



**San Francisco Bay
Restoration Authority**

Rev. September 2017: Final

**SAN FRANCISCO BAY RESTORATION AUTHORITY MEASURE AA
GRANT APPLICATION – COVER PAGE**

CONTACT INFORMATION			
Organization	City/County of San Francisco, Recreation and Park Department		
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Partner Entities	The Trust for Public Land, San Francisco Parks Alliance		

PROJECT INFORMATION			
Project Name	900 Innes Remediation		
Summary	Project consists of remediation of soft-bottom intertidal and subtidal habitat, removal of marine debris deteriorated infrastructure, sediment dredging and backfill		
Total Project Cost	~\$8,000,000	Amount Requested	\$4,998,600
Other Funding Sources (Amount)	\$2,945,572	Other Funding Sources	USEPA SFBWQIF
Start Date	7/1/2017	End Date	12/31/2021
Project Type	<input checked="" type="checkbox"/> Habitat <input type="checkbox"/> Flood/Habitat <input type="checkbox"/> Public <input type="checkbox"/> Access/Habitat		
Project Phase (check all that apply)	<input checked="" type="checkbox"/> Planning <input type="checkbox"/> Operations <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> Permitting <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Design <input type="checkbox"/> Monitoring <input checked="" type="checkbox"/> Construction/Implementation		
CEQA	For implementation projects, is CEQA completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

PROJECT DESCRIPTION

Acres	2.4 (1.50 submerged)	Trail Miles	.09	APNs (Acquisition Only)	
Shoreline length				0.09 miles	

LOCATION INFORMATION

SFBRA REGION	<input type="checkbox"/> North (Sonoma, Marin, Napa, Solano)	<input type="checkbox"/> East (Alameda, Contra Cost
	<input checked="" type="checkbox"/> West (San Francisco, San Mateo)	<input type="checkbox"/> South (Santa Clara)
County	San Francisco	Specific Location
		900 Innes Avenue, 94124
Latitude Format: 33.3333	37.732235	Longitude Format:-111.1111
		-122.37569
What point is represented by the lat/longs (eg., parking lot, center of site, etc):	Landmark Building: Shipwright's Cottage at corner of Griffith Street and Innes Avenue	

ELECTED OFFICIALS

Districts	Number(s)	Name(s)
State Senate	11	Scott Wiener
State Assembly	17	David Chiu
Congressional	12	Rep. Nancy Pelosi Senator Dianne Feinstein Senator Kamala Harris

I. GRANT APPLICATION – PROJECT DESCRIPTION

1. Project Eligibility.

The City and County of San Francisco (“City”), Recreation and Park Department’s (SFRPD) proposed restoration at 900 Innes (“site” or “property”) is the first phase of a multi-phased redevelopment plan for the 900 Innes and India Basin Shoreline Park (IBSP) properties (Exhibit A-Regional Map and Exhibit B-Site Map) located in the Bayview-Hunter’s Point (BVHP) neighborhood in the City.

Phase 1 consists of remediation and restoration of the 900 Innes site acquired in 2014. The proposed habitat restoration project (“Project”) consists of removal of marine debris including, but not limited to, creosote-treated piles, abandoned marine infrastructure (docks, launch ramps, wharves) and buildings and piers which have crumbled into the intertidal and subtidal areas of the site (refer to Exhibit C, Project Photos). The project would remediate the soft-bottom intertidal and subtidal sediments containing hazardous levels of Metals, PAHs, TPHs, and PCBs.

The Project meets the Measure AA location and habitat eligibility criteria as the remediation directly improves the soft-bottom substrate that supports invertebrate populations, including benthic infauna and epifaunal species. The Project also improves Essential Fish Habitat in the San Francisco Bay an identified restoration objective in the Subtidal Habitat Goals Report. This Project aims to reduce the overall pollutant load in the bay mud, which if left un-remediated could have significant and potential adverse impacts to fish, birds, and park users.

This Project is the necessary first step in the 900 Innes/India Basin park redevelopment plan (Exhibit G, Proposed Park Plans). Grant funding will be used to support activities required to deliver this remediation project including: Planning & Environmental Assessments, Design & Engineering, Permitting, Construction, and Construction Management. All work will be performed in accordance with all applicable Federal, State and local requirements and will obtain the necessary permits (BCDC, Section 401 Water Quality Certification and Section 404 Letter of Permission). Consultation will be performed as necessary, and will obtain approval of the Final RAP. Lastly, all work will be guided and informed by regional planning and guidance documents such as the 2010 Subtidal Habitat Goals Report and 2015 Subtidal Goals Update.

