

## **INTRODUCTION**

The City and County of San Francisco, Recreation and Park Department (SFRPD) is submitting this application for \$200,000 to develop and implement a cleanup plan for the 900 Innes property **Parcel 2** which encompasses AP 46300/002. The parcel is surrounded by the San Francisco Bay on the north, east and west sides and the paper street, Hudson Avenue on the south.

900 Innes property is an industrial site that is currently used for construction equipment storage.

900 Innes is historically an important site for boat building and repair, uses that continued on the site from the 1860s through the 1990s. In addition to its waterfront location and beautiful views of the bay, the site contains a small, vacant, historic single-family residence, *the Shipwright's Cottage* (San Francisco Landmark No. 250). This was the first dwelling erected by shipwrights in the neighborhood, initiating the development of the boat-building community in India Basin that crafted many of San Francisco's historically significant ships, in particular "scow schooners."

900 Innes is the last remaining undeveloped waterfront site in the City of San Francisco, and a tremendous opportunity to link the existing parks and open space that line India Basin, close the gap in the San Francisco Bay Trail, and provide a nationally-recognized conversion of the existing brownfield into a regional destination park.

EPA's Brownfield Grant will enable the SFRPD to develop a remedial action plan and implement the site's clean-up. Additional park amenities will be determined by the 900 Innes Park Design and Program Guidelines planning process as well as the conceptual design process, both of which will entail significant community engagement at every phase. These initiatives will begin in 2015, and will inform the Brownfield Cleanup planning effort. The end result of this process will be the development of a new park that local residents and visitors will be able to enjoy for walking, biking, active and passive recreation, and other programming and stewardship activities.

**1. Community Need (0 Points)**  
**a. Targeted Community**

The project site is located San Francisco, California. San Francisco has 805,235 residents living in 49 square miles- equal to 16,433 residents per square mile - making it one the most dense populated cities in the United States. San Francisco has very little undeveloped land and suffers from a lack of open space. With continued and expected population growth, particularly in the southeastern area of the City and little undeveloped land available, the City is turning to reuse of brownfields sites for the development of all future parks and open spaces.

The proposed project--the 900 Innes property-- is located in the southeast area of San Francisco in the Bayview Hunters Point (BVHP) community. The BVHP neighborhood faces multiple challenges, including significant poverty, youth at risk, low performing schools, residential isolation and overcrowding, high health risks, lack of safe recreational opportunities, high crime rates, and environmental degradation. Several new nearby housing developments are in the process of being built or are in the planning stages, and will provide a substantial amount of affordable and market rate housing. The 900 Innes Property was acquired in August 2014 and although the site is contaminated, the parcels are highly desirable because the located adjacent to the San Francisco bay shoreline and between two park properties. In fact, 900 Innes is the last undeveloped waterfront parcel in San Francisco, and poses a tremendous opportunity to become a regional model for brownfield conversion to park land.

This application will provide funding for Parcel 2 is located on the northwestern portion of the 900 Innes property and encompasses AP 46300/002. The parcel is surrounded by the San Francisco Bay on the north, east and west sides and the paper street, Hudson Avenue on the south.

**Demographic Information**

The immediate area served by the project, BVHP, consists of approximately 34,000 residents, or 4% of the City's population. (Census Tracts 023103)) It is a racially diverse neighborhood that has been burdened with health disparities, high rates of unemployment and poverty, substandard housing, blight conditions and environmental pollution. Of the 34,000 residents living in BVHP, 88% are racial minorities, including 31.4% African American, 34.7% Asians/Pacific Islander, and 24.3% Latino or Hispanic origin.<sup>i</sup> Once primarily African-American, during the past two decades, as employment opportunities deteriorated, many African American families who had financial resources to move out of the City relocated to the suburbs. This demographic shift, rapid rate of redevelopment, and the redefinition of the primary uses of the historic waterfront represent a critical moment in which to engage the community and collaboratively design this environment. BVHP is one of the poorest districts in San Francisco and the Bay region. Median household incomes are significantly lower at \$46,322 compared to \$73,528 citywide, and BVHP's unemployment rate of 14.2% is higher in comparison to San Francisco's average unemployment rate of 8.1%.<sup>ii</sup> According to a recent Brookings Institute study, BVHP is one of five districts in the Bay Area that have a concentration of "extreme poverty," with at least 40% of the residents living below the federal poverty level of \$22,300 for a family of four.<sup>iii</sup>

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% citywide,<sup>iv</sup> and the Mayor's Office

of Community Development (2005) reported that only 11.6% of BVHP residents have a Bachelors Degree, compared to 45% citywide.

