

1. Community Need.

1.a. Targeted Community and Brownfield Description. The 900 Innes Parcel 3A Brownfield Clean-up Project (“Project”) is located in northern California in the City and County of San Francisco (“City”). The City has 852,469³ residents living within 47 square miles—equal to 17,397 residents per square mile – making it second only to New York City in population density. The project is located in Bayview Hunters Point (BVHP) neighborhood (Zip Code Census Tract Area 94124) is predominantly industrial and residential district, but transitioning to a mixed-use development pattern. Historically, polluting industries were concentrated in the BVHP neighborhood and left a legacy of contaminated sites and physical blight. During WWII, the U.S. Naval Shipyard at Hunters Point attracted workers, many of whom were African Americans who migrated from the South. During the U.S. Navy’s 35-year operation of the Hunters Point Shipyard, hazardous substances and radioactive wastes were released into the environment. After the Navy closed its in 1971, the site was leased to a private ship repair company that caused additional contamination. In 1989, the site was placed on the National Priorities List as a “Superfund” site. This has led to a community perception that the larger BVHP area is contaminated with hazardous waste. The proposed cleanup project will remediate the Shipwright’s Cottage, the first dwelling erected by boatwrights. The cottage located in an abandoned boat building and ship repair facility that that operated for over 120 years. The Shipwright’s cottage building materials are contaminated with asbestos, lead-based paint, and universal waste and the drip line of the Shipwrights Cottage is lead contaminated soils.

Demographic Information - Approximately 4% of the City’s population (Census Tract 023103) reside in the BVHP neighborhood and represent a very diverse population with 79% racial minorities, including 35.1% African American, 28% Asians/Pacific Islander, and 24.8% Latino or Hispanic origin⁴ (see Table 1.)

	BVHP	San Francisco	State of California	National
Population	35,309 ¹	852,469 ²	38,802,500 ³	318,857,056 ²
Whites	19.5% ¹	53.8% ²	73.2%	77.4% ²
African-Americans	35.1% ¹	5.8% ²	6.5% ²	13.2% ²
Asians	28.9% ¹	34.9% ²	14.4% ²	5.4% ²
Hispanic/Latinos	24.8 ¹	15.3% ²	38.6% ²	17.4% ²
Percent Minority	79% ¹	58.9% ²	59.9% ²	26.8 % ²

Sources: ¹ US Census, ACS Demographic and Housing Estimates, 2009-2013 American Fact-finder Survey, ZCTA5 94124. ²WWW.Census.Gov/quickfacts Beta, California (V2014). ³US Census, American FactFinder, 2009-2013 American Community 5-year estimates, 2013 Poverty Status in the Past 12 Months ⁴Bureau of Labor Statistics, Tuesday, July 14, 2015 U.S. Bureau of Labor Statistics, Current Population Survey (CPS), Annual Social and Economic Supplement (ASEC).

The BVHP neighborhood faces multiple challenges, including environmental pollution, blight conditions, significant poverty and concentrations of public housing, high health risk, lack of safe recreational opportunities, residential isolation, at-risk youth, poor performing schools, and high crime rates. These challenges place residents outside the mainstream of San Francisco life.

Poverty – The BVHP is one of the poorest neighborhoods in San Francisco and the Bay region. Minorities represent 79% of the population with Blacks and Hispanics represent the highest population in this Zip Code Area. These racial groups are generally are twice more likely to be among the working poor than are Whites and Asians ³. In 2013, the working-poor rates of Blacks and Hispanics were 13.3 percent and 12.8 percent,

Source: ¹ U.S. Census Bureau , ACS Demographic and Housing Estimates, 2009-2013 American Fact-finder Survey,

² ibid

respectively. BVHP is one of five districts in the Bay Area that have a concentration of “extreme poverty,” with 39% of the residents living below 200% of the Census poverty threshold. The hillside area south of the project site includes three San Francisco Housing Authority developments that provide 267 units of low income housing for residents. Increasing housing prices and lack of affordable rental housing contribute to San Francisco’s widening income and poverty disparities in San Francisco. As of August 2015, the average two-bedroom rental unit in San Francisco costs \$3,853 per month.⁵ Area poverty is further demonstrated by a significantly lower median household incomes - \$46,322 as compared to \$75,604 citywide. These housing prices lead to overcrowded conditions and lack of mobility for BVHP residents.

Unemployment – The neighborhood also experiences higher rates of unemployment when compared to the citywide average. BVHP’s unemployment rate of 16%⁶ⁱ is more than four times higher than San Francisco’s average unemployment rate of 3.5% and three times higher than the National Average of 5.3%.

Table 2 -Income and Earning Data for BVHP, San Francisco, California, and the U.S. ⁱⁱ

	BVHP	San Francisco	California	National
Median Household Income	\$50,416	\$75,604 ²	\$61,094 ²	\$53,046 ²
Poverty Rate	22.2% ³	13.8% ²	16.4% ²	14.8% ²
Unemployment	16% ³	3.5% ⁴	6.17% ⁴	5.3% ⁴

Sources: ² [US Census Quickfacts Beta, California \(V2014\)](#) ³ US Census, American FactFinder, , 2009-2013 American Community 5-year estimates, 2013 Poverty Status in the Past 12 Months ⁴ Bureau of Labor Statistics, Tuesday, July 14, 2015 (Unemployment Rates for States Monthly Rankings Seasonally Adjusted Aug. 2015^p) U.S. Bureau of Labor Statistics, Current Population Survey (CPS), Annual Social and Economic Supplement (ASEC).¹ Ibid., p 3.

Education Attainment - The BVHP has one of the lowest levels of educational attainment in San Francisco, with 29.6% of residents having no high-school diploma compared to 14.4% of residents citywide. Of all the people in the labor force for 27 weeks or more in 2013, those with less than a high school diploma had a higher working-poor rate (19.2%) than did high school graduates with no college (8.9 %)⁸. Education is inversely related to the degree of exposure to indoor and outdoor pollution.

