# 900 INNES

DESIGN REVIEW SUBMITTAL
Prepared for San Francisco Recreation and Parks and The Trust for Public Land
by GGN with Jensen Architects, Sherwood Design Engineers, Rana Creek, Moffatt & Nichol, Jon Brody Structural Engineers, Interface Engineering, Niteo Lighting, and Boudreau Associates

For Review on February 10, 2020 by the San Francisco Bay Conservation and Development Commission's Design Review Board (DRB)

India Basin
Shoreline Park
900 Innes

India Basin Shoreline Park

900 Innes

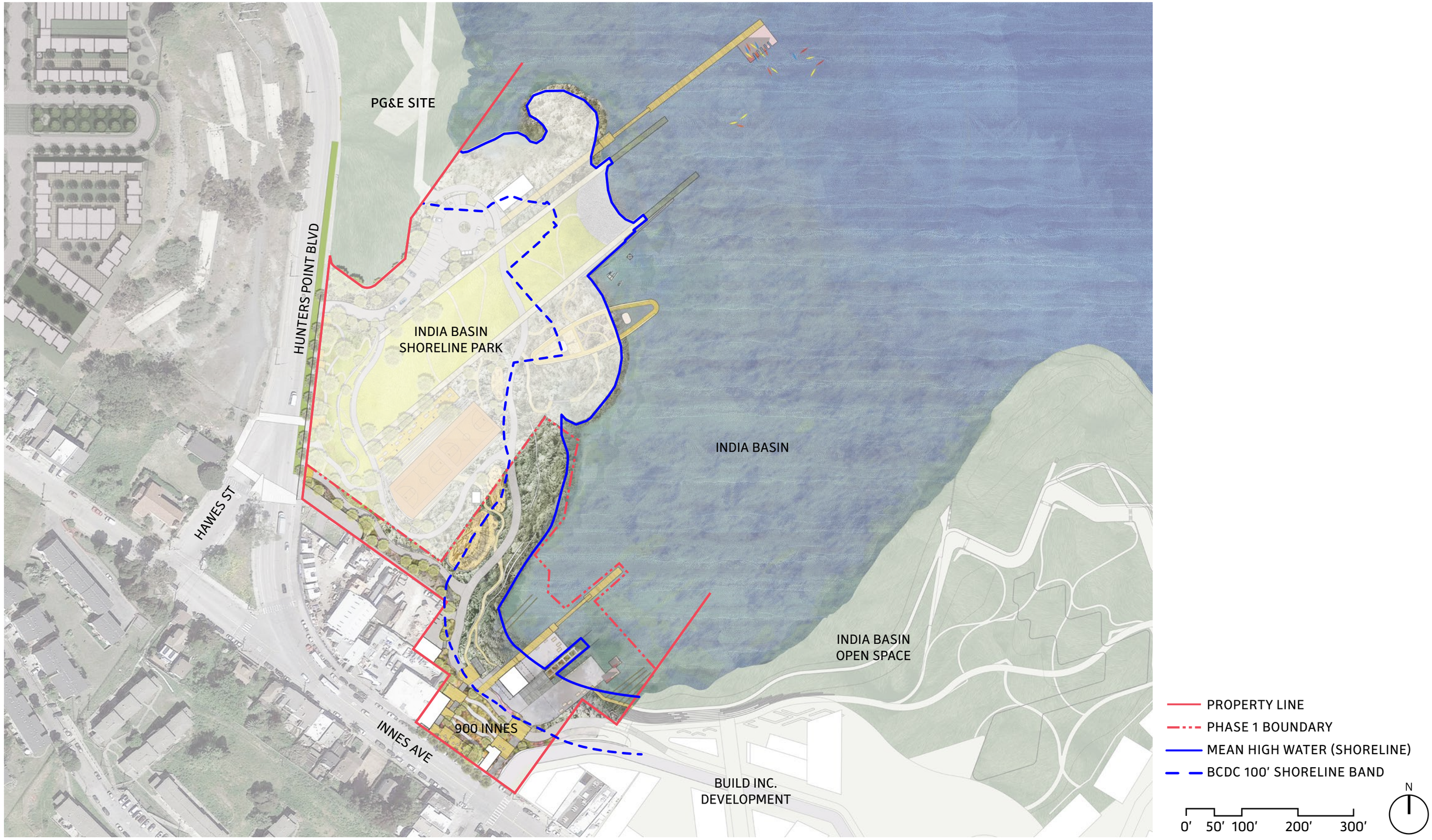
PG&E SITE
HUNTERS POINT BLVD
INDIA BASIN
SHORELINE PARK
INDIA BASIN
HAWES ST
INNES AVE
INDIA BASIN
OPEN SPACE
PROPERTY LINE
PHASE 1 BOUNDARY
JURISDICTION DELINEATION LINE
BCDC 100' SHORELINE BAND
REMEDIATION AREA
REMEDIATION MHW +5.75
N
0' 50' 100' 200' 300'

