R09-26-C-019

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:
   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 Parcel Blocks: Block 4605, Lots 010, 011, 012, 013, 014, 015, 016, 017, 018, 019
   Block 4622, Lots 007, 008, 012, 013, 016, 017, 018, 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

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 facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Page 2
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 1
The proposed site(s) is in a federally designated flood plain.	Page 2
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	

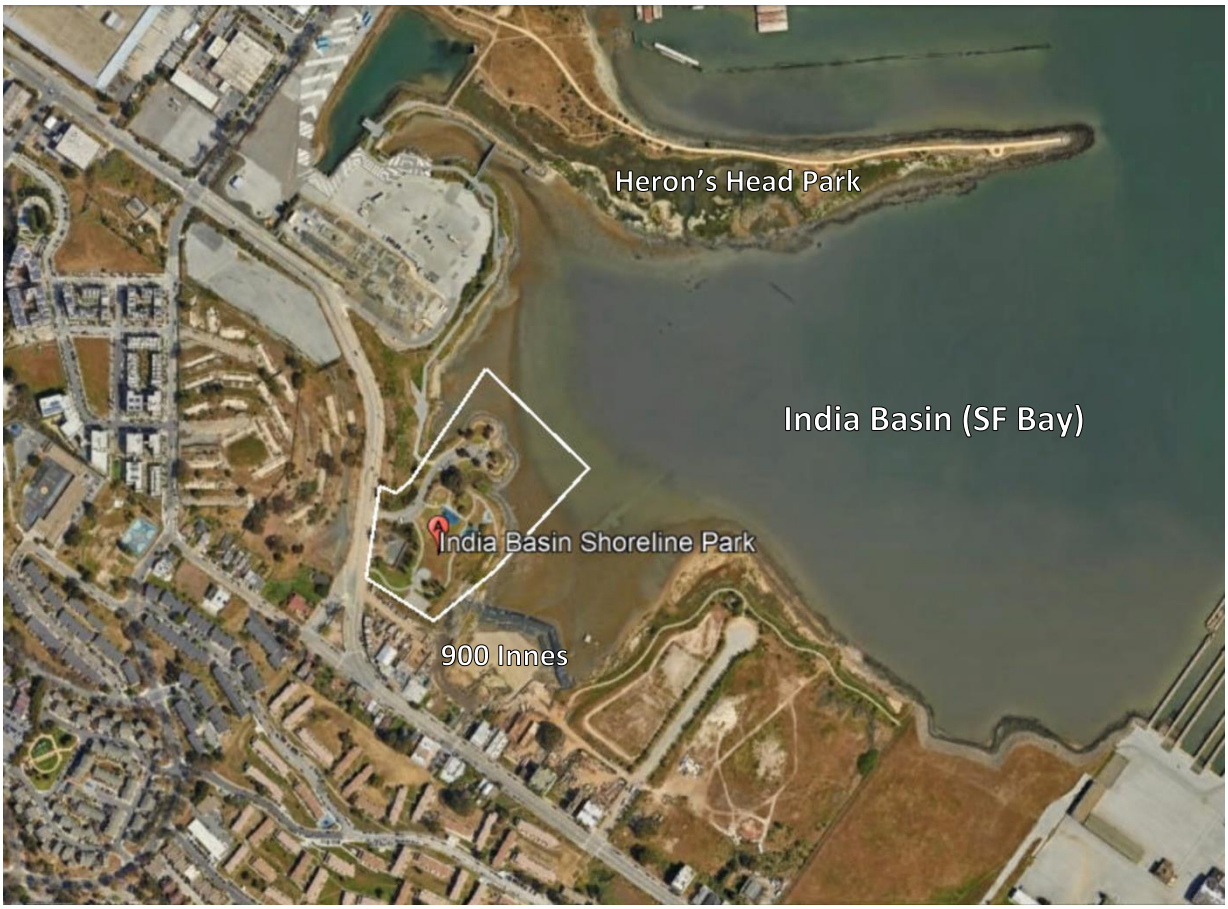
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Page 3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	

9. Releasing Copies of Applications
N/A

Exhibit A: Project Location Map

India Basin Waterfront Park Phase 3: Shoreline Park Redevelopment

Estimated Project Area



(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

San Francisco has 827,526 residents and is the nation's second-densest city after New York; with about 80% of the City already developed and the rest protected as open space, new park development must focus on redeveloping former commercial and industrial sites that often pose environmental and financial challenges. The EPA Brownfield Grant will support remediation in the Bayview–Hunters Point neighborhood within Census Tract (CT) 231.03, with the Target Area located in Assessor's Parcel Blocks 4605 and 4622 as shown in the parcel map attached in this application.

The BVHP neighborhood has a long history of concentrated industrial and governmental uses that have left a legacy of contaminated properties and physical blight. Immediately south of the TA is the decommissioned Hunters Point Naval Shipyard, which is on the National Priorities List as a Superfund site. To the east of the site is a former Pacific Gas and Electric facility associated with contamination from hazardous substances including PCBs, diesel fuel, arsenic, lead, and asbestos. The proximity of these sites has contributed to ongoing challenges of concerns on the cost, legal risk, and public and environmental safety that has stalled investment and full use of nearby properties.

