



**India Basin: Concept Design Presentation**  
Civic Design Review, San Francisco  
May 20<sup>th</sup>, 2019



# Existing elevations

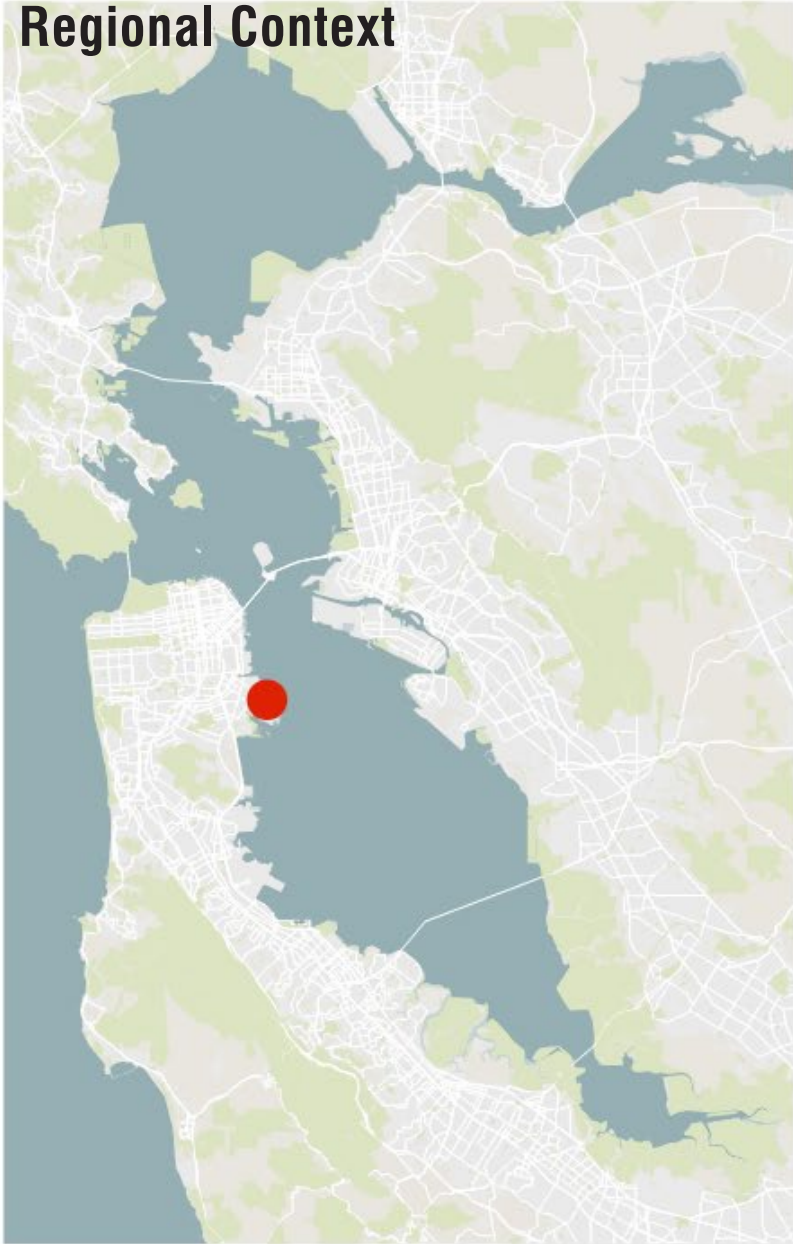
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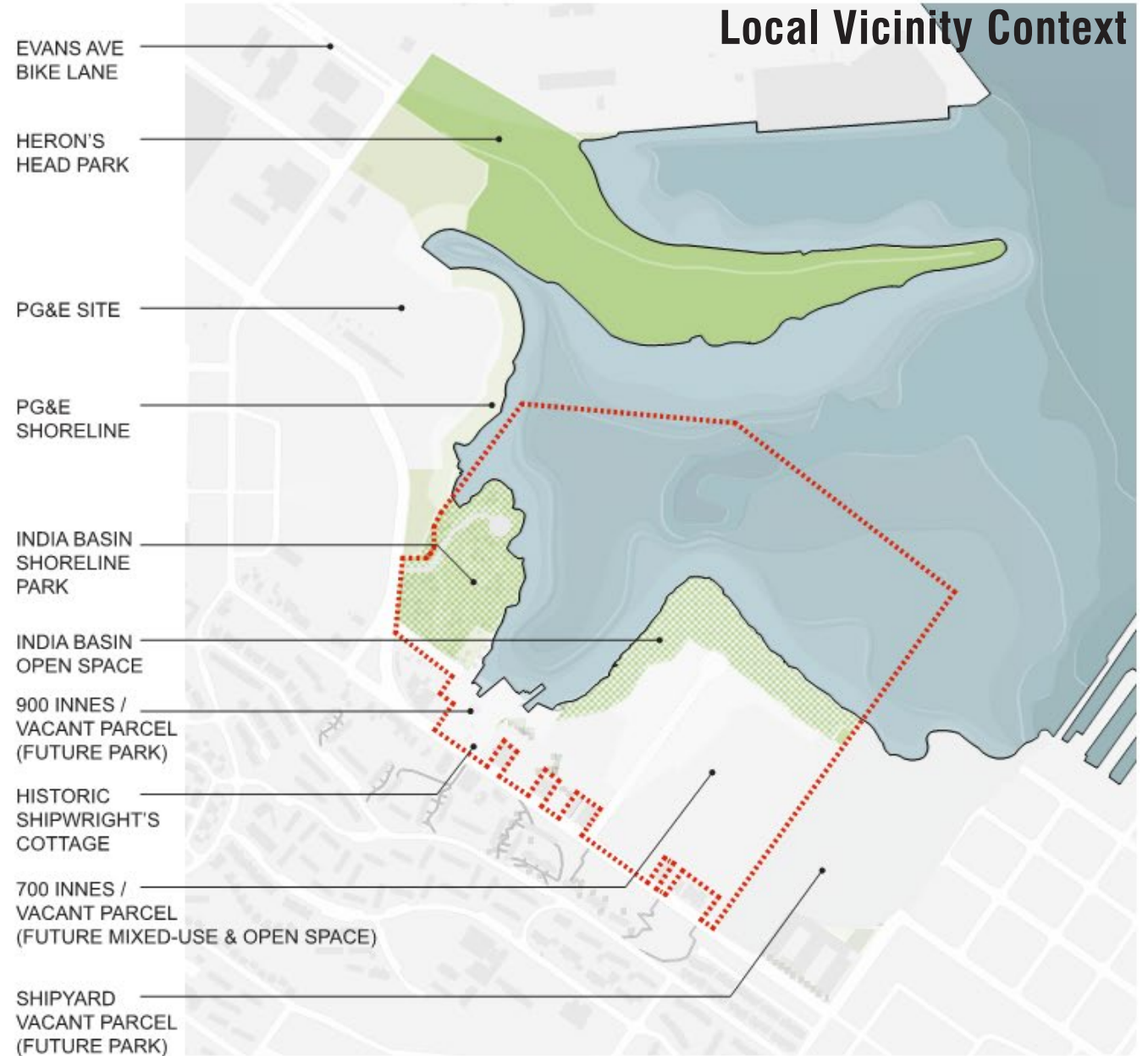