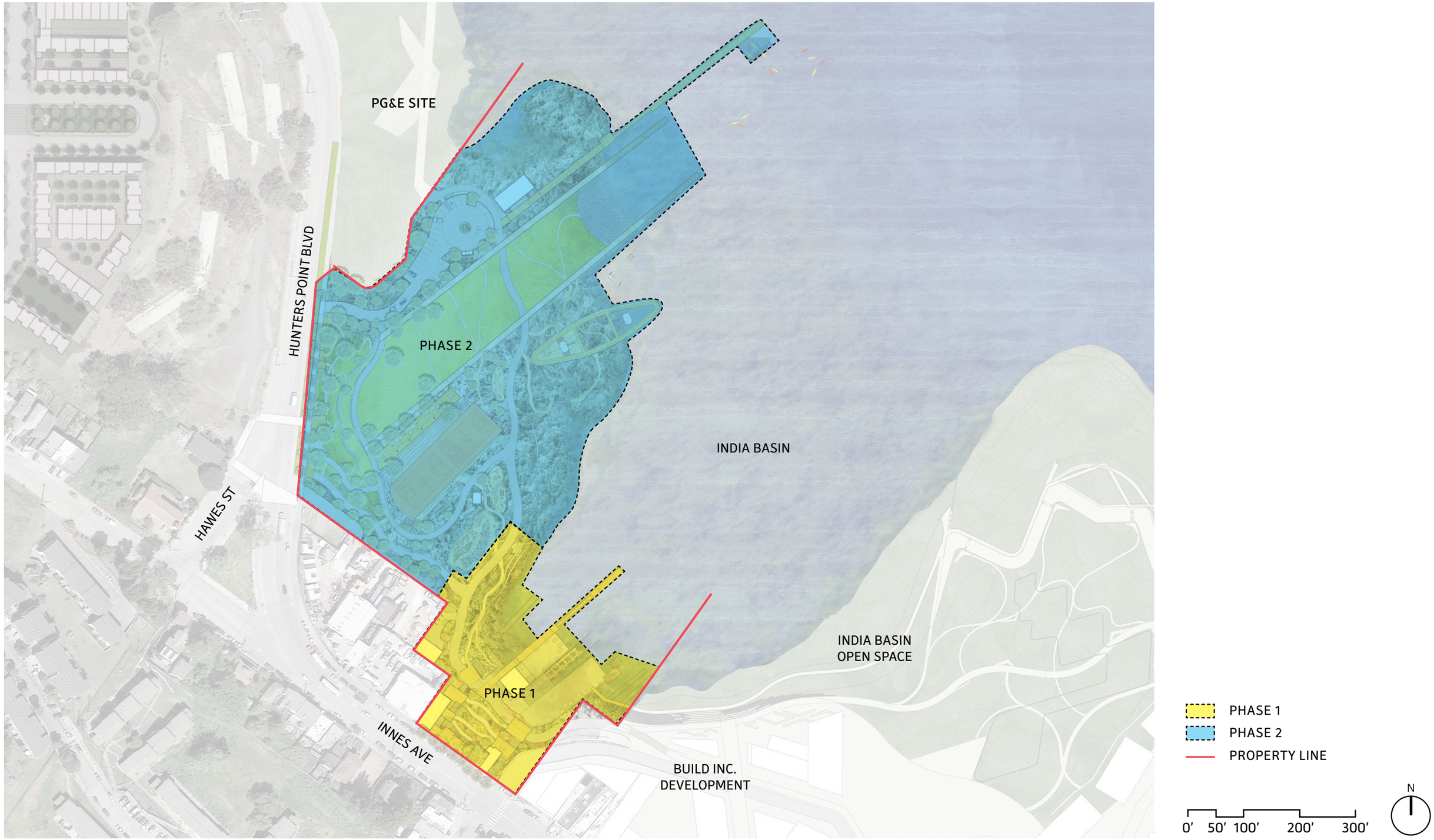
GGN

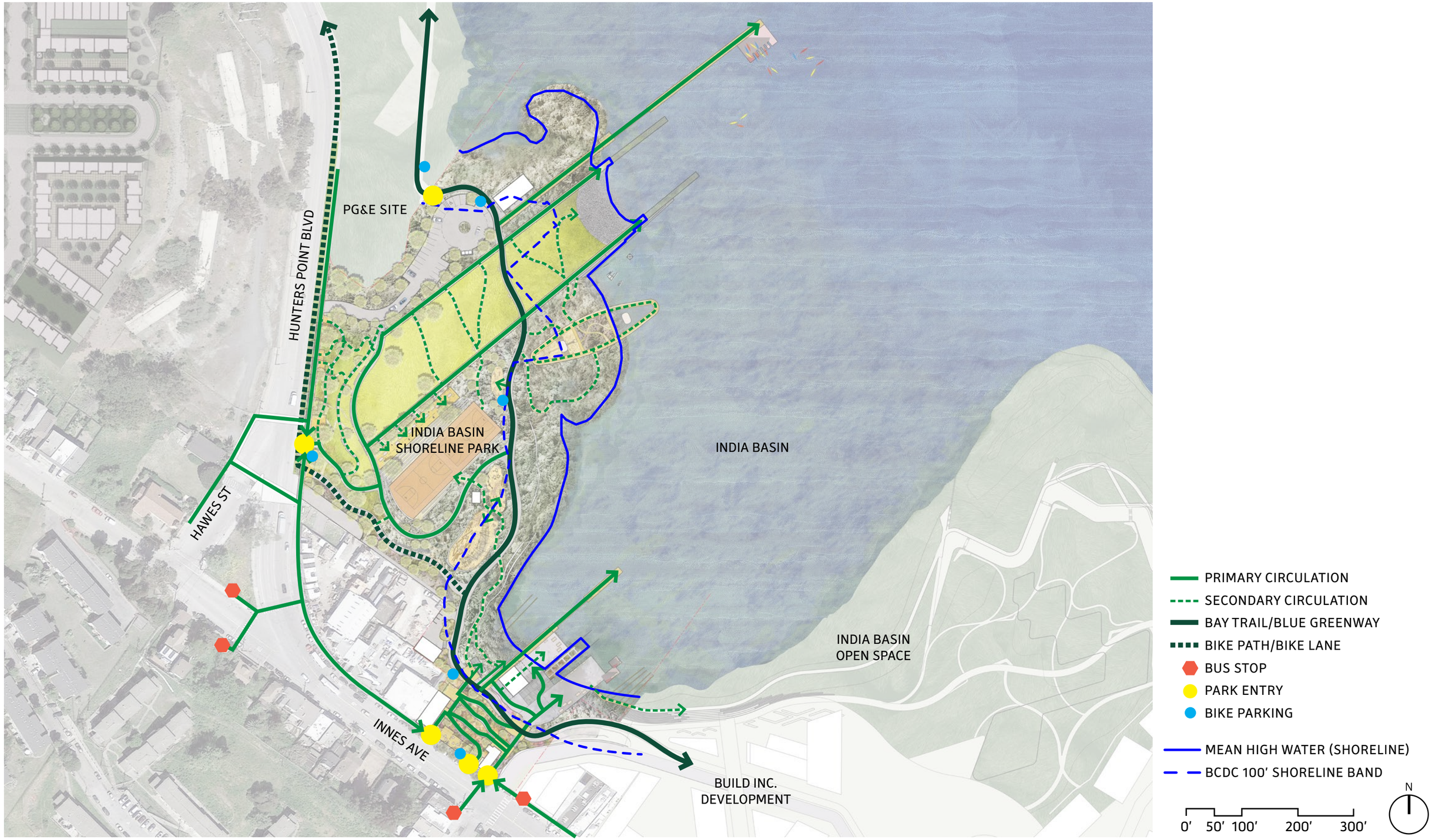
900 Innes Park Project
February 10, 2020