Crime – BVHP violent crime rates are twice the citywide average with 105.8 violent per 1,000 residents. Witnessing and experiencing community violence causes longer term behavioral and emotional problems in youth and inhibits social interactions and social cohesion. 17 % of BVHP residents surveyed indicated that felt unsafe both day and night in their neighborhood.⁹ Parental concerns about neighborhood crime strongly influence their willingness to allow their children to actively commute (e.g. walk or bike) to school, influencing children’s levels of physical activity.

Brownfields- Historically, polluting industries were concentrated in the BVHP neighborhood and left a legacy of contaminated sites and physical blight. The 900 Innes, Parcel 3A site functioned as a boat building and ship repair facility for over 120 years. It is now a fenced-off brownfield with soils contaminated with heavy metals, volatile organic compounds, biocides and cuprous compounds. The Shipwrights Cottage, constructed around

⁵ <https://www.rentjungle.com/average-rent-in-san-francisco-rent-trends/>

⁶ San Francisco Indicator Project source: **American Community Survey, 5-year Estimates, 2005-2009**

187, has asbestos, lead-based paint, and universal waste within existing structure as well as lead contaminated soil from the drip line of the Shipwrights Cottage. It is located within the India Basin Neighborhood, with residential housing to the north and west of the property, and commercial and open space property to the east of the site. The site is located just east of the Hunters Point Shipyard where hazardous substances and radioactive wastes have been released into the environment. Several areas of the Hunters Point Shipyard were found to be contaminated with polychlorinated biphenyls (PCBs), trichloroethylene and other solvents, pesticides, petroleum hydrocarbons, and metals; and the Shipyard was placed on the National Priorities List as a “Superfund” site in 1989.ⁱⁱⁱ Currently, the Shipyard is subdivided into parcels and the U.S. Navy is leading site investigations and remediation with EPA oversight.^{iv} The remediated parcels will be transferred in stages to San Francisco for a 700-acre mixed-use redevelopment project that will create 12,000 housing units, as well as retail and commercial space.^v BVHP has several other brownfield sites.^{vi} Based on information from the California Environmental Protection Agency Geotracker and the Department of Toxic Substances Control’s EnviroStar databases, there are more than 850 recorded hazardous materials and petroleum release sites, with approximately 180 open cases and 82 sites where the status is unknown.¹⁰ Following are examples of contaminated sites in the BVHP area: This has been a heavily impacted area, and while some actions have been completed but there are still a lot of concern from the community about exposure to hazardous materials.

- PG&E Hunter’s Point, 1000 Evans Avenue: Voluntary cleanup is currently in progress.
- Hunter’s Point Naval Shipyard, Parcel B (965 acres): Active federal superfund site.
- Yosemite Slough Sediment Site, 1250 Yosemite Avenue
- San Francisco Bay and Islais Creek are both nearby and considered “impaired.
- 900 Innes Avenue

Cumulative Environmental Issues - BVHP is disproportionately burdened by environmental pollution from contaminated sites, industrial facilities and mobile sources traveling on nearby freeways. Stationary pollution sources include the toxic contamination and development work at the former Hunters Point Naval Shipyard site, toxic contamination at the former PG&E Hunters Point power plant, the Southeast Sewage Treatment plant, and many under-regulated and unregulated dirty industries. BVHP is also burdened by impacts of air pollution generated by thousands of vehicles traveling daily on two congested freeways that border the community, US Highway 101 and Interstate 280. These freeways are backed up for hours during the morning and evening commute. More than 5,000 heavy-duty diesel trucks travel daily on these two freeways and approximately 1,000 diesel trucks travel daily on BVHP’s local roadways.^{vii} Episodes with higher levels of fine particulates contributes more than 85% of total inventoried. There is also evidence that the effect of air and traffic-related pollutants on respiratory illness, including childhood asthma, are more severe in communities with high exposure to Particulate Matter 2.5 and Diesel Particulate Matter.

Due to these cumulative impacts and sensitive populations concentrated in this area, BVHP has been identified as a disadvantaged community by the California Communities Environmental Health Screening Tool (CalEnviroScreen). The California Environmental Protection Agency (CalEPA) use this tool developed by the Office of Environmental Health Hazard Assessment (OEHHA) to identify communities most burdened by pollution from multiple sources and the most vulnerable to its effects based on geographical, socioeconomic, public health, and environmental hazard criteria. The information on Table 3 describes environmental impacts on the surrounding population. The numbers assigned to each census track means that the exposure to these environmental conditions in this census track is is higher than X% of the census tracts in California higher.

Table 3 - Cal EnviroScreen Indicators for Bayview/Hunter Point Census Tracts 60750

¹⁰ Greenaction, “A Toxic Inventory of Bayview Hunters Point, San Francisco” (2004) describing pollution sources in BVHP. See <http://greenaction.org/hunterspoint/documents/TheStateoftheEnvironment090204Final.pdf>

Indicators	CT 26100	CT 23102	CT 23103	Indicator Information
Diesel Exposures	71%	92%	92%	Exposure to diesel PM has been shown to have numerous adverse health effects including irritation to the eyes, throat and nose, cardiovascular and pulmonary disease, and lung cancer. Ultrafine Diesel PM is of concern because particles penetrate deeper in the lung. Children and those with respiratory diseases are most vulnerable.
Toxic Release	33%	36%	37%	Toxicity-weighted concentrations of modeled chemical releases to air from facility emissions and off-site incineration.
Traffic Density	80%	12%	7%	Health effects of concern from these pollutants include heart and lung disease, cancer, and increased mortality. Exposure to air pollutants from vehicle emissions has been linked to adverse birth outcomes, such as low birth weight and preterm birth.
Cleanup Sites	0%	84%	96%	BVHP has 3.4 active brownfields and 4.1 leaking underground storage tanks per square mile. Some of these “brownfield” sites are underutilized due to cleanup costs or concerns about liability.
Groundwater Threats	26%	40%	95%	Hazardous chemicals are often stored in containers on land or in underground storage tanks. Leaks from tanks can contaminate soil and groundwater. Leaking tanks can affect drinking water and expose people to contaminated soil and air. The land and groundwater may take many years or decades to clean up.
Solid Waste	38%	41%	69%	Solid waste sites can have multiple impacts on a community. Odors and the known presence of solid waste may impair a community’s perceived desirability and affect the health and quality of life of nearby residents (Heaney et al., 2011).
Environscreen Source: California Communities Environmental Health Screening Tool: CalEnviroScreen Version 2.0				

