

The background of the slide is a topographic map with white contour lines on a blue gradient. The map shows a complex terrain with many peaks and valleys. In the lower right, there is a rectangular area outlined with a dashed white line, possibly indicating a specific region of interest or a project site. The text is overlaid on the upper right portion of the map.

INDIA BASIN

ENVIRONMENTAL EVALUATION APPLICATION

DECEMBER 5TH 2014

1 | OVERVIEW

LOCATION MAP



1 | OVERVIEW

PROPOSED MASSING



2 | EXISTING CONDITIONS

AERIAL VIEW

EXISTING CONDITIONS

The Project Site consists of 17 parcels across approximately 26.96 acres located in the India Basin neighborhood, east of the Bayview and north of the Hunters Point neighborhoods in the City of San Francisco, California. The site is southeast of the India Basin Shoreline Park at the waterfront. It is bound by Innes Avenue to the southwest, Earl Avenue to the southeast, and the San Francisco Bay to the north and east. It is separated from the water by the India Basin Open Space under the jurisdiction of the San Francisco Recreation and Park Department.



----- PROJECT SITE

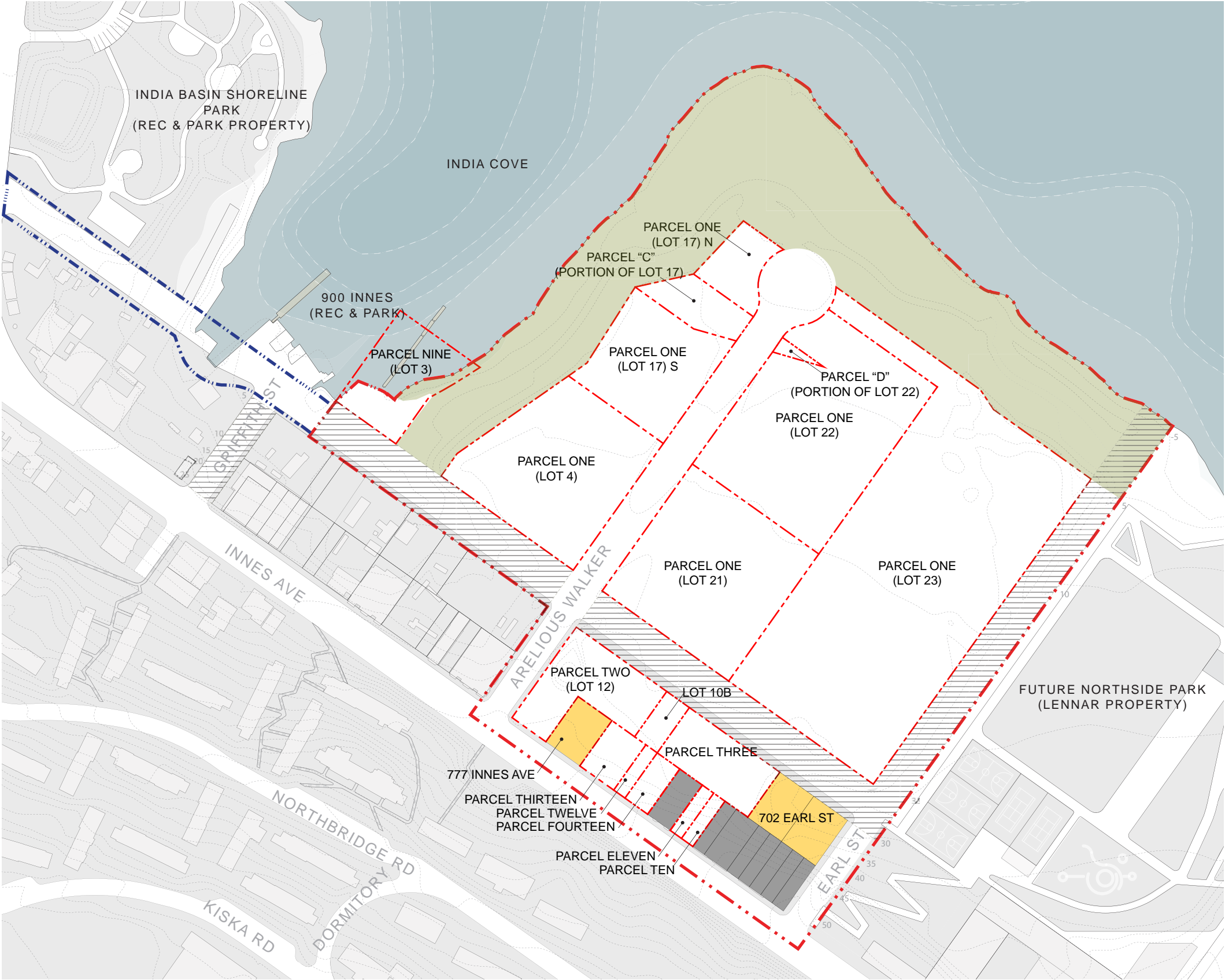
2 | EXISTING CONDITIONS

EXISTING SITE PLAN

EXISTING CONDITIONS

The Project Site includes two (2) properties on Innes Avenue and Earl Street with existing structures owned by other property owners, as well as several rights-of-way owned by the City of San Francisco. There are also eight (8) properties within the project boundary, but not included in the scope of this application.