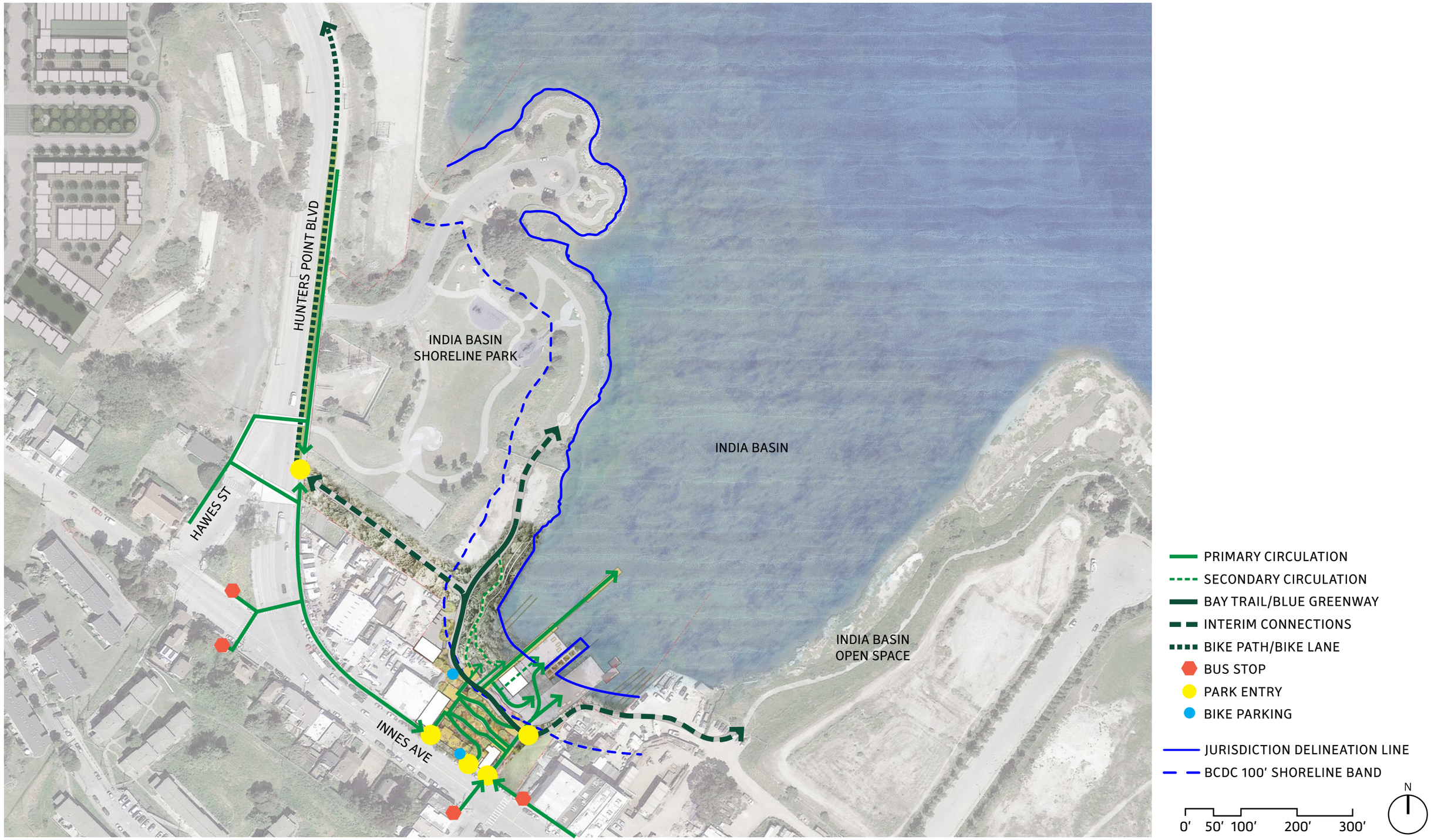
2016 Concept Site Plan - 5

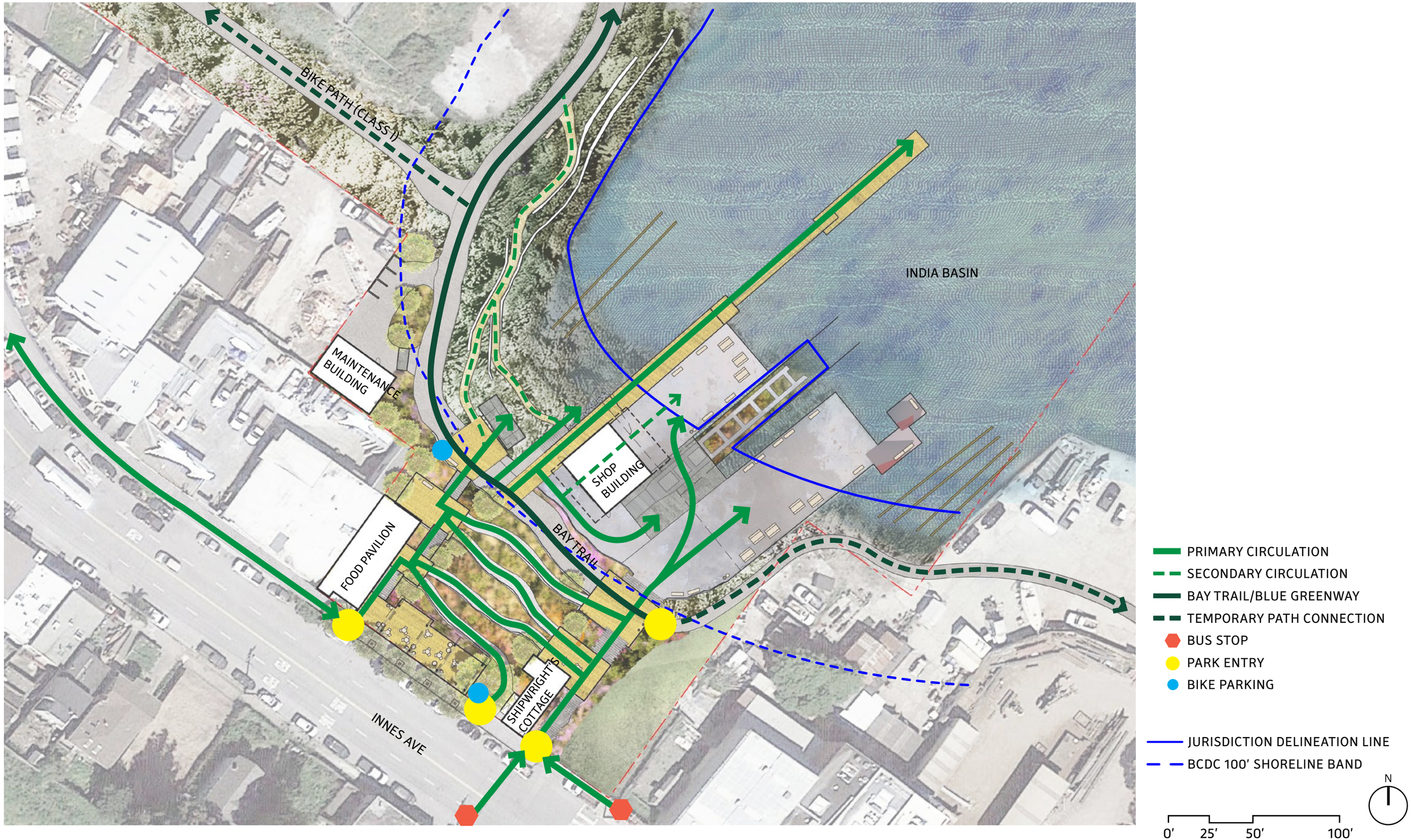
San Francisco Recreation And Parks
The Trust For Public Land


PG&E SITE
HUNTERS POINT BLVD
INDIA BASIN
SHORELINE PARK
INDIA BASIN
HAWES ST
INDIA BASIN
OPEN SPACE
INNES AVE
900 INNES
BUILD INC.
DEVELOPMENT
PROPERTY LINE
PHASE 1 BOUNDARY
MEAN HIGH WATER (SHORELINE)
BCDC 100' SHORELINE BAND
N
0' 50' 100' 200' 300'


PG&E SITE
HUNTERS POINT BLVD
PHASE 2
INDIA BASIN
HAWES ST
INDIA BASIN
OPEN SPACE
PHASE 1
INNES AVE
BUILD INC.
DEVELOPMENT
PHASE 1
PHASE 2
PROPERTY LINE
N
0′ 50′ 100′ 200′ 300′


PG&E SITE
HUNTERS POINT BLVD
INDIA BASIN
SHORELINE PARK
INDIA BASIN
HAWES ST
INDIA BASIN
OPEN SPACE
INNES AVE
BUILD INC.
DEVELOPMENT
PRIMARY CIRCULATION
SECONDARY CIRCULATION
BAY TRAIL/BLUE GREENWAY
BIKE PATH/BIKE LANE
BUS STOP
PARK ENTRY
BIKE PARKING
MEAN HIGH WATER (SHORELINE)
BCDC 100' SHORELINE BAND
N
0' 50' 100' 200' 300'

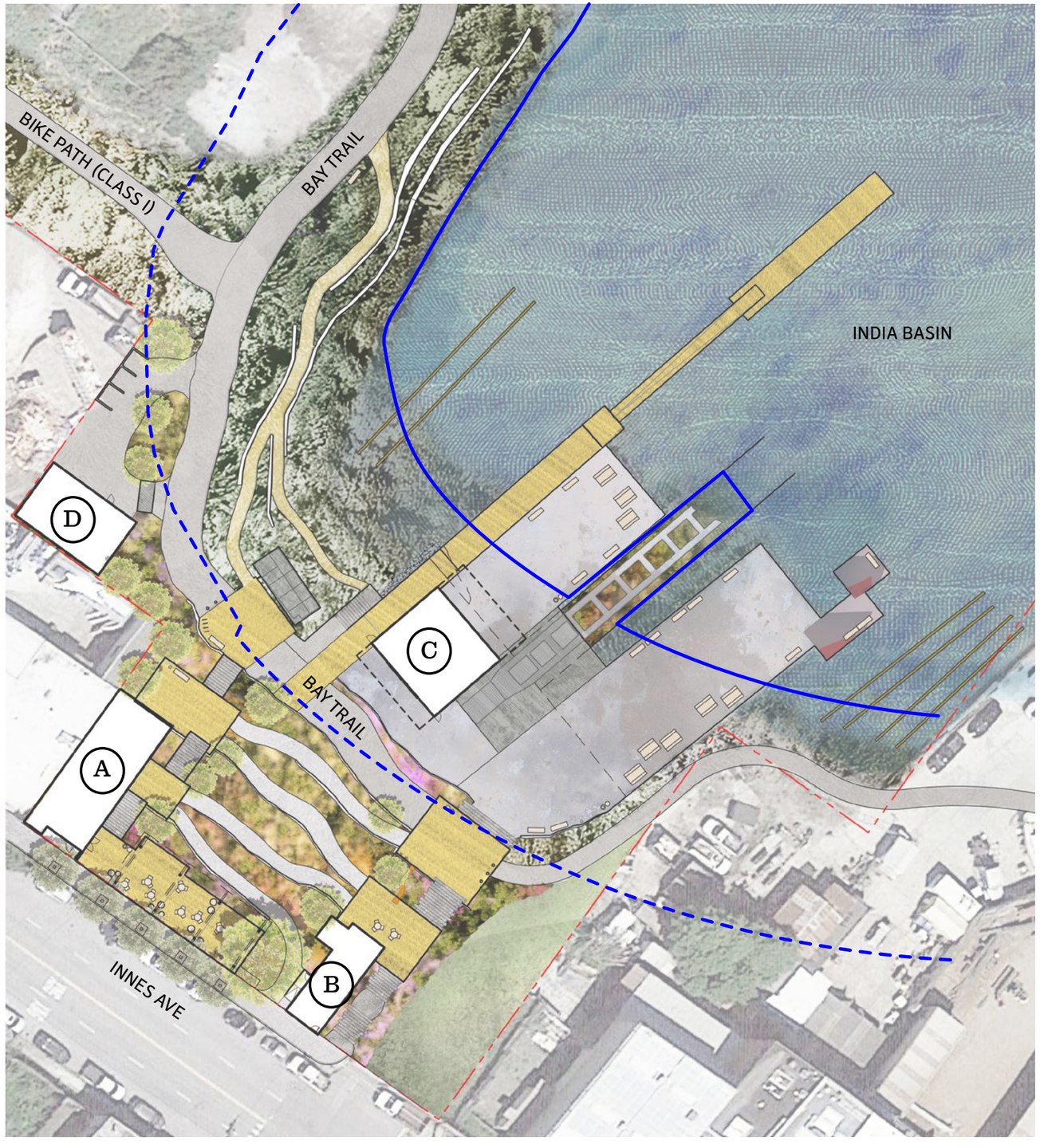

HUNTERS POINT BLVD
INDIA BASIN
SHORELINE PARK
INDIA BASIN
HAWES ST
INNES AVE
INDIA BASIN
OPEN SPACE
PRIMARY CIRCULATION
SECONDARY CIRCULATION
BAY TRAIL/BLUE GREENWAY
INTERIM CONNECTIONS
BIKE PATH/BIKE LANE
BUS STOP
PARK ENTRY
BIKE PARKING
JURISDICTION DELINEATION LINE
BCDC 100' SHORELINE BAND
0'
50'
100'
200'
300'
N


BIKE PATH (CLASS I)
INDIA BASIN
MAINTENANCE BUILDING
SHOP BUILDING
FOOD PAVILION
BAY TRAIL
SHIPWRIGHT'S COTTAGE
INNES AVE
PRIMARY CIRCULATION
SECONDARY CIRCULATION
BAY TRAIL/BLUE GREENWAY
TEMPORARY PATH CONNECTION
BUS STOP
PARK ENTRY
BIKE PARKING
JURISDICTION DELINEATION LINE
BCDC 100' SHORELINE BAND
N
0'
25'
50'
100'

On-site Activation

On-site Engagement

Sample Board



Ⓐ Food Pavilion

Located on the footprint of a previously existing 19th century cottage, the Food Pavilion will house one primary food vendor with kitchen and open seating spaces as well as 1-2 smaller popup vendor spaces.

## Ⓑ Shipwright's Cottage

This 2-story historic wood framed cottage built before 1880 will become a coffee or retail shop at the street level and has the opportunity to provide space for a classroom or gallery at the lower boatyard level.

## Ⓒ Shop Building

Located on the footprint of the existing historic boatyard paint shop the Shop Building provides an open framework for community events, summer classrooms, and a flexible Maker space.

