



India Basin Bay Plan Amendment
4-19
October 3, 2019
BCDC Presentation

OVERVIEW

- Existing Conditions
- Purpose and Need for the Bay Plan Amendment
- Vision for India Basin- Planning With a Purpose
 - Community Engagement & Partners
 - Planning Efforts
 - Community Benefits
 - Environmental Review Process
- RPD: Cohesive Park Network and Equitable Development
- Partners: RPD, Port of SF, OEWD, TPL, SF Parks Alliance

India Basin- Project Location



Existing Conditions



India Basin Shoreline Park (RPD)

→ Underutilized park, in need of renovation

900 Innes Ave Site (RPD)

→ Abandoned boatyard; Brownfield site which requires remediation and restoration, site has waterfront access and historic shipwrights cottage

India Basin Open Space

→ Underperforming wetlands mitigation site

700 Innes (BUILD site)

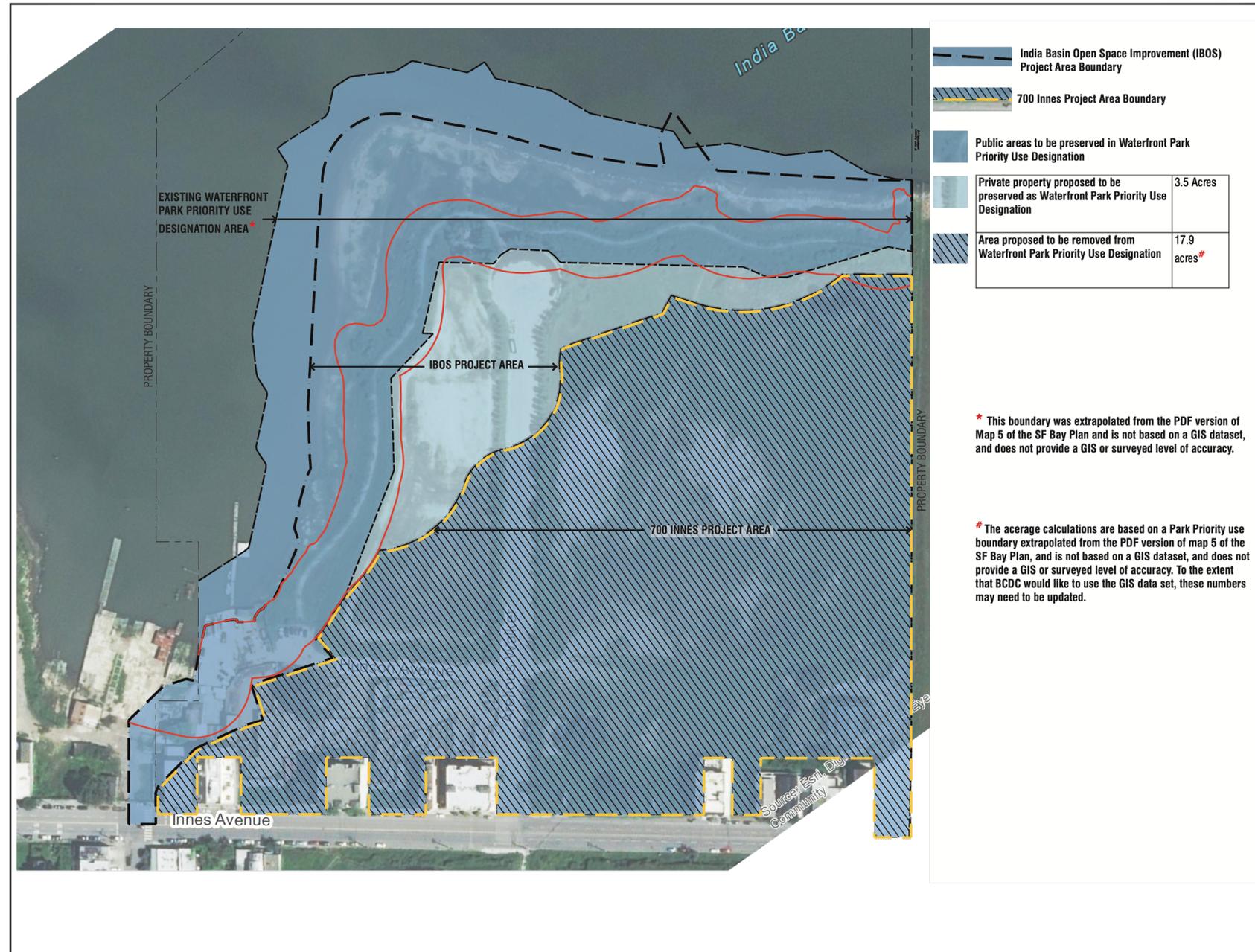
→ Discontinuous Bay Trail network
→ Underutilized industrial areas

