



Hunters Point Shipyard Phase 1  
11 Innes Court/Block 56  
Elective Soil Testing Update  
07.11.2022

# Site Location and Amenities



## SURROUNDING LAND USE

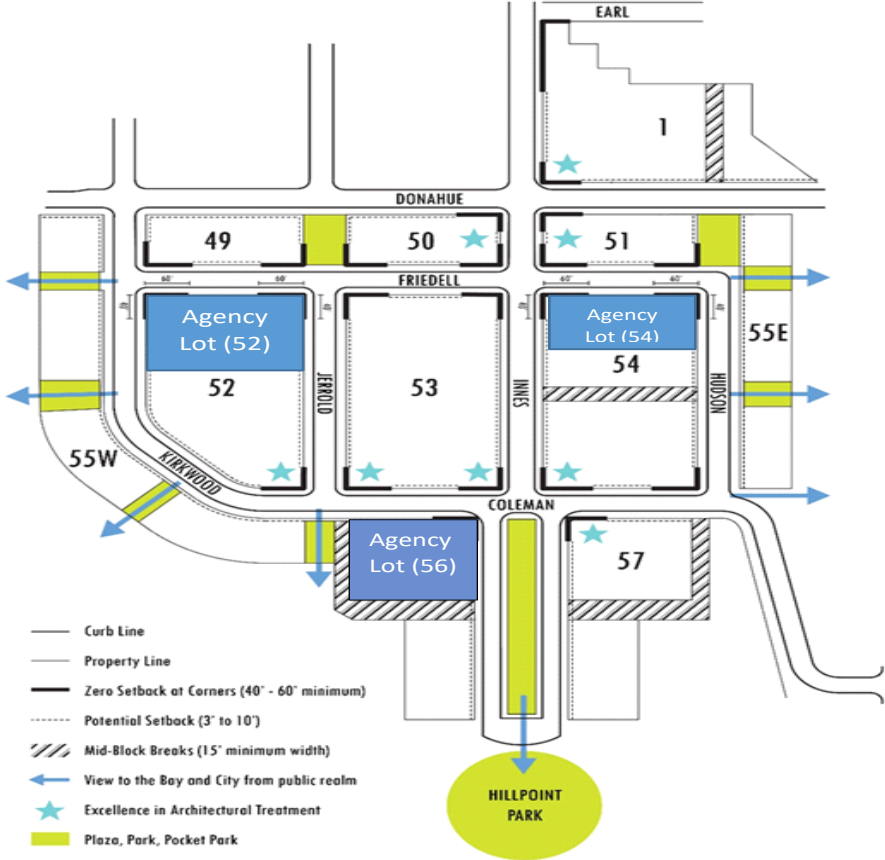
- RESIDENTIAL
- COMMERCIAL+INDUSTRIAL