- PROJECT SITE
- PROJECT SPONSOR PROPERTIES
- CLASS 1 BIKE ALIGNMENT STUDY AREA
- RIGHT OF WAYS - IMPROVED
- RIGHT OF WAYS - UNIMPROVED
- CONTOUR LINES
- SAN FRANCISCO RECREATION & PARKS DEPARTMENT JURISDICTION
- PRIVATE OWNERSHIP - INCLUDED IN PROJECT
- PRIVATE OWNERSHIP - NOT INCLUDED IN PROJECT

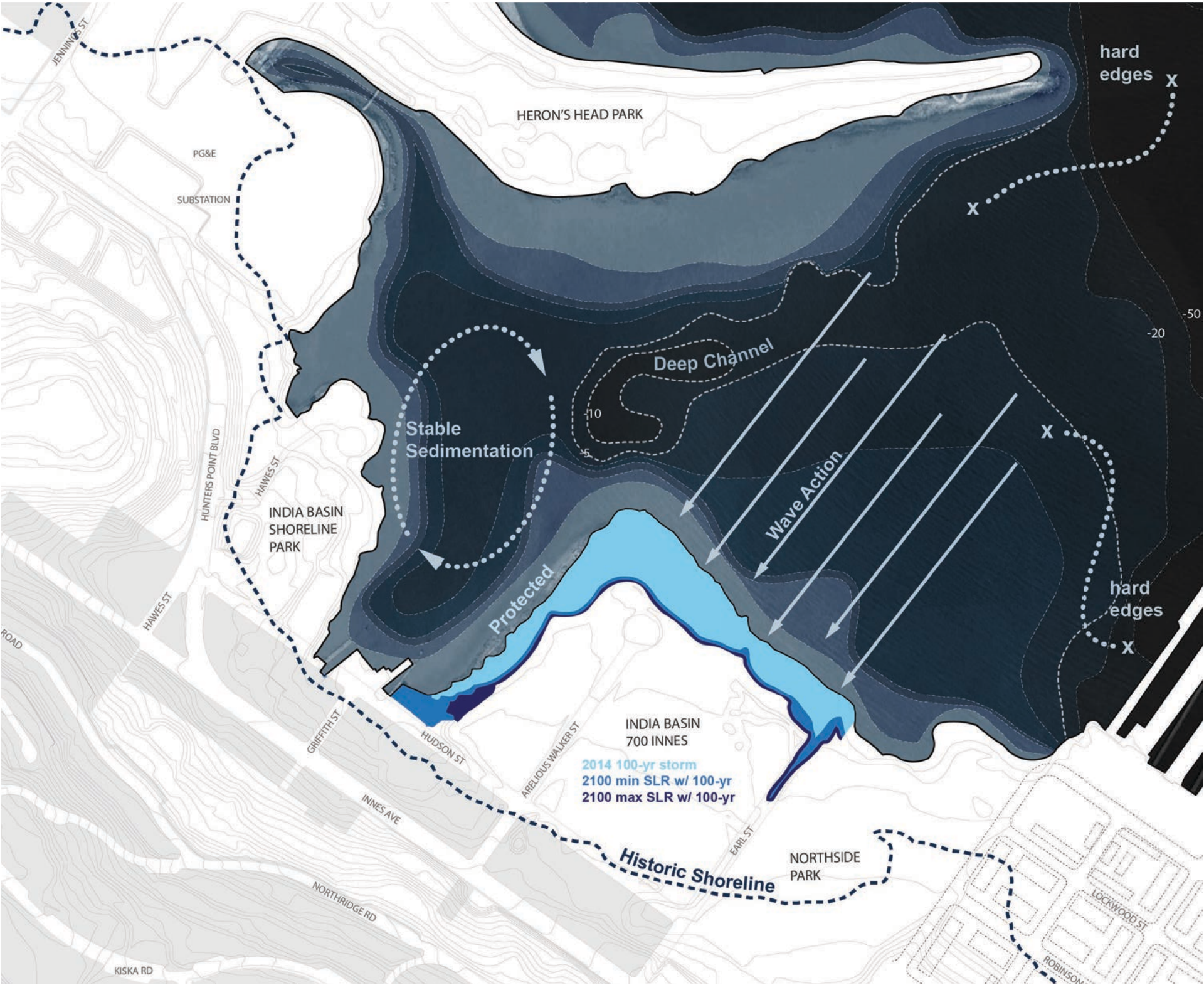


COASTAL ASSESSMENT

Moffatt & Nichol conducted a coastal opportunities and constraints analysis of the site and surrounding Bay basin.

700 Innes: The coastal opportunities and constraints analysis found that the site sits above the 2100 projected max sea level rise with 100-year storm surge, and will not require protection measures.

India Basin Open Space: The current shoreline extends beyond the historic shoreline as a result of bay fill that occurred by 1965. The northeast shoreline receives continuous wave action from tidal currents with up to a 4 mile fetch. This feature has resulted in the accumulation of sand and naturally forming sand dunes, as described above. After 10 years, there is a clear negative effect of wave energy on the establishment of wetlands. The northwest shoreline is relatively protected from wave action. Generally, the site receives limited sedimentation of sand particles. The basin is relatively shallow with average depths ranging from 1/2' to 5', and permitting small human powered boat access. It is projected that the shoreline will be inundated at 2100 max sea level rise with 100-year storm surge.



