



Hunters Point Shipyard Phase 1
11 Innes Court/Block 56
Soil Testing
6.14.21

Site Location and Amenities



SURROUNDING LAND USE

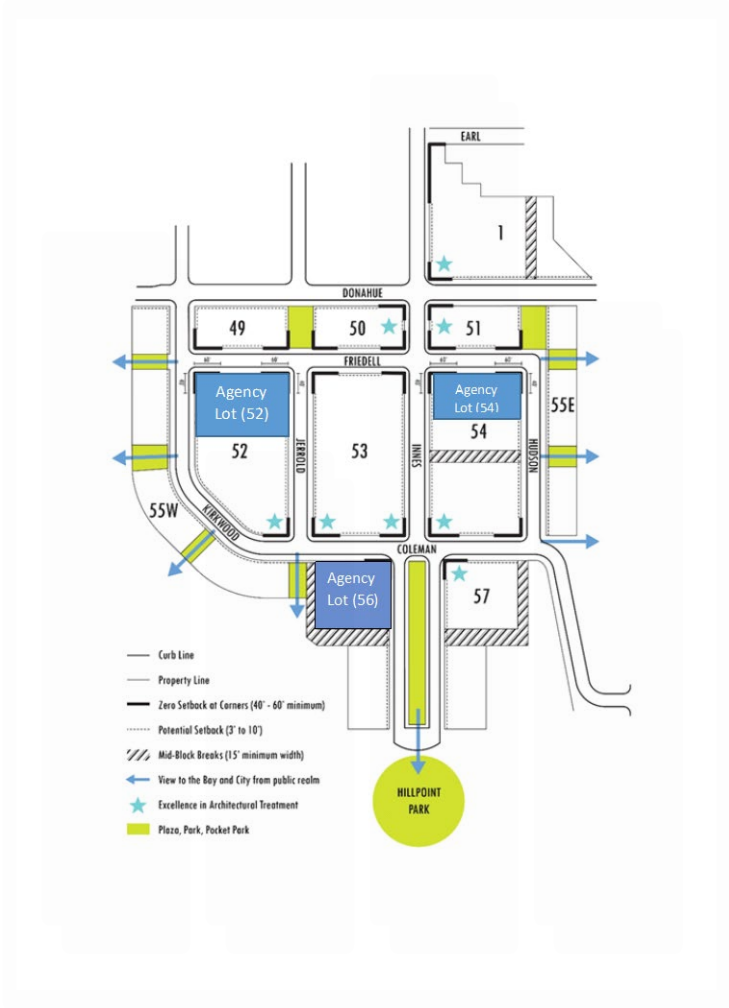
- RESIDENTIAL
- COMMERCIAL+INDUSTRIAL
- PUBLIC + PARKS, OPEN SPACE

LAND USE

- RESIDENTIAL DENSITY I (15-75 UNITS PER ACRE)
- RESIDENTIAL DENSITY II (50-125 UNITS PER ACRE)
- RESIDENTIAL DENSITY III (100-175 UNITS PER ACRE)
- RESIDENTIAL DENSITY IV (175-285 UNITS PER ACRE)
- ARTIST (ART)
- COMMERCIAL (CM) (INCLUDES R&D, OFFICE, HOTEL)
- INFRASTRUCTURE / UTILITY (I / U)
- PARKING (SP)
- COMMUNITY USE (CU)
- EDUCATION (E)
- PARKS AND OPEN SPACE

* GROUND FLOOR NEIGHBORHOOD RETAIL / MAKER PDR SPACE IS ALLOWED ON ALL BLOCKS, PER THE D4D.