Bay Plan Amendment Request – Purpose and Need

Request: Remove 17.9 acres of privately-owned land, outside of BCDC jurisdiction, zoned residential from park priority use designation

Why:

- Facilitate creation, enhancement, and improvement of 20.5 acres of waterfront park
- Construct an urban, mixed-use development that will:
 - Improve India Basin Open Space
 - Construct the Big Green &
 - Fund long-term O & M of all waterfront parks
- Bring area into compliance with local zoning



Proposed Future Conditions after Bay Plan Amendment

- Four Improved Waterfront Parks:
 - India Basin Shoreline Park (improved)
 - 900 Innes (remediated, open to public)
 - India Basin Open Space (improved)
 - Big Green (created)
 - Total of 20.5 acres of waterfront park in park priority use area
 - 3.5 acres of privately-owned area to be preserved as public;
 - 1.5 miles Bay Trail/ Blue Greenway
- Mixed Use Development with:
 - Community Benefits and;
 - Funding for Long Term O & M Maintenance of Waterfront Parks



**INDIA BASIN VISION –
COMMUNITY ENGAGEMENT**
(2014-TODAY)

Build's Entitlements Community Engagement

PROJECT ADVISORY GROUPS 21

- Bayview Working Group (BVWG)
- India Basin Working Group (IBWG)

GROUP & INDIVIDUAL STAKEHOLDERS 59

- Audubon and Sierra Clubs
- Banya Spa
- Bay.org / EcoCenter
- Bay Trail and Water Trail
- Greenaction
- Local Residents and Business Owners

ADJACENT BUILDING HOAS & TENANT ASSOC. 23

- Alice Griffith
- Hunters Point East
- Hunters Point West
- Hunters View
- Morgan Heights
- Westbrook Residents
- 800 Innes
- 828 Innes
- 748 Innes
- 860/870/880 Innes

NEIGHBORHOOD GROUPS / ASSOCIATIONS 14

- Bayview Residents Improving Their Environment (BRITE)
- Economic Development on Third (EDOT)
- India Basin Neighborhood Association (IBNA)
- Merchants of Butchertown

HOSTED WORKSHOPS 21

- Affordable Housing and Workforce Outreach
- India Basin Transportation Action Plan
- India Basin Waterfront Parks and Trails Task Force

NEIGHBORHOOD TASK FORCES & CACS 14

- Bayview Hunters Point Environmental Justice Task Force
- Hunters Point Bayview CAC (Bayview CAC)
- Hunters Point Shipyard CAC (HPS CAC)



