



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

DATE: March 16, 2023

TO: Recreation and Park Commission

THRU: Philip A. Ginsburg, General Manager
Stacy Bradley, Director, Capital and Planning
Kelli Rudnick, Deputy Director, Capital and Planning

FROM: David Froehlich, Project Manager, Capital and Planning
Josh Silver, India Basin Equitable Development Plan Program Manager, Capital and Planning

RE: India Basin Waterfront Park

AGENDA WORDING

Presentation and discussion only on the status of the India Basin Waterfront Park Project and the India Basin Equitable Development Plan (EDP).

STRATEGIC PLAN

Strategy 1: Inspire Public Space: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow.

Objective 1.1: Develop more open space to address population growth in high-needs areas and emerging neighborhoods

Objective 1.2: Strengthen the quality of existing parks and facilities.

Objective 1.4: Preserve and celebrate historic and cultural resources.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco's diverse and growing population.

Objective 2.1: Strengthen the quality, responsiveness and accessibility of recreation programs.

Objective 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep the San Francisco's parks and programs accessible for all.

Objective 3.1: Increase public investment to better align with infrastructure needs and service expectations.

Objective 3.3: Cultivate increased philanthropic support.

BACKGROUND

At India Basin, the Recreation and Park Department (RPD) endeavors to build a park that is meaningful, equitable, and essential to the health of San Francisco's southeast communities, which have been historically underserved. In August 2014, the City of San Francisco (the "City") acquired the 900 Innes



property with the goals of rehabilitating a contaminated site and connecting to existing waterfront spaces. In 2015, Mayor Edwin Lee, Supervisor Malia Cohen, and RPD General Manager Philip Ginsburg, asked all property owners along the shoreline and key regional and Bayview Hunters Point community stakeholders to work together to develop a coordinated study. This effort built upon the tremendous work done over the past decade by community groups to envision the future of India Basin. In partnership with BUILD Inc, PG&E, OCII, and the Port of San Francisco, the Task Force embarked on the India Basin Waterfront Parks Study to ensure that all properties eventually look, feel, and operate as an integrated parks system. The Study also includes specific proposals for public programming, access and circulation, habitat restoration, and ecological and sea level rise strategies.

On March 6, 2018, the Recreation and Park Commission adopted the California Environmental Quality Act (CEQA) Findings and approved the concept design for 900 Innes and India Basin Shoreline Park (India Basin). Since then, the Commission approved various actions related to the work, including acceptance and expenditure approvals for over \$10M in public grant funding, \$25M in private funding, and approval of professional services contracts to support the work. On December 17, 2020, the Recreation and Park Commission awarded a construction contract to Rubicon Builders to begin Phase 1, the 900 Innes Remediation Project. On June 1, 2022 the Recreation and Park Commission approved the Department to Negotiate with a contractor for the 900 Innes Park Development Project, and on July 7, 2022, the Commission awarded the construction contract for the park to Swinerton Builders.

The clean-up and development of this site provides a tremendous opportunity to address environmental contamination and physical blight left by historic, industrial uses, while improving overall public access, recreational programming, and providing workforce development opportunities to help address social equity issues in a historically underserved neighborhood. The approved concept plan combines the existing India Basin Shoreline Park and 900 Innes property into one 10-acre waterfront park that closes a critical gap in the San Francisco Bay Trail Blue-Greenway, a component of the proposed transportation network within this community.

PROJECT DESCRIPTION

At full build out, the resulting 10 acres of improved park space at 900 Innes and India Basin Shoreline Park will support a contiguous 1.7-mile open space and trail network, as well as connect a total of 64 acres of parkland from Heron’s Head Park (owned by the Port of San Francisco) to the future Northside Park. The work itself further fulfills the promise of the Blue Greenway— a portion of the San Francisco Bay Trail that will provide pedestrian and bicycle connections from the Embarcadero all the way to Candlestick Point. In all, the parks will offer amenities, environmental education, and economic opportunities for the approximately 5,000 residents that live within a 10-minute walk of this park and the 35,000 residents that live within one mile of the park.

INDIA BASIN WATERFRONT PARK CAPITAL PROJECT

Phase 1 - The 900 Innes Remediation Project

Remediation of the 2.5 acre site began in March 2021, completed in August 2022, and was the first phase of the India Basin Waterfront Parks project. The remediation project removed and restored contaminated soil and sediment left behind from industrial boat building and vessel repair activities. The construction activities also removed contaminated marine debris, abandoned structures, and deteriorated concrete to enable future park development. The landmarked Shipwright’s Cottage was preserved and abated of hazardous building materials. The project delivery team is currently working on

closeout of the project with the contractor and submitting final reports to our regulatory and resource agencies.

