

**US EPA Brownfield Cleanup Grant Application Draft
City and County of San Francisco Recreation and Park Department**

Narrative Information Sheet

1. Applicant Identification: City and County of San Francisco, Recreation and Park Department, 501 Stanyan Street, San Francisco, CA 94117-1898

2. Website URL: sfrecpark.org

3. Funding Requested: \$4,000,000

a. Grant Type: Single Site Cleanup

b. Federal Funds Requested: \$4,000,000

4. Location: City and County of San Francisco, California

5. Property Information: 401 Hunters Point Boulevard, San Francisco, CA 94124

Assessor's Parcel Block 4605 Lots 010, 011, 012, 013, 014, 015, 016, 017, 018, and 019 and Assessor Parcel Block 4622 Lots 007, 008, 012, 013, 016, 017, 018, and 019.

6. Contacts

a. Project Director: David Froehlich, (415) 558-4041, david.froehlich@sfgov.org, 49 South Van Ness Avenue, Suite 1220, San Francisco, CA 94102

b. Interim General Manager, San Francisco Recreation and Park Department: Sarah Madland, 415 831-2700, sarah.madland@sfgov.org, 501 Stanyan Street, San Francisco, CA 94117-1898.

7. Population

827,526 residents

8. Other Factors:

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will	Page 6

facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 3
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	
The proposed project will improve local climate resilience to the impacts of extreme weather events and natural disasters.	Page 5
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	

9. Releasing Copies of Applications

N/A

Narrative Criteria

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The City and County of San Francisco ("City") is 47 square miles and is home to 827,526¹ residents - equal to 17,607 residents per square mile - making it second only to New York City in population density. The City's lack of open space to address the needs of a growing population has led the City to revitalize previously developed properties, including many brownfields in historical commercial and industrial areas to address open space and housing needs.

The US EPA funds will support the redevelopment of brownfield site in the eastern sector of the San Francisco in the Bayview Hunters Point (BVHP) neighborhood at India Basin Shoreline Park, formerly used as a ship scavenging area where vessels were stripped of parts, and left to deteriorate in the mud (SF Planning, 2017). The property is bordered by the San Francisco Bay in the south. Despite park development in the 1990s, poor design and access issues resulted in limited use despite having one of the largest population of youth under the age of 18 in San Francisco¹. The park is also one of the only recreational spaces that serves residents from nearby public housing. Historically, polluting industries were concentrated in the BVHP neighborhood and left a legacy of contaminated sites and physical blight. To the south of this neighborhood is the decommissioned Hunters Point Naval Shipyard that was placed on the National Priorities List as a "Superfund" site. To the east of the Site is a decommissioned Pacific Gas and Electric Facility that left large amounts of PCBs, THP diesel, arsenic, lead, asbestos, and other hazardous substances that have contaminated the land and waters. These facilities have led to the community's perception that the larger BVHP area is contaminated with hazardous waste.

b. Description of the Proposed Brownfield Site(s)

The Project Site is located at 401 Hunters Point Boulevard with the India Basin waterfront on the north-eastern shorelines of the Site. Immediately southeast of the Project Site is the 900 Innes property that was remediated with support of US EPA Brownfield funding. The Site consists of an approximately 7.5-acre waterfront park located within the larger India Basin Redevelopment Project. Prior to 1938, most of the Site was a tidal mudflat. In fact, between 1875 and 1936 it was the location of the Hunters Point Ship Graveyard, that was used as a ship scavenging area during the 1920s and 30s. Large areas of the Site were filled in the 1960s using material excavated during the construction of Candlestick Park and portions of Interstate 280. The current shape of IBSP was in place by 1969, after which filling activities were curtailed. The Site parcels were purchased by the City in the 1980s, and IBSP was constructed in the 1990s. The Site is under the jurisdiction of the San Francisco Recreation and Park Department (SFRPD), who maintains and operates the recreation and habitat restoration on site. IBSP features include paved paths and grassy areas, with play structures, a basketball court, and picnic facilities.