1.b. Impacts on the Targeted Community. The Shipwrights Cottage is prominently located along the main road, and its deteriorate condition is an eye sore and magnet for graffiti, adding to the areas blighted condition. The project site has led to vandalism and illegal dumping on the neighboring properties. The industrial nature of this area of San Francisco has led to lack of investment and is sometime referred to as San Francisco’s ghetto. Many residents’ health are impacted by the dirty industries. BVHP residents that suffer from higher rates of several diseases in comparison to San Francisco as a whole: the adult hospitalization rate for diabetes is three times higher; congestive heart failure is almost two times higher; and asthma is two times higher; when compared to citywide rates.¹¹ The prevalence of asthma in BVHP is still far above those for the rest of San Francisco, and those for California as a whole. BVHP has also been a food “desert” with very few stores providing fresh produce. Research has conclusively shown that neighborhoods with limited access to fresh food and recreational amenities have higher rates of premature death and avoidable hospitalizations for chronic disease conditions. BVHP’s African American and Latino residents have a higher prevalence of overweight and

¹¹ SF Department of Public Health’s Bayview Hunters Point Community Health Status data submitted to SF Environment for the San Francisco Healthy Homes project (Oct. 2011)

obesity rates contributing to poor health. Factors such as limited physical exercise and lack of access to safe outdoor areas for recreational activities, combined with poor eating habits and food insecurity, are leading to higher obesity rates among San Francisco’s poor and minority groups.¹²

Table 4 - Health Impacts on Community - The numbers assigned to each census track means that the exposure to these environmental conditions in this census track is is higher than X% of the census tracts in California higher.				
Congestive Heart Failure				Health effects of concern from these pollutants include heart and lung disease, cancer, and increased mortality
Asthma	50%	95%	95%	BVHP has a higher prevalence of asthma relative to the country as well
Low Birth Weight	89%	84%	100%	Exposure to air pollutants from vehicle emissions has been linked to adverse birth outcomes, such as low birth weight and preterm birth.
EnviroScreen Source: California Communities Environmental Health Screening Tool: CalEnviroScreen Version 2.0 (CalEnviroScreen 2.0).				

1.c. Financial Need.

1.c.i. Economic Conditions.

The 900 Innes Park project is unique in that it is the first SFRPD project that involves acquiring contaminated property for development into a park - an acquisition process that took more than ten years. The SFRPD priority has always been addressing our aging park system, rather than new park development. With 220 parks and recreation facilities more than 50 years old, our capital funding, secured through general obligation bonds, must be used for replacing unsafe playgrounds, addressing seismic safety and improving access for all. Even with three park bonds issued (2002, 2008, 2012), there is still more than \$1 billion in deferred maintenance and modernization needs remaining. In general, an educated, vocal public steers the direction of park investment toward their neighborhoods with matching funds secured by donations. Sadly, disadvantaged communities, like BVHP, do not have these resources to present their community needs, which means less investment in these communities. The site cleanup funded by the US EPA Brownfield Cleanup Grants, and conceptual plan and cost estimates funded by the Priority Conservation Area Grant will make this project a strong candidate for the 2016 Park Bond and competitive for additional site development funding through local, state and federal funding sources.

Southeastern San Francisco was once an economically thriving community and the industrial heart of the city from the 1850’s to the mid 1900’s, and included manufacturing, industry, power generation, and civilian and military ship and boat building and repair facilities, among other heavy industrial uses. Since its wartime peak and the subsequent closure of the Hunters Point Naval Shipyard (a Superfund site) the surrounding community has experienced disinvestment, persistent crime and violence, negative health impacts, high unemployment, and the physical deterioration of the community. Stigmatization of the neighborhood and the absence of investment by the City, delays in cleanup of the shipyard, coupled with negative health impacts, have created an air of mistrust and outright anger in the surrounding community. This drives away potential redevelopment and investment in BVHP. The recent closure of Candlestick Park Stadium, home of the San Francisco 49ner is another example of absence of investment that resulted in an annual net loss of \$3.5M for the SFRPD. While the City was unable to hold onto the stadium, there is interested in development additional housing in this part of the city.

¹² SF Department of Public Health, Promotion and Prevention, Shape Up San Francisco, Obesity Fact Sheet (2008), showing percentage of AfricanAmericans in San Francisco had a BMI of 30.0 or higher was almost 3 times higher, at 34.2%, and the percentage of Latinos/Hispanic with BMI of 30.0 or higher was almost 2x higher, at 27.0% compared to 14.8% citywide.

1.c.ii. Economic Effects of Brownfields. San Francisco residents are now negatively impacted by contaminated vacated land that contributes to community blight. The decrepit building that fronts the main thoroughfare is constantly assaulted by spray paint and has led to trespassers and vandalism on the property and to adjacent property owners. The area has been a homeless encampment and due to illegal dumping and graffiti, the area requires twice as much litter abatement/illegal dumping clean-up calls than the city as a whole. For decades, the neighborhood has experienced disinvestment, persistent crime and violence, negative health impacts, high unemployment and the physical deterioration of the community as described earlier. The environmental conditions burdening BVHP exist concomitantly with other forms of disadvantages that have resulted in poor health outcomes. The neighborhood has limited public spaces where community residents can feel safe and socialize with their neighbors.

2. Project Description and Feasibility of Success

2.a. Project Description.

