

**Subject:** India basin development. I strongly object to this development and land giveaway

**Date:** Monday, September 30, 2019 at 2:17:15 PM Pacific Daylight Time

**From:** Lani Asher

**To:** Fiala, Shannon@BCDC

My name is Lani Asher and I have had an art business in the Bayview for the last 30 years. I am a former member of the Rab at the shipyard at Hunters Point. This is a complete land grab with market rate housing which damages both the environment and the community. Stop this land grab development now. Shame on you.

Sent from my iPhone



September 27, 2019

Shannon Fiala  
Bay Conservation and Development Commission  
Bay Area Metro Center, 375 Beale St, Suite 510  
San Francisco, CA 94105

**Greenaction for Health and Environmental Justice Comments on BCDC's Defective Notice and Regulatory Process for Proposed Amendment to San Francisco Bay Plan Regarding India Basin Mixed Use Project**

Greenaction for Health and Environmental Justice submits these comments on behalf of our diverse members and constituents who live in Bayview Hunters Point, San Francisco and other San Francisco Bay waterfront communities.

On August 2nd, 2019, the San Francisco Bay Conservation and Development Commission (BCDC) released a notice and Staff Report for the Proposed San Francisco Bay Plan Amendment No. 4-19, which addresses potential modifications to the boundaries of the Waterfront Park Priority Usage Area (PUA) and the mixed-use development project at India Basin.

For the reasons stated here, Greenaction calls on BCDC to cancel the hearing scheduled for October 3, 2019, and begin the process from the start, in compliance with language access, civil rights and environmental justice laws and policies.

1. This notice is defective and cannot serve as adequate public notice due to failure to provide translation and language access for non-English speaking populations:

The notice, and the accompanying Staff Report, are in English only and were never translated into languages spoken in Bayview Hunters Point and in other San Francisco Bay communities that could be impacted by this proposed project and by BCDC's proposed action that violates their mandate and mission to protect San Francisco Bay.

The failure to translate the notice and Staff Report denies non-English speaking residents their right to participate in government regulatory processes that could impact their lives, a violation of civil rights.

2. The notice is defective as it fails to provide information on how the public can submit written comments on the proposed Amendment:

BCDC's notice and website omit any mention of how and where members of the public can submit written comments on the proposed Amendment. This invalidates the public comment opportunity as it prevents the public from commenting on the project unless they can show up in the middle of a work day at the BCDC hearing on October 3, 2019 at 1 pm.

3. The public hearing should be held in the neighborhood where the proposed project is located, at a time that affords residents the best opportunity to participate in the regulatory process:

Holding the hearing during the daytime at a downtown location not in the affected community denies residents most directly affected their right to participate in this regulatory process.

4. The staff report was clearly biased in favor of the corporate proponent of the proposed Amendment:

The BCDC staff report highlights the alleged benefits of the India Basin Mixed Use Project and barely and incompletely mentions the findings of the City's Environmental Impact Report that concluded the project would cause significant, harmful, ongoing, unavoidable air pollution that could result in violations of air quality standards – and cannot be reduced to less than significant even with mitigation. The staff reports' failure to provide a balanced, factual, accurate statement about the project is improper and cannot be used as justification for a BCDC regulatory decision.

Greenaction, residents and community and environmental justice groups across the Bay Area expect BCDC to comply with its environmental justice, equity and public participation mandates and commitments.

We expect a prompt response to this letter, our request and concerns.

Please include this letter into the official administrative record for this project.

Submitted,



Bradley Angel  
Executive Director  
Greenaction for Health and Environmental Justice



September 26, 2019

Shannon Fiala, Planning Manager  
San Francisco Bay Conservation and Development Commission  
375 Beale Street, Suite 510  
San Francisco, CA 94105

Subject: India Basin Bay Plan Amendment 4-19

Dear Ms. Fiala:

The Port of San Francisco supports the proposed Bay Plan Amendment 4-19 to remove privately-owned land from BCDC's waterfront park priority use designation to allow for approval and construction of 700 Innes and the India Basin Mixed Use Project (India Basin Project). The India Basin Project includes improvements to create a major waterfront park and shoreline public access, which has been carefully planned and coordinated with the San Francisco Department of Recreation and Parks (Rec Park), Office of Economic and Workforce Development (OEWD), and the Port. The Port has been an active partner in providing staff support of a Trust Exchange Agreement with the California State Lands Commission to ensure that the waterfront park and public access areas are maintained as public open space within the India Basin project area, with the Port as the Trustee.

In 2006, Mayor Gavin Newsom called for a City and community collaboration to create a planned network of public open spaces along the industrial waterfront in southeast San Francisco. The Port led the planning effort, which included BCDC, ABAG, Rec Park, OEWD, SPUR and the San Francisco Parks Alliance to establish the Blue Greenway public open space and water recreation network, stretching between China Basin Channel and the southern border of San Francisco. The Blue Greenway established the framework for major waterfront park investments by the City and public-private development partners, including the India Basin parks proposed by Build Inc., which follow other Blue Greenway parks approved by BCDC for the Mission Rock and Pier 70 development projects, and Crane Cove Park now under construction by the Port. The public, community-based, and private partnerships and collaborations represented in the projects to date underscore the high level of public benefits that can be achieved by taking a comprehensive plan approach to improving the Bay shoreline to support a complementary program of maritime, industrial, commercial, recreational, natural habitat, and public access improvements and investments.