¹ <https://www.sfchronicle.com/sf/article/age-group-neighborhood-san-francisco-21066014.php>

This grant proposal will address environmental conditions described in the Analysis of Brownfield Alternatives (ABCA) created by CDIM Engineering Inc. and published by the SFRPD on October 31, 2024, for public review. The Project Goal is to enhance the existing park with increased protection for the environment and health and safety of park users by excavating and disposing of soils offsite and placing a soil barrier. Three alternatives were reviewed by the public and based on community input, with Alternative #2 recommended. The remediation will occur during the redevelopment of the Park³ that involves the excavation of soil and replacement with new soil. The higher existing elevations will be lowered by as much as 15 feet, whereas lower existing elevations will be raised by as much as 18 feet. Imported material may be used to construct final surfaces.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

In 2014, SFRPD The India Basin Waterfront Initiative (IBWI) was initiated in partnership with the Trust for Public Land (TPL), the SF Parks Alliance, the A. Philip Randolph Institute (SFAPRI), and many other property owners, stakeholders and local community groups to design both 900 Innes and IBSP properties with the intent to increase waterfront and open space access to the BVHP community and address concerns with site contamination.

The IBWI incorporates the Blue Greenway and India Basin Waterfront Park projects, that support the creation a continuous, accessible green corridor that spans southeastern San Francisco's waterfront. This large-scale initiative will transform underutilized industrial areas into a network of parks, trails, and ecological habitats that advance San Francisco's urban and environmental revitalization goals. The Blue Greenway will serve as a major link along the city's waterfront, connecting neighborhoods and providing public spaces for recreation, culture, and nature while aligning with community priorities.

Phase 1 of the IBWI, 900 Innes brownfield remediation, was completed in 2022 and the Phase 2: 900 Innes Park construction open to the public on October 19, 2024. Phase 1 included site remediation supported by US EPA Brownfield Grant funding. Phase 2 included the construction of a resilient shoreline that will support a variety of aquatic habitats, two public piers, a floating dock, and a new segment of the San Francisco Bay Trail, along with other recreational improvements.

The US EPA will support. Phase 3: Redevelopment of IBSP prioritizes habitat restoration and the creating of spaces where nature and community can thrive together. This focus on habitat will play a critical role in addressing contributing to the long-term ecological health of the San Francisco Bay shoreline.

The India Basin Waterfront Park will transform the India Basin waterfront into a 64-acre park that will 1) improve the water quality of the San Francisco Bay; 2) enhance existing intertidal and wetland habitats; 3) address climate change and sea level rise (SLR) impacts on the Site, and 4) provide important new waterfront access and social spaces, designed with input from local residents and community organizations.

As Part of Phase 3, SFRPD will update IBSP by remediating the site, demolishing the existing structures and developing a revitalized park. The project will incorporate wetland restoration and connect the San Francisco Bay Trail to the adjoining properties

2. New recreational features will include parking, paved and natural paths, a cookout terrace with a pergola, a basketball court, two playgrounds, fitness equipment, and restrooms. Proposed shoreline and nearshore improvements include regrading of the existing hardened shoreline edge to a softer (wetlands/beach) edge, the construction of a fixed pier, a floating pier with dock and gangway, and creating the lower portion of the Marine Way and gravel beach. Paths will provide foot access throughout the Site, including to the shoreline.

These efforts also incorporate climate resilience, as portions of the Site lie within a federally designated flood plain, requiring design adaptations like enhanced wetlands and sustainable infrastructure to mitigate future flood risks.

