

Attachment A
Mission Bay Parks Support Letters

original

MISSION BAY CITIZENS ADVISORY COMMITTEE

November 19, 2013

MEMBERS

*Corinne Woods,
Chair*

*Kevin Simons,
Vice-Chair*

Kevin Beauchamp

Sarah Davis

Dan Deibel

Donna Dell'Era

Alfonso Felder

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Freeman

Tom Hart

Andrea Jones

Toby Levine

JoAnn Locke

Dick Millet

Terezia Nemeth

Jennifer Pratt

Mead

Catherine Sharpe

Milena Elperin

Ms. Tiffany Bohee, Executive Director
Office of Community Investment and Infrastructure
Successor Agency to the SF Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

RE: Mission Bay Long Range Property Management Plan

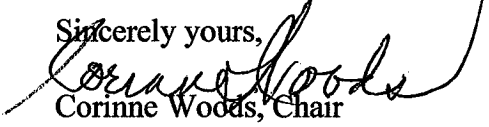
Dear Tiffany:

Further to our August 15th letter, the Mission Bay Citizens Advisory Committee strongly supports the OCII staff recommendation to continue to lease and manage the Completed and Future Mission Bay Parks (as they are developed) until the Master Developer has completed the park improvements on all the Mission Bay Park parcels, and the Park parcels can be transferred to the City as a package of interlocking parks.

We further support and endorse the **Principles for the Future of Yerba Buena Gardens** outlined by the Yerba Buena Alliance in their October 8th letter, which should also apply to Mission Bay parks. We will look forward to working with your staff to ensure that there is a seamless transition to a governing body that will provide fully transparent and cohesive oversight of the Mission Bay Parks system up to and beyond the 2043 expiration of the Mission Bay North and Mission Bay South Redevelopment Plans.

The Mission Bay CAC urges the Commission on Community Investment and Infrastructure and the Oversight Board to recommend this plan to the California Department of Finance to ensure the future of these valuable community assets.

Sincerely yours,


Corinne Woods, Chair

Mission Bay Citizens Advisory Committee

Cc: Christine Johnson, Chair
Commission on Community Investment and Infrastructure

Ms. Nadia Sesay
Oversight Board

Catherine Reilly, Project Manager
OCII

MISSION BAY CITIZENS ADVISORY COMMITTEE

August 15, 2013

MEMBERS

*Corinne Woods,
Chair*

*Kevin Simons,
Vice-Chair*

*Kevin Beauchamp
Sarah Davis*

Dan Deibel

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Ms. Tiffany Bohee, Executive Director
Office of Community Investment and Infrastructure
Successor Agency to the SF Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103 via email

RE: Mission Bay Long Range Property Management Plan

Dear Tiffany:

The Mission Bay Citizens Advisory Committee is extremely concerned about possible changes to the management and operation of the Mission Bay Parks system. The Mission Bay parks must continue to be managed efficiently under the proposed Long Range Property Management Plan as one coherent and integrated system by a single entity and to a high standard. The fractured underlying land ownership interests and the State of California's desire for divestment of former Redevelopment Agency properties must be subordinated to the success of the overall plan.

Mission Bay parks are critically important to the Mission Bay community. The Mission Bay Parks system is the central heart of Mission Bay, and management of the park system to a high standard is critical to the success of this evolving San Francisco neighborhood.

The Master Plan for the parks was developed by the assembly of land parcels with multiple underlying ownerships and multiple agency jurisdictions, a unique model. Much of the system is subject to Public Trust oversight by State and Regional agencies, including the Bay Conservation and Development Commission.

Pursuant to the Mission Bay Owner Participation Agreements, which are existing Enforceable Obligations, design and construction of the individual Mission Bay parks follows a planned sequence based on the adjacency and the amount of vertical development in the project area, supervised by the Successor Agency and funded by the Master Developer, FOCIL-MB, LLC, who is reimbursed from Mello-Roos bond proceeds and tax increment. The on-going maintenance of the Mission Bay parks by the Successor Agency was also included in the OPAs and is an Existing Obligation.

A separate legal entity, Community Facilities District #5 (the CFD), was created to fund ongoing operations and maintenance and is administered by OCII. This is clearly an Enforceable Obligation. Every residential and commercial property

owner in Mission Bay (except portions of UCSF north of 16th Street and the affordable housing parcels) pays in to the CFD, and these stakeholders have a strong interest in maintaining the level of operations for sustainability, appearance, safety and cleanliness as well as creative programming that attracts the community.

CFD funds must be expended in a manner that integrates a high level of service with cost-effective delivery for the benefit of the community, without excessive layers of bureaucratic administration inflating costs or restricting ongoing improvements. This cannot be achieved if fractured underlying land ownership, state interference or interagency squabbling is allowed to impede successful execution of the plan.

The Office of Community Investment and Infrastructure (OCII) (the Successor Agency), through its Commission, selects and oversees a park management company, MJM Management, which employs gardening, janitorial and security subcontractors (all Local Business Enterprises), and programs events that attract people to the parks, with a budget approved by the CFD. This has been very successful. The high level of maintenance and supervision of Mission Bay parks through the CFD by MJM Management and their gardeners, maintenance and security staff must be sustained.

The Mission Bay CAC strongly urges the Successor Agency, the Commission on Community Investment and Infrastructure and the Oversight Board to work collaboratively with the Department of Real Estate, the Port of San Francisco, the Public Utilities Commission and the California Department of Finance to ensure the continuance of this successful model, resist any attempt to fracture or dismantle the Mission Bay parks master plan, or add layers of unnecessary administrative bureaucracy that increases costs or reduces the efficiency of the system, up to and beyond the expiration of the Mission Bay redevelopment plans in 2043.

We request that the Mission Bay CAC be consulted in the development of the OCII Long Range Property Management Plan (PMP), and will be closely monitoring the process.

Thank you for your consideration.

Sincerely yours,



Corinne Woods
Mission Bay Citizens Advisory Committee

Cc: Christine Johnson, Chair - OCII
c/o The Successor Agency (OCII)

Ms. Nadia Sesay - Oversight Board
c/o The Successor Agency (OCII)

Catherine Reilly, Mission Bay Project Manager
OCII