**Demographic Data for Bayview Hunters Point Community, in comparison with San Francisco, California and National Data<sup>v</sup>**

	<b>BVHP<sup>vi</sup></b>	<b>County &amp; City of San Francisco</b>	<b>State of California</b>	<b>National</b>
Population	33,989	805,235	37,253,956	308,745,538
Whites <sup>vi</sup>	12%	48.5%	57.6%	72.4%
African-Americans	31.4%	6.1%	6.2%	12.6%
Asians	34.7%	33%	13%	4.8%
Hispanic/Latinos	24.3	15.1%	37.6%	16.3%
Unemployment	14.2% <sup>vii</sup>	8.1 <sup>viii</sup>	11.2 <sup>ix</sup>	8.5% <sup>x</sup>
Poverty Rate	21% <sup>xi</sup>	11.7%	14.2%	14.3 %
Percent Minority	88%	58.1%	59.9%	26.7 %
Median Household Income	\$46,322	\$73,528	\$65,481	\$61,544 <sup>xii</sup>

**Brownfields**

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. They developed a thriving community in BVHP. 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. 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.<sup>xiii</sup> Currently, the Shipyard is subdivided into parcels and the U.S. Navy is leading site investigations and remediation with EPA oversight.<sup>xiv</sup> As each parcel of the Shipyard is remediated and prepared for reuse, the Navy is transferring the Shipyard in stages to San Francisco for a 700-acre mixed-use redevelopment project.<sup>xv</sup>

Besides the Hunters Point Shipyard “Superfund” site, BVHP has several other brownfield sites.<sup>xvi</sup> Based on information from the California Environmental Protection Agency Geotracker and the Department of Toxic Substances Control’s EnviroStor 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.<sup>1</sup> Following are examples of contaminated sites in the BVHP area:

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<sup>1</sup> Greenaction, “A Toxic Inventory of Bayview Hunters Point, San Francisco” (2004), describing pollution sources in BVHP. See <http://greenaction.org/hunterspoint/documents/TheStateoftheEnvironment090204Final.pdf>

- Donco Industries, 894 Innes Avenue: This site has been identified by DTSC for corrective action. The site currently serves as storage and junkyard. The status is “inactive”.
- 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.
- Hunter’s Point Annex: Site type is “military evaluation”. Status listed as “no further action”.

The project Site is a cluster of seven parcels centered at the 900 Innes Avenue property, at the intersection of Innes Avenue and Griffith Street, in the BVHP Neighborhood. The site functioned as a boat building and ship repair facility for several companies spanning over 120 years, particularly through the historic 1875 to 1930 period of marine-based cargo transportation in San Francisco. Environmental contaminants typically associated with the shipbuilding and repair industry include those generated from vessel maintenance, general facility and yard operations, marine coatings and antifoulants, and abrasive blasting. These include, but are not limited to, heavy metals such as lead, nickel, zinc, and copper; volatile organic compounds such as solvents and overspray during painting operations; biocides such as tributyltin (TBT) and cuprous (copper) compounds; waste engine fluids such as oil, hydraulic fluids, lubricants; and general solid wastes. In 1993, the EPA conducted an investigation of the Property, identifying high concentrations of lead and copper in soil based on the Toxicity Characteristic Leaching Procedure. Investigations of the Property ceased in 1994 pending site access and security issues due to the presence of a large homeless encampment. In 1998, an additional investigation was conducted to examine a potential illegal drug laboratory at the Property. High concentrations of copper, lead, and zinc were identified. In 2005 site assessment show some low level of contamination associated with fill material at the site.

- The following contaminants were found at the site at levels above commonly accepted cleanup screening criteria:
  - Metals including Lead, Cobalt, Mercury, Arsenic, Chromium, and Nickel
  - Polycyclic Aromatic Hydrocarbons (PAHs)
  - Petroleum Hydrocarbons (Diesel and Motor Oil)
  - Polychlorinated Biphenyls (PCBs)

***Cumulative Environmental Issues*** - Bayview Hunters Point is also disproportionately burdened by environmental pollution from hundreds of industrial facilities, contaminated sites, 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, 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.<sup>xvii</sup>

### **b. Impacts on the Targeted Community**

Residents in BVHP 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; bacterial pneumonia is almost 50% higher; and asthma is two times higher; when compared to citywide rates.<sup>xviii</sup> BVHP has a higher prevalence of asthma relative to the country as well. The San Francisco Department of the Environment (DOE) conducted a survey in 2007-08 at a BVHP public housing site and found that 25% of the residents reported they had asthma. A similar asthma rate of 25% was also reported across the street at a local elementary school where more than 50 students out of a total enrollment of 212 have been diagnosed with asthma.<sup>xix</sup> While overall asthma hospitalization rates in BVHP have dropped since 1994-96, the prevalence of asthma in BVHP is still far above those for the rest of San Francisco, and those for California as a whole.