The development of the site included hundreds of public meetings and site activation events held to develop a community supported vision and community development plan for the India Basin waterfront properties.

d. Outcomes and Benefits of Reuse Strategy

For years, this community has had limited access to the shoreline due to blight, concerns with safety, and lack of direct access. The Project will transform this neglected shoreline into a world class park, designed by and for the community. The Project will increase resiliency to extreme weather events by replacing an eroding shoreline with a resilient shoreline design to buffer storm surges caused by extreme weather and ever-increasing King Tide flooding. This Project location on the San Francisco Bay waterfront and within a SLR Vulnerability Zone, as identified by San Francisco's 2020 SLR Vulnerability Assessment. Compounding this risk is the area's history of contamination. The SLR Assessment emphasized neighborhoods with a history of contamination, noting that floodwaters and rising groundwater could mobilize contaminants, making environmental clean-up a priority for these areas. Key revitalization improvements include expanding and enhancing the park's wetland and creating upland habitat that will allow the plants to migrate upland as SLR increases. Additional design elements, such as the pebble beach, great lawn, and Marineway Walls (MWW) will also support SLR increases. Three bioswales will also be constructed to capture and filter stormwater, reducing pollutants from entering the bay. These measures will ensure the park's long-term resilience to SLR and future climate-related impacts, safeguarding this vital community resource.

In terms of construction, a meet and greet was held with the prime contractor for the Project to attract local contractors and subcontractors. The prime contractor will be required to recruit laborers from local community graduates of the project's construction training workforce development program. Recruitment and job readiness training has been underway since a 2022 collaboration between APRI and the San Francisco Office of Economic and Workforce Development in preparation of the Project. The City Procurement Process requires compliance with the City's local hire ordinance that requires 50% of the construction workforce to reside in San Francisco, with 25% coming from disadvantaged communities.

The Project will increase resiliency to Sea Level Rise (SLR) extreme weather events by replacing and enhancing wetlands and creating a resilient shoreline. This Project location on the San Francisco Bay waterfront and within a SLR Vulnerability Zone, as identified by San Francisco's 2020 SLR Vulnerability Assessment. Compounding this

risk is the area's history of contamination. The SLR Assessment emphasized neighborhoods with a history of contamination, noting that floodwaters and rising groundwater could mobilize contaminants, making environmental clean-up a priority for these areas. Key revitalization improvements include expanding and enhancing the park's wetland and creating upland habitat that will allow the plants to migrate upland as SLR increases. Additional design elements, such as the pebble beach, great lawn, and Marineway Walls (MWW) will also support SLR increases. Three bioswales will also be constructed to capture and filter stormwater, reducing pollutants from entering the bay. These measures will ensure the park's long-term resilience to SLR and future climate-related impacts, safeguarding this vital community resource.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The following studies have been completed to date using local and private funds; Site Characterization, Northgate, May 31, 2017; Site Mitigation Plan (SMP) Revised Draft, CDIM Engineering, July 5, 2024, Analysis of Brownfield Cleanup Alternatives (ABCA), CDIM Engineering, October 31, 2024; and Draft Analysis of Brownfield Cleanup Alternatives (ABCA), CDIM Engineering, January 9, 2026.

f. Resources Needed for Site Remediation

The City will leverage local and state resources, together with the EPA FY 2025 Brownfields grant, to support site assessment, remediation planning, and cleanup of the targeted parcels. The EPA funding requested is sufficient to complete the planned remediation activities, and these combined resources will ensure remediation is conducted efficiently and supports safe, timely reuse.

Name of Resource	Purpose	Status	Funding Details
2020 Clean & Safe Neighborhood Park Bond	Remediation Activities	Secured	\$6,827,000
US EPA Brownfield Cleanup Grant	Remediation Activities	Secured	\$2,000,000 Brownfield Remediation

g. Resources Needed for Site Reuse

The majority of development funds have been secured.

Name of Resource	Purpose	Status	Funding Details
RPD raised through philanthropic Campaign	Reuse Activities	Secured	\$14,290,000
State Specified Grant	Reuse Activities	Secured	\$11,000,000
DPR Statewide Park Grant	Reuse Activities	Secured	\$5,768,000, Childrens' Playground Elements
State Coastal Conservancy	Reuse Activities	Secured	\$5,500,000, Waterfront Access

US EPA SFB Water Quality Improvement Fund	Reuse Activities	Secured	\$3,768,558, Stormwater Retention, Shoreline Wetland Habitat
State Habitat Conservation Fund Grant	Reuse Activities	Secured	\$756,728, Shoreline Habitat Restoration
San Francisco Bay Restoration Authority	Reuse Activities	Secured	\$1,150,000, Wetland habitat maintenance and monitoring

h. Use of Existing Infrastructure

No existing site infrastructure will be reused.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding

