

Hunters Point Shipyard Phase 1 Open Space Conveyance

November 21, 2024



Hunters Point Shipyard Phase 1

Open Space

1. Background
2. Transfer
3. Funding Agreement
4. City Ownership - SF Rec and Park
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Background

- Hunter Point Shipyard (“HPSY”) Phase 1 open space developed under the Disposition and Development Agreement (“DDA”) and Open Space planning documents
- OCII owns open space parcels
- Upon completion of open space improvements by the Master Developer, OCII accepts these improvements pursuant to the DDA
- Community Facilities District (“CFD”) #8 was created to fund maintenance and operations of the open space

Background

- State Mandated Dissolution of the Redevelopment Agency requires OCII create a Property Management Plan (PMP) to transfer the completed open space parcels to the City
- Property Management Plan (PMP) states the timing for the transfer is upon completion
- Current Management contract with Parklab Open Space Management (POSM) expires June 30, 2024

Property Management Plan (PMP)

- Document detailing Plan to transfer Open Space from OCII management
- Property Management Plan (PMP) states the timing for the transfer
Approved by the State Department of Finance in 2015.
- PMP scheduled the transfer in phases upon completion of open space in each specific major phase or sub phase of development (all Phase 1 Hilltop open space is complete)
- PMP presented to the CAC in 2013.

Funding Park Maintenance

- CFD #8 Funds maintenance and repair of parks, open space, park streetscape elements, community building and public art as well as necessary reserves to address future capital needs
- OCII remains the CFD Administrator and will reimburse Rec and Park for its costs.
- CFD funds can only be spent on HPSY Phase 1 open space

HSPY Phase 1 Open Space



Recreation and Park Department

Hunters Point Shipyard Phase 1 Open Space

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Inspire, Connect, Play!

OCII and SF Rec and Park

- SF Recreation and Park Department (Rec and Park) will begin management of HPSY Parks on July 1, 2025
- OCII and Rec and Park will enter into a Funding & Maintenance Agreement, and will transfer the completed HPSY Parks to the City on July 1, 2025
- OCII will reimburse Rec and Park for operations & maintenance costs with CFD #8 funds



Park & Recreation Experts

- Our staff are experts in horticulture, recreation, and park stewardship
- Rec and Park Gardeners are trained in water conservation and irrigation practices, and sustainable gardening techniques
- Our staff also include natural resource specialists, integrated pest management specialists, recreation staff, rangers, labor and skilled trades, including plumbers, electricians, carpenters, stone masons and more.



Proven Success with OCII and SF Rec and Park

Mission Bay Parks

- Rec and Park management on July 1, 2023
- 20 acres of parks, 11 acres complete 2028
- 2 dog parks, volleyball, playground, basketball, Esplanade & more



Shoreview Park

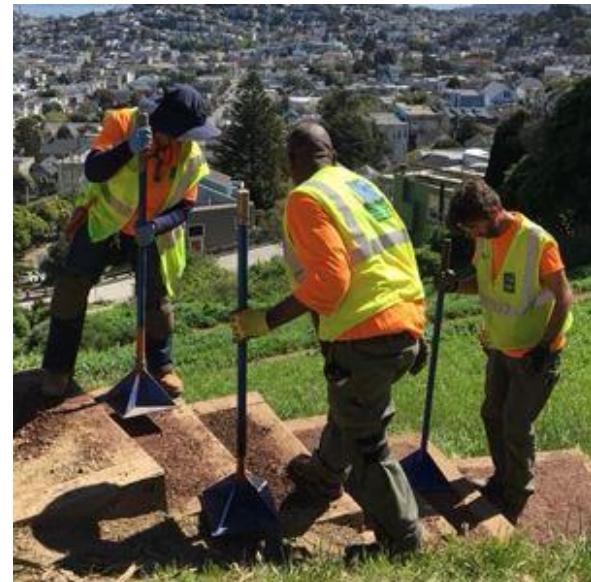
- Open to public summer of 2021
- Transferred from OCII in 2017, along with funds for a renovation of the park
- Renovated playground included 25-foot slide, climbing net, skywalk, new playground surface
- Plus BBQ area, outdoor fitness, landscaping, seating, lighting and more



Youth and Adult Workforce Opportunities

Gardener Apprenticeship Program

- 1st State Certified Horticulture Program, since 2012
- 2-year, paid program, with over 3,000 hours of training
- Receive a Certificate from City College's Horticulture Program



Pre-Apprenticeship Program (NEW)

- 1-year apprenticeship – urban reforestation and job skills
- Must be adult enrolled in CalWORKS, CAAP, CalFresh, Medi-Cal or Former Foster Youth
- \$25 per hour, Medical & Dental, Local 261 membership

Greenagers

- Youth leadership program for high-school students
- Build professional skills, lead volunteer projects, participate in community events, learn about parks, meet new friends
- \$25 per hour, and earn work experience



OCII & Rec and Park Next Steps

1. Staff Completion of Funding Agreement
2. Approval of the Funding Agreement at Rec and Park and OCII Commissions
3. Board of Supervisor's Approval of
 - Funding Agreement
 - Transfer of parks from OCII to the City



Current Schedule

March 2025 : Funding Agreement and presented to OCII Commission as an Action

March 2025 : Funding Agreement presented to the RPD Commission as an Action

April 2025: Board of Supervisors approve Funding Agreement and Transfer

July 1, 2025: RPD begins managing Hunters Point Shipyard Parks & Open Space

July 2025 and on: OCII remains administrator of CFD





Thank You

