

LONG-RANGE PROPERTY MANAGEMENT PLAN REMNANT PARCELS

EXECUTIVE SUMMARY

The Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the “Successor Agency”) submits its Long-Range Property Management Plan (“PMP”) for the disposition of remnant parcels in the expired India Basin Industrial Park Redevelopment Project Area, Yerba Buena Center Approved Redevelopment Project Area D-1, and Western Addition Redevelopment Project Area A-2.

The Successor Agency proposes the following disposition plan for these remnant parcels:

India Basin Industrial Park

- Burke Street Parcels (Block 5203, Lots 037 and 044) – Transfer to the City for a governmental purpose (i.e. streets).
- Cargo Way Sidewalk Parcels (Block 4570, Lots 020, 021 and 028) – Transfer to the City for a governmental purpose (i.e. sidewalks).

Yerba Buena Center

- Senior Housing Parcels (Block 3733, Lots 096 and 098) – Sell at fair market value to owner(s) of adjacent senior housing projects.
- Bonifacio and Rizal Sidewalk Parcels (Block 3751, Lots 167 and 168) – Transfer to the City for a governmental purpose (i.e. sidewalks).

Western Addition

- Ellis Street Driveway Parcel (Block 0725, Lot 026) – Sell at fair market value.

LONG-RANGE PROPERTY MANAGEMENT PLAN

The following presents the information requested pursuant to Section 34191.5 of the California Health and Safety Code for the Remnant Parcels. These properties are also shown on Attachments A1-A5 (Maps of Remnant Parcels) and Attachment B (DOF Tracking Sheet for Other Properties), as Nos. 4 through 13.

Date of Acquisition

See Attachment B, Nos. 4 through 13, for acquisition dates.

Value of Property at Time of Acquisition

See Attachment B, Nos. 4 through 13, for values at time of acquisition.

Estimate of the Current Value

- ***India Basin Industrial Park***
 - Burke Street Parcels – As remnant street parcels, the fair market value is \$0
 - Cargo Way Sidewalk Parcels – As remnant sidewalk parcels, the fair market value is \$0.
- ***Yerba Buena Center***
 - Senior Housing Parcels – As undevelopable remnant parcels, the fair market value is \$0.
 - Bonifacio and Rizal Sidewalk Parcels – As remnant sidewalk parcels, the fair market value is \$0.
- ***Western Addition***
 - Ellis Street Driveway Parcel – \$10,000, as determined by a September 14, 2011 appraisal by Carneghi-Blum and Partners, Inc. This parcel is encumbered by easements in favor of adjacent property owners for emergency vehicle access. Development of the site is further restricted in that footings and foundations cannot be installed on or beneath the surface. Thus, this site utility is limited to access for the adjacent sites.

Purpose for which the Agency Property was Acquired

- ***India Basin Industrial Park***
 - Burke Street Parcels – Consistent with provisions of the Redevelopment Plan for the India Basin Industrial Park, the City vacated a number of streets in India Basin and transferred the land to the RDA in 1974. The RDA realigned the street grid, and ultimately transferred the streets back to the City, with the exception of these remnant parcels.
 - Cargo Way Sidewalk Parcels – In the 1970s, consistent with the purposes of the Redevelopment Plan for the India Basin Industrial Park, the RDA purchased hundreds of parcels in India Basin with federal urban renewal funds, including all of the parcels along Cargo Way between Jennings Street and Mendell. The parcels were reassembled, and typically sold off for private development. The Cargo Way Sidewalk Parcels were held back by the RDA for completion of sidewalks along Cargo Way, and for unknown reasons were not transferred to the City upon completion of the sidewalks.
- ***Yerba Buena Center***
 - Senior Housing Parcels – In 1967, the RDA acquired Block 3733, Lots 087 and 045 in Yerba Buena. In 1970, Lots 087 and 045 were sold off as part of the larger Agency Disposition Parcel 3733-A, B, and C but for two small two small slivers of land that were retained by the RDA for unknown reasons. These slivers become Lots 096 and 098, which are still owned by the Successor Agency.

