

Commission on Community Investment and Infrastructure

RESOLUTION NO. 53-2014

Adopted July 15, 2014

COMMENDING WELLS LAWSON FOR HIS MORE THAN 6 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, Wells Lawson joined the San Francisco Redevelopment Agency ("SFRA") in December 2007 as an Assistant Project Manager; and,

WHEREAS, Starting in 2007, Mr. Lawson co-managed the entitlement process for the integrated development of Phase 2 of the Hunters Point Shipyard ("Phase 2" or "HPS") Redevelopment Project Area and the Candlestick Point Activity Node of the Bayview Hunters Point ("BVHP") Redevelopment Project Area (together referred to as the "Project"); and,

WHEREAS, The Project will transform more than 700 acres of mostly vacant, underutilized land into 10,500 residential housing units, of which approximately 32% will be below market, up to 3 million square feet of research and development space, and more than 300 acres of new parks to Southeast San Francisco as well as new bus rapid transit service, more than 11,000 permanent jobs and over \$6 billion of new economic activity to the City; and,

WHEREAS, He was an instrumental part of the SFRA's negotiating team to adopt the amendments to the HPS Redevelopment Plan, the BVHP Redevelopment Plan, and creating an urban design framework that sets forth detailed standards for site coverage, building height and bulk, setbacks, building modulation, parking, street layout, open space, and establish overarching strategies for placement of certain uses and building types relative to street and open space types, to ensure quality development for the Project; and,

WHEREAS The Project is developed through a public-private partnership between SFRA, and the master developer, CP Development Co., LP ("Lennar" or "Developer") and is governed by a legally binding Disposition and Development Agreement ("DDA"). Mr. Lawson led the financial analysis of the Project's DDA which included analyzing revenue and costs figures projected over time to test the financial feasibility of the Project (accounting for all infrastructure development costs, community benefit obligations, affordable housing program costs, etc. against anticipated revenue from finished land sales) to ensure the development results in an economic benefit for the City of San Francisco; and,

WHEREAS, As part of the DDA, Mr. Lawson also led the transportation planning and implementation efforts for the Project, conducting the fiscal analysis of transportation improvements over the life of the Project, seeking alternative

financing for early transportation improvements, securing federal environmental clearance through the Bayview Transportation Improvements Project and coordinating Bi-County transit improvements in an effort to create significant investment in a new transit-oriented neighborhood to a historically underserved community. Overall the new development will invest more than \$400 million in new infrastructure and transportation improvements to re-connect the site with the surrounding community, the City and the region including a new bus rapid transit line, express bus service, pedestrian and bicycle networks and the extension of the Bay Trail; and,

WHEREAS, He worked closely with the Developer, HPS Citizens Advisory Committee (“CAC”), the BVHP Project Area Committee and the San Francisco Planning Department to certify the Final Environmental Impact Report (“EIR”) for the Project in 2010; and,

WHEREAS, Mr. Lawson drafted the Project’s Community Benefits Plan which obligates the Developer to provide more than \$83 million in community benefits collectively design to improve the quality of life for existing and future residents of BVHP. The highlights of the agreement include a \$27 million contribution towards a community housing fund, \$8.9 million contribution towards a workforce development fund, \$10 million for new facilities or upgrades to existing education resources, support for a Pediatric Wellness Center and health services programming, a Scholarship Fund for BVHP Youth, and continuation of the Construction Assistance Program and Insurance program for BVHP contractors. The Project will also create dedicated space for library services, an International African Marketplace and other community facilities; and,

WHEREAS, He initiated land exchange agreements among SFRA, the City, the Port of San Francisco, the State Lands Commission, and the California Department of Parks and Recreation (“State Parks”) for the purpose of improving the configuration of lands within the Project site; and,

WHEREAS, His guidance and leadership set the tone for negotiations with the Navy’s environmental cleanup of the HPS site in often challenging situations where decisions could impact the transfer timeline of the Navy property for the Project’s development; and,

WHEREAS, In 2008, Mr. Lawson worked with the Developer to apply for and receive a \$5 million CALReUSE Brownfield Grant for brownfield clean up for the Hunters Point Shipyard; and,

WHEREAS, He administered \$20 million in federal and state grants for rehabilitation and construction of the first new buildings on the Hunters Point Shipyard, including a clean technology incubator; and,

WHEREAS, In 2011, Mr. Lawson accepted, on behalf of the Project team, the award for “Hard Won Victory Award” from the Northern California Chapter of the American Planning Association for the Project’s Environmental Impact Report; and,

WHEREAS, In 2011, he submitted a white paper to the Brooking Institution's earning the Project's distinction as one of the nation's three most transformative investments in the United States; and,

WHEREAS, In 2012, Mr. Lawson worked closely with OCII staff and the Developer on the Project's First Amendment to the DDA to better facilitate investor financing; and,

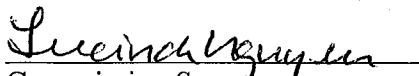
WHEREAS, In 2013 Mr. Lawson was promoted to Senior Project Manager overseeing the Project along with Phase 1 of the Hunters Point Shipyard redevelopment. As Senior Project Manager, he managed community processes among disparate stakeholders balancing public needs with the realities of private capital markets in negotiations, deploying bi-lateral strategies for interagency cooperation, seeking project financing, managing relationships with elected officials and community partners, and ensuring good administrative and accounting practices; and,

WHEREAS, In 2013, he led the adoption of the Candlestick Point Streetscape Plan and the first Major Phase of the Project to facilitate the construction of 1500 new units, including the replacement units of the Alice Griffith development, the Candlestick Point mixed-use retail center, three new parks, a hotel and office space; and,

WHEREAS, Over the past several years, Mr. Lawson participated and presented at more than 250 public meetings, workshops held on every aspect of the Project. These public presentations have included meetings before the City Board of Supervisors, the Agency and OCII Commissions, the City's Planning Commission, other City commissions, the HPS CAC, the BVHP PAC, India Basin Neighborhood Association, the Alice Griffith community and other community stakeholder groups; now therefore, be it

RESOLVED, that the Commission on Community Investment and Infrastructure commends Wells Lawson for his more than 6 years of dedicated and outstanding service at 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