3 | DESIGN DRIVERS

PROJECT SITE



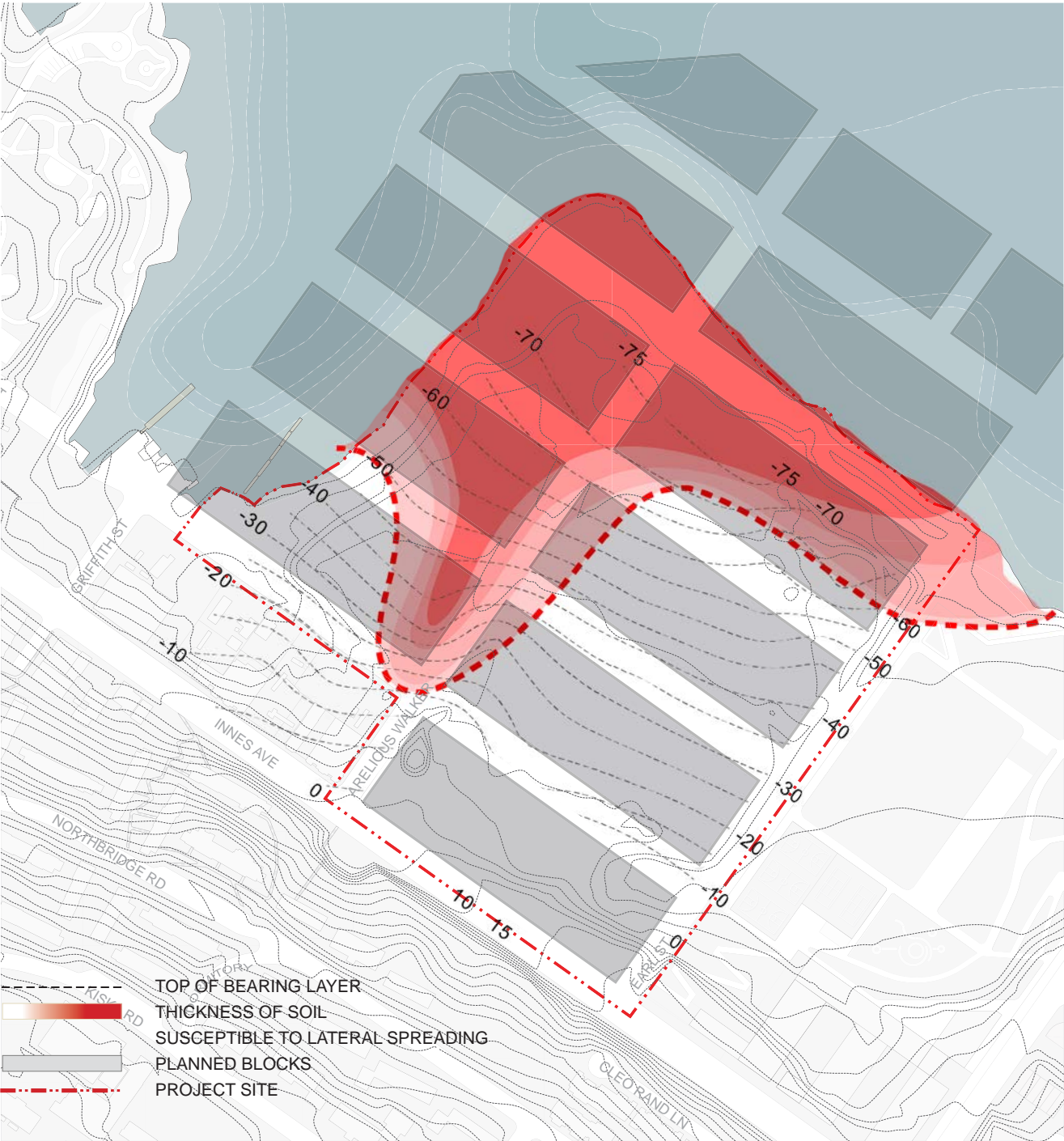
RECONSIDER THE EXISTING CITY GRID



The existing city block pattern would introduce large, rectangular blocks parallel with Innes Avenue. The scale of the blocks reflects the former industrial character of this part of the City and does not support walkability and waterfront access.

3 | DESIGN DRIVERS

IDENTIFY UNSTABLE SOILS ON CITY GRID



The geotechnical evaluation identified a portion of the site that if loaded with significant weight, has the potential to shift towards the bay during a seismic event.

TAKE ADVANTAGE OF STABLE SOIL CONDITIONS



Open space, plazas, rights-of-way and lightweight structures can occupy this zone without triggering movement. This zone defines the edge of the built development.

3 | DESIGN DRIVERS

ENHANCE ACCESS TO THE SITE AND SHORELINE



The long, rectangular block pattern would block movement, so large blocks will be broken down into smaller, more compact blocks. Smaller blocks promote walkability and waterfront access.