Need for the Project. Describe the specific problems, issues, or unserved needs the project will address.

Sediment characterization reports for the 900 Innes properties reveal environmental impacts and degraded habitat as a result of the historical, industrial boat-building and ship repair activities performed at the site, which has left elevated concentrations of Metals, PAHs, TPHs, and PCBs in the bay mud. These contaminants pose an adverse risk to human and ecological receptors. A list of Chemicals of Potential Concern (COPC) was developed based on the findings in the characterization report, and for each COPC, a Human Health Screening Level (HHSL) and/or Ecological Habitat Screening Level (EHSL) was developed. Together these serve as the remedial action goals for the site (Exhibit D, Sampling and Targeted Remediation).

The proposed Remedial Action Plan will reduce pollutant loads at the site to allow for the larger restoration and redevelopment. The remediation will ensure the safety of future park users, visitors, construction workers, and ecological receptors. The overall vision and completion of the various phases of the 900 Innes/India Basin redevelopment will result in much needed parks, clean waterfront, and public access for the BVHP neighborhood, a disadvantaged census tract as identified by CalEPA with EnviroScreen under the directive of SB 535.

2. Goals and Objectives.

The goals and objectives for the Project include intertidal and subtidal mudflat restoration to support habitat uses, as well as the future park and open spaces. However, a broader goal through the development is to connect adjacent sites through high-functioning wetlands habitat and to connect communities through the expansion of the SF Bay Trail.

From an environmental standpoint, the proposed project expects to reduce contaminant loads in the sediments through remedial actions. Specific post-remediation objectives and outcomes are provided below:

- Reduce concentrations of metals: Copper from a 95% UCL of 1,884 to 89 mg/kg; Lead from a 95% UCL of 609 to 47 mg/kg; Mercury from a 95% UCL of 47 to 0.58 mg/kg; Nickel from a 95% UCL of 535 to 132 mg/kg.
- Reduce concentration of PCBs in the upper two feet of sediment (habitat layer) from a 95% UCL of 5.4 to 0.18 mg/kg, and reduce maximum concentration from 16 to 1 mg/kg.
- Reduce concentration of TPH (oil) in the upper two feet of sediment (habitat layer) from a 95% UCL of 983 to 144 mg/kg, and reduce maximum concentration from 4,462 to 500 mg/kg.
- Reduce concentration of PAHs in the sediment from a 95% UCL of 10 to 4 mg/kg.
- Maintain two-feet of clean cover for period of 5 years, as measured by sediment surface elevation.

3. Applicant and Project History.

SFRPD is one of the largest landowners in the CCSF with 4,113 acres of recreational and open space, many of which include natural habitat areas. Its portfolio includes Sharp Park in Pacifica, Golden Gate Park, Camp Mather, McLaren Park, Glen Canyon, and its Small Craft Harbors/Marinas to name a few. SFRPD continues to manage large-scale Capital Improvement Projects, including those adjacent to bay and coastal resources as evidenced by its completion of the West Harbor Renovation, and maintenance dredging which abides by the LTMS policies. Along with its project delivery partners in the Department of Public Works, CCSF has a wealth of expertise in design, engineering, construction management, inspections, environmental and regulatory compliance.

SFRPD acquired the 900 Innes site in 2014 to bridge the gap in open space and park networks within the India Basin waterfront. The site operated as a boatyard and provided ship repair services, which has resulted in the legacy contamination. The acquisition of the park provides a unique opportunity to connect the Southeastern Parks (existing and proposed) and create a more interconnected habitat and open space system with connected trails and amenities.

4. *Project Description. Describe all of the major project components*

The project components includes (1) demolition and clean-up of existing shoreline, (2) dredging/excavation, (3) import and backfill of sediments to create a clean and suitable habitat layer and (4) grading and re-contouring of the shoreline to create elevations to support future vegetated intertidal areas. To achieve the remediation objectives, the removal of marine debris including creosote-treated piles, abandoned infrastructure and buildings, crumbling piers/wharves/boat ramps is necessary. After removal of hard structures and debris, SFRPD proposes to conduct targeted dredging of at least 4,500 cu yd of contaminated sediments, followed by treatment or stabilization if necessary, and disposal at an approved upland facility. The project will then require the import of approximately ~4,500 cu yd of backfill to create a suitable habitat layer and eliminate exposure pathways.