- PUBLIC + PARKS, OPEN SPACE

## 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

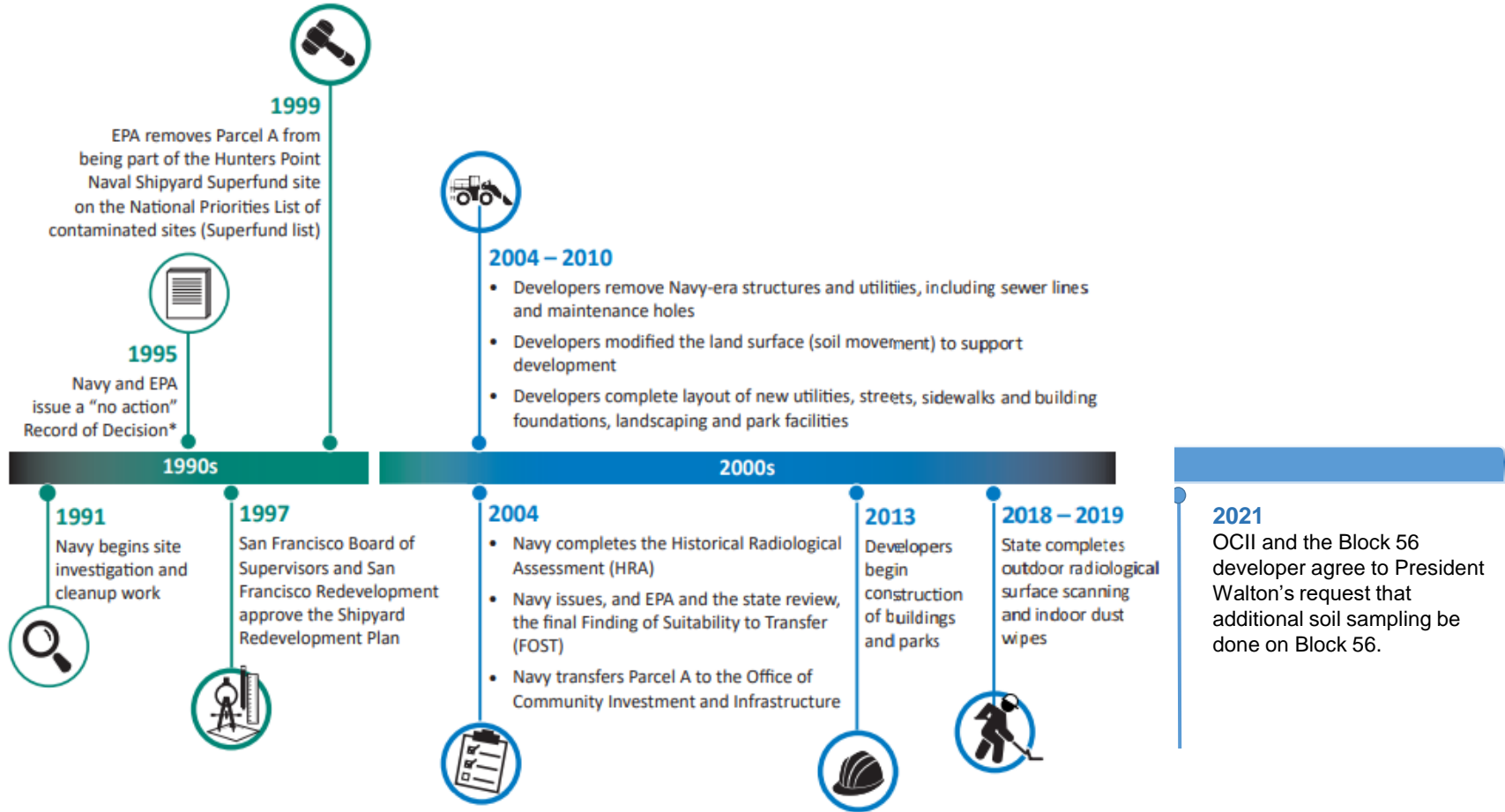
- March 2021: CAC approval of schematic design
- April 2021: OCII Commission approval of schematic design
- Spring 2023: Construction begins