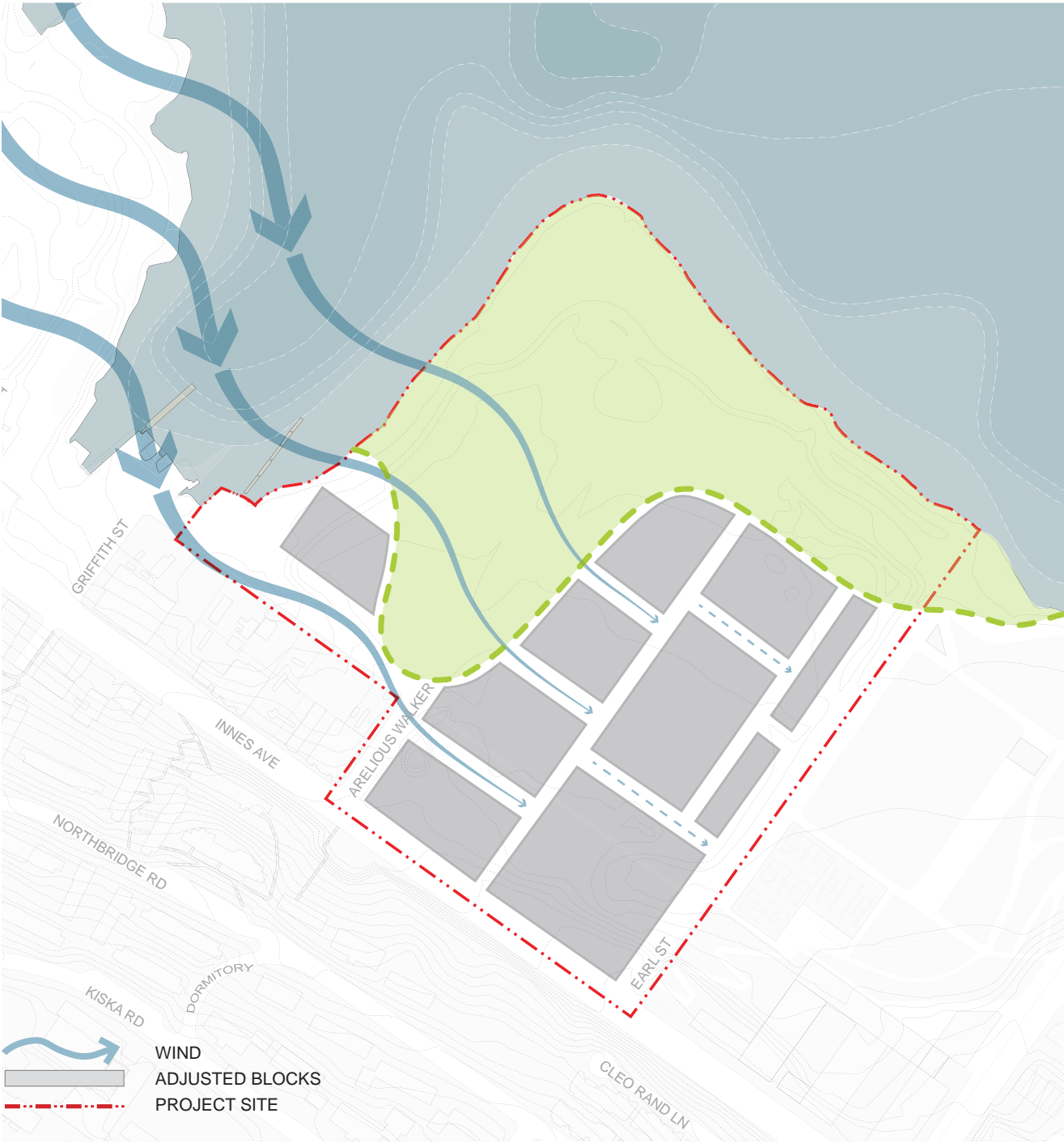
URBAN FORM SHOULD RESPOND TO CLIMATE



The Project Site has its own microclimate with prevailing wind originating from the northwest. The existing city grid has a similar orientation and the combination of these two factors would result in uncomfortable wind effects along the long faces of the city blocks. The current block orientation would channel winds into streets and public space.

3 | DESIGN DRIVERS

LIMIT WIND WITH IRREGULAR GRID PATTERN



An offset grid will limit wind entering into the main public and semi-public realm within the built area.

