MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

SUBJECT: Adopting environmental review findings pursuant to the California Environmental Quality Act, and conditionally approving a Schematic Design for Artist Replacement Studios as part of the Hunters Point Shipyard redevelopment; Hunters Point Shipyard Redevelopment Project Area

EXECUTIVE SUMMARY

Since the mid 1980’s artists have occupied studios in various buildings on the Hunters Point Shipyard (“Shipyard”). Some of these artists occupy studios that are slated for demolition to make room for future Shipyard homes. These artists need to be relocated in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisitions Act and the California Relocation Act (“Relocation Law”).

As part of the 2010 approval of the Hunters Point Shipyard Phase 2/Candlestick Point development (“Phase 2 Project”), the former San Francisco Redevelopment (“SFRA”) Commission approved a Community Benefits Plan, as part of the Phase 2 Disposition and Development Agreement (“DDA”) between the Office of Community Investment and Infrastructure (“OCII”) and CP Development Co. L.P., (the “Developer” or Lennar”). The DDA Community Benefits Plan provides for additional benefits for the Shipyard artists community such as inclusion of permanent artist studio space that is integrated into the new development at the Shipyard. The plan is to fulfill this requirement through the retention of Building 101, an existing artist building, construction of replacement artist studios (the “Replacement Studios”), and construction of a replacement commercial kitchen facility (the “Replacement Kitchen”, together “Replacement Facilities”). The Replacement Facilities have a construction budget of more than $ 30 million.

Over the last several years, OCII staff and Lennar have worked with the Shipyard artist community to prepare for the move to the Replacement Facilities, including numerous meetings to discuss design concepts. The Schematic Design for the Replacement Kitchen was approved on April 15, 2014. Staff is now seeking Schematic Design approval for the Replacement Studios. The Artist Replacement Building has an April 2015 construction start date and the relocation is slated to occur in mid-2016.

Staff recommends adopting environmental review findings pursuant to the California Environmental Quality Act, and conditionally approving a schematic design for an Artist Studio Replacement Building, in furtherance of the Hunters Point Shipyard Phase 2 DDA.
BACKGROUND

The Hunters Point Shipyard and Candlestick Point areas are comprised of approximately 770 acres along the long-neglected waterfront lands of southeastern San Francisco ("Project Area"). The Shipyard portion of the Project Area is a former naval base. Transfer of property by the Navy to OCII and redevelopment of the property will occur in phases as the Navy completes its environmental remediation. The first parcel transferred in 2004 and the next development parcel is scheduled to transfer in April 2016.

The redevelopment of the Project Area will be implemented in two phases under separate but related Phase 1 and 2 disposition and development agreements (the “Phase 1 DDA” was approved in 2003 and the “Phase 2 DDA” was approved in 2010) and will deliver over 12,000 new homes, approximately 30 percent of which will be below market rate and will include the rebuilding of the Alice Griffith public housing development consistent with the City’s HOPE SF program, more than 350 acres of new parks, more than three million square feet of research/development and office space and a vibrant arts and technology district.

Shipyard Arts District

Since the mid-1980s, artists have occupied studios in various buildings on the Shipyard, creating one of the largest artist enclaves on the western seaboard. Through decades of planning efforts related to the Shipyard, the need to maintain the role of the artists in the future of the Shipyard has become a clear mandate from a variety of local, state and federal stakeholders.

The Shipyard Redevelopment Plan contains the Hunters Point Shipyard’s Citizen Advisory Committee’s ("CAC") Planning Guidelines – Statement of General Principles which state in part:

- “Support Existing Businesses and Artists’ Community New uses should be compatible with existing South Bayshore businesses, Shipyard businesses and artists, and other sectors of San Francisco’s economy. Maintain the large community of artists and artisans on the Shipyard, providing for their need for flexible low-cost space, while accommodating the full diversity of arts and culture in the South Bayshore community. Expand the scope of activities to accommodate the full range of arts and culture.”

