

Proposed Bay Plan Amendment 700 Innes Avenue, India Basin BPA 4-19

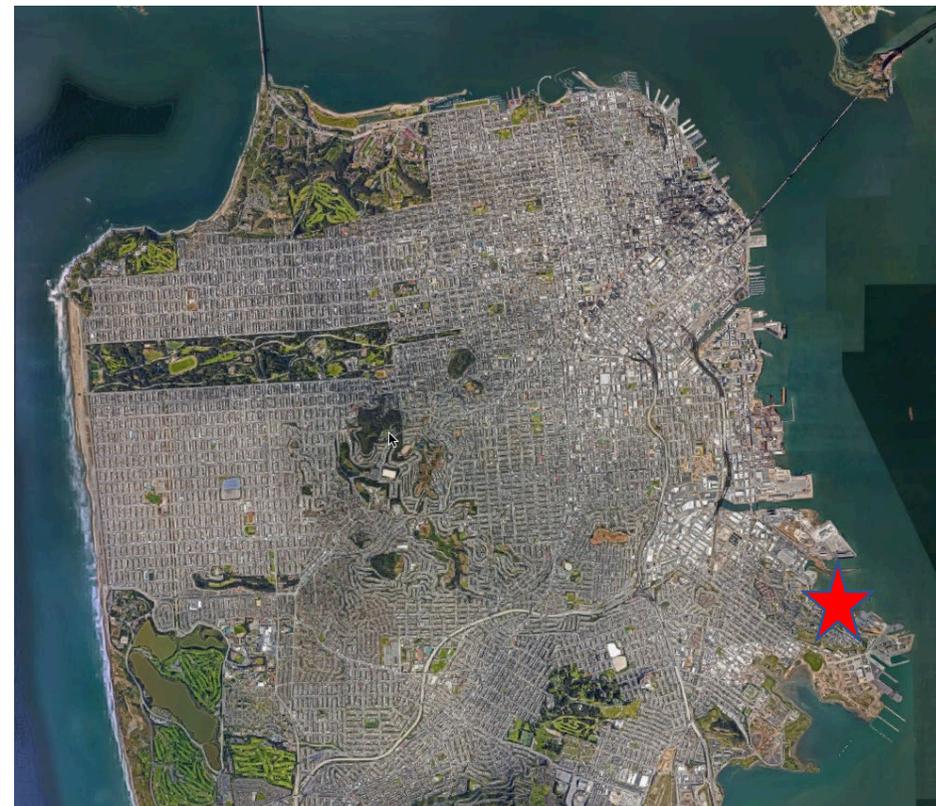
Shannon Fiala and Cody Aichele-Rothman

August 1, 2019



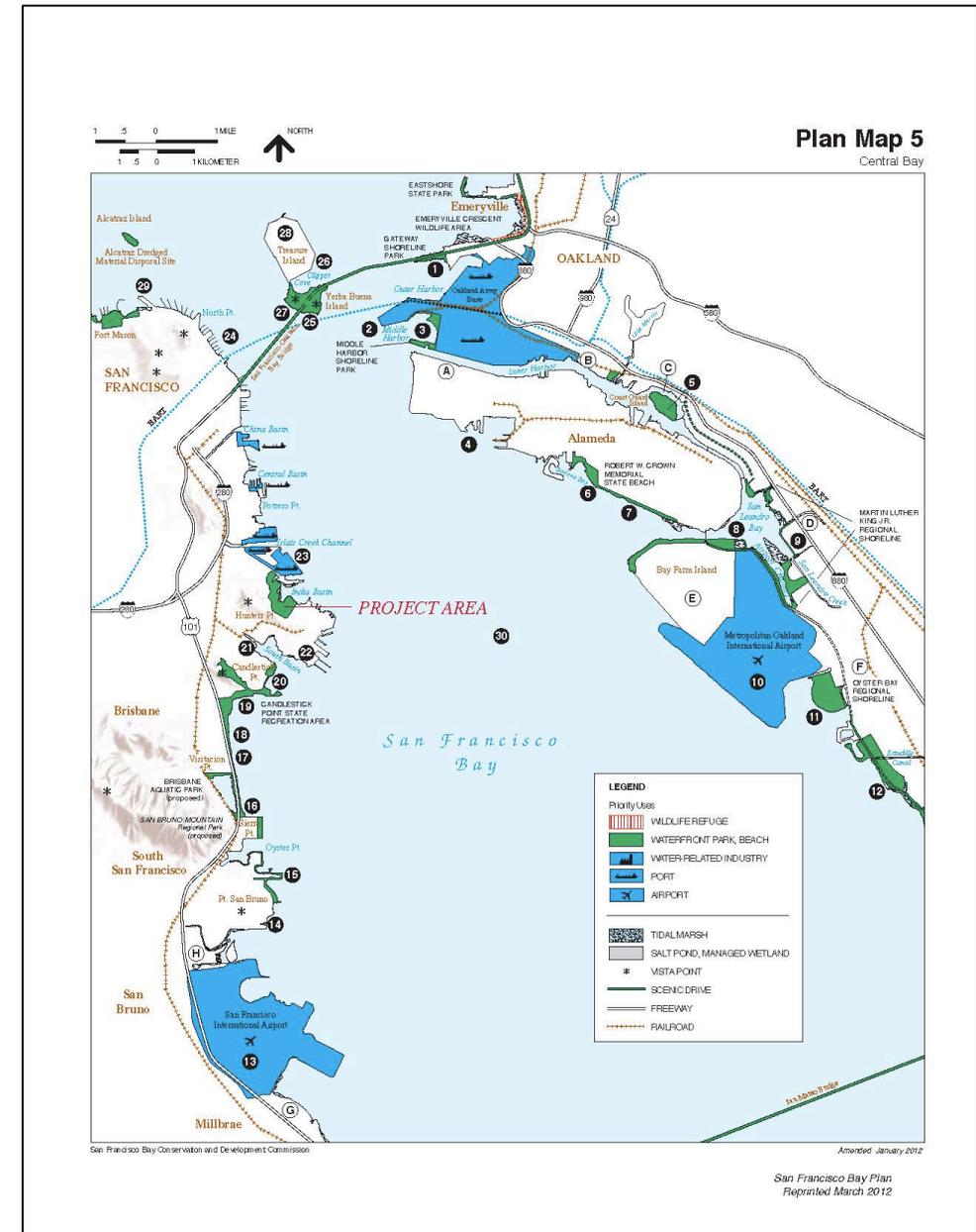
Proposed BPA No. 4-19

- Build, Inc./India Basin LLC will apply for a BCDC permit for the India Basin Open Space improvement project
- Build, Inc./India Basin LLC is currently requesting:
 - San Francisco Bay Plan Map 5 – Waterfront Park Priority Use Area designation boundary change
 - San Francisco Waterfront Special Area Plan Map 7 – Waterfront Park Priority Use Area designation boundary change