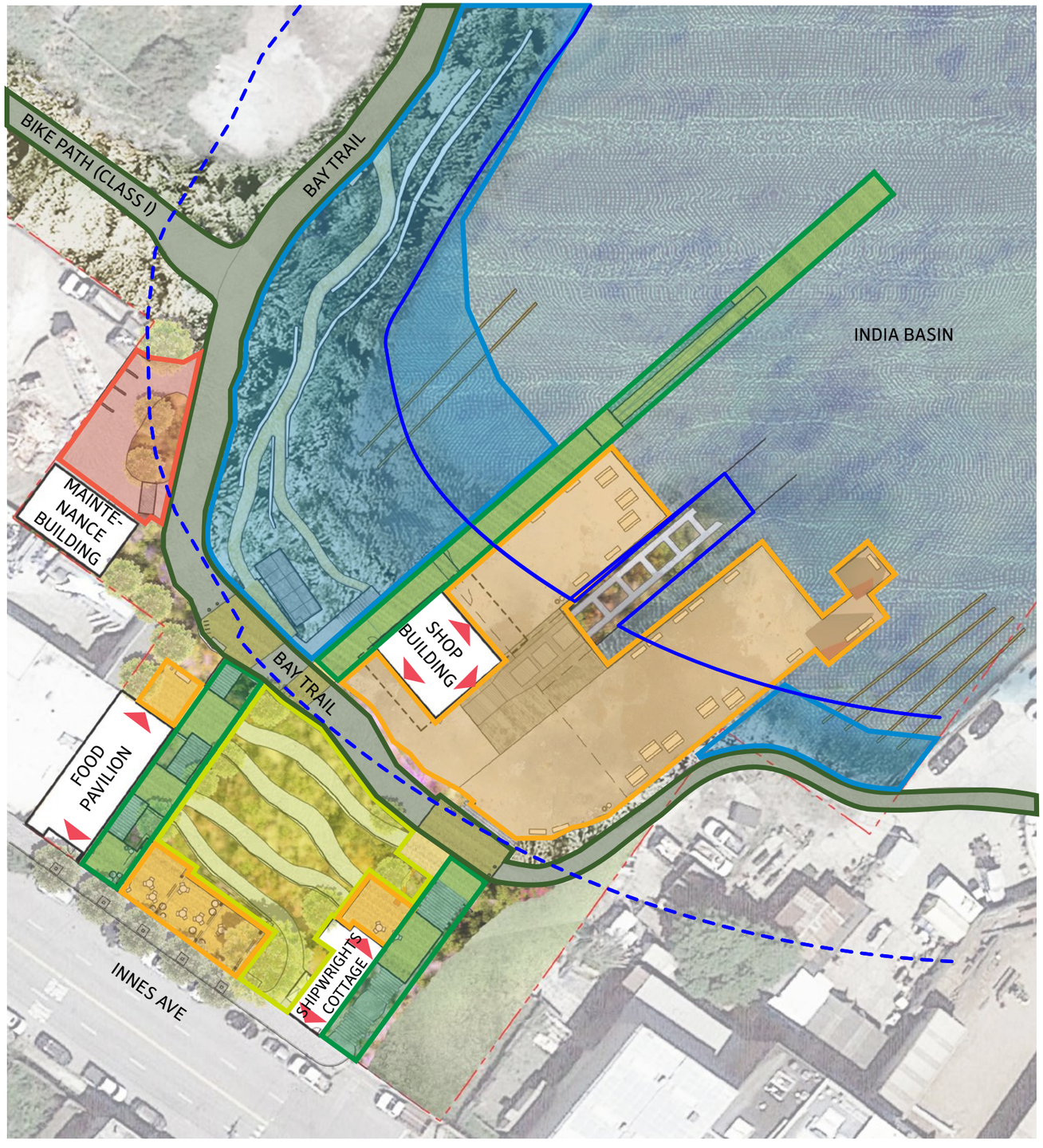
## Ⓓ Maintenance Building

Located on the approximate site of an existing storage shed this structure will include equipment and an office for SF Rec & Park staff.

JURISDICTION DELINEATION LINE
BCDC 100' SHORELINE BAND

0' 25' 50' 100'

N



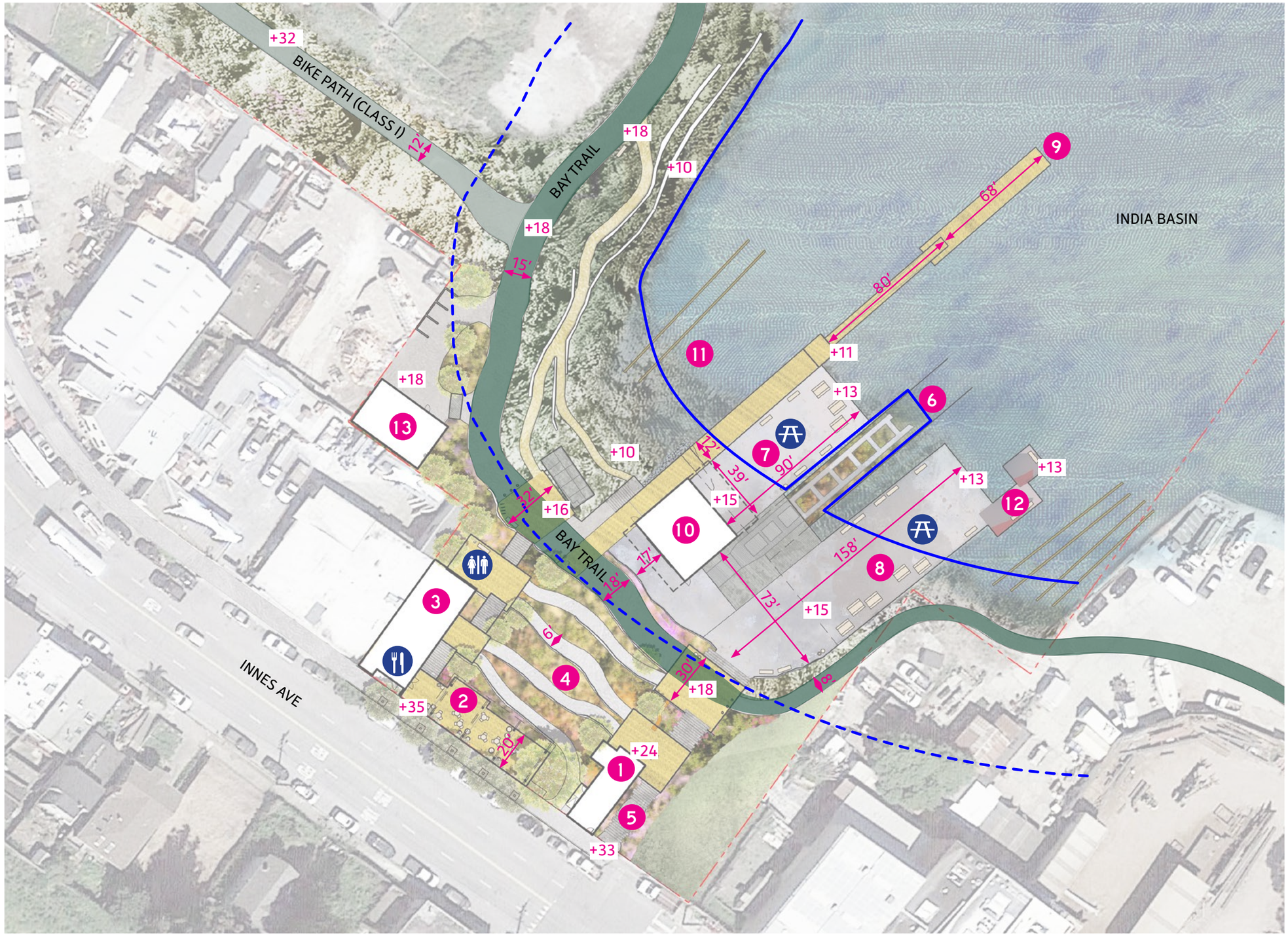
Pier Events

View from Innes Avenue

- Gathering Space
- Access/Walkway
- Garden & Path
- Natural Shoreline
- Maintenance
- Bike and Shared Trail
- Building Entry

- JURISDICTION DELINEATION LINE
- BCDC 100' SHORELINE BAND

0' 25' 50' 100'