# I. Context Site and Location

## Regional Context



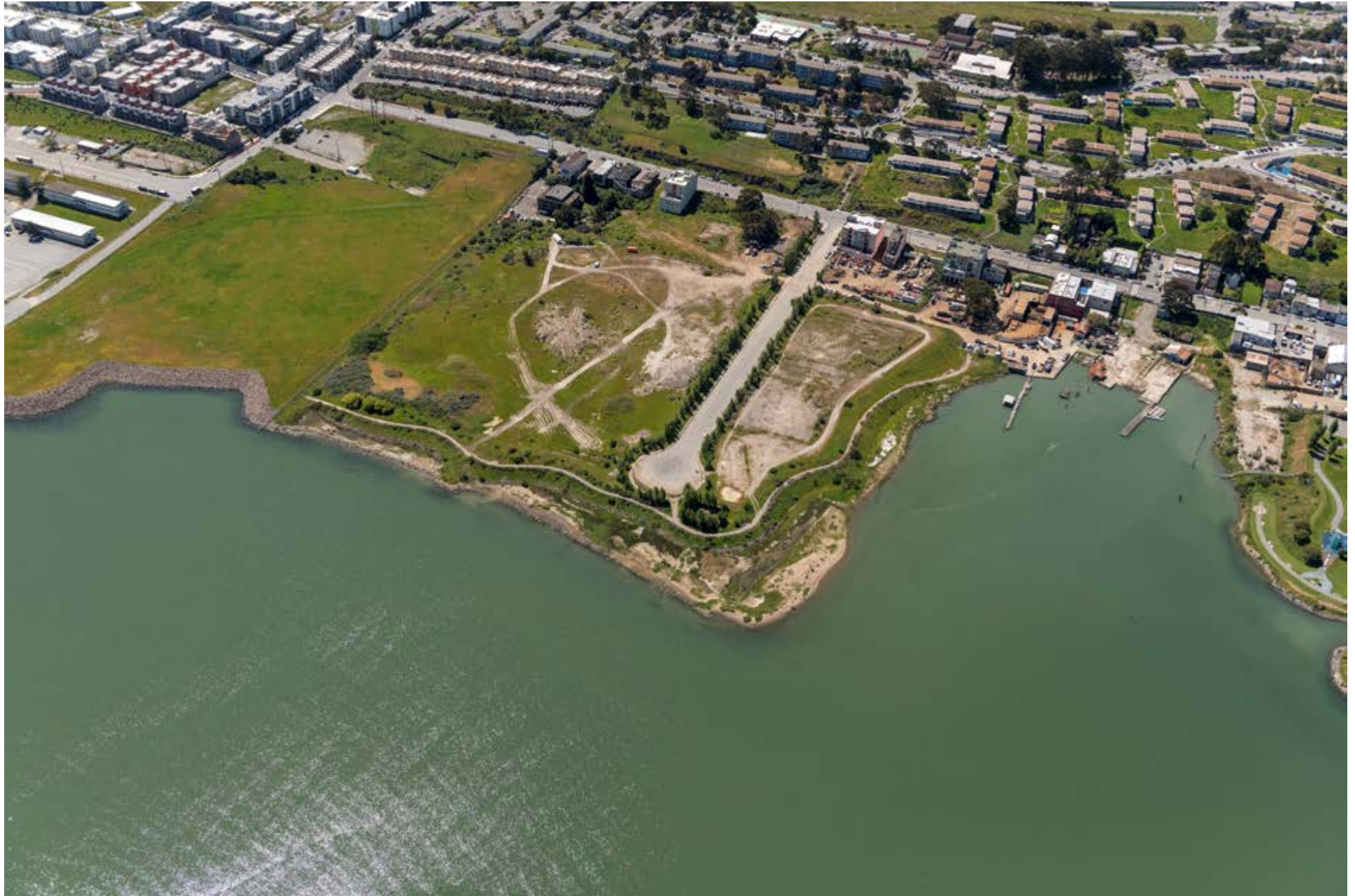
## Local Vicinity Context



# Existing Aerial View North West



# Existing Aerial View South





# Existing Aerial View South East



# Existing Conditions Shoreline



SAND ACCUMULATION

RUBBLE

PONDING

INVASIVES

PICKLEWEED

SAND ACCUMULATION

WILLOW STAND



# Existing Conditions Shoreline

INVASIVES

SCRUB

SHORELINE PROTECTION

PONDING

PICKLEWEED



# Existing Conditions Shoreline



NATURAL  
DUNE FORMATION

SAND  
ACCUMULTATION

DOG PAW  
PRINTS

## II. Context The Waterfront Park System

# India Basin Waterfront Parks & Trails



# Waterfront Parks Basinwide Program

	parking	rentals	wayfinding	trails	playground	athletic field / lawn	fenced off-leash dog area	basketball courts	fitness	tennis	performance	picnic area	barbecue	restrooms	plazas	bird watching	art & sculpture	fishing	human powered boating	beach	wetlands	living shorelines	native plantings	historic / cultural center	jobs	cafe
HERON'S HEAD PARK (HHP)	P																									
HUNTERS POINT SHORELINE (HPS)																										
INDIA BASIN SHORELINE PARK (IBSP)	P																									
900 INNES	P																									
INDIA BASIN OPEN SPACE (IBOS)																										
BIG GREEN	P																									
NORTHSIDE PARK (NSP)																										
	CIRCULATION			ACTIVE				PASSIVE				WATER		HABITAT		COMMERCIAL / CULTURAL AMENITY										

existing  
 proposed

IBwaterfrontparks.com

**BUILD:** Bionic | BKF | Sherwood | WRA | Moffatt & Nichol | Langan



# Cohesive Basin-Wide Signage Effort

## PARTNERS:

- RPD
- Build
- SF Port
- SF Planning
- Trust for Public Land
- Five Point
- PG&E
- Office of Community Investment & Infrastructure
- OEWD





## III. Development Summary

# Building Massing



# Summary

Program	
<b>Units</b>	1,575
<b>Heights</b>	1 to 14 stories
<b>Parking</b>	1,575
<b>Residential</b>	1mm NSF
<b>Commercial</b>	140,000k NSF
<b>BMR</b>	25% affordable, with a range of income levels
<b>Park Area</b>	12 acres, (23 acres contiguous)
<b>Total Area</b>	30,84 acres