Agency Disposition Parcel 3733-A, B, and C was sold to Yerba Buena Developers for the construction of a turnkey senior housing project, which was completed in 1971. Upon completion, the property and the completed project, Clementina Towers, were transferred to the San Francisco Housing Authority. Block 3733, Lot 098 is a .323 foot by 80 foot strip of land that runs immediately adjacent to the Clementina Towers project.

In 1998, the San Francisco Housing Authority entered into an agreement with Tenant and Owners Development Corporation (“TODCO”) to lease to TODCO approximately 11,625-square feet of undeveloped real property connected with Clementina Towers for the purpose of constructing a senior housing project. TODCO constructed the Eugene Coleman Community House, which includes 85 units of rental housing for very low-income seniors. Block 3733, Lot 096 is a .75 foot by 155 foot strip of land that runs immediately adjacent to the Eugene Coleman Community House.

- Bonifacio and Rizal Sidewalk Parcels – In the 1960s, consistent with the purposes of the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1, the RDA purchased large swaths of land in Yerba Buena with federal urban renewal funds. Most of the parcels were reassembled and sold off for economic development purposes or retained for public purposes. These parcels were retained by the RDA for completion of sidewalks along Bonifacio and Rizal Streets, and for unknown reasons were not transferred to the City upon completion of the sidewalks.
- ***Western Addition***
 - Ellis Street Driveway Parcel – The City transferred this parcel to the RDA in 1982 as part of a larger land assemblage for commercial and residential uses.

Address/Location

See Attachment B, Nos. 4 through 13, for specific addresses. Maps of the parcels are attached as Attachments A1-A5.

Lot Size

See Attachment B, Nos. 4 through 13, for the lot sizes of the parcels. Maps of the parcels are attached as Attachments A1-A5.

Current Zoning

India Basin Industrial Park

- Burke Street Parcels – Zoned Core Production Distribution and Repair (PDR-2) under the San Francisco Planning Code. PDR-2 promotes the introduction, intensification, and protection of a wide range of light and contemporary industrial activities.

- Cargo Way Sidewalk Parcels – Zoned Core Production Distribution and Repair (PDR-2) under the San Francisco Planning Code. PDR-2 promotes the introduction, intensification, and protection of a wide range of light and contemporary industrial activities.

Yerba Buena Center

- Senior Housing Parcels – Zoned Residential–Commercial High Density (RC-4). RC-4 provides for a mixture of high-density dwellings with supporting commercial uses.
- Bonifacio and Rizal Sidewalk Parcels – Zoned Mixed Use-Residential (MUR). MUR serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center to the east and the lower-scale, mixed use service/industrial and housing area west of Sixth Street.

Western Addition

- Ellis Street Driveway Parcel – Zoned Moderate Scale Neighborhood Commercial (NC-3). NC-3 offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods.

Estimate of the Current Value (Including Appraisal Information)

- ***India Basin Industrial Park***
 - Burke Street Parcels – As remnant street parcels, the fair market value is \$0.
 - Cargo Way Sidewalk Parcels– As remnant sidewalk parcels, the fair market value is \$0.
- ***Yerba Buena Center***
 - Clementina Commons Parcels – As undevelopable remnant parcels, the fair market value is \$0.
 - Bonifacio and Rizal Sidewalk Parcels – As remnant sidewalk parcels, the fair market value is \$0.
- ***Western Addition***
 - Ellis Street Driveway Parcel – \$10,000, as determined by a September 14, 2011 appraisal by Carneghi-Blum and Partners, Inc. This parcel is encumbered by easements in favor of adjacent property owners for emergency vehicle access. Development of the site is further restricted in that footings and foundations cannot be installed on or beneath the surface. Thus, this site utility is limited to access for the adjacent sites.

Estimate of Revenues Generated (Including Contractual Requirements for Use of Funds)

No revenues are generated from any of the remnant parcels.