The Redevelopment Plan also contains a Summary of Proposed Actions, including:

- The relocation of certain commercial and industrial occupants presently located in structures which may be subject to acquisition or rehabilitation, and formulation and administration of rules governing reasonable preference to owners or tenants of business, or other types of real property who are displaced from the Shipyard to reenter the Project Area.

In May 2007, the Mayor, the San Francisco Board of Supervisors, the SFRA Commission, and the two community-based advisory organizations, the CAC and the Bayview Hunters Point Project Area Committee, endorsed a "Conceptual Framework" for the integrated redevelopment of the Hunters Point Shipyard (under the Shipyard Redevelopment Plan which was adopted 1997
and amended in 2010) and Candlestick Point (under the Bayview Hunters Point Redevelopment Plan adopted in 2006 and amended in 2010). In section II, Goals for the Development of the Project, the Conceptual Framework calls for the creation of permanent affordable artist space at the Shipyard.

In June 2008, San Francisco voters overwhelmingly approved Proposition G, the Bayview Jobs, Parks and Housing Initiative which set forth guiding principles, a development program, and a plan for the integrated development of the two sites, also requiring permanent space for the existing artists. Through this process, the project has changed from simply accommodating artist studio space in the new development to integrating arts and artists as a defining characteristic in an envisioned “Arts District”.

DISCUSSION

Simultaneously with establishing the legal framework for permanent artist space on the Shipyard (as described above), a planning process to determine location and design for the Replacement Studios was carried out in close collaboration with the Shipyard artist community. Surveys, planning workshops, and focused meetings starting as early as the mid-1990s lead to the inclusion of specific language in the Phase 2 Design for Development (“D for D”) and the Phase 2 DDA which guide the implementation of the Shipyard Arts District which includes the Replacement Studios.

Shipyard Trust for the Arts (“STAR”), a non-profit organization with a mission to support and expand the Shipyard artist community has been representing the Shipyard artist community since the mid-1990’s. In fulfillment of its mission to maintain affordable studio space at the Shipyard, STAR has been involved in the ongoing planning process and STAR has provided input to OCII on matters related to the Shipyard artist community.

Relocation Obligation

In order to allow for the implementation of the Shipyard redevelopment program nearly all existing Shipyard buildings will be demolished. While the majority of buildings at the Shipyard are vacant, some are occupied by artists and a commercial kitchen. Existing tenants who are required to vacate their facilities are entitled to certain relocation benefits in accordance with Relocation Law, such as formal noticing and compensation for actual, reasonable and necessary moving and reestablishment expenses.

In furtherance of this, Lennar has agreed to provide certain community benefits to the existing Shipyard tenants. These benefits are captured in the Phase 2 DDA (see Attachment 1: Excerpt from Phase 2 DDA Community Benefits Plan) and include retention of Building 101 (an existing artists building with approximately 151 studios and two kitchen spaces), construction of Replacement Facilities for buildings that are slated for demolition, and preparation of land for a future Arts Center (together “Shipyard Arts Complex”).

The Replacement Facilities encompass:
(see Attachment 2: Site Map of Occupied Shipyard Buildings)
• Replacement Studios that replace spaces for approximately 140 artists in 130 studios currently located in Buildings 103, 104, 115, 116, 117, 125 (the “Parcel B Artist Studios”), as well as Building 110 on Parcel A
• a Replacement Kitchen that replaces Eclectic Cookery’s existing commercial kitchen space in Building 110

The DDA requires that existing tenants who need to move in connection with new development on the Project site have the right (but not the obligation) to move to the Replacement Facilities without being displaced from the Project Area. The DDA further stipulates that studio rents at the Replacement Studios cannot exceed rates necessary to reimburse costs, including any operation and maintenance costs, reserves and administrative fees and as such studio rent in the Replacement Studios will remain affordable.

Replacement Facilities Schedule

The construction of Replacement Facilities for existing Shipyard tenants on Parcel A is part of the Shipyard’s first Major Phase and thus an important first step for the Project. The remaining site that will be developed as part of this Major Phase is on Parcel B, where the majority of currently occupied artist studios are located. Parcel B is the next parcel to transfer from the Navy and is scheduled to be transfer-ready in early 2016. Once the parcel has been transferred to OCII, Lennar will immediately commence demolition work to make space for the next Major Phase of development consisting of over 3,000 housing units, nearly 600,000 square feet of Research and Development facilities, over 70,000 square feet of neighborhood serving retail and 255,000 square feet of art space (including Replacement Facilities and a future Art Center).