EPA Cleanup Grant funds will be used to remediate contaminated soils within the TA to support safe reuse of the parcels as part of the planned park redevelopment. The site was historically used as a ship scavenging area where vessels were dismantled and left to deteriorate along the shoreline (SF Planning, 2017). In the 1990's, the area was incorporated into a park, however, legacy contamination concerns, poor site design, and limited access have resulted in underuse of this site. This is significant because the surrounding neighborhood has one of the City's largest youth populations and relies on the park as one of the few public recreational spaces for nearby public housing residents. About 8,000 residents live in the census tracts adjacent to the project site, while the project will benefit the broader BVHP neighborhood of 36,226[1] residents by providing new recreation and waterfront access.

b. Description of the Proposed Brownfield Site(s)

The Site is an approximately 7.5-acre waterfront park located at 401 Hunters Point Boulevard. It features an electric tower and gravel yard, paved roadways and parking areas, walking paths, basketball courts, playgrounds, landscaped and grassy areas, and a riprap-reinforced shoreline. The Site is bordered by Hunters Point Boulevard and a vacant property to the west, Hudson Avenue to the south, San Francisco Bay to the east, a PG&E substation to the north, and the previously remediated 900 Innes Avenue property to the southeast. where, during the 1920s and continuing into the 1930s, it was used as a ship scavenging area where "obsolete vessels were towed to the east end of the basin, stripped of parts, and left to deteriorate in the mud" (San Francisco Planning Department [SF Planning], 2017).[2]. Extensive filling occurred in the 1960s using material excavated during construction of Candlestick Park and Interstate 280, resulting in the current site configuration by 1969. The City acquired the parcels in the 1980s, and IBSP was developed in the 1990s. The Site is operated and maintained by the San Francisco Recreation and Park Department (SFRPD). In June 2015, Langan Treadwell Rollo (Langan) prepared a Phase I Environmental Site Assessment,[3] and in October 2016, AECOM prepared a Technical Memorandum describing data gaps at the Site.[4] Northgate Environmental Management, Inc. (Northgate) performed sampling to characterize soil, sediment, groundwater, and surface water in 2017 and prepared the Site Characterization Report (SCR) to address data gaps identified by AECOM.[5] The SCR aimed to characterize existing historical fill, evaluate soil reuse, and assess soil quality underlying key future Site features that may require maintenance (e.g., walkways, play area); assess quality for recreational users at the shoreline and for tidal marsh creation; determine baseline groundwater concentrations; and assess surface water quality for recreational users and fish ingestion. Slightly elevated concentrations of copper, lead, nickel, total polycyclic aromatic hydrocarbons (PAHs), benzo(a)pyrene equivalent (BaP-eq)7, total polychlorinated biphenyls (PCBs), total petroleum hydrocarbons as motor oil (TPH-mo), and naturally-occurring asbestos

[2] SF Planning, 2017. Draft Environmental Impact Report, India Basin Mixed-Use Project, Planning Department Case No. 2014-002541ENV. SCH No. 2016062003. September 13.

[3] Langan Treadwell Rollo (Langan), 2015. Phase I Environmental Site Assessment, India Basin Shoreline Park, San Francisco, California. June 30.

[4] AECOM, 2016. Technical Memorandum: Data Gaps for India Basin Shoreline Park. October 11.

[5] Northgate, 2017. Site Characterization Report, India Basin Redevelopment Project, India Basin Shoreline Park, San Francisco, California. May 31.

(NOA) were found in soil and/or sediment samples between 0.5 and 17 feet below ground surface (bgs) across the Site.[6]

This grant proposal will address environmental conditions identified in the *Analysis of Brownfield Alternatives (ABCA)* prepared by CDIM Engineering Inc. and published by SFRPD on January 9, 2026. Site investigations documented impacted subsurface soils associated with historic fill and former industrial uses, including metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and naturally occurring asbestos, beneath existing park features and landscaped areas. The recommended cleanup approach, Alternative #2, was selected based on public review and community input. Remediation will occur as part of the planned park redevelopment and will include excavation and offsite disposal of impacted soils, installation of a soil barrier, and regrading of the site. Existing elevations will be lowered by up to 15 feet in some areas and raised by up to 18 feet in others, with imported material used to construct final surfaces. These actions will enhance environmental protection and improve health and safety for park users.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The Project is part of the India Basin Waterfront Initiative (IBWI), a community-driven redevelopment effort in the Bayview–Hunters Point neighborhood launched in 2014 by the San Francisco Recreation and Park Department in partnership with the Trust for Public Land, the SF Parks Alliance, the A. Philip Randolph Institute, and numerous community organizations, stakeholders, and property owners. The IBWI is transforming a former industrial shoreline into a vibrant, approximately 10-acre public waterfront park while addressing legacy environmental contamination. The IBWI is being implemented in three phases as reflected in Figure 1. Phase 1 focused on remediation of the adjacent 900 Innes Avenue property and was supported in part by U.S. EPA Brownfields funding. Phase 2 completed construction of the 900 Innes Park. The current Project represents Phase 3, which will remediate and redevelop the India Basin Shoreline Park.

India Basin Waterfront Initiative (IBWI) Phasing		
Phase 1 - 900 Innes Property Remediation	**Phase 2 - 900 Park Construction**	**Phase 3 - India Basin Shoreline Park Remediation and Park Construction**
Environmental Remediation (EPA Brownfields Supported)	Park Construction and Public Access Improvements	Site remediation, shoreline restoration, habitat enhancement, recreational amenities, Bay Trail connections
Completed August 2022	Completed October 2024	Completion anticipated 2027

Figure 1

Phase 3 will focus on environmental remediation, expanded public access, and habitat restoration to support the long-term ecological health of the San Francisco Bay shoreline. Planned improvements include cleanup of contaminated soils, demolition of existing structures, wetland restoration, shoreline regrading to create more resilient edges, construction of fixed and floating piers, and new recreational amenities such as trails, playgrounds, fitness equipment, a basketball court, picnic areas, restrooms, and connections to the San Francisco Bay Trail. Portions of the Site lie within a federally designated floodplain, and the reuse strategy incorporates climate-resilient design elements that address sea-level rise and flood risk. Together with adjacent open spaces, the IBWI connects India Basin Waterfront Park and the Bay Trail to create a continuous, accessible green corridor along southeastern San Francisco's waterfront, advancing City land use, revitalization, and long-standing community priorities.

