

Hunters Point Shipyard Phase 1 Open Space Conveyance

March 17, 2025



Hunters Point Shipyard Phase 1

Open Space

1. Background
2. Transfer
3. Funding Agreement
4. City Ownership - SF Rec and Park
5. Schedule
6. Next Steps

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 improvement 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.
- OCII presented to the CAC re: transfer to RPD November 2024

Management and Funding Agreements

- **Memorandum of Agreement**

- Short-term management agreement of Open Space between OCII and RPD
- Starts July 1, 2025

- **Joint Facilities Agreement**

- Conveys Parks and Open Space to RPD and 8 public artworks to the San Francisco Arts Commission (“SFAC”) to the City’s civic art collection
- Long-term funding agreement of CFD #8 funds for maintenance and operations of Open Space and Artwork between OCII, RPD and SFAC

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 and Arts Commission for its costs.
- CFD funds can only be spent on HPSY Phase 1 open space

CFD #8 Budget

Expenditure Type	Expenditure Detail	CFD Special Tax FY 25-26	Prior Year Balance	Total
Maintenance and Operations	Professional services to maintain and operate the Facilities. Includes utilities	\$1,650,114	\$373,128	\$2,023,242
Administrative Expenses	Staffing and consulting costs to administer CFD	\$184,798		\$184,798
Total		\$1,834,912	\$373,128	\$2,208,040

- The FY 2025-26 Budget includes one-time costs to address deferred maintenance of the artwork (e.g., rust removal and paint) and to purchase capital items to maintain the parks and open space.

HSPY Phase 1 Open Space



Recreation and Park Department

Hunters Point Shipyard Phase 1 Open Space

March 17, 2025



Inspire, Connect, Play!

Park & Recreation Experts

- Our staff are experts in horticulture, recreation, and park stewardship
- Rec and Park Gardeners are skilled 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.



SF Rec and Park – An Overview

- SF Rec and Park owns and maintains over 230 parks, 179 playgrounds, 9 public swimming pools, 82 rec centers and clubhouses and more
- Among these are iconic parks, like Coit Tower, Golden Gate Park, the Marina Green and Harbor, Dolores Park, Camp Mather and others
- Our park system includes 4,257 acres of recreational and open space, including Camp Mather and Sharp Park



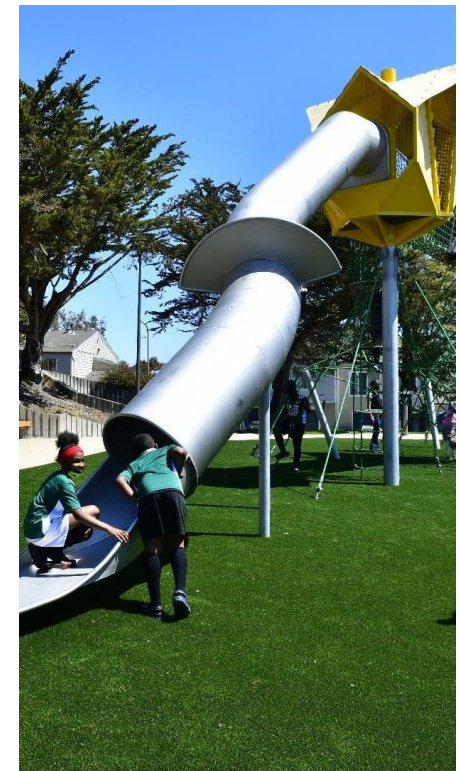
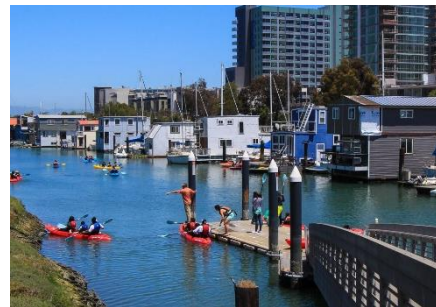
Successful Transitions with OCII and SF Rec and Park

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



Your Neighborhood Rec and Park

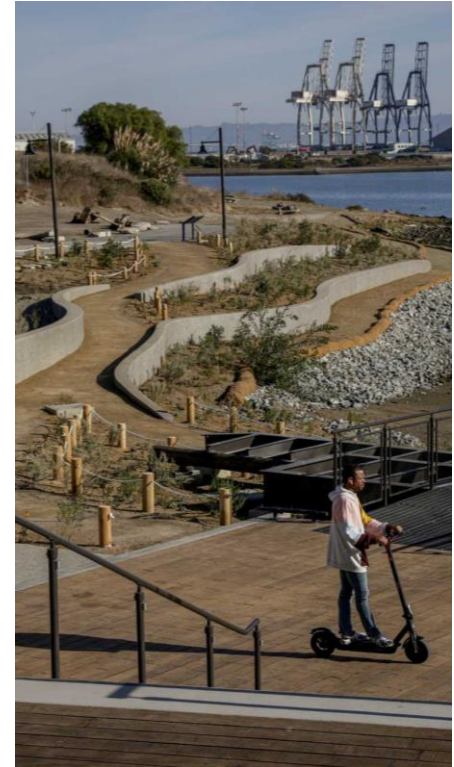
- Rec and Park will have on-site Park Service Area staff that will perform landscape and custodial maintenance and ensure HPSY parks meet a high standard of quality which will be measured through our park evaluation program.
- An RPD Park Service Area supervisor and manager will oversee maintenance for the HPSY parks
- Other citywide RPD park maintenance services will include arboricultural services, structural maintenance repairs, natural resource management, and more
- On site maintenance hub will ensure an efficient and effective deployment of resources



