

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: India Basin DATE: 5/10/19

CLIENT DEPARTMENT: N/A

PROJECT ADDRESS 700 Innes Avenue, San Francisco DISTRICT NUMBER: 10

Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

asdfasdf

PROJECT TEAM

PROJECT DESIGNER: _____ Email: _____

PROJECT MANAGER: BUILD Email: victoria@bldsf.com

ARCHITECT: SOM Email: oscar@som.com

LANDSCAPE ARCHITECT: Bionic Landscape Architects Email: mwilson@bioniclandscape.com; kkumar@bioniclandscape.com

DATES OF REVIEW

Conceptual/Informational Presentation 5/20/19

PHASE 1: Schematic Design _____

PHASE 2: Design Development _____

PHASE 3: Construction Documents _____

Other:

Small Project Review

Plaque Review

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: _____

Construction Completion: _____

Structure size (SQ FT): _____

BUDGET

Total Construction Cost: N/A - See Development Agreement

Art Enrichment Budget: N/A - See Development Agreement

Please attach the official line item construction budget for the project and provide an explanation. If the Art Enrichment budget is less than 2% of the total construction cost including above and below ground construction unless exempt per the Art Enrichment Ordinance.

DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not the functional goals). Attach additional page if needed.

Please see attachment.

ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, have you contacted staff of the Historic Preservation Commission to determine whether a certificate of appropriateness is required?

COMMUNITY OUTREACH

It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting. This is an important part of the public process. What has been done in this regard?

FEES

Effective July 1, 2014: \$10,220

Projects will now be charged on a per project basis. The Base Fee per project will be \$10,220, however, complex projects or projects involving more than one building may be charged a higher fee.

Journal Entry should be paid to:

Index code: 28CIVDESIGN_PAR516

Write check to: San Francisco Arts Commission

Civic Design Review: Conceptual Design

India Basin, San Francisco

5.10.2019

Concept Statement

Embodying a commitment to sustainable placemaking, the India Basin project proposes an unparalleled vision for the future – the transformation of acres of former industrial lands on San Francisco's bay into an active waterfront destination and a vibrant, diverse village. Situated along the San Francisco Bay in the Bayview-Hunter's Point neighborhood, the project's comprehensive design aims to reconnect surrounding communities with the shoreline, cultivate public and retail services, and provide mixed-income housing.

The site shares a shoreline with the Hunter's Point Shipyard to the east, and the local Shoreline Park, decommissioned PG&E site, and Heron's Head Park to the west. Residential areas border the site to the south and southwest.

The project goals include creating a complete community that is human in scale, with all basic services and amenities located within short walking distance. The project interweaves parks, plazas, and open space with new pedestrian and bicycle-friendly connections, as well as buildings for residential, commercial, and community-serving purposes to create a uniquely pedestrian-first, human-scale neighborhood.

The design also embraces the existing wild character of the land, responding to its specific hydrology and topography and celebrating the connection to San Francisco's ecological history. A robust storm water management strategy links streetscape streams and bioswales with a landscape of channels, basins, and wetlands.

The project has adopted the following defining principles as a design strategy, in order to reach a design outcome that exemplifies a community of diversity, inclusivity and regenerative ecology.

Complete the Neighborhood:

At present, the Bayview—Hunter's Point neighborhood is in need of many of the basic amenities commonly found in San Francisco's walkable neighborhoods. The project augments the neighborhood by adding a wide range of public services, retail businesses, and recreation options that are accessible within a 10-15 minute walk. India Basin will include a grocery store, small-scale retail and commercial spaces, and food and beverage options—in addition to a spacious public park with recreational facilities and waterfront access.

Shape Public Space for Public Life:

The project's focus on fostering public life integrates development with a dynamic open space system; interweaving parks, plazas and gathering places with an extensive pedestrian and bicycle network. Scale and configuration of space are modulated to purpose—from the intimate Town Triangle to the flexible Public Market and expansive waterfront terraces and boardwalks edging the shoreline. Direct and intuitive access to a major new park space—the Big Green and Shoreline, enables these signature places to reinforce the regional network of public waterfront parklands.

Cultivate a Robust Urban Ecology:

The project is a dynamic coastal environment with unique geotechnical composition, hydrology, topography, climate, and habitat conditions supportive of a distinctive cross-section of San Francisco Bay ecology. The site presents a rare opportunity to achieve the degree of horizontal and vertical habitat continuity needed to nurture urban biodiversity. Streetscape, understory planting, tree selection, green roofs and other urban-ecological elements work in concert to optimize habitat potential and create habitat niches across the site.

Grow a Legacy of Stewardship:

The project sponsors have made an unparalleled commitment to progressing environmental stewardship and community resilience. Holistic thinking permeates district-wide strategies for water, energy, waste, ecology, habitat creation and shoreline adaptation. Beyond physical development, the project is pioneering an innovative approach for long term community management by creating a new non-profit entity—with responsibility for operations, maintenance, programming, social capacity-building and community resilience.

Resilience Objectives:

The social, environmental, and built systems for the project are conceived for optimum sustainability and enduring systemic functionality.

Ecological resilience is designed into the site in several ways, including an adaptable waterfront edge, a continuous landscape fabric that can support a variety of habitat types from the hilltop to the bay edge, and a working landscape that performs as infrastructure. The design also embraces the existing wild character of the land, by preserving the site's salt marshes and grasslands, while forming an attractive and safe place to live and play for current and future residents.

The project intends to promote district-scale wastewater treatment and reuse to enhance on-site water supplies and reduce reliance on municipal infrastructure. Reclaimed water will be retained for irrigation, street cleaning, and sold to adjacent properties.

The development is focused on reducing the environmental impact of energy consumed on site. To achieve this, the project has a goal of a zero-net energy public realm by producing enough on-site renewable energy, to power the public realm structures, central wastewater treatment, charging for an all-electric maintenance & waste management fleet, parking garage energy demands, and site lighting.