OFFICE OF COMMUNITY INFRASTRUCTURE & INVESTMENT
PROJECT DESCRIPTION & WORKPLAN
HUNTERS POINT SHIPYARD/CANDLESTICK POINT
JULY 1, 2013 – JUNE 30, 2015

PROJECT DESCRIPTION & STATUS

Executive Summary
The Hunters Point Shipyard (the “Shipyard”) and Candlestick Point (together “HPS/CP”) form approximately 770 acres along the southeastern waterfront of San Francisco. The San Francisco Board of Supervisors originally adopted the Shipyard Redevelopment Plan in 1997 and amended it in 2010 along with the Bayview Hunters Point Redevelopment Plan in 2010 to provide for the integrated planning and development of the Shipyard and the Candlestick Point portion of the Bayview Hunters Point Redevelopment Project Area. The Shipyard property is divided into Parcels A through G. Transfer of property after environmental remediation from the U.S. Department of the Navy (the “Navy”) to OCII, and in turn, redevelopment of the property, occurs in phases. Candlestick Point is subject to State and local land transfer agreements that allow for the re-use of the stadium site and adjacent underutilized parklands.

Background
Pursuant to a disposition and development agreement (“DDA”) with OCII, a master developer is completing the infrastructure for the first phase of the Shipyard’s redevelopment (“Phase 1”), which will ultimately include up to 1,600 homes, 32 percent of which will be affordable, miles of new utilities, and 26 acres of open space. The Shipyard’s full build out will occur over 20-25 years, but 800+ units of housing will be completed over the next five years in the Shipyard’s first phase.

A master developer that is separate but affiliated with the Phase 1 developer will complete the remaining portion of the Shipyard infrastructure and also Candlestick Point area as one project under a separate DDA (“Phase 2”). The agreement for the Phase 2 development program provides for an additional 10,500 new housing units to be located on the Shipyard and Candlestick Point, 32% of which will be below market rate, including the rebuilding of the Alice Griffith public housing development consistent with the City’s HOPE SF program. The Phase 2 plan also includes approximately three million square feet of research and development and office uses as a hub for emerging technologies on the Shipyard, over 300 acres of parks and open space including a complete renovation of the Candlestick Point State Recreation area. In total, Phase 1 and Phase 2
will generate more than 12,000 permanent jobs, hundreds of new construction jobs each year, new community facilities, new transit infrastructure, and provide approximately $90 million in community benefits.

Implementation of the affordable housing obligations in the Shipyard will be done in consultation with the Mayor’s Office of Housing (“MOH”), and will include financing for selected development teams for predevelopment activities and construction for affordable housing units requiring subsidies. The Shipyard’s workplan will also include coordinating with MOH on design review and construction monitoring of any stand-alone affordable units.

Staff will also work to ensure compliance with OCII’s equal opportunity programs for workforce and contracting on all projects in the Project Area. Specifically, contract compliance staff will monitor all phases of construction, including hiring of local workers and the payment of prevailing wages. Staff will work closely with contractors themselves, as well as with the Citybuild program and other community based organizations, to foster job creation for local workers and to improve the opportunities for local, small, minority, and women owned businesses to participate on OCII projects.

On December 14, 2012, the California State Department of Finance issued a Final and Conclusive Determination under California Health and Safety Code § 34177.5 (i), that the Phase 1 and 2 DDAs are enforceable obligations that survived the dissolution of the Redevelopment Agency. To implement these obligations, OCII must, among other things, receive and administer grants, execute leases, accept property, approve and amend consulting and construction contracts, and dispose of property. The work and major milestones that are anticipated to be completed in furtherance of these obligations over the course of the next two fiscal years are summarized below.

**FISCAL YEAR 2013-2014 WORKPLAN**

1. **MAJOR PHASE APPROVAL FOR BLOCK 49:** Seek approval of the schematic design and a vertical development agreement for a residential development consisting of a total two building with approximately 66 units of affordable rental housing serving very low-income families earning up to 50% of AMI.