The infant mortality rate is one more striking statistic revealing health disparity. BVHP accounts for 4% of San Francisco's population, but it has 15% of its infant deaths. Babies in BVHP are twice as likely to have low-birth rates, and are 2-1/2 times more likely to die in their first year than those in other areas of the City.<sup>xx</sup> BVHP's African American and Latino residents have a higher prevalence of overweight and obesity rates that are contributing to poor health outcomes. 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.<sup>2</sup>

(The 900 Innes Site is currently houses several decrepit structures which have led to trespassers on the property and vandalism on the property and to adjacent property owners. Although the area is fenced off, the abandon home is an eyesore and creates blight in the community. By converting brownfield sites into accessible park spaces and greenways that will connect to the City's beautiful waterfront, Blue Greenway corridor will provide opportunities for BVHP residents to engage in physical exercise, which can help reduce obesity and chronic health problems.

### **c. Financial Need.**

The city recently acquired the property with a restricted fund source primarily for the acquisition of open space and does not allow site clean-up. After an initial investment of this considerable amount, SFRPD must secure outside funding sources to move the project forward through clean-up and park planning to be ready for the next park bond. The SFRPD Capital Plan relies on a series of bonds to modernize the City's parks and recreation facilities. With passage of the 2008 and 2012 Clean and Safe Neighborhood Parks Bond, SFRPD has been able to renew and renovate 27 neighborhood parks, playgrounds, and recreation facilities and begin addressing the infrastructure needs in our urban forest, trail network, playfields, restrooms and water conservation needs but this funding is restricted to project identified through the public process. Even with the significant infusion of funds received by the Bonds, more than \$1 billion in deferred maintenance and modernization needs remain. Another Bond for Parks and Open Space is planned for 2018-2020. During WWII, the U.S. Naval Shipyard at Hunters Point attracted workers, many of whom were African Americans who

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<sup>2</sup> 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.

migrated from the South. They developed a thriving community in BVHP.

The community is financially disadvantaged and there is a very limited commercial district in the area, such that securing donations for cleanup costs would be unsuccessful. The City has already availed of in-kind services from the EPA Targeted Brownfield Assessment program. There are no other local or state funds available for cleanup. The community is financially disadvantaged and there is a very limited commercial district in the area, such that securing donations for cleanup costs would be unsuccessful. The City has already availed of in-kind services from the EPA Targeted Brownfield Assessment program. There are no other local or state funds available for cleanup.

- i. ***Economic Effects of Brownfields***. San Francisco residents are negatively impacted by contaminated vacant land that contributes to community blight. 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. 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.

## 2. **Project Description and Feasibility of Success**

### a. **Project Description**

#### i. **Existing Conditions**

The Site is comprised of a cluster of seven parcels centered at the 900 Innes Avenue property, at the intersection of Innes Avenue and Griffith Street, in the Bayview Neighborhood. Two rights-of-way (Paper Streets) are located among the parcels comprising the Site. Excluding the rights-of-way, the Site occupies approximately 105,550 square feet (2.4 acres) and is partially fenced. The Site is partially paved, with two functional docks, boat launches, and an access road. The Site generally slopes towards the San Francisco. Wetlands may be present along the shoreline adjacent to the Site. Four structures exist at the Site; an abandoned single-family home, two storage buildings, and a covered pier that has partially collapsed. Currently, the City and County of San Francisco owns the largest portion of the Site. Additional parcels owned by Wintersteen and Acosta are currently vacant. The structure at 900 Innes Avenue has been registered as a Landmark by the Historic Preservation Commission (HPC), for its association with the historic marine based cargo transportation industry of 1875 to 1930 (Weston 2013a).

This project is part of a larger vision for the Blue Greenway, an open space system covering XX acres of park land and 13 miles of trails. This plan resulted from the San Francisco Parks Alliance Areawide Planning Grant. In January 2015, with Priority Conservation Area (PCA) Grant funding SFRPD will complete a site analysis, including preparation of environmental studies needed to determine site constraints for planning purposes and for

California Environmental Quality Act (CEQA) compliance. This information will be used to create a conceptual plan that will inform the remedial action plan.

**Proposed Cleanup Plan** , Given the bifurcation of the site by the Paper Streets, URS proposes breaking the Site into three separate parcels (Parcel 1 through Parcel 3) as shown on Figure 2. Excavation and disposal of contaminated soil and sediment would be undertaken on Parcel 1 and Parcel 2 while only excavation of contaminated soil would be undertaken in Parcel 3. This will allow remedial activities to be conducted in a phased approach if timing associated with permitting of the Parcels with a sediment removal component will significantly impact remedial implementation scheduling. Prior to conducting any remedial activities, additional sampling of the sediment in the foreshore area within Parcel 1 and Parcel 2 will be conducted under the EPA Brownfield Grant currently held by the City. These results along with the previous results from the WESTON TBA will be used to prepare a Feasibility Study/Remedial Action Plan (FS/RAP). In URS' experience the cleanup oversight agency will require preparation of an FS/RAP in order to approve a remedial design for the Site. Additional sediment sampling and preparation of the FS/RAP would be conducted after the San Francisco Parks and Recreation Department has completed their conceptual redevelopment design for the Site to ensure that the proposed remedial design will satisfy remedial objectives.