# Hunters Point Shipyard Development Status



## 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

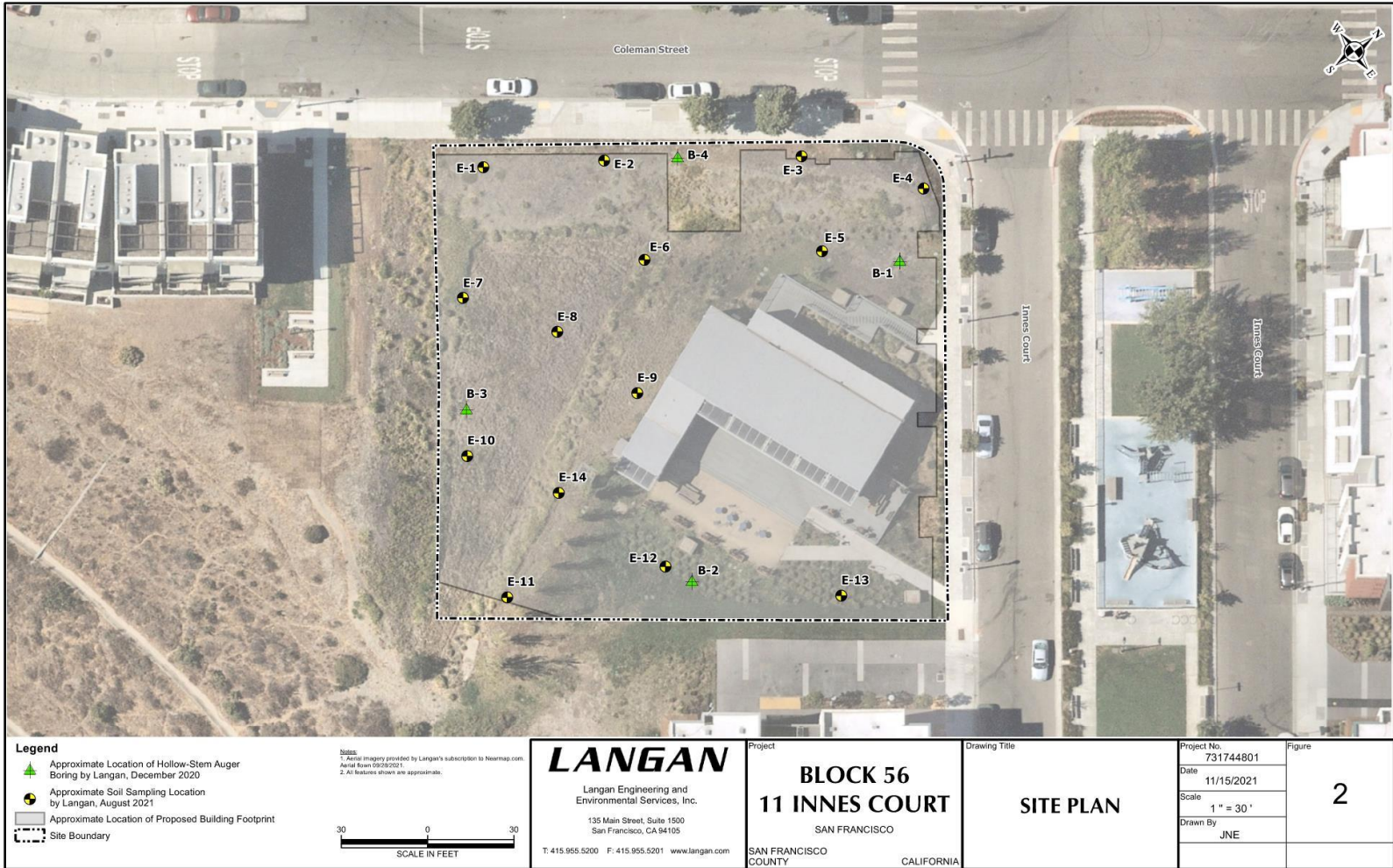
- Parcel A is suitable for residential use
- Parcel A is no longer part of the Hunters Point Naval Shipyard Superfund site
- Parcel A occupants are protected from site-related contamination



# 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 available space and the depth of the soil above bedrock
  - b) the amount and type of chemical and radiological testing proposed
  - c) Department of Toxic Substances Control (DTSC) guidance on characterizing imported fill materials

# Soil Boring Location Plan



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Path: \\langan.com\mnt\GIS\Projects\2021\1144802\Project Data\ARC\GIS\AXXD\Environmental\_Figures\Site Layout.mxd

# Results: Radiological Testing

- Langan analyzed soil samples for:

Americium-241	Cobalt-60	Radium-226	Thorium-232
Cesium-137	Plutonium-239	Strontium-90	Uranium-235

- Results provided as picocuries per gram of soil (pCi/g)
- What testing found:
  - **No contamination is present**

# Background Radiation

Radiation is present worldwide

Block 56 results are within background

Radiation dose is the amount of radiation energy absorbed by the body in everyday life

