



Mike Grisso, Senior Project Manager, San Francisco Office of Community Investment and Infrastructure

Mike Grisso is Senior Project Manager at the San Francisco Office of Community Investment and Infrastructure (“OCII”), which was established as the successor agency to the San Francisco Redevelopment Agency after all redevelopment agencies in California were dissolved in 2012. Mr. Grisso leads OCII’s implementation of the Transbay Redevelopment Project, which includes the following primary goals:

- Construct the new, multi-modal Transbay Transit Center (“TTC”) on the site of the former Transbay Terminal and a rail extension from the current Caltrain station at Fourth and King Streets to the new TTC. The Transbay Joint Powers Authority (“TJPA”) is responsible for planning, constructing and eventually operating the new TTC.
- Develop 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”), including more than 3,000 new residential units and 2.5 million square feet of new commercial space as well as new parks, plazas, streetscapes, and related improvements.
- Ensure that 35 percent of the new residential units constructed in the project area are affordable to low- and moderate-income households.

The Transbay Redevelopment Plan authorizes the transformation of the project area into a new, mixed-use neighborhood surrounding a state-of-the-art, multi-modal transit station. The TJPA is responsible for constructing, owning and operating the new TTC, which is currently under construction and scheduled to be completed in 2017. The TTC will be a modern transit hub accommodating regional bus, light rail, and future high-speed rail service throughout the Bay Area and California. OCII assisted the TJPA in facilitating the development of a signature, 1,070-foot, 1.35-million-square-foot commercial tower adjacent to the new TTC, which received final approval from the San Francisco Planning Commission in 2012 and was sold to a joint venture of Boston Properties and Hines in March 2013.

OCII is responsible for facilitating development on the remaining publicly-owned parcels and also for planning and constructing a wide range of infrastructure improvements in the project area, including new public parks, new pedestrian-oriented alleys, and widened sidewalks. Folsom Street, which forms the southern boundary of the project area, will become a new neighborhood “boulevard” for Transbay and Rincon Hill to the south, with widened sidewalks and ground-floor retail to activate them.

Mr. Grisso led the process to design the new Transbay neighborhood, which received the Outstanding Planning award from the American Planning Association and the Urban Design Award from the American Institute of Architects. He and his team are responsible for selecting developers for the remaining publicly-owned parcels, negotiating land transactions and designing and constructing the new parks and streetscapes in the project area. Prior to working at OCII, Mr. Grisso was a Director at CB Richard Ellis, the global real estate services firm based in San Francisco. Mr. Grisso earned a Master in Public Policy and Urban Planning degree from the John F. Kennedy School of Government at Harvard University.