SFRPD will work with the resource agencies to ensure best management practices in design and construction, coordinate through DMMO, and utilize SFEI's "SediMatch" program to find suitable, backfill to establish the proposed final habitat layer. The regraded site will support the establishment ~0.30 acres of vegetated marsh and additional upland buffer habitat to help filter surface runoff and protect recreational surface waters. The planting palette will be developed in consultation with qualified ecologists and biologists to support local and regional flora and fauna, with the goal of increasing biodiversity, habitat connectivity and continuity within the San Francisco Bay Area.

The proposed marsh edge and upland buffer habitat would provide a resilient shoreline that can adapt with rising sea levels, improve water quality through filtration of nutrients and sediments in groundwater runoff, and help stabilize soils and minimize erosion in these areas. The remediation of sediments will be the first step in developing a more connected mudflat, tidal marsh, and upland buffer and transition zone to support the variety of flora and fauna, including migratory birds that would benefit from this habitat.

The overall project also provides a tremendous opportunity to provide bay access, improve the health of the community and the environment, and address social equity issues in this historically underserved neighborhood. The project will foster community support for resource protection through anticipated educational programming and stewardship, while avoiding adverse effects on sensitive resources and wildlife.

5. Site Description.

900 Innes is located on the eastern shore of San Francisco Peninsula, in the BVHP neighborhood of San Francisco. Surface elevations range from approximately mean sea level (MSL) at the shoreline to as high as 35-feet relative to North American Vertical Datum (NAVD88) at Innes Avenue. WRA Environmental (WRA) performed a Biological Resources Assessment (BRA) at the site and identified sensitive biological communities present consist of developed and undeveloped open water (i.e. submerged intertidal and subtidal habitat), which extends to approximately the Highest Tide Line or +7.63ft NAVD88.

As noted in the 2015 Subtidal Habitat Goals Report, contaminants are a stressor of concern for soft substrate. The sediments at 900 Innes contain elevated concentrations of Metals, PAHs, PCBs, and TPHs which limit the functional value and ecosystem services provide by this habitat. During WRA's assessment, American avocet, black-necked stilt, and western gull were observed foraging in the tidal waters as the San Francisco Estuary is a known key stop on the Pacific Flyway.

A majority of the shoreline consists of shallow water areas, rock debris covered in macro algae species, and degraded intertidal and subtidal areas which are paved, or littered with abandoned structures and marine debris (i.e. tires, building materials, docks, piers). At the adjacent SFRPD-owned and managed park sites, small communities of salt marsh were observed, which indicates the potential for habitat restoration and success at 900 Innes.

The open water habitat at 900 Innes is predominantly intertidal, shallow, unvegetated and composed of mud substrate and is Essential Fish Habitat (EFH). It is also designated critical habitat for green sturgeon and California Central Coast steelhead but future plans seek to design with living shorelines in mind to ensure that any migration continues to support a variety of aquatic habitat.

6. Specific Tasks.

#	Task Name	Description
1	Professional Services (Engineering Assessments/Reports, Environmental Planning, Surveys, Technical Review, Construction Documents)	SFRPD will continue to work with its professional engineers and environmental consultants to understand site conditions to inform the Final RAP and Plans & Specifications. Additional work necessary to support remediation & demolition include structural and geotechnical engineering, benchscale treatment/stabilization studies, hydrographic surveys, and regulatory coordination to Finalize the RAP, and Section 106/NHPA consultation. SFRPD will select a qualified, consultant firm/engineer to prepare construction documents (Plans, Specifications and Estimates) or PS&Es to deliver a project which meets the objectives of the RAP and regional guidance documents. The engineer of record will work with CCSF agencies to ensure appropriate local requirements are met, local permits secured, and control plans developed.
2	Construction	Remediation construction includes marine debris removal, demolition and removal of abandoned structures, dredging and excavation, sediment backfill and grading and shoreline re-contouring to create elevations necessary to support a variety of wildlife habitat.
3	Construction Management	The Construction Manager will oversee construction field staff and the contractor to ensure the Contractor's work and progress is in compliance with regulatory requirements, special conditions,

		mitigation measures, and that all work is performed in accordance with plans and specifications. The CM will maintain all Submittal and RFI logs, meeting minutes, coordinate RFIs, manage proposed change orders, issue field directives, and review pay applications.
4	Project Management	SFRPD staff will perform project management activities necessary to deliver the project, including securing all approvals, professional services, and construction contracts necessary to deliver the project. The PM will manage regulatory and community processes, design development, grant management, and reporting as required.
5.	Regulatory Permits	This task and line item is associated with actual costs to authorize and permit the project at the State, Regional and Local levels. Permit fees include RWQCB Site Clean up Program fees, BCDC, RWQCB Section 401, AQMD, Department of Building and Inspection (SFDBI) fees.
6.	Oversight, Inspection and Monitoring	Oversight, inspection and monitoring is expected on this project. Oversight services will include documentation of adherence to control plans and any reporting requirements. Entities which will require reports showing compliance include RWQCB, AQMD, Department of Public Health, Department of Building and Inspection.
7.	Contingency	A 20% contingency has been applied to cover unforeseen conditions given the complex nature of remediation and in-water projects.