Project Description and Feasibility of Success

2. a.i. Existing Conditions. Parcel 3A is comprised of Assessor's Parcel Number (APN) 4646/003. The block is 1,873 square feet (sf) in size, with the Shipwrights Cottage structure representing 900 sf of the site. The Shipwright's Cottage is the oldest known residence in the India Basin neighborhood, which was historically a working-class settlement of shipbuilders. It was a residential unit from 1875 until approximately 1961. The building then was used as an office for the boat yard. The Shipwright's cottage is currently unoccupied and boarded up. The wood-frame building is in poor condition and given the age of construction of the building and subsequent modifications/additions made to the building it will likely contain asbestos containing building materials and lead-based paint that requires abatement. There is also lead contaminated soil from the drip line of the structure. A site assessment report prepared by Page & Turnbull indicated the presence of mold on building materials inside the structure as well as universal waste. A hazardous materials building survey or building drip line investigation has not yet been conducted but is proposed to be undertaken prior to any building redevelopment or renovation activities.

2.a.ii. Proposed Cleanup Plan.

SFRPD proposed to implement Alternative 3 identified in the ABCA for Shipwrights Cottage. For Parcel 3A will include abatement of all asbestos, lead-based paint, and universal waste and mold and excavation and disposal of lead-impacted soil from the drip line of the Shipwrights Cottage. It is proposed that additional sampling and plan preparation be conducted under the EPA Brownfield Grant currently held by the City and County of San Francisco, Department of the Environment.

Prior to initiating remedial activities for Shipwrights Cottage (Parcel 3A), a hazardous materials building survey and building drip line soil investigation will have to be completed to develop a Hazardous Materials Abatement and Clearance Monitoring Plan for the building and a Removal Action Work Plan for lead contaminated soil in the drip line of the Shipwrights cottage.

Implementation of Alternative 3 would be performed by certified asbestos, lead, and mold abatement contractors. Removal of all identified asbestos containing material, including any non-friable material (e.g., transite pipes or sheeting, roofing penetration tar, caulking, etc.), and removal of all lead-based paint including paint in good condition would be conducted. All identified mold, including mold that may not be readily accessible behind walls or other enclosed areas, will be abated. Additionally, all identified universal wastes will be removed and disposed, and lead-impacted soil in the drip line of the structure will be excavated and disposed of offsite. Implementation of these activities is considered routine for properly trained and licensed contractors.

2 .a.ii. Alignment with Revitalization Plans. Because the Shipwrights Cottage is an historical structure,

consideration will have to be given to the proposed abatement methods in order to ensure that the historical aspects of the structure are not compromised during abatement of the hazardous materials. Preparation of the Hazardous Material Abatement Plan (HMAP) will be initiated in October 2017. The HMAP will be based on the renovation plan and final schematic design for the Shipwrights Cottage to ensure that the proposed remedial objectives align with the proposed building. Reuse of a structure involves balancing the historic importance of the building, its current condition and cost of repair, and the how the structure can be used to support the larger open space facility. To comply with CEQA and/or Section 106 federal regulations, changes to the Shipwright’s Cottage should abide by the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (Standards). The restoration of the structure will maintain and restore those character-defining features that are the physical elements that enable the Site to convey its historic identity or significance.

2.b. Task Description and Budget Table

Table 5 – Task Description and Deliverables/Outputs				
Task 1 – Grant Management, Procurement, and Reporting.				
Work Performed by SFRPD staff:				
a. Provide Grant management and reporting using ACRES.				
b. Procure technical consultant firm to prepare Hazardous Material Abatement Plan (HMAP) accordance with ASTM protocols and Shipwrights Cottage, 900 Innes Site Analysis of Brownfield Cleanup Alternative (ABCA) prepared by the URS Corporation, December 2015.				
c. Secure contractor to implement the HMAP				
d. Attend Brownfield conference and workshops as feasible.				
Item a. b. and c. will be funded with Open Space Acquisition Funding.				
Task 1 Outputs -ACRES reports, Final ABCA, HMAP, and Removal Action Work Plan.				
Participate in Conference/Workshop Events.				
Task 1 Budget				
Item	Unit	Qty	Unit Cost	Subtotal
Personnel	Hour	20	\$115.76	2315.25
EPA Conference Attendance	Conference	2	\$1,736.44	\$3,472.88
Total Task 1				\$2000.00
Total to be Funded by EPA Grant				\$2,000.00

Task 2 - Public Outreach & Engagement
Work Performed by SFRPD staff and non-profit organizations:
a. Coordinate community participation by providing information and opportunities for feedback.
b. Document community concerns, and incorporate feedback into the HMAP and CMP
Items a. and b. will be funded with Open Space Acquisition Funding.
Task 2 Outputs - Three public meeting and/ or opportunities for public comment on final public comment on Hazardous Material Building Abatement and Clearance Monitoring Plan for the Shipwright’s Cottage and the Removal Action Work Plan for the lead contaminated soil.

Task 3 - Surveys, Investigations, and Plans
Work Performed by Consultant:

<p>a. Analyze results of a hazardous building materials survey and building drip line soil investigation prior to preparation of the plans.</p> <p>b. Prepare Hazardous Building Materials Abatement (HBMA Pland and Clearance Monitoring Plan for the Shipwright’s Cottage and a Removal Action Work Plan (RAWP) for lead contaminated soil in the drip line of the Shipwright’s Cottage</p>				
<p>Task 3 Outputs- Hazardous Building Materials Abatement and Clearance Monitoring Plan (HBMA/CMP) RAWP for lead contaminated soil</p>				
<p>Task 3 Budget</p>				
Item	Unit	Qty	Unit Cost	Subtotal
HBMA/CMP	hour	24	\$145.00	\$3,625
Removal Action Work Plan (RAWP)	hour	32	\$145.00	\$4,640
Total Task 3				\$8,265.00
Total to be Funded by EPA Grant				\$8,265.00

