

**Hunters Point Shipyard
Phase One Open Space
Memorandum of Agreement**

May 6, 2025



Requested Commission Action

Approval of Memorandum of Agreement

Recreation and Parks
Department

Management of HPS Phase 1
Open Space



Shipyard Phase 1 Open Space Areas



Shipyards Phase 1 Open Space Areas



Hunters Point Shipyard Phase1 Hilltop Parks

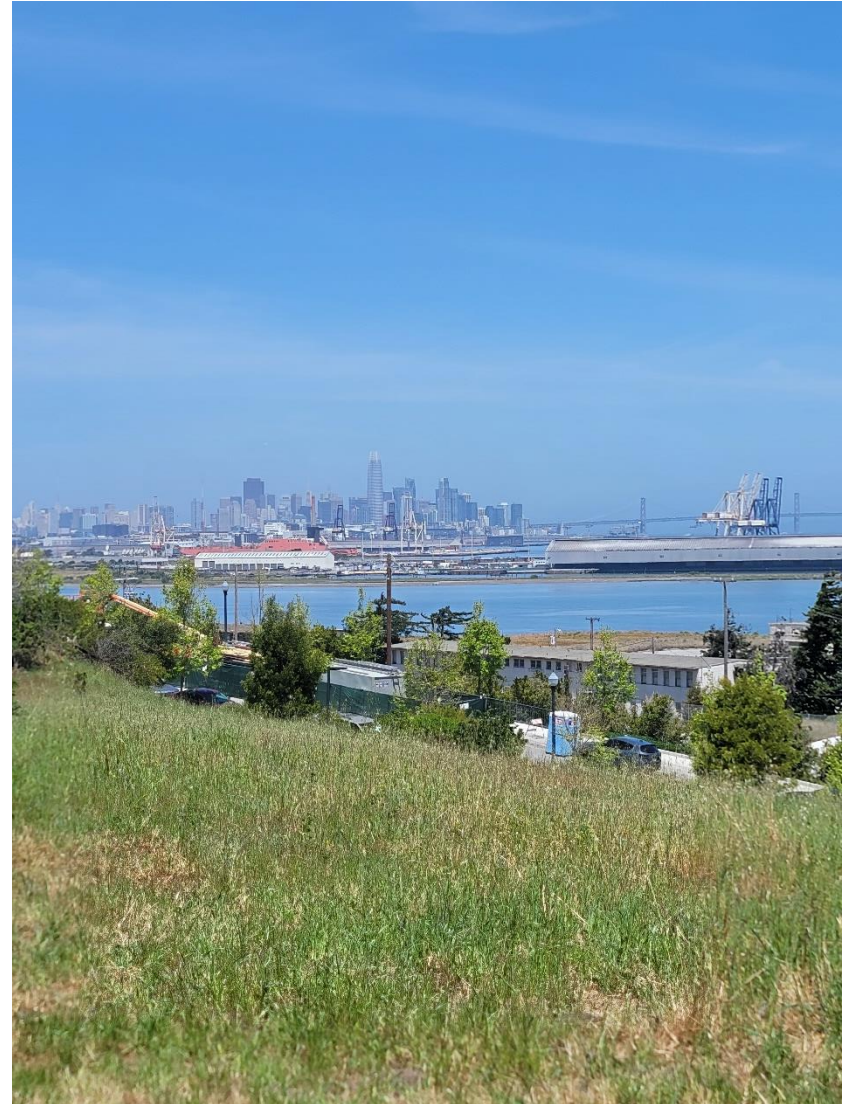
FOR INFORMATIONAL PURPOSES ONLY

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



Background

- Hunters Point Shipyard Phase 1 (“HPSY1”) open space is obligated under the Hunters Point Shipyard Redevelopment Plan and Development & Disposition Agreement (“DDA”).
- Community Facilities District (CFD) #8 was created to fund maintenance and operations of HPSY1 open space.
- CFD No. 8 FY 25-26 Budget approved by Commission on April 15th



