



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: March 7, 2018
To: San Francisco Recreation and Park Commission Capital Committee
Through: Philip A. Ginsburg, General Manager
From: Nicole Avril, Project Director, Capital Partnerships
Subject: India Basin Parks Proposed Concept Designs

AGENDA WORDING

Presentation and discussion only concerning 1) Proposed India Basin Open Space Concept Design and Big Green Concept Design by BUILD; 2) Proposed India Basin Parks, Trails and Open Space Signage Program; and 3) 900 Innes/India Basin Shoreline Park Concept Design Update.

STRATEGIC PLAN

Strategy 1: Inspire Public Space

Objective 1.1: Develop more open space to address population growth in high-needs areas and emerging neighborhoods

Objective 1.2: Strengthen the quality of existing Parks & Facilities

Objective 1.4: Preserve and celebrate historic and cultural resources

Strategy 2: Inspire Play

Objective 2.1: Strengthen the quality, responsiveness, and accessibility of recreation programs

Objective 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors

Strategy 3: Inspire Investment

Objective 3.1: Increase public investment to better align with infrastructure needs and service expectation

Objective 3.3: Cultivate increased philanthropic support

Strategy 4: Inspire Stewardship

Objective 4.1: Conserve and strengthen natural resources

Objective 4.2: Increase biodiversity and interconnectivity on City parkland



BACKGROUND

In August 2014, the City of San Francisco (the “City”) acquired property, 900 Innes, which is adjacent to the Department’s India Basin Shoreline Park and India Basin Shoreline Open Space, as well as 700 Innes, which is owned by India Basin Investment, LLC and being developed by BUILD (Build).

Waterfront Study and Task Force

India Basin Shoreline is comprised of seven properties in varying stages of development, and the Recreation and Park Department (RPD) owns three of these parks. As such RPD, Build, the Trust for Public Land (TPL), and the San Francisco Parks Alliance (SFPA) led a public-private process to create The India Basin Waterfront Study: Parks, Trails and Open Space (“Waterfront Study”). The Waterfront Study includes Heron’s Head Park (SF Port), Hunters Point Shoreline (PG&E); RPD’s existing India Basin Shoreline Park, 900 Innes, India Basin Open Space, Build’s proposed “Big Green” Park located at 700 Innes, and the future Northside Park (Five Points, formerly Lennar).

Mayor Edwin Lee, Supervisor Malia Cohen, and RPD General Manager Philip Ginsburg, asked all of the relevant property owners and key regional and Bayview Hunters Point community stakeholders to work together to develop the Study. This effort built upon the tremendous work done over the past decade by community groups to envision the future of India Basin.

A central goal of the Waterfront Study is to ensure that all seven properties eventually look, feel and operate as an integrated parks system. The Study also includes specific proposals for public programming, access and circulation, habitat restoration, and ecological and sea level rise strategies.

Environmental Review

RPD and Build have agreed to undergo a joint environmental review process for both RPD’s and Build’s properties. The Draft Environmental Impact Report (DEIR) was published in Fall 2017 and the Final EIR is anticipated to be presented to the Planning Commission in June 2018.

Proposals for the Big Green and India Basin Open Space

700 Innes Development

Build plans to develop 17.12 acres of privately owned land plus 5.94 acres of developed and undeveloped public rights-of-way (ROWs) in phases with residential, retail, commercial, institutional, flex space, recreational and art uses.

In the proposed project, up to 1,375 residential units would be developed in buildings ranging from one to 14 stories. Approximately 240,000 gsf of commercial, institutional (school), retail, or flex space would be developed at select ground-floor locations and would be phased in as the residential units are built to achieve a mixed-use development pattern.

Big Green

The Big Green comprises approximately 5.45 acres of open space located between the proposed Build residential and commercial development and the 6.2 acre RPD India Basin Open Space.

The Big Green aims to balance a range of active, passive, and water related recreation with habitats, stormwater treatment, and earthworks, resulting in a diverse open space where urban meets the wilds. The proposal includes 53,041 SF of trails ranging from the 12-18 ft. Bay Trail to smaller 3-6 ft. wide ft. paths. Trails will meander through the earthworks and public art, engaging with a range of program offerings and educational moments. The more active dog park, child's play area and recreational lawn border the development and serve as a transition point between the active and wild.

Where feasible, the Big Green will also treat blackwater and use stormwater treatment and runoff to create habitats. The Public Market, adjacent to the Big Green, while privately-owned and managed, will be a publicly-accessible space that provides the social heart of the project with micro-retail and food and craft programs. Emphasis for the public market use is on retail, food and beverage uses and civic and cultural events to activate the adjacent open space.

Approximately 4 acres of the Big Green will be transferred to the City, with the understanding that RPD will partner with Build to maintain the land and integrate this park into the larger India Basin park network. The Big Green will be built out in phases commensurate with the development of the adjacent residential and commercial uses.

India Basin Open Space

The 6.2 acre India Basin Open Space property is an existing RPD-owned open space that borders the Bay. This Property includes a portion of the Blue Greenway/Bay Trail along its shoreline. It hosts upland habitat, tidal salt marsh, mudflats, sand dunes, and native vegetation. The shoreline located in India Basin Open Space includes 2.5 acres of mitigation wetlands that were created in 2002 as mitigation for the expansion of San Francisco International Airport (SFO).

Build has proposed the design and funding of enhancements to India Basin Open Space which, pending regulatory agency approval, include sand dunes, bird islands, a recreational beach area, a kayak boat launch, a bioengineered breakwater, brackish lagoons, scrub upland planting, tree stands for wind buffering, and new wetlands and ponds. The wetlands may also include natural reef balls that provide shoreline protection and niche habitats. The Bay Trail will be moved inland to the Big Green while the current Bay Trail will be converted to a pedestrian boardwalk that intends to bring people close to the water's edge but keeps them from disturbing the wildlife. Seasonal tidal wetlands will be relocated from the Build property to the inner edge of India Basin Open Space that will help provide natural habitat migration as sea level rises.