7. Work Products. List the specific work products or other deliverables that the project will result in.

The project funding will support the continued delivery of the Remediation. Work products would include: Finalization of the Remedial Action Plan (Final RAP), Environmental Planning Assessments and Engineering Analyses (Structural Engineering, Geotechnical Reports, Hazardous Building Material Survey), Regulatory Permits (Section 401 WQC, BCDC Coastal Development Permit, and Standard Individual Permit/LOP, Section 404), and Construction Documents for public bid.

8. Measuring Success.

The remediation requires a Final RAP and regulatory permits (Section 401, 404, BCDC) from the governing regulatory agencies. SFRPD shall comply with any post-construction performance monitoring required by and through the resource agency permits and Remedial Action Plan. SFRPD anticipates that the remediation approvals will require at minimum 5-years of performance monitoring which would include annual sediment testing and Backfill Monitoring and Maintenance Reporting to ensure the project's remedial objectives have been met, and to ensure the regulatory community has access to the findings and data. Funding for these analyses and tests are anticipated to come from Maintenance and Operations Impact Fees currently under negotiation.

SFRPD will operate and maintain the site in perpetuity, consistent with its maintenance of other natural areas and sensitive habitat. SFRPD sets rigorous standards for maintenance, and as an organization continues to evaluate the performance of maintenance activities Citywide through the Park Evaluation program.

9. Barriers and Risks. Please discuss any barriers that may exist in implementing your project, and how they may be overcome, as well as how you would address and overcome any anticipated undesired outcomes or risks regarding the proposed project. Examples may include addressing current and

projected sea level rise impacts, infrastructure present at the project site (e.g. transmission lines), risks of invasive species, and other potential barriers and risks associated with the proposed project.

SFRPD has identified two project risks or barriers associated with the delivery of the remediation project. The first risk includes managing expectations around sediment backfill and its sourcing to support remediation and habitat restoration objectives; the second risk is the limited understanding of physical baseline conditions of the historic boat-building and ship repair yard. Unforeseen conditions below grade could result in a more complicated means for completion.

In order to mitigate risks and barriers, SFRPD will perform a structural analyses and investigations of the large wharf to ensure it can support large equipment necessary to deliver the remediation. Typical barges are too large for the site and much of the marine-based work has to be performed landside.

10. **Environmental Review.** Please select the appropriate answer below, and then describe how CEQA applies to your proposed project, and address the status and timing of CEQA compliance.

The proposed project (select the appropriate answer):

- Is exempt under CEQA. Provide the CEQA Guidelines exemption number and specify how the project meets the terms of the exemption.
- Requires a Neg Dec, MND, or EIR.

Both the remediation and park development at 900 Innes and IBSP are being reviewed and assessed as part of a *joint* Environmental Impact Report (EIR) with BUILD Inc.'s 700 Innes mixed-use development. The purpose of the report is to assess potential impacts comprehensively, and integrate the planning process for these neighboring projects.

The San Francisco Planning Department (lead agency) released the Draft EIR between 9/13/2017 10/30/2017 for public comment. The EIR is anticipated to be taken to the San Francisco Planning Commission for Certification in Spring 2018.

11. **Public Access.** Does your proposed project include or overlap with a proposed alignment for the San Francisco Bay Trail or San Francisco Water Trail? If so, how do you plan to integrate Bay Trail or Water Trail designations into your project?

The proposed remediation at the site will set the foundation for the construction of the San Francisco Bay Trail at 900 Innes (Exhibit E, Proposed Bay Trail within SFRPD properties). Work required to achieve this includes demolition and removal of contaminated soils, concrete, and dilapidated structures around the trail's future alignment. SFRPD's landscape architects continue to reference the SF Bay Trail Design Guidelines and Toolkit to inform the trail design and SFRPD continues to design and collaborate with its neighbors (PG&E and BUILD Inc.) to ensure property transitions and points of connectivity are feasible, within appropriate tolerances and elevations. SFRPD supports the expansion and inclusion of the Bay Trail in the 900 Innes and IBSP properties with the objectives of closing the gaps in the network and reading as one trail system.