<p>Work Performed by Contractor:</p> <p>a. Site Remediation performed by a qualified and licensed contractor(s). The hazardous material abatement methods implemented will ensure that the historical aspects of the structure are not compromised.</p>				
<p>Task 4 Outputs - The outputs from this task will be approximately 6,300 square feet of asbestos (ceiling tile, wall panel and associated wall system, and flooring) and approximately 2,750 sf of surface lead-based paint removal, and building readied for development. The amount is based on consultant estimates.</p>				
<p>Task 4 Budget</p>				
Item	Unit	Qty	Unit Cost	Subtotal
Asbestos abatement and disposal (Ceiling tiles and wall system)	sf	6,271	\$3.47	\$21,760.37
Asbestos Flooring abatement and disposal	sf	1 25	\$4.63	\$115.75
Lead based paint abatement	sg	2,757	\$6.95	\$19,161.15
Lead based paint disposal	Drum	7	\$868.22	\$6,077.53
Lead impacted soil excavation and disposal	Lump Sum			\$15,030.00
Labor for mold removal and abatement activities	hour	90	\$145.00	\$13,050.00
Task 4 Total				\$75,194.80
Total to be Funded by EPA Grant				\$75,194.80

Task 5 Remediation Oversight & Report - Work Performed by Contractor:				
a. Oversight and management of hazardous building materials abatement and soil removal activities to ensure conformance with the approved Abatement and Clearance Monitoring Plan and soil Removal Action Work Plan (RAWP). Activities will also include the collection of building abatement clearance monitoring samples and analysis of soil confirmation samples in accordance with the RAWP as well as required environmental monitoring specified the HASP.				
b. Ensure conformance with the approved HBMP.				
c. Prepare and submit to the lead regulatory oversight agency for review and approval a Hazardous Building Materials Abatement Report (HBMAR) and Removal Action Completion Report (RACR) will be prepared documenting the results of the abatement and removal activities.				
Task 5 Outputs - A number of clearance and confirmation samples collected, amount of environmental monitoring conducted, and HBMAR and RACR prepared.				
Task 5 Budget				
Item	Unit	Qty	Unit Cost	Total
Post Abate Sample Analysis (asbestos, lead, mold)	LS	1	\$11,576.25	11,576.25
Oversight and reporting for HBMAR and RACR.	Hour	125	\$145.00	\$18,270.00
			Task 5 Total	\$29,846.25

Task 6 Regional Water Quality Control Board (RWQCB) - Work Performed by RWQCB, State Environmental Agency:				
a. Provide oversight of the Remedial Action Plan (RAP) and Site Certification. This involves conducting site inspections, review and commenting on both the RAWP and preparation of any required CEQA documents, and review of the RACR. The Bay Area Air Quality Management District (BAAQMD) regulates the demolition and renovation of buildings and structures that may contain asbestos. A BAAQMD Renovation Notification Form will be submitted to the BAAQMD. Additionally, the BAAQMD will be notified of the abatement activities a minimum of will be submitted ten days prior to the start of abatement activities.				
Task 6 Outputs Number of site inspections conducted by RWQCB, review and comments on the RAP and CEQA documents, and eview of the completion report. Total \$17,365. Funded by Open Space				
Task 6 Budget				
Item	Unit	Qty	Unit Cost	Total
Oversite of Remediation and Site Certification	Hour	100	\$173.65	\$17,365
			Task 6 Total	\$17,365

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Programmatic costs only	[Task 1]	[Task 2]	[Task 3]	[Task 4]	[Task 5]	[Task 6]
	Procurement	Public Outreach	Surveys, Investigations, and plans	Site Remediation Activities	Remediation & Oversight Reporting	Regulatory Oversight & Site Cert (DTSC)
Personnel	\$2315.25					
Travel	\$3472.88					
Contractual			\$8265.00	\$75,914.80	\$29,846.25	\$17,365
Total Fed. Funds						
Cost Share						
Total Budget						

The cost basis presented in this grant is from the ABCA prepared by Weston which includes excavation and off-site disposal of contaminated soil above the proposed cleanup criteria. *Only represents grant and cost share.

2.c.

Leveraging of Resources. The EPA’s brownfields Cleanup grant will be leveraged by the sources listed in Table 7. The work completed by these identified sources will be used to leverage development funding through the 2018 City Park Bond Program and State and Federal Grant Funding sources.

Funding Source	Amount	900 Innes Project Contribution	Status
2014 Priority Conservation Area Grant	\$500,000	Conceptual planning, public outreach, biological resources assessment, environmental studies geomorphology and landscape hydrology studies	Closed
	\$100,000	The City’s Communitywide Brownfield Assessment Grant funded Phase I and Phase II site assessments of the 900 Innes, the DRAFT remediation plan and will fund additional soil sampling at the site.	Active
2015 U.S. EPA Brownfield Cleanup Grant	\$400,000	The City and County of San Francisco was awarded two U.S. EPA Brownfield Clean-up Grants for Parcel 1 and Parcel 2 of the 900 Innes Site.	Active
2016 Open Space	\$764,000	The City and County of San Francisco is providing up to \$764,000 in Open Space Acquisition Funds for Site Remediation.	Active

3. Community Engagement and Partnerships

3.a. Target community: Communicating Progress. The outreach process will be a cooperative effort led by San Francisco Parks Alliance and the Trust for Public Land, with support from Green Action Network and the A. Phillip Randolph Institute, both local non-profits with expertise in engaging this community. These organizations will distribute multilingual flyers and posters to local businesses, schools, community centers, and public housing projects. This method will assure the more isolated residents have an opportunity to learn about the project and meetings. All notices, key documents and meetings will be translated into Spanish and Chinese which reflects the primary demographics of the area. Additional outreach methods include social media,

dedicated email lists, local print and e-newsletters. Meeting materials will also be provided for distribution at community events and through a network of non-profit organizations serving the BVHP community. Public meetings will be announced SFRPD website, <http://sfrecpark.org/project/india-basin-capital-improvements/> and the India Basin Waterfront website, located at www.ibwaterfrontparks.com. To date, SFRPD has held five public meeting and participated in five public events to engaged communities and neighborhood groups on a variety of levels.