BREAK THE GRID



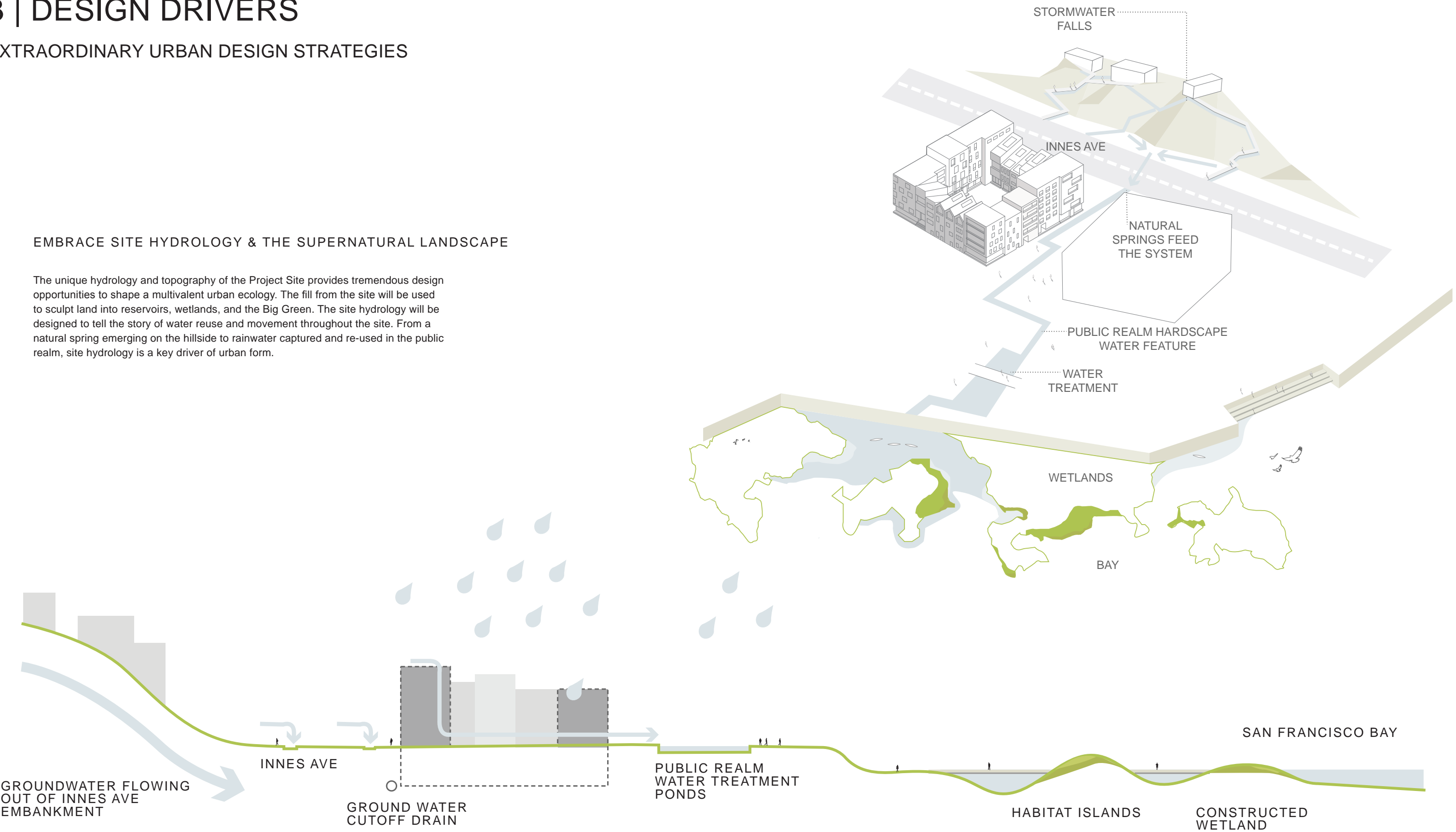
By blocking the wind, the offset and rotated grid creates a diverse set of public realm experiences with unique microclimates.

3 | DESIGN DRIVERS

EXTRAORDINARY URBAN DESIGN STRATEGIES

EMBRACE SITE HYDROLOGY & THE SUPERNATURAL LANDSCAPE

The unique hydrology and topography of the Project Site provides tremendous design opportunities to shape a multivalent urban ecology. The fill from the site will be used to sculpt land into reservoirs, wetlands, and the Big Green. The site hydrology will be designed to tell the story of water reuse and movement throughout the site. From a natural spring emerging on the hillside to rainwater captured and re-used in the public realm, site hydrology is a key driver of urban form.



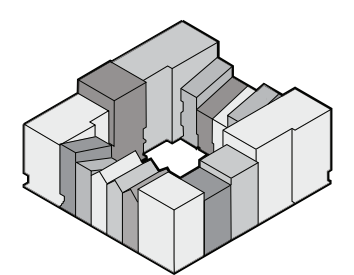
3 | DESIGN DRIVERS

BUILD A COMPACT VILLAGE & HUMANIZE THE BLOCK

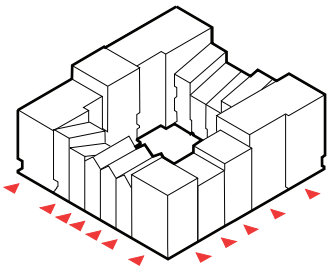
BUILD A COMPACT VILLAGE & HUMANIZE THE BLOCK

To create a resource-efficient walkable community, the development considers the human scale. Together, these elements form a complete, pedestrian-scaled neighborhood.

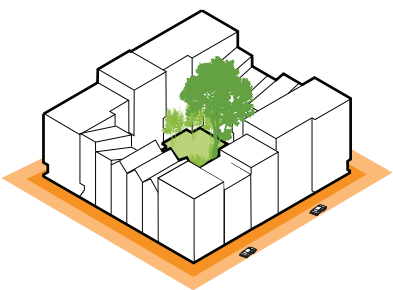
- People respond positively to a scale of development that provides architectural heterogeneity within each block, where multiple building entrances provide variety and surveillance over the surrounding public space.
- A clear transition between public and private space creates layers of activities that engage pedestrians while providing a sense of privacy and safety for ground-floor residents.
- Embedding the parking within the blocks removes blank, unactivated facades from the pedestrian environment. The parking podium also creates a platform for the building's private open space, an integral component to the block's open space.
- Flexible ground floor uses provide opportunity for local-serving commercial and retail uses within a residential area, while also providing a variety of experiences for pedestrians.
- Along with architectural heterogeneity, creating space for social diversity can enrich a community. The rich history of the Bayview Hunters Point community and the provision of affordable housing within the development can play a key role in creating social diversity.