History of Environmental Contamination, Studies, Remediation Efforts

- **India Basin Industrial Park**
 - Burke Street Parcels and Cargo Street Sidewalk Parcels – The Successor Agency was not able to locate information related to the history of environmental contamination on these parcels. In general, prior to redevelopment, India Basin Industrial was a one hundred twenty-six acre blighted area which included: 25 acres of automobile wrecking yards, 19 acres of general industrial uses, 7 acres of vacant land, 35 acres of unimproved streets and 16 acres devoted to remnants of "Old Butchertown" meat packing businesses.

- **Yerba Buena Center**
 - Senior Housing Parcels and Bonifacio and Rizal Sidewalk Parcels – The Successor Agency was not able to locate information related to the history of environmental contamination on these parcels. A general survey of environmental conditions was conducted as part of the 1995 Environmental Impact Report for the Yerba Buena Center ("EIR"). The EIR noted the industrial past of the area and that unknown sources of fill dirt have been used over the years to level the area. As a result of these past uses and practices, there could be soil contamination and other hazards, such as underground storage tanks, which are common in an urban setting. However, the EIR did not find any known superfund sites in the area or other significant hazards requiring major remediation.

- **Western Addition**
 - Ellis Street Driveway Parcel – The Successor Agency was not able to locate information related to the history of environmental contamination on this parcel. However, Baseline Environmental Consulting prepared reports on the land immediately adjacent to this parcel in May 1996 and July 2000. These reports concluded that the adjacent property contained lead- and petroleum-contaminated soils to a depth of approximately four feet. Historical land uses include a storage company, upholstery shop, furniture store, printing shop, sign painter, paved and unpaved parking areas, and construction staging area, all of which may have contributed to the contamination. The report recommended that the contaminated soil be excavated and properly disposed of in a hazardous waste facility.

Potential for Transit-Oriented Development; Advancement of Planning Objectives

There is no potential for transit-oriented development on any of the Remnant Parcels. All of the India Basin and Yerba Buena Center parcels are too small to be developed. Development of the Ellis Street Driveway parcel is prohibited due to a restriction imposed by the City for access to the utilities underneath the parcel.

History of Previous Development and Leasing Proposals

There is no history of previous development and leasing proposals, as these remnant parcels are not developable.

Disposition of the Agency Property

India Basin Industrial Park

- Burke Street Parcels – The Successor Agency proposes to transfer these parcels to the City for a governmental purpose (i.e. public streets).
- Cargo Way Sidewalk Parcels – The Successor Agency proposes to transfer these parcels to the City for a governmental purpose (i.e. public sidewalks).

Yerba Buena Center

- Senior Housing Parcels – The Successor Agency proposes to sell these parcels at fair market value to the owners of Clementina Towers and Eugene Coleman Community House. As undevelopable remnant parcels, the fair market value is \$0.
- Bonifacio and Rizal Sidewalk Parcels – The Successor Agency proposes to transfer these parcels to the City for a governmental purpose (i.e. public sidewalks).

Western Addition

- Ellis Street Driveway Parcel (Block 0725, Lot 026) – The Successor Agency proposes to sell this parcel at fair market value.

Properties Dedicated to Governmental Use Purposes and Properties Retained for Purposes of Fulfilling an Enforceable Obligation

See above section.

Attachment A-1:	Map of Burke Street Parcels
Attachment A-2:	Map of Cargo Way Sidewalk Parcels
Attachment A-3:	Map of Senior Housing Parcels
Attachment A-4:	Map of Bonifacio and Rizal Sidewalk Parcels
Attachment A-5:	Map of Ellis Street Driveway
Attachment B:	DOF Tracking Sheet – Other Properties

