



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

About Community Youth Park (a SFUSD Property)

Overview and Chronology

- Site constructed in 1940s as Sir Francis Drake Annex Elementary School
- Leased to the Hunter's Point Community Youth Park Foundation for over 30 years and operated by Julia "Aunt Bea" Middleton, providing year round youth programming and mentoring
- Last lease approved by the Board of Education in 1999 and expired in 2004. Tenant remained on lease 'Holdover". Rent \$100/year
- Buildings and property vacant & unoccupied since 2010
- Buildings badly vandalized on multiple occasions and subsequently entire facility boarded up and utilities disconnected.
- District views buildings unsafe for occupancy

Property Description

- 1.3 Acres or 56,228 sq. ft
- Zoning: P-Public
- 2 existing buildings on site with 5,950 sq. ft. total
- Appraised by SF City Real Estate office in March 2013 with a highest and best use value of \$2,275,000

Building Condition

- Facility study prepared by Asian Neighborhood Design in 2011
- Buildings, site infrastructure and utilities in very poor condition and repair
- Estimated cost to renovate buildings in 2011
- Construction/design/fees: \$2.1 million+
- Value of renovation exceeds value of buildings
- It is not cost effective nor practical to renovate the existing structures for new purposes

Next Steps

- Demolish buildings, clear site except for basketball courts and leave as maintained open space. District or others to maintain. Funding provided by City through Supervisor Cohen. Estimated demolition and clearing costs \$250,000
- Projected demolition schedule: Spring 2016



- After demolition and site cleanup, property may be used for public/community park uses to be determined together with community until a longer term property strategy is developed. These uses could include: Community Garden, senior or youth activities sport court play or open park space

Possible Long-Term Uses

- Partner with City or others to develop site as a community center, library, wellness clinic, park or other community asset. In this scenario SFUSD puts up land for a ground lease at a nominal value and City or developer constructs and operates community asset
- District decides to repurpose or rebuild Malcom X Elementary School. Youth Park site becomes a part of new rebuild.
- Sell or long-term ground lease land for housing