

**Hunters Point Shipyard
Phase One Open Space
Joint Community Facilities Agreement**

March 17, 2026



Requested Commission Action

Approval of Joint Community Facilities Agreement (“JCFA”) for long-term stewardship of Hunters Point Shipyard Phase One (“HPSY1”) Open Space with

- Recreation and Parks Department (“RPD”)
- San Francisco Arts Commission (“SFAC”)



HPSY1 Open Space Areas



“Hilltop” Open Space Areas



Hunters Point Shipyard Phase1 Hilltop Parks

FOR INFORMATIONAL PURPOSES ONLY

- Initial Park Premises
- Public Trust Parks in Initial and Future Premises
- Future Park Premises
- # Pocket Parks 9-16



“Hilltop” Public Artwork



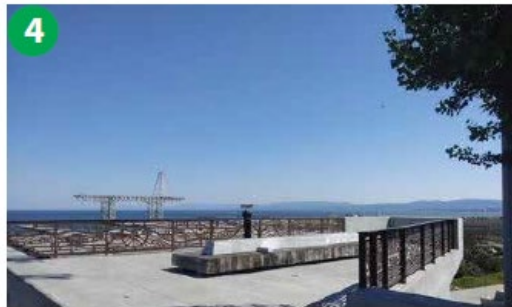
The Bayview Horn
by Jerry Barrish



Visions from the Past/Visions of the Future
by Marion Coleman



The Stream of Consciousness
by Heidi Hardin



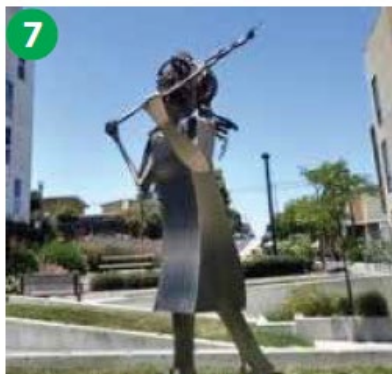
Flotilla
by Eric Powell



The Frame Refrain
by Mildred Howard and Walter Hood



The Frame Refrain
by Mildred Howard and Walter Hood



The Butterfly Girl
by Jason Webster



Hale Konon
by Jessica Bodnor

Background

- Open space improvements are obligated under the Hunters Point Shipyard Redevelopment Plan and HPSY1 Development & Disposition Agreement (“DDA”)
- OCII issues a Certificate of Completion (“COC”) when Open Space improvements are complete and subsequently, assumes maintenance responsibility of open space
- Dissolution of the Redevelopment Agency requires OCII to transfer the completed open space parcels to the City



JCFA Parties



RPD manages over 4,000 acres of recreational land, including 230 neighborhood parks, 181 playgrounds and play areas, and 82 recreation centers and club houses.



SFAC oversees the City's public art program, including the commissioning, conservation, and long-term stewardship of publicly owned artworks.

JCFA Terms

- 66-year agreement between OCII, RPD, and SFAC for stewardship of Shipyard Phase 1 open space and public artwork

RPD Scope of Services:

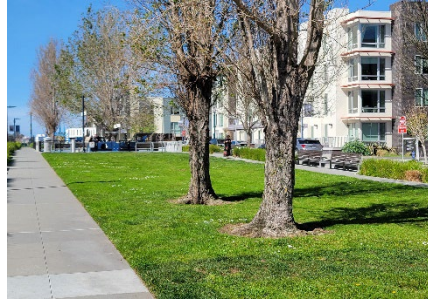
- Stewardship and maintenance of all completed parks and open space
- Maintenance of the nautical swing at Hillpoint Park
- Maintenance of the Gigantry play structure at Innes Court Park
- Maintain and manage Site Office (ongoing CAC meetings and OCII CAC/Site Office contractor use)

SFAC Scope of Services:

- Conservation and maintenance of 8 designated public art installations

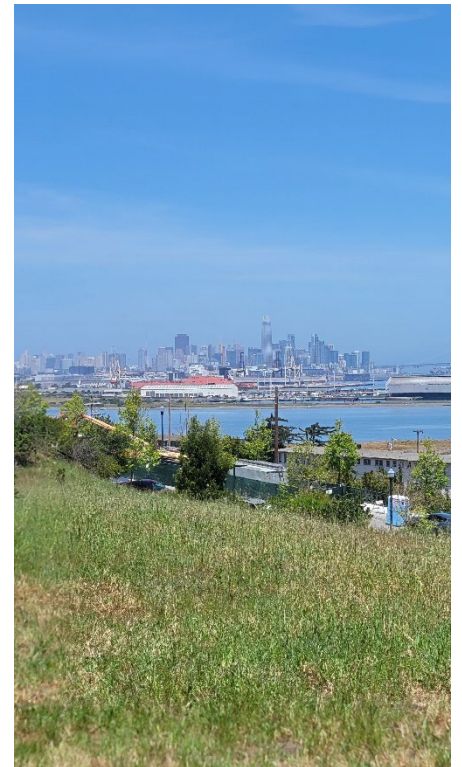
OCII Scope of Services:

- Administrator of Community Facilities District (CFD) No. 8
- Approver of annual CFD budget



Community Facilities District No. 8 (CFD No. 8)

- Mello-Roos special tax district funds Open Space maintenance at HPSY1
- CFD funds can only be spent in HPSY1
- OCII is administrator of CFD No. 8
- RPD and SFAC will utilize CFD No. 8 to fund park maintenance, including funding gardeners, custodians, and structural maintenance staff and provide for materials and supplies
- Payment to RPD and SFAC will be on a reimbursement basis.



Community Discussions

1. **CAC meeting 11/18/24:** OCII & RPD presented JCFA framework
2. **CAC Meeting 03/17/25:** CAC approval of JCFA Framework
3. **RPD Commission 04/17/25:** Approval of JCFA Framework

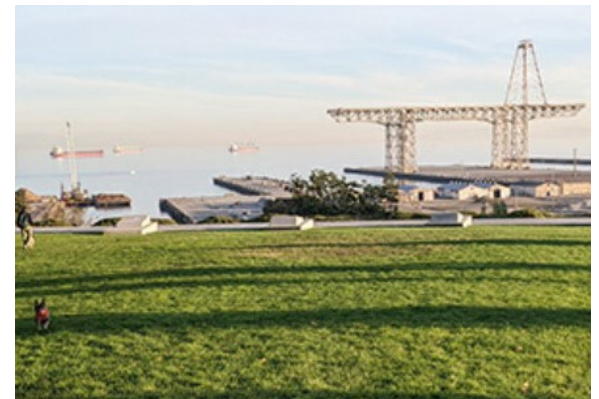


Conveyance Agreement

- Concurrent with JCFA, Board of Supervisors (“BoS”) will act on Conveyance Agreement to transfer title of Open Space parcels, including the Nautical Swing and Gigantry art piece, to RPD and all other public artworks to SFAC
- Conveyance authorized by Oversight Board and CA Department of Finance approval of Long-Range Property Management Plan in 2015
- SF Port and California State Lands Commission consenting parties as local and state trustees, respectively, for portions of site subject to State’s Public Trust
- Agreement:
 - Makes City official owner of the parks and artwork
 - Integrates parks into City’s permanent park system
 - Adds artwork to the SF Civic Art Collection
 - Fulfills OCII’s state-mandated obligation to transfer completed improvements

Next Steps: JCFA Execution

- **April 7:** Board introduction of JCFA
- **May 11:** Land Use & Transportation Committee Hearing
- **May 13:** Budget & Finance Hearing
- **May 19:** Full Board Hearing
- **May 29:** Mayoral and City Department Execution



THANK YOU

