

# INDIA BASIN

May 2022



# AGENDA

1. Project Overview
2. Community Benefits
3. Where We Are Today
4. Schedule
5. Impacts During Construction
6. What to Expect
5. Q&A

# Who is Build?

**B:**



Projects	Neighborhood	Time period	Description	Status
469 Stevenson	SOMA	2017-present	465 units, 28 stories	Completing entitlements
830 Eddy	Van Ness Corridor	2015-present	137 units, 13 stories	Complete
One Oak	Hayes Valley	2014-present	300 units, 40 stories	Entitled, preparing for construction
India Basin	Bayview	2013-present	1,575 units, 14 acres	Entitled, preparing for infrastructure
1532 Harrison	Western SOMA	2013-present	136 units, 7 stories	Complete
650 Indiana	Dogpatch	2012-2018	116 units, 6 stories	Entitled, constructed, stabilized and sold
2290 Third St.	Dogpatch	2012-2013	71 units, 5 stories	Entitled and sold
Opera Warehouse	Dogpatch	2011-2014	338 units, 6 stories	Fee developer through entitlement
Oak and Octavia	Hayes Valley	2008-2014	182 units, 5 stories	Entitled and sold
Homes at Esprit Park	Dogpatch	2004-2009	142 units, 6 story	Entitled, constructed and sold

**BUILD:**



# EXISTING VIEW





# SUMMARY

Program	
Units	1,575
Heights	1 to 14 stories
Parking	1,575
Residential	1.1mm NSF
Commercial	154,000 NSF
BMR	25% affordable, with a range of income levels 394 units
Park Area	14 acres



# COMMUNITY ENGAGEMENT TO DATE

## 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

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## 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





## Project Approvals to Date

Environmental Impact Report (EIR) certified  
Design Standards and Guidelines approved  
Special Use District (SUD) created  
SF General Plan amended  
Transportation Plan approved  
Trust Exchange Agreement approved  
CEQA approval  
Development Agreement approved  
Bay Conservation and Development (BCDC) permit approval  
Regional Water Quality Control Board (RWQCB) approval  
State Lands Commission approval  
Master Utility Plan approval  
Basis of Design approval  
Army Corps of Engineers permit approval