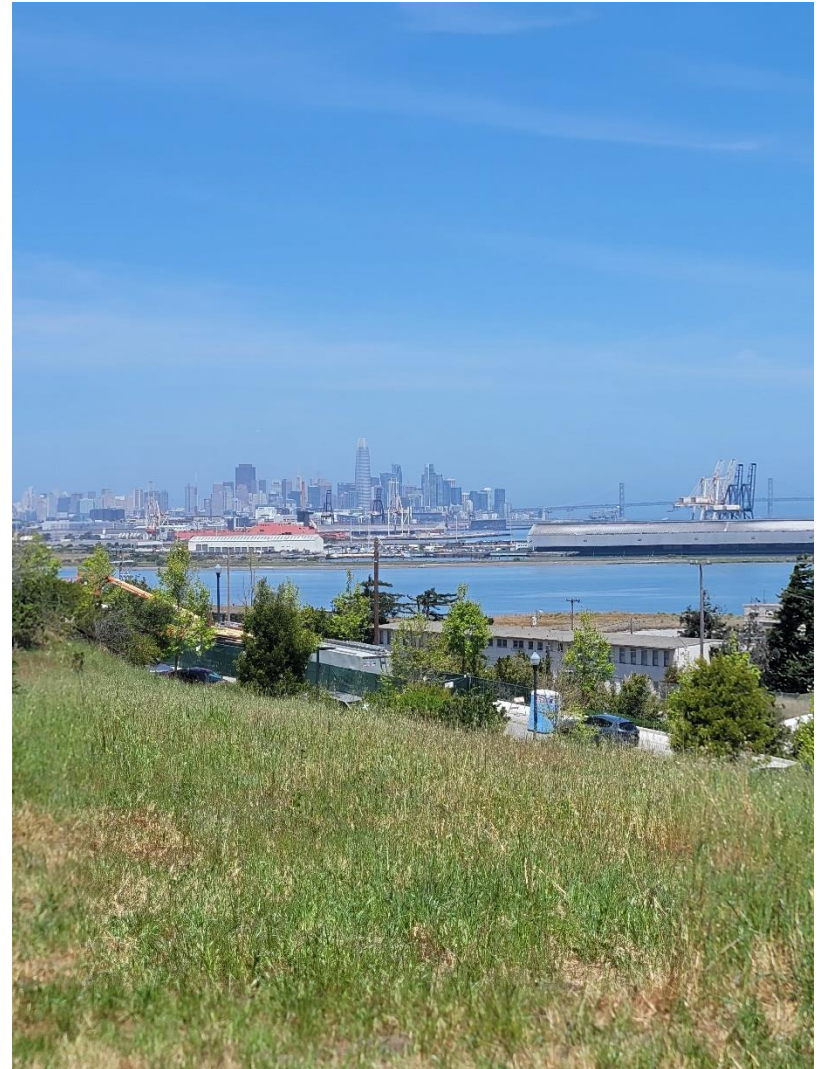
Background (Continued)

- OCII owns open space parcels
- Master Developer leases Open Space parcels to build improvements
- When Open Space improvements are complete, OCII issues a Certificate of Completion (“COC”) and assumes ownership of the improvements in the Open Space.



Background (con't)

- 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
- OCII has a management contract with Parklab Open Space Management (“POSM”). Expires June 30, 2025
- OCII, San Francisco Recreation and Parks Department (“RPD”), and San Francisco Arts Commission (“SFAC”) finalizing long-term agreement to facilitate transfer of completed and future HPSY1 open space and artwork.



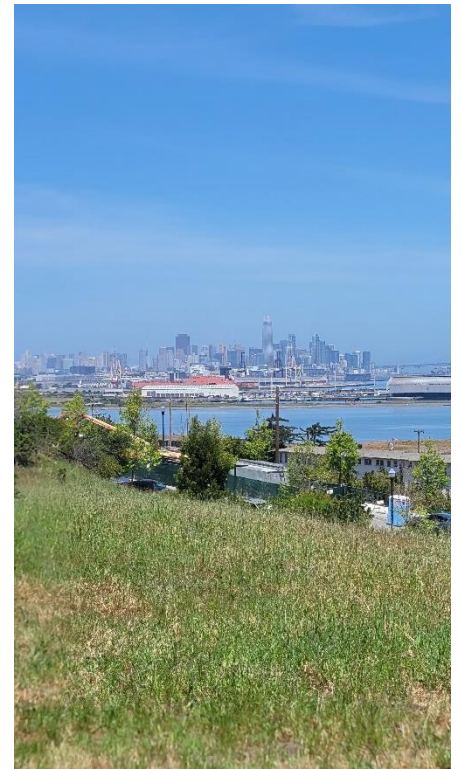
Memorandum of Agreement

- Short-term, 11-month agreement for \$981,300 between RPD and OCII to allow for maintenance and operations of existing Hilltop parks in FY25-26
- RPD Scope of Services:
 - Management and General Operations
 - Landscape Maintenance
 - Janitorial
 - Security
 - Special Events Management



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 will utilize CFD No. 8 to fund park maintenance, including funding gardeners, custodians, and structural maintenance staff and provide for materials and supplies