## IV. Design Concept Design Drivers

## Guiding Principles



COMPLETE THE  
NEIGHBORHOOD



SHAPE SPACE FOR  
PUBLIC LIFE



BUILD A HUMAN-  
SCALED VILLAGE



CULTIVATE URBAN  
ECOLOGIES



GROW A LEGACY OF  
STEWARDSHIP

# Make a 'Complete' Neighborhood



# Historic Shoreline Evolution



## Form Drivers: Response to Place



Existing Street Grid



Permeable Street Grid



Offset Grid



Final Form



# Form Drivers: Creating a Connected Community



Eco-Corridors:  
Hillside to Bay



Unbraided Cord:  
Parallel to Shoreline

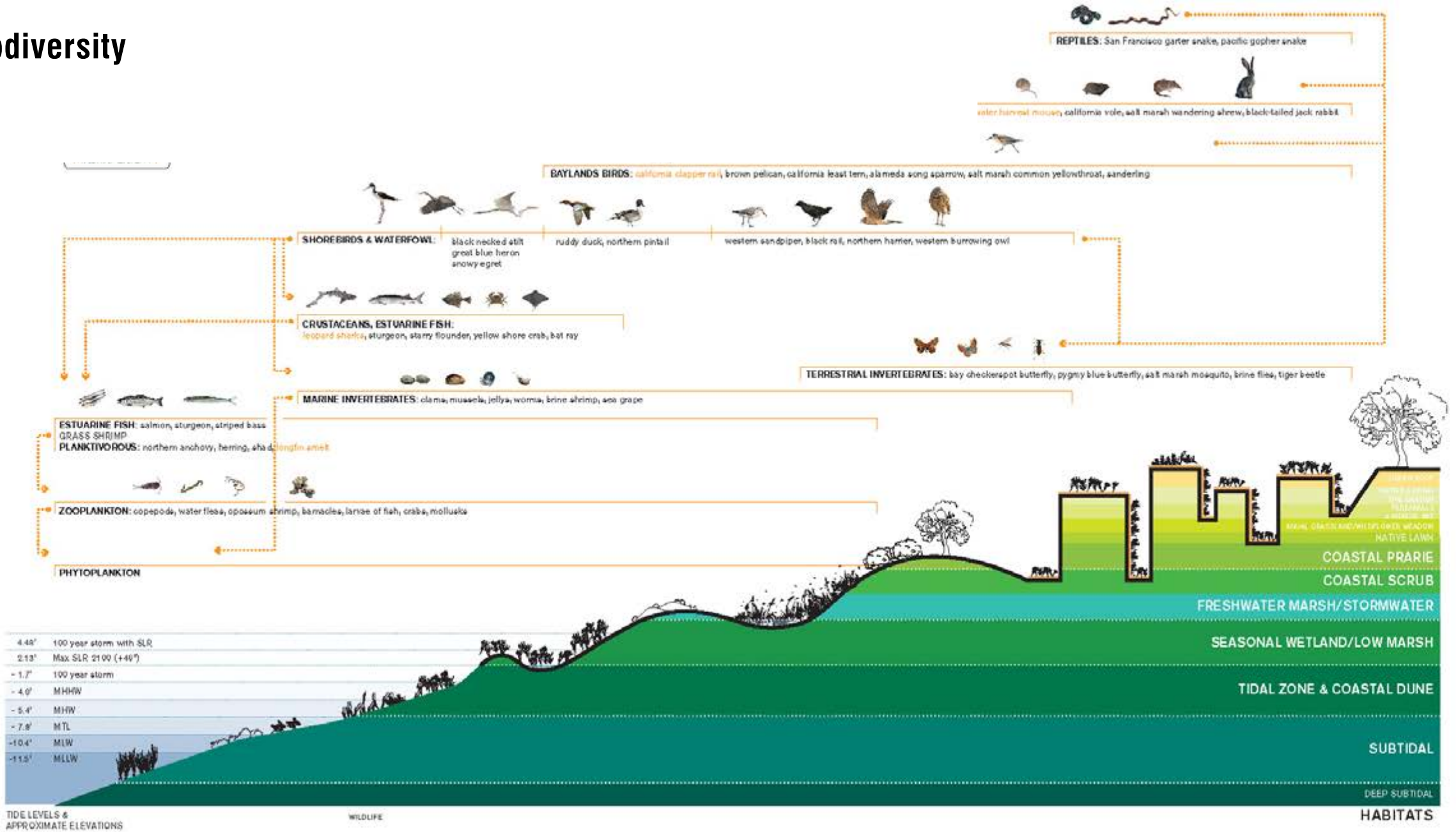


Public Views



Nodes/Places

# Biodiversity



# V. Conceptual Design & Design Evolution

# Aerial View Proposed Development



# Site Plan



# Diverse Public Realm



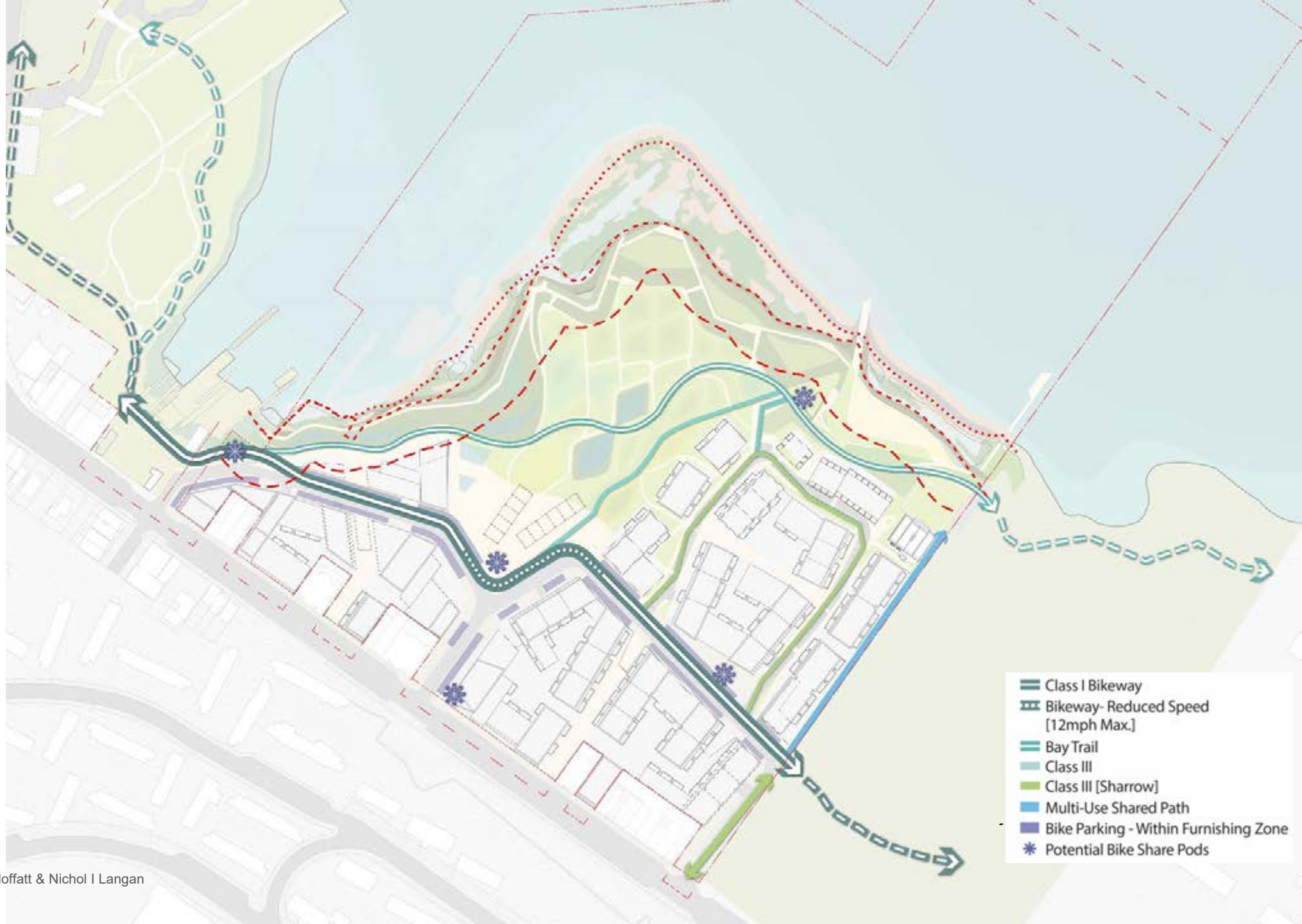
- Shoreline
- Big Green
- Primary Gathering Place
- Secondary Gathering Place
- Private Open Space
- Semi-Private Open Space

# Trail Network

- Type A: Multi-use Trail/ Bay Trail (12-20' wide)
- Type B: Multi-use Trail (8-10' wide)
- Type C: Multi-use Trail (3-6' wide)
- Type D: Hiking Trail (3-6' wide)
- Type E: Elevated Boardwalk (3-6' wide)
- Type F: Stairs (4-6' wide)
- Type G: Resident Foot Path (3-6' wide)
- Class I Bikeway (see section 2.x)
- Kayak Launch
- Multi-use Trail (integrated into plaza)
- Urban Trails (see shared public way)