We have also launched a Community Task Force, comprised of City, regional, non-profits, and Bayview community stakeholders, to guide the site remediation, park design process, and future site programming. The Task Force is working with RPD on the India Basin Waterfront Study (IBWS), that includes the the Project Site, RPD-owned India Basin Open Space, Build Inc.'s proposed "Big Green" Park located at 700 Innes, the future Northside Park (part of the Shipyard-Candlestick development plan), Heron's Head Park (SF Port property), and the 100' shoreline zone within PG&E's former power plant site. The IBWS will be a comprehensive planning and action document that presents a clear vision for the parks, trails and open space system founded on specific data, research, analysis, and technical studies and includes ecological principals, sea level rise planning, programming, access and circulation. The Project Team proposes to conduct three additional formal community meetings, each focusing on iterative stages of the brownfield clean-up as well as the larger site planning process. The public meetings will provide opportunities to discuss site clean-up plan and measures incorporated into the plan to minimize air quality and impacts on sensitive populations, such as those with respiratory conditions and near-by residents and businesses. SFRPD will provide an online portal for reviewing meeting materials, and provide input. During the public process we will explain how clean-up plan will include measures to minimize air quality impacts on those sensitive populations with respiratory conditions such as asthma. This will be achieved by minimizing vehicle trips, reducing idling times of trucks, and dust suppression measures on the site.

3.b. Partnerships with Government Agencies.

The City's Department of Public Health (SFDPH), Environmental Health will provide environmental regulatory oversight to this part of the City under delegated authority from two branches of the California Environmental Protection Agency - the Department of Toxic Substances Control and the Regional Water Quality Control Board. SFDPH will provide guidance through the clean-up Project. The Department of Toxic Substances Control (DTSC) (Attachment A) will provide cleanup oversight. SF Environment has supported this Project by allocating US EPA Brownfields Communitywide Assessment Grant (2012) funds to support the ABCA, sediment testing for Parcel 1 and 2, and the development of the ABCA for the Shipwrights Cottage. The Port of San Francisco (Attachment E-3), who developed the Blue Greenway Planning and Design guidelines, is providing consultation on sea level rise strategies and wetland development and management. The San Francisco Bay Coastal Conservancy provided a \$500,000 grant for public outreach, park planning and environmental studies. The Bay Conservation and Development Commission a long-time supporter of the SF Bay Trail (<http://baytrail.org/>) and the SF Water Trail (<http://sfbaywatertrail.org/>), provides general project support. The proposed park project improves access to both of these trail systems.

3.c. Partnerships with Community Based Organizations and Non-Profits. Following is information on our CBO partners with letters of commitment for each partner in Attachment C

- *Parks 94124* (Attachment C.1): A trusted organization with deep roots in the community will provide guidance for an effective community planning process within and for the focus community.
- *Trust for Public Land (TPL)* (Attachment C.2): A national non-profit organization with years of experience working with the City on public park projects. TPL will lead the Park planning project. They will be donating their time in-kind re: outreach for the brownfield clean-up directly, when we present the RAP to the community.

- *Hunters Point Family (HPF)*(Attachment C.3): A grass-roots, community-based organization that provides holistic programs supporting education, leadership and workforce development, arts enrichment, and recreation to at-risk African American youth and young adults living in the Bayview Hunters Point community of San Francisco. RPD will determine if the project can provide opportunities for graduates from the Hunter Point Family Environmental Workforce Development and Job Training Program. (Attachment C.4)
- *Aquarium by the Bay -Eco Center of Herons Head Park* (Attachment C.4): A non-profit organization that will support public outreach efforts by providing a location to host community meetings.
- *San Francisco Parks Alliance (SFPA)* formerly Neighborhood Parks Council (C-5) : A non-profit organization with more than 30 years of experience in capacity building and development of playground initiatives. SFPA spearheaded the Blue Greenway project and secure the 2010 USEPA Areawide Planning Grant (2010), that identified this project site for redevelopment. They will coordinate public input, and play a key role in park planning.

4. Project Benefits (20 Points)

4.a.i Health and/or Welfare and Environment. This site provides a tremendous opportunity to address health and social equity issues in this underserved neighborhood. Converting the brownfield into a regional park and Bay Trail expansion will create usable park and open space for the BVHP neighborhood. The park design will improve the community’s access to this new outdoor space and opportunities for physical fitness and the reuse of the Shipwrights Cottage will support site programming. Local children and adolescents need a safe, inviting space for active play and exercise. This physical activity can help residents maintain a healthy weight, lowering the risk of heart disease, colon cancer, and Type 2 diabetes, and other health conditions resulting from inactivity and obesity. Studies also show that physical activity increases self-esteem and decreases stress and anxiety.

Non-motorized circulation through the neighborhood to existing and planned amenities will be available through the Bay Trail. The rehabilitation of the deteriorated structure will activate the site and eliminate the potential for trespassing, vandalism, homeless encampments and discourage litter and illegal disposal commonly found on vacated properties. Rehabilitation of the “blighted” Shipwrights Cottage will acknowledge the historical significance of this part of the area and instill pride in the neighborhood through the improved aesthetics. Interpretive signage will introduce residents of all ages to the history of their neighborhood and local environment, thus instilling the appreciation for their local landscape. Greening the space can reduce crime. Evidence suggests that the presence of trees and well-maintained lower understory vegetation can transform barren spaces lands into pleasant, welcoming, well-used places. Such common spaces serve to strengthen ties among residents, increase informal surveillance, and deter crime, thereby creating healthier, safer urban communities.¹³

4. a.ii. Environmental Benefits. With citywide population growth expected to approach 1 million by 2032¹⁴ and more than 12,000 new housing units planned for this section of the City, the conversion of 900 Innes Brownfield Property provides a tremendous opportunity to meet the growing recreational needs of this area. The park design community process taking place in 2016 will prioritize the protection and enhancement of important habitats and ecosystems of this urban open space through the following ecological improvements: 1) Increase livability and local-scale biodiversity by reintroducing native plant species; 2) Develop multi-use trails to connect communities and help reduce GHG emissions from transportation; and 3) Implement a neighborhood stormwater management with Low Impact Development (LID) features, in coordination with adjacent parcel owners to protect residents from potential flooding, while improving water quality in the Bay. The park design

¹³ Kuo, F.E. 2003. The Role of Arboriculture in a Healthy Social Ecology. *Journal of Arboriculture* 29, 3:148-155.