# 6 GUIDING PRINCIPLES



Complete the  
Neighborhood



Shape Public Space  
for Public Life



Craft a Human-Scale  
Village



Cultivate a Robust  
Urban Ecology



Foster an Authentic  
Sense of Place



Grow a Legacy of  
Stewardship



# SITE PLAN



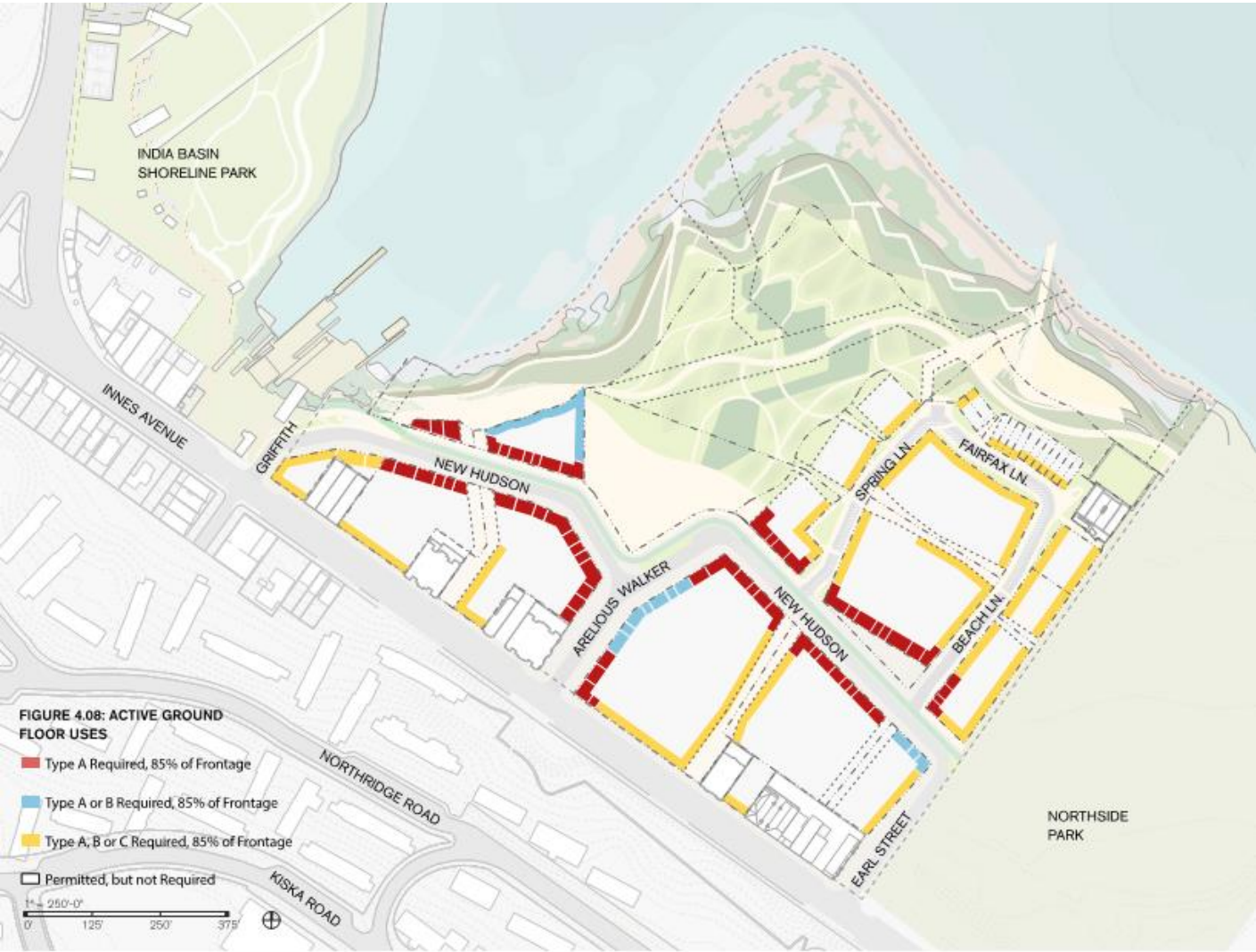


# DIVERSE PUBLIC REALM





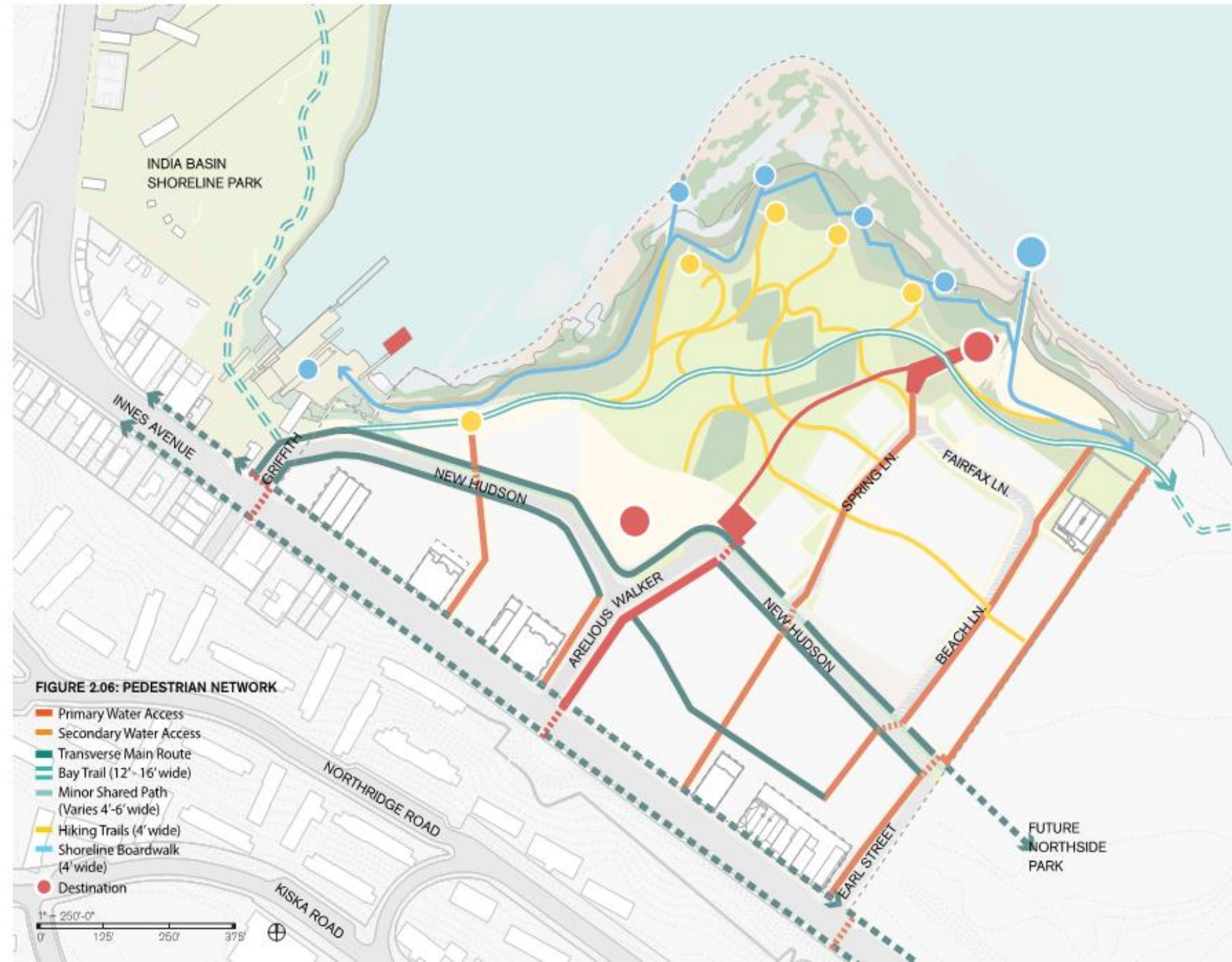
# RETAIL CORRIDOR



Neighborhood Commercial



# PEDESTRIAN & BIKE NETWORK





# OPEN SPACE NETWORK

- 64 acres of contiguous park
- 1.7 miles of shoreline
- Connecting a significant gap in the Blue Greenway Bay Trail



# COMMUNITY BENEFITS

## Workforce



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

## Affordable Housing



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

## Transportation



Fund improvements to local transit for faster access to downtown SF. Build several miles of new Class 1 bike lanes and significantly improve the pedestrian network. Contribution to SFMTA for Bayview transportation priority improvements.

## Open Space



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

## Childcare



Build a childcare facility onsite operated by a local Bayview provider.

## Local Business Incubator



Offer community spaces and stalls in the Public Market for local vendors and artisans to start and grow businesses.



# COMMUNITY BENEFITS



## Arts Opportunities / Installations

Provide up to 5 public sculpture sites throughout the park encouraging a rotating public sculpture garden.



## India Basin Trust

Create a stewardship program to provide on-site operations, maintenance, programming, social capacity building, and community resilience.



## 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 & Grocery Store

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

# Alignment & Partnership with the India Basin Equitable Development Plan (EDP)



## EXECUTIVE SUMMARY

In partnership with the Bayview-Hunters Point community, the **A. Philip Randolph Institute**, the **Trust for Public Land**, the **San Francisco Parks Alliance**, and **San Francisco Recreation and Parks** endeavor to build a park that is both spectacular and crucial to the health of the Bayview-Hunters Point (BVHP) community, which has been historically underserved.

