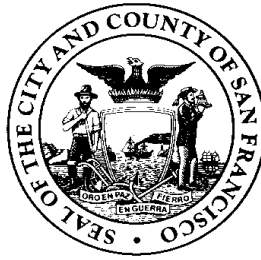


**Office of Community  
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(Successor to the San Francisco  
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Darshan Singh  
Tiffany Bohee, Executive Director

## INFORMATIONAL MEMORANDUM

**To:** Tiffany Bohee  
**From:** Wells Lawson, Senior Project Manager  
**Date:** March 10, 2014  
**Subject:** Street Vacations for Alice Griffith

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The proposed street vacations relate to the redevelopment of the larger Candlestick Point and Hunters Point Shipyard Project, including rebuilding the Alice Griffith public housing site. The Candlestick Point and Hunters Point Shipyard (Project) received master entitlements on August 3, 2010 which included, but were not limited to, amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans, amendments to the Bayview Hunters Point Area Plan, establishment of the Candlestick Point Sub-Area Plan and the Hunters Point Shipyard Area Plan, and the establishments of new Special Use Districts for the two areas. These project entitlements anticipated several actions including the proposed right-of-way vacations, dedications, and easements such as those being proposed here.

The proposed street vacations are necessary in order to facilitate transfer of the first piece of State Parks land required for the Alice Griffith public housing rebuild. The transfer of land must occur by June of this year in order to ensure successful rebuilding of the Alice Griffith public housing project, which will be partially financed through US Department of Housing and Urban Development (HUD) funds. In order to ensure compliance with HUD funding deadlines for Alice Griffith, the State Parks transfer (and hence the street vacation) must occur by June of this year.

In addition, the proposed vacations are a critical step in implementing the Hunters Point Shipyard and Candlestick Point project, which is specifically designed to address many of the community's concerns regarding availability of housing, create thousands of construction and post-construction permanent jobs, preservation and enhancement of public open space, increase retail activity in the coming years and revitalize the neighborhood. In short, approval of the proposed paper street vacation sets in motion redevelopment of Alice Griffith, along with additional public benefits, that would have a gross value to the City, which include:

### **Additional Public Benefits Derived from Project Implementation**

- Development of affordable housing units far in excess of the amounts otherwise required by code in the City of San Francisco. The project includes 10,500 residential units, 3,360 (or 32.5%) of which will be offered at below market rates at a range of income levels;
- The complete rebuilding of Alice Griffith Housing with new mixed-income buildings and phasing of construction to ensure eligible residents may move to upgraded units from their existing homes without displacement off-site;

- More than 300 acres of new and restored public parks and open space at Candlestick Point and Hunters Point Shipyard, including an expansive waterfront park system extending along the entire shoreline of Candlestick Point and the Shipyard;
- Construction of approximately 885,000 sq. ft. of regional and neighborhood serving retail space, in a community with limited access to goods and services such as grocery stores, pharmacies and general merchandise.;
- 4.8 acres of land and 65,000 square feet of ground floor retail space dedicated at no cost to local organizations focused on improving quality of life for existing and future Bayview residents plus a site for a fire station on Hunters Point Shipyard, a storefront library, and a potential school site on Candlestick Point;
- The City's first complete Bus Rapid Transit system connecting to Caltrain, BART and Muni Metro, extension and significant service increases to existing cross-town bus routes, and two new dedicated express bus routes providing one-seat rides from Candlestick Point and Hunters Point Shipyard to downtown San Francisco;
- Design and construction of between 2,500,000 - 5,000,000 square feet of sustainable "green" office research and development space, generating economic development and job opportunities for the community;
- Permanent new and renovated studio space for the existing Hunters Point Shipyard artist community including space for an arts center;
- Nearly \$3 billion investment in public infrastructure and transportation improvements to Candlestick Point, Hunters Point Shipyard, and surrounding areas, including bus rapid transit and substantial pedestrian, bicycle, and roadway improvements throughout Candlestick and the Shipyard;
- \$83 million in additional programmatic community benefits, including \$3.5 million for an education scholarship fund for local residents, \$10 million for an education improvement fund to improve or construct new educational facilities in the area, and \$2M for community health facilities; and
- Dedication to OCII and, ultimately, to the City of new streets consisting of 61 acres at Candlestick Point and 59 acres at Hunters Point Shipyard;
- Creation of more than 12,000 permanent jobs and 1,500 annual construction job opportunities throughout the build out of the project.

In conclusion, the value of the public benefits to be derived from the proposed street vacation far outweigh any value which may be attributed to the existing public street easements to be vacated.