Certain preparatory steps are necessary to allow for demolition of Parcel B structures in the below outlined order: (See Attachment 3: Replacement Facilities Construction Schedule)

2. Relocation of Building 110 tenants. (The commercial kitchen tenant will move into the new Replacement Kitchen, and artists who occupy studios in Building 110 will be temporarily accommodated in available existing artist studios).
5. Relocation of Parcel B artists into the Replacement Studios.

Relocation Planning

In order to make sure that the Replacement Studios will adequately meet the DDA’s requirement to accommodate all existing artists who elect to relocate into the Replacement Studios, OCII hired a relocation consultant, Overland, Pacific and Cutler (“OPC”) to advise OCII on all relocation matters. OPC has been tasked to assess the existing conditions of artist studios, support the design process for the Replacement Facilities and fulfilling all legal relocation requirements including publishing a relocation plan, which will guide the implementation of the Shipyard relocation program (“Relocation Plan”).
In summer and fall 2011 OPC conducted a survey of the existing studios. OPC interviewed artists in order to understand their current work environment and measured artist spaces to determine the net square foot replacement requirement. In cases where OPC could not access a studio they obtained information from the building landlord. In November 2011 OPC submitted to OCII a summary of survey results ("Existing Conditions Survey"). These results were shared with Lennar and were used as the basis for the new Replacement Studios design.

Simultaneously, OCII worked with Ventura Partners, an OPC sub-consultant with extensive real estate and property management expertise to estimate the future studio rent based on projected operating costs. Ventura Partners used a draft of the Replacement Studios Schematic Design to create a pro-forma that estimated all anticipated costs associated with operating the building. Such costs include expenses for operation and administration, maintenance and repairs, utilities, insurance and taxes, as well as capital reserves. Ventura Partner’s current estimate is $1.11 per square foot per month, which is consistent with the estimated range of rents of $1.00 to $1.20 per square foot that has been communicated to the artists since mid-2012. The $1.11 per square foot rent is considerably below any market rate rent for individual artist studios that are currently available at rents ranging from $1.50 to $4.40 per square foot per month. The closest comparable space in Bayview Hunters Point is Yosemite Place, where studios rent for $1.50 per square foot per month. Current rents for existing artist studios range widely. Some long term tenants pay very low rates of less than 50 cents for their studios in old, run-down buildings without heat. These rents have not been increased in years and don’t account for any reserves for capital investments.

In early 2014 an additional survey was sent out to Shipyard artists by OCII in collaboration with STAR. The goal of this additional request for information was to better understand the Shipyard artists’ intent to move into the new building in light of the estimated rent for new studios ("Intent to Move Survey"). The Intent to Move Survey was sent to approximately 140 artists. 96 artists (approximately 70 percent) responded. Of those 96 artists 36 responded saying that they could not afford the allocated studio size at the new rent, however many indicated that reducing their studio size was a solution to the problem. Therefore, OCII requested that Lennar provide smaller studios in the new building. IBI Group, the Replacement Studios architect adjusted the Replacement Studio floor plans to provide more small studios in order to address artists’ affordability concerns. As part of the Intent to Move Survey and the subsequent follow up conversations with artists who opted for an individual interview, less than 10 artists indicated that they can’t afford the new rent but nevertheless are not interested in decreasing their studio size. These situations cannot be addressed by changes to the building design. However, STAR will try to fundraise to subsidize artists who can’t afford a studio in the new building despite all efforts.

OCII and STAR will continue to reach out to artists who have not responded to the study and if possible, the Replacement Studios floor plans will be further revised as new information comes in. Changes to interior elements of the Replacement Studios can still be made through the Design Development phase. For those artists who don’t provide any actionable information by the time the building interior has to be locked in within approximately 6 weeks of Schematic Design approval, Lennar will provide studios based on the original Existing Conditions survey.
Simultaneously, OPC will be working on the completion of a draft relocation plan which will guide the implementation of the relocation program including the services, assistance and notification to be provided, and the rights of persons who do not choose to move into the Replacement Facilities.