India Basin Open Space will be built in phases commensurate with the development of the adjacent residential and commercial uses.

BUILD Outreach

Since acquiring the property at 700 Innes, over 4 years ago, BUILD has held 63 public meetings, created and convened regular meetings with two local working groups comprised of neighborhood leaders, presented to local CACs, HOAs, and a myriad of other community organizations, and held approximately 42 one-on-one meetings with local residents, workers, and business owners. These meetings helped inform the Project's designs, with particular attention to the open space and public realm.

Signage

As a follow-up to the Basin-Wide Waterfront Study, a comprehensive signage program planning process was led by RPD and Build. Funded by Build, Skidmore Owings & Merrill (SOM) led the India Basin Signage Standards and Guidelines process with the intention of creating a signage concept for India Basin tailored to preserve and communicate the area's history and character. The guidelines were developed following interviews with the basin-wide land owners, including RPD, the Port of San Francisco, PG&E, SF Planning Department, Build, Five Points, and the Office of Community Investment and Infrastructure (OCII), with the goal of creating a signage system to look, feel and operate as one unified system that includes wayfinding, interpretive and code-required signs. The guidelines describe the design, size, and materials of the signage system, as well as recommend signage hierarchy and placement. The design of these signage standards complement the contextual palettes established for the India Basin properties.

900 Innes/India Basin Shoreline Park Design Update

Department staff presented the 900 Innes/India Basin Shoreline Park Concept Design in March 2017. In response to subsequent feedback from community members, environmental organizations (such as the Audubon Society and Sierra Club), regulatory agencies (such as BCDC and the Planning Department's historic preservation division), and RPD Staff, the following Concept Design modifications have been made:

- The creation of the Shipwreck Overlook area due to the discovery of a historic shipwreck
- Shoreline modifications due to the shipwreck and BCDC concerns regarding fill amount
- The location and direction of the Marineway and the placement of the Pier in response to the Shipwreck and BCDC concerns regarding fill amount
- The reduction of dock size in response to BCDC concerns regarding fill amount
- The location of the Outrigger Building due to RPD Staff maintenance and security concerns
- The location of the Bay Trail in response to ABAG recommendations
- The addition and location of the basketball courts in response to community and RPD concerns regarding active programming
- The modification of the playground location in response to the additional basketball court.
- An increase in parking spaces in response to concerns regarding insufficient parking
- An increase in BBQs and picnic tables in response to community and RPD Staff concerns regarding active programming
- Modifications in the planting palette due to RPD Staff gardening and maintenance concerns
- The elimination of the water feature due to RPD Staff maintenance and safety concerns.

OUTREACH

A total of 19 public meetings and outreach events have been held regarding the project, including six public Waterfront Study Meetings were held as well as four Concept Design Meetings.

The public outreach process has been a cooperative effort led by RPD, the San Francisco Parks Alliance and the Trust for Public Land, with support from Green Action Network and the A.

Phillip Randolph Institute, both local non-profits with expertise in engaging this community. To encourage meeting attendance, these organizations have distributed multilingual flyers and posters to local businesses, schools, community centers, and public housing projects. All notices, key documents and meetings have been translated into Spanish and Chinese, which reflect the primary demographics of the area. Additional outreach methods include social media, dedicated email lists, local print and e-newsletters. Meeting materials have also been provided for distribution at community events and through a network of non-profit organizations serving the BVHP community. Public meetings have also been announced on the RPD website, and the India Basin Waterfront website, located at www.ibwaterfrontparks.com, where the public can also review meeting materials, and provide input.

A summary of all meetings is as follows:

EPA Brownfield Grant Application Presentation (Public): December 2, 2014
India Basin Waterfront Task Force Meeting #1 (Public): February 12, 2015
Sunday Streets Booth: April 12, 2015
Black Love Festival Booth; July 18, 2015
India Basin Waterfront Task Force Meeting #2 (Public): August 27, 2015
India Basin Waterfront Task Force Meeting #3 (Public): October 7, 2015
India Basin Waterfront Task Force Meeting #4: November 5, 2015
India Basin Waterfront Task Force Meeting #5 (Public): December 3, 2015
Design Competition Finalist Submission Exhibition: Jan 13 - Feb 13, 2016
Design Competition Finalist Submission Open House: January 23, 2016
Design Competition Finalists Presentation #1 (Public): January 26, 2016
Design Competition Finalists Presentation #2 (Public): January 26, 2016
900 Innes/IBSP Concept Design Meeting #1 (Public): May 4, 2016
900 Innes/IBSP Concept Design Meeting #1 (Public): June 21, 2016
900 Innes Brownfield Conditions Meeting (Public): July 14, 2016
900 Innes/IBSP Concept Design Meeting #1 (Public): July 27, 2016
BCDC Design Review Board Meeting (Public): November 7, 2016
EPA Brownfield Grant Application Presentation (Public): December 3, 2016
India Basin Waterfront Task Force Meeting 6: February 21, 2017

SUPPORT

APRI

Hunters Point Family

India Basin Neighborhood Association

Parks 94124

Office of Economic and Workforce Development

Office of Supervisor Malia Cohen

San Francisco Parks Alliance

Trust for Public Land

EXHIBITS

Exhibit A: Concept Design for Big Green and India Basin Open Space

Exhibit B: Concept Design for 900 Innes/India Basin Shoreline Park

EXHIBIT A: Concept Design for India Basin Open Space and the Big Green



EXHIBIT B: Concept Design for 900 Innes/India Basin Shoreline Park