152 Total Outreach Meetings

Non-Profit Partners



IBNA



Public Partners

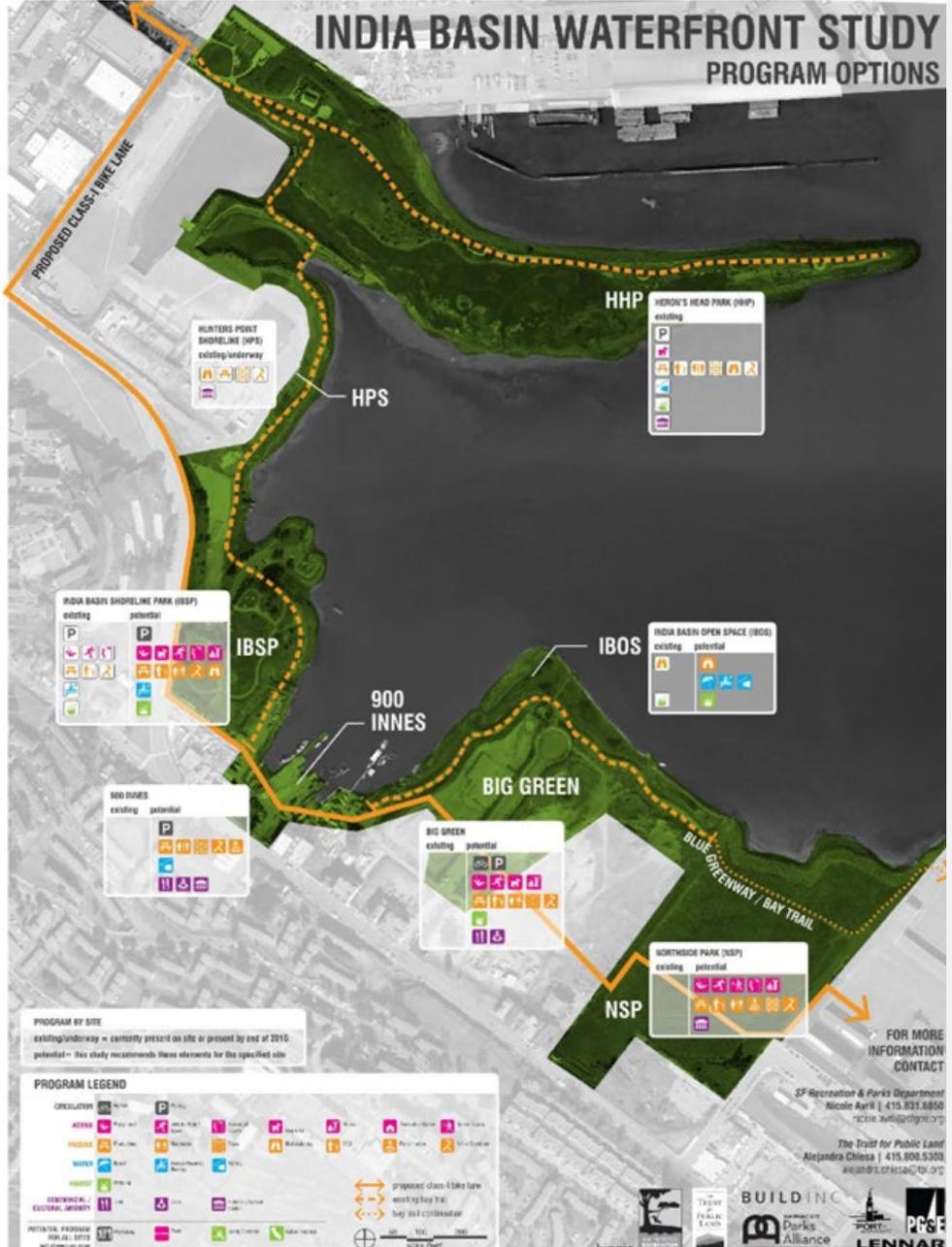


PLANNING EFFORTS

Planning Efforts-Waterfront Parks and Trails Study

Partners & Results

- A. Philip Randolph Institute
- Golden Gate Audubon Society
- Bay Institute Aquarium Foundation
- Build Inc.
- San Francisco Bicycle Coalition
- Green Action for Health and Environmental Justice
- Hunter’s Point Family
- Hunter’s Point Shipyard Citizen’s Advisory Committee
- Hunter’s View Tenant Association
- India Basin Neighborhood Association
- Lennar
- Literacy for Environmental Justice
- Morgan Heights Tenants Association
- Office of Community Investment and Infrastructure
- Office of Economic and Workforce Development
- Office of Supervisor Malia Cohen
- Parks 94124
- PG&E
- Port of San Francisco
- Public Housing Tenants Association
- Rafiki Coalition for Health and Wellness
- Recreation and Parks Department
- Samoan Community Development Center
- San Francisco Municipal Transit Authority
- San Francisco Parks Alliance
- Sierra Club
- The Trust For Public Land
- Young Community Developers