BVHP is a low-income, marginalized community where immediate needs - such as housing stability, employment, and health concerns - often take priority over long-term advocacy or political engagement. This diverse neighborhood has been burdened with health disparities, high rates of unemployment, poverty, substandard housing, blight conditions and environmental pollution. Approximately 8,000 residents (Census Tract 0231.02 ,0231.03) that reside within the two BVHP census tracts adjacent to the Project site

BVHP is one of the poorest districts in San Francisco and the Bay region. Median household incomes are significantly lower, that range from \$28,294 -\$46,311 compared to \$141,466 citywide. Within these census tracts up to 53% of the youth under the age of 18 and up to 17% of the seniors live in poverty.

BVHP’s unemployment rate has historically been 50% higher 7.7% in this community when comparison to San Francisco average unemployment rate of 3.3% as well as higher than the State of California and the Nation as a whole. According to the American Community Survey (ACS) 5-year estimates 2018-2023 within a ¼ mile radius of the property, there are 19,734 residents, including 1,514 youth, 1.844 senior and 6,019 households without access to cars. Also 74.4% of the students in the area received free or reduced priced meals.

Demographic Data for Bayview Community compared to San Francisco, California and National Data					
Data Categories	BVHP Census Tracts 231.02	BVHP Census Tract 231.03	County & City of San Francisco	State of California	National
Population	3,411 ^[1]	4,542	827,526	39,431,263	340,110,981 ^[2]

Median Household Income	\$46,311	\$28,394	\$141,466	\$96,334	\$78,538
Unemployment	7.7% 0 ^[3]	7.7% 0	3.3%	5.5%	4.3%
People Living in Poverty	21.216%	40.7%	11.9%	11.8%	10.6 %
Youth living in Poverty	25%	53 %	9%	13%	13.7%
Seniors living in Poverty	17%	7%	19%	12-15%	15%

^[1] <https://censusreporter.org/profiles/06000US06075>; ^[2] QuickFacts California; San Francisco County, California; United States; ^[3] American Community Survey 2016-2020 5-Year Estimate

This focus on survival has limited the community's capacity for fundraising and large-scale organizational efforts. Limited access to resources, connections, and experience in grant writing or political lobbying has further hampered fundraising efforts, leaving BVHP with fewer opportunities to secure external funding compared to wealthier areas. This lack of capacity has, in turn, perpetuated a cycle of underinvestment and environmental challenges in the community. This grant will directly address these barriers by providing essential resources for cleanup and reuse while enabling BVHP to overcome longstanding environmental challenges, improve public health and revitalize the area in ways that support sustainable growth and development for the residents.

b. Health or Welfare of Sensitive Populations

The Project will primarily serve youth and families in the Bayview–Hunters Point (BVHP) neighborhood of San Francisco, located in the city’s southeastern corner and physically isolated by two freeways and surrounding industrial land uses. This historic isolation, combined with decades of disinvestment and inequitable land-use practices, has contributed to persistent environmental, health, and economic challenges. Residents experience disproportionate exposure to environmental hazards, including contaminated and underutilized industrial sites, legacy pollution, poor air quality, and proximity to high-traffic roadways. CalEnviroScreen 4.0 ranks BVHP in the 90th percentile statewide for cumulative environmental burden and population vulnerability, with diesel particulate matter in the 99th percentile and groundwater contamination threats in the 97th percentile, illustrating severe and ongoing air and soil pollution². BVHP also contains a high concentration of public and affordable housing, and many households face compounded vulnerabilities related to low income, housing insecurity, limited access to green space, and adverse health outcomes. Asthma prevalence ranks

2

https://experience.arcgis.com/experience/ed5953d89038431dbf4f22ab9abfe40d/#data_s=id%3AdataSource_25-17c3d89e7e2-layer-1%3A5415

near the 96th percentile statewide, particularly affecting youth, while low birth weight rates are near the 97th percentile, reflecting the health impacts of chronic environmental exposure.³

Research consistently shows that access to green space is strongly associated with improved mental health, with the greatest benefits observed in socioeconomically deprived communities that typically have the least access to nature. In BVHP, expanding green and open spaces through brownfield redevelopment can help mitigate mental health disparities by increasing opportunities for nature contact, recreation, and community gathering, thereby supporting resilience for youth and families disproportionately affected by environmental and socioeconomic stressors⁴.