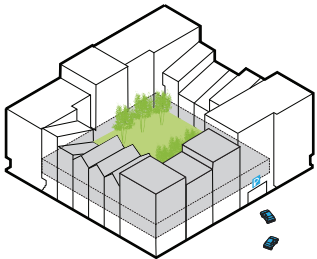
ARCHITECTURAL HETEROGENEITY



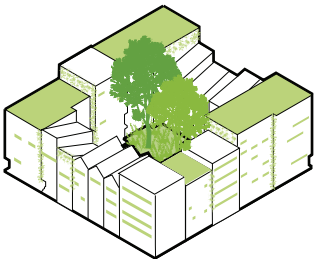
MULTIPLE ENTRANCES



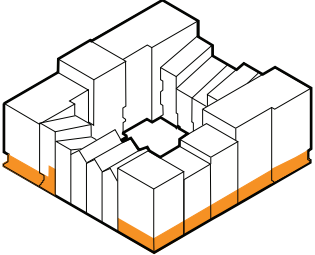
PUBLIC / PRIVATE TRANSITION



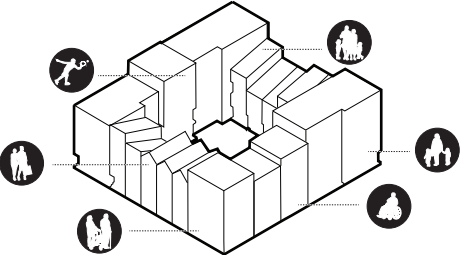
LIMITED CAR ACCESS / EMBEDDED PARKING



GREEN THE BLOCK



GROUND FLOOR ACTIVITIES



SOCIAL DIVERSITY



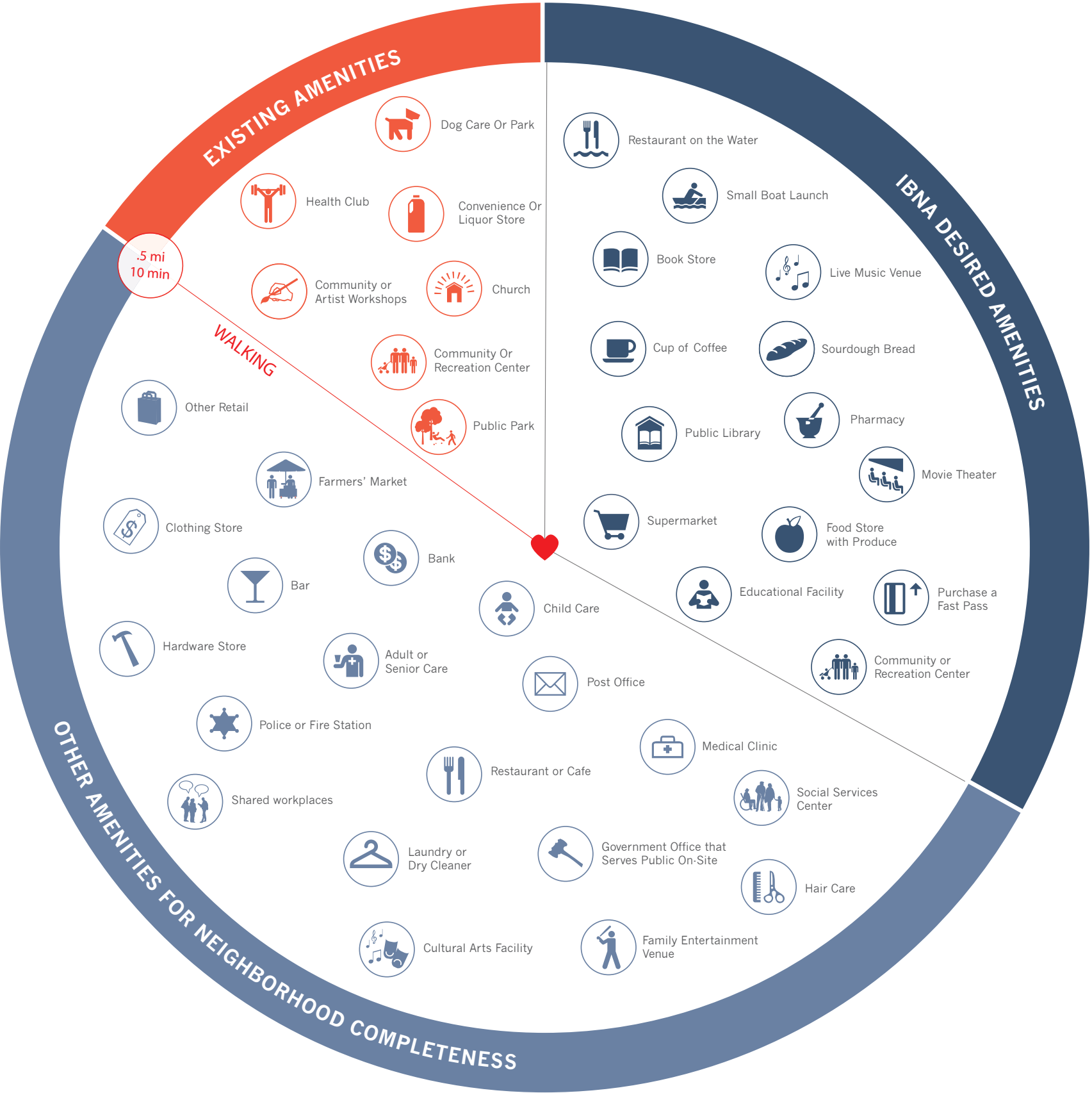
COMPACT WALKABLE VILLAGE

3 | DESIGN DRIVERS

BUILD A COMPLETE NEIGHBORHOOD

BUILD A COMPLETE NEIGHBORHOOD

A complete neighborhood provides all basic daily services and amenities within short walking distance. Existing amenities within a 10 minute walk of India Basin represent only a fraction of those needed for a complete neighborhood. The addition of missing local amenities will lead to a healthier and resource-efficient community with strong social networks.