Planning Efforts – Transportation Action Plan (IBTAP)



Partners: Build, SF Public Works, SF Planning, OEWD, RPD, the Office of Community Investment and Infrastructure, and SFMTA

Goals:

Synthesize 10 years of community input to determine necessary transportation improvements.

Results:

- Continuous Class 1 Bicycle Network
- Crosswalks/Safe streets
- Continuous Bay Trail Along the Waterfront
- Downtown express bus stop at the corner of Arellous Walker and Innes Ave
- Transportation Improvements in Mixed Use Development:
 - Left turn pockets on Innes Avenue
 - Street lights on Innes Avenue
 - Loading zones incorporated into design

Planning Efforts - Creating a "Complete" Neighborhood



COMMUNITY BENEFITS AND ENVIRONMENTAL JUSTICE

Community Benefits - Development Agreement

Workforce



Partner with local non-profits and community-based organizations to support apprenticeship, job readiness and barrier removal services for entry into City run programs.

Transportation



Fund improvements to local transit for faster access to downtown SF. Build several miles of new Class I bike lanes and significantly improve the pedestrian network. Contribution to SFMTA for Bayview transportation priority improvements.

Childcare



Build a childcare facility onsite operated by a local Bayview provider (approx. 3,000 sq ft).

Affordable Housing



Build 25% or 394 housing units for families earning a wide range of incomes, the majority on-site. Units will offer the maximum neighborhood preference rate of 40% to families living within District 10.

Open Space



Partnering with the City to entitle, build and maintain 23 + acres of new parkland to provide a range of experiences.

Local Business Incubator



Offer community spaces and stalls in the Public Market for local vendors and artisans to start and grow businesses. Also offering a 5,000 sq ft community center.

Community Benefits - Development Agreement (2)



Arts Opportunities / Installations

Provide public sculpture sites throughout the park, potentially encouraging a rotating public sculpture garden.



Sustainability

Aspiring to be an international model for district-wide sustainability and resilience. Manage 100% of stormwater on-site with no discharge into City combined sewer at full buildout.



Complete Streets

Connected and safe streets, paths, and trails for biking, walking and transit.



Neighborhood Amenities

Permit and build neighborhood-serving retail, small office space, and flex space. Allocating space to accommodate a grocery store.

ENVIRONMENTAL REVIEW PROCESS

EIR Project Area

Build sponsored EIR for 4 Projects:

- India Basin Shoreline Park Improvements
- 900 Innes Remediation
- India Basin Open Space
- 700 Innes Mixed-Use Development



700 Innes/India Basin Open Space Mixed Use Development

- Innovative public/private partnership to transform approx. 27 acres of vacant SF waterfront into a dynamic mixed-use urban village and ambitious new public park
- Open Space and Parks - **Approx. 11** acres (23 acres contiguous)
- Residential – **1,575** Units
- Neighborhood Commercial - **200,000** GSF
- Parking - **Up to 1,800** Spaces (up to 500 public)



India Basin Open Space/ 700 Innes

- Public Access
- Amenities
- Trail Network
- View Corridors
- Habitat Enhancement



AERIAL VIEW







BCDC PERMIT PROCESS

- India Basin Open Space & 700 Innes Permit Process
- Co-applicants: Build, RPD, and Port of SF
- Meetings With Staff:
 - 2015-2018 - Met with BCDC 8x to discuss design
 - 2016-2017 - Presented Public Access to DRB
- Timeline:
 - August 2019 - Submitted Draft Application to Staff for Input
 - October 2019 – Submit Permit Application
 - Spring 2020 - Estimated Permit Approval