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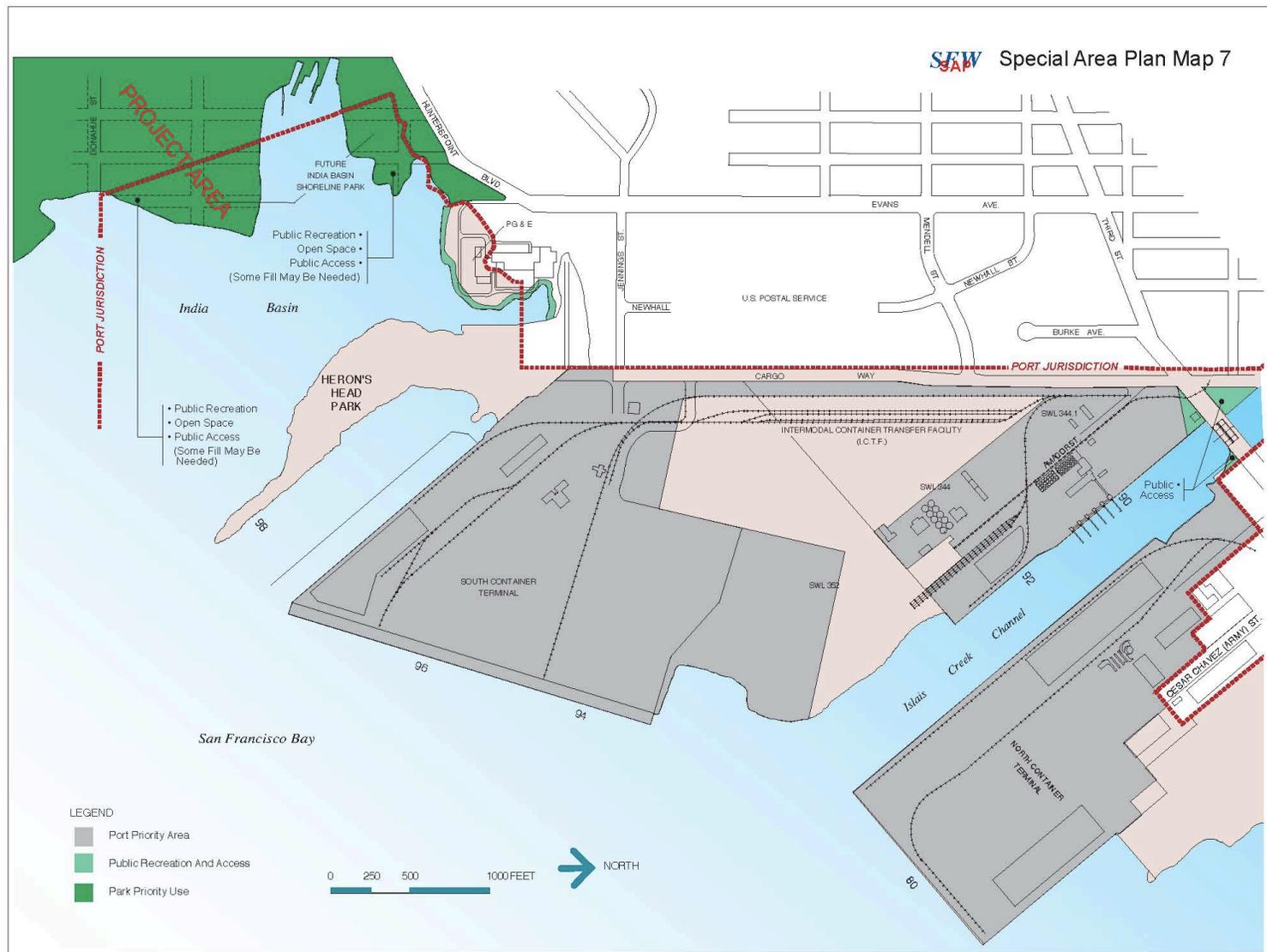
- Bay Plan designates the project area for Waterfront Park Priority Use
- 700 Innes Avenue mixed use development project is inconsistent with designation
- Need to remove designation to allow for ~18 acres of non-waterfront park development