12. **Community Support, Involvement and Benefits.**¹ Please explain the extent to which the project has community support, has included community engagement and input, and provides tangible community benefits. In particular, explain any community engagement process undertaken and relevant community partnerships that could impact project success.

In 2015, San Francisco Mayor Ed Lee asked over 30 BVHP community, non-profit, City, and regional stakeholders to form a Community Task Force (Task Force) whose goal was to guide the site remediation, park design process, and future site programming of 900 Innes and surrounding India Basin sites. Given this

mandate, the Task Force led the creation of the India Basin Waterfront Study (IBWS), a comprehensive planning and action document that presents a clear vision for the India Basin parks, trails and open space system founded on community input regarding amenities and programming and technical studies. As part of the 900 Innes planning and design process, over 20 public meetings and outreach events were held in the BVHP neighborhood, including six public Task Force Meetings, seven Concept Design Meetings and Presentations, and five remediation-related meetings.

The public outreach process has been a cooperative effort led by SFRPD, the San Francisco Parks Alliance, and the Trust for Public Land, with support from the Green Action Network and the A. Phillip Randolph Institute, both local non-profits with expertise in engaging the BVHP Community. Outreach included door-to-door multi-lingual (Spanish/ Chinese) flyer distribution to over 1,000 BVHP households. Local businesses, schools, community centers and events, Bayview Branch Public Library. BVHP-service providers, and public housing projects also received notification. Social media, dedicated email lists, local print and e-newsletters, and announcements on the RPD website and the India Basin Waterfront website was also used.

Partnerships with community-based organization include *Parks 94124*, a trusted organization with deep roots in the community provides guidance for an effective community planning process within and for the focus community. *Hunters Point Family (HPF)* who has received an EPA Job Training Grant, will partner with SFPA and SFRPD to provide job opportunities for graduates from the HPF Environmental Workforce Development and Job Training Program.

Partnerships with non-profits include: *The A. Philip Randolph Institute (APRI)* an organization that supports racial equality, economic justice and to advocate for economically disadvantaged communities through community engagement and civic participation. APRI, with GreenAction, TPL and SFPA is leading the community outreach effort. *GreenAction for Health & Environmental Justice (GreenAction)* whose mission is to fight environmental racism is leading an effort to assess the extent of the area's use by subsistence fishers, identify fisher demographics, and assess knowledge of the levels of fish toxicity, which will provide the basis for a longer-term subsistence fisher education project. *The Trust for Public Land (TPL)* with decades of experience working on public park project in the BVHP neighborhood and with whom RPD is partnering on the 900 Innes park design, development, and funding. *The San Francisco Parks Alliance (SFPA)* the organization that spearheaded the Blue Greenway project and secured the 2010 USEPA Areawide Planning Grant that identified this project site for redevelopment. SFPA will coordinate public input and play a key role in park planning.

II. GRANT APPLICATION – PRELIMINARY BUDGET AND SCHEDULE

Preliminary Budget:

The enclosed budget for this Project is provided as a separate attachment, in the format provided by the Authority. The City continues to work with its remediation consultants and engineers and with a professional cost estimator to determine the costs for delivery of the remediation Project. The costs to deliver the in-water remediation is reflected in the provided budget.

In Kind Services: *In-kind services or contributions include volunteer time and materials, bargain sales, and land donations. Describe and estimate the value of expected in-kind services.*

SFRPD and its engineering consultants along with Build Inc., the Trust for Public Land (TPL) have engaged in community meetings and have presented the remediation project to members of the BVHP community. Through SFRPD and TPL-sponsored Community Meetings and participation in GreenAction's Environmental Justice Task Force forum, SFRPD and its partners have continued to communicate the overall characterization findings and results, and plans for remediation and clean-up in order to keep the community apprised of on-going work. Approximately \$9,230 of staff time and consultant time has been used to cover attendance and participation at these meetings. The City has funded outside of grant funding, approximately \$150,000 worth of soils/sediment characterization, preparation of Conceptual Remedial Action Plans.

Contingency Costs: *Please describe contingency costs, if applicable, and any plans for managing them.*

Within the Budget, a 20% construction contingency of \$974,000 has been included as Task 7, based on an estimate hard cost of \$4,873,000. The City applies best practices of including a construction contingency line to its budget for large capital projects to account for unforeseen site conditions including utilities, and due to the complexity of working within complex tidal waters.