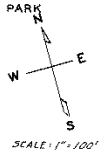
Attachment A-1

Map of Burke Street Parcels

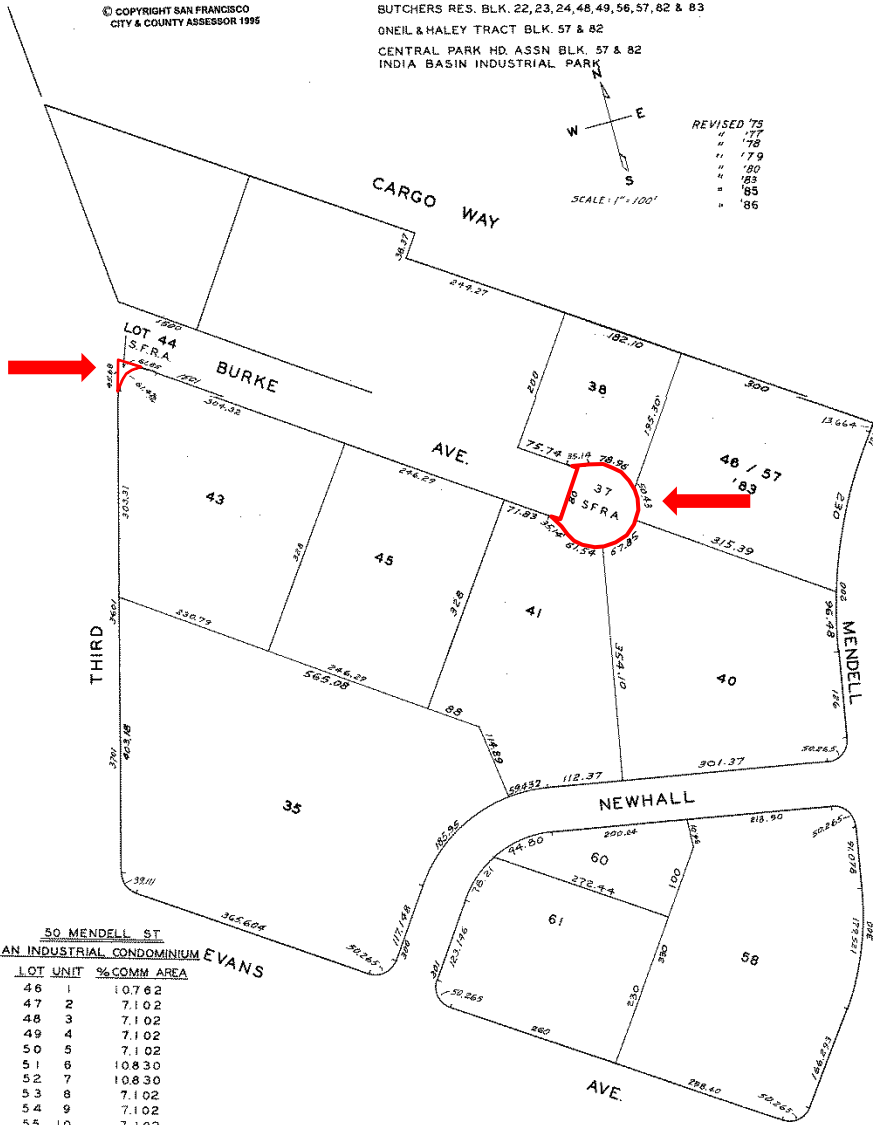
5203

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VISIT. VA. HD. ASSN.
 SUNNYVALE HD. ASSN. BLK. 4
 BUTCHERS RES. BLK. 22, 23, 24, 48, 49, 56, 57, 82 & 83
 ONEIL & HALEY TRACT BLK. 57 & 82
 CENTRAL PARK HD. ASSN. BLK. 57 & 82
 INDIA BASIN INDUSTRIAL PARK