THE PROJECT AREA

SFRPD-Owned Parks & Open Spaces

India Basin Shoreline Park (Existing)	5.6 acres
India Basin Open Space (Existing)	6.2 acres
900 Innes Avenue (Existing)	2.4 acres

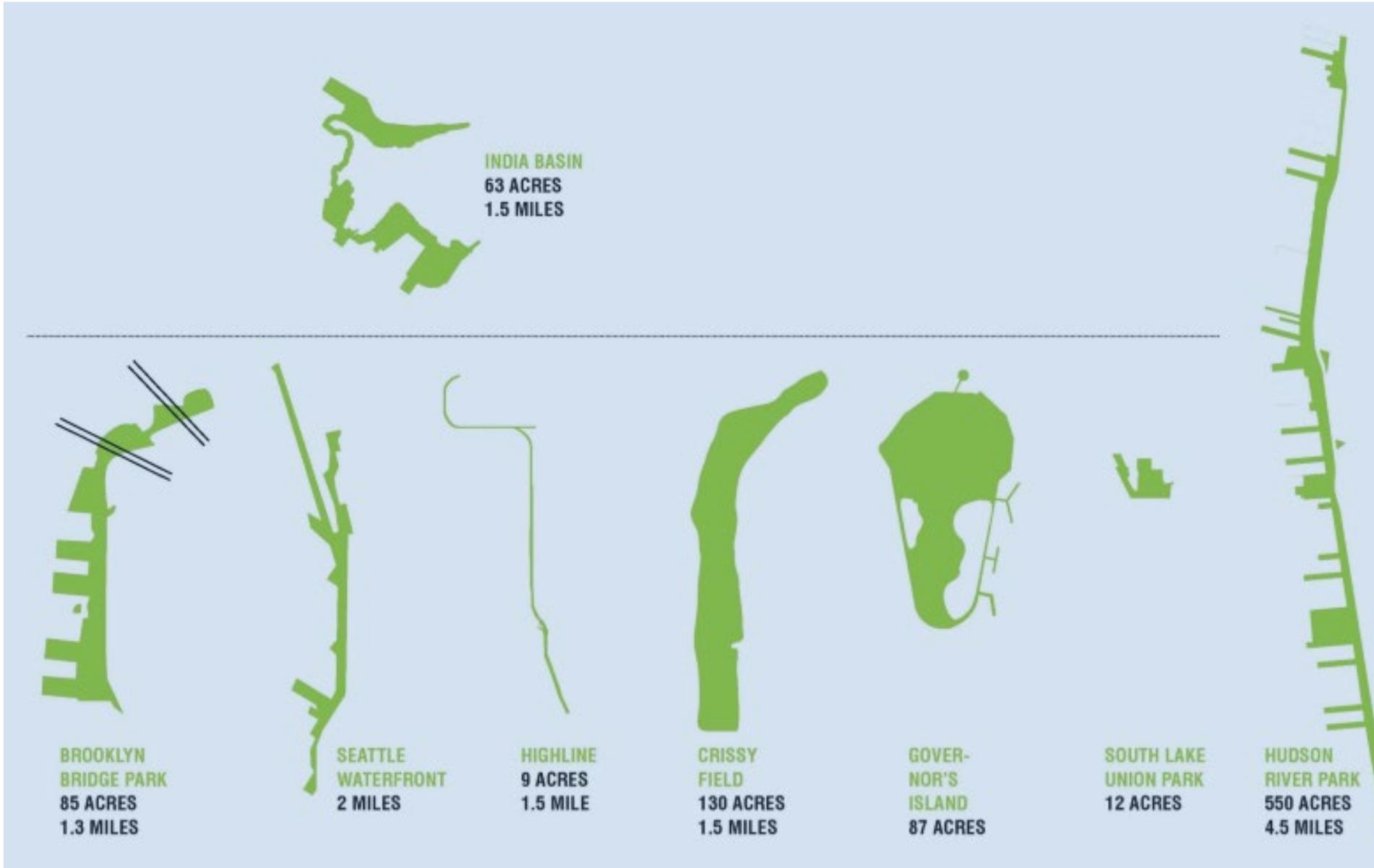
Parks & Open Spaces Owned by Others

Heron's Head Park (PORT)	22 acres
PG&E Shoreline (PG&E)	4.6 acres
Future Northside Park (OCII)	13 acres
Big Green (BUILD)	5.0 acres

Blue Greenway Bay Trail	1.5 acres
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INDIA BASIN'S RESTORATION HAS NATIONAL SIGNIFICANCE



PRECEDENTS



THE COMMUNITY'S INDIA BASIN RESTORATION GOALS