# Bike Network





# Current Design Scheme



# Open Space Features Hardscape



# Open Space Features

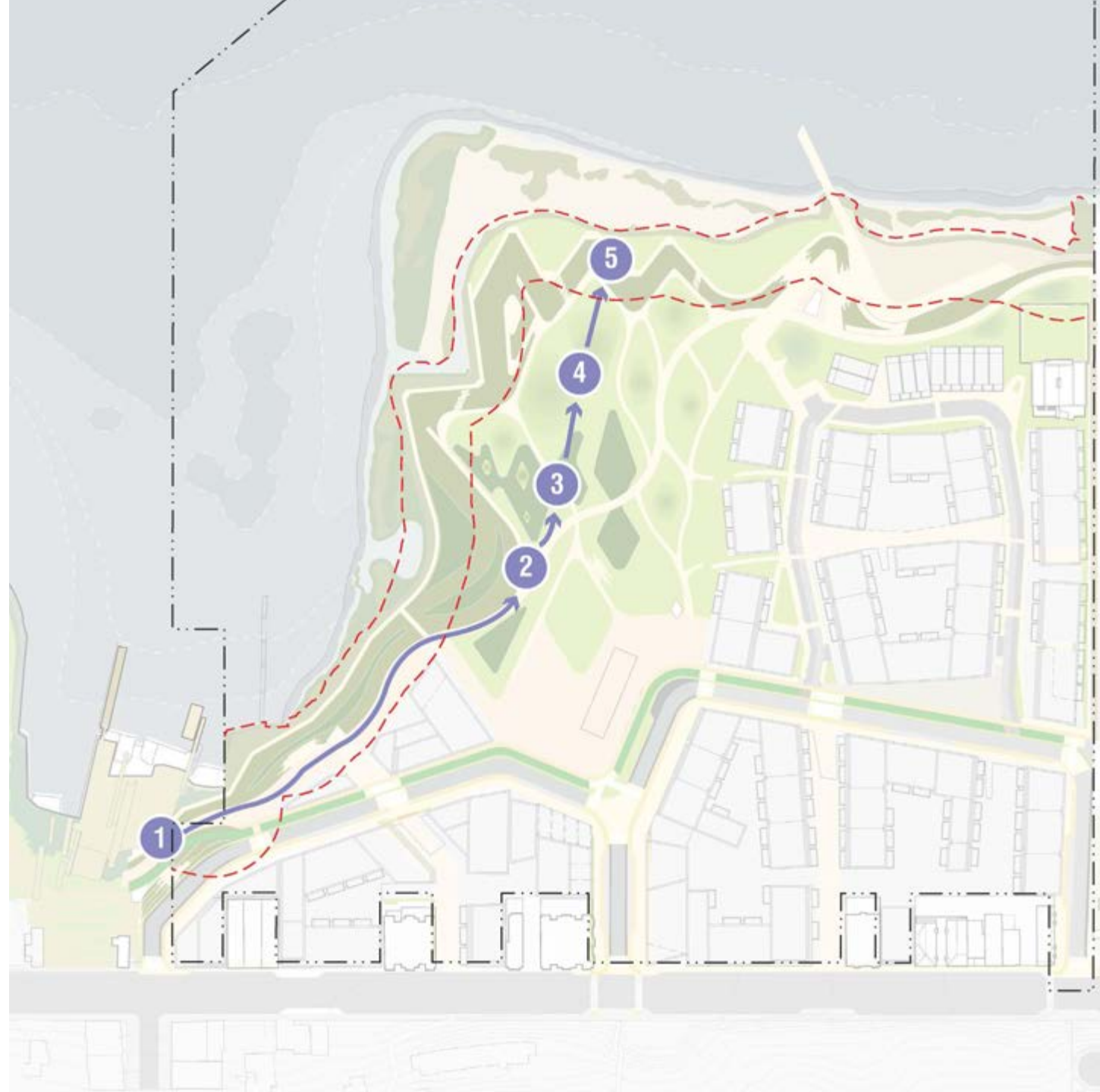
## Planting areas





## VI. Site Experiences

# Arrival Experience A



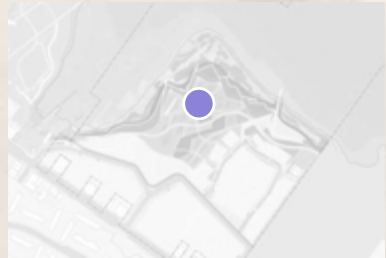


# Bay Trail



Multi-Use / Bay Trail  
12' wide

# Stormwater Treatment



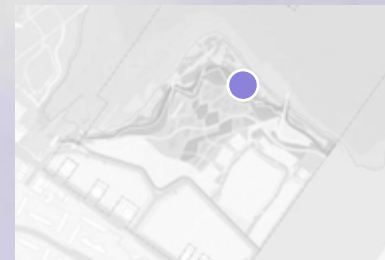
Hiking trail  
5' wide





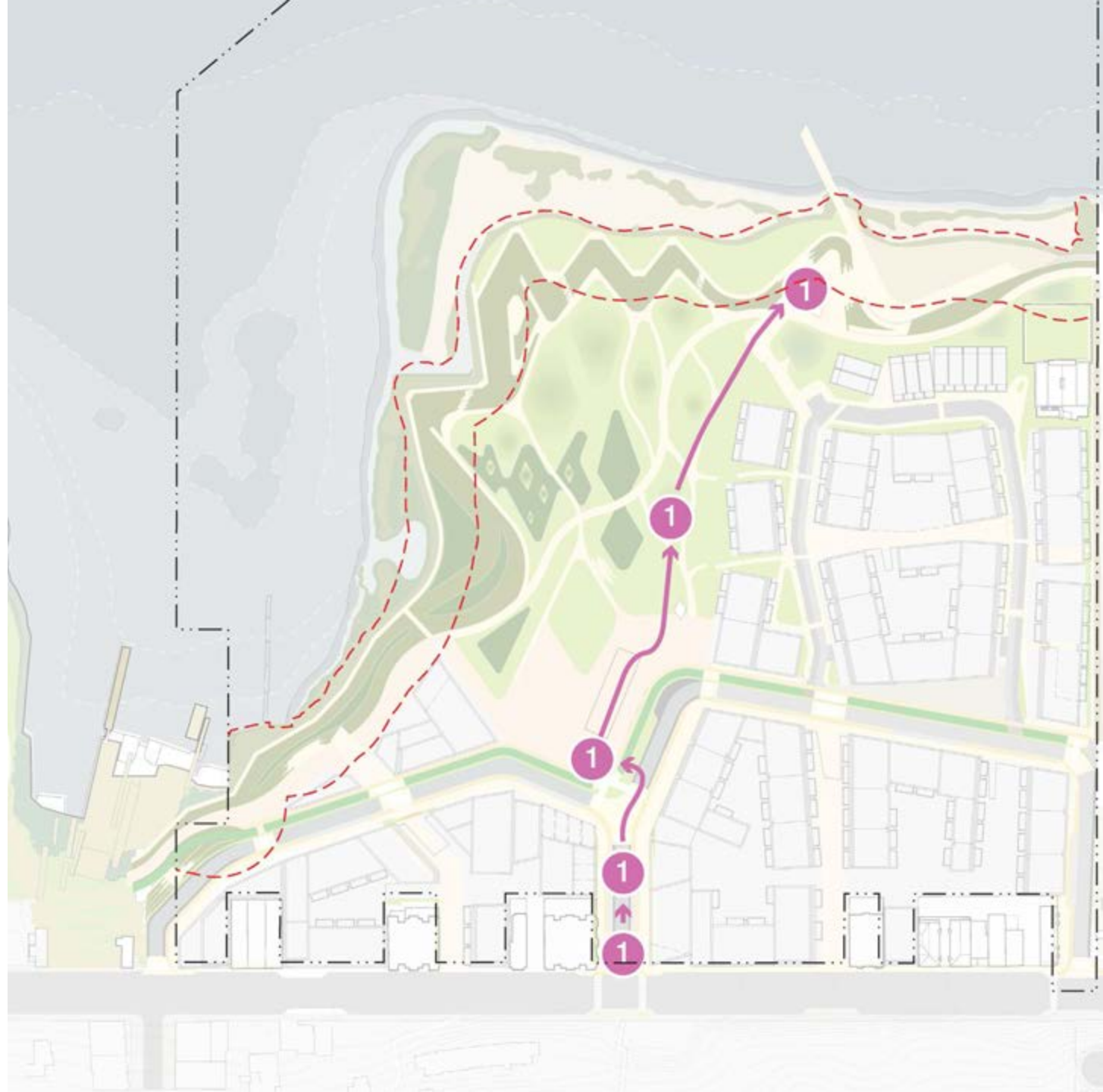
Hiking trail  
5' wide

# Seasonal Wetlands & Shoreline Boardwalk



Boardwalk  