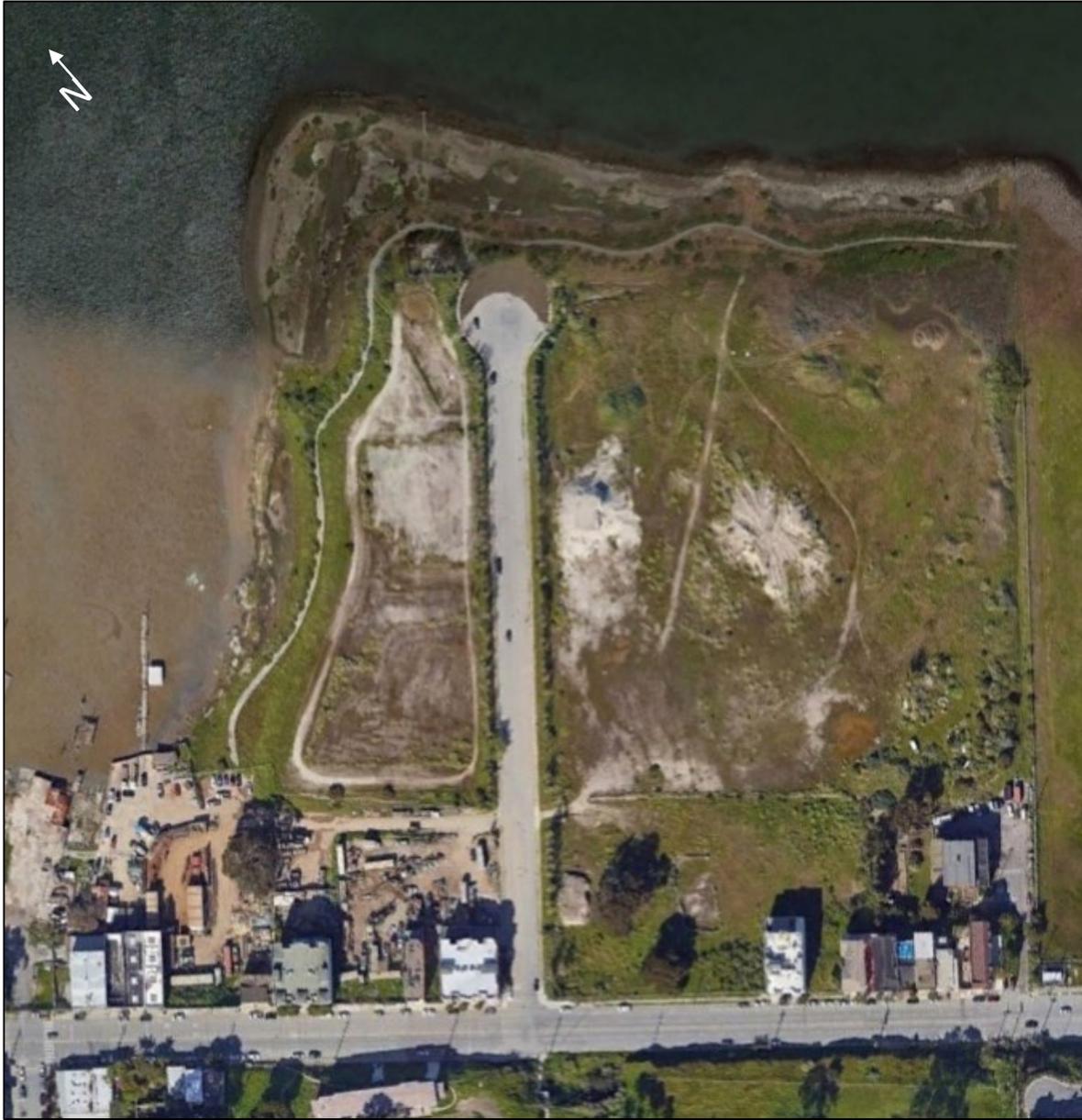
Bay Plan Map 5. Source: BCDC.

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- San Francisco Waterfront Special Area Plan (SAP) shows the Waterfront Park Priority Use Area on Map 7
- Need to remove designation for consistency with the Bay Plan



Special Area Plan Map 7. Source: BCDC.



Existing condition. Source: Google Earth.