Community Discussions

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



Next Steps: Joint Community Facilities Agreement

- Long-term agreement between RPD, OCII, and SFAC
- Facilitates jurisdictional transfer of HPSY1 open space and artwork
- Governs obligations and responsibilities post-transfer
- Framework approved by RPD Commission 4/17/2025



Next Steps: JFA Approval Process

1. **OCII Commission:** Approve Joint Facilities Agreement
2. **BOS:** Approve legislation for transfer and associated actions
3. **California State Lands Commission:** Approve transfer of Public Trust responsibilities to RPD



COMPLETED PARKS

Innes Court Park



Innes Court Park (Area Map)



Shipyard Playground and Bicycle Station



Shipyard Playground and Public Art



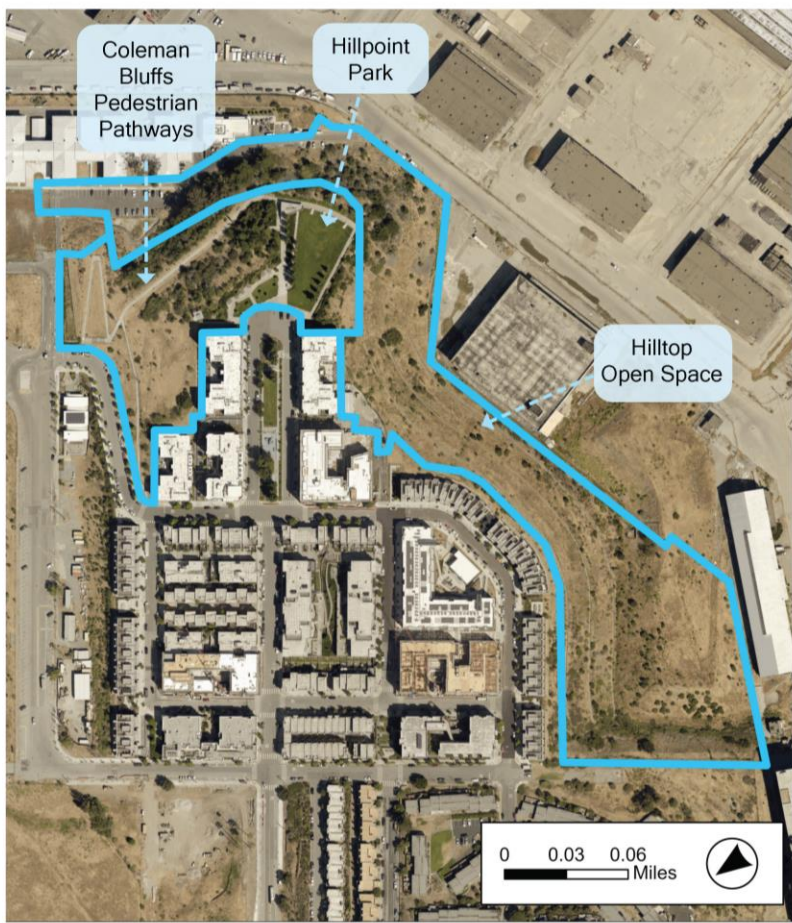
Innes Court Park Plaque and Gantry



Picnic Area

COMPLETED PARKS

Hillpoint Park & Hillside Park



Hillpoint Park (Area Map)



