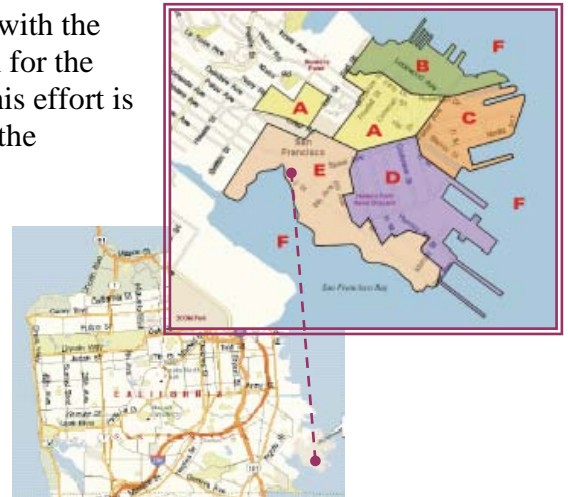


CONCEPTUAL PLAN for the HUNTERS POINT PARCEL E WATERFRONT PARK

The State Coastal Conservancy has funded Arc Ecology to work with the Bayview-Hunters Point community to develop a Conceptual Plan for the Parcel E Park that the Shipyard Redevelopment Plan includes. This effort is supported by a cooperative agreement between Arc Ecology and the Redevelopment Agency.

The Conceptual Plan will integrate:

- ❖ priorities of the Bayview-Hunters Point community;
- ❖ environmental opportunities and challenges presented by this Super Fund site;
- ❖ economic opportunities generated by park development;
- ❖ redevelopment plans for other areas of the Shipyard, especially Parcel A that is being developed primarily as housing;
- ❖ Shipyard commercial transportation access plans that are being formulated by the San Francisco Department of Public Works;
- ❖ nearby parks and trails, both existing and currently being planned by the City of San Francisco and the State of California.



Four Variations of the Plan

The Conceptual Plan will explore four variations that cover two transportation alternatives and two cleanup alternatives. The transportation alternatives illustrate two of the routes the City is considering for commercial traffic access to the Shipyard. One of the cleanup alternatives will assume that the contaminated industrial landfill will remain beneath a clay/soil cap. The other cleanup alternative will assume that the contaminated landfill on Parcel E will be excavated and replaced with a wetland to treat runoff and provide wildlife habitat.

Parcel E: From Toxic Site to Shoreline Park

Parcel E covers extends over more than 100 acres, most of which were developed from extensive cut and fill operations performed by the U.S. Navy from 1940 to 1945. It includes approximately 8,000 linear feet of shoreline. Plans in preparation by the City and Shipyard developer Lennar Homes anticipate demolition of various small buildings and of Navy Bachelor Officer Quarters. A number of buildings found along the northern edge of Parcel E are expected to remain.

The contamination of Parcel E has generated a great deal of community concern about health hazards. It was used by the Navy primarily as a disposal site, and is now considered the most contaminated of the dry land parcels in the Shipyard. This year the Navy is planning to remove a radium dial disposal area, and oil sump ponds. The industrial landfill (also known as Parcel E2) encompasses the largest disposal area and is the site identified for a possible storm water treatment wetland.

Although the Navy is ultimately responsible for cleaning up the site consistent with its future use as open space, the Conveyance Agreement that the City negotiated with the Navy has created a role for the City and the community to influence remediation decisions. A ballot initiative approved by 87% of San Francisco voters calls for the Shipyard to be cleaned up to the “highest practicable standard.” To achieve the standard, this project will closely review and comment on the Navy’s cleanup plans as they are being developed. Detailed information about the cleanup will be integrated into variations of the Conceptual Plan.

The Greening of Hunters Point

Planning for the Parcel E Shoreline Park is being coordinated with other revitalization efforts that are currently under way:

- ❖ restoration of Yosemite Slough at Candlestick Point State Recreation Area,
- ❖ the first phase of Shipyard redevelopment by Lennar Homes
- ❖ the comprehensive plan for open space being formulated by the Project Area Committee
- ❖ the Bay Trail that will eventually encircle San Francisco Bay.

The Parcel E Shoreline Park is needed to complete a chain of open spaces planned for the waterfront. It is also needed to protect recreational and wildlife uses from contamination by Parcel E's active sources of PCBs. PCBs and heavy metals are already contaminating the sediments underlying the water in South Basin (the southern portion of Parcel F) and are probably accumulating in the food of sea birds in the area.

Unless contamination from Parcel E is fully addressed, the ecological integrity of Candlestick Point, the Parcel A hillside and other related open spaces could be compromised. The proposed park on Parcel E already requires the Navy to pursue a higher order investigation and remedial action plan addressing human health and ecological risk.

Leveraging Business and Jobs Opportunities

In addition to recreation and the enjoyment of nature to Bayview-Hunters Point, the Parcel E Shoreline Park will also generate new business and job opportunities. The Conceptual Plan will explore ways that these can be enhanced and targeted to the neighborhood.



Planning for Environmental Justice

The Presidio and the Shipyard were closed within two years of one another. Both are in watersheds that feed a complex system of creeks, wetlands, and beaches. The Presidio is now a national park where more than \$40 million was spent rehabilitating the toxic landfill on its northern shoreline to create the world class Crissy Field Wetland, beach and promenade.

Remediation of Shipyard toxic sites and development of a shoreline park are in the beginning stages. A major purpose of our park planning project is to ensure that the same high remediation and park development standards shaping Crissy Field will apply to the Shipyard's Parcel E.

for more information:

Arc Ecology
4634 Third Street
San Francisco, California 94124
(415) 643-1190
info@arcecolgy.org
www.arcecolgy.org

Arc Ecology is a non-profit public interest organization that helps disadvantaged communities maximize the opportunities created by the redevelopment of closed military bases. We offer technical assistance on the array of issues that confront such communities, including toxics cleanup, military base conveyance and reuse, environmental analysis, community-based planning, and affordable housing.

Project Partners:

State Coastal Conservancy • Hargreaves Associates • Bayview Hunters Point Community Advocates • Literacy for Environmental Justice • USF Environmental Science Department Chair Dr. John M. Lendvay • Golden Gate Audubon Society • Brown & Caldwell • CSU-SJ Environmental Engineering Professor Dr. Rhea Williamson • Radioactive Waste Management Associates