India Basin Waterfront Park has an opportunity to become one of the most significant park projects in San Francisco history by transforming three dilapidated and underperforming spaces at 700 Innes, 900 Innes and India Basin Shoreline Park into a contiguous 1.7-mile network of open space in the Basin totaling 64 acres. The project closes a critical gap in the San Francisco Bay Trail and further connects these spaces



to the Blue Greenway. The City has a chance to finally fulfill the potential of San Francisco's southern waterfront with an emphasis on public access, social equity, recreation, resiliency and environmental justice.

The new park will welcome healthy waterfront access, robust programming, amenities and diverse community uses while reflecting the rich history, culture and art of the site and the larger BVHP community.

The unequivocal goal for the project is to deliver a park designed by and for the BVHP neighborhood while improving the economic opportunity and environmental health of its residents, particularly its Black residents.

This Equitable Development Plan (EDP) is the project's roadmap to maximize benefits of the project for the benefit of the BVHP community and address any unintended negative impact development might have, including economic, cultural and physical displacement.

To aid in that endeavor, project partners have joined together with a diverse set of stakeholders





# Phase 1 Projected Schedule

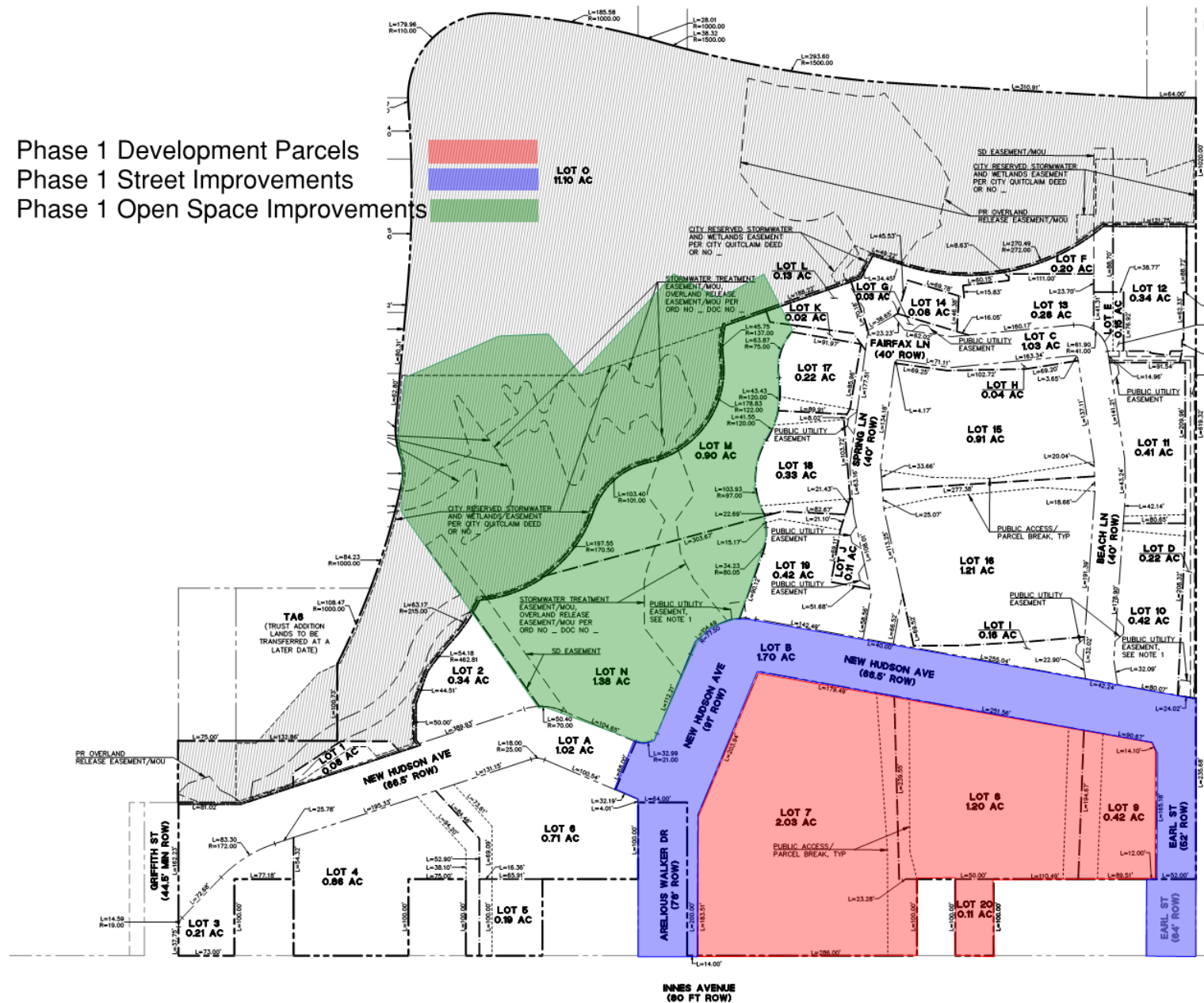
Date	Event
Fall 2022	Break ground on earthwork
Fall 2023	Begin street and park improvements
Winter 2023	Break ground on Phase 1 Buildings
Fall 2024	Complete Phase 1 streets and begin vertical construction
Winter 2025	First Building in Phase 1 Complete