The cleanup plan involves the removal or encapsulation of xx feet of surface soils throughout the site. Additional soils may be removed in areas where ....

**b. Task Description and Budget Table (Need from URS)**

**Task 1 – Consultant** SF\_RPD will conduct two procurement processes. The first procurement will result in a contract with a technical consulting firm to prepare the remedial action plan in accordance with ASTM protocols, and consistent with the 900 Innes Avenue Site Analysis of Brownfield Cleanup Alternatives prepared by the U.S. EPA, September 2013. A second procurement process will engage SFPA to perform public outreach and facilitate involvement of residents and stakeholders.

**Task 2 - Public Outreach and Engagement** SFRPD in partnership with non-profit agencies, will serve to keep the community informed about the brownfield cleanup effort and document their concerns and incorporate feedback into the remediation plan. Please see section 3a below for more detail.

**Task 3 - Reconcile the Park Concept Design and Remediation Plan**

As noted above, during the first 12 months of the proposed 3-year grant, SFRPD will work with TPL to conduct public outreach and develop a conceptual park and Bay Trail alignment plan. SFRPD will review the conceptual design with the technical consultant to determine if additional sampling based on the location, size and types of structures located on the parcels. SFRPD and the consultant will review previous and any new reports and target specific sites for more detailed and comprehensive Phase II investigations. Depending on the size of the targeted properties and soils sampling and laboratory analysis, the technical consultant will inform

SFRPD about clean-up options for the parcels. SFRPD will then determine if the park concept plan is acceptable or needs further redesign.

**Task 4 – Site Clean-up.** URS, based on our experience with similar sites and proposed end uses, agrees that excavation and disposal of contaminated material is the most feasible approach for site remediation to achieve the project goals. Given the bifurcation of the site by the Paper Streets, URS proposes breaking the Site into three separate parcels (Parcel 1 through Parcel 3) as shown on Figure 2. Excavation and disposal of contaminated soil and sediment would be undertaken on Parcel 1 and Parcel 2 while only excavation of contaminated soil would be undertaken in Parcel 3. This will allow remedial activities to be conducted in a phased approach if timing associated with permitting of the Parcels with a sediment removal component will significantly impact remedial implementation scheduling. Prior to conducting any remedial activities, additional sampling of the sediment in the foreshore area within Parcel 1 and Parcel 2 will be conducted under the EPA Brownfield Grant currently held by the City and County of San Francisco, Department of the Environment. These results along with the previous results from the WESTON TBA will be used to prepare a Feasibility Study/Remedial Action Plan (FS/RAP). In URS' experience the cleanup oversight agency will require preparation of an FS/RAP in order to approve a remedial design for the Site. However, there is currently no conceptual design for the redevelopment of the Site. Additional sediment sampling and preparation of the FS/RAP would be conducted after the San Francisco Parks and Recreation Department has completed their conceptual redevelopment design for the Site to ensure that the proposed remedial design will satisfy remedial objectives.

The FS/RAP would be broken out in separate detailed sections to address each of the separate parcels (Parcel 1 through Parcel 3) and would include an evaluation and methodology development of the excavation and disposal of sediments from Parcel 1 and Parcel 2 based on additional data generated from additional sediment sampling as well as the excavation and disposal methodologies of soil from all three Parcels. The FS/RAP would also assess the feasibility and cost of constructing an onsite disposal cell in Parcel 1 to evaluate potential cost savings of not having to haul material offsite for disposal. This is a remedial alternative that is typically employed on sites where there is no residential development proposed for the site. It is also a strategy that is sometimes used in Green Remediation approaches to keep and manage site contamination on Site and to reduce the carbon footprint of the remediation by reducing greenhouse gas generation associated with off Site trucking and disposal. The FS/RAP will also incorporate the effects of sea level rise in order to ensure that the remedial design for Parcel 1 and Parcel 2 will not be adversely affected by anticipated sea level rise in San Francisco Bay. It is not anticipated that sea level rise would affect the remedial approach or design for Parcel 3.

Other documents that would have to be prepared subsequent to approval of the FS/RAP would include an EPA approved Site Specific Quality Assurance Project Plan (QAPP) and Sampling and Analysis Plan (SAP) as well as a Site Specific Health & Safety Plan (HSP).

