appeal of the street. There are no other reasonable means of financing the construction of these streetscape improvements. The Agency is unaware of any plans by the City or any other entity to finance or construct the needed improvements. The payment of Agency funds to construct street improvements is consistent with the Agency’s Implementation Plan for the Project Area, because the Implementation Plan calls for such public enhancements as part of the Model Block Program on pg. G-5, Section 1.
11. Authorizing a Letter Agreement with DPW for the Model Block Streetscape Improvement Program will allow for activities that will not create a significant adverse change in the physical environment and are exempt from the California Environmental Quality Act (“CEQA”). The activities include: the completion of design and construction documents, which are exempt pursuant to CEQA Guidelines Section 15262; construction and replacement of public infrastructure improvements and replacement of existing landscaping, which are exempt pursuant to CEQA Guidelines Sections 15301(c) and 15302; and construction management and oversight, which are exempt pursuant to CEQA Guidelines Section 15262.

## RESOLUTION

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that:

- (1) the Executive Director is authorized to enter into a Letter Agreement with the Department of Public Works of the City and County of San Francisco for an amount not to exceed \$600,000 to complete detailed design and construction documents and to cover the cost of capital improvements for the Newcomb Avenue Model Block Streetscape Improvements, subject to the Board of Supervisors' approval pursuant to California Health and Safety Code Section 33445.
  
- (2) the Agency Commission adopts the following findings: (a) that the construction of the Newcomb Streetscape Improvements that will be publicly owned are of benefit to the Bayview Hunters Point Redevelopment Project Area by helping to eliminate blight within the Project Area; (b) that there are no other reasonable means of financing the streetscape improvements that are publicly owned and available to the community; and (3) that the payment of Agency funds to construct the publicly owned streetscape improvements is consistent with the Implementation Plan adopted pursuant to California Health and Safety Code Section 33490.

**APPROVED AS TO FORM:**



for James B. Morales 2/24/10  
Agency General Counsel