## 900 INNES BOATYARD

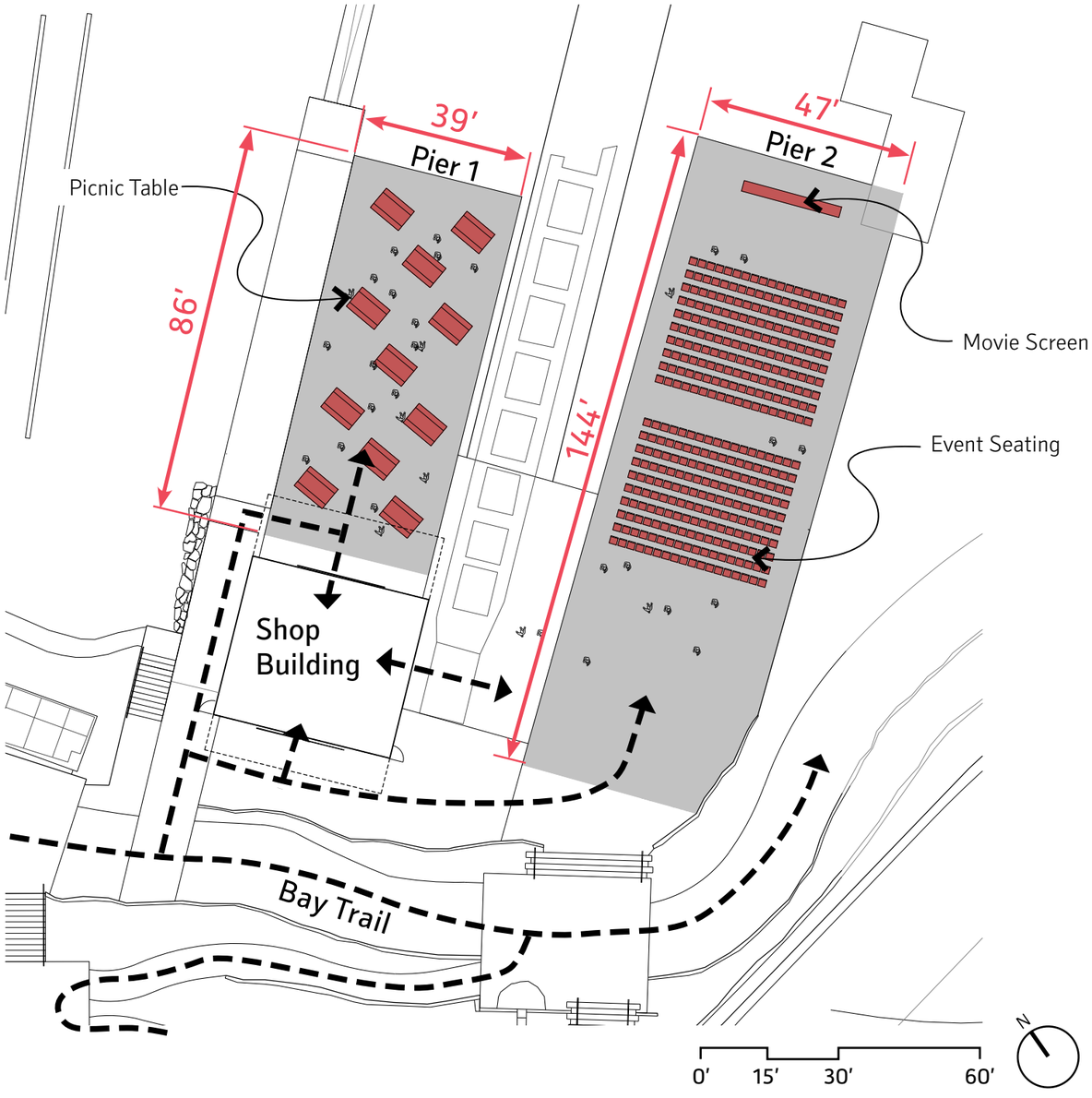
1. RESTORED SHIPWRIGHT'S COTTAGE WELCOME CENTER
2. INNES EDGE
3. FOOD PAVILION
4. INNES GARDEN + ACCESSIBLE PATHS
5. GRIFFITH STREET STEPS
6. RESTORED CONCRETE LADDER
7. PICNIC PIER (PIER 1)
8. PICNIC PIER (PIER 2)
9. FLOATING DOCK
10. SHOP BUILDING
11. GRAVEL SHORE + MARINERAILS
12. BAY OVERLOOK
13. MAINTENANCE BUILDING

PICNIC / GATHERING AREA
RESTROOM
CAFÉ / CONCESSION
BAY TRAIL
BIKE PATH (CLASS I)

MEAN HIGH WATER (SHORELINE)
BCDC 100' SHORELINE BAND

N

0' 25' 50' 100'

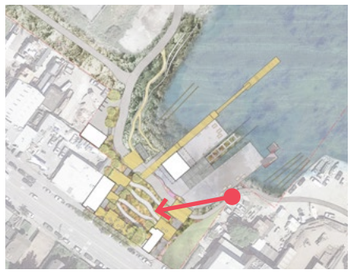


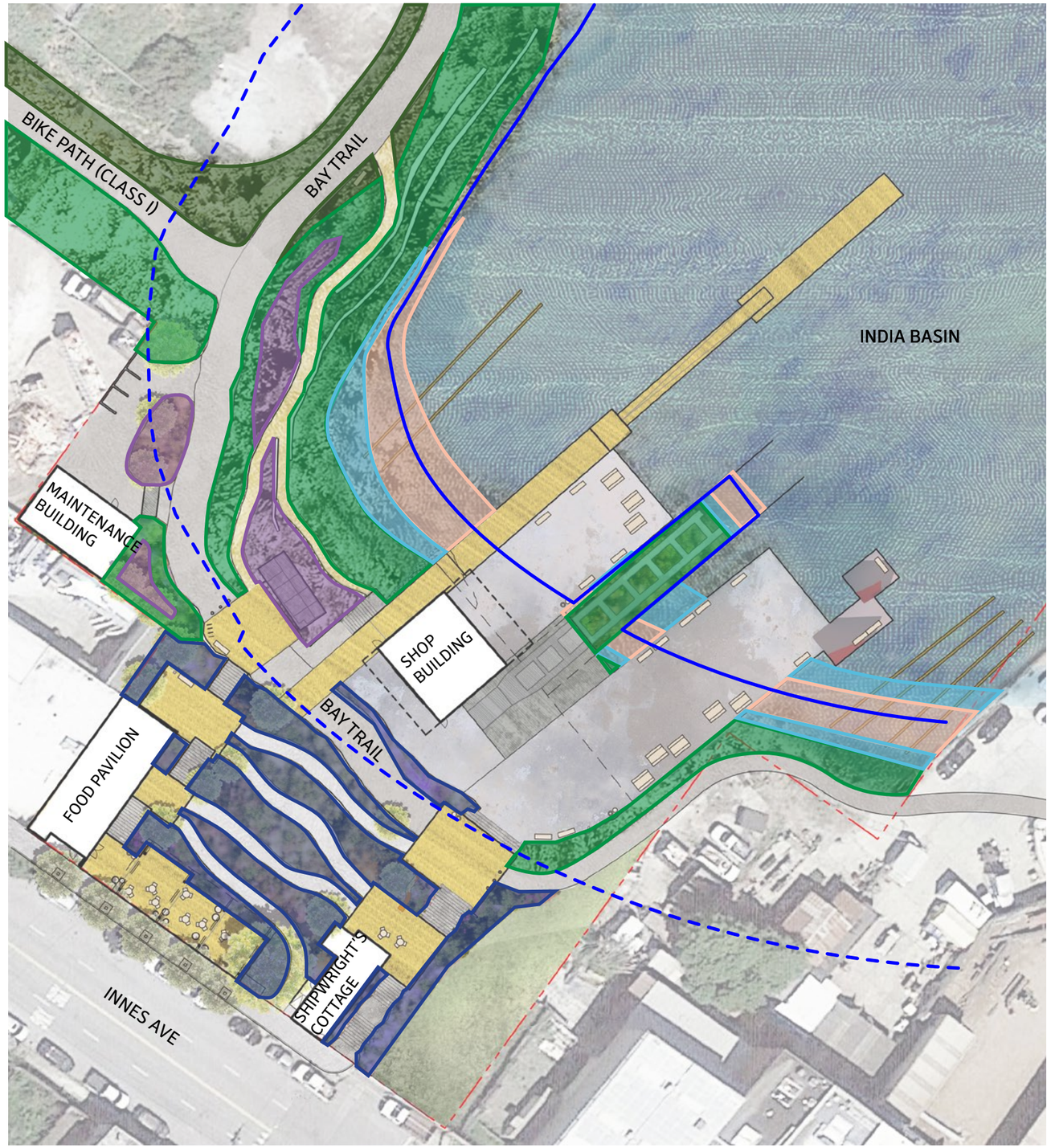
**Community Pier Programming Preferences**

- Farmer's Market
- Outdoor Movies
- Seasonal Festivals
- Outdoor Concert
- Community Storytelling
- Outdoor Classrooms

- Pier Event Space
- 8' x 5'-6" Picnic Table
- 10' x 10' Tent
- Seat
- Accessible Route