Relocation plans are not required to be approved prior to design or other discretionary land use approvals; however under Relocation Law, they must be approved prior to a displaced person being served with the statutorily required 90 Day notice to vacate. A relocation plan has a limited period of validity and relocation activities need to commence within 12 months of Relocation Plan’s approval. Therefore, a relocation plan should not be published too far in advance of actual relocation activities. OCII anticipates presenting a final draft of the Relocation Plan to the Commission for informational review in July 2014 prior to releasing the document for public comment. Following a 30 day public comment period and a scheduled public hearing, the Relocation Plan will be presented to the Commission for approval in September 2014. Notices to vacate to the first tenants who will be affected by the relocation are slated to be distributed by October 2014 for a planned February 2015 move. This initial phase of relocation only affects the commercial kitchen’s move into the Replacement Kitchen. Artist tenants will be relocated in a second phase that is anticipated to occur in late 2016.

Replacement Studios Schematic Design

Design Team

The design team is led by IBI Group Architecture Planning (“IBI Group”), a global architecture, planning, engineering and technology firm with six offices in California. IBI Group (through its San Jose office) has been the Master Plan Architects for the Hunters Point Shipyards development and has been retained for the Replacement Studios to ensure continuity and consistency. IBI Group specializes in designing built environments which shape humane urban spaces and distinctive building architecture and is well known for our high professional standards with emphasis on sustainable, intelligent and innovative designs.

IBI Group’s team of consultants is made up of qualified building design professionals, including Hohbach-Lewin Structural Engineers, Alfa Tech Consulting Engineers and Meyer + Silberberg Land Architects. Hohbach-Lewin is a California registered Small Business Enterprise (SBE) engineering and they are partnering with Bello & Associates, a SBE in San Francisco. Alfa Tech Consulting Engineers is an integrated mechanical, electrical, technology and energy solutions firm whose expertise ranges from commercial, health care, education, renewable energy and corporate facilities. They have partnered with HRA Engineering and Energy Services, a San Francisco SBE, who will provide electrical and lighting design. Meyer + Silberberg, selected by Lennar, joins the IBI team of consultants. They are a SBE whose interests in “sculptural topographies and ecological process” create exterior environments that “speak to their surroundings and employ nature's palette”. Additional consulting firms, including the SBE Telamon, are involved in site preparation work.

Design Process

In 2012 Lennar begun the design process for the Artist Replacement Studios based on information from OPC’s Existing Conditions Survey. IBI Group prepared a series of concepts
and early schematic designs that were presented to Shipyard artists in June 2012 and October 2013 and were discussed in numerous additional meetings with STAR. Feedback and concerns from the artists was taken very seriously and wherever possible implemented in the subsequent version of Schematic Design documents.

Some of the building changes were in response to concerns from current Building 101 artists. These changes include reducing the building’s height and increasing the distance between the Replacement Studios and Building 101. Other requests directly addressed building features that would help keep operating costs low or enhance building functionality. These requests included low maintenance LED lights in studios and program areas, adding a spray room and kiln room, adding more bathrooms, including electronic sensor fixtures in each bathroom, and adding roll up doors on the northeast side of the building. The most current design iteration was presented to the artist community in October 2013 and since then additional minor improvements to the Replacement studios were coordinated with STAR and include: additional sinks on each floor, wider doors for each studio, occupancy sensors and individual thermostat controls in each studio as well adjustments to the floor plans to accommodate more small and thus affordable studios.