Other Funds: *Please describe below all sources of other funding and whether secured or pending.*

SFRPD has successfully secured \$1.2M towards the remediation of submerged, soft-bottom intertidal and subtidal habitat through the USEPA SF Bay Water Quality Improvement Fund. Additionally, \$1.74M of SFRPD General Funds will be used to support required Soft Costs including Professional Services, Project Management and Construction Management, and some portion of Inspections, Monitoring, and Oversight. Additional funding of approximately \$600,000 from the USEPA Brownfields Program combined with Open Space Funds of \$600,000 will support costs associated with upland soils remediation. These costs are not reflected in the Budget.

Operation and Maintenance. Please describe your operation and maintenance expectations and capabilities.

SFRPD continues to operate and maintain a robust network of parks and open spaces through a combination of lease revenues, General Funds, and impact fees. SFRPD staff continues to work with the Mayor's Office of Development and San Francisco Planning in securing funding for long-term operations and maintenance. As discussed in subsequent sections, SFRPD's Recreation Division, San Francisco Parks Alliance, and Trust for Public Land has significant capacity in fostering stewardship and offering programming and outdoor classrooms.

Uncertainties. *Please discuss any other budget or key uncertainties that would affect the success of the project.*

The State and City continue to experience construction cost escalation. SFRPD and DPW and its partners in capital delivery continue to monitor and track local market and bidding conditions. As SFRPD works towards design completion, we will employ professional cost estimators to ensure we are capturing costs accurately.

Preliminary Schedule (Targets):

CEQA/SF Planning Commission Certification: On-going to May 2018

Technical Investigations/Final RAP Approval: January 2018 – June 2018

Detailed Design: July 2018 – December 2018

Regulatory Permitting & Plan Check: September 2018 – July 2019

Construction: August 2019 – June 2020

III. GRANT APPLICATION - PRIORITIZATION CRITERIA

1. Greatest positive impact.

The Project provides a tremendous opportunity to greatly improve environmental conditions of the mudflat, tidal marsh and upland buffer that will enhance the fish habitat and foraging opportunities for local and migratory bird as well as improve aesthetics of this blighted property.

The remediation of intertidal and subtidal soft-bottom habitat, removal of marine debris, and legacy structures will improve the sediment quality in the intertidal and subtidal areas of the property to the degree necessary to support existing and future tidal marsh habitat that is currently proposed as part of the future Park redevelopment. The remediation will meet EHSLs and HHSLs protecting ecological receptors of tidal marsh and mud flat habitats and the health and safety of future redevelopment construction workers, park and open space workers and visitors.

The elimination of the blighted structures and activation of the property will also reduce existing issues with trespassing, vandalism, homeless encampments and discourage littering and illegal disposal/dumping experienced in the community and leading to unwanted pollutants in the Bay. Short-term and long-term improvements to the Property will also provide passive and active recreation opportunities for this historically underserved community. The project is located on the Blue Greenway, a 13-mile open space corridor that extends the region's Bay Trail along the San Francisco's Southeastern Waterfront.

Phase II of the project includes creation of this new Bay Trail segment that will also provide connections to the new mixed-use housing development proposed for 700 Innes. The new trail segment and other planned open space improvements will provide an environment for people to lead active, healthier lifestyles that can help reduce the risk of chronic diseases, and ultimately help transform Bayview Hunters Point into a vibrant, healthy and sustainable community. Interpretive signage installed during Phase II and III will introduce residents to the natural environment, thus instilling the appreciation for their local landscape.

2. Greatest long-term impact.

The project focuses on remediation of muddy soft-bottom habitat, an essential habitat for many species and one that probably supports the most known ecosystem services of any habitat. Integrating restoration of subtidal and nearby marsh and upland habitat will provide greater ecological benefits at a cost savings, and help protect shorelines from climate change impacts. The regraded site will support the establishment of approximately 0.30 acres of vegetated marsh and will provide buffer for submerged soft-bottom substrate and protect recreational surface waters.

The proposed marsh edge would also provide a resilient shoreline that can adapt with rising sea levels, improve water quality through filtration of nutrients and sediments in groundwater runoff, and help stabilize soils and minimize erosion in these areas. The improvements including remediation of sediments will promote a more connected mudflat, tidal marsh, and upland buffer and transition zone to support the variety of flora and fauna including migratory birds. The project as a whole will foster community support for resource protection through anticipated educational programming through a non-profit partnership or RPD stewardship programs, and provide coastal-oriented public access through designated trails, while avoiding adverse effects on sensitive resources and wildlife.