Hunters Point Shipyard Phase 1 Hilltop Parcels



Future Block 56

Total Units: 72 (reserved for incomes 35-50% SF AMI)



Rendering of Block 56 (11 Innes Ct) within current Hilltop aerial photo

Project Background

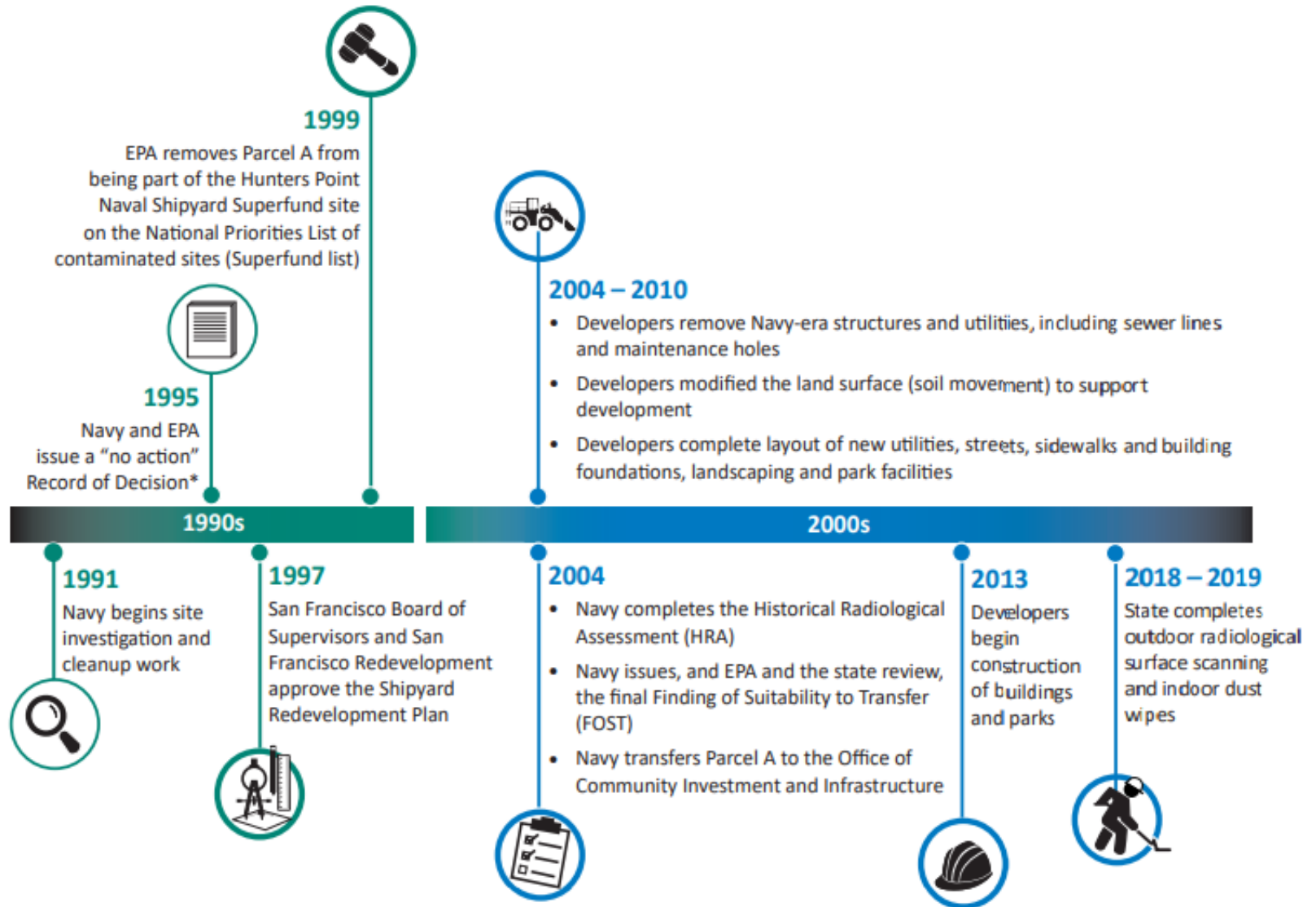
Development Team

- Co-Developers:
 - Mercy Housing California (“MHC”)
 - San Francisco Housing Development Corporation (“SFHDC”)

Project Status

- March 2021: CAC approval of schematic design
- April 2021: OCII Commission approval of schematic design
- Summer of 2022: Construction

Parcel A Redevelopment Timeline



*A Record of Decision (ROD) is a legal document that records the way the lead agency will address contamination at the site. A "no action" ROD means no further cleanup or actions are necessary to protect public health or the environment.