The cost basis presented in this grant is from the ABCA prepared by WESTON which included excavation and off Site disposal of contaminated soil above the presented cleanup



criteria. Additional costs for the preparation of a RF/RAP and other documents indicated above have been included in the costs for remediation of each Parcel.

i.) Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources

**900 Innes Parcel 1**

Cost Breakdown

**Task 1 -2**

Public Outreach \$3,300

**TASK 3 -6**

FS/RAP \$21,000

HASP/QAPP/SAP \$7,000

Planning/Permitting \$7,000

Excavation/Disposal \$152,000

Backfilling/Compaction \$19,200

Reporting \$16,000

Remediation Oversight \$42,000

**Sub Total \$267,500**

i) Tracking and Measuring

**c) Leveraging of Resources**

The EPA's brownfields Clean-up grant will leverage communitywide brownfield assessment grant funds secured by the DOE in 2012, the Priority Conservation Fund Grant, SF RPD Open Space Funds to match the Brownfield Cleanup grant.

Funding Source	Amount	900 Innes Project Contribution	Status
2014 Priority Conservation Area Grant	\$500,000	Conceptual Planning, Public Outreach, Environmental Studies, biological resources assessment, geomorphology and landscape hydrology studies	Active
2012 Communitywide Brownfield Assessment	\$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

SFRPD will also seek both State and Federal Grant Funding and Local Bond Funding for the development of the 900 Innes Park Property.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community & Other Stakeholders.**

The environmental challenges faced by San Francisco require that it develop effective partnerships at the local, regional, state and national level. To meet the challenge, SFRPD has engaged communities and neighborhood groups on a variety of levels. SFRPD will build upon relationships with residents and non-profit organizations to support community involvement in the 900 Innes project. The outreach process, which will be a cooperative effort led by San Francisco Parks Alliance and Trust for Public Land assisted by other Community Based Organization who can reach out to residents and other stakeholders.

There have been numerous public meetings at various locations within the Blue Greenway corridor and the adjacent shoreline parks. These events were free and the locations accessible by public transportation and a short walk for local residents. One such location where future meeting may occur is the Eco- Center at Heron's Head Park, the seat of the youth stewardship programs, which attracts residents to this new park visitor center and will serve as a future resource for those using the Blue Greenway in BVHP.

The Project Team proposes to conduct at least three formal community meetings, each focusing on iterative stages of the brownfield clean-up as well as the larger site planning process, including a kick-off meeting, and community feedback on the brownfield clean-up plan.

Continued outreach methods include engagement through social media and local print, e-news, and radio; Multilingual flyers and posters for distribution to local businesses, schools, community centers, and public housing projects; Utilizing the Project team's own media channels, such as websites, magazines, and e-newsletters to highlight the Project; and Meetings with civic leaders and agencies.

Public meetings will be announced through various media, including SFRPD website and conducting outreach with other City agencies and the Blue Greenway Steering Committee. All notices, key documents and meetings will be translated into Spanish and Chinese. SFRPD will provide an online portal for reviewing meeting materials, and provide input. Meeting materials will also be provided in hardcopies for distribution at community events and through a network of non-profit organizations serving the BVHP community.

The City has determined per previous health studies that there are many residents with respiratory issues. Through the public outreach, we intent to address both the real and perceived concerns the community has related to the site clean-up. The proposed clean-up plan should include various measures to reduce air pollutant, i.e., dust control, timing of material transportation/removal, etc. Concurrently, the park concept plan will incorporate mitigating features that improve air quality as well. Proposed park development will reduce greenhouse gas emissions (by improving walkability and increasing the Blue Greenway trail); add trees for

carbon sequestration, improved air quality, and reduced particulate matter to decrease asthma rates. Additional benefits may also be achieved, such as improved safety by activating under-used spaces; a stronger local economy which may help to reduce crime; healthier lifestyles by providing nearby, affordable opportunities for active and passive recreation.

#### **b. Partnerships with Government Agencies**

The San Francisco Department of Health (SFDPH) will be a key collaborator on the proposed Project. While a sister city agency, SF DPH provides 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. SF DPH will provide guidance on moving through the Brownfield Clean-up Project.

SFRPD is also partnering with the Port of San Francisco who developed the Blue Greenway Planning and Design guidelines, a tool that will be used to implement the larger Blue Greenway project. SFRPD will consult with them on park design issued adjacent to the shoreline.

The San Francisco Bay Coastal Conservancy is partnering with SFRPD on the 900 Innes Project by providing a \$500,000 Priority Conservation Area grant for park planning purposes. The intent of this planning project is to develop and implement the community outreach that results in an open space conceptual design and cost estimate that will be used to leverage construction funds.

The Department of Toxic Substances (DTSC) will provide cleanup oversight. This State Agency may also provide additional cleanup funding through their Targeted Brownfield Cleanup Program.

The Bay Conservation and Development Commission, is an organization dedicated to the protection and enhancement of the San Francisco Bay. They are responsible for review and approval of permits of all proposed actions within 100 feet inland from the shoreline around of the San Francisco Bay. They are a long-time supporter of the Bay Trail.