CalEnviroScreen 4.0 further highlights BVHP's socioeconomic burden, with the poverty indicator in the 60th percentile, unemployment in the 88th percentile, and housing-burdened low-income households in the 97th percentile statewide, indicating severe economic stress that compounds environmental risks. Redevelopment of brownfield sites through this Project will reduce environmental threats, improve neighborhood safety, and increase access to clean, productive spaces while encouraging land uses that improve air quality, expand green space, support climate resilience, and reduce blight-related stressors.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

BVHP has a long history of industrial land uses, including naval shipbuilding, fossil-fuel power generation, and wastewater treatment, resulting in legacy contamination from hazardous substances, pollutants, and petroleum products. CalEnviroScreen 4.0 ranks BVHP in the 90th percentile statewide for cumulative pollution burden and population vulnerability, with diesel particulate matter in the 99th percentile and groundwater contamination threats in the 97th percentile, contributing to elevated rates of pollution-related disease. Correspondingly, asthma prevalence ranks near the 96th percentile, low birth weight near the 97th percentile, and the neighborhood experiences some of the highest obesity rates in San Francisco, reflecting limited access to safe, health-supportive open space.

Exposure risks are intensified by underutilized and potentially contaminated properties located near homes, schools, and community facilities, particularly affecting youth and seniors, who are more vulnerable due to developing or compromised health and mobility limitations. BVHP is located in District 10, which has one of the highest proportions of youth under 18 in San Francisco, increasing concern for long-term health impacts from environmental exposure.

This Brownfields grant will help identify, assess, and reduce contamination at priority sites, clarify exposure risks, and inform cleanup and protective reuse strategies. The proposed reuse - shaped by community input - prioritizes health-supportive, accessible, and active uses, including graded walking paths with varying difficulty and Bay views,

³ https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4_0

⁴ Belcher, R. N., Murray, K. A., Reeves, J. P., & Fecht, D. (2024). Socioeconomic deprivation modifies green space and mental health associations: A within person study. *Environment International*, 192, 109015. doi.org

playgrounds, basketball courts, and multi-family exercise and fitness equipment areas. Grading will allow for safe access and easier maneuverability, enabling seniors and people with mobility limitations to comfortably use the site. By eliminating exposure pathways and increasing opportunities for physical activity and recreation, the Project will help reduce cumulative environmental health burdens and support improved public health outcomes in this overburdened community.

d. Economically Impoverished/Disproportionately Impacted Populations

The Bayview–Hunters Point (BVHP) neighborhood includes a high concentration of economically disadvantaged households, public and affordable housing developments, and residents who have been disproportionately impacted by historic industrial, governmental, and commercial land uses. Decades of naval shipbuilding, power generation, wastewater treatment, and other industrial activities have left a legacy of environmental contamination that continues to burden residents who have limited economic resources and reduced capacity to avoid or mitigate environmental risks. CalEnviroScreen 4.0 identifies BVHP as a severely overburdened community, ranking the neighborhood in the 90th percentile statewide for cumulative pollution burden and population vulnerability. Socioeconomic indicators demonstrate significant economic hardship, with poverty ranking around the 60th percentile, unemployment in the 88th percentile, and housing-burdened low-income households in the 97th percentile statewide, indicating that a large share of residents pay a disproportionate amount of their income toward housing costs. These economic stressors compound environmental exposures, limiting residents' ability to relocate, access health-supportive amenities, or invest in protective measures.

This Brownfields grant and reuse strategy will help identify and reduce environmental risks that disproportionately affect low-income residents by addressing contamination that has hindered safe reuse and reinvestment. Grant-funded assessment activities will reduce uncertainty associated with underutilized properties and support informed cleanup and redevelopment decisions that prioritize community benefit.