# Phase 1

## Phase 1 Development Parcels

## Phase 1 Street Improvements

## Phase 1 Open Space Improvements





# Phase 1 Cont.

## Hillside Key Statistics



	Phase 1A
Units	392
Residential NSF	275,680
Commercial NSF	36,160
Residential GSF	344,600
Commercial GSF	45,200



	Phase 1B
Units	236
Residential NSF	166,080
Commercial NSF	13,040
Residential GSF	207,600
Commercial GSF	16,300

# Phase 1 Improvements

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**B:**

New buildings with commercial and retail

Underground parking garage

Public Market area

Big Green Park

New streets

New intersections

New sidewalks

Improved Innes

- Bus Lanes
- Bike lines



# Construction Timeline

- 4-6 Months of soil import & site work
- 6-9 Month Settlement Period
  - Limited to no work onsite
- 13 Months street, utility and park construction
- 24 Months of construction for the buildings
  - Starting simultaneously with the street work
- Phase 1 total Construction Period
  - 3-3.5 years

# Mitigation

- Trucks
  - 50-100 trucks on a peak day, spread out over 4 months
  - Trucks will be covered
- Hours of Operation
  - TBH – Designated by City Permit
- Dust Control Measures
  - Continuous air quality sampling surrounding the site
  - Onsite Health and Safety monitoring personnel
  - Covered Trucks
  - Covered stock piles
  - Water to treat dust during activity
  - Weekly inspections by third party inspector – state enforces
- Noise Control
  - Sound receptor monitoring
  - Noise barriers for loud activities
  - Decibel Limits