#### **b. Partnerships with Community Organizations**

SFRPD will work closely with SFPA, which has been involved with the Blue Greenway project for several years. SFPA has maintained a community-based Steering Committee to ensure that the trail and park designs incorporate the viewpoints of the adjacent neighborhood residents and park advocates at large.

The Blue Greenway Steering Committee is an existing working group comprised of SFPA, representatives of the Port of San Francisco, San Francisco Redevelopment Agency, private landowners and the project subcontractors. SFRPD will solicit and respond to public input, and consider the recommendations of the Blue Greenway steering committee.

Parks 94124 is a trusted organization with deep roots in the community. The City will continue to work with Parks 94124 and Hunters Point Family, another well-respected community group. These partners have extensive experience in building and guiding an effective community planning process within and for the focus community. Combined with SFPA, TPL and partners' experience in developing and maintaining momentum through a community engagement process, the community's involvement will be sustained through ongoing community meetings, flyering, and direct outreach.

SFRPD is strategizing with Hunters Point Family (HPF) on how to collaborate on the clean-up implementation. In addition to informing HFP on the progress on the clean-up planning, SFRPD has initiated discussions regarding how the 900 Innes brownfield clean-up project can provide opportunities for graduates from the Hunter Point Family Environmental Workforce Development and Job Training Program. The letters of commitment are attached in Exhibit 4 of this grant application.

<b>Community Organization</b>	<b>Role</b>	<b>Contact</b>
San Francisco Parks Alliance	Meeting Facilitation Support, Public Outreach	Sonia Suresh, 415-621-3260 ext 102
Trust for Public Land	Meeting Facilitation Support, Public Outreach	Janine Strickland (415) 495-5660 x 271
India Basin Neighborhood Association	Public Outreach, Plan Development	TBD
Park 94124	Public Outreach, Plan Development	TBD

#### **4. Project Benefits (20 Points ) (HUD livability principles)**

The development of the 900 Innes Property into a regional recreational space will provide employment for local residents in brownfields remediation, construction and maintenance, habitat restoration and urban forestry. Many of these will be local jobs, as San Francisco has a local hire ordinance that requires 50% of the construction workforce to be San Francisco residents, with 25% coming from disadvantaged communities. The new park is likely to attract more customers to the existing businesses on Third St and the surrounding areas, particularly those that serve food and beverage.

Additionally, the Blue Greenway will increase economic self-sufficiency of Bayview residents by providing a reliable transportation option for residents to get to jobs in downtown and other parts of the City.

##### **a. Health and/or Welfare and Environment (10 Points)**

The Project will promote the development of a healthy community in the following ways:

- i. **Equity and Basic Needs:** The Project will address each of these through specific design elements that will increase the community's access to high-quality outdoor space and opportunities for physical fitness; improve the neighborhood's infrastructure and invite

economic revitalization; and improve non-motorized circulation through the neighborhood to existing and planned amenities. The Project will support the healthy development of neighborhood children and adolescents by providing a safe, inviting space for active play and exercise. Interpretive signage will provide educational benefits to residents of all ages, helping to connect them to their neighborhood and develop appreciation for their local landscape. The Project seeks to address a serious lack of health and social equity in one of the City's most underserved neighborhoods.

**ii. *Community Building:*** Building on the ongoing community engagement developed for the Blue Greenway project, the proposed planning Project will continue to involve local residents in the improvement of their own neighborhood. The topography of the site—the India Basin Shoreline versus the BVHP neighborhood on the hill—represents a real physical barrier between the two constituencies that is reflected in cultural and socio-economic barriers as well. Development plans for the waterfront must not continue the legacy of neglect experienced by the BVHP residents. Therefore, through community meetings and outreach as described above, the Project will further civic engagement with the goal of creating a community-driven plan for a safe, more livable neighborhood.

**iii. *Environmental Benefits from Infrastructures Reuse/Sustainable***

**iv. *Environmental Sustainability:*** In league with the cutting edge culture of design and engineering in the San Francisco Bay region, the cleanup plan will consider the feasibility and cost effectiveness of innovative alternative techniques. Based on the community's willingness, the design team will explore and weigh the opportunities and constraints of various approaches. 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 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. Historically an industrial land use area, the neighborhood is in transition to a mixed-use development pattern. 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.

The proposed park design process aims to protect and enhance important habitats and ecosystem processes 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 neighborhood-scale stormwater management LID to protect residents from potential flooding, while improving water quality in the Bay.

The Plan will consider all pertinent facts of climate change. The need for the proposed plan is based not only on community recreation and health needs, but also on the importance of facilitating urban ecosystem processes and innovative adaptation strategies to minimize the effect of climate change on resources and livability.

- v. ***Economics and Community Benefits:*** Job Creation Potential – All work completed on the site will be subject to San Francisco’s Local Hire Ordinance. The local hiring ordinance applies to contracts for public work or improvement projects in excess of \$400,000 and 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 reaching out to the Hunters View Family who has received an EPA Job training Grant with the intent to provide employment opportunities for graduates of their program.