FARMERS MARKET



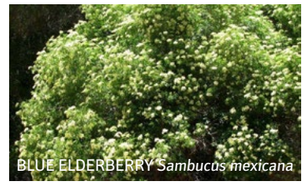



## Salt Marsh

## Marsh Transition Zone

## Upland Coastal Scrub

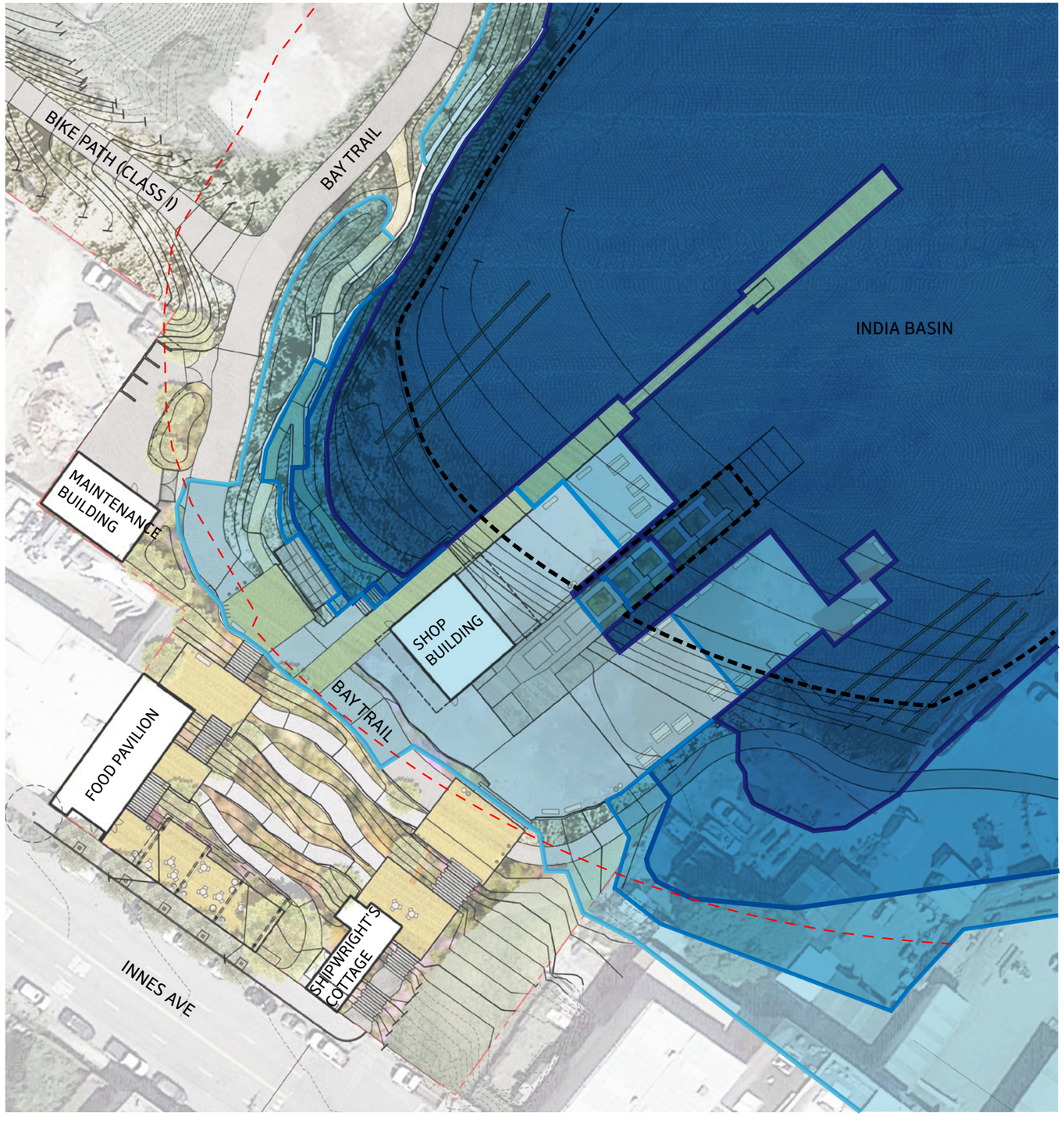
## Bioretention




## 900 Innes Garden Mix

N

0′ 25′ 50′ 100′

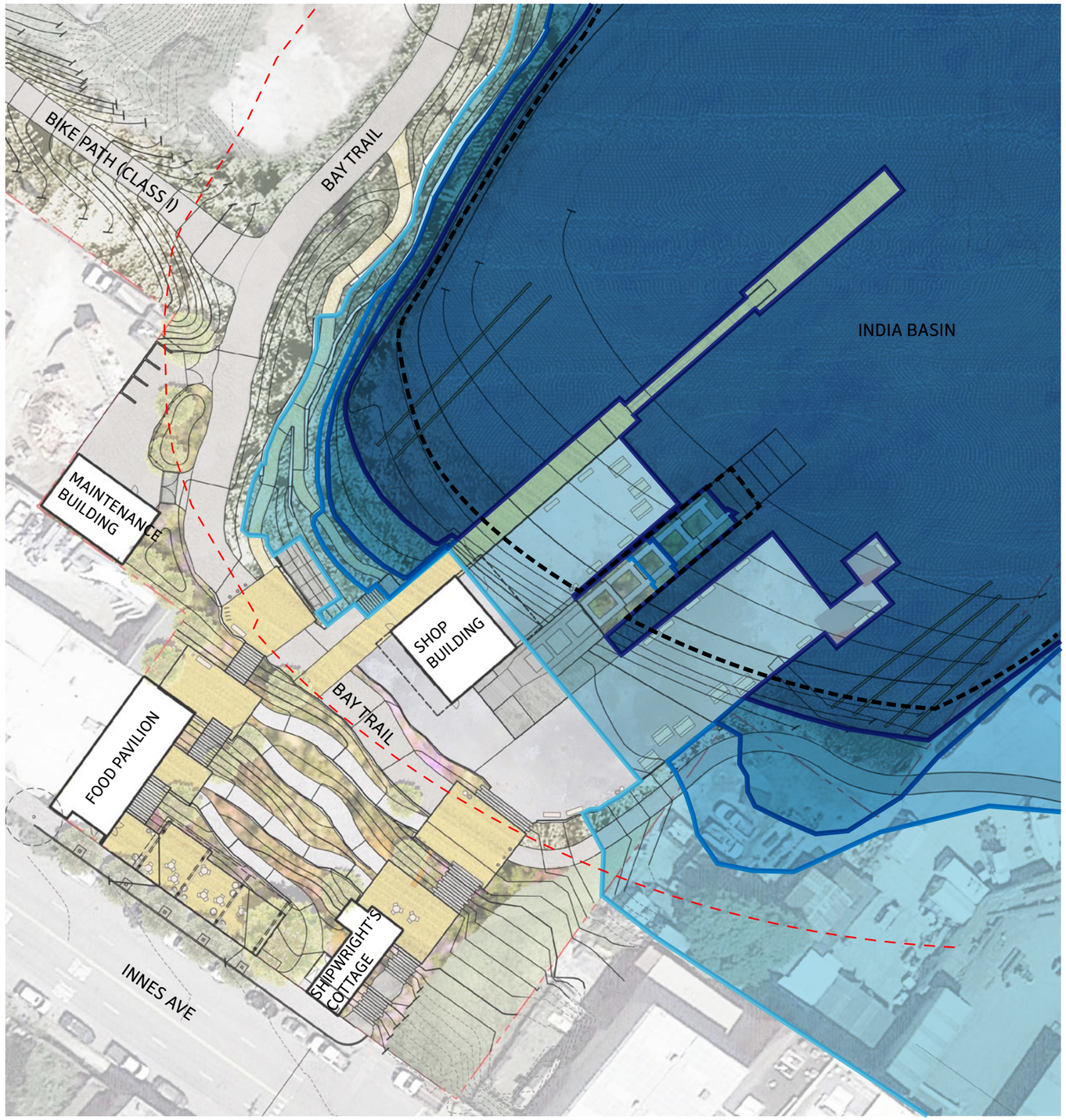



## Adjusted Water Level and Sea Level Rise Projection Per SFPUC 2014 and San Francisco Sea Level Rise Action Plan

- 2020 Mean High Water (+5.75′)
- 2020 BCDC 100′ Boundary
- 2020 100-yr Flood Level (+9.9′)
- 2050 100-yr Flood Level (+11.8′)
- 2075 100-yr Flood Level (+13.9′)
- 2100 100-yr Flood Level (+16.8′)

0′ 25′ 50′ 100′

N




## Adjusted Water Level and Sea Level Rise Projection Per SFPUC 2014 and San Francisco Sea Level Rise Action Plan

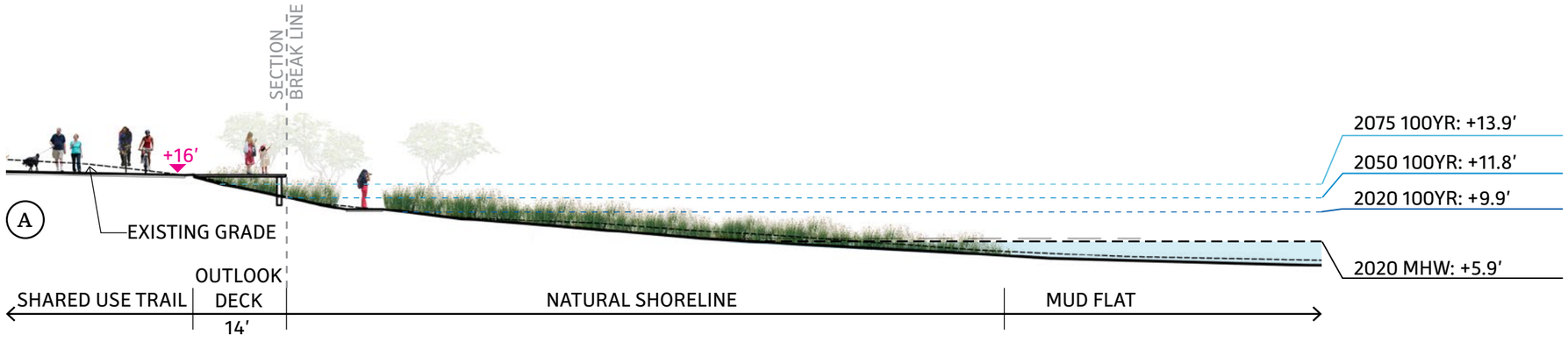
- 2020 Mean High Water (+5.75')
- 2020 BCDC 100' Boundary
- 2020 King Tide (+7.8')
- 2050 King Tide (+9.7')
- 2075 King Tide (+11.8')
- 2100 King Tide (+14.7')