2. **MAJOR PHASE APPROVAL FOR BLOCKS 56 AND 57:** Seek approval of the schematic design and a vertical development agreement for residential projects on two blocks, consisting of a total of four buildings with 79 market rate for-sale units and 9 inclusionary affordable for-sale units serving low-income families earning up to 50% and 80% of AMI.
3. **DESIGN AND CONSTRUCTION OF THE HILLTOP PARKS & OPEN SPACE:** Review and approve final construction drawings for nearly half of the 26 acres of parks & open space on Parcel A. With the Department of Public Works, monitor construction progress and developer’s schedule of performance as well as developer’s compliance with applicable workforce and contracting requirements. Park construction will progress concurrent with vertical development.

4. **FABRICATION AND INSTALLATION OF SHIPYARD PUBLIC ART:** Monitor the completion of six remaining public art pieces funded through a federal grant from the U.S. Department of Commerce, Economic Development Administration (“EDA”) for a total of nine public artworks. Solicit proposals for installation contractors and manage the phased installation of the completed public art.

5. **STABILIZATION AND DEVELOPMENT OF BUILDING 813:** Release a request for construction bids for the EDA funded basic stabilization and life-safety improvements to Building 813. Improvements include a new roof, paint, window repair/replacement, and basic safety and security measures for the existing four-story, 275,000 square foot building. Building 813 will be retained for use as a research and development center as well as a business incubator for early-stage innovation companies in the fields of clean technology, life sciences and information technology. Upon completion of the improvements, solicit development proposals for the site.

6. **SHIPYARD SUSTAINABILITY CENTER IMPROVEMENTS:** Complete the installation of tenant improvements to the 4,100 square foot Shipyard Sustainability Center (“Sustainability Center”) necessary for future occupancy for a community serving use. The Sustainability Center may be used in the near term to provide temporary studios for Shipyard artists while a new building is constructed nearby. Ultimately, the Sustainability Center will house community-serving uses including the OCII Site Office and programs with a sustainability focus such as clean technology and green jobs training. Manage the tenant improvements and monitor compliance with the EDA workforce and contracting requirements.

7. **STRATEGIC PLANNING FOR THE LEGACY FOUNDATION FOR BAYVIEW HUNTERS POINT:** Continue working with the Legacy Foundation’s Interim Board to set priorities for the use of developer funds pledged for community uses (“Community Benefit Fund”). The Community Benefit Fund is called for under the Phase 1 DDA to be used for programs to benefit the Bayview Hunters Point area as a whole.

8. **REVITALIZATION OF THE ALICE GRIFFITH PUBLIC HOUSING:** The Alice Griffith Project is the recipient of a $30.5 million grant from the U.S. Department of
Housing and Urban Development (“HUD”) through its Choice Neighborhoods Initiative (“CNI Grant”). In compliance with the CNI Grant timeline, the following activities will occur in FY 13/14:

a. **Vertical Design Review:** With MOH, seek approval of the schematic design for Alice Griffith phases 1 and 2

b. **Financing for Alice Griffith Phases 1, 2 and 3 and Offsite Obligations:** With MOH, finalize agreements and provide funding for the construction of Alice Griffith phases 1 and 2, and provide funding for predevelopment activities for Phase 3 as well as offsite construction obligations at an affordable housing project for seniors located at 5800 Third Street.

c. **Consent to Convey Land:** With Lennar and the Housing Authority, begin the process to obtain HUD’s consent to convey portions of the Alice Griffith site not needed for the public housing revitalization that will be developed as either stand-alone affordable housing sites or market rate housing.

d. **Infrastructure Construction Start:** Lennar will begin construction on the infrastructure for Alice Griffith by mid 2014.

9. **NAVY PARCEL TRANSFER:** Work with the Navy to transfer Parcel D-2, a six acre parcel that will jump-start the research & development/office component of the Shipyard and contains Building 813; and Parcels UC-1 and UC-2 (seven acres together), required for the Shipyard’s utility installation. As permitted by the Navy access agreements, conduct pre-development activities such as building and land surveys, as well as lead and asbestos abatement of Navy buildings slated for removal.