d. Outcomes and Benefits of Reuse Strategy

The Project will transform a long-blighted and used section of the India Basin shoreline into a publicly accessible waterfront park that expands recreational space and strengthens the India Basin Waterfront Park system by connecting to a continuous network of open space, trails, and greenway amenities along southeastern San Francisco. Post-cleanup reuse will support economic activity through construction employment, workforce training, and ongoing nonprofit and small-vendor operations. During Phase II construction, 16 residents

graduated from a workforce development program and 31 participants completed job-readiness training in 2023. Phase III remediation and construction activities funded by this grant will take place in Assessor's Parcel Blocks 4605 and 4622 and begin after October 1, 2026, with a goal to place seven local workers through coordination with the San Francisco Office of Economic and Workforce Development. In addition, the Gardener Pre-Apprentice Program trained 10 participants in 2025, creating pathways into long-term park and urban forestry careers, while post-activation park operations supported approximately $72,800 in local vendor sales and seven permanent nonprofit jobs in 2025.

The Project will also significantly improve local resilience to extreme weather events and sea level rise. The Site is located within a Sea Level Rise Vulnerability Zone identified in San Francisco's 2020 SLR Vulnerability Assessment, which highlights contaminated shoreline areas as particularly vulnerable to flooding and groundwater intrusion. Cleanup of contaminated soils, combined with climate-adaptive design, will reduce exposure risks and protect public investment. Resilience features include a stabilized and softened shoreline to buffer storm surges and king tides, expanded wetlands and upland habitat to accommodate sea level rise, and green infrastructure elements such as bioswales that manage stormwater and reduce pollutant loading to San Francisco Bay. Together, these improvements support long-term environmental function, public access, and durability of this critical waterfront park.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

No additional funds are needed for site characterization. Using leveraged sources, completed studies include:

- *Site Characterization* (Northgate, May 31, 2017)
- *Site Mitigation Plan* (CDIM Engineering, July 5, 2024)
- *Analysis of Brownfield Cleanup Alternatives (ABCA)* (CDIM Engineering, October 31, 2024, and Draft version January 9, 2026).
- *SFHC Article 22A Compliance Letter* (SF Department of Health, January 12, 2026)

f. Resources Needed for Site Remediation

The City will leverage local and state resources to support remediation, per Figure 2. The requested EPA funding and these committed resources will fully support the planned cleanup and safe, reuse of the Site.

Name of Secured Resource	Purpose	Funding
2020 Clean & Safe Neighborhood Park Bond	Remediation	$2,827,000
2026 U.S. EPA Grant (Parcels 4622, 4605)	Remediation	$4,000,000

Figure 2

g. Resources Needed for Site Reuse

Most of the funding required for demolition, park redevelopment, shoreline improvements, habitat restoration, stormwater management, and long-term public access enhancements has been secured through a combination of local, state, federal, and philanthropic sources, per Figure 3. The San Francisco Recreation and Park Department continues to pursue additional public and private funding to close the remaining funding gap and to replace interim bridge funding used to keep the project on schedule.

Name of Secured Resource	Purpose	Funding Details
SFRPD Philanthropic Campaign	Reuse	$14,290,000 - Park redevelopment and amenities
State Specified Grant	Reuse	$11,000,000 – General Park redevelopment
DPR Statewide Park Grant	Reuse	$5,768,000 – Children's playground elements
State Coastal Conservancy	Reuse	$ 8,591,148 - Waterfront access improvements
US EPA SF Bay Water Quality Improvement Fund	Reuse	$3,768,558, Stormwater retention and shoreline wetland habitat
State Habitat Conservation Fund Grant	Reuse	$756,728 - Shoreline habitat restoration
San Francisco Bay Restoration Authority	Reuse	$1,150,000 - Wetland restoration and monitoring

Figure 3

h. Use of Existing Infrastructure

The project will use electricity, utility, etc. available in the TA. No existing on-site infrastructure will be reused - the infrastructure for on-site improvements is built into the Reuse table above.
There are currently no buildings, bathrooms, lighting, or park-related utilities at the site. The project will construct new utilities to serve the proposed buildings, bathrooms, and other park amenities, which will be funded from other sources.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

Bids for the India Basin Shoreline Park project were opened on March 19, 2025. While the engineer's estimate was $58 million, the lowest responsive bid was $87 million, approximately $28 million over the cost estimate, with several bid items exceeding estimates by up to 150 percent[7]. The elevated bid prices reflect a combination of market and project-specific factors, including material cost volatility driven by tariffs, broader market uncertainty, constrained environmental work windows for in-water construction, (June 1 - November 30: In-water and shoreline work; September 1 - November 30: Pile driving, including sheet piles for the cofferdam) site access limitations pending PG&E transmission tower removal, complex geotechnical conditions requiring a soil surcharge program, and increased competition for labor and resources due to post-fire reconstruction efforts in Los Angeles. The BVHP neighborhood has historically experienced long-standing economic hardship, health disparities, and environmental burdens, limiting its ability to draw on local, private, or philanthropic resources to fund extensive cleanup costs and public improvements.