REVISED '75
 " '77
 " '78
 " '79
 " '80
 " '83
 " '85
 " '86



50 MENDELL ST
 AN INDUSTRIAL CONDOMINIUM EVANS

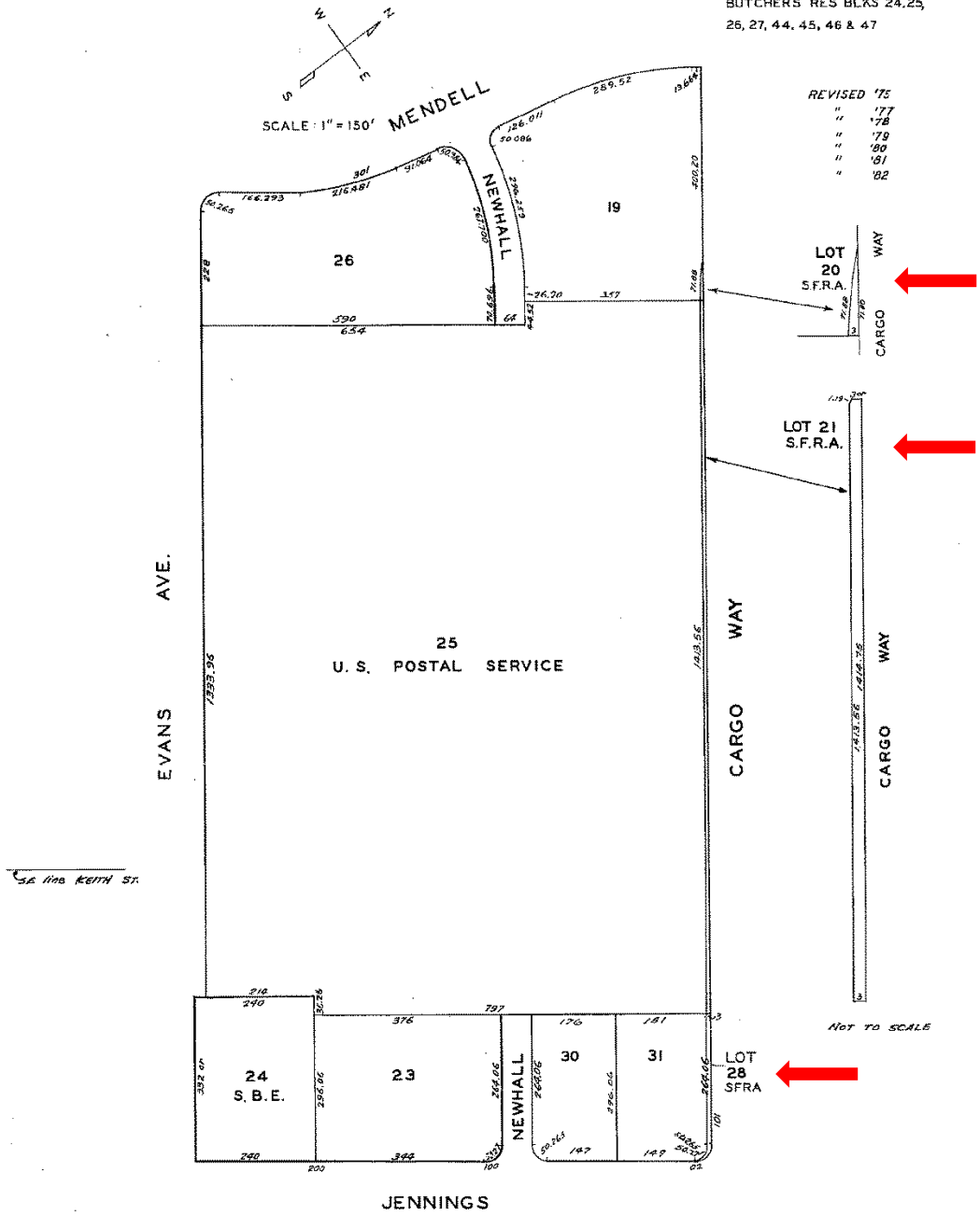
LOT UNIT	% COMM AREA
46 1	10.762
47 2	7.102
48 3	7.102
49 4	7.102
50 5	7.102
51 6	10.830
52 7	10.830
53 8	7.102
54 9	7.102
55 10	7.102
56 11	7.102
57 12	10.762

Attachment A-2

Map of Cargo Way Sidewalk Parcels

4570

BUTCHERS RES BLKS 24, 25,
26, 27, 44, 45, 46 & 47



Attachment A-3

Map of Senior Housing Parcels

lot58 into 110to136 for 1997 roll
 lot60 into lots137to140 for 1998 roll
 lot104 into lots108&109 for 1999 roll
 lot 60A into lots 141/142 for 1999 roll

lot22 into lots145/147 for 2002 roll
 lot16 into lots148/158 for 2002 roll
 lot102 into lots159to161 for 2003 roll
 lot108 into lots171/174 for 2012 roll