3. Leveraging resources and partnerships.

Intertidal and subtidal cleanup will be funded in part by \$1.2M in USEPA San Francisco Water Quality Improvement Funding and close to \$3M of combined City funds (Fiscal Year 17/18 & 18/19 along with Cosco Busan Settlement Funds). Upland remediation, which is outside of this grant scope, will be funded with a combination of \$600,000 in USEPA Brownfield Cleanup Grants, and General Funds.

Pending funds include 2019-2020 City Park Bond Program as well as other State and Federal Grant Funding sources that will cover cost escalation. Combining the upland and in-water/tidal remediation projects under one contract and permit process will also result in cost savings.

The Property was purchased in 2014 for \$2.96M with City Open Space Acquisition Funds. U.S. EPA Grants awarded to the San Francisco Parks Alliance and the City's Department of Environment funded assessment and technical studies to determine the levels of containments prior to and during the property acquisition process. San Francisco Bay Priority Conservation Area Funds awarded in 2015 have been used to fund community outreach, planning, and conceptual plans.

If awarded, SFBRA Measure AA funding may be leveraged to secure Land and Water Conservation Funding to support remediation.

4. Economically disadvantaged communities.

The project benefits the Bayview Hunters Point (BVHP) neighborhood, identified as a disadvantaged community by CalEnviroScreen. The BVHP is home to ~35,000 racially diverse residents of which 79% are racial minorities. It is one of the poorest neighborhoods in San Francisco and the Bay region with median household incomes are significantly lower at \$50,416 compared to \$75,609 citywide. 85 percent of the residents in the Bayview neighborhood are living below twice the federal poverty level. BVHP's unemployment rate of 18%, more than four times higher than the City's average unemployment rate of 3.5% and three times higher than the National Average of 5.3%.

The BVHP has one of the lowest levels of educational attainment in the City, with 29.6% of residents having no high-school diploma compared to 14.4% of residents citywide. Of all the people in the labor force for 27 weeks or more in 2013, those with less than a high school diploma had a higher working-poor rate (19.2%) than did high school graduates with no college (8.9%)². Education is also inversely related to the degree of exposure to indoor and outdoor pollution.

The BVHP neighborhood disproportionately bears a higher level of environmental and health burden. 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 the decommissioned Pacific Gas and Electric Facility that has also been responsible for contaminating the land and bay waters. Per the California Communities Environmental Health Screening Tool (CalEnviroScreen), BVHP has 3.4 active brownfields and 4.1 leaking underground storage tanks per square mile. BVHP is also burdened by stationary pollution sources that include the Southeast Sewage Treatment plant, many under-regulated and unregulated dirty industries, and air pollution generated by thousands of vehicles

traveling daily on two congested freeways that border the community, US Highway 101 and Interstate 280.

Bayview residents suffer from higher rates of several diseases in comparison to San Francisco: the adult hospitalization rate for diabetes is three times higher; congestive heart failure is almost two times higher; and asthma is two times higher. Factors such as limited physical exercise and lack of access to safe outdoor areas for recreational activities, combined with poor eating habits and food insecurity, are leading to higher obesity rates among San Francisco's poor and minority groups³, including the BVHP's African American and Latino residents who have a higher prevalence of overweight and obesity rates when compared with citywide rates.

5. **Benefits to economy.**

The Project and redevelopment of the Property into a new park in the community will raise property values, generate municipal revenues, and will attract homebuyers to the area. The new park will attract more customers to the existing businesses in the surrounding business district, particularly those that provide food service. The revitalization of the area will provide more recreation and social options for residents from the nearby public housing reducing the existing isolation these lower income residents currently experience.

SFRPD also is collaborating with the Hunters Point Family who has received an EPA Job training Grant with the intent to provide employment opportunities for graduates of their program. Partnerships with Workforce Development. The project will aim to provide employment for local residents during the construction phase as part of the local hire ordinance that requires 50% of the construction workforce to be San Francisco residents, with 25% coming from disadvantaged communities.

The proposed marsh edge and upland buffer habitat would provide a resilient shoreline that can adapt with rising sea levels, improve water quality through filtration of nutrients and sediments in groundwater runoff, and help stabilize soils and minimize erosion in these areas.

6. **Engage youth and young adults.**

The Project's outreach process will be a cooperative effort led by San Francisco Parks Alliance and the Trust for Public Land, with support from Green Action Network and the A. Phillip Randolph Institute, both local non-profits with expertise in engaging this community.