Though not required by the DDA, the Design for Development or any other documents associated with the Project entitlements, at STAR’s request Lennar also agreed to add a photovoltaic system to the roof to further reduce ongoing building operating cost and to add kitchen elements to the ground floor gallery to allow the space’s for income generating events. With these final additions STAR’s board fully supports the new building design as indicated by a motion taken by all STAR board members on May 2, 2013. (See Attachment 4: List of implemented changes)

Design Overview (see Attachment 5: Replacement Studios Schematic Design)

The nearly 90,000 square feet Replacement Studios building will be a multi-story concrete structure located at the corner of Horne Avenue and Robinson Street. The building includes four above-grade floor levels measured from the plaza entrance which is at grade with Building 101 and one additional street-grade floor level at Robinson Street and Horne Avenue. Together with the Replacement Kitchen, the buildings will be among the first new structures of the Phase 2 development and have a construction budget of over $30 million.

The building exterior will be a combination of corrugated metal siding and cement plaster finishes, along with aluminum operable windows and open stairways at both ends of the building. To complement the existing character of Building 101, the Replacement Studios windows and building siding will express a similar modulation and scale.

The building will have a centrally located industrially sized passenger elevator which serves all levels and can accommodate large art work or material. The entry lobby off Robinson Street provides a 5 level atrium space to display art and allows visual connections from each level to the lobby. The plaza entry lobby also connects to the elevator core. This lobby is separated from the adjacent gallery space with operable glass doors which can be opened so that the gallery expands into the lobby.

This new building will be a place that is sustainable and pedestrian friendly while promoting an active building frontage with attractive landscaped plazas and streets. Public realm elements –
plaza and building façade articulation — help the Replacement Studios building derive its unique sense of place alongside existing Building 101. Connections to the exterior are promoted with roll-up doors opening to the plaza and Robinson street providing opportunities for display of artworks.

The building systems will promote sustainable practices by allowing individual control of studio heating and ventilation units so that tenants can self-regulate their studio environment. It will have operable insulated windows to provide as much natural air ventilation as possible while maintaining a high level of energy efficiency.

**Parking/Loading Spaces**

The Replacement Studios surface parking lot has 47 designated parking spots and 16 additional cars can be accommodated in the adjacent plaza that doubles as overflow parking area. There are many additional parking opportunities available in the building’s close vicinity. Until the time when the street configuration around the Replacement Studios will be changes from the interim condition (see description in the next paragraph) to the permanent condition, approximately 193 cars can park in close vicinity to the building. When the site is built out to its permanent configuration, some of temporary parking spots will be replaced by street parking and additional public parking spaces in a future underground garage for a total of approximately 270 parking spots (see Attachment 7: Parking Layout and Matrix).

**Related Site Improvement and Infrastructure Work**

Infrastructure work will take approximately six months to complete. The work will consist of demolishing the Replacement Kitchen and vacant Building 109 on Robinson Street. The site will be graded to create a building pad for the Replacement Studios. A new water line will be installed along future Horne Street. Storm Sewer lines will be installed in Horne and Robinson Street, and a sanitary sewer line will be connected to the pump station in the building plaza. The joint trench will be connected along Horne Street and provide power, gas and telecommunication to the Replacement Studios.

In the “Interim Condition”, the roadways along Horne and Robinson Street will be paved to provide Emergency Vehicular Access. The road will accommodate one-way traffic in either direction with a pedestrian walkway along the Southern and Eastern sides. (See Attachment 6: Infrastructure/Utilities Map). In the final configuration Robinson Street and Horne Street will be extended (“Permanent Condition”). Both streets will be widened to the full width as conceived in the preliminary planning designs. Horne Street will continue through the Project area to the northeast and terminate at the Bay. Robinson Street will continue to the Southeast and intersect with the new Fischer Street, and to the Northwest intersecting with Donahue Street.

**Design Review and Approval Process**

The Shipyard Arts Parcel is physically located on a portion of Parcel A that is part of the Phase 2 Project Area. Thus the Phase 2 DDA, D for D and Design Review and Document Approval Procedure (“DRDAP”) apply to the design review of the Replacement Studios and staff has evaluated the proposed schematic design for consistency with these requirements. As discussed
below staff is recommending an adjustment to the timing of various approvals in the DRDAP to better facilitate the construction of the Replacement Facilities and future Parcel B development.