Bayview Hunters Point's Parcel A is Suitable for Residential Use

The Hunters Point Naval Shipyard Superfund site (HPNS) does not include Parcel A. Historically, the Navy used this area for residential and administrative purposes. Based on information gathered since 1991, the United States Environmental Protection Agency (EPA) is confident Parcel A is suitable for work, recreation and residential use. As such, EPA removed Parcel A from being part of the HPNS on the National Priorities List of contaminated sites (or Superfund list).

The California Department of Public Health recently completed radiological surface scanning and concluded there are no radiological health concerns throughout Parcel A (see page 7). The Office of Community Investment and Infrastructure (successor agency to the San Francisco Redevelopment Agency) will continue to redevelop Parcel A, working with its development partners.

In response to requests from the community, EPA developed this fact sheet which summarizes work from other entities.



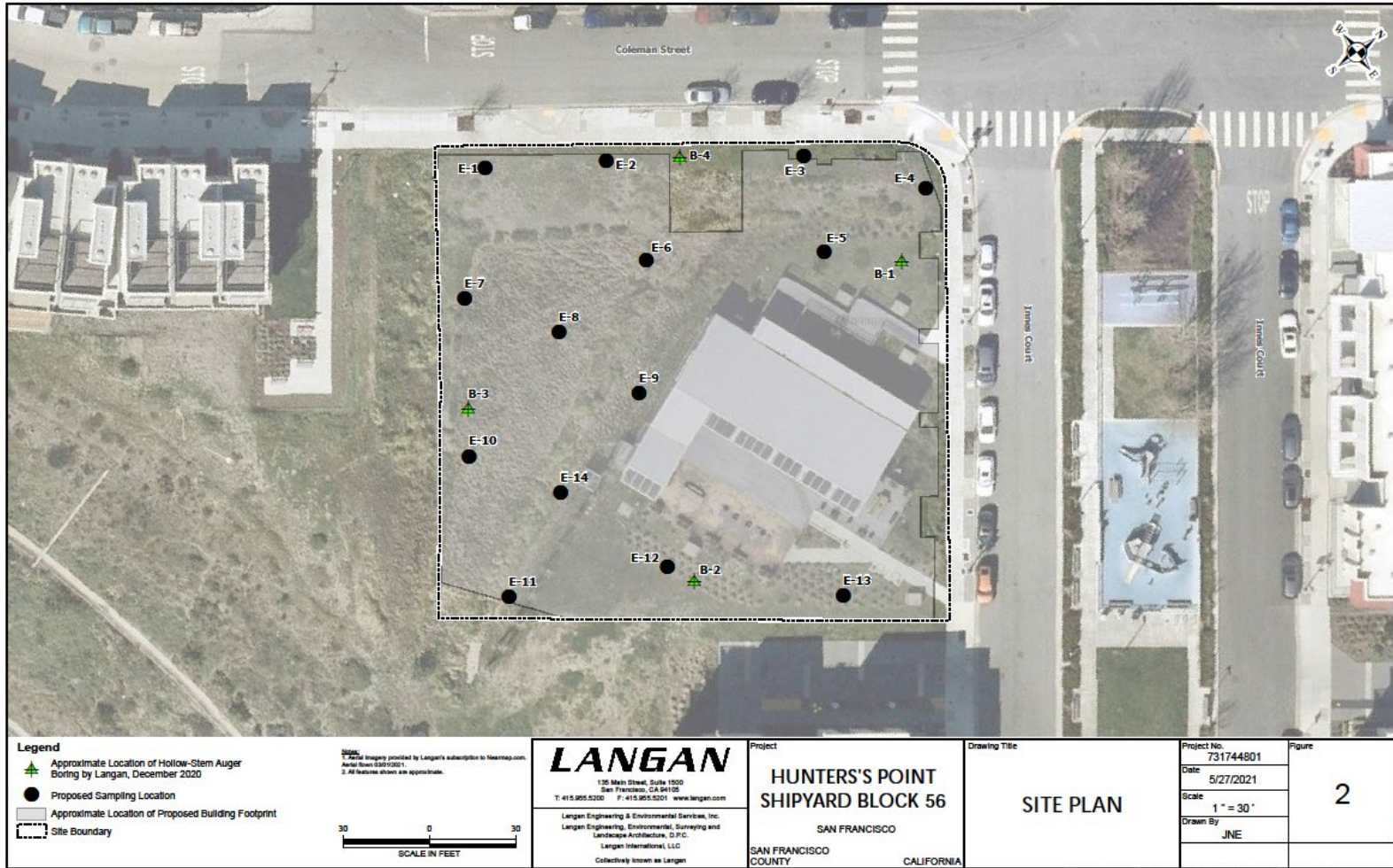
At a Glance

- Parcel A is suitable for residential use
- Parcel A is no longer part of the Hunters Point Naval Shipyard Superfund site
- Parcel A occupants are protected from site-related contamination

Elective Soil Testing Scope of Work

- 14 soil borings ranging at various depths up to 7.5 ft distributed throughout the Site
- The number and depth of exploratory borings provide for sufficient site characterization based on
 - a) the size of the available site and the depth of the soil