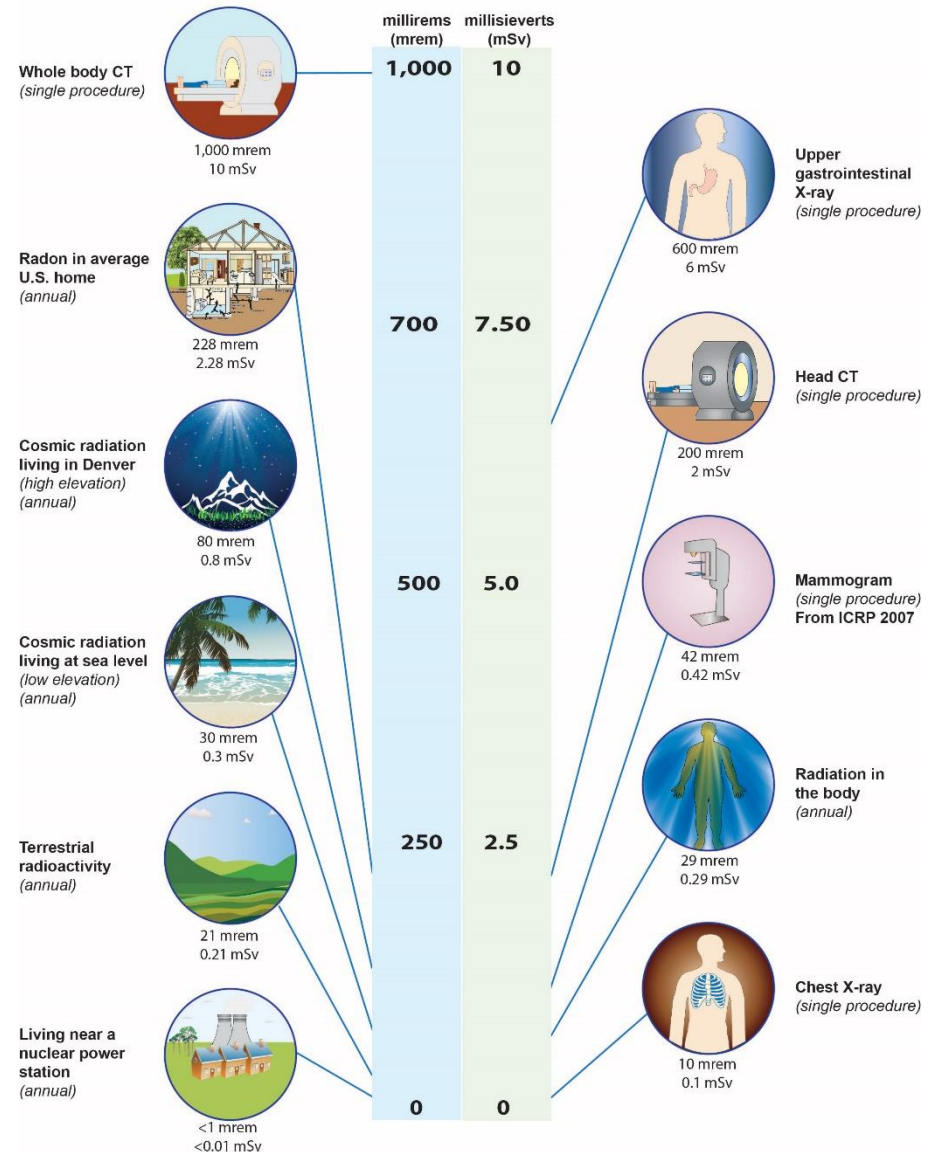
Radiation dose is measured in millirem

A couple examples:

- Living anywhere, terrestrial radioactivity (from the land, soil, rock) is 21 millirem (per year)
- A round trip flight from west to east coast is 3.7 millirem (per trip)