10. **STATE LANDS TRUST LANDS EXCHANGE AND CALIFORNIA STATE PARKS PROPERTIES:** Transfer of portions of the Candlestick site that are currently owned by State Parks or the State Lands Commission to OCII for development under the Phase 2 DDA. The first portion of these lands is required for the Alice Griffith public housing site and surrounding infrastructure.

11. **PHASE 2 AND CANDLESTICK MAJOR PHASE APPLICATION:** Review and seek approval for major phase application to begin construction on the first portions of Alice Griffith and the Shipyard Parcels UC-1, UC-2, IR 7/18 and B. The Major Phase application will confirm the locations for infrastructure, parks, and affordable housing as well as lay out the sub-phasing schedule for construction, the types and amounts of community benefits that will be paid out according to the Phase 2 DDA, and confirm any mitigation measures that are to be put in place as required under the California Environmental Quality Act (“CEQA”).
12. **PHASE 2 AND CANDLESTICK STREETSCAPE PLAN**: Concurrent with the Major Phase application, review and seek approval of a Streetscape Plan and a Signage Plan.

**FISCAL YEAR 2014-2015 PROPOSED WORKPLAN**

The following fiscal year 2013-2014 workplan items will continue throughout fiscal year 2014-2015:

1. **CONSTRUCTION OF BLOCKS 50 AND 51**: Monitor construction progress, developer’s compliance with applicable workforce and contracting requirements and other obligations under the vertical DDA, and provide inspection and approval as required by the Department of Building Inspection.

2. **CONSTRUCTION OF BLOCKS 53 AND 54**: Monitor construction progress, developer’s compliance with applicable workforce and contracting requirements and other developer obligations, and provide inspection and approval as required by the Department of Building Inspection.

3. **DESIGN REVIEW OF BLOCK 49**: Work with the developer through the stages of the design process to obtain building permits for construction.

4. **MAJOR PHASE APPROVAL FOR BLOCKS 56 AND 57**: Work with the developer through the stages of the design process to obtain building permits for construction.

5. **CONSTRUCTION OF THE HILLTOP PARKS & OPEN SPACE**: With the Department of Public Works, monitor construction progress and developer’s schedule of performance, developer’s compliance with applicable workforce and contracting requirements and other obligations under the Phase 1 DDA. Park construction will progress concurrent with vertical development.

6. **INSTALLATION OF SHIPYARD PUBLIC ART**: Manage the phased installation of the completed public art and monitor compliance with EDA workforce and contracting requirements.

7. **STABILIZATION AND DEVELOPMENT OF BUILDING 813**: Manage the basic stabilization and life-safety improvements to Building 813, monitor compliance with the EDA workforce and contracting requirements, and negotiate a development proposal for the site.

8. **SHIPYARD SUSTAINABILITY CENTER OCCUPANCY**: Finalize the occupancy plan for the Sustainability Center in accordance with the Long Range Property Management Plan.
9. **STRATEGIC PLANNING FOR THE LEGACY FOUNDATION FOR BAYVIEW HUNTERS POINT:** Continue working with the Legacy Foundation’s Interim Board to set priorities for the use of Community Benefit Funds.

10. **REVITALIZATION OF THE ALICE GRIFFITH PUBLIC HOUSING:**
    a. **Vertical Design Review:** Work with the Alice Griffith developer and MOH through the stages of the design process to obtain building permits for construction for Alice Griffith Phases 1 and 2.
    b. **Financing for Alice Griffith Phases 1, 2 and 3:** Provide funding for the construction of Alice Griffith Phases 1 and 2 and predevelopment activities for Phase 3.
    c. **Infrastructure Construction:** Monitor construction progress and developer’s schedule of performance as well as compliance with applicable workforce and contracting requirements.