Phase 2 - The 900 Innes Park Construction Project

Following remediation, we broke ground on the 900 Innes Park Development Project in September 2022, and anticipate completion in May 2024. To date, the contractor installed 78 of the 84 piles needed to construct the two piers and floating dock within the short in-water work window timeframe of September 1st through December 15th, set by the regulatory and resource agencies - a major milestone. Construction continues building out the decks for the two piers, the piles and foundations for the three new buildings are being constructed, and shoreline stabilization has begun. Restoration work on the Shipwright's cottage is underway with the final abatement complete, conservation of the interior historical remnants, complete removal of the original siding for reinstallation, and shoring plans being developed to lift the cottage up in order to construct a new foundation.

Phase 3 - India Basin Shoreline Park Renovation

The third and final phase of the project kicked off its permitting process in December 2022 and the team is preparing to submit applications to the various regulator and resource agencies in the next month. The design team also kicked off the drawing process and began taking the construction documents from 90% to 100% in preparation for advertisement and bid towards the end of the year. The Capital and Planning division also welcomed a new Assistant Project Manager to the team, Warwin Davis, who will be helping out on the two remaining phases of the India Basin projects.

INDIA BASIN WATERFRONT PARK EQUITABLE DEVELOPMENT PLAN (EDP)

The EDP is a strategic roadmap to maximize benefits of the India Basin Waterfront Park Project for the Bayview-Hunters Point community. The EDP serves as an important instrument for meeting people where they are. The EDP is an action-oriented plan developed to engage directly, consistently and continuously the Bayview-Hunters Point community in the revitalization and development of India Basin Waterfront Park – a once in a generation park project in San Francisco's southern waterfront. The EDP was released in February 2022. Below includes key accomplishments since the plan was released in February 2022 and highlights events and programming anticipated to be implemented in 2023.

2022 EDP Key Accomplishments

- **EDP Completion** – completed and released plan (February 2022)
- **Staffing** – created new position and hired an EDP program implementation manager (April 2022)
- **Activation Events and Programming:**
 - **Sankofa Markets-Community Day of Healing** – each event featured local craft vendors, resource fair, and a sound healer (February and May 2022)
 - **India Basin Teen Nights** – a series of teen focused events and programming were held at India Basin Shoreline Park (July – August 2022)
 - **Sundown Cinema** – San Francisco Parks Alliance sponsored outdoor moving screening at India Basin Shore Line Park (August 2022)
 - **India Basin Community Day** – one-day celebration acknowledging completion of the environmental cleanup of the 900 Innes project site (August 2022)
 - **Nature Play Day at Heron's Head** – one-day event at the EcoCenter at Heron's Head Park for preschoolers to observe wildlife, run obstacle courses, make crafts, and more (August 2022)

- **India Basin Fall Festival** – one-day festival at India Basin Shoreline Park recognizing community’s contributions to the neighborhood. The festival featured local community leaders, organizations, and small businesses and youth activities (October 2022)
- **HypeCourt Design Project** – resurfacing of an existing basketball court at India Basin Shoreline Park and addition of a temporary mural on the surface of the court. Led by local Bayview-Hunters Point artist Nina Fabunmi, a cohort of local youth were guided in creating designs that reflect themselves. Volunteers came together to complete the mural (November 2022)
- **India Basin Holiday in the Park** – one-day holiday celebration and toy giveaway event at India Basin Shoreline Park (December 2022)
- **India Basin Arts Enrichment** – partnership between RPD and San Francisco Arts Commission to develop criteria for artists to lead the permanent public artwork for Phase III of the park construction project. More than 180+ individual feedback submissions were received in response to the four finalists selected to develop proposals for the artwork (August 2022 – March 2023)
- **Bayview Safety Swim and Splash Program** – partnership with the YMCA of San Francisco to provide free learn-to-swim programs for youth in grades kindergarten through 5th grade. Over 200 youth have participated in the program to date (Ongoing)
- **Workforce Development** – as part of the commitment to ensure that the economic benefits of the park accrue to the neighborhood, project partners are working on outreach and training that will allow Bayview-Hunters Point residents to participate in well-paid union construction jobs. RPD and APRI, in partnership with local unions and the city’s Office of Economic and Workforce Development (OEWD) have provided Job Readiness Training to 38 community members and one four-week specialty construction job training. Swinerton, the contractor building the park, has committed to hiring at least 15 of these trainees onto the park construction project (Ongoing)