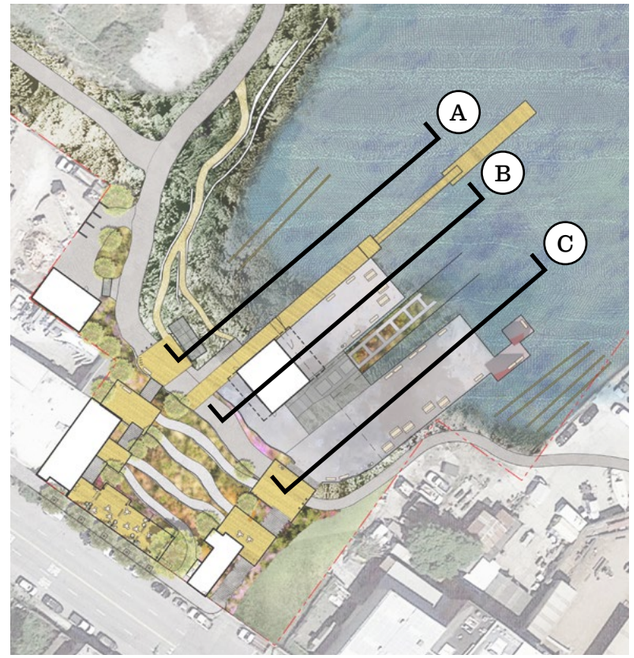
| Landscape Feature [1] | Elevation feet NAVD88 | OPC/BCDC Guidelines [2] | Basis for Recommended Elevation [3] |
|---|---|---|---|
| Pier2 (1) | +13.0 | | King Tide 2075 + 2' wave runup |
| Pier2 (2) | +15.0 | | King Tide 2100 |
| Bay Trail (1) | +15.0 | | King Tide 2100 |
| Shop Building FF | +15.0 | | King Tide 2100 |
| Pier1 (1) | +13.0 | | King Tide 2075 + 2' wave runup |
| Pier1 (2) | +15.0 | | King Tide 2100 |
| Marine Rail 1 (1) | +10.0 | | King Tide 2050 |
| Marine Rail 1 (2) | +15.0 | +12.0 | King Tide 2100 |
| Retaining Wall | +10.0 | | King Tide 2050 |
| Bay Trail (2) | +21.0 | | Match adjacent grades |
| Bay Trail (3) | +21.0 | | Match adjacent grades |
| Ghost Ferry | +15.0 | | King Tide 2100 |
| Parking Lot | +15.0 | | King Tide 2100 |
| Boathouse | +15.0 | | King Tide 2100 |
| Outlook Platform | +11.0 | | King Tide 2075 |

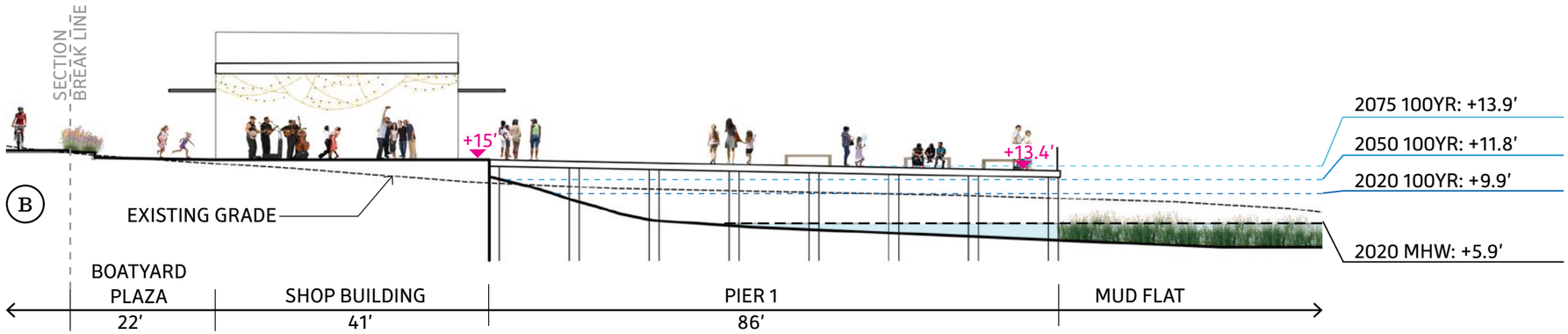
[1] See Figure 1-3 for location of features.
[2] No flooding until 2050 + Commitment and funding to implement adaptations through design life of project.
[3] Refer to Table 2-1.

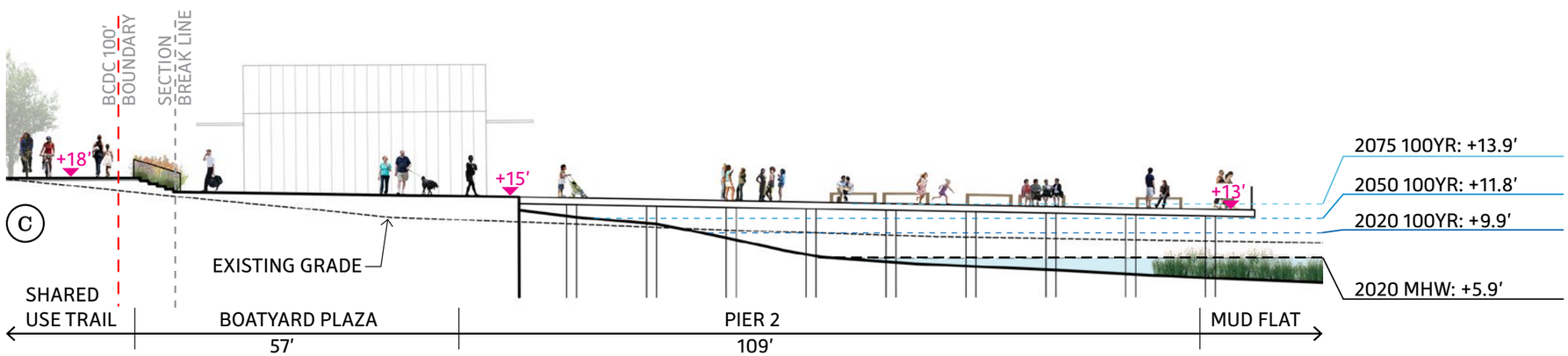
0' 25' 50' 100'

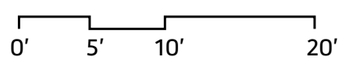
N

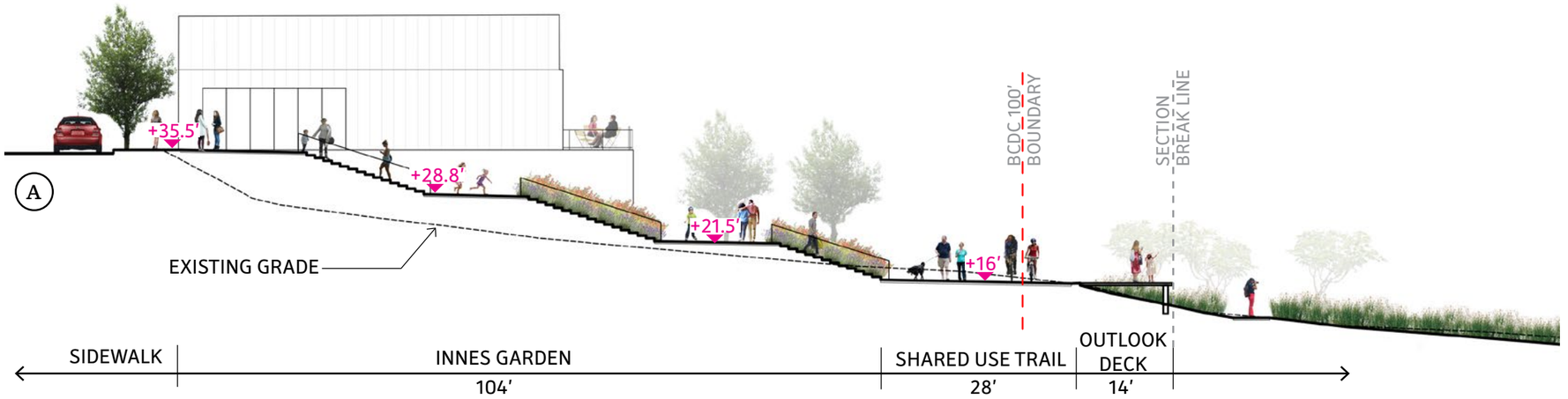

SECTION BREAK LINE
+16'
A
EXISTING GRADE
2075 100YR: +13.9'
2050 100YR: +11.8'
2020 100YR: +9.9'
2020 MHW: +5.9'
SHARED USE TRAIL
OUTLOOK DECK
14'
NATURAL SHORELINE
MUD FLAT