¹⁴ Association of BayArea Governments,

will consider the importance of facilitating urban ecosystem processes and innovative adaptation strategies to minimize the effect of climate change on resources and livability. Access to the Blue Greenway (a network of parks, trails, beaches and bay access points along 13 miles of San Francisco's southeastern waterfront¹⁵) and Regional Bay Trail System (a five hundred mile trail system that will someday encircle the entire San Francisco Bay¹⁶) creates alternative transit opportunities.

4. b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4.b.i. Policies Planning or Other Tools. The neighborhood is in transition to a mixed-use development pattern and is located in a *Priority Development Area (PDA)*, an integral part of the regional *Plan Bay Area*, that integrates land use and transportation planning to address accommodating population growth while keeping the region housing affordable, preserving open spaces, protecting our environment, accommodating transportation needs, and reducing greenhouse gas emissions. PDAs have access to regional funding for new developments but also require a local commitment to develop more housing and create a pedestrian and public transit friendly environment for residents.

The India Basin Waterfront Study, a public-private initiative born out of the partnership between SFRPD, TPL, SFPA, and Build Inc. (a private, for-profit developer), has created a clear vision for the integrated development of all publicly accessible parks, trails and open space along the India Basin Shoreline. The scope of the Waterfront Study includes programming, public access and circulation, habitat restoration, ecological and sea level rise strategies, public-private funding and stewardship proposals, and public signage and branding. SFRPD and TPL are conducting a design ideas competition for 900 Innes and India Basin Shoreline Park that will result in the selection of a design team and subsequent concept design for 900 Innes, including the Shipwright's Cottage, and India Basin Shoreline Park. In terms of **reuse of infrastructure**, the cleanup plan will consider the feasibility and cost effectiveness of innovative, alternative techniques. The design team will explore and weigh the opportunities and constraints of various approaches with community input. The site has the potential to demonstrate an integrated green infrastructure program that begins with site cleanup and builds a healthy, self-sustaining ecology. The proposed concept plan for the new park at 900 Innes will include the extensive greening and beautification of the neighborhood. Landscape performance benefits will focus on sustainability, minimizing water and fertilizer usage for maintenance, and increasing the Project area's effectiveness in capturing and treating stormwater runoff, as well as providing climate change-related mitigation at the neighborhood scale, such as alleviating the urban heat island effect. Integration of these sustainability features are well-timed given the extensive clean-up and remediation that is occurring at and near the Shoreline. The proposed open space Project will also enhance non-motorized connectivity throughout the BVHP neighborhood, linking residents to a continuous section of the Bay Trail, along with park amenities, and other neighborhood points of interest. By providing for improved neighborhood circulation via bike and pedestrian enhancements, the Project will help to lower GHG emissions at the local level. In addition, the Project plans for intensive climate adaptation interventions, including vegetating the Project area with native habitat to provide improved stormwater management, and to protect local air and water quality.

4.b.ii. Integrating Equitable Development or Livability Principles. The project will be advance the following livability principles:

1) The project places a high value on the unique characteristics of the communities that make up the BVHP neighborhood. The City has engaged, informed and encouraged community-based organizations that represent the diverse ethnicity of groups that comprise this community to participation in both the Brownfield Cleanup and larger park planning effort. The proposed concept plan for the new park at 900 Innes will include extensive

¹⁵ <http://www.sfparksalliance.org/our-work/blue-greenway#sthash.vRdiefZF.dpuf>

¹⁶ <http://baytrail.org/>

greening and beautification of the neighborhood. The physical characteristics and historical structures on the site will be evaluated by historical preservation professionals to determine which structures can be repurposed and incorporated into the park design with the intent to interpret the historical significance of this area. 2) The project will enhance the BVHP community by repurposing a vacated blighted property into a new park. 3) The project has leveraged three earlier investments from US EPA, a Brownfield Areawide Planning Grant, the Community-wide Assessment (which proposes to secure federal transportation funding for Bay Trail Improvements on the project site) and a Green Infrastructure Grant. 4) The two U.S. EPA Brownfield Cleanup Grants will remediate Parcel 1 and 2 in preparation of additional public works investments that will make the site a productive open space. 5) The project supports alternative transportation choices by expanding the Blue Greenway, a network of parks, trails, beaches and bay access points along 13 miles of San Francisco's southeastern waterfront¹⁷ and Regional Bay Trail System, a five hundred mile trail system that will someday encircle the entire San Francisco Bay¹⁸. 6) The redeveloped site will provide safe park and recreation opportunities to the 35,000 residents in the surrounding community as well as the entire city through regional access.

4.c. Economic/Community Benefits.

4.c.i. Economic and Other Benefits. The construction of new parks in the community will raise property values, generate municipal revenues, and will attract homebuyers to the area.^{viii} The new park will attract more customers to the existing businesses in the surrounding business district, particularly those that provide food service. The new connection between the India Basin Open Space and India Basin Shoreline Park created by the park will increase physical activity such as bike riding and walking for residents of all ages and thereby provide opportunities for social interaction among current residents and the newer residents. The revitalization of the area will provide more recreation and social options for residents from the nearby public housing reducing the existing isolation these lower income residents currently experience. Proposed programming at the park will also provide new opportunities to engage all residents in shoreline water sports.