In addition, the following items will start in fiscal year 2014-2015:

11. **COMMERCIAL ARTISTS STUDIO RELOCATION PLAN:** Review and approve a Relocation Plan for the interim relocation of 12 artists from Building 110 to temporary studios and the permanent relocation of 120 artists from Parcel B to the new studios to be constructed on Parcel A.

12. **MAJOR PHASE APPROVAL FOR NEW ARTIST STUDIOS:** Seek approval of the schematic design and an operating agreement for a 90,000 square foot, 120 artist studio development.

13. **NAVY PARCEL TRANSFER:** Work with Navy to transfer Parcels B and IR 7/18 (55 acres together) in late 2014 or early 2015. As permitted by the Navy access agreements, conduct pre-development activities such as building and land surveys, as well as lead and asbestos abatement of Navy buildings slated for removal.
OFFICE OF COMMUNITY INFRASTRUCTURE & INVESTMENT
PROJECT DESCRIPTION & WORKPLAN
MISSION BAY NORTH AND SOUTH
JULY 1, 2013 – JUNE 30, 2015

PROJECT DESCRIPTION & STATUS

The Mission Bay North and South Redevelopment Project Areas were established in 1998 to create a vibrant, transit oriented, mixed-use community that will result in 6,000 residential units (30% of which will be affordable), 4.4 million square feet of office and biotechnology space, 400,000 square feet of retail uses, a new University of California, San Francisco research campus and medical center, 500-room hotel, 49 acres of open space, library, school, police headquarters, and local police and fire department. Completion of the Mission Bay project is anticipated to occur over 25 to 30 years and result in construction of more than $700 million of new infrastructure, development of over $8 billion in private vertical development, and creation of 31,000 permanent jobs.

Mission Bay is currently undergoing a massive construction boom. By early 2015, Mission Bay will see all of the remaining market-rate residential units completed, with another 150 to 350 affordable units also finished. The first phase of the new UCSF medical center will be completed by then, providing 289-new hospital beds. The 4th Street commercial corridor will be almost complete and filled with new, local serving commercial uses. The Public Safety Building will be open, providing additional security to the neighborhood with a local fire and police station, in addition to the San Francisco Police Headquarters. The next wave of commercial office space is anticipated to be under construction by 2015. To serve all this new development, almost all of the remaining streets and underground utilities will be finished, and there will be several new parks, including the new children’s park and new parks along Mission Creek and along the bayfront.

Implementation of the Mission Bay project occurs through the Mission Bay North and South Redevelopment Plans and the Mission Bay existing obligations. The Mission Bay North and South Owner Participation Agreements, and several related or attached documents including the Infrastructure Plans, Financing Plans, and the Tax Increment Allocation Pledge Agreements, are enforceable obligations and outline the public/private partnership between the former Redevelopment Agency, now OCII, and the Mission Bay Master Developer, FOCIL-MB, LLC. OCII has submitted a request to the State Department of Finance (“DOF”) for a Final and Conclusive Determination on the Mission Bay enforceable obligations, and staff hopes to conclude that process with DOF by the end of Fiscal Year 12/13 or the beginning of Fiscal Year 13/14.

OCII also is responsible for the management of the 41-acre planned Mission Bay Open Space System until 2043. Currently there are about 15 acres that are completed and operated by OCII. OCII has entered into a contract with MJM Management Group (“MJM”) to do the day-to-day management of the parks. The costs for park management are paid with special taxes collected through Community Facilities District #5 (CFD#5), which OCII administers. The calendar year
2013 budget for CFD#5 and the park management is included in the OCII budget for informational purposes only.

Key responsibilities of OCII, and its Commission, related to the implementation of Mission Bay include financing of infrastructure, land use review and approvals, in coordination with the Mayor’s Office of Housing (“MOH”), provide financing for the development of affordable housing on land donated by the Master Developer, maintenance of the 41-acre Mission Bay open space system, creation and implementation of a Mission Bay Art Program, and staffing of the Mission Bay Citizens Advisory Committee.