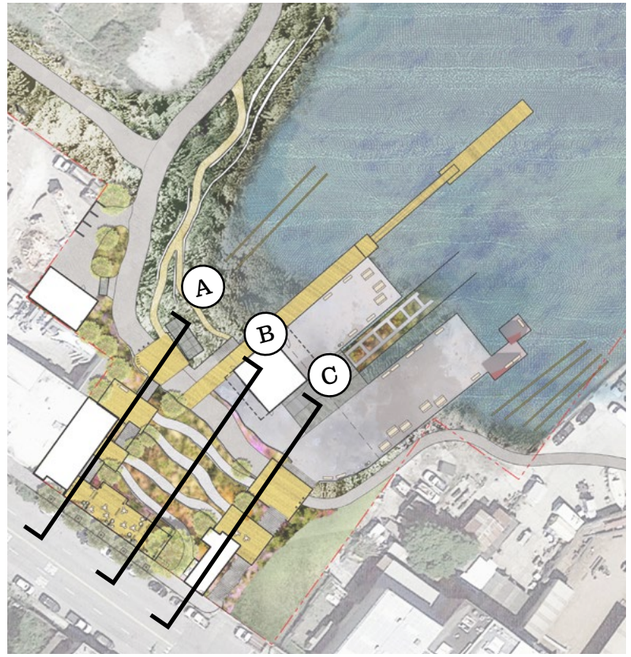

A
B
C

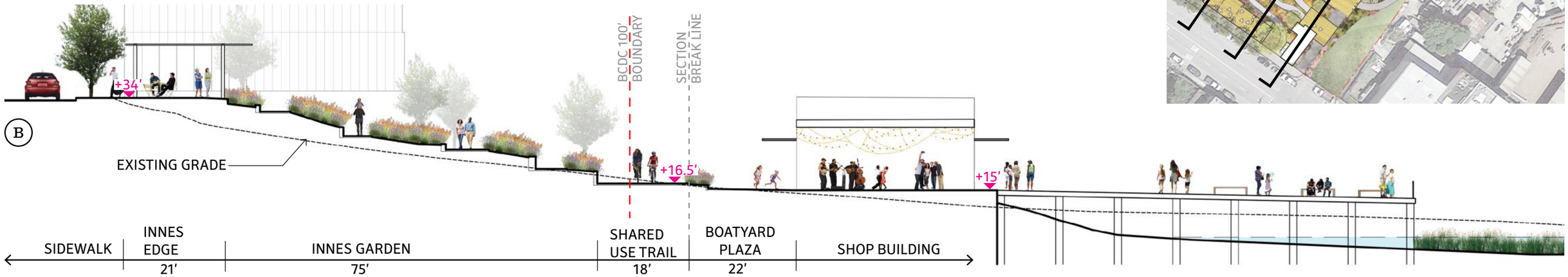

SECTION BREAK LINE
+15'
+13.4'
B
EXISTING GRADE
2075 100YR: +13.9'
2050 100YR: +11.8'
2020 100YR: +9.9'
2020 MHW: +5.9'
BOATYARD PLAZA
22'
SHOP BUILDING
41'
PIER 1
86'
MUD FLAT

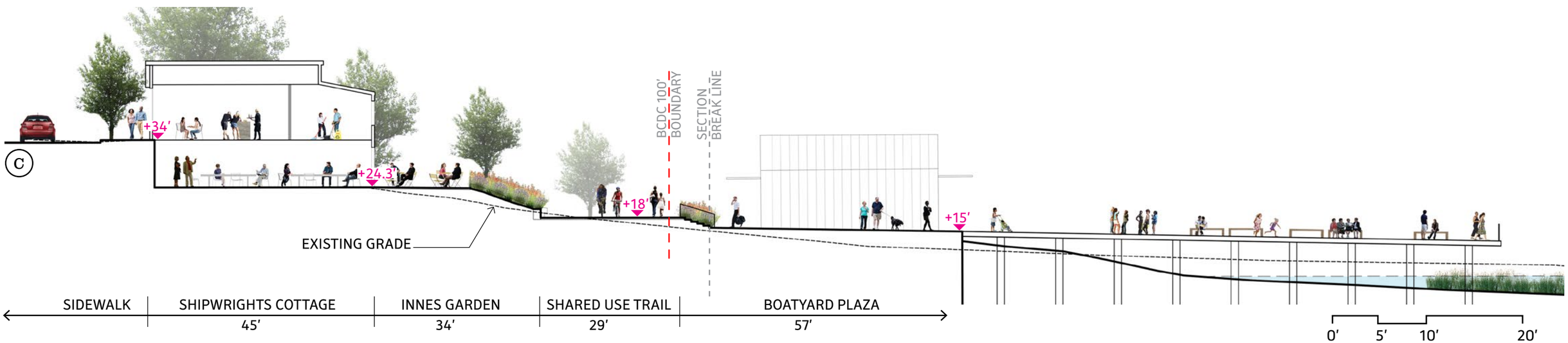

BCDC 100' BOUNDARY
SECTION BREAK LINE
+18'
+15'
+13'
C
EXISTING GRADE
2075 100YR: +13.9'
2050 100YR: +11.8'
2020 100YR: +9.9'
2020 MHW: +5.9'
SHARED USE TRAIL
BOATYARD PLAZA
57'
PIER 2
109'
MUD FLAT


0'
5'
10'
20'

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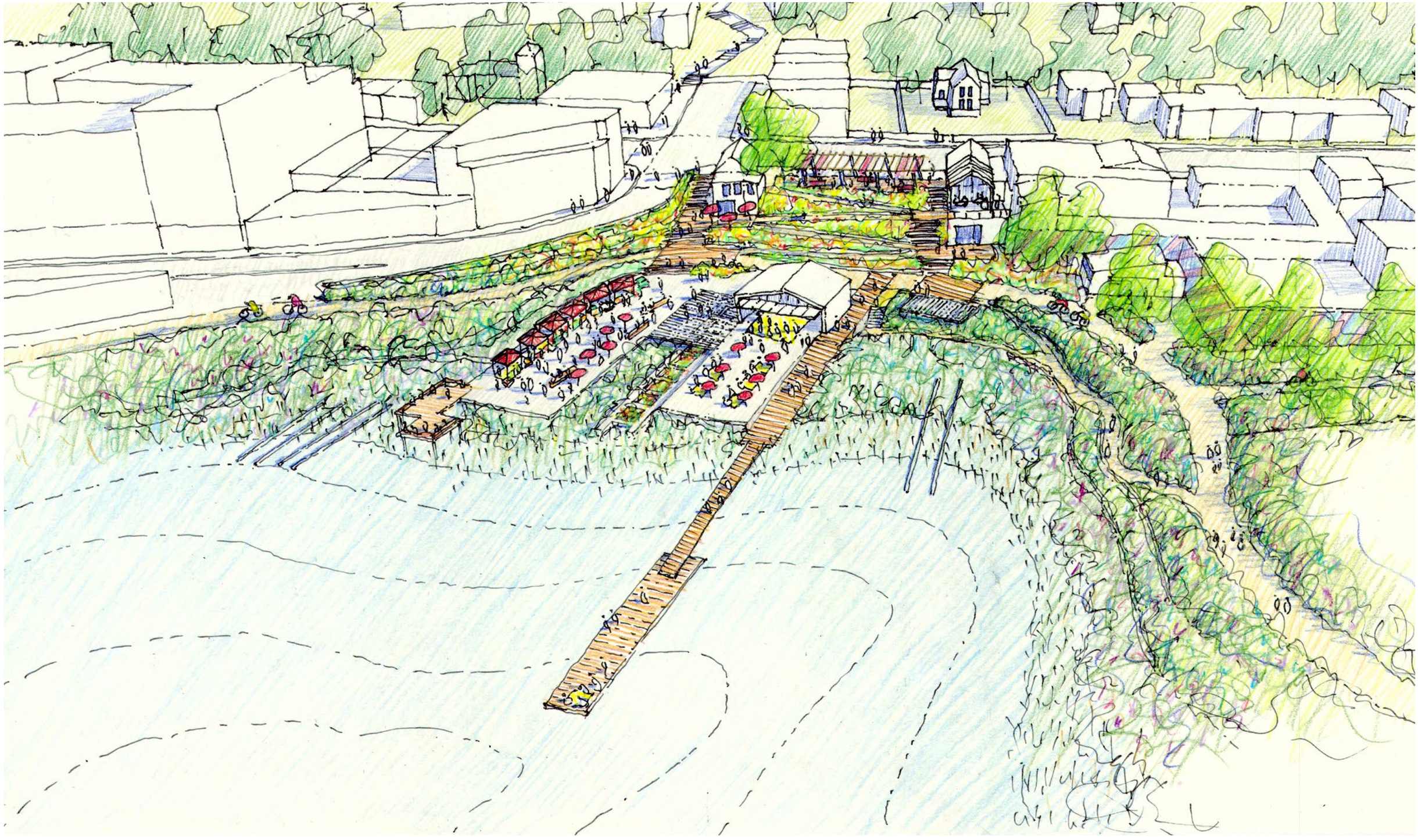
900 Innes Park Project
February 10, 2020

# 900 Innes Sections - 22

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