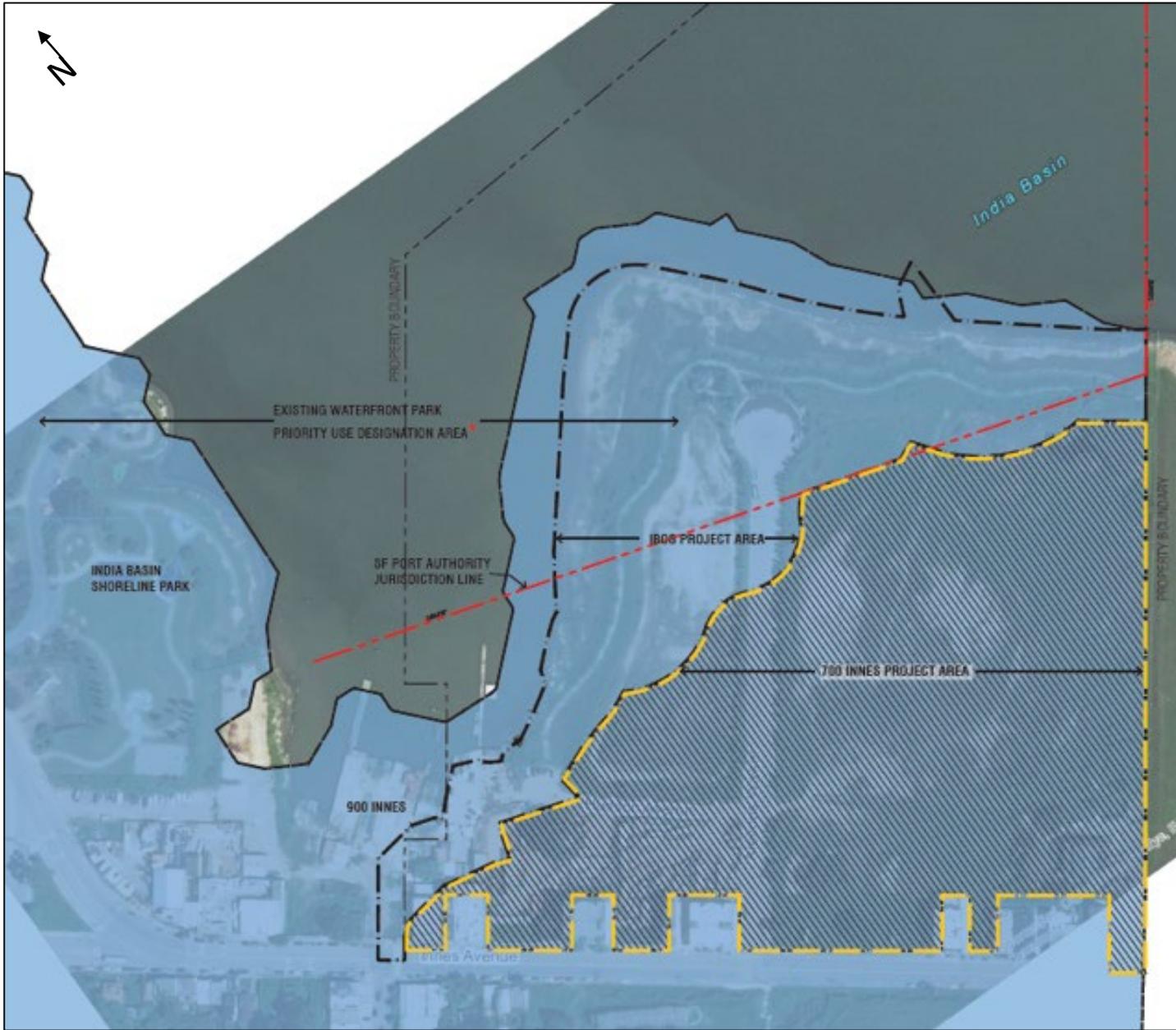
Proposed 700 Innes Avenue project. Source: Build, Inc./India Basin LLC.



Existing conditions. Source: Shannon Fiala.



Proposed India Basin Open Space project. Source: Build, Inc./India Basin LLC.



Priority Use Area designation proposed to be removed. Source: Build, Inc./India Basin LLC.



City and County of San Francisco Zoning Districts. Source: CCSF.



Timeline for the proposed BPA 4-19 process

- August 2, 2019 Publish Brief Descriptive Notice
- September 3, 2019 Publish staff report, including preliminary staff recommendation
- October 3, 2019 Public hearing for BPA 3-19
- November 1, 2019 Publish final staff recommendation, including response to comments (tentative)
- November 7, 2019 Commission vote (tentative)
- TBD Public hearing and vote for the BCDC permit

Public comment

Staff recommendation

- (1) Adopt the attached Brief Descriptive Notice to initiate the process of considering a possible amendment to *San Francisco Bay Plan Map 5* and *San Francisco Waterfront Special Area Plan Map 7* to modify the waterfront park Priority Use Area designation at India Basin; and
- (2) Schedule a public hearing for October 3, 2019 to consider the proposed amendment.