Create a healthier community by establishing safe places for residents to gather, exercise and play; and by restoring access to the waterfront

Restore the environment by remediating existing brownfields, enhancing natural area and habitat, and planning for sea level rise

Strengthen existing community connections to the park by preserving historic resources, and by honoring the arts, culture and traditions of the BVHP community

Provide economic opportunity for existing BVHP residents and small business by leveraging the park's restoration to provide jobs and workforce



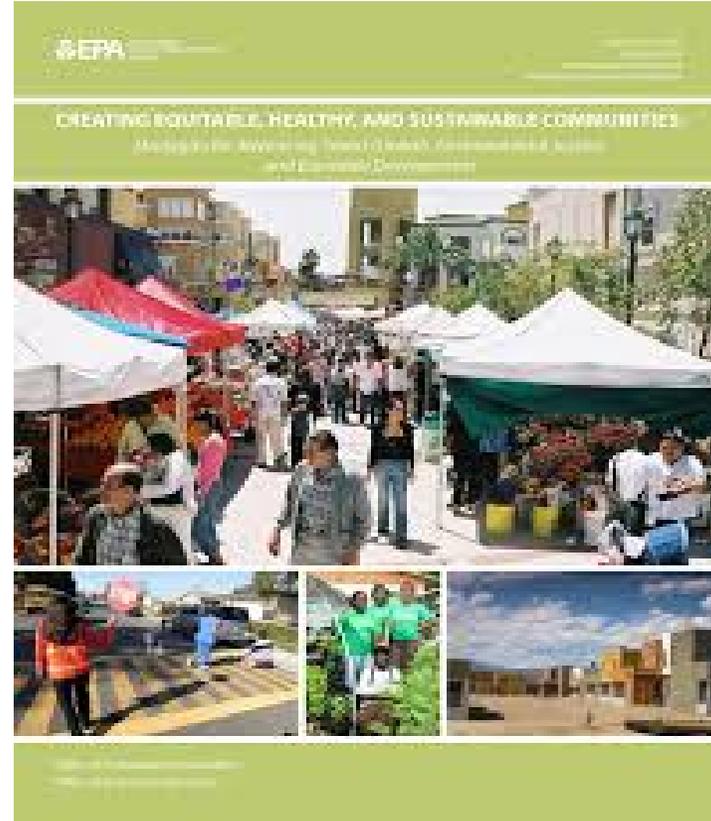
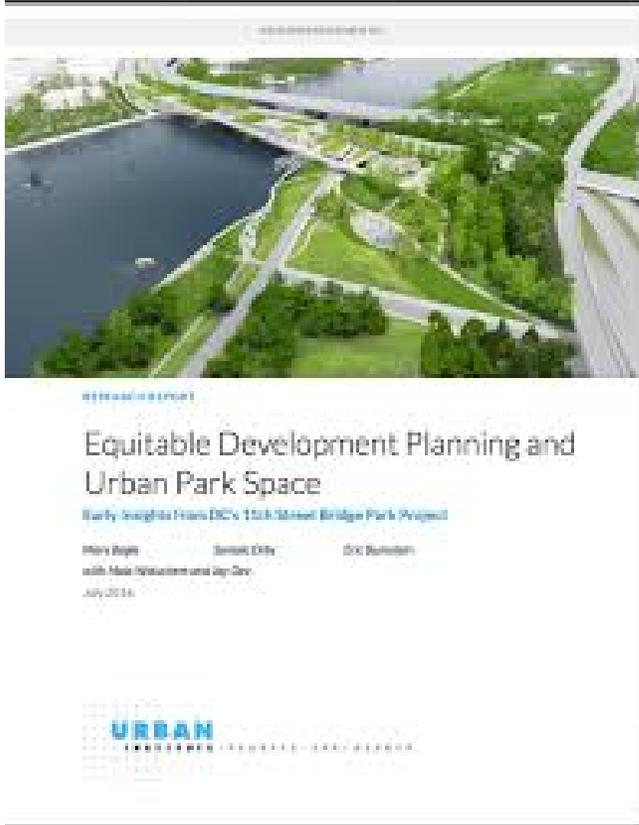
WATERFRONT TASK FORCE

