



Community Window on the Hunters Point Shipyard

The Future of Hunters Point Shipyard

What is going to be done with Hunters Point Shipyard once the cleanup is finished?

In 1993, Congress passed legislation authorizing the U.S. Navy to transfer ownership of the Hunters Point Shipyard (HPS) property to the City and County of San Francisco at no cost.

How does the transfer happen?

The *Hunters Point Shipyard Conveyance Agreement* is a framework for the City of San Francisco's acceptance of the transfer of Shipyard property. The City of San Francisco developed the *HPS Conveyance Agreement* with input from a focus group of Bayview/Hunters Point residents and environmental organizations. The focus group was organized through San Francisco District Ten Supervisor Sophie Maxwell's office. The *Agreement* requires that the Navy fulfill certain criteria before a Shipyard parcel can be transferred to the City.

On March 31, 2004, the Assistant Secretary of the U.S. Navy signed the *Conveyance Agreement* with the San Francisco Redevelopment Agency. According to this agreement, the Hunters Point Shipyard will be transferred to the City and County of San Francisco when the San Francisco Redevelopment Agency and the Navy agree that it is clean. The property can be transferred one parcel or section at a time, as the Navy's cleanup of each parcel is completed and the U.S. Environmental Protection Agency, the California Department of Toxic Substances Control, the California Regional Water Quality Control Board, and an independent consultant for the Redevelopment Agency agree that it is clean enough to support planned future uses. If the Redevelopment Agency agrees, the Navy would be able to give them properties that have not been cleaned up.

Redevelopment

Once the property has been transferred, it will be redeveloped. The official land use plan for the entire Shipyard (as explained in a 1997 San Francisco Redevelopment Agency's *Hunters Point Shipyard Redevelopment Plan*) includes a mix of housing, light industry, office, and open space. The first step in implementing the Redevelopment Plan is the Agency's agreement

(the December 2003 *Disposition and Development Agreement*) with Lennar/BVHP, the company selected by the Redevelopment Agency.



The map shows the types of reuse activities selected for each area of the Shipyard once it is ready for redevelopment. (San Francisco Redevelopment Agency's Hunters Point Shipyard Redevelopment Plan)

This December 2003 *Disposition and Development Agreement*, more commonly called the DDA, is a detailed purchase agreement that explains Lennar's and the Agency's responsibilities in addition to financial arrangements for the first phase of the Redevelopment Plan. It covers only a portion of the Shipyard that will be developed mostly as housing. Lennar is responsible for preparing the site for development, including construction of utilities and streets. It will be up to Lennar to decide whether to develop the housing themselves or to sell the construction-ready parcels to other developers. The Redevelopment Agency will keep a portion of the land to build affordable housing and for uses that are supposed to be determined by the community.

How long will the cleanup take and transfer take?

How long the cleanup takes depends on the types of contamination, what cleanup methods have been chosen, and what is found during the cleanup. Sometimes, as more is learned about an area during the cleanup, the plan has to be changed. While Parcel A of the Shipyard is expected to be transferred to the City and County of San Francisco by the end of 2004, the cleanup and transfer of other areas of the Shipyard may not be completed for another 7 to 10 years. Once each parcel is transferred, existing buildings and structures will be demolished and new construction will begin.

The Citizen's Advisory Committee

Created in 1991 by Mayor Art Agnos, the Hunters Point Shipyard Citizen's Advisory Committee (CAC) is a group of Bayview/Hunters Point residents, business owners, representatives of community-based organizations, and other key San Franciscans organized to advise the City on the redevelopment of HPS. The CAC was reorganized in 2002 and is now composed of five committees - Business and Employment, Environment and Reuse, Finance, Housing, and an Executive Committee. The CAC meets on the second Monday of the month at 6pm at the South East Community College Facility (at the corner of Oakdale Avenue and Phelps Street). All meetings are open to the public.

Over the last three years, the CAC has been deeply involved in advising the City on the contracts and agreements that will govern the future uses of HPS. Currently the CAC is reviewing the Closing Conditions for the transfer of the first 80 acres of the Shipyard from the Navy to the San Francisco Redevelopment Agency and from there to the Shipyard's Master Developer, Lennar BVHP. Documents are available for public review and comment. (Contact the San Francisco Redevelopment Agency at (415) 749-2400 for more information.)

Are there jobs on the shipyard now?

There are currently people working on the Shipyard as part of the investigation and cleanup of the contamination. The U.S. Navy contracts with environmental consulting companies to conduct the investigations and cleanup activities. For some activities the consulting companies will use their own staff and for others they will subcontract with other companies. The duties and tasks range from environmental scientists involved in monitoring groundwater to truck drivers hauling soil that is being removed. Most jobs on the Shipyard require at least some training certified by the U.S. Occupational Safety and Health Administration (OSHA) on how to deal with hazardous materials, hazardous waste operations, or lead and asbestos removal.

Once a parcel is transferred, there will be demolition jobs and, later, construction work during the redevelopment.

For more information on job training and resources in the Bayview, you can contact:

- **Young Community Developers (YCD)**, (415) 822-3491 – YCD is a non-profit community and economic development agency that provides employment and workforce development services, including training. YCD is a primary point of contact for Navy contractors looking for BVHP workers for the Shipyard cleanup.
- **Mark Gelsinger, Hunters Point Contracts Officer, U.S. Navy**, (619) 532-0978
- **Maurice Campbell, Community Co-Chair, Hunters Point Shipyard Restoration Advisory Board (RAB)**, (415) 468-8964 – The RAB is an official Navy committee of Navy officials, federal and state regulators, and volunteer community members who provide input on the HPS cleanup.
- **San Francisco Southeast One Stop Career Link Center**, (415) 970-7762 – Provides integrated delivery of employment, training, and social services to the local community.

For More Information, Contact:

Community Window on the Hunters Point Shipyard Cleanup
4634 Third Street, San Francisco, CA 94124
(415) 643-1190 OR (877) WINDOW-8
<http://www.communitywindowontheshipyard.org>

The Community Window on the Hunters Point Shipyard Cleanup is a project of Arc Ecology.
Arc Ecology • 833 Market Street, Suite 1104, San Francisco, CA 94103 • (415) 495-1786

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