Staff will also work to ensure compliance with OCII's equal opportunity programs for workforce and contracting on all projects in the Project Area. Specifically, contract compliance staff will monitor all phases of construction, including hiring of local workers and the payment of prevailing wages. Staff will work closely with contractors themselves, as well as with the Citybuild program and other community based organizations, to foster job creation for local workers and to improve the opportunities for local, small, minority, and women owned businesses to participate on OCII projects.

**FISCAL YEAR 2013-2014 WORKPLAN**

1. **MISSION BAY NORTH AND SOUTH TAX INCREMENT BONDS:** Finalize tax increment bond sales for both Mission Bay North and South, anticipated to be about $23.6 million in the North to refund a CFD#4 bond and $35 million in the South to reimburse the Master Developer for infrastructure expenditures.

2. **BLOCK 6 EAST AFFORDABLE HOUSING:** With MOH, begin the planning process for one of the two next affordable housing projects on Block 6 East and issue a Request for Proposals to develop the site into approximately 95 units of rental housing for very low-income families.

3. **BLOCK 3 EAST AFFORDABLE HOUSING:** With MOH, begin the planning process for one of the two next affordable housing projects on Block 3 East and issue a Request for Proposals to develop the site into approximately 100 units of supportive rental housing for formerly homeless individuals.

4. **BLOCK 7 WEST AFFORDABLE HOUSING:** With MOH, finalize agreements and provide funding to development team for 200 units of affordable rental housing for low-income families on Block 7 West.

5. **1180 4TH STREET AFFORDABLE HOUSING:** With MOH, oversee the development team’s completion of construction of 150 units of affordable rental housing for very low-
income families, including 25 units of housing for formerly homeless families to be referred by the Human Services Agency, on Block 13 East.

6. **MISSION BAY PUBLIC ART PROGRAM:** Develop a public art program for art within Mission Bay open spaces. Current budget has almost $1 million in funds.

7. **BLOCKS 1 AND 7 SCHEMATIC DESIGNS:** Approve schematic designs for residential and hotel uses on Block 1, and affordable housing and temporary housing for families of UCSF patients on Block 7 West and East, respectively.

8. **DESIGN REVIEW** – Continue to process the design development and construction drawings for Blocks 3 West, 5, 7, 11, 12 East, 13 West 40, and N4P3.

9. **SALESFORCE PROPERTIES:** Work with salesforce.com and interested developers to explore opportunities to develop the salesforce.com properties (Blocks 26 to 34).

10. **PARK P6 CHILDREN’S PARK:** Complete the construction of a new children’s park on Park P6, using a $1.37 million Catalyst Grant from the California Department of Housing and Community Development (“HCD”).


12. **PARK P19:** Begin construction on Park P19 along Terry Francois Boulevard.

13. **MISSION CREEK PARK P2:** Complete the construction of the replacement parking for the Mission Creek Harbor Association (“MCHA”) as part of Park P2, complete the construction drawings for the park, and finalize the maintenance agreements with MCHA for the community garden and parking area.

14. **MISSION CREEK PARK P3:** Start the development of construction drawings for Mission Creek Park P3 in conjunction with the schematic designs for Block 1.

15. **POPLAR TREE REPLACEMENT:** Replace poplar trees along Mission Creek Parks NP1 to 3 to avoid future damage from roots.

16. **STREET IMPROVEMENTS:** Begin construction of the remaining Mission Bay roadway improvements, which will be funded in part by a TIGER IV federal grant and HCD Prop 1C Transit Oriented Development grant.
17. **MISSION BAY CAC:** Continue to staff the Mission Bay Citizens Advisory Committee ("CAC") and act as primary contact for Mission Bay residents.

### FISCAL YEAR 2014-2015 PROPOSED WORKPLAN

1. **BLOCK 6 AFFORDABLE HOUSING:** With MOH, provide funding to selected development team for predevelopment activities necessary to develop site as rental housing for very low-income families.