6' wide

# Arrival Experience B



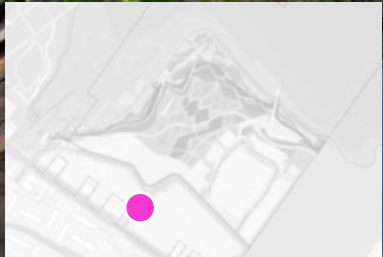


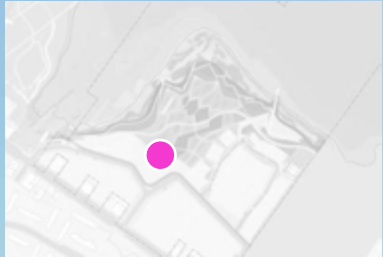
777

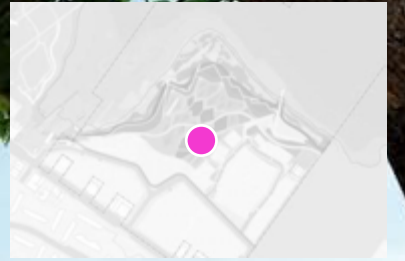
Juice Bar

PULP  
JUICE BAR









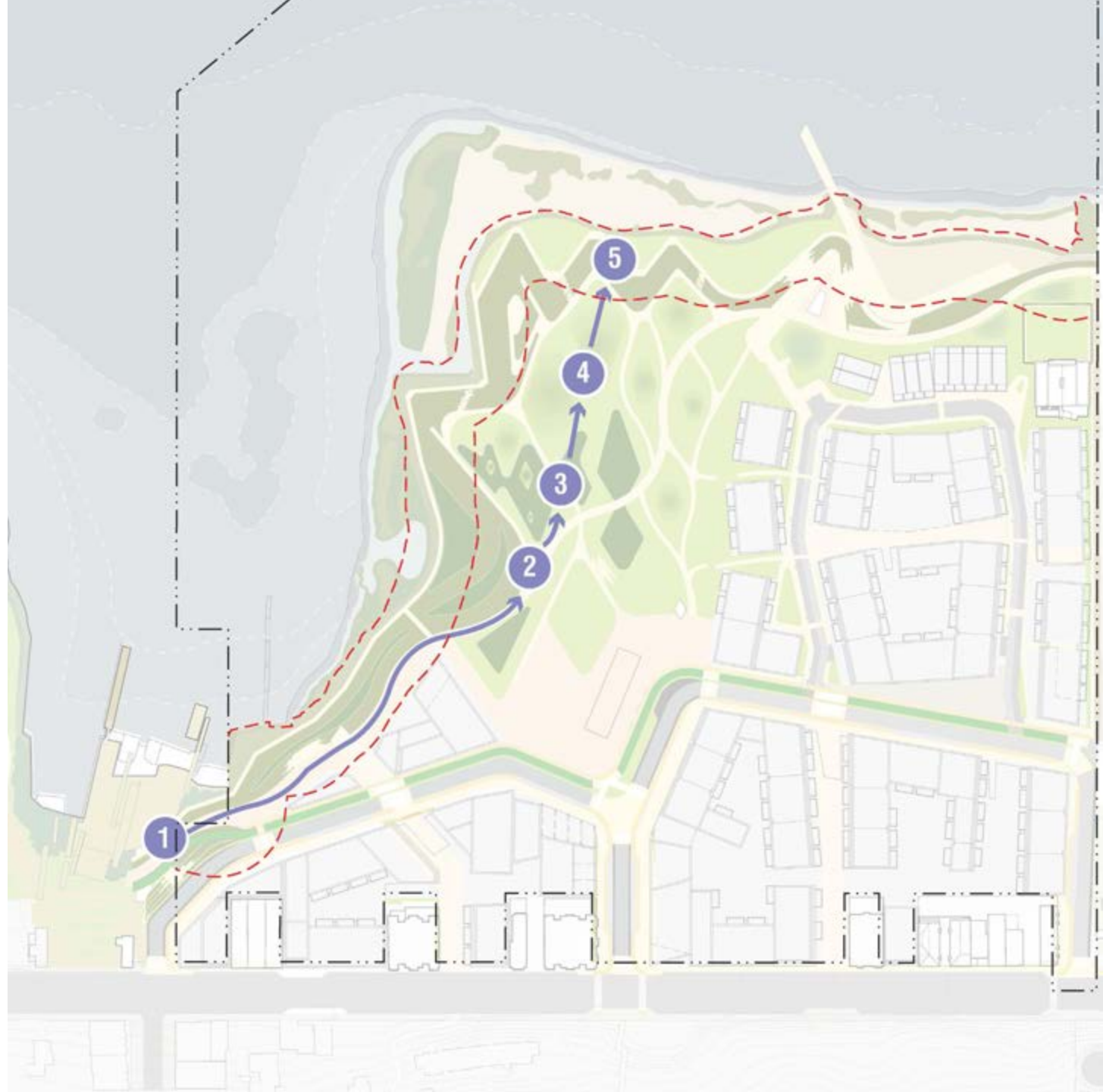
Multi-use trail  
5-6' wide

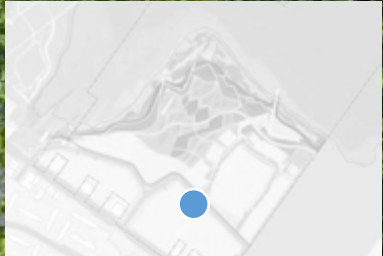
**Big Green Edge**

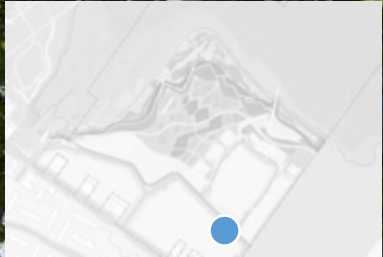


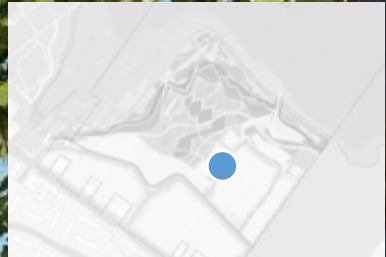


# Arrival Experience C



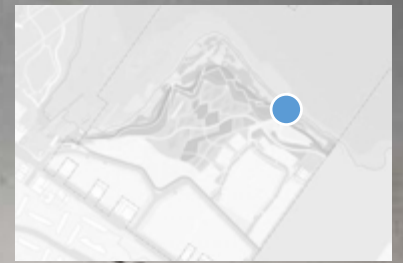








SNACK SHACK