The Recreation and Park Department Greenagers Program provides extra-curricular opportunity for underserved youth to play an important role in helping their communities and improving the city's green spaces. The program involves visiting different parks and open spaces in the city's southeast, meeting with program staff, researching issues, and developing projects at these parks and open spaces based on their findings. Working with other teens, they gain crucial skills in natural resource protection, habitat restoration, environmental education, park beautification as well as important work skills including networking, public speaking, teamwork, and community engagement.

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

7. Monitoring, maintenance, and stewardship.

The project will foster community support for resource protection through anticipated educational programming through a non-profit partnership or stewardship, and provide coastal-oriented public access through designated trails, while avoiding adverse effects on sensitive resources and wildlife.

8. Coastal Conservancy's San Francisco Bay Area Conservancy Program.

The proposed remediation project is consistent with the Subtidal Goals Report (2010) and Science Update (2015) as the very nature of the project addresses habitat restoration for the benefit of fish, birds, wildlife and people. SFRPD is committed to the delivery of this remediation project for which at least \$2 million in grant funding has been received, and for which another \$1.5M of RPD leveraged funds is available. Existing EPA grant funding could be lost if the project is not quickly implemented due to uncertainties in the political climate.

9. San Francisco Bay Conservation and Development Commission's Coastal Management Program

Policies under BCDC's Bay Plan, Water Quality Finding provide direction and guidance towards remediating and cleaning up existing contaminants and under Aesthetics discuss removing unnatural debris should from sloughs, marshes, and mudflats and is consistent with the objectives of this restoration.

Further the overall vision for the 900 Innes and IB Shoreline Projects is consistent with BCDC's Coastal Management Program's Major Plan Proposal #4, which recognizes social equity in the distribution of recreational amenities and resources: *"The Bay and its shoreline offer particularly important opportunities for recreational development in urban areas where large concentrations of people now live close to the water but are shut off from it. Highest priority should be given to recreational development in these areas as an important means of helping immediately to relieve urban tensions."* Major Plan Proposal is consistent with SFRPD's values and beliefs and strategic plan of providing resilient, recreational opportunities in its Equity Zones.

10. San Francisco Bay Joint Venture's Implementation Strategy.

San Francisco Bay Joint Venture seeks to protect, restore, increase and enhance all types of wetlands, riparian habitat and associated uplands throughout the nine Bay Area counties for the benefit of birds, fish and other wildlife. Consistent with these goals, the Project works to ensure the existence of the diverse habitats necessary to sustain migratory bird populations for the benefit of those species, resident, wildlife and the public. The SFBJV Implementation Strategy was developed prior to SFRPD acquisition of the Property in 2014, and while not specifically identified in the Joint Venture Implementation Strategy list, the SFRPD properties adjacent to the Property are identified as CB24 India Basin East West.

The Project is consistent with the SFBJV Restoration and Enhancement Strategies goals to complete restoration and enhancement of lands already in public ownership by securing USEPA funding and partners to facilitate restoration and enhancement of public lands. The SFRPD has secured \$2.4M in grant funding for planning and remediation phases, and Build Inc, a private partner, has contributed ~\$1.27M for schematic design, EIR project management, and site testing. As a team, we will continue to prioritize actions and practices to enhance habitat conditions for threatened and endangered species throughout the region.



GRANT APPLICATION CHECKLIST

A complete application will consist of the following files:

- Cover Letter (optional) – no more than one page.
- Grant application form (in Microsoft word or rtf format), includes:
 - cover page
 - project description
 - preliminary budget and schedule
 - prioritization criteria
- Project maps and design plans (in one pdf file, 10 MB maximum size)
- Project photos (in jpg format)

Project Maps and Graphics. Provide the following project graphics with your application. Project maps and design plans should be combined into one pdf file with a maximum size of 10 MB. Project photos should be provided in jpg format.

- **Regional Map** – Clearly identify the project’s location in relation to prominent area features and significant natural and recreational resources, including regional trails and protected lands.
- **Site-scale map** – Show the location of project elements in relation to natural and man-made features on-site or nearby. Any key features discussed in project description should be shown.
- **Design Plan** – Construction projects should include one or more design drawings or graphics indicating the intended site improvements.
- **Site Photos** – One or more clear photos of the project site

I have reviewed the **Grant Agreement Provisions** listed in the Grant Guidelines (Page 9) and understand the likely requirements for receiving and administering Measure AA Funds.

Applications should be emailed to: grants@sfbayrestore.org. If you are unable to email your application, you may send the electronic files on a CD or other common electronic storage device. Mail the files to:

State Coastal Conservancy 1515 Clay Street, 10th Floor Oakland, CA 94612

Grant applications must be received by the San Francisco Bay Restoration Authority by 5pm PST on November 15, 2017.