Coleman Bluffs Pedestrian Pathways



Hillpoint Park Lawn



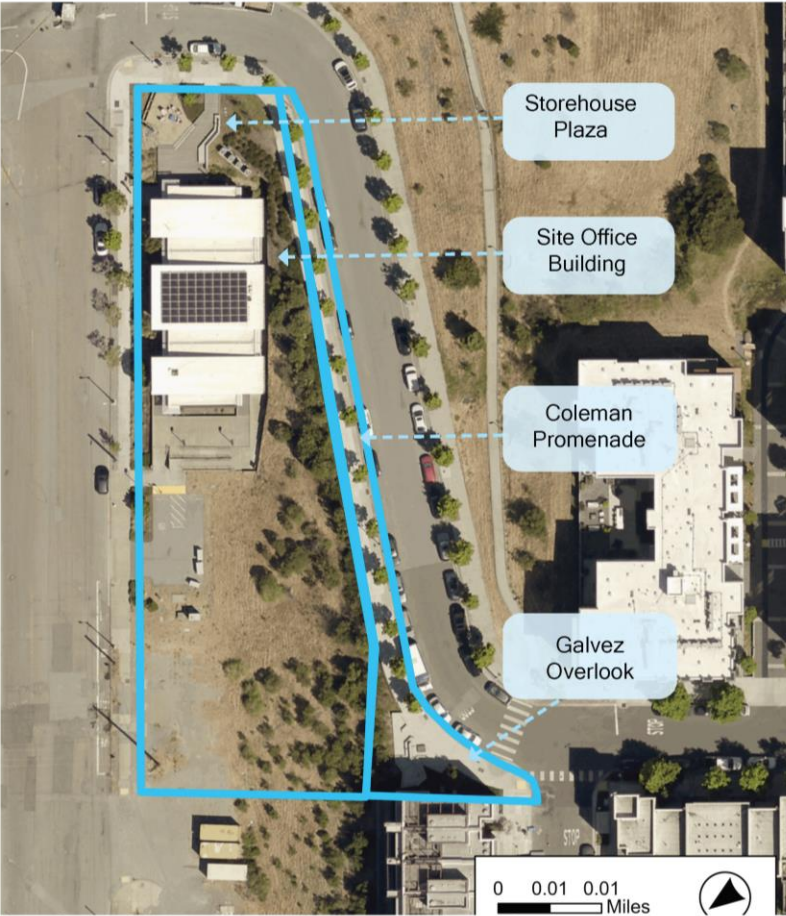
Hillpoint Park Viewing Platform



Hilltop Open Space

COMPLETED PARKS

Galvez Overlook, Coleman Promenade, Site Office Building/Storehouse Plaza



Galvez Overlook, Coleman Promenade, and Storehouse Plaza (Area Map)



Galvez Overlook



Coleman Promenade



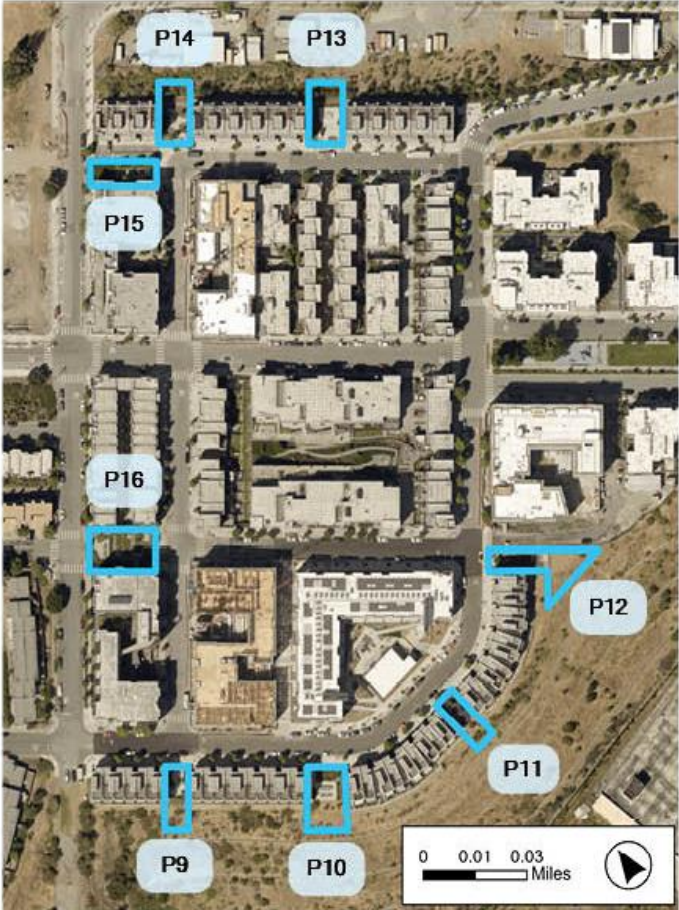
Storehouse Plaza



Site Office Building

COMPLETED PARKS

Pocket Parks P9-P16



Pocket Parks P9 - P16 (Area Map)



P9



P10



P11



P14



P15



P16

FUTURE PARKS

Hillside Neighborhood



 Parks & Open Space

 Pocket Parks 1-8

FUTURE PARKS

Hillside Neighborhood



Budget

Shipyard Budget		FY25-26 (11 months)	
Class	Class Title	FTE	\$
2708	Custodian	0.46	\$ 55,917
3417	Gardener	2.75	\$ 383,235
3422	Park Section Sup	0.46	\$ 76,998
Structural Maintenance Yard Staff		0.92	\$ 158,912
8208	Park Ranger (off-budget)	1.00	\$ -
Utilities / Operation costs			\$ 206,250
Maintenance/M&S			\$ 100,000
CFD# 8 Special Tax funds			\$ (981,311)
Total		5.58	\$ (0)