4 | PROPOSED DESIGN

PROPOSED CONCEPT PLAN



4 | PROPOSED PLAN

PROPOSED LAND USE

MAX RESIDENTIAL SUMMARY NUMBERS

1,024,450 **Total Residential Area**
980 **Total Residential Units**

401,300 **Total Parking Area**
1,060 **Total Parking Spaces**

46,400 **Total Retail Area**

1,472,150 **TOTAL GSF (Residential, Commercial, and Parking)**
980 **TOTAL RESIDENTIAL UNITS**

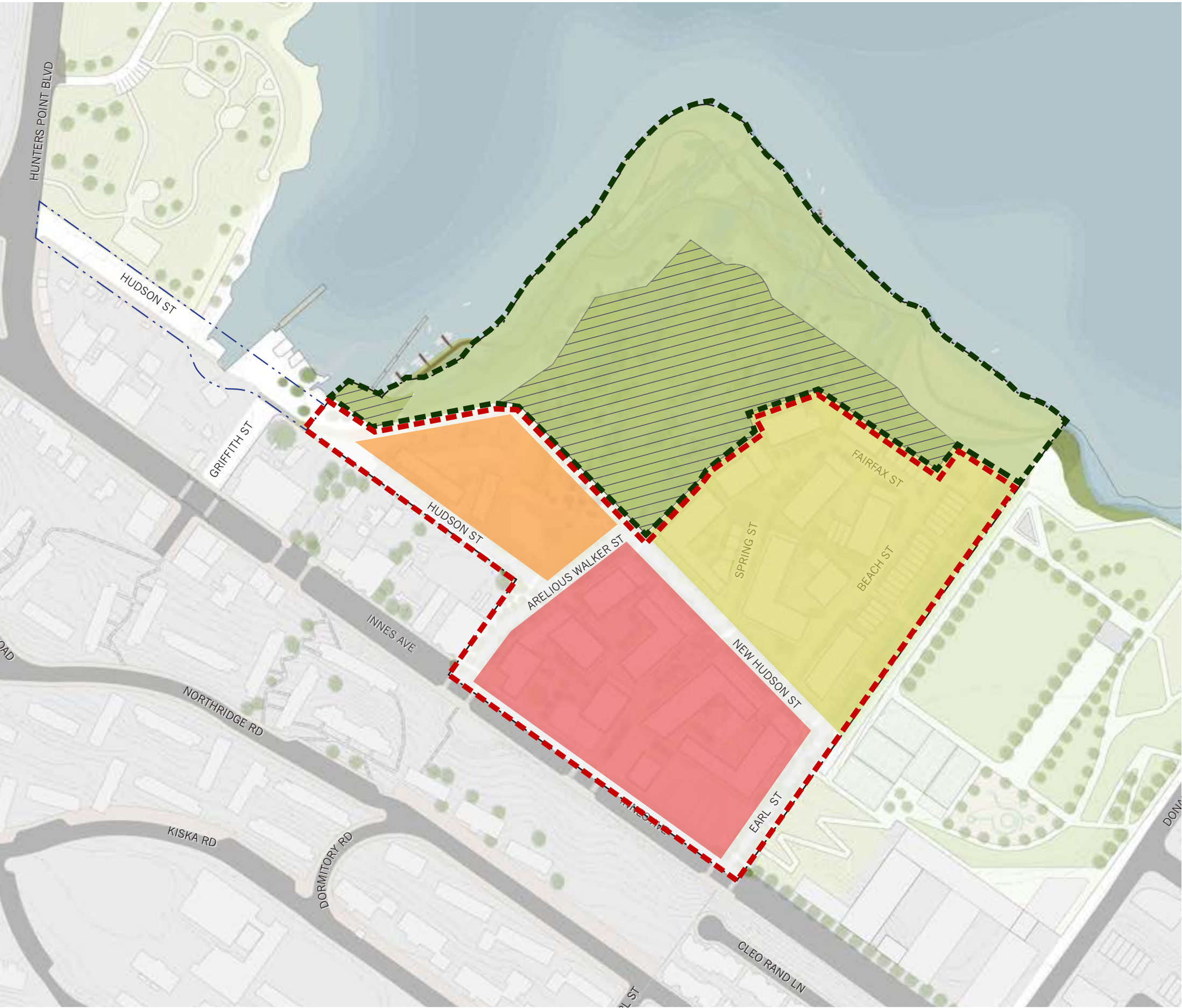
- RESIDENTIAL
- RESIDENTIAL WITH GROUND FLOOR MIXED USE
(RESIDENTIAL / INSTITUTIONAL / OFFICE / RETAIL)
- OPEN SPACE



4 | PROPOSED PLAN

PROJECT SITE 26.96 ACRES

- THE GREAT PARK 11.65 AC
- THE URBAN VILLAGE AREA 15.31 AC
- BIG GREEN SUBAREA 5.45 AC
- SHORELINE SUBAREA 6.2 AC
- HILLSIDE SUBAREA 4.18 AC
- THE FLATS SUBAREA 6.46 AC
- MARKETPLACE SUBAREA 2.37 AC