Lots # merged into Lot # '99'

15	14
25,32-33	28
30	29
35	34
36-55	35
51	44
78	79 '144'
44	8 '141'



LOTS MERGED INTO LOT 'YRS'

65A	76	'1930'
85	81	'1930'
73,74	72	'1941'
34,35	35	'1982'
37	38	'1982'
37,38,41,42,43,44	108	'1984'
lot 81 & B.E. 16A&6D	-	'91'

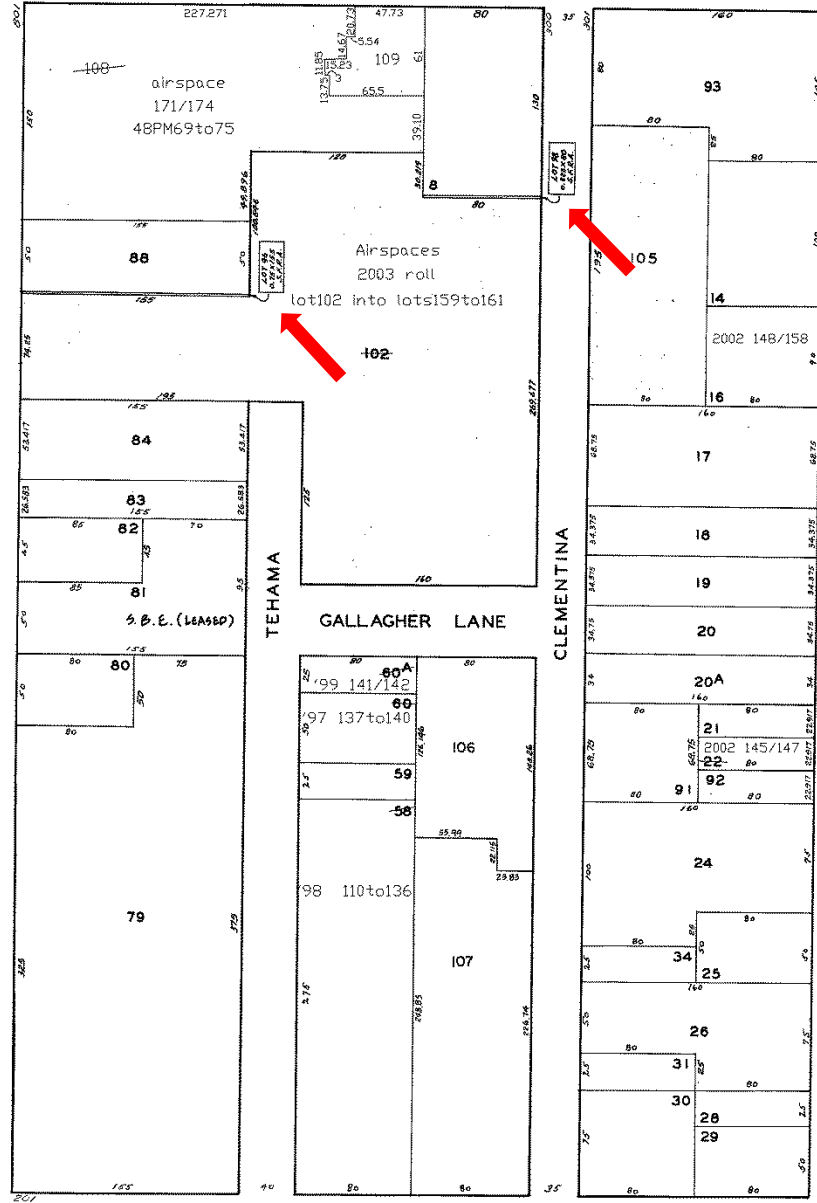
3733
 100 VARA BLK. 373

355 TEHAMA ST.
 A CONDOMINIUM

LOT	UNIT	% COMM. AREA
141	1	42.07
142	2	57.93

REVISED '58
 REVISED '63
 REVISED '65
 " '71
 " '72
 " '76
 " '81
 " '84
 " '91

Revised 1997
 Revised 1998
 Revised 1999
 Revised 2002
 Revised 2005
 Revised 2012