4.c.ii. Job Creation Potential: Partnerships with Workforce Development. The 900 Innes park development will provide employment for local residents in brownfields remediation, construction and maintenance, habitat restoration and urban forestry during the construction phase as part of the local hire ordinance that requires 50% of the construction workforce to be San Francisco residents, with 25% coming from disadvantaged communities. All work completed on the site will be subject to San Francisco's Local Hire Ordinance. Workers targeted by program are defined as a local resident who (i) resides in a census tract within the City with a rate of unemployment in excess of 150% of the City unemployment rate; or (ii) at the time of commencing work has a household income of less than 80% of the AMI, or (iii) faces or has overcome at least one of the following barriers to employment; being homeless; being a custodial single parent; receiving public assistance; lacking a GED or high school diploma; participation in a vocational English as a second language program; or having a criminal record or other involvement with the criminal justice system. SFRPD also is collaborating with the Hunters Point Family who has received an EPA Job training Grant with the intent to provide employment opportunities for graduates of their program. (See Attachment C.3)

5. Programmatic Capability and Past Performance

5.a.i. Programmatic Capability. Performance of the brownfields cleanup grant will be ensured through the City's project and financial management teams. The City has stringent monitoring evaluation and reporting requirements. All City programs and expenditures are subject to an audit by the City Controller and the City's financial system is subject to an independent audit annually. Thus, extensive and comprehensive program and financial records are maintained. City staff assigned to this project is fully committed to performing and

¹⁷ <http://www.sfparksalliance.org/our-work/blue-greenway#sthash.vRdiefZF.dpuf>

completing the brownfields cleanup funded by EPA. However, if there is staff turnover, the City has standard and fair recruiting processes where jobs are posted on the City website. SFRPD Capital Division is responsible for project development, and implementation. Most of our large-scale facility renovations involve hazardous material abatement and/or soil remediation and the City hires an experienced firm from a qualified pool of candidate to oversee and implement the Brownfield Clean-up Activities.

Project Team

- *Nicole Avril*, Project Director, SFRPD, manages the site analysis, environmental studies, brownfield cleanup implementation and the conceptual park plan and strategies the park at 900 Innes. She has experience working on remediation, design and rehabilitation of historical buildings through her work with the Geneva Car Barn and Power House project. She will oversee reporting of outputs and outcomes on ACRES, and financial reporting. The City will follow EPA procurement regulations in seeking consultants and adhere to the City’s strict bidding processes for construction and contract monitoring.
- *Anne Eng*, Environmental Justice Program Manager, will serve as the project manager of the Brownfield community-wide assessment grant. Ms. Eng is experienced with the City’s competitive procurement system, and will solicit bids and proposals to contract with a professional technical consultant to perform any site assessments in accordance with ASTM standards.
- *Toni Moran*, Grants Manager, has more than 20 years of experience managing grants from local, state and federal sources. She will oversee grant reporting and compliance.
- *Katharine Petrucione*, Director of Administration and Finance, has managed all budget, finance and accounting functions for the Recreation and Park Department since 2004. She will supervise review of the grant agreement, and eligibility requirements to assure expenditures are accurate and eligible prior to preparing payment requests.

5.a.ii. No Adverse Audits. There have been no adverse audit finding for the City’s SFRPD, who will be managing the grant.

5.a.iii. Past Performance. The 900 Innes Project is the result of work completed by a previous U.S. EPA Communitywide Brownfields Assessments Grant awarded to the City in 2012.

Award Year	U.S. EPA Grant Program	Amount
2012	Communitywide Brownfield Assessment Grant	\$400,000
2015	Brownfield Cleanup Grant – 900 India Basin Parcel 1 and 2	\$400,000

In mid-2012, the City’s Department of the Environment (SF Environment) was awarded a federal grant (#00T98101) from U.S. EPA, for a brownfields communitywide assessment project in support of the development of an open space corridor that spans along the City’s southeastern waterfront, called the Blue Greenway. This brownfields assessment grant term started on October 1, 2012 and was extended until October 2015. In 2012, the City assembled the project team and selected a professional environmental services firm to conduct Phase I and Phase II assessments. The City also selected a local non-profit group to perform community outreach services. The City officially launched in late 2013. Due to significant development pressures in the southeast area of the City, three parcels that were considered as candidate sites for site assessments were sold and are no longer candidates for our brownfields assessment work. SF Environment’s technical team is continuing to identify brownfield sites in the Southeast area, and conduct site investigations throughout 2015 and complete the brownfields assessment project during 2016.

ⁱ San Francisco Indicator Project, Source: American Community Survey, 5-year Estimates, 2005-2009

ⁱⁱ 2010 Census data, from U.S. Census Bureau, www.census.gov, unless otherwise noted.

ⁱⁱⁱ <http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/vwsoalphanumeric/Hunters+Point+Naval+Shipyard!OpenDocument>

^{iv} <http://www.bracpmo.navy.mil/basepage.aspx?baseid=45&state=California&name=hps>

^v <http://www.hunterspointcommunity.com/>; http://www.oewd.org/Development_Projects-Candlestick_Park_-_Hunters_Point_Shipyard.aspx.

^{vi} Greenaction, “A Toxic Inventory of Bayview Hunters Point, San Francisco” (2004), describing pollution sources in BVHP. See <http://greenaction.org/hunterspoint/documents/TheStateoftheEnvironment090204Final.pdf>

^{vii} ICF/Jones & Stokes, “BVHP Diesel Pollution Reduction Project”, prepared for SF Environment (2009). This study found that freeway diesel-fueled traffic accounted for 23% of the diesel air pollution in BVHP with more than 5 million vehicle miles traveled (VMT) annually within BVHP. See http://www.sfenvironment.org/downloads/library/bayview_diesel_pollution_reduction_project.pdf.

^{viii} Amercian Planning Association, City Parks Forum Briefing Papers – Economic Development