By enabling safe, community-serving reuse(s), the Project will help remove environmental barriers to equitable reinvestment, reduce blight, and support uses that improve neighborhood conditions without displacement. These outcomes will help ensure that economically impoverished and disproportionately impacted populations benefit directly from redevelopment, contributing to improved neighborhood stability and long-term opportunity in BVHP.

Community Engagement

e. Project Involvement and Project Roles

2. A. Philip Randolph Institute San Francisco (APRISF): APRI supports public outreach during the park design by recruiting community members. APRI has also led the India Basin EDP Leadership Committee, comprised of ~20 community members who assisted with the two-year, community driven process to preserve the rich culture, identity, and pride within BVHP and uplifts the community beyond its park boundaries. Jackie Bryant, Executive Director is the contact: jackie@aprisf.org.

3. Trust for Public Land (TPL): Since 2015, TPL has worked closely with SFRPD on community engagement, park planning, design development, and fundraising for the IBWI Projects that include the 900 Innes Remediation, 900 Innes new park development, and the future renovation of IBSP. TPL has also been a collaborator in the development of the EDP that prioritizes access to quality open spaces for underserved communities and is a cornerstone of TPL's work. Šárka Volejníková, Bay Area Parks for People Director is the contact: sarka.volejnikova@tpl.org. Part of this engagement includes the EDP Leadership Committee, which meets monthly and includes more than 20 community members, including TPL the SF Parks Alliance, the Human Rights Commission, and the Office of Economic and Workforce Development.

4. Literacy for Environmental Justice (LEJ) - SFRPD intends to partner with Literacy for Environmental Justice, (LEJ) a SF non-profit that has expertise in habitat restoration and management and will provide monitoring and assessment services for IBSP through their programming, which includes recruiting youth from disadvantaged communities and training them on the importance of natural resources and wetlands. Dr. Hollis Pierce-Jenkins, Executive Director is the contact: hollis.pierce@lejyouth.org

The Project Team has consulted with the San Francisco Port Authority, San Francisco Planning Department, San Francisco Public Utilities Commission, and San Francisco Municipal Transportation Agency on various aspects of the project as well as the Environmental Impact Report review and adoption. The Bay Conservation and Development Commission (BCDC) has also been consulted with on the design and development of this project to obtain the relevant agency permit.

g. Incorporating Community Input

SFRPD will continue to implement a multi-channel communication strategy to keep the community informed on Project progress. Updates will be shared via a dedicated project webpage (IB Waterfront Parks) with monthly construction updates and through outreach with local community partners. Commission updates and India Basin Newsletters will foster engagement, along with quarterly EDP meetings for continuous dialogue. Community input will be solicited through digital and in-person feedback methods, ensuring responses are addressed and integrated into project plans.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The SFRPD proposes to select Alternative #2 as identified in the Analysis of Brownfield Cleanup. Alternative #2. One-Foot Excavation, Disposal, and Durable Cover - This alternative includes required excavation and disposal of soil to set Site grades, plus the excavation of one foot of native soil to be disposed of offsite followed by the installation of a hardscape (concrete, asphalt, etc.) or minimum one-foot-thick softscape cap (clean soil cover with demarcation layer in areas accessible by recreators or clean soil cover in densely vegetated areas) across the entire Site. This alternative complies with Article 22A of the San Francisco Health Code (Maher Ordinance). Physical barriers are frequently implemented at Brownfield redevelopment sites where contaminant removal

is either unfeasible or excessively costly. These engineered barriers prevent future recreational Site users from contacting soils. However, these barriers do not reduce or eliminate contaminant concentrations in subsurface soils deeper than one-foot. Alternative #2 includes the implementation of long-term operation and maintenance (O&M) to maintain the integrity and effectiveness of the durable cover.