2. **BLOCK 3 EAST AFFORDABLE HOUSING:** With MOH, provide funding to selected development team for predevelopment activities necessary to develop site as supportive rental housing for formerly homeless individuals.

3. **MISSION BAY PUBLIC ART PROGRAM:** Continue to implement a public art program for art within Mission Bay open spaces. Current budget has almost $1 million in funds.

4. **DESIGN REVIEW** – Continue to process the design development and construction drawings for Blocks 1, 7, 12 East, 13 West, 40, and N4P3, as well as the next phase of commercial development.

5. **MISSION CREEK PARK P3:** Start the development of construction drawings for Mission Creek Park P3 in conjunction with the schematic designs for Block 1.

6. **STREET IMPROVEMENTS:** Continue construction of the remaining Mission Bay roadway improvements, which will be funded in part by a TIGER IV federal grant and HCD Prop 1C Transit Oriented Development grant.

7. **MISSION BAY CAC:** Continue to staff the Mission Bay Citizens Advisory Committee ("CAC") and act as primary contact for Mission Bay residents.
PROJECT DESCRIPTION & STATUS

The Transbay Redevelopment Project Area (“Project Area”) was adopted in 2005 and consists of approximately 40 acres in downtown San Francisco surrounding the new Transbay Transit Center (“TTC”), which is currently under construction by the Transbay Joint Powers Authority (“TJPA”). The Project Area goals include the development of: 1) the new, multi-modal TTC and related public infrastructure; 2) a new, transit-oriented neighborhood on approximately 10 acres of publicly-owned property, most of which was formerly owned by the State of California (“State”); and 3) approximately 1,200 affordable housing units, or 35 percent of the new residential units constructed in the Project Area. OCII acts as the master developer for most of the formerly State-owned parcels in the Project Area, issuing requests for proposals and selecting developers to construct the improvements, as specified in the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) and related documents.

The new, transit-oriented neighborhood that will be developed by the Successor Agency on the 10-acres of formerly State-owned property in the Project Area will consist of more than 3,000 new housing units, including 1,200 affordable units, nearly 2 million square feet of new commercial space, and approximately 4 acres of new public open space. In addition, the new Transbay Transit Center site will include a 5.5-acre rooftop park and a 1.35-million-square-foot office tower. The development program for the Project Area embodies a balanced approach to density, with office and residential towers spaced apart to protect views and sunlight, and retail and townhouses to maintain visual interest at the ground level. The program includes significant widening and improvement of sidewalks, conversion of Folsom Street to two-way traffic, and reconfiguration of an Interstate 80 off-ramp, all with the goal of creating a safe and attractive pedestrian environment.

The TJPA is responsible for planning, constructing and eventually operating the new TTC. OCII is charged with implementing the Redevelopment Plan pursuant to its enforceable obligations, including: 1) the 2008 Tax Increment and Sales Proceeds Pledge Agreement between OCII, the City and County of San Francisco (“City”) and the TJPA (“Pledge Agreement”), which irrevocably commits land sale and tax increment revenue from formerly State-owned parcels for the TTC; 2) the 2006 Transbay Redevelopment Project Implementation Agreement between OCII and the TJPA (“Implementation Agreement”), which requires OCII to prepare and sell, with TJPA reimbursement of staff costs, the formerly State-owned parcels and to construct and fund new infrastructure improvements (such as parks and streetscapes) and affordable housing.
obligations; and 3) AB 812 (codified in Section 5027.1 of the California Public Resources Code), which mandates that 25 percent of the residential units developed in the Project Area shall be
available to low-income households and an additional 10 percent shall be available to moderate-income households. The California State Department of Finance is currently considering a Final and Conclusive Determination under California Health and Safety Code § 34177.5 (i), that the Pledge Agreement, the Implementation Agreement, and the AB 812, are enforceable obligations
are enforceable obligations of OCII.