860 FOLSOM ST.
 A CONDOMINIUM

LOT	UNIT	% COMM. AREA
145	A	39.34
146	B	15.24
147	C	46.42

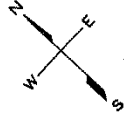
826 FOLSOM ST.
 A CONDOMINIUM

LOT	UNIT	% COMM. AREA
148	826	46.82
149	1	5.76
150	2	6.36
151	3	5.78
152	4	6.03
153	5	5.14
154	6	4.94
155	7	4.78
156	8	4.86
157	9	4.99
158	10	4.54

5TH

Attachment A-4

Map of Bonifacio and Rizal Sidewalk Parcels



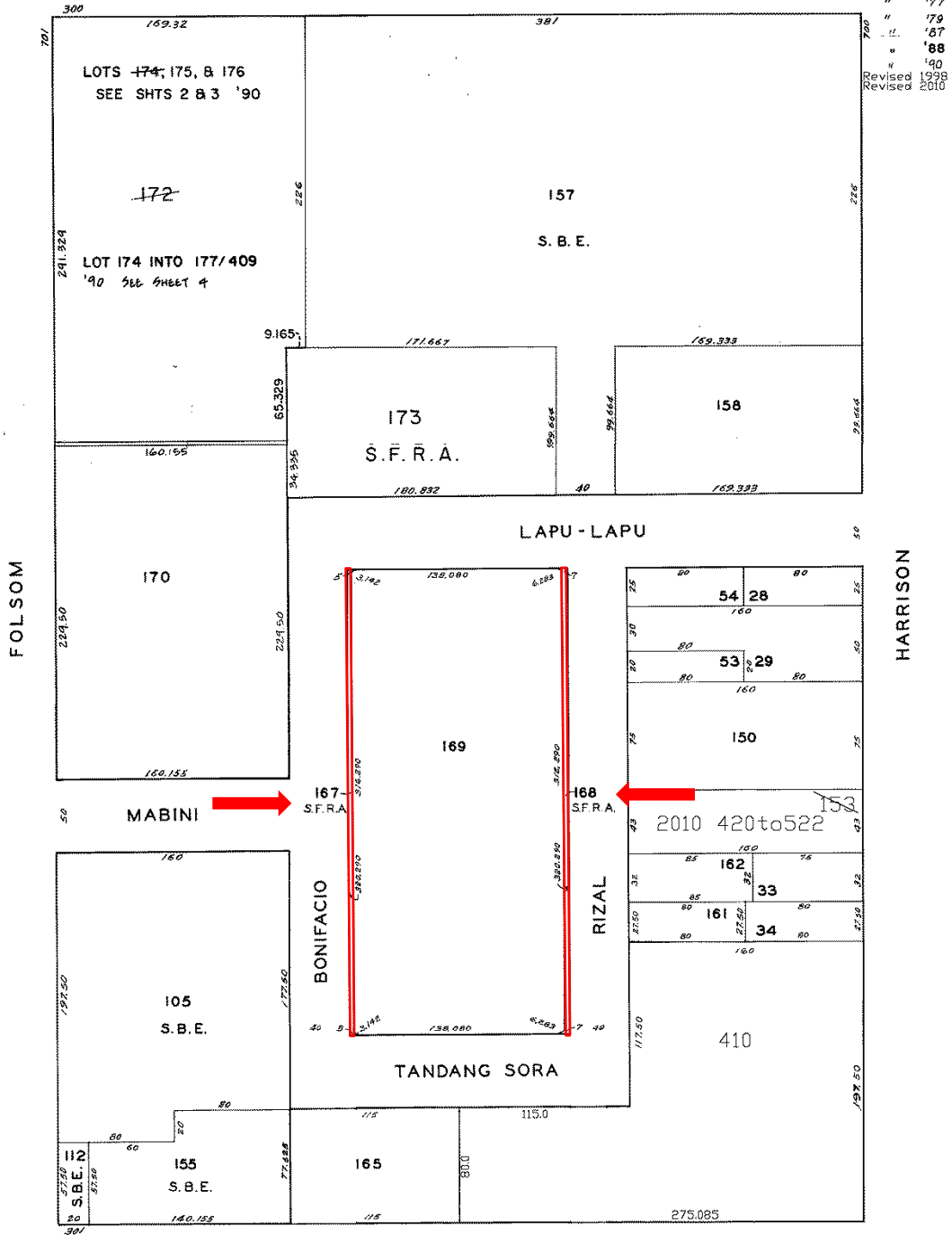
© COPYRIGHT SAN FRANCISCO CITY & COUNTY ASSESSOR 1995
 lots 77&78&163&164 into lots 410 for 1998 roll.
 lots 153 into lots 420 to 522 for 2010 roll.

