

450-2332017-002

Agenda Item **No. 5(b)**
Meeting of May 16, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Interim Executive Director

SUBJECT: Establishing Park Rules for Candlestick Point and Hunters Point Shipyard Parks;
Hunters Point Shipyard Project Area and Bayview Hunters Point Redevelopment
Project Area

EXECUTIVE SUMMARY

As part of the Hunters Point Shipyard Phase 1 project and the Candlestick Point-Hunters Point Shipyard Phase 2 project, HPS Development Co., LP and CP Development Co., LLC are obligated to build a system of public parks and open spaces totaling approximately 263 acres (the "Public Parks"). The Public Parks will be owned and operated by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure ("OCII").

In order to maintain safety in the Public Parks, to promote their enjoyment by the public, and to establish their character as public recreational spaces, OCII staff have prepared proposed park rules for the Public Parks. The proposed park rules have been publicly presented and discussed at (1) a meeting of the Planning, Development and Finance Subcommittee of the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC"), and (2) a meeting of the Full CAC.

OCII staff recommends approval of the proposed park rules.

BACKGROUND

The Redevelopment Agency of the City and County of San Francisco ("Former Agency") has entered into (i) the Phase 1 Disposition and Development Agreement ("Phase 1 DDA") with HPS Development Co., LP ("Phase 1 Developer"), and (ii) the Candlestick Point-Hunters Point Shipyard Phase 2 Disposition and Development Agreement ("Phase 2 DDA") with CP Development Co., LLC ("Phase 2 Developer," together with Phase 1 Developer, "Developers").

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Pursuant to California Health and Safety Code §§ 34170 et seq., the Former Agency was dissolved as of February 1, 2012, and OCII is completing certain enforceable obligations of the Former Agency, including those established in the Phase 1 DDA and the Phase 2 DDA.

Among those enforceable obligations are the construction of a system of public parks and open spaces located in Hunters Point Shipyard Phase 1, Hunters Point Shipyard Phase 2, and Candlestick Point (the "Public Parks").

The Public Parks consist of:

- 26 acres in Hunters Point Shipyard Phase 1;
- 221 acres in Hunters Point Shipyard Phase 2; and
- 16 acres in Candlestick Point.

In addition to the Public Parks, Candlestick Point contains an additional 120 acres of open space in the Candlestick Point State Recreation Area.

By the following actions, the San Francisco Redevelopment Commission ("SFRA Commission") and the Commission on Community Investment and Infrastructure ("Commission") have approved master plans and schematic designs for certain of the Public Parks:

- SFRA Commission Resolution No. 6-2007, adopted on January 16, 2007, approving the Hunters Point Shipyard Phase 1 Parcel A' Open Space & Streetscape Master Plan;
- SFRA Commission Resolution No. 111-2007, adopted on October 2, 2007, approving the Hunters Point Shipyard Phase 1 Parcel A' Open Space Schematic Design;
- SFRA Commission Resolution No. 69-2010, adopted on June 3, 2010, authorizing the Executive Director to execute the Phase 2 DDA, including the Parks, Open Space and Habitat Concept Plan for all parks and open spaces in Candlestick Point and Hunters Point Shipyard Phase 2;
- SFRA Commission Resolution No. 3-2011, adopted on January 18, 2011, approving the Hunters Point Shipyard Phase 1 Pocket Parks Schematic Design;
- Commission Resolution No. 1-2014, adopted on January 7, 2014, approving the Major Phase Application for Major Phase 1 CP, including schematic designs for parks within Major Phase 1 at Candlestick Point.
- Commission Resolution No. 3-2016, adopted on January 19, 2016, approving the first amendment to the Hunters Point Shipyard Phase 1 Parcel A' Open Space & Streetscape Master Plan; and
- Commission Resolution No. 13-2016, adopted on March 15, 2016, approving an amended Major Phase Application for Major Phase 1 CP, including schematic designs for parks within Major Phase 1 at Candlestick Point.

Consequently, all parks in Hunters Point Shipyard Phase 1, and certain parks in Candlestick Point-Hunters Point Shipyard Phase 2, now have approved schematic designs. Pursuant to the Phase 2 DDA, as the Phase 2 Developer prepares Major Phase Applications for future Major Phases of development, the Phase 2 Developer will submit, and the Commission will review, schematic designs for those parks within the subject Major Phase in Candlestick Point-Hunters Point Shipyard Phase 2 that do not yet have approved schematic designs.

Pursuant to the Phase 1 DDA and the Phase 2 DDA, after the Public Parks are constructed, OCII will own, maintain and operate the Public Parks, using funds reserved for that purpose, which will be generated through Community Facilities District taxes on property in Hunters Point Shipyard Phase 1, Hunters Point Shipyard Phase 2, and Candlestick Point.

The first four of the Public Parks – Hillpoint Park, Innes Court Park, Pocket Park 15, and Pocket Park 16 – are now nearing completion. These parks are located in the Hilltop neighborhood in Hunters Point Shipyard Phase 1. In preparation to commence operation of these four parks, and of further Public Parks that will be completed as the Developers continue project construction, OCII staff have prepared proposed rules for public use of the Public Parks.

DISCUSSION

Preparation Process

The proposed park rules were developed with three goals in mind: (1) to maintain safety in the Public Parks, (2) to promote enjoyment of the Public Parks, and (3) to establish the Public Parks' character as public spaces similar to other public parks throughout the City. In preparing the proposed rules, OCII staff reviewed the facilities planned in the Public Parks and their potential uses. OCII staff reviewed park rules previously adopted by the SFRA Commission for parks at Yerba Buena Gardens and Mission Bay; park rules established by the San Francisco Recreation and Parks Department for other parks throughout San Francisco; and park rules established in public parks outside San Francisco.