**Design for Development**

The Hunters Point Shipyard Phase 2 D for D provides land use controls and design guidelines necessary to implement the Project, which includes the construction of infrastructure, parks, and housing. The D for D acts as the zoning for the site, including controls for height, bulk, setbacks and lot sizes, but also establishes more detailed standards and guidelines to ensure that the ongoing physical planning and design of the development results in a highly desirable urban environment.

The Replacement Studios are located in the “Shipyard Village Center” mixed-use neighborhood which is envisioned to be the nexus of activity at the Shipyard with artists’ spaces, neighborhood retail and housing. OCII staff has reviewed the Artist Replacement Building in the context of D for D standards, including, building height and bulk and parking requirements and setbacks, and has determined that it is consistent will all requirements and guidelines.

**Phase 2 DDA and DRDAP**

The Phase 2 DDA outlines a sequential process for development of the Shipyard Project Area, starting with a Major Phase Approval, followed by a Sub-Phase approval and subsequent design documents as described below, and concluded with conveyance of the underlying land. However, under the Phase 2 DDA, the order of filing of Major Phase and Sub-Phase Applications may be adjusted to affect the timing and delivery of the associated public benefits such as affordable housing sites, off-site street improvements, funds for workforce development and housing assistance, and new parks (“Public Benefits”).

Due to the delay in the transfer of Navy property, Lennar has not yet submitted a Major Phase application for Parcel B area, which according to the Phase 2 Schedule of Performance may be submitted no later than June 30, 2015. However, to ensure the expeditious delivery of market rate and affordable housing in the Parcel B area as well as the delivery of associated Public Benefits, existing Parcel B tenants must be relocated into Replacement Facilities as soon as possible so that construction on Parcel B may start work immediately upon transfer from the Navy. In order to deliver these Public Benefits, the schematic designs are being provided for Commission consideration separately from the Major Phase application. This approval will not constitute a Major Phase or Sub-Phase Application approval and no land will be conveyed to the Developer. Instead, OCII will be receiving advance delivery of new, significantly upgraded artist facilities which will form the heart of the Shipyard arts district.

The Phase 2 DRDAP provides additional detail pertaining to the necessary documents, schedule, and procedures for the review and approval of design submittals. Under the Phase 2 DRDAP, among other things, a series of increasingly detailed design documents are required in the design process. They are: 1) Schematic Design, 2) Design Development, and 3) Construction Documents. The DRDAP requires the Schematic Design submittal to be presented to the Commission for review and approval. The Replacement Studios schematic design is complete and has been reviewed by OCII staff and the Planning Department’s staff.
Schematic Design Conditions of Approval

As is typical, there are a few remaining design issues to be resolved in subsequent design stages, including the Design Development phase. OCII staff recommends approval of the Artist Replacement Building schematic designs subject to the following conditions:

1. Samples of materials, colors, finishes, and architectural detailing must be provided for review and approval during the Design Development and Construction Documents phase in order to ensure that the quality and diversity shown in the Schematic Design is achieved, and mock-ups of the actual exterior finishes must be prepared during an early phase of construction for review and approval.

2. Interior building elements, such as the floor plans are subject to further revisions in consultation with STAR and require final review and approvals during the design development phase.

3. Seating elements for the plaza are subject to further refinement in consultation with STAR and require final review and approval during the design development phase.

4. Elements that visually separate the plaza from the adjacent parking area (such as a trellis or planters) are subject to review and approval during the Design Development phase.

5. Necessary improvements to areas that are designated as temporary or permanent parking (such as clearly marking parking spaces and providing wheel stops, if necessary) have to be completed before any existing parking opportunities are removed.

6. Location and access for possible future connection to the Automated Waste Collection System must be provided in Design Development documents.

Replacement Studios Next Steps and Schedule

Following Commission approval of the Artist Replacement Building schematic designs, Lennar and its design team will continue refining the designs in accordance with the DRDAP and OCII staff will review subsequent design documents. The Artist Replacement Building has an April 2015 construction start date and the relocation is slated to occur in mid-2016.

At a future Commission meeting in August 2014, Commissioners will review a draft relocation plan that will subsequently be released for public comment and a public hearing and presented for Commission approval in fall 2014.