3751

100 VARA BLK 365 SHEET 1

REVISED '75
 " '77
 " '79
 " '87
 " '88
 " '90
 Revised 1998
 Revised 2010

THIRD



FOURTH

Attachment A-5

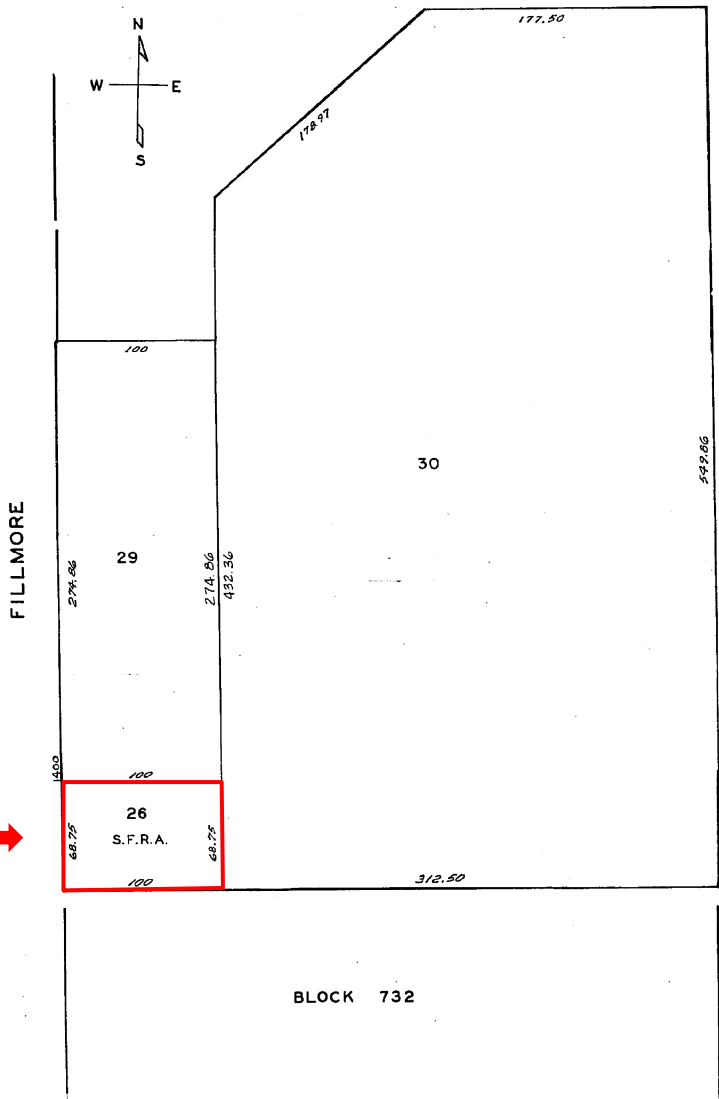
Map of Ellis Street Driveway

725

LOTS MERGED
Lots 25, 27 INTO Lot 19-24, 19
708-21/23 '90

W A BLK. 307

REVISED '75
REVISED '83
" '86
" '90



BLOCK 732

WEBSTER

Former N & S lines
of BYINGTON ST

Attachment B
DOF Tracking Sheet – Other Properties

(See Tab L)