# Environmental Mitigation

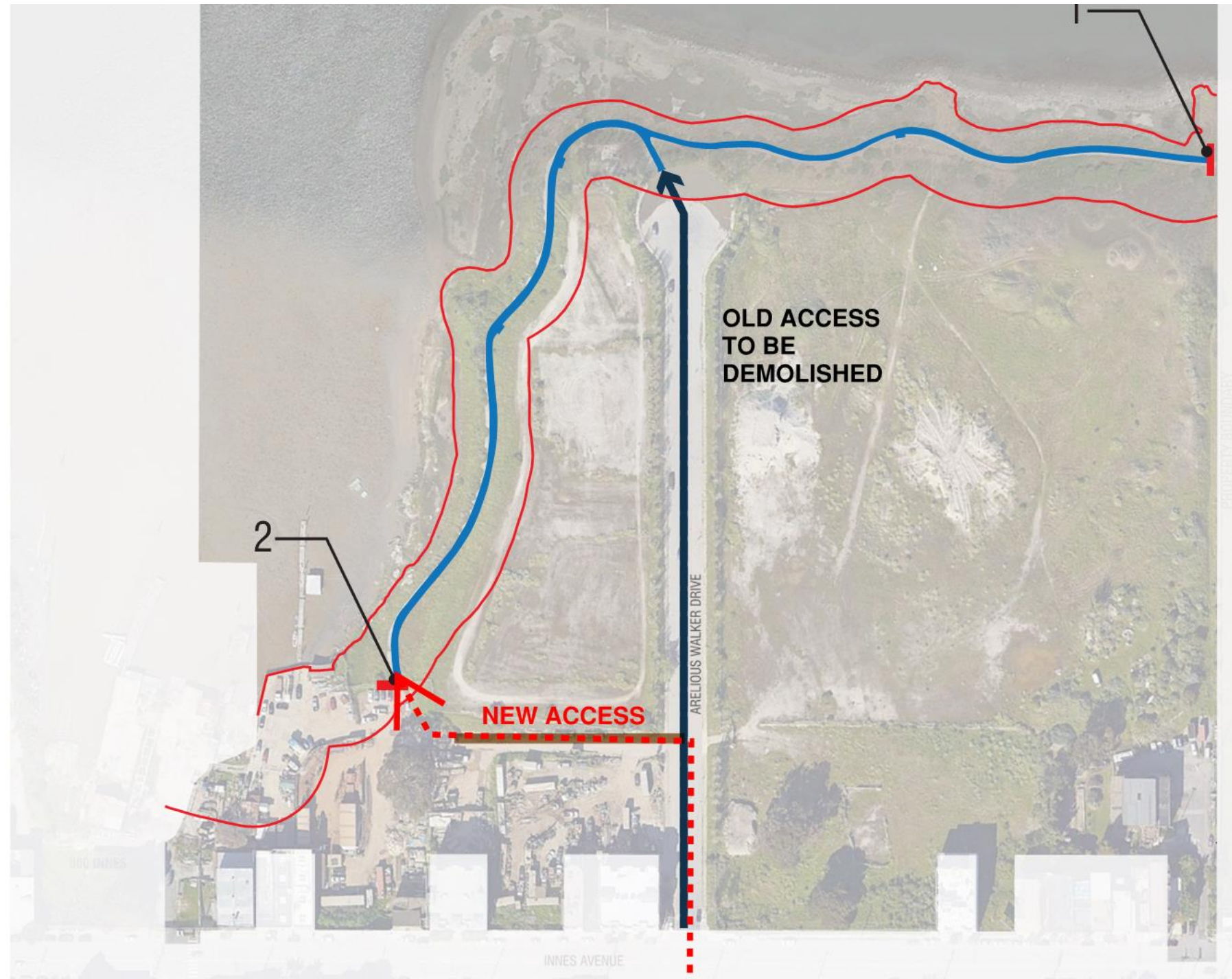
- India Basin is NOT an environmental clean project
- Approved by the SFDPH that this is not a hazardous project

# Collaboration with Neighboring Projects





# Bay Trail & Open Space Use During Construction



# Who is Overseeing the Construction?

- Department of Public Health
- RWQCB
- BCDC
- Army Corps of Engineers
- City & County of San Francisco



# Future Community Engagement

- Public Market
- Construction Schedule, Expectations & Impacts
- Workforce
- Public Art
- Northside Park Grading

# Q&A





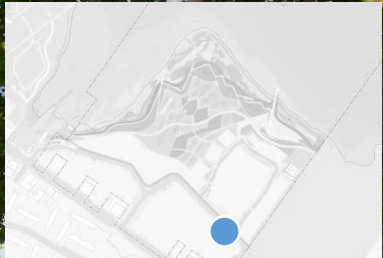




**BUILD:** | SOM | BIONIC | GEHL STUDIO | SHERWOOD

Big Green Edge







# AERIAL VIEW





An aerial, semi-transparent view of a coastal city, likely San Francisco, showing a large body of water, a bridge, and various buildings. The text "www.indiabasinsf.com" is overlaid in the center.

[www.indiabasinsf.com](http://www.indiabasinsf.com)