There are 7,953 residents that live within the TA and adjacent census tracts, where median household incomes range from $28,394 to $46,311—far below San Francisco's median of $141,466. Unemployment in Bayview–Hunters Point area is roughly twice the city average and reaches as high as 26 percent in the nearby census tracts. Youth and seniors living in poverty represent 53 percent and 17 percent of that population, respectively. Widespread economic insecurity, reflected in high eligibility for free or reduced-price meals, forces residents to prioritize immediate needs over long-term engagement in environmental redevelopment. These constraints limit the community's ability to attract investment for cleanup and redevelopment, limiting access to external funding compared to more affluent areas. leaving contaminated and underutilized properties unaddressed and perpetuating environmental and economic harm. [8]

Demographic Data for Bayview Community compared to San Francisco, California and National

Data Categories	BVHP CT 231.02[9]	BVHP CT 231.03	BVHP Zip Code 94124	County & City of San Francisco	State of California	National
Population	3,411	4,542	36,226	827,526	39,431,263	340,110,981
Median Household Income	$46,311	$28,394	$82,928	$141,466	$96,334	$78,538
Unemployment[10]	16.0%	26.0%	6.5%[11]	3.3%	5.5%	4.3%
People Living in Poverty	723	1,836	6,158	91,772	11.8%	10.6 %

[8] *Bayview Community Economic Data compared to San Francisco, California, and national data. Sources: Census Reporter CT 231.02, CT 231.03; American Community Survey 2016–2020 5-year estimates*

[9] U.S. Census Bureau, *American Community Survey (ACS) 2023 5-Year Estimates*, as presented by Census Reporter for **Census Tracts 231.02 and 231.03**, San Francisco County, California. Data include demographic, economic, housing, transportation, and social characteristics. Accessed January 27, 2026.

[10] U.S. Census Bureau, *American Community Survey (ACS) 2023 5-Year Estimates*, Subject Table S2301 (derived from Table B23025), Employment Status for the Population 16 Years and Over, Census Tracts 231.02 and 231.03, San Francisco County, California.

[11] *U.S. Census Bureau, American Community Survey, "B23025: Employment Status for the Population 16 Years and Over," ACS 5-Year Estimates (data.census.gov), ZIP Code Tabulation Area 94124, accessed January 28, 2026.*

Youth living in Poverty	1,225	1940	9,419	9%	13%	13.7%
Seniors living in Poverty	72	676	7,607	19%	12-15%	15%

Figure 4

b. Health or Welfare of Sensitive Populations

Bayview–Hunters Point (BVHP) is home to many sensitive populations that face elevated health and welfare risks due to long-standing environmental contamination and socioeconomic vulnerability. Residents experience ongoing exposure to legacy pollution from contaminated and underutilized industrial sites, degraded air quality, and proximity to high-traffic roadways. These cumulative exposures have resulted in significant environmental and public health burdens across the community. CalEnviroScreen 4.0 ranks BVHP in the 90th percentile statewide for combined environmental burden and population vulnerability, with diesel particulate matter exposure in the 99th percentile and groundwater contamination threats in the 98th percentile (see Figure 4). These conditions disproportionately impact sensitive populations, including children, pregnant women, seniors, individuals with pre-existing respiratory or cardiovascular conditions, and low-income households.

BVHP also contains a high concentration of public and affordable housing, where residents face compounded vulnerabilities related to low income, housing insecurity, limited access to green space, and adverse health outcomes. The proposed Brownfields grant and reuse strategy will address these health and welfare challenges by supporting the cleanup, and safe reuse of this contaminated property that contributes to ongoing exposure risks. Cleanup activities will reduce exposure to hazardous substances, pollutants, and contaminants, while redevelopment will remove blight and improve neighborhood safety. The reuse strategy emphasizes expansion of green and open spaces, shoreline restoration, and creation of safe recreational areas, which research has shown to be associated with improved physical and mental health outcomes, particularly in communities experiencing socioeconomic stress and limited access to nature.[12]

Demographic Data for Bayview Community compared to California (all data from EnviroScreen)		
Sensitive Population	Indicator/Metric	BVHP Census Tracts 231.02 and 231.03 Data
Children (Infants and Youth)	Asthma Burden (ER visit proxy)	96th percentile statewide
Children (Infants and Youth)	Low Birth Weight	97th percentile statewide
Pregnant Women	Low Birth Weight Indicator	97th percentile statewide
Seniors (Elderly Residents)	Diesel Particulate Matter Exposure	99th percentile statewide
Individuals with Respiratory Disease	Asthma ER Visit Burden	96th percentile statewide
Individuals with Cardiovascular Disease	Diesel PM and Traffic Exposure	99th percentile statewide
All Sensitive Populations	Cumulative Environmental Burden	90th percentile statewide[13]

Figure 5

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

While Section B identifies populations that are particularly sensitive to environmental exposures, this section focuses on evidence of adverse health outcomes and disease incidence occurring at higher-than-normal levels in the target area. Exposure risks are intensified by exposure to potentially contaminated properties located near

[12] 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

[13] California Office of Environmental Health Hazard Assessment (OEHHA), California Environmental Protection Agency.*CalEnviroScreen 4.0 Report and Data.*

homes, schools, and community facilities, particularly affecting youth and seniors, who are more vulnerable due to developing or compromised health and mobility limitations.