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- Golden Gate Audubon Society
- Bay Institute Aquarium Foundation
- Build Inc.
- San Francisco Bicycle Coalition
- Green Action for Health and Environmental Justice
- Hunter's Point Family
- Hunter's Point Shipyard Citizen's Advisory Committee
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PROJECT PARTNERS & SUPPORTERS



INDIA BASIN RESTORATION EQUITABLE PARK DEVELOPMENT PLAN



Development



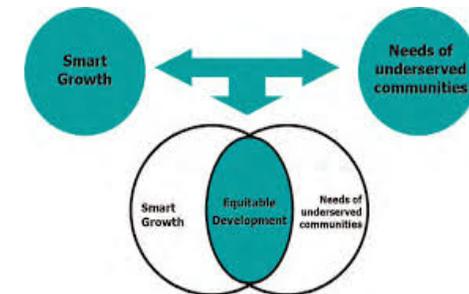
Housing-to-Park: Connected Community Access



Environmental Justice



Preserving Place: History, Art and Culture



INDIA BASIN 2025



NEIGHBORHOOD EDGE & HISTORIC SHOREWALK

- 1 Restored Shipwright's Cottage Welcome Center
- 2 Innes Ave Porch Swings
- 3 Overlook Porch Pavilion
- 4 Garden Path + Accessible Ramp
- 5 Griffith Street Steps
- 6 Heritage Garden
- 7 Parking
- 8 Shorewalk Promenade

SCOW SCHOONER BOATYARD

- 9 Historic Scow Schooner Boatyard Artifacts
- 10 Floating Piers
- 11 Shop Building
- 12 Original Shoreline

SAGE SLOPES

- 13 Adventure Play Area
- 14 1/4 Mile Recreation Loop
- 15 Adult Fitness Stations
- 16 Skate Bypass Wave Paths
- 17 Basketball Courts
- 18 Parking and Bus Drop-Off
- 19 Outfitter Pavilion
- 20 Boatdeck and Seat Steps

THE MARINEWAY

- 21 BBQ and Picnic Bosque
- 22 Play Lawn
- 23 Sloped Lawn
- 24 Gravel Beach
- 25 Floating Dock

- Restroom
- Bay Trail / Blue Greenway Route
- Class 1 Bikeway Route

BUILD INC
(INDIA BASIN OPEN
SPACE & BIG GREEN)

Bay Plan Amendment 4-19 Will Facilitate:

- Mixed-Use community prioritizing housing outside BCDC's jurisdiction
- Extensive improvements and enhancements to India Basin Open Space and creation of the Big Green Park
- Long-term O & M for the connected waterfront parks, 20.5 acres within the park priority use area
- Compliance with SF Planning and Zoning



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