

COASTAL CONSERVANCY

Staff Recommendation
September 18, 2025

INDIA BASIN WATERFRONT PARK PHASE 3: SHORELINE PARK REDEVELOPMENT

Project No. 23-064-01
Project Manager: Erica Johnson

RECOMMENDED ACTION: Authorization to disburse up to \$3,091,148 to the City and County of San Francisco Recreation and Parks Department, to augment the Conservancy grant authorized on February 15, 2024 of \$5,500,000, to implement the India Basin Waterfront Park Phase 3: Shoreline Park Redevelopment Project, consisting of the redevelopment of the India Basin Shoreline Park in San Francisco into a mixed-use community park with improved public access and recreational amenities, enhanced habitat, and climate resilience.

LOCATION: Hunters Point Blvd. & Hawes St., City and County of San Francisco

EXHIBITS

Exhibit 1: [India Basin Waterfront Park Phase 3: Shoreline Park Redevelopment Staff Recommendation, February 15, 2024](#)

RESOLUTION AND FINDINGS

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes a grant of an amount not to exceed three million ninety-one thousand one hundred forty eight dollars (\$3,091,148) to the City and County of San Francisco Recreation and Parks Department (“the grantee”), to augment the Conservancy grant authorized on February 15, 2024 of \$5,500,000, to implement the India Basin Waterfront Park Phase 3: Shoreline Park Redevelopment Project, consisting of the redevelopment of India Basin Shoreline Park in San Francisco into a mixed-use community park with improved public access and recreational amenities, enhanced habitat, and climate resilience (“the project”).

This authorization is subject to all conditions imposed upon the grantee through the February 15, 2024 Conservancy authorization for this project (Exhibit 1).

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:

1. A detailed work program, schedule, and budget.
2. Names and qualifications of any contractors to be retained in carrying out the project.
3. A plan for the acknowledgement of Conservancy funding that includes signage informing the public that the project received funds from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68).
4. Evidence that all permits and approvals required to implement the project have been obtained.

In addition, to the extent appropriate, the San Francisco Recreation and Parks Department shall incorporate the guidelines of the Conservancy's 'Coastal Access Project Standards'.

Findings:

Based on the accompanying staff recommendation and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding the San Francisco Bay Area Conservancy Program.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria.

STAFF RECOMMENDATION

PROJECT SUMMARY:

Staff recommends that the State Coastal Conservancy disburse up to \$3,091,148 to the City and County of San Francisco Recreation and Parks Department (SFRPD), to augment the Conservancy grant authorized on February 15, 2024 of \$5,500,000, to implement the India Basin Waterfront Park Phase 3: Shoreline Park Redevelopment Project, which consists of redeveloping the India Basin Shoreline Park in San Francisco into a mixed-use community park with improved public access and recreational amenities, enhanced habitat, and climate resilience ("the project").

This project marks the third and final phase of construction for the India Basin Waterfront Park (IBWP), a park that was envisioned and shaped by the Bayview Hunters Point (BVHP) community. Currently, India Basin Shoreline Park has outdated public amenities, limited recreational space, no direct public access to the shoreline, degraded shoreline habitat, and aging shoreline protection. The project aims to transform the park into a mixed-use park with an accessible waterfront and climate resilient features. Key features of this project include a new boathouse building with accessible restrooms, kayak storage, and boat washing areas; a recreational pier and floating dock to support the launch of non-motorized watercraft, such as kayaks; and the Marine Way Lawn, which will offer a gently sloped area along the water's edge

for passive recreation. The project includes adding a more extensive trail network, including an accessible Class 1 Bay Trail segment that connects this park to adjacent parks and open spaces. In addition, the project will plant approximately 2.7 acres of native sage scrub habitat, with about 6% of these gardens designed as bioretention basins that will capture and treat stormwater runoff. See the February 15, 2024, Staff Recommendation for more information (Exhibit 1).

SFRPD released a public request for proposals for the project’s construction in spring of 2025; however, the submitted bids for the project significantly exceeded the engineer’s cost estimates, with the most cost-effective proposal coming in approximately \$28 million over the anticipated budget. Several key factors likely contributed to these higher-than-expected costs. Rising material prices, including lumber and steel, have been driven up by market volatility and supply chain uncertainties. Additionally, statewide demand for construction resources has increased due to ongoing rebuilding efforts in areas affected by the devastating wildfires in the Los Angeles area. Another major cost driver is the soil surcharging required for the site, which involves applying pressure to compact and stabilize the unstable fill sediments. The site’s existing ground conditions, combined with the extensive grading needed, make this process essential for safe construction. To address the funding shortfall, SFRPD has collaborated with its funding partners and committed a substantial portion of its own bond funds to close the gap. With these efforts in place, the project is anticipated to break ground this fall.