# VII. Sea Level Rise Adaptation



# Existing elevations

**Existing Top of Bank**  
Elevation 16.0



**Existing Toe of Slope**  
Elevation 7.0

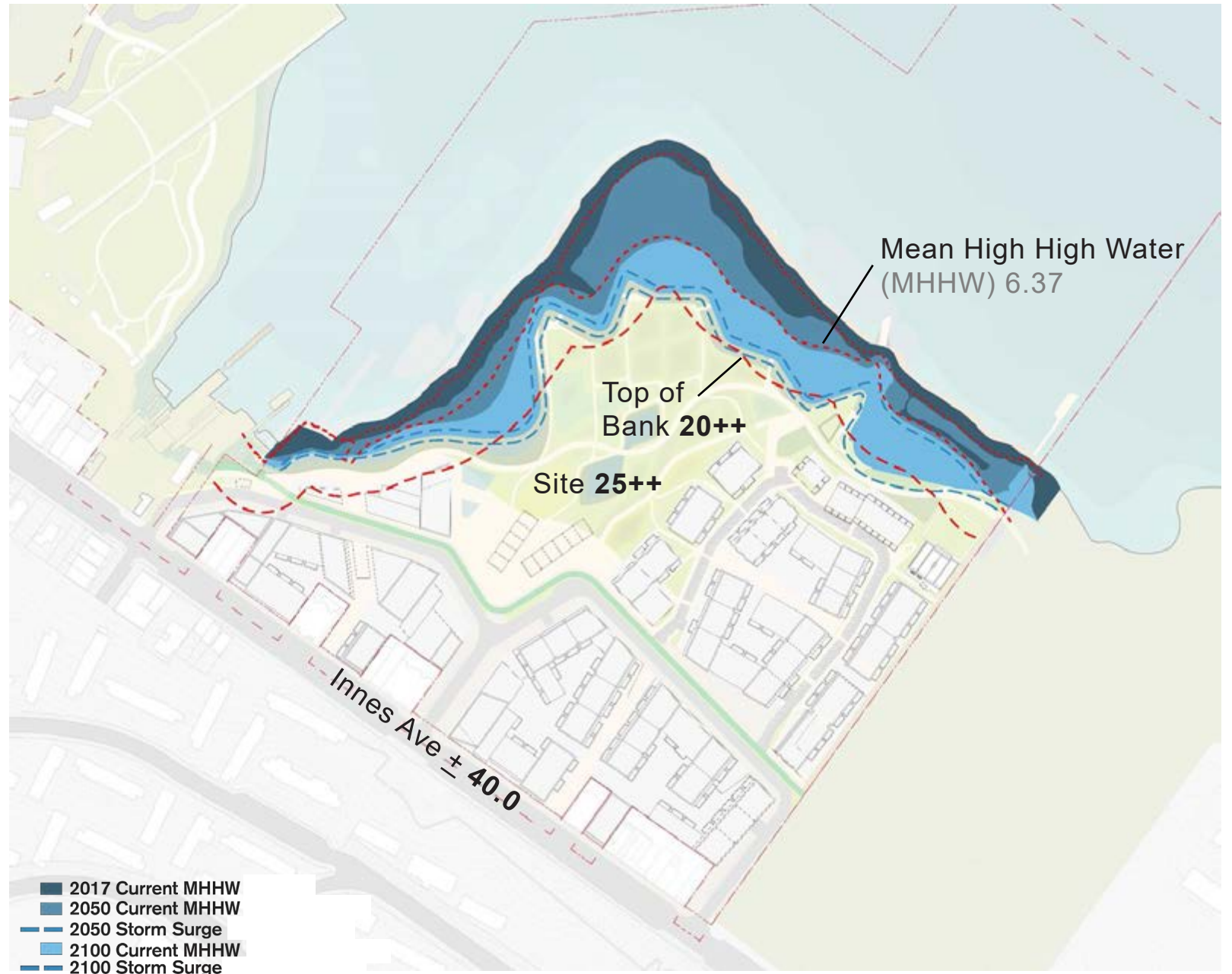


# Sea Level Rise Adaptation

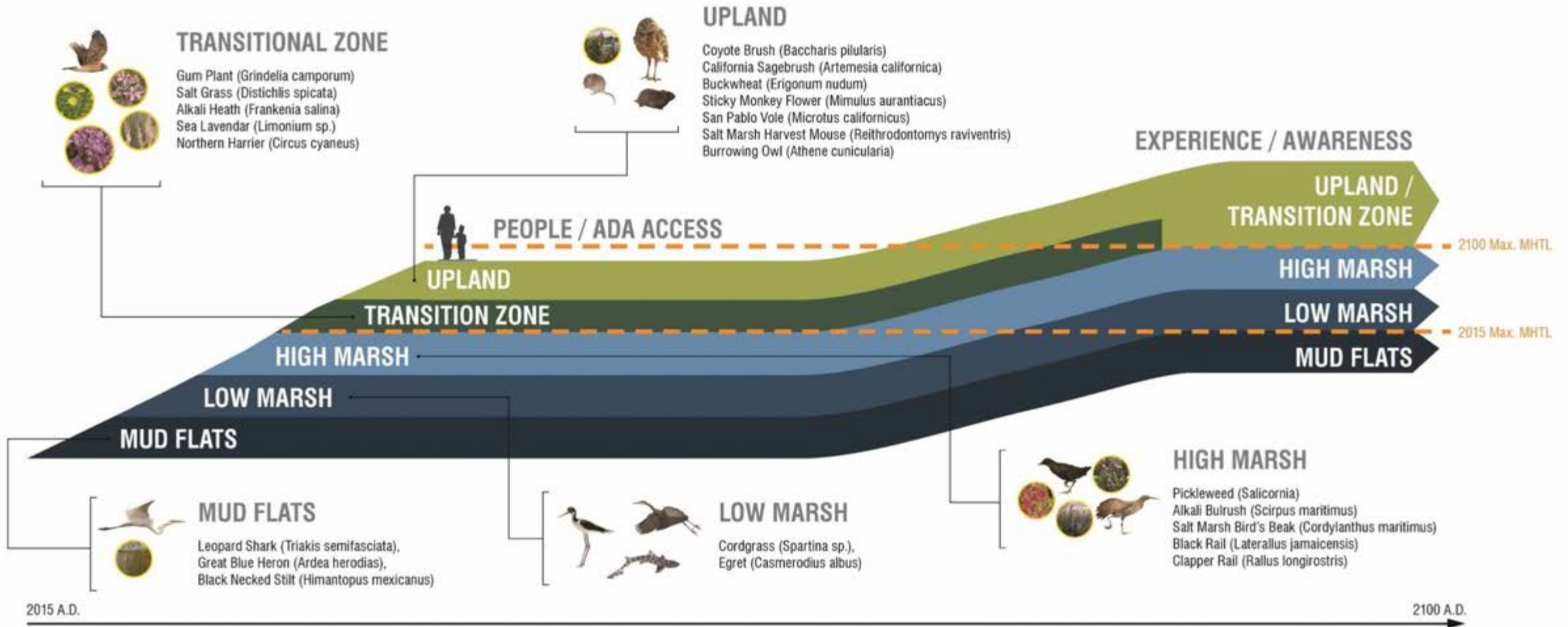
Per 2018 California Ocean Protection Council SLR Guidance

	(ABOVE THE CURRENT MHHW ELEVATION)	W/ STORM SURGE (42")
YEAR	Medium-high Risk Aversion Scenario (per 2018 guidance)	
2050	22.8"	64.8"
2100	82.8"	124.8"
YEAR	The India Basin Site (current MHHW 6.37)	
2050	8.27	11.77
2100	13.27	<b>16.77</b>