As outlined in the Long Range Property Management Plan the building will initially be owned by OCII and will subsequently be transferred to the City of San Francisco. Over the next few months OCII staff will be evaluating possible management structures for the building and will present a recommended management structure to the Commission in early 2015.

Small Businesses and Local Workforce

The Phase 2 DDA requires developers to follow an equal opportunity program, which substantially consists of, 1) the Bayview Hunters Point Employment and Contracting Policy
("BVHP ECP"), 2) the Small Business Enterprise Policy ("SBE"), 3) the Nondiscrimination in Contracts and Equal Benefits Policy, 4) the Minimum Compensation Policy, 5) the Health Care Accountability Policy, 6) the Prevailing Wage Policy, and 7) the Card Check Neutrality Policy.

Under the BVHP ECP, developers must make good faith efforts to award 50 percent of the contracting opportunities to SBE consultants and contractors with first consideration for businesses with addresses in the BVHP Area (defined as zip codes 94124, 94134, and 94107). The BVHP ECP also requires developers to make good faith efforts to achieve 50 percent local workforce participation, with first consideration to BVHP Area residents, in construction workforce hiring, permanent/temporary workforce hiring, and trainee program.

The Developer has achieved nearly 35% SBE participation for the Replacement Studios, with 25% of consultant being San Francisco based SBE’s, nearly 14% being minority owned SBE’s, and nearly 22% being women-owned SBEs (See Attachment 8: Professional Services Consultants Summary). The Developer has made good faith efforts to ensure maximum local participation for many of the sub-consultants. However, because IBI Group had been working on the Phase 2 Master Plan and therefore was a known entity to the Shipyard artist community, Lennar decided to continue working with IBI Group, a non SBE, for the sake of continuity and consistency. Developer will also strive to maximize local workforce participation for any onsite work for the Replacement Kitchen and the associated infrastructure. Attached are projections for construction hiring for the Replacement Studios (See Attachment 9: Workforce Jobs Projection).

**Community Outreach**

The Replacement Studios design was also developed with significant involvement and participation from Shipyard artists. The schematic designs were presented to the Shipyard artist community at large including public meetings that were advertised to the entire Shipyard artist Community in June 2012 and October 2013 and discussed in detail with STAR as the artists’ representatives on a regular basis.

The Replacement Studios Schematic Design was presented to the Mayor’s Hunters Point Shipyard Citizens Advisory Committee ("CAC") at CAC meetings in November and December. At their December 9, 2013 meeting the CAC recommended that the Replacement Studios Schematic Designs move forward to the Commission for consideration.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The Former Agency Commission and the San Francisco Planning Commission ("Planning Commission") certified the Final Environmental Impact Report for Phase 2 ("Phase 2 EIR") under the California Environmental Quality Act ("CEQA") on June 3, 2010. As part of its action in 2010, the Redevelopment Commission, by Resolution No. 59-2010 adopted findings pursuant to CEQA, including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Project. Subsequently this Commission issues a First Addendum to the Phase 2 EIR to address project changes and amended the previously adopted CEQA findings by Resolution No. 1-2014.
OCII staff has determined that the Artist Replacement Building schematic designs as submitted are consistent with the Project as analyzed in the Phase 2 EIR and subsequent Addendum, and recommends that the Commission require no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15162, 15163, and 15164. OCII staff recommends that the Commission adopt the previously approved CEQA findings as set forth in Resolution No. 59-2010, and as amended by Resolution No.1-2014 and conditionally approve the schematic designs for a Replacement Kitchen.

(Originated by Amabel Akwa-Asare, Assistant Project Manager)

Tiffany Bohee
Executive Director

Attachment 1: Excerpt from Phase 2 DDA Community Benefits Plan
Attachment 2: Site Map of Occupied Shipyard Artist Buildings
Attachment 3: Replacement Facilities Construction Schedule
Attachment 4: List of implemented changes
Attachment 5: Replacement Studios Schematic Design
Attachment 6: Infrastructure/Utilities Map
Attachment 7: Parking Overview and Layout
Attachment 8: Professional Services Consultants Summary
Attachment 9: Workforce Jobs Projection