Site Description: The project site, owned and managed by SFRPD, is a 5.6-acre property (not including areas that are public and private rights-of-way) that is part of the historic India Basin scow schooner boatyards, which operated from around 1875-1936. The project area was filled in the 1990’s to extend the shoreline into the India Basin waters to develop the India Basin Shoreline Park. See Exhibit 1 for more information.

Grant Applicant Qualifications: SFRPD manages 4,113 acres of recreational and open space, including 220 parks throughout San Francisco. SFRPD owns the India Basin Waterfront Park and has co-managed the IBWP Project with non-profit, community, and private partners since 2014. SFRPD was awarded a \$5,100,000 grant from the Conservancy to redevelop the adjacent 900 Innes Boatyard (India Basin Waterfront Park Phase 2), which SFRPD successfully completed in the fall of 2024 and is now open to the public. See Exhibit 1 for more information.

CONSISTENCY WITH CONSERVANCY’S PROJECT SELECTION CRITERIA:

The recommended authorization is consistent with the Conservancy’s Project Selection Criteria, last updated on September 23, 2021, as described in Exhibit 1.

PROJECT FINANCING

Coastal Conservancy	\$3,091,148
Coastal Conservancy (February 15, 2024, Authorization)	\$5,500,000
California State Parks Grant State Specified Grant	\$24,505,730

California State Parks Statewide Park Development and Community Revitalization Program	\$5,768,000
California State Parks Habitat Conservation Shoreline Fund	\$756,728
U.S. Environmental Protection Agency San Francisco Bay Water Quality Improvement Funds	\$3,768,558
U.S. Environmental Protection Agency Environmental Remediation Funds	\$2,000,000
San Francisco Bay Restoration Authority	\$1,150,000
SFRPD 2020 Bond Funds	\$8,681,649
Private Funding	\$31,971,166
Project Total	\$87,192,979

This augmentation has two funding sources. Conservancy funds for this augmentation include \$2,520,000 from a Fiscal Year 2022/23 appropriation of the General Fund for the purpose of “urgent sea-level level rise adaptation and coastal resilience needs using nature-based solutions or other strategies” (The Budget Act of 2023, Chapter 38, Statutes of 2023 (AB 102)). The coastal resilience funds are available for the purposes set forth in Section 52 of Chapter 258 of the Statutes of 2021, which sets forth a detailed description of the purposes of the coastal resilience funds and includes projects for the purpose of the San Francisco Bay Area Conservancy Program established pursuant to Chapter 4.5 (commencing with Section 31160) of Division 21 of the Public Resources Code. The proposed project is consistent with this funding source because it is located within the geographic boundary and supports the goals of San Francisco Bay Program (see Consistency with Conservancy’s Enabling Legislation section, below).

Conservancy funds for this augmentation also include \$571,148 from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68 - Public Resources Code, Division 46, Sections 80000-80173). Chapter 9 of Proposition 68 allocates funds for projects that enhance and protect the coast and ocean resources, including projects consistent with the San Francisco Bay Area Conservancy Program at Division 21 of the Public Resources Code (Section 80120(d)). The definition of “protection” includes actions to improve access to public open-space areas and actions to allow the continued use and enjoyment of property or natural, cultural, and historic resources (Section 80002(l)). The project is consistent with the San Francisco Bay Area Conservancy Program and will improve access and enjoyment of the San Francisco Bay for the BVHP, surrounding communities, and water trail users.

Unless specifically identified as “Required Match,” the other sources of funding and in-kind contributions described above are estimates. The Conservancy does not typically require matching funds or in-kind services, nor does it require documentation of expenditures from other funders or of in-kind services. Typical grant conditions require grantees to provide any funds needed to complete a project.

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

See Exhibit 1.

CONSISTENCY WITH CONSERVANCY'S [2023-2027 STRATEGIC PLAN](#):

See Exhibit 1.

CEQA COMPLIANCE:

On July 26, 2018, the San Francisco Planning Commission certified the India Basin Mixed-Use Project Final Environmental Impact Report (Final EIR), approved the India Basin Waterfront Park Phase 3: Shoreline Park Redevelopment, and adopted a Mitigation Monitoring and Reporting Program. The Conservancy independently reviewed the Final EIR and, on February 15, 2024, adopted Findings regarding Significant Effects and Statement of Overriding Considerations. The project is unchanged since the Conservancy's February 15, 2024 authorization, and there are no changed circumstances or new information that would affect the project's effects or mitigation measures. Accordingly, no new environmental documentation is required under CEQA. The augmentation for the project remains consistent with the California Environmental Quality Act.