BVHP neighborhood is also home to one of the highest proportions of youth in the City, increasing concern for long-term health impacts from environmental exposure. Asthma prevalence in the neighborhood ranks near the 96th percentile statewide, disproportionately affecting youth, while low birth weight rates rank near the 97th percentile, reflecting the impacts of chronic environmental exposure on maternal and child health.[14] (Refer to Figure 4 below) These indicators demonstrate a greater-than-normal incidence of pollution-related health conditions among populations most vulnerable to environmental stressors. Asthma-related emergency department visits in BVHP are substantially higher than countywide and national rates, reflecting elevated respiratory morbidity.[15] Hospitalization rates for heart disease and diabetes in the BVHP ZIP code area (94124) exceed San Francisco county averages, indicating a greater-than-normal burden of chronic disease.[16] Although cancer incidence is not reported at the census-tract level, peer-reviewed research shows that residents of Southeast San Francisco, including BVHP, experience higher rates of advanced and aggressive breast cancer compared to other city neighborhoods.[17] These patterns are consistent with known health effects associated with long-term exposure to air toxics, industrial contamination, and cumulative environmental stress.

This Brownfields grant will help remediate contamination at the TA, clarify exposure risks, and inform cleanup and protective reuse strategies. The proposed reuse - shaped by extensive community input - prioritizes health-supportive, accessible, and active uses, including graded walking paths with varying difficulty and Bay views, playgrounds, basketball courts, and multi-family exercise and fitness equipment areas. 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.

Demographic Data for Bayview Community compared to SF (all data from CA Dept of Health Care Access & Info			
Health Outcome	Indicator	BVHP data[18]	SF data
Asthma	ED visit rate (per 10,000)	93 (highest SF neighborhood)	44
Heart Disease	Heart failure hospitalizations (per 10,000 adults)	49.2	23.3
Diabetes	Diabetes hospitalizations (per 10,000 adults)	13.8	5.5
Cancer	Incidence/severity context	Higher rates of advanced/aggressive breast cancer	

Figure 6

d. Economically Impoverished/Disproportionately Impacted Populations

The BVHP neighborhood in the City's southeastern corner and is physically isolated from the rest of San Francisco by two major 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 that disproportionately affect sensitive, vulnerable populations, including children, seniors, and low-income households. BVHP includes a high concentration of economically disadvantaged households, as well as numerous public and affordable housing developments, where residents 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

[14] https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4_0

[15] Breathe California / CDC Asthma Surveillance. Asthma ED visit rates (local, state, national).

[16] San Francisco Department of Public Health (SFDPH). Community Health Assessment − ZIP-code hospitalization rates. https://www.sfdph.org

[17] Kobayashi LC et al. Neighborhood socioeconomic position and breast cancer stage and subtype in San Francisco. Cancer Epidemiology (2019). https://pmc.ncbi.nlm.nih.gov/articles/PMC6891202/

[18] California Department of Heath Care Access and Information

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.

The proposed Brownfields grant and reuse strategy directly addresses these inequities by prioritizing assessment and cleanup in an economically disadvantaged community that has historically borne a disproportionate share of environmental harm. By remediating contaminated properties, removing blight, and enabling safe, productive reuse, including green and open space and community-serving amenities, the Project will reduce disproportionate environmental burdens and support more equitable reinvestment and long-term resilience for BVHP residents.

Community Engagement

e. Project Involvement and Project Roles

SFRPD will lead stakeholder engagement and communications for the cleanup and future reuse of the Project site. Engagement will follow the established Equitable Development Plan (EDP) governance model, which emphasizes shared decision-making, transparency, and continuous community participation throughout planning, cleanup, and redevelopment. This model includes regular coordination meetings, structured feedback opportunities, and ongoing consultation with community representatives and partner organizations to ensure cleanup and reuse decisions reflect local priorities and protect community health. Community participation is anchored by the EDP Leadership Committee, a resident-led body of more than 20 BVHP community members that has guided project decisions for several years. The Committee, supported by SFRPD and project partners (per Figure 7), provides a formal mechanism for residents to influence cleanup approaches, reuse design, access, programming, and long-term stewardship, as documented in the EDP.

Name of organization	Entity's mission	Point of contact	Specific involvement in project
A. Philip Randolph Institute San Francisco (APRISF)	Support economic justice, advocate for economically disadvantaged communities	Jackie Bryant, Executive Director jackie@aprisf.org	Leads the India Basin EDP Leadership Committee.
Trust for Public Land (TPL)	Create parks and protect land for people, ensuring healthy, livable communities for generations to come	Šárka Volejníková, Bay Area Parks for People Director sarka.volejnikova@tpl.org	Works closely with SFRPD on community engagement and fundraising for the IBWI.
San Francisco Dept of Public Health	To protect and promote the health of all San Franciscans.	Ryan Casey, Engineer, ryan.casey@sfgov.org	Regulatory Agency overseeing local cleanup program is authorized by San Francisco Health Code (SFHC) Article 22A
BVHP Equitable Development Committee and residents	Prevent the displacement of the historic community while promoting economic inclusion, and cultural preservation.	EDP Committee	Inform BVHP community orgs/non-profits on opportunities for input. Insure BVHP residents benefit from neighborhood revitalization through jobs and access to public space.

Figure 7

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 implement a communication strategy across a variety of media to keep the community informed of project progress and solicit their input. This includes communications via our websites, email lists, and newsletters. David Froehlich, the Project Manager, is a key point of contact for community input, and his contact information is listed across each of these platforms as project feedback is encouraged.

Key updates and opportunities for input are shared at our Recreation and Park Department Commission meetings and quarterly EDP meetings. SFRPD's regular, open, public meetings foster continuous dialogue with the community. Major project milestones and community events are shared via SFRPD's eNews (over 100K subscribers) and/or press releases. The project has a dedicated webpage (https://ibwaterfrontpark.com/) which includes monthly project updates, as well as listings of news, programming, and upcoming events.

SFRPD's robust programming and events at the park draw new audiences from the community and connects them with opportunities to participate and offer input into the project. The project also has a dedicated project webpage on SFRPD's webpage (https://sfrecpark.org/1153/India-Basin-Waterfront-Park) where we share monthly project updates on the website and via email to subscribers.