## **5. Programmatic Capability and Past Performance**

### **a. Programmatic Capability**

Performance of the brownfields cleanup grant will be ensured through the City’s project team and financial management team. 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 are fully committed to performing and completing the brownfields cleanup funded by EPA. However, in the unlikely event that there is staff turnover, the City has standard and fair recruiting processes where jobs are posted on the City website.

SFRPD’s Capital Improvement Division will assign an experienced project manager to oversee the Brownfield Clean-up Activities. RPD Capital staff is responsible for project development, definition, direction and implementation. SFRPD generally subcontracts with the San Francisco Department of Public Works Project Division to perform work in the areas of architecture and engineering areas that require specialized skills. SFRPD has successfully managed large-scale facility renovations most of which involve hazardous material abatement and/or soil remediation. using grant funds from the California Department of Parks and Recreation and Natural Resource

Agency funding

### Project Team Qualifications

#### **Project Management Staff, City and County of San Francisco**

Nicole Avril , Project Director, Capital Partnerships Division of the San Francisco Recreation and Parks Department. She is serving as the City's Project Director in the effort to coordinate, plan and develop one of the longest contiguous publicly accessible waterfront areas in the India Basin neighborhood of San Francisco. As part of this project, she managing new park development at 900 Innes, including site analysis, the preparation of environmental studies, brownfield cleanup, the creation of a conceptual park plan and strategies for the implementation future park improvements. She is also leading the City's effort on the remediation, design and rehabilitation of the Geneva Car Barn and Power House, a historic industrial building, with the goal of converting it into a multi-purpose arts center serving underserved neighborhoods in the southern part of San Francisco.

Anne Eng ,Environmental Justice Program Manager, will continue to serve as the project manager of the Brownfield community-wide assessment grant. Since 2003, she has worked as the Department's. 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 the Phase I and Phase II environmental site assessments in accordance with ASTM standards.

Toni Moran, Grants Manager, has more than 20 years of experience managing grant from local, state and federal sources. She will oversee grant reporting and compliance and coordinate reimbursements with City finance staff.

**Remediation Plan and Site Cleanup** - URS will provide comprehensive environmental services including environmental assessments, permitting, and site remediation. They worked with the U.S. Environmental Protection Agency, the U.S. Department of Defense, and state governments has included the cleanup of hundreds of sites contaminated with hazardous, toxic and radioactive waste. They are a leader in sustainability and climate change services for industrial and resource development. URS has been selected using the EPA's procurement process under the assessment grant

#### **Community Outreach Coordination - San Francisco Parks Alliance**

Matthew O'Grady is a recognized leader in nonprofit leadership, management and capacity building with 30 years of experience in the sector. He became Executive Director of the Parks Alliance in October of 2011, at the time of the merger that created the organization. Sonia Suresh graduated from Boston College in 2011 with a BA in Biology. At the Parks Alliance she provides support to the Playground Initiative, Street Parks and Blue Greenway programs.

#### **Park Planning & Design - The Trust for Public Land**

Alejandra Chiesa, Project Manager, is a licensed landscape architect with more than 13 years of experience. She has managed public projects ranging in scale from small urban plazas to large

international developments. She is LEED AP certified and has a dual Master's degree in Biology and Landscape Architecture from the University of Michigan.

Jeanine Strickland, Landscape Architect, has been a licensed landscape architect since 1998. Her work in the planning and design of multi-purpose parks includes extensive experience with water-related issues and sustainable design.

**Preparation Environmental Planning Consultant | WRA-** Leslie Lazarotti, Project Manager , Geoff Smick, Principal in Charge. The team will prepare technical studies in order to identify opportunities and constraints of the site, including but not limited to biological resources assessment, geomorphology and landscape hydrology studies. The consultant will also work collaboratively during the concept design and assist by evaluating options, advising on regulatory permitting and compliance including Federal and State Environmental Compliance (CEQA, NEPA, Clean Water Act), providing input on sustainability and climate change including planning for habitat restoration related to sea level rise and shoreline conditions.

**Historic Preservation Consultant** The “Shipwrights’ Cottage” at 900 Innes appears eligible for listing in the California Register. Therefore, the project team will include a historic preservation architect that has substantial, demonstrable expertise in the application of the Secretary Standards and experience with maritime resources and artifacts and must meet the Secretary of Interior Professional Qualification Standards in the area of architecture and historic architecture. India Basin is a National Register eligible historic district and the existing structures are contributors to the district. Any plans and specifications shall be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

ii) No Adverse Audits

over the past ten years and have been audited on at least 15 grants during that time with no adverse audit finding.

iii) Past Performance

The 900 Innes Project is the result of work completed by two previous U.S. EPA Brownfields Grants. 1) 2) the San Francisco Department of the Environment’s (DOE) Communitywide Brownfields Assessments Grant awarded in 2012..