2023 EDP Events and Initiatives

2023 begins the first full year of EDP implementation. Building upon the implementation successes of last year, 2023 will feature a repeat and expansion of select events and programs and the introduction of new ones. Featured 2023 events include expanded and more frequent community markets, teen nights and holiday celebrations. 2023 also marks the start of several new specialized programs and initiatives focused on implementation of the EDP’s six areas of focus. These include:

- **Black History Month Community Parade and Celebration** – EDP project partners hosted a community storytelling corner as part of Black History Month at the Southeast Community Center. The initiative focused on capturing stories from Bayview-Hunters Point community members that will be used to inform the park interpretive program and future event programming (February 2023)
- **Bayview Safety Swim and Splash Program** – expansion of the existing program to serve additional youth and families (April 2023)
- **India Basin Community Innovation Hub** – expand the existing mobile technology services (“Tech-Hub”), offered to the community at India Basin Shoreline Park. Technology support will

evolve to become semi-permanent sheltered space for community programming and allow project partners to initiate pilot programming. The design includes two new shipping containers with flexible workspace for a variety of programming and flexible exterior programming area (anticipated opening May/June 2023)

- **Workforce Development** – a second four-week specialty construction job training will begin in March 2023. Swinerton, the contractor building the park has agreed to subcontract with 20 hyper local firms valued from \$15,000 to more than \$4 million for a total of more than \$20 million that will go back to the neighborhood (Ongoing)
- **Financial Literacy** – the San Francisco Office of Financial Empowerment has teamed up with EDP project partners to provide individualized financial literacy coaching to the Bayview-Hunters Point community. This one-year pilot program, made possible by a grant from The Schwab Foundation, will begin with a community financial needs assessment to inform the development of a customized program. Through this new initiative over 100+ BVHP communities will receive free financial support (April 2023)

2023 EDP Program Development

- **India Basin Live Music Series** – develop and launch a music series of four community-based events through the end of 2023 that will feature Bayview-Hunters Point musicians over a five-to-six week period
- **Bayview-Hunters Point Small Business Entrepreneurship Program** – launch a Bayview-Hunters Point black-owned business and entrepreneurship financial literacy program. The program will provide training to existing and/or interested community-based entrepreneurs and small business owners how to start and/or grow businesses in the Bayview-Hunters Point community
- **Hunter’s Point Boulevard Community Connectivity and Safety Program** – improve neighborhood access to the park. Evaluate opportunities to create a safe street crossing to the park on Innes Avenue and Hunters Point Boulevard

FUNDING

Both the 900 Innes Remediation Project and 900 Innes Park Development Project are fully funded, and project partners are fundraising for the third and final phase of the project through private donations and state and federal grant programs. We are hopeful that the project will be fully funded prior to advertisement in 2024.

The overall India Basin initiative budget is approximately \$200 million. To date, project partners have secured approximately \$111 million towards the public funding goal of \$125 million, and \$33.2 million towards the private funding goal of \$75 million. In 2019, the John Pritzker Family Fund made a \$25 million donation that laid the groundwork for the private campaign. The wider effort was formally launched last May with the creation of a Campaign Cabinet that includes philanthropists and community members working together on a campaign strategy, outreach, and advocacy to potential donors. In the upcoming months, we will present the Commission grant agreements that will allow the Department to

accept funding from the partners and a donor recognition program designed in partnership with the community that will allow donors to celebrate community heroes.

PROJECT SCHEDULE

900 Innes Remediation: March 2021 – August 2022

900 Innes Park Development Construction: September 2022 – March 2024 (19-month duration)

India Basin Shoreline Park Renovation Construction: July 2024 – July 2026 (24-month duration)

PROJECT SUPPORT

The parks project is generally supported by the following individuals and organizations:

- *City Attorney and former Assemblymember David Chiu*
- *Assemblymember Phil Ting*
- *Supervisor Shamann Walton*
- *Board of Equalization Member Malia Cohen*
- *A. Philip Randolph Institute (APRI)*
- *Hunters Point Family*
- *India Basin Neighborhood Association*
- *India Basin Waterfront Task Force Members*
- *Parks 94124*
- *John Pritzker Family Foundation*
- *Office of Economic and Workforce Development*
- *San Francisco Parks Alliance*
- *Trust for Public Land*

PROJECT OPPOSITION

There is no known opposition to the 900 Innes Park and India Basin Shoreline Park renovation project or Equitable Development Plan.