Phase 1 of the TTC, including the above-ground bus station and the box for the below-ground train station, is under construction and is scheduled to be completed in 2017. Four of the publicly-owned parcels in the Project Area are in various stages of development and pre-development. Block 11A (the portion of Block 11 along Folsom Street) is a 120-unit supportive housing project that began construction in December 2011. The TJPA has signed a purchase and sale agreement for Parcel T with Hines to develop a 1,070-foot high-rise office tower. Because Parcel T is in Zone 2 of the Project Area and under the jurisdiction of the City, it was reviewed and approved by the San Francisco Planning Commission and is scheduled to begin construction in April 2013. The former Redevelopment Agency selected Golub Real Estate Corp. (“Golub”) and Mercy Housing California (“Mercy”) for a market-rate and affordable housing development on Blocks 6/7 in December 2011. Finally, OCII staff is recommending that the Commission on Community Investment and Infrastructure select Avant Housing (“Avant”) and Bridge Housing (“Bridge”) for a market-rate and affordable housing development on Block 9 in May 2013. Per the Implementation Agreement, OCII is also developing infrastructure plans for the new neighborhood, including new streetscape improvements on Folsom Street and two major new public parks within the Project Area.

Implementation of the affordable housing obligations in Transbay will be done in consultation with the Mayor’s Office of Housing (“MOH”), and will include providing financing to selected development teams for predevelopment activities and construction for affordable housing units requiring subsidies. The workplan will also include coordinating with MOH on design review and construction monitoring of any stand-alone affordable units.

Staff will also work to ensure compliance with OCII’s equal opportunity programs for workforce and contracting on all projects in the Project Area. Specifically, contract compliance staff will monitor all phases of construction, including hiring of local workers and the payment of prevailing wages. Staff will work closely with contractors themselves, as well as with the Citybuild program and other community based organizations, to foster job creation for local workers and to improve the opportunities for local, small, minority, and women owned businesses to participate on OCII projects.
Pursuant to the Implementation Agreement, the TJPA funds all of OCII’s staff and consultant costs related to the development of the State-owned parcels in the Project Area. Once a development team is selected, then OCII can charge the developer for staff and consultant costs instead of the TJPA. The staffing and construction costs for all infrastructure projects described in the tasks below are financed with tax increment. Note that the proposed Mello-Roos Community Facilities District will pay for the TTC and other infrastructure improvements in addition to those described below.

FISCAL YEAR 2013-2014 WORKPLAN

1. **Block 6 Construction:** Working with MOH, monitor the construction of a residential development on Block 6, consisting of approximately 409 market-rate units and 70 affordable rental units (at 50% of AMI) in a 300-foot tower and adjacent podium and townhouse buildings, including open space and underground parking.

2. **Block 9 DDA:** Execute a disposition and development agreement with the selected development team for a residential development on Block 9, consisting of approximately 456 market-rate units and 114 affordable rental units (at 50% of AMI) in a 400-foot tower and adjacent podium and townhouse buildings, including open space and underground parking.

3. **Block 8 RFP:** Issue a request for proposals for a residential development on Block 8, consisting of approximately 565 market-rate units and 174 affordable units (at 50% of AMI if rental or 100% of AMI if ownership) in a 550-foot tower and adjacent podium and townhouse buildings, including open space and underground parking.

4. **Block 8 ENA:** Execute an exclusive negotiations agreement with the selected development team for Block 8.

5. **Block 5 Assembly:** Assist the TJPA in acquiring a portion of the parking lot for the office property located at 201 Mission Street in order to create a developable parcel on Block 5.

6. **Block 5 RFP:** Issue a request for proposals for a commercial development on Block 5, consisting of approximately 800,000 square feet of office space in a 550-foot tower and adjacent podium building, including public open space and underground parking. This task is contingent on the TJPA acquiring a portion of Block 5 from the owner of the office property located at 201 Mission Street (see task above).
7. **Block 11:** Monitor construction completion of a residential development consisting of 120 units of supportive housing, close out construction loan and oversee completion through lease-up and transfer of asset to MOH as Housing Successor Agency.