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

a. Proposed Cleanup Plan

The SFRPD proposes to select ABCA Alternative #2 as identified in the Analysis of Brownfield Cleanup published on January 9, 2026. Alternative #2. One-Foot Excavation, Disposal, and Durable Cover - This alternative includes required excavation and disposal of 41,000 tons of soil to set Site grades, plus the excavation of one foot of 11,000 tons 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. Soil handling and hardscape installation will involve use of large and small bucket excavators, graders, bulldozers, drum roller compactor, skid steers, and loaders. Grading will include implementation of a dust control plan with mitigation (e.g., stockpile and track out controls, wet misting, etc.) and perimeter air monitoring.

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 Q-E-P- (QEP) 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 local funding.
ii. Anticipated Schedule: July 1, 2026 - December 31, 2028
iii. Task/Activity Lead: SFRPD Project Manager
iv. Outputs: Final ABCA, 12 ACRES and quarterly 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 Cleanup Planning Non-EPA Grant Resources Tasks:

a. Implement selected alternative based on protection of human health and the environmental effectiveness (long-term and short-term); ability to implement; cost and sustainability. b. Ensure compliance with 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 c. Submit the HSAP to San Francisco Department of Public Health (SFDPH) for review and approval. d. Ensure compliance with secured 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, QEP and stakeholders, Construction and BCDC permits.
Task 4: Site Remediation Non-EPA and EPA Grant Resources Tasks:
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 (non-EPA) prepared by CDIM Engineering Inc. (Private funding) b. Excavation and disposal of 52,000 Tons of Soil at waste facility (represents entire site) c. Post Construction DTSC BOE (Cal. Haz Non-RCRA) Tax processing. d. Placement of 1-foot durable cover e. Excavation and disposal of 22,192 tons of soil at waste facility (Parcel Blocks 4605 and 4622) Item b and d will be funded in part by grant, private and other funding sources. Budget calculation for remediation and associated tax processing: $180.25 x 22,192 = $4,000,000
ii. Anticipated Schedule: October 1, 2026 - October 1, 2028
iii. Task/Activity Lead: SFRPD Project Manager and QEP overseeing 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 Oversite 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: May 24, 2028
iii. Task Lead: SFRPD Project Manager, San Francisco Public Works, QEP
iv. Outputs: Dust Monitoring Plan, Completed QAPP report

f. Cost Estimates: Cost Estimate is based on information from the Site Mitigation Plan.

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
Contractual construction				$4,000,000	

g. Plan to Measure and Evaluate Environmental Progress and Results

The City will track, measure, and evaluate project progress, outputs, and outcomes using established grant management practices supported by Microsoft Excel and Microsoft Word, with oversight from a qualified environmental consultant. Excel will be used to track the project schedule, key milestones, deliverables, and timelines consistent with the EPA-approved work plan. The consultant will monitor remediation activities, verify compliance with approved plans, and prepare quarterly progress reports documenting completed work, schedule status, and any corrective actions. Project progress will be reviewed regularly through internal

coordination meetings, and if delays occur, staff will implement schedule or resource adjustments and communicate changes to EPA as required. Project outcomes will be evaluated by comparing anticipated and actual results, including acres remediated, contaminated soil removed, exposure pathways eliminated, and site readiness for safe reuse, with quantitative data tracked in Excel and qualitative outcomes documented in Word to ensure accountability and compliance with EPA Brownfields performance reporting requirements.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

The San Francisco Recreation and Parks Department (SFRPD) will manage the project using an established capital project management framework to ensure timely expenditure of funds and compliance with all EPA technical, administrative, and financial requirements. **David Froehlich**, Project Manager, previously oversaw completion of the 900 Innes on-land and in-water remediation in 2022. Working closely with multiple regulatory agencies, he secured all required permits and successfully completed federal reporting and closeout requirements. He will oversee day-to-day implementation, coordinate internal and external partners, and ensure delivery of cleanup and redevelopment activities consistent with the EPA-approved work plan. **Kaitlin Holl** will support grant administration, and the Finance team, led by **Alex Chang**, Capital Finance Manager, will oversee budgeting, reimbursement, and financial controls.

SFRPD will be supported by **San Francisco Public Works (SFPW)**, which has extensive experience managing federally funded capital projects and ensuring protection of biological, historical, and cultural resources. Specialized environmental and remediation services will be provided by competitively selected contractors, who will supply technical expertise and oversight, while SFRPD retains full responsibility for grant administration, decision-making, and compliance, consistent with EPA requirements.

This approach ensures access to appropriate expertise while maintaining clear roles consistent with EPA distinctions between contractors and subrecipients.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

Year	1) Accomplishments	Outcomes
2015	BF 99T3550 1$400K hazardous substances grant funds used to clean up Parcels 1-2 at 900 Innes	Remediated site completed in 2022, New park opened Oct 2024, reporting completed on ACRES
2017	BF-99T62401 - $348,204 hazardous substances grant funds used to clean up Parcels 3A-3B at 900 Innes	Remediated site completed in 2022. New park opened Oct 2024, reporting completed on ACRES
2025	BF-99T62401 - $2M hazardous substances grant funds used to clean up Block 4629A, Parcels: 003, 004, 005, 006, 009, 011, 013 at 401 Hunters Point Blvd	Remediate soil for upcoming park scheduled for FY 26-27

Figure 8

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.

(2) Compliance with Grant Requirements

The outcomes are reflected in ACRES but the reporting was submitted to the EPA Project Manager directly. For the 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 remediation grants, compliance was met and quarterly reporting was submitted each quarter on time. The RPD project manager also met monthly with EPA grant contacts to provide monthly updates and discuss reporting needs.