PROJECT OUTREACH

A summary of all meetings is as follows:

- *EPA Brownfield Grant Application Presentation: December 2, 2014*
- *India Basin Waterfront Task Force Meeting #1: February 12, 2015*
- *Sunday Streets Booth: April 12, 2015*
- *Hunters Point Shipyard Community Advisory Committee: June 4, 2015*
- *Black Love Festival Booth: July 18, 2015*
- *India Basin Waterfront Task Force Meeting #2: August 27, 2015*
- *India Basin Waterfront Task Force Meeting #3: October 7, 2015*
- *India Basin Waterfront Task Force Meeting #4: November 5, 2015*
- *India Basin Waterfront Task Force Meeting #5: December 3, 2015*
- *Design Competition Finalist Submission Exhibition: Jan 13 - Feb 13, 2016*
- *Design Competition Finalist Submission Open House: January 23, 2016*
- *Design Competition Finalists Presentation #1: January 26, 2016*
- *Design Competition Finalists Presentation #2: January 26, 2016*
- *900 Innes/IBSP Concept Design Meeting #1: May 10, 2016*
- *900 Innes/IBSP Concept Design Meeting #1: June 21, 2016*
- *900 Innes Brownfield Conditions Meeting: July 14, 2016*
- *900 Innes/IBSP Concept Design Meeting #1: July 27, 2016*
- *BCDC Design Review Board Meeting: November 7, 2016*

- EPA Brownfield Grant Application Presentation: December 3, 2016
- India Basin Waterfront Task Force Meeting 6: February 21, 2017
- Bayview Hunters Point Environmental Task Force Meeting: April 20, 2017
- Bayview Hunters Point Environmental Task Force Meeting: July 19, 2017
- India Basin Neighborhood Association Meeting: November 4, 2017
- Bayview Hunters Point Community Advisory Committee: June 6, 2018
- Bayview Alliance: April 22, 2019
- Sunday Streets Booth: May 5, 2019
- LBE Community Outreach/Spring Social Booth: May 10, 2019
- Design Open House at the EcoCenter: May 29, 2019
- Bayview Hunters Point Community Advisory Committee: June 5, 2019
- 900 Innes Block Party and Shipwrights Cottage Unveiling: June 7, 2019
- Design Options Survey (available online): June 17 to August 2, 2019
- Operation Genesis Community Celebration: June 22, 2019
- Focus Group with Community Leaders and Local Youth: July 31, 2019
- Aug. 18 EDP Focus Group Meeting #3: August 18, 2019
- Aug. 20 EDP Focus Group Meeting #4: August 20, 2019
- Aug. 25 EDP Focus Group Meeting #5: August 25, 2019
- Aug. 27 EDP Focus Group Meeting #6: August 27, 2019
- India Basin Tech Hub officially launches at India Basin Shoreline Park: September 21, 2019
- Sundown Cinema Space Jam: September 27, 2019
- Play Day at Heron’s Head Park: September 28, 2019
- On-Site Activation: October 10, 2019
- Bay Day, India Basin Shoreline Park: October 12, 2019
- Equitable Development Plan (EDP) Leadership Committee Meeting #1: October 15, 2019
- BCDC Bay Plan Amendment Hearing: November 7, 2019
- Remediation Public Meeting: November 2019
- Equitable Development Plan (EDP) Leadership Committee Meeting #2: November 19, 2019
- Equitable Development Plan (EDP) Leadership Committee Meeting #3: December 12, 2019
- India Basin Project Interim Activation: Holiday Event & Toy Giveaway: December 21, 2019
- Equitable Development Plan (EDP) Leadership Committee Meeting #4: January 21, 2021
- Third St. Corridor African American Arts & Culture District: Tour and Discussion: February 12, 2020
- Equitable Development Plan (EDP) Leadership Committee Meeting #5: February 18, 2020
- India Basin Project Interim Activation: Shoreline Saturdays Mardi Gras: February 28, 2020
- Public Hearing approve permit application for the 900 Innes Remediation: April 14, 2020
- Equitable Development Plan (EDP) Leadership Committee Meeting #6: May 19, 2020
- Equitable Development Plan (EDP) Leadership Committee Meeting: June 16, 2020
- Equitable Development Plan (EDP) Leadership Committee Meeting #7: June 23, 2020
- Equitable Development Plan (EDP) Leadership Committee Meeting: July 7, 2020
- EDP Focus Group Meeting #1 (Arts, Culture and Identity): August 11, 2020
- EDP Focus Group Meeting #2 (Workforce and Business Development): August 13, 2020
- EDP Focus Group Meeting #3 (Connectivity, Transit, Access and Safety): August 18, 2020
- EDP Focus Group Meeting #4 (Healthy Communities): August 20, 2020
- EDP Focus Group Meeting #5 (Youth Opportunities): August 25, 2020
- EDP Focus Group Meeting #6 (Housing Security): August 27, 2020
- EDP Leadership Committee Meeting (2021 Kick-off): January 28, 2021
- EDP Leadership Committee Meeting (Design Feedback pt. 3): February 25, 2021
- EDP Leadership Committee Meeting (Seed Initiatives): March 25, 2021