**proposed top of bank is at + 20.0 min**



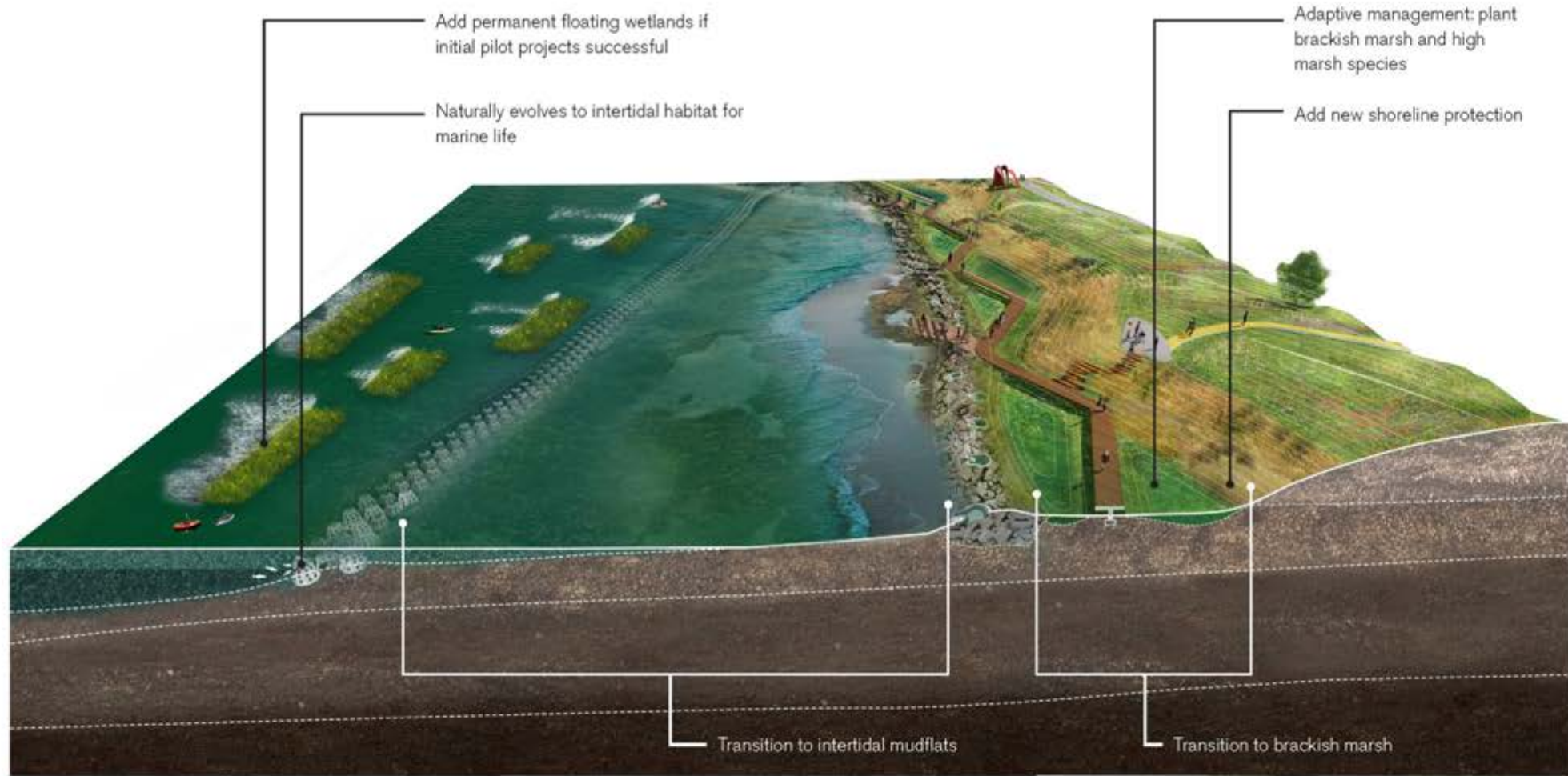
# Upland habitat migration



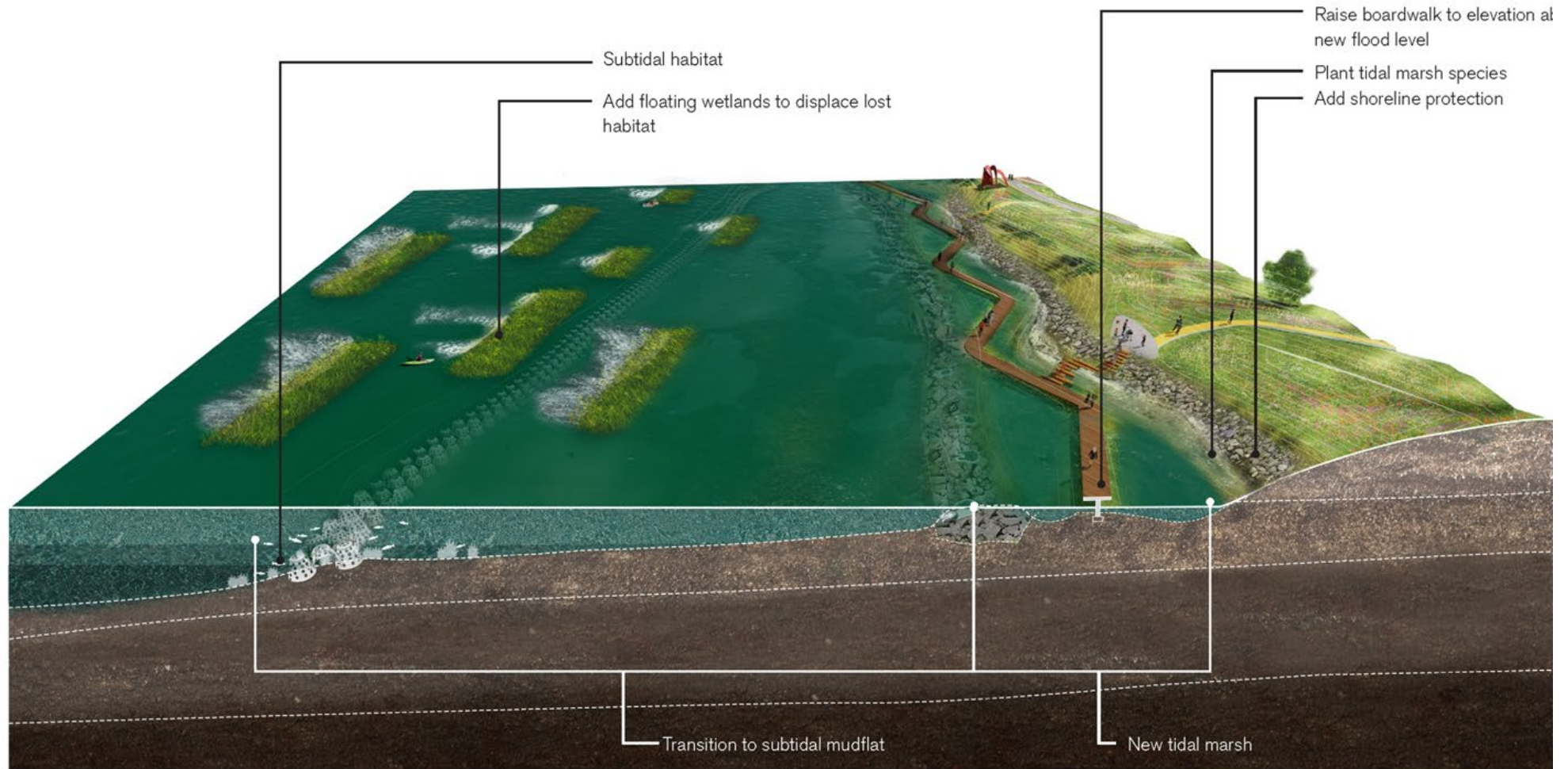
# Mid Bank Meadow: 2019



# Terraced Meadow Transition: 2050



# Seasonal/Terraced Wetlands: 2100



# Cove & tidal marsh creation 2019



# Cove & tidal marsh creation 2050

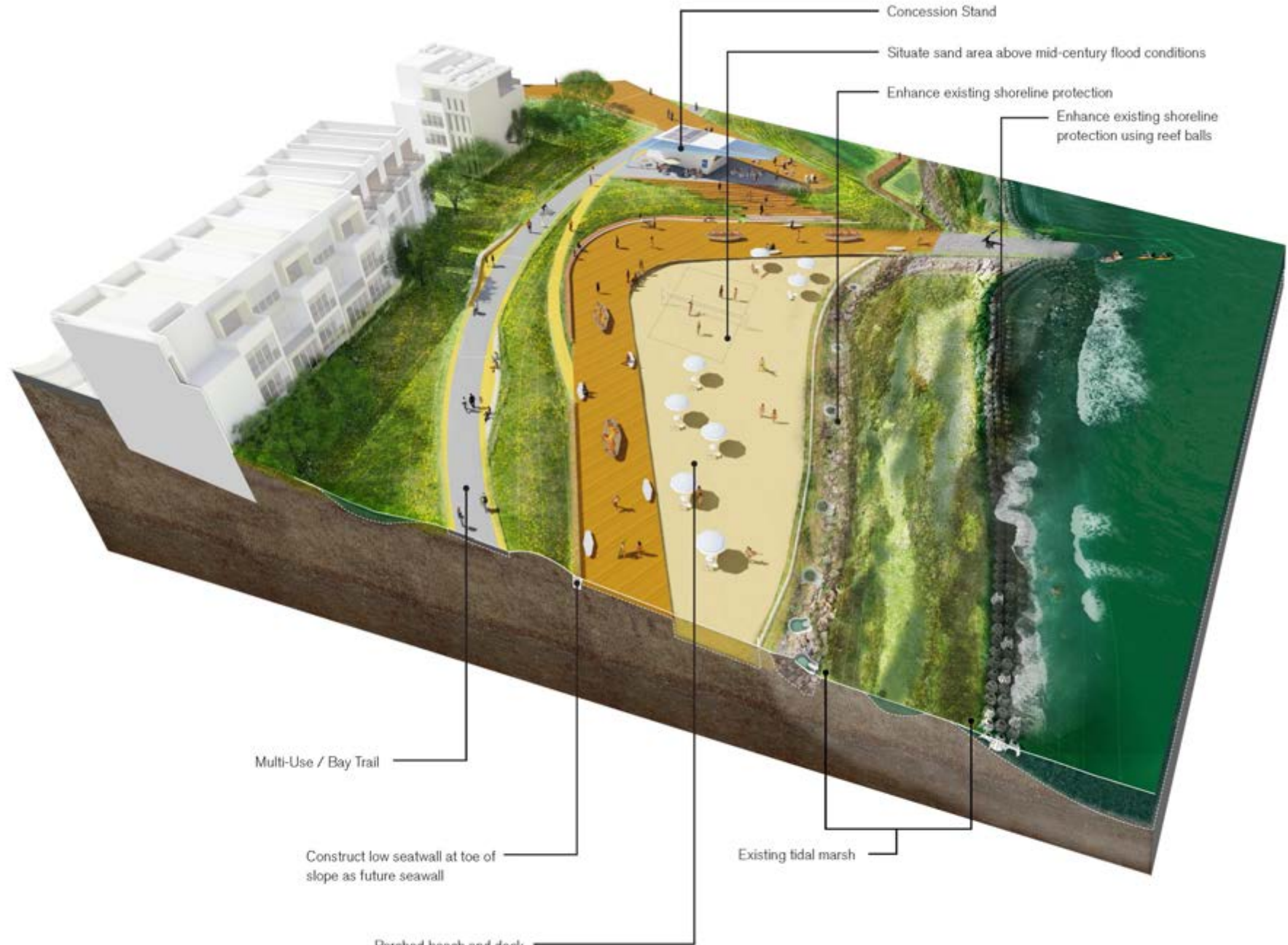




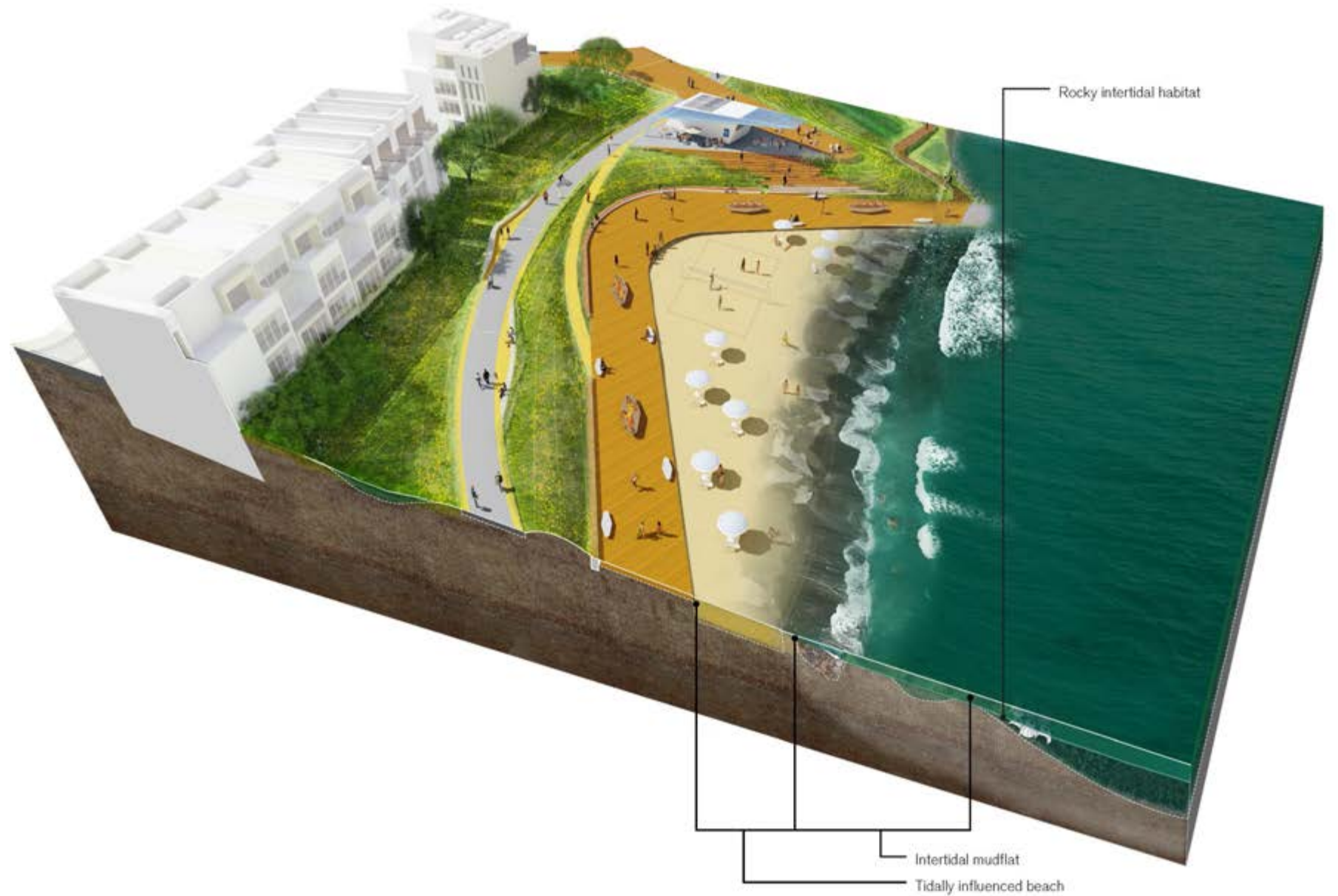
# Cove & tidal marsh creation 2100



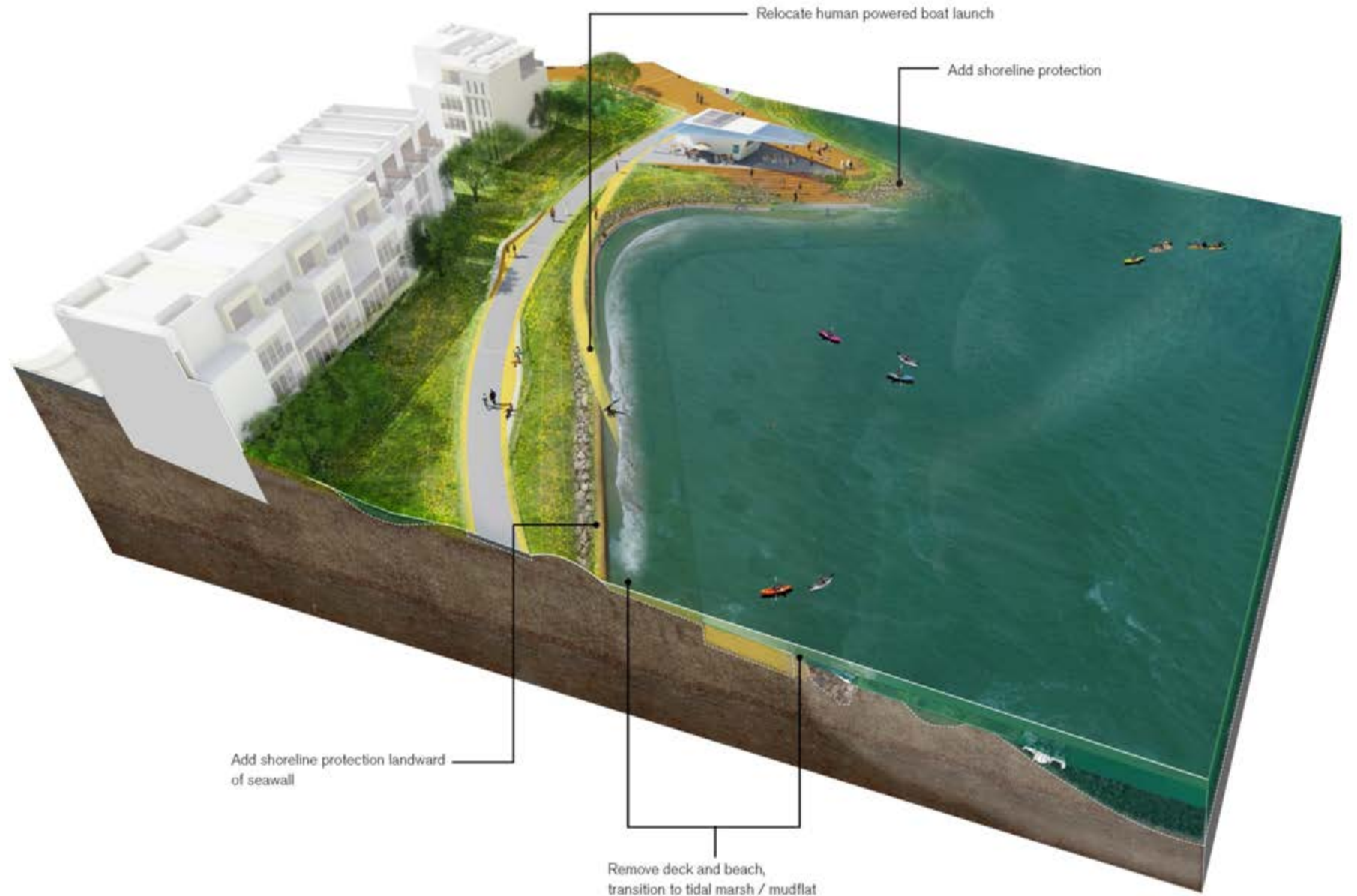
# Perched beach 2019



# Perched beach 2050



# Perched beach 2100



# VIII. Project Approvals & Next Steps

## **Approvals & Documentation Status**

### **COMPLETED AGENCY APPROVALS:**

- Planning Commission EIR Certification and Entitlement Approval in August 2018
- Board of Supervisors Entitlement Approval October 2018

### **COMPLETED DOCUMENTATION:**

- Design Standards & Guidelines Approved July 2018
- India Basin Infrastructure Plan Approved October 2018
- Master Utility Plans, Submitted April 2019

### **IN-PROGRESS AGENCY REVIEWS:**

BCDC, RWQCB, USACE, RPD, SF Port  
SFPUC , SFMTA  
Civic Design Review





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