8. **Folsom Streetscape Improvements:** Complete design development documents for a set of streetscape improvements on Folsom Street between Spear and Second Streets, including new sidewalks, new street trees, new street lights, new rain gardens, new bicycle lanes and a conversion to two-way traffic. Execute a letter agreement with the City’s Department of Public Works to provide design coordination among the various City departments and agencies, project management, and construction management for the streetscape improvements along Folsom Street.

9. **Folsom Street Off-Ramp Reconfiguration:** Complete design, issue bid docs and begin construction of a reconfiguration of the existing Folsom Street Off-Ramp on Block 8 in order to create a better pedestrian environment and increase the value of the parcel. OCII has a letter agreement with the San Francisco County Transportation Authority, the City’s congestion-management agency, to provide technical services for this task.

10. **Under-Ramp Park:** Complete conceptual designs for a 2.4-acre park under the Interstate 80 off-ramp and TTC bus ramps between Folsom and Howard Streets in the Project Area, including active recreation areas, sports courts, plazas, retail space, and public art. Continue negotiations with the California Department of Transportation on the terms of the use of the space under the I-80 off-ramp.

11. **Rincon-Hill/Transbay CBD:** Work with an outside consultant and a steering committee composed of neighborhood property owners to create a community benefit district to provide funding for future maintenance of the new public parks to be constructed by OCII within the Project Area.

12. **Transbay CFD:** Work with the TJPA and the City to create a Mello-Roos Community Facilities District to provide funding for the TTC and other infrastructure improvements within and adjacent to the Project Area.

13. **TJPA Support:** Assist the TJPA with various financial and market analyses, as required by the TJPA’s funding partners and the TJPA Board of Directors.

14. **Transbay CAC:** Provide staff support to the Transbay Citizens Advisory Committee, which provides advice and recommendations to the Commission on all major activities of OCII in the Project Area.
1. **Block 6 Construction:** Working with MOH, monitor the construction of a residential development on Block 6, consisting of approximately 409 market-rate units and 70 affordable rental units (at 50% of AMI) in a 300-foot tower and adjacent podium and townhouse buildings, including open space and underground parking.

2. **Block 7 Ground Lease:** Working with MOH, execute a ground lease with the selected development team for an affordable residential development on Block 7 consisting of approximately 77 affordable rental units (at 50% of AMI) in two podium buildings and adjacent townhouses, including open space. This task is contingent on working with MOH to identify approximately $5.4 million in additional funding, either from tax increment or another source, necessary to construct the project.

3. **Block 9 Construction:** Working with MOH, monitor the construction of a residential development on Block 9, consisting of approximately 456 market-rate units and 114 affordable rental units (at 50% of AMI) in a 400-foot tower and adjacent podium and townhouse buildings, including open space and underground parking.

4. **Block 8 DDA:** Execute a disposition and development agreement with the selected development team for Block 8.

5. **Block 1 DDA:** Execute a disposition and development agreement with the owner of the three private parcels adjacent to OCII’s parcel (Block 3720, Lot 027). This task is contingent on a single owner acquiring control of the three private parcels and negotiating terms with OCII for acquisition of its parcel.

6. **Block 5 ENA/DDA:** Execute an exclusive negotiations agreement and a disposition and development agreement with the selected development team for Block 5.

7. **Folsom Streetscape Improvements:** Complete construction documents for a set of streetscape improvements on Folsom Street. Issue request for bids through letter agreement with DPW.

8. **Under-Ramp Park:** Complete schematic design and design development documents for a 2.4-acre park under the Interstate 80 off-ramp and TTC bus ramps between Folsom and Howard Streets in the Project Area.

9. **TJPA Support:** Assist the TJPA with various financial and market analyses, as required by the TJPA’s funding partners and the TJPA Board of Directors.
10. **Transbay CAC:** Provide staff support to the Transbay Citizens Advisory Committee, which provides advice and recommendations to the Commission on all major activities of OCII in the Project Area.