Threshold Eligibility Documentation

1. Applicant Eligibility**:** The applicant is the City and County of San Francisco, California, a municipal government.

2. Previously Awarded Cleanup Grants: The proposed site has not received previous EPA Cleanup grant funds.

3. Expenditure of Existing Multipurpose Grant Funds: Not applicable.

4. Site Ownership: The City and County of San Francisco ("City") is the sole owner of the project, located at Assessor 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. The purchase of these Blocks was made in December 1990.

5. Basic Site Information: (a) The site name is India Basin Shoreline Park (IBSP), Blocks 4605 and 4622 (b) the site is located at 401 Hunters Point Blvd., San Francisco, CA, 94124.

6. Status and History of Contamination at the site: Prior to 1938, most of the Site was a tidal mudflat. 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 is a waterfront park consisting of the paved Hawes Street roadway, paved parking areas, paved walking paths, picnic facilities, basketball courts, playgrounds with paved surfacing, grassy and landscaped areas, and a shoreline reinforced with riprap. Adjacent to the Park is a parcel that includes an electric tower and gravel yard that the San Francisco Recreation and Park Department (RPD) is in the process of securing an easement.
   Fill placed east of the historic San Francisco Bay shoreline between the 1940s and 1960s was found to be up to 35 feet thick in IBSP and thin towards the shoreline. Serpentinite bedrock was observed beneath the fill material in the northern center of IBSP. Depth to groundwater encountered in soil borings ranges from 8.5 to 26 feet below ground surface (bgs) and is likely tidally influenced. Offshore sediments consist of very soft, dark gray clay with trace gravel and shell fragments (Northgate, 2017b). Several buried historic boats are assumed to be located at the Site at the fill and native marine layer interface. Slightly elevated concentrations of copper, lead, nickel, total polycyclic aromatic hydrocarbons (PAHs), benzo(a)pyrene equivalent (BaP-eq)7, total polychlorinated biphenyls (PCBs), total petroleum hydrocarbons as motor oil (TPH-mo), and naturally-occurring asbestos (NOA) were found in soil and/or sediment samples between 0.5 and 17 feet below ground surface (bgs) across the Site.

7. Brownfield Site Definition: The site is not listed or proposed for listing on the National Priorities List, not subject to unilateral administrative orders, and not subject to the jurisdiction of the U.S. Government.

8. Environmental Assessment Required for Cleanup Grant Applications: In June 2015, Langan Treadwell Rollo (Langan) prepared a Phase I Environmental Site Assessment (ESA; Langan, 2015), and in October 2016, AECOM prepared a Technical Memorandum describing data gaps at the Site (AECOM, 2016). Northgate Environmental Management, Inc. (Northgate) performed sampling to characterize soil, sediment, groundwater, and surface water in 2017 and prepared the Site Characterization Report (SCR) to address data gaps identified by AECOM (Northgate, May 2017), 91 soil samples, two groundwater samples, 13 sediment samples, and 8 surface water samples were taken and analyzed for a wide range of contaminants. The SCR aimed to characterize existing historical fill, evaluate soil reuse, and assess soil quality underlying key future Site features that may require maintenance (e.g., walkways, play area); assess quality for recreational users at the shoreline and for tidal marsh creation; determine baseline groundwater concentrations; and assess surface water quality for recreational users and fish ingestion. The SCR concludes: Site soil and near-shore sediments are generally acceptable for recreational land use; however, some slightly elevated concentrations of lead, polycyclic aromatic hydrocarbons (PAHs), and naturally occurring asbestos (NOA) that exceed Recommended Human Health-Based Screening Levels for On-Site Management3 (HHSLs). In February 2017, Northgate prepared a DRAFT Site Mitigation Plan (Northgate, 2017a) for the India Basin Redevelopment Project that includes the IBSP, the adjacent 900 Innes property, and the India Basin Open Space. This Revised Draft SMP was published July 5, 2024.

9. Site Characterization: See attached ABCA.

10. Enforcement and Other Actions: There are no ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which funding is sought.

11. Sites Requiring a Property-Specific Determination: This site is not subject to property-specific determination.

12. Site Eligibility and Property Ownership Eligibility

i. EXEMPTION TO CERCLA §107 Liability – The City is not potentially liable for contamination at the site under CERCLA §107 Liability. The property is publicly-owned and City took ownership through acquisition that occurred prior to January 11, 2002 .

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE IN CERCLA LIABLITY

1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002
Information on the Property Acquisition.

a. The property was acquired by the City and County (‘City”) of San Francisco to create a park.

b. The property was acquired on December 27, 1990.
c. The disposal of all hazardous substances at the site occurred prior to the property purchase by the City.
d. The applicant has not caused or contributed to a release or threatened release of hazardous substances at the property as the site has been operated as a public park since the City's purchase in 1990.
e. Affirm that the City has not, at any time, arranged for the disposal of hazardous substances or transported hazardous substances at the site.

13. Site Eligibility and Property Ownership Eligibility

The San Francisco Department of Public Health (DPH) oversees compliance with the San Francisco Health Code (SFHC) Article 22A, known as the Maher Program. This program mandates that developers, including the Recreation and Park Department, conduct environmental site assessments, mitigation, and remediation for projects on sites with known or suspected contamination. As the current project is in a designated Maher Zone, it falls under DPH's regulatory oversight under the Maher Program.