Community Space

Building Activation

- Rec and Park is working closely with OCII regarding building activations and making it available as a reservable space for social gatherings and community meetings.
- 451 Galvez will still continue to be used for CAC meetings.
- We manage over 60 clubhouses and rental facilities, as well as concessions and tenants. Examples include Trocadero Clubhouse at Stern Grove, Lake Merced Boathouse, Sunnyside Conservatory, Coit Tower, concessions at Union Square, Civic Center, and Golden Gate Park.



Rec and Park Programs and Services (cont)

Park Rangers

- Serve as park ambassadors and model good park behavior
- Enforce park code
- Park Ranger Dispatch, at 415-242-6390

General Questions or Issues

- Sfrecrepark.org
- RPDinfo@sfgov.org, or call 311



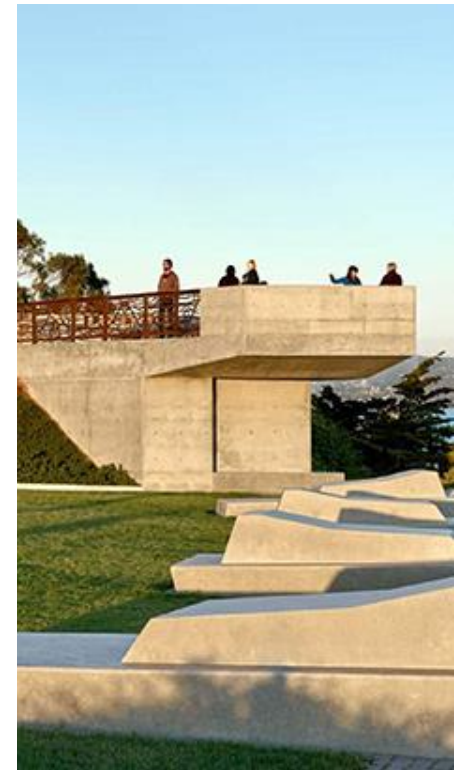
Rec and Park Programs Citywide

Recreation Programs

- Sports, arts, crafts, music and more for kids, adults and seniors
- Scholarships (income qualified), from 50% to 100% of costs
- (sfrecpark.org), SFreconline@sfgov.org, Phone: 415-810-6800

Picnics and other Reservations

- Picnics, BBQs, tennis, pickleball, weddings, birthdays, reunions
- (sfrecpark.org), RPDreservations@sfgov.org, phone: 415-831-5500



Rec and Park Workforce Development Programs

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
- Based at 900 Innes
- Must be adult enrolled in CalWORKS, CAAP, CalFresh, Medi-Cal or Former Foster Youth
- \$25 per hour, Medical & Dental, Local 261 membership

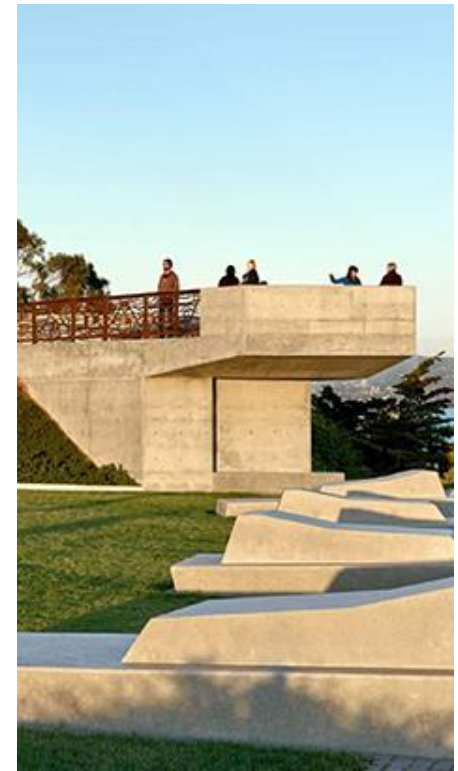
Greenagers

- 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. HPSY CAC Presentation (Current)
2. Approval of the Funding Agreement at Rec and Park and OCII Commissions (April)
3. Board of Supervisor's Approval of
 - Funding Agreement
 - Transfer of parks from OCII to the City



Current Schedule

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

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

May 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



Hilltop and Hillside Parks

EXHIBIT A