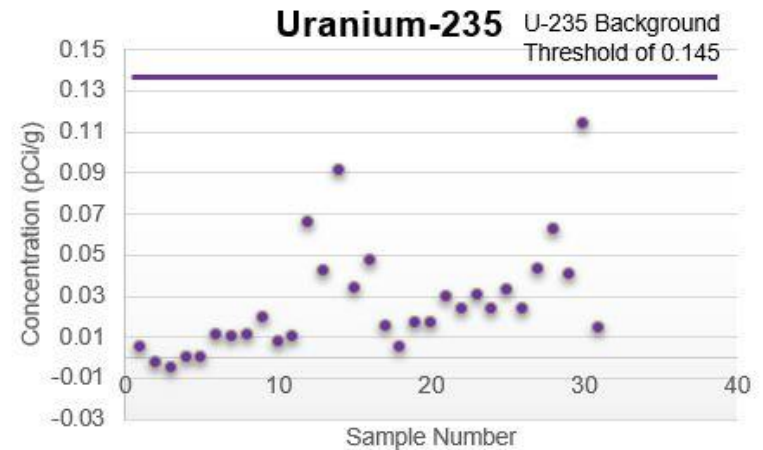
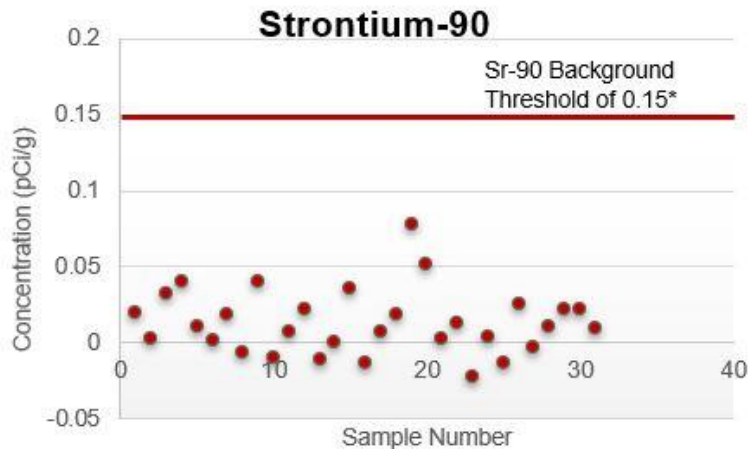
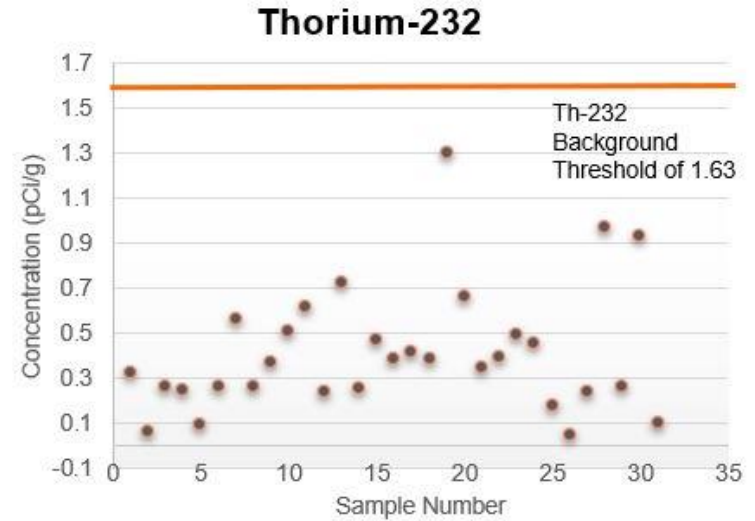
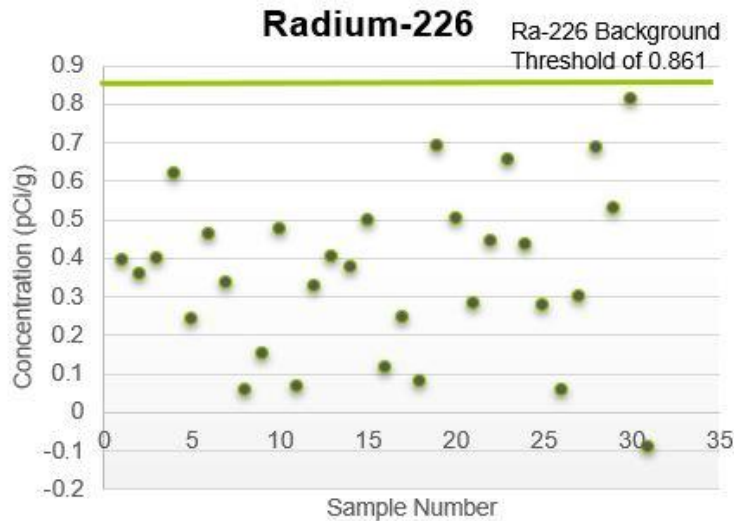
## RELATIVE DOSES FROM RADIATION SOURCES

All doses from the National Council on Radiation Protection & Measurements, Report No. 160 (unless otherwise denoted)





# Results: Radiological Testing



*Other tested radionuclides were negligible or non-detect*

# Conclusion

- Radiological testing results indicate no contamination and no risk to
  - construction workers
  - the public or
  - future residents

# Project Contacts

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*Full Block 56 Soil Testing Report can be found on 7/11/22 at:*

- *Project Website: [11InnesCourt.org](http://11InnesCourt.org)*
- *OCII Website: [sfocii.org](http://sfocii.org)*



# Questions/Comments



# Appendix