- *EDP Leadership Committee Meeting (Interim Site Activation): April 22, 2021*
- *EDP Leadership Committee Meeting (Plan Feedback Review): May 27, 2021*
- *Remediation Groundbreaking for 900 Innes at Shoreline Park: June 17, 2021*
- *EDP Leadership Committee Meeting (Prioritizing Initiatives): June 24, 2021*
- *Targeted Stakeholder Focus Group Meeting (Arts, Culture and Identity): June 28, 2021*
- *Targeted Stakeholder Focus Group Meeting (Workforce & Business Development): June 29, 2021*
- *Targeted Stakeholder Focus Group Meeting (Connectivity, Transit, Access and Safety): June 30, 2021*
- *Targeted Stakeholder Focus Group Meeting (Healthy Communities): July 6, 2021*
- *Targeted Stakeholder Focus Group Meeting (Youth Opportunities): July 7, 2021*
- *Targeted Stakeholder Focus Group Meeting (Housing Security): July 8, 2021*
- *EDP Leadership Committee Meeting (Stakeholder Outreach Review): July 22, 2021*
- *EDP Leadership Committee Meeting (Metrics): August 26, 2021*
- *EDP Leadership Committee Meeting (Site Activation, Programming): October 28, 2021*
- *Sankofa Market and Community Day of Healing: May 2022*
- *India Basin Teen Nights: July 2022*
- *Sundown Cinema/outdoor movie screening: August 2022*
- *India Basin Community Day/Celebration of Remediation of 900 Innes: August 2022*
- *Nature Play Day/event at Heron’s Head: August 2022*
- *900 Innes Park Development Groundbreaking: September 2022*
- *Fall Fest/fall festival at India Basin Shoreline Park: October 2022*
- *India Basin Holiday in the Park Toy Giveaway and Celebration: December 2022*
- *Black History Month Parade and Community Day Celebration: February 2023*

RECOMMENDATION

No recommendation – for information only

ATTACHED

Exhibit A: Illustrative, site plan of 900 Innes and India Basin Shoreline Park

Exhibit B: Overall India Basin Project Schedule

Exhibit A: Illustrative, site plan of 900 Innes and India Basin Shoreline Park



NEIGHBORHOOD EDGE & HISTORIC SHOREWALK

- 1 Shipwright's Cottage
- 2 Innes Edge
- 3 Food Pavilion
- 4 Garden Path + Accessible Ramp
- 5 Griffith Street Steps
- 6 Heritage Garden
- 7 Hunter's Point Blvd Welcoming
- 8 Parking
- 9 Bus Drop-Off

SCOW SCHOONER BOATYARD

- 8 Boatyard Plaza
- 9 Shop Building
- 10 Floating Dock
- 11 Resilient Shoreline
- 12 Maintenance Building

SAGE SLOPES

- 13 Cookout Terrace
- 14 Viewing Steps
- 15 Basketball Courts
- 16 Adventure Playground
- 17 Toddler Playground
- 18 Fitness Station
- 19 Wetland Walk
- 20 Bay City Ferry
- 21 Outlook Platform

THE MARINEWAY

- 22 Marineway Lawn
- 23 Amphitheater Grove
- 24 Pebble Shore
- 25 Boathouse
- 26 Recreational Dock
- 27 Recreational Platform
- Public Restroom
- Bay Trail / Blue Greenway Route

SCALE: 1" = 50' 0 50 100 200 FEET

Exhibit B: Overall India Basin Project Schedule