The India Basin Project open space improvements have been designed to complement India Basin Park, managed by Rec Park, ensuring that the improvements will look and feel integrated in a location that fills a gap in the Blue Greenway system. Overall, the India Basin Project will provide approximately 14 acres of improved public open space, including creation of the "Big Green", to expand and further enhance the Blue Greenway. Importantly, a Community Facilities (Special Tax) District will be established to provide approximately \$1.5 million in annual revenues from the Project for the cost of long-term management and maintenance of parks, public spaces, stormwater systems, and certain portions of public

rights-of-way. Approval of the Bay Plan Amendment will support the India Basin project, which reflects the importance of public/private partnerships necessary to establish high quality parks along the shoreline.

Regards,



**Patrick Foster**

Waterfront Planner, Port of San Francisco

Cc: Victoria Lehman, Project Manager, Build Inc.  
Kari Kilstrom, Special Projects, Port of San Francisco  
Diane Oshima, Director of Planning and Environment, Port of San Francisco  
David Beaupre, Senior Waterfront Planner, Port of San Francisco



Ms. Shannon Fiala  
SF Bay Conservation and Development Commission  
375 Beale Street, Suite 510, San Francisco, CA 94105.  
shannon.fiala@bcdc.ca.gov

Date: September 24, 2019

Re: Public Comment Letter- India Basin Bay Plan Amendment 4-19

Dear Ms. Fiala:

I am a 20+ year Bayview resident and owner of three Bayview/India Basin based restaurants and am writing to publicly support the proposed Bay Plan Amendment 4-19 to remove approximately 17.9 acres of privately-owned land outside of BCD's jurisdiction from BCD's waterfront park priority use designation to allow construction of the 700 Innes Mixed Use Project and improvements to the adjacent waterfront parks. The current area contains under-utilized vacant land- some of which is not currently open to the public. Approval of this Bay Plan Amendment will result in the permanent preservation and long-term maintenance of over 24 acres of waterfront parks that will benefit underserved members of the community, my family included.

The four sites that compose the larger India Basin project (India Basin Shoreline Park, 900 Innes, India Basin Open Space, and 700 Innes Mixed Use Project) have been designed with extensive community involvement. The developer and the City have been working with the community for over five years and have sponsored over 150 community and stakeholder meetings to gather input and to design the projects to address community needs. I have been involved in several of these meetings and have shared much of that information with my colleagues, neighbors and members of the various community boards that I am involved with.

The 700 Innes project represents one of the few development projects in San Francisco that was community-generated as the original design principles are taken from a proposal from the India Basin Neighborhood Association (IBNA). Extensive community involvement and community-guided design has resulted in a design that preserves hillside views of the shoreline, provides extensive community benefits, includes a Public Market to incubate local entrepreneurs and businesses, includes local workforce training & recruitment program for construction and on-site permanent jobs, provides a 3,000 square foot child care facility, and provides many trails and bike paths through the site and along the waterfront. ***We have needed innovative and thoughtful planning like this for so long!***

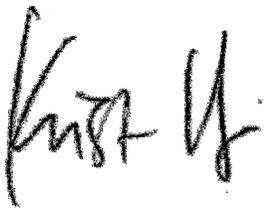
Build and San Francisco Recreation and Parks Department have worked with the community to build trust and partnerships with underrepresented communities and community-based organizations and worked with all

stakeholders to address issues of environmental justice and social equity. The projects in India Basin have been designed to address vulnerable shoreline communities and includes a plan to address current and future climate hazards, including designs to protect communities from sea level rise. The India Basin projects, facilitated by this Bay Plan Amendment, will help protect the Bay as a public resource for all to access and use regardless of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, genetic information, or disability. This is such an important factor for our incredibly diverse community.

Approving the Bay Plan Amendment will allow construction of a mixed-use development and park that will serve the community and will provide critical funding for the long-term maintenance and operations of all of the waterfront parks in India Basin, including the India Basin Shoreline, 900 Innes, India Basin Open Space, and the Big Green. Approval of the Bay Plan Amendment also will help to connect the Blue Greenway along the southeastern waterfront. This project reflects the importance of public/private partnerships necessary to establish high quality parks along the shoreline.

I sincerely hope BCDC approves this important Bay Plan Amendment to bring the area into compliance with local zoning, to allow construction of a community-designed mixed-use project that will serve the community and will facilitate improvements and long-term maintenance of the waterfront parks in India Basin. The exemplary footwork work that has been done to ensure the success of this project should not be overlooked.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristin Houk". The signature is written in a cursive, flowing style.

Kristin Houk  
Bayview Resident  
Owner, Café Alma  
Owner, All Good Pizza  
Owner, Tato