Description of Tasks/Activities and Outputs

Task 1: Project and Grant Management
Non-EPA Grant Resources Tasks: a. Provide grant management and reporting in including ACRES and QAPP reports. b. Procure technical consultant firm to prepare ABCA and required cleanup plans accordance with ASTM protocols c. Secure contractor to implement the required plans. Item a. b. and c. will be funded with CSNPB Funding.
ii. Anticipated Schedule: July 1, 2026 - December 31, 2028
iii. Task/Activity Lead: SFRPD Project Manager
iv. Outputs: Final ABCA, ACRES reports, and QAPP, and other required reports.
Task 2: Public Outreach and Engagement
Non- EPA Grant Resources Tasks: a. Coordinate community participation and by providing information and opportunities for feedback. b. Document community concerns and incorporate feedback into remediation plan. Item a. and b will be funded with private funding.
ii. Anticipated Schedule: January 7, 2026 - July 1, 2027
iii. Task/Activity Lead: SFRPD Project Manager, SFRPD Public Affairs
iv. Outputs: One public meeting with notification, sign-in sheet, public comments. Develop a community involvement plan.
Task 3: Plans and Permits
a. Evaluated remediation alternatives: b. Select alternative based on protection of human health and the environmental effectiveness (long-term and short-term); ability to implement; cost and sustainability. c. Prepare Site Specific Health and Safety Plan (HSAP) in accordance with Code of Federal Regulations (CFR) 29, Part 1910.120 to cover health and safety aspects of remedial activities d. Submit the HSAP to San Francisco Department of Public Health (SFDPH) for review and approval. e. Secure construction-related permits and required permits from the Bay Conservation and Development Commission (BCDC). Item a. -d. will be funded with private funding.
ii. Anticipated Schedule: October 2023 – August 2025
iii. Task/Activity Lead: SFRPD Project Manager, San Francisco Public Works

iv. Outputs: HSAP approval by SFDPH and stakeholders, Construction and BCDC permits.

Task 4: Site Remediation

Non- EPA Grant Resources Tasks:

a. Site Remediation performed by contractor procured in accordance with all applicable local, state, and federal requirements. The conceptual remedial approach based on ABCA developed for the Site that includes soil removal and disposal.

b. Excavation and disposal of 52,000 Tons of Soil at waste facility.

c. Post Construction DTSC BOE (Cal. Haz Non-RCRA) Tax processing.

d. Placement of 1-foot durable cover

Item a. Funded with private funding. Item b and d will be funded in part by grant, private and other funding sources.

ii. Anticipated Schedule: August 12, 2025 – February 24, 2028

iii. Task/Activity Lead: Performed by Contractor

iv. Outputs. 7.5 acres of land remediated and ready for developments, Removal of 52,000 tons of Non-RCRA Cal Hazardous waste and Cal Class II/III Non-Hazardous waste.

Task 5: Remediation Oversight and Reporting

Non- EPA Grant Resources Tasks:

a. Dust Monitoring

b. Ensure Conformance with environmental monitoring specific to HASP.

c. Construction Oversight and QUPP Reports

d. Annual Inspections and Reports

Items a.-d. will be funded with private funds.

ii Anticipated Schedule: August 12, 2025 – February 24, 2028

iii. Task Lead: SFRPD Project Manager, San Francisco Public Works, Consultant

iv. Outputs: Dust Monitoring Plan, Completed QAPP report

f. Cost Estimates

Programmatic costs only	[Task 1]	[Task 2]	[Task 3]	[Task 4]	[Task 5]
	Project and Grant Management	Public Outreach and Engagement	Plans & Permits	Site Remediation Activities	Oversight Reporting
				\$9,376,382	
				\$4,000,000	
Cost Share				\$5,376,282	
Total Budget				\$9,376,382	

g. Plan to Measure and Evaluate Environmental Progress and Results

Quarterly Reports and Required monitoring activities will provide information. A consultant will be hired to monitor remediation activities and provide quarterly reports.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure

The SFRPD Capital Team uses a structured project management approach to ensure the timely and successful expenditure of funds and completion of all project requirements. Key roles in this structure includes: Project Managers: Oversee day-to-day operations, track project milestones, and ensure adherence to timelines; Administrative Support: Handles grant-related documentation, compliance, and reporting; Finance Team: Manages budgeting, expenditure tracking, and ensures funds are allocated and used according to grant guidelines, and Leadership Oversight and senior management provides overall strategic direction and ensures compliance with all technical, administrative, and financial requirements. This team works collaboratively to meet grant requirements and deliver projects efficiently.

b. Description of Key Staff

City staff from the SFRPD Capital Planning Division will deliver the IBWI projects. David Froehlich (Project Manager) will manage the Capital scope of work. SFRPD is supported by other City departments that specialize in design and cost estimating, contract administration, engineering, and construction management, and has professional service agreements with various consultants to assure biological, historical, and cultural resources are protected.

c. Acquiring Additional Resources

City staff from the SFRPD Capital Planning Division will deliver the IBWI projects. David Froehlich (Project Manager) will manage the Capital scope of work. SFRPD is supported by other City departments that specialize in design and cost estimating, contract administration, engineering, and construction management, and has professional service agreements with various consultants to assure biological, historical, and cultural resources are protected.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments and (2) Compliance with Grant Requirements

SFRPD was awarded two Brownfields Cleanup Grants, BF-99T3550, and BF-99T62401 for the remediation of 900 Innes property and Shipwrights Cottage. In 2017, SFRPD also secured US EPA San Francisco Bay Water Quality Improvement Grant (99T70101). The 900 Innes Remediation Project consisted of implementing a voluntary cleanup at the 900 Innes property and offshore area. The proposed project consisted of remediation of tidal and submerged (offshore) sediments and upland (onshore) soils to RWQCB and EPA approved clean-up targets.

Prior to the start of the remediation, the 900 Innes site was a post-industrial Brownfield that contains upland soils and in-water sediments with elevated concentrations of metals, total petroleum hydrocarbons (TPHs), polychlorinated biphenyls (PCBs), and

polycyclic aromatic hydrocarbons (PAHs), which exceed Title 22 hazardous waste levels, as a result of former industrial uses such as boat building and vessel repair. 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 and is ready to be restored during this current construction of the 900 Innes Park.

The clean-up of the site was undertaken under the San Francisco Bay Regional Water Quality Control Board's (RWQCB) voluntary Site Clean-up Program (SCP). The RWQCB was lead agency overseeing the clean-up and water quality of the site, with consultation support of staff from the State and Federal resource agencies. The remediation of the site was performed in accordance with the Remedial Action Goals as presented in the submitted Remedial Action Plan (RAP) for the work. The construction activities occurred on land, as well as within the shallow waters lying immediately to the north of 900 Innes Avenue. The offshore remediation activities included the removal of debris and dilapidated structures, followed by targeted excavation of between four and five feet within the intertidal and subtidal zone, installation of a coffer dam, and placement of an equivalent backfill material (beneficial reuse material) to serve as a protective cap. On land, the work cleared the site of abandoned structures, unusable concrete surfaces, and removed two feet of soils followed by backfill to support future park design grades per the Remedial Action Plan. A minimum of a six inch to one-foot-thick offshore sand cap was placed in the mudflats near IBSP to protect the current sediment from disturbance and prevent uncovering of sediment that contains slightly elevated concentrations of contaminants of concern below the surface.

The approximate amounts of contaminated material that was excavated and removed is shown below:

- TSCA: 576 Tons
- Cal- Haz: 25,112 Tons
- Non-hazardous: 10,690 Tons
- Concrete: 2,871 Tons
- Creosote pilings: 227 Tons
- Marine Debris: 584 Tons

The outcomes are reflected in ACRES but the reporting was submitted to the EPA project manager directly. For the 3 remediation grants, compliance was met with the workplan and terms. The schedule was extended due to unforeseen project conditions and COVID complications and was updated with the EPA grant contacts to reflect the revised schedule. For the 3 remediation grants, compliance was met and quarterly reporting was submitted each quarter on time. The RPD project manager also met monthly with both EPA grant contacts to provide month updates and discuss reporting needs.