Following environmental site assessments, DPH has required the development of a Site Mitigation Plan (SMP) for this project. DPH has approved the project's SMP initialing as of October 17, 2024, and reconfirmed the SMP on January 12, 2026, for remediation work funded by 2026 EPA Brownfield Grant on Assessor Parcel Block 4605 and Assessor Parcel Block 4622. To ensure compliance, the Department will notify DPH at least five days before any soil-disturbing activities. Upon completion of development, a Final Report and Certification will be submitted to DPH for review and approval. DPH will provide guidance and oversight throughout the permitting, technical review, and compliance processes to ensure effective site cleanup.

For the purposes of this project, adjacent and neighboring properties do not need to be accessed. The project will be implementing an Asbestos Dust Monitoring Plan (ADMP) per regulatory requirement of the Bay Area Air Quality Monitoring District. The contractor is required to implement this plan during construction and monitor during earthwork activities to ensure asbestos dust does not exceed threshold levels in order to safeguard worker and neighbor health and safety.

14. Community Notification

The community was notified about the City's intent to apply and invited to attend a public meeting held on January 23, 2026, by posting an invitation on RPD's India Basin website: http://sfrecpark.org/project/india-basin-capital-improvements/. The draft Brownfield Cleanup Grant Application and draft Analysis of Brownfield Alternatives (ABCA) was posted on the RPD website: http://sfrecpark.org/project/india-basin-capital-improvements/. The website also provided contact information for comments. Hard copies of the draft grant application and draft ABCA were also available at the Shipwrights Cottage, located at 900 Innes at IBSP.

a. Draft Analysis of Brownfield Cleanup Alternatives

The draft ABCA was posted to the RPD India Basin website and RPD newsletter on January 9, 2026 and printed and available at Shipwrights Cottage as of January 12, 2026. The Shipwrights Cottage is open to the public every Wednesday - Sunday between the hours of 10 a.m. to 3 p.m.

b. Community Notification Ad

A community notification ad regarding the ABCA and Grant community meeting was initially posted on January 7, 2026, and again on January 9, 2026 to the RPD India Basin website, the site that has been used to communicate with the local target community throughout the project development process. The January 9, 2026 posting included a copy of the grant application and the draft ABCA for public review and comment; how to comment on the draft application; where the draft application was located (Shipwrights Cottage); and the date, time and location of the public meeting (Friday, January 23, 2026 at 1pm in the Shipwrights Cottage meeting room). Interested participants had the option to contact RPD staff member Kaitlin Holl up to 48 hours before the meeting for language services or accessibility requests, and the webpages could also be translated into other languages on Google Translate.

c. Public Meeting

- Three community members attended and participated in the January 23, 2026 Public Meeting and their comments focused on project schedule and questions about natural remediation measured.
- No other comments were received from the public on the draft Grant Application or on the ABCA.

Attachments:

- Community Notification Meeting Notes, Sign-In Sheet, Website Notifications
- Letter from the San Francisco Department of Public Health
- Draft Analysis of Brownfield Cleanup Alternatives

Contractors and Named Subrecipients

1. Information on where and when the Requests for Proposals/Qualification was posted:
The project was advertised by San Francisco Public Works and on their contracting website: https://sfcitypartner.sfgov.org/pages/index.aspx

2. The length of time of RFP/RFQ was advertised:
The project was advertised November 11, 2024, and the bid due date was extended to March 19, 2025, for a total of 126 days.

3. The number of firms solicitated and the number of offers received and considered:
The project was advertised to the public and RPD reached out to 8-10 general contractors to announce the bid posting. Two general contractors submitted bids.

4. The name(s) of firms the applicant (RPD) enter into contract(s) with:
Nibbi Brothers and Clark Construction were the two contractors that submitted bids. Nibbi brothers was deemed non-responsive, and Clark Construction was awarded the bid.

Note: copy of the link to the solicitation documentation and the signed executed contracts included in Attachments.

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Daniel Lurie, Mayor
Daniel Tsai, Director of Health
Jennifer Callewaert, MS, REHS
Acting Environmental Health Director

January 12, 2026

San Francisco Recreation and Park Department
Attn: David Froelich
49 South Van Ness Avenue, Suite 1220
San Francisco, CA 94103

Via email: david.froelich@sfgov.org

Subject: **SFHC Article 22A Compliance**
401 Hunters Point Boulevard, San Francisco, CA 94124
EHB-SAM Case Number: 2219

Dear David Froelich:

The Department of Public Health, Environmental Health Branch, Contaminated Sites Assessment and Mitigation Program (EHB-SAM) acknowledges that the San Francisco Recreation and Park Department (SFREC) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant. The SFREC has developed an application requesting site-specific federal Brownfields Cleanup funding for the India Basin Shoreline Park Redevelopment project located at 401 Hunters Point Boulevard, San Francisco, California 94124.

The EHB-SAM affirms that the India Basin Shoreline Park Redevelopment project:

- Is eligible to be enrolled in the DPH's equivalent local cleanup program;
- Is currently enrolled in the DPH's equivalent local cleanup program; and
- Has a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site.

The DPH's equivalent local cleanup program is authorized by San Francisco Health Code (SFHC) Article 22A and provides a process for investigating, analyzing, and (when deemed necessary) remediating or mitigating hazardous substances found in soil, soil vapor, and groundwater.

In a letter dated October 17, 2024, the EHB-SAM approved the August 2024 Site Mitigation Plan (SMP) and stated that submission of a Final Report and Certification is required following completion of development activities (SFHC 22A.11). At this time, SFREC is in compliance with SFHC Article 22A requirements.

If you have any questions or comments, please contact Ryan Casey at ryan.casey@sfdph.org or (415) 252-3992.

Sincerely,

DocuSigned by:
3BD2BDDC0E36492...

Ryan Casey, P.E. (CA)
Engineer

CC: Beronica Slattengren (EHB-SAM)