Award Date	U.S. EPA Grant Program	Amount
2012	Communitywide Brownfield Assessment	\$400,000

SFRPD has been awarded and managed more over \$110,000,000 in capital program grants from local, state and federal sources of similar size and scope to this request. Following is a summary table identifying current and prior federally funded grants and assistance agreements. Every project has maintained accurate documentation and timely reporting in compliance with each particular assistance agreement.



<sup>i</sup> SF Department of Public Health, *supra*, based on 2010 Census data.

<sup>ii</sup> *Id.*, based on data provided by Applied Geographic Solutions (2007).

<sup>iii</sup> Elizabeth Kneebone, Carey Nadeau, and Alan Berube, “The Re-emergence of Concentrated Poverty: Metropolitan Trends in the 2000s”, Brookings Institute Metropolitan Policy Program (Nov. 2011), available at [http://www.brookings.edu/~media/Files/rc/papers/2011/1103\\_poverty\\_kneebone\\_nadeau\\_berube/1103\\_poverty\\_kneebone\\_nadeau\\_berube.pdf](http://www.brookings.edu/~media/Files/rc/papers/2011/1103_poverty_kneebone_nadeau_berube/1103_poverty_kneebone_nadeau_berube.pdf).

<sup>iv</sup> *Id.*

<sup>v</sup> 2010 Census data, from U.S. Census Bureau, [www.census.gov](http://www.census.gov), unless otherwise noted.

<sup>vi</sup> Category includes Hispanic Whites and Non-Hispanic Whites. In SF, 41.9% of residents are non-Hispanic Whites compared to 48.5% Whites (incl. Hispanic Whites).

<sup>vii</sup> SF Dept of Public Health, *supra.*, reported BVHP’s unemployment rate was 14.2% based on American Community Survey’s data, five year estimate (2005-2009). BVHP’s unemployment rate presumably increased during the economic recession and may be closer to 16%. National unemployment rate for African-Americans is almost two times more than the national unemployment rate for all racial groups. For example, U.S. Department of Labor reported that unemployment rate in October 2011 was 16.7% for African Americans, compared to 9.0% national unemployment rate. See <http://www.bls.gov/news.release/empsit.nr0.htm>

<sup>viii</sup> State of California, Employment Development Department, Labor Market Info for October 2011, Unemployment Rates for San Francisco, CA, issued Nov. 18, 2011, at [http://www.calmis.ca.gov/file/lfmonth/sanf\\$pd.pdf](http://www.calmis.ca.gov/file/lfmonth/sanf$pd.pdf)

<sup>ix</sup> *Id.*, California unemployment rate (seasonally unadjusted)

<sup>x</sup> *Id.*, U.S. unemployment rate (seasonally unadjusted)

<sup>xi</sup> Earlier census data indicate BVHP’s poverty rate of 21%, but the recent Brookings Institute study indicate BVHP has a 40% poverty rate. See Elizabeth Kneebone, et al., “The Re-emergency of Concentrated Poverty”, *supra.*

<sup>xii</sup> Income, Poverty and Health Insurance in the United States, U.S. Census Bureau (Sept. 2011), for 2010, page 5.

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

<sup>xiv</sup> <http://www.bracpmo.navy.mil/basepage.aspx?baseid=45&state=California&name=hps>

<sup>xv</sup> <http://www.hunterspointcommunity.com/>; [http://www.oewd.org/Development\\_Protects-Candlestick\\_Park\\_-\\_Hunters\\_Point\\_Shipyard.aspx](http://www.oewd.org/Development_Protects-Candlestick_Park_-_Hunters_Point_Shipyard.aspx).

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

<sup>xvii</sup> 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](http://www.sfenvironment.org/downloads/library/bayview_diesel_pollution_reduction_project.pdf).

<sup>xviii</sup> 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) The adult hospitalization rate for diabetes was 38.1 per 10,000 in BVHP compared to 13 per 10,000 citywide, the adult hospitalization rates for congestive heart failure is 57.5 per 10,000 in BVHP, compared to 30.9 per 10,000 citywide; the adult hospitalization rate for asthma was 16.3 per 10,000 in BVHP, compared to 7.8 per 10,000 citywide; and adult hospitalization rate for bacterial pneumonia was 47.7 per 10,000 in BVHP, compared to 32.7 per 10,000 citywide, based on California Office of Statewide Health Planning and Development data, 2006-2008.

<sup>xix</sup> A. Eng’s personal conversation with Bret Harte Elementary School principal, Michael Bachicha, who expressed deep concerns about the prevalence of asthma among the students ( Nov. 3, 2011).

<sup>xx</sup> San Francisco Chronicle analysis of 10 years of state data (San Francisco Chronicle 10/3/04)