 - b) the amount and type of chemical and radiological testing proposed
 - c) Industry sampling standards based on Department of Toxic Substances Control (DTSC) guidance on imported fill materials
- Langan will analyze for the following radio-isotopes:
 - a) The samples will be analyzed via gamma spectroscopy to determine the concentration of americium-241, cesium-137, cobalt-60, uranium-235 and radium-226 in the extracted material
 - b) The samples will be analyzed via Alpha spectroscopy to determine the concentration of thorium-232, and plutonium-229 in the extracted material, and strontium-90 by gas flow

Soil Boring Location Plan



*Locations of borings may change slightly based on conditions encounter in the field

Tentative Timeline

- *June 14, 2021: HPS CAC* – Information on testing scope and timeline. Answer questions.
- *Summer 2021: Soil borings* (two days)
- *Fall 2021: Soil sample results, final report preparation*
- *Fall/Winter 2021: HPS CAC* – Report results of testing. Answer questions.
- *Fall/Winter 2021: Post results and FAQ on OCII and Project Website.*

Project Contacts

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- *Fiona Ruddy, Mercy Housing California, Project Developer,
Fiona.Ruddy@mercyhousing.org*
- *Project Website: 11InnesCourt.org*
- *OCII Website: sfocii.org*



Questions/Comments

Appendix

Background Results

Selected Background Value (pCi/g)

• Cesium-137	0.141
• Plutonium-239/240	0.515
• Radium-226	0.861
• Strontium-90	0.150
• Thorium-232	1.63
• Uranium-235/236	0.145