Public Review and Comment

OCII staff have presented the proposed park rules at two public meetings of the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC"), following public notice:

1. At the April 13, 2017 meeting of the Planning, Development and Finance subcommittee of the CAC; and
2. At the May 8, 2016 meeting of the Full CAC.

CAC members and members of the public discussed the proposed park rules and provided comments. For example, CAC members suggested that signs displaying the park rules can be made more attractive and readable by limiting the amount of text on the signs, and by using icons to illustrate the rules. OCII staff have revised the proposed park rules based on the comments provided.

Proposed Park Rules

The proposed park rules, also attached as Exhibit A to the accompanying Resolution, are as follows:

1. The following activities are prohibited: littering; dumping; making graffiti; smoking; using motorized vehicles except devices to assist the disabled; feeding or disturbing birds or other animals; and camping.
2. The following activities are prohibited except in designated areas: keeping pets off-leash; bicycling; skateboarding; roller-skating; boat launching; and using barbecues or open flames.

3. The following activities are prohibited except with a permit: drinking alcoholic beverages; using amplified sound; and posting signs.
4. Pet owners are required to remove their pets' waste.
5. Parks shall generally be open from 6:00 a.m. until 10:00 p.m.

OCII staff and park management personnel will periodically review the park rules and recommend amendments to the Executive Director, who will amend the rules as needed or appropriate to promote the safe and enjoyable use of the Public Parks by the public and maintain their character as public spaces similar to other public City parks.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Commission's action to establish park rules is not subject to environmental review under the California Environmental Quality Act ("CEQA"), because the action is an administrative act that is not a "Project" as defined by CEQA Guidelines Section 15378(b)(5).

STAFF RECOMMENDATION

OCII staff believe that the proposed park rules are reasonable; are consistent with the intended uses of the Public Parks; and will promote safety, enjoyment of the Public Parks, and the establishment of a public character similar to that of other public City parks. OCII staff recommend adoption of the proposed park rules.

(Originated by Jonathan Plowman, Development Specialist)



Nadia Sesay
Interim Executive Director

Attachment 1: Hunters Point Shipyard Phase 1 Parks Map

Attachment 2: Candlestick Point-Hunters Point Shipyard Phase 2 Parks Map

Attachment 1: Hunters Point Shipyard Phase 1 Parks Map



Attachment 2: Candlestick Point-Hunters Point Shipyard Phase 2 Parks Map

Park Name	Acreage
Hunters Point	
Urban Parks	
① Northside Parks	12.8
② Waterfront Promenade North	7.3
③ Heritage Park	16.0
④ Waterfront Promenade South	24.6
⑤ Grasslands Ecology Park	86.9
⑥ Shipyard Wedge Park	4.6
⑦ Shipyard South Park	0.8
Subtotal	153.0
Sports Fields, Waterfront Recreation & Education	
⑧ Waterfront Recreation & Education Park	6.7
⑨ Multi-use Fields	24.7
⑩ Community Sports Field Complex	31.7
⑪ Maintenance Yard	4.8
Subtotal	67.9
Other Parks & Open Space (excluded from total acreage)	
⑫ Horne Boulevard Park	0.6
⑬ Shipyard Hillside Open Space	2.6
⑭ Re-gunning Crane Pier Habitats	9.5
Subtotal	12.7
HUNTERS POINT SUBTOTAL	220.9
Candlestick Point	
Urban Parks	
<i>Source: Vesting Tentative Subdivision Map No. 7878, June 19, 2014</i>	
⑮ Alice Griffith Neighborhood Park	1.44
⑯ Candlestick Point North Neighborhood Park	3.11
⑰ Wedge Park	3.74
⑱ Mini Wedge Park	0.82
Subtotal	9.11
Other Parks & Open Space (excluded from total acreage)	
<i>Source: Vesting Tentative Subdivision Map No. 7878, June 19, 2014</i>	
⑲ Earl Boulevard Parks	0.37
⑳ Jamestown Walker Slope	3.88
㉑ Bayview Hillside Open Space	2.85
Subtotal	7.10
Candlestick Point State Recreation Area	
<i>Source: Parks, Open Space, and Habitat Concept Plan, Approved June 3, 2010</i>	
㉒ South Basin Shoreline (Grasslands South 1 [5.1 ac] + South 2 [5.3 ac])	10.4
㉓ Candlestick Meadow (Bayview Gardens [9.5 ac] + The Last Rubble [24.5 ac])	34.0
㉔ The Heart of the Park (Wind Meadow [11.3 ac] + Heart of the Park [15.5 ac])	26.8
㉕ The Point	6.1
㉖ The Neck	4.9
㉗ Last Port	14.6
Subtotal	96.8
CANDLESTICK POINT SUBTOTAL	105.91
GRAND TOTAL	326.81

Italics indicate park names from CPRA General Plan, approved January 2013

Parentheses indicate park name from Schedule of Performance

The park acreages within the area of Vesting Tentative Subdivision Map No. 7878, dated June 19, 2014 are based on the final street and block alignments, and have been measured to the nearest hundredth of an acre. The CPRA and Hunters Point park acreages have not been measured to this level of precision, and are estimated to the nearest tenth of an acre.

