

Commission on Community Investment and Infrastructure

RESOLUTION NO. 52-2014

Adopted July 15, 2014

COMMENDING MIKE GRISSO FOR HIS MORE THAN 11 YEARS OF DEDICATED AND OUTSTANDING SERVICE AT THE FORMER SAN FRANCISCO REDEVELOPMENT AGENCY AND ITS SUCCESSOR AGENCY, THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

WHEREAS, Mike Grisso joined the San Francisco Redevelopment Agency (the "SFRA") as a Senior Planner in October 2002; and,

WHEREAS, He led the production of the Transbay Redevelopment Project Area Design for Development, published in 2003, which received the Urban Design Award from the San Francisco Chapter of the American Institute of Architects and the Outstanding Planning Award from the Northern California Chapter of the American Planning Association; and,

WHEREAS, He worked closely with the Transbay Joint Powers Authority (the "TJPA") and the San Francisco Planning Department to certify the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project in 2004; and,

WHEREAS, In 2004, Mr. Grisso was promoted to Project Manager and led the implementation of the South of Market Redevelopment Project, including working closely with other SFRA staff to create more than 300 affordable housing units, and overseeing the South of Market Economic Revitalization Program, which attracted more than 30 new businesses to the Sixth Street Corridor and provided funding for façade and tenant improvements for new and existing businesses and property owners; and,

WHEREAS, He led the creation and adoption of the Transbay Redevelopment Project Area (the "Transbay Project Area"), including writing the Redevelopment Plan, Development Controls, and Report to the Board, and overseeing all financing and land planning to identify funding for the new Transit Center and the 35 percent affordable housing program, the highest affordable housing level ever for a major project area in San Francisco, all of which was adopted in 2005; and,

WHEREAS, The Redevelopment Plan authorizes the transformation of the Transbay Project Area into a vibrant new, mixed-use neighborhood with three primary goals: (1) construct the new, multi-modal Transit Center on the site of the former Transbay Terminal and a rail extension from the current Caltrain station at Fourth and King Streets to the new Transit Center (the "Downtown Extension") – the TJPA is responsible for planning, constructing and eventually operating the new Transit Center; (2) develop a new, transit-oriented neighborhood on approximately 10 acres of publicly-owned property, most of which was formerly owned by the State of California, including more than 3,000 new residential units and three million square feet of new

commercial space as well as new parks, plazas, streetscapes, and related improvements – the land sale and net tax increment revenue generated by the development have been pledged to the TJPA to help fund the construction of the new Transit Center and Downtown Extension; and (3) ensure that 35 percent of the new residential units constructed in the Transbay Project Area are affordable to low- and moderate-income households; and

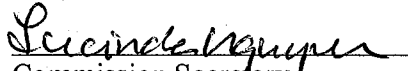
- WHEREAS, Mr. Grisso also led the adoption process for an amendment to the South of Market Redevelopment Plan, which was adopted in 2005, increasing the amount of funding for affordable housing and economic development and extending the term of the Redevelopment Plan by 10 years; and,
- WHEREAS, Starting in 2006, Mr. Grisso led the design, contracting and construction process for streetscape improvements on Sixth Street and surrounding alleyways, including the installation of widened sidewalks, new street lights, new street trees, raised crosswalks, and pedestrian plazas; and,
- WHEREAS, He led the production of the Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan, which was approved in 2006, and subsequent design work to improve Folsom Street and create new open space within the Transbay neighborhood, including a new park under the bus and freeway off-ramps; and,
- WHEREAS, He served on the Technical Advisory Committee for the Transit Center and Tower Design Competition in 2007 and assisted the TJPA in subsequent negotiations on the Transit Tower; and,
- WHEREAS, Starting in 2008 as a Senior Project Manager, he led the site planning and selection process for Blocks 1, 6, 7, 8, 9, and 11 in the Transbay Project Area, including issuing requests for proposals, reviewing responses, reviewing designs, and negotiating transaction documents for projects with a combined total of more than 1,500 market-rate and 650 affordable housing units, including 120 supportive housing units for formerly homeless individuals completed in 2013, and generating hundreds of millions of dollars in land sale and tax increment funding for the TJPA; and,
- WHEREAS, He assisted the TJPA in closing a \$171 million Transportation Infrastructure Finance and Innovation Act (“TIFIA”) loan for the Transit Center in 2010; and,
- WHEREAS, He worked closely with the San Francisco Planning Department and the TJPA to adopt the Transit Center District Plan in 2012, resulting in increased height limits on parcels surrounding the Transit Center and new impact fees and special taxes with the potential to generate hundreds of millions of dollars in new funding for the City and County of San Francisco (the “City”) and the TJPA; and,
- WHEREAS, Starting in 2012, after the dissolution of the SFRA and the creation of its successor, the Office of Community Investment and Infrastructure (“OCII”), Mr. Grisso worked closely with other OCII staff and the TJPA to secure a final and conclusive

determination from the State of California to protect the Transbay affordable housing program and funding for the Transit Center; and,

WHEREAS, During more than 11 years at the SFRA and OCII, Mr. Grisso participated in more than 300 committee, commission, board and community meetings; now therefore, be it

RESOLVED, that the Commission on Community Investment and Infrastructure commends Mike Grisso for his more than 11 years of dedicated and outstanding service at the the former San Francisco Redevelopment Agency and its successor agency, the Office of Community Investment and Infrastructure.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of July 15, 2014.


Commission Secretary