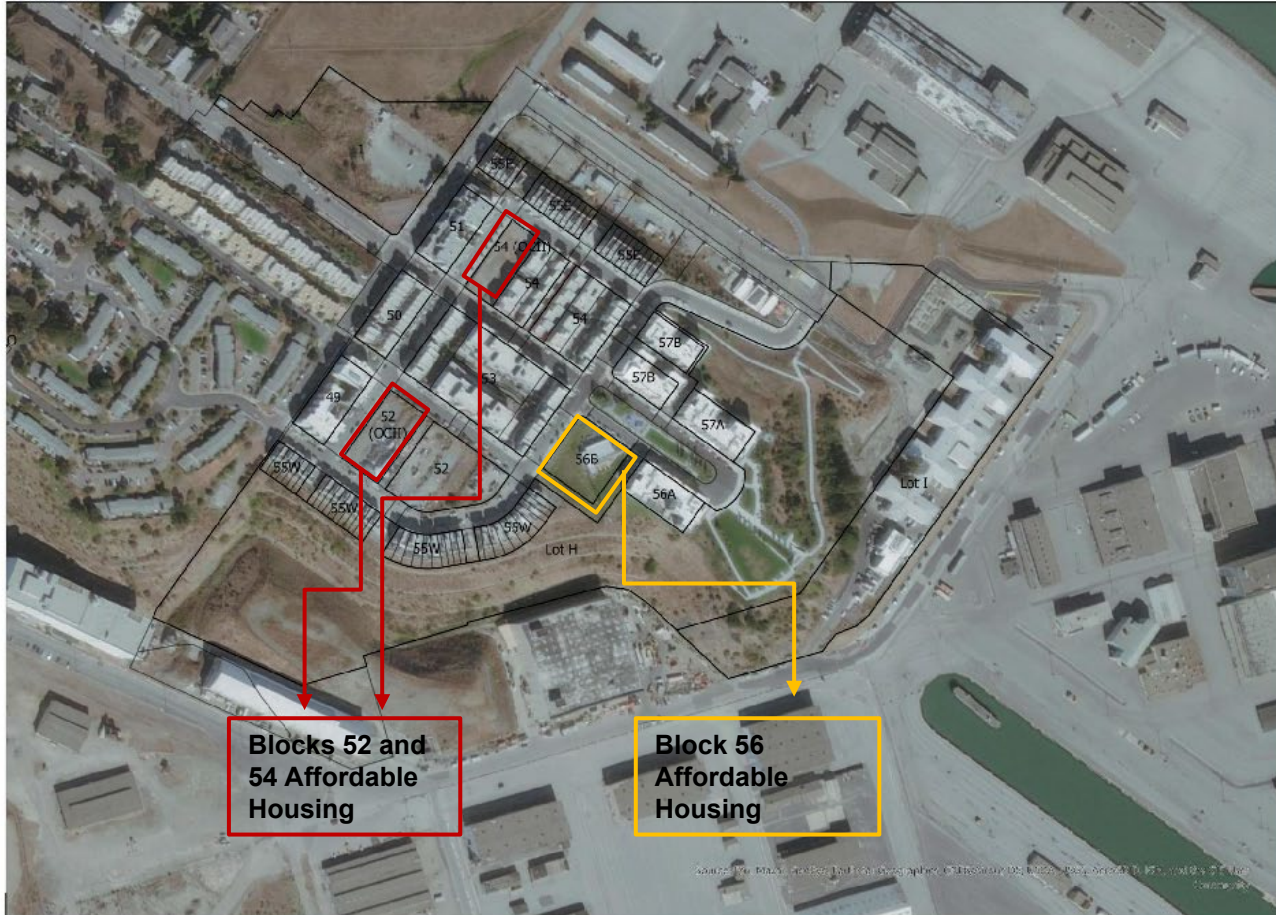
- pCi/gram = picocuries per gram

*Background is not provided for Americium-241 and Cobalt-60 (assumed zero). If detected, Americium-241 and Cobalt-60 concentrations will be compared to HPS residential soil remediation goals (1.36 pCi/g and 0.252 pCi/g, respectively).

Hilltop Aerial



Open Space Overlay
Hunters Point Phase 1 - Hilltop



Blocks 52 and 54 Affordable Housing

Block 56 Affordable Housing

Legend

Final Map No. 4231

Boundaries are schematic and should not be used for Engineering or Surveying purposes.

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