4 | PROPOSED PLAN

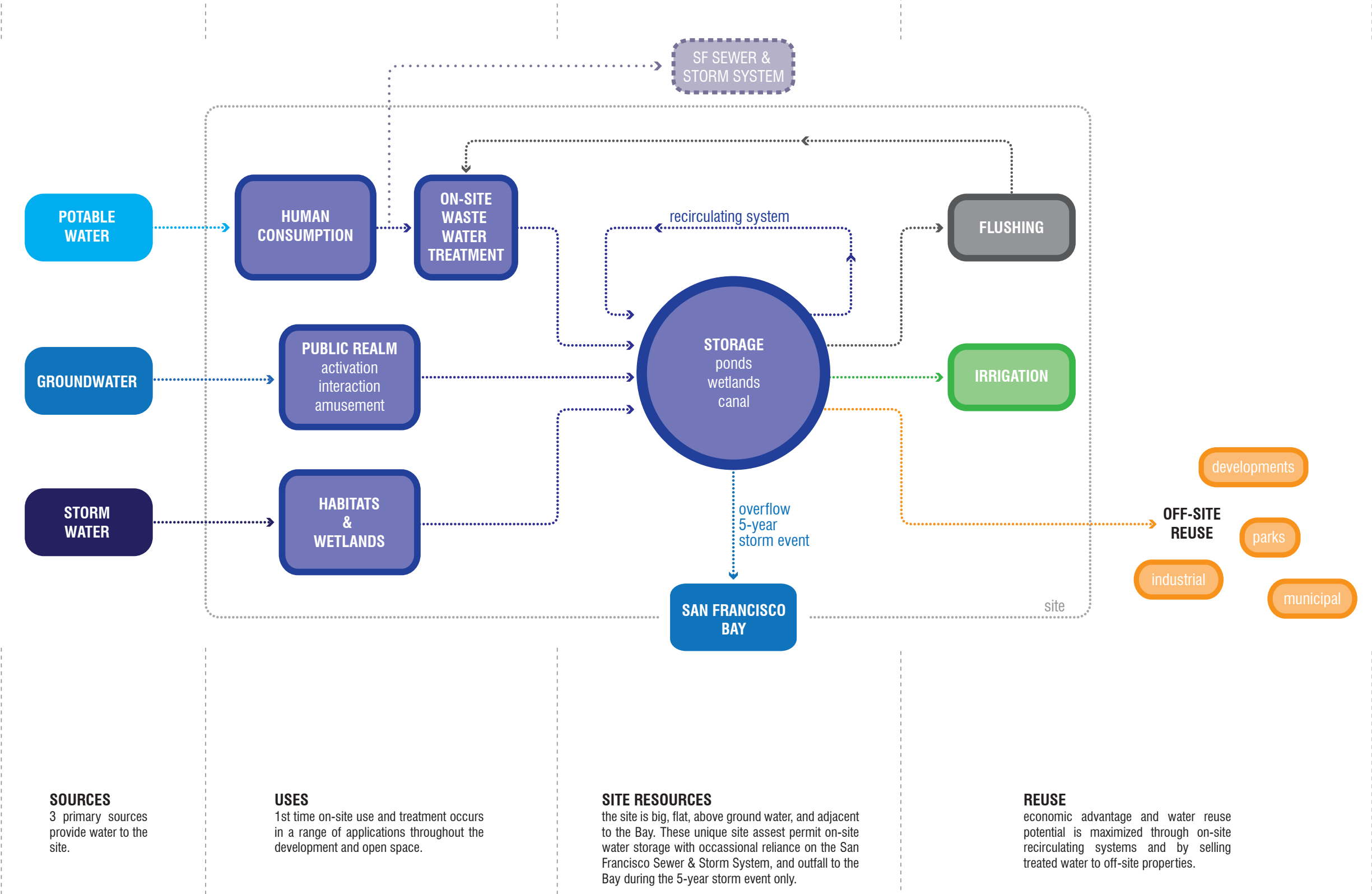
OPEN SPACE TYPES

- OPEN SPACE - PUBLIC ACCESS 6.20 AC
(PUBLIC OWNERSHIP - SF REC & PARK)
- OPEN SPACE - PUBLIC ACCESS 0.69 AC
CLASS 1 BIKE LANE
(PUBLIC OWNERSHIP)
- OPEN SPACE - PUBLIC ACCESS 5.45 AC
(POTENTIAL PUBLIC OWNERSHIP)
- OPEN SPACE - PUBLIC ACCESS 4.25 AC
(PRIVATE OWNERSHIP)
- OPEN SPACE - PRIVATE ACCESS 1.84 AC
(PRIVATE OWNERSHIP)
- OPEN SPACE - SHARED ACCESS 0.76 AC
(PRIVATE OWNERSHIP)
- ROOFTOP SPACE - SHARED ACCESS 0.17 AC
(PRIVATE OWNERSHIP)
- SHARED STREET - PUBLIC ACCESS 0.98 AC
(PRIVATE OWNERSHIP)
- NEIGHBORHOOD CONVENTIONAL STREET - PUBLIC ACCESS 2.35 AC
(PUBLIC OWNERSHIP)



4 | PROPOSED PLAN

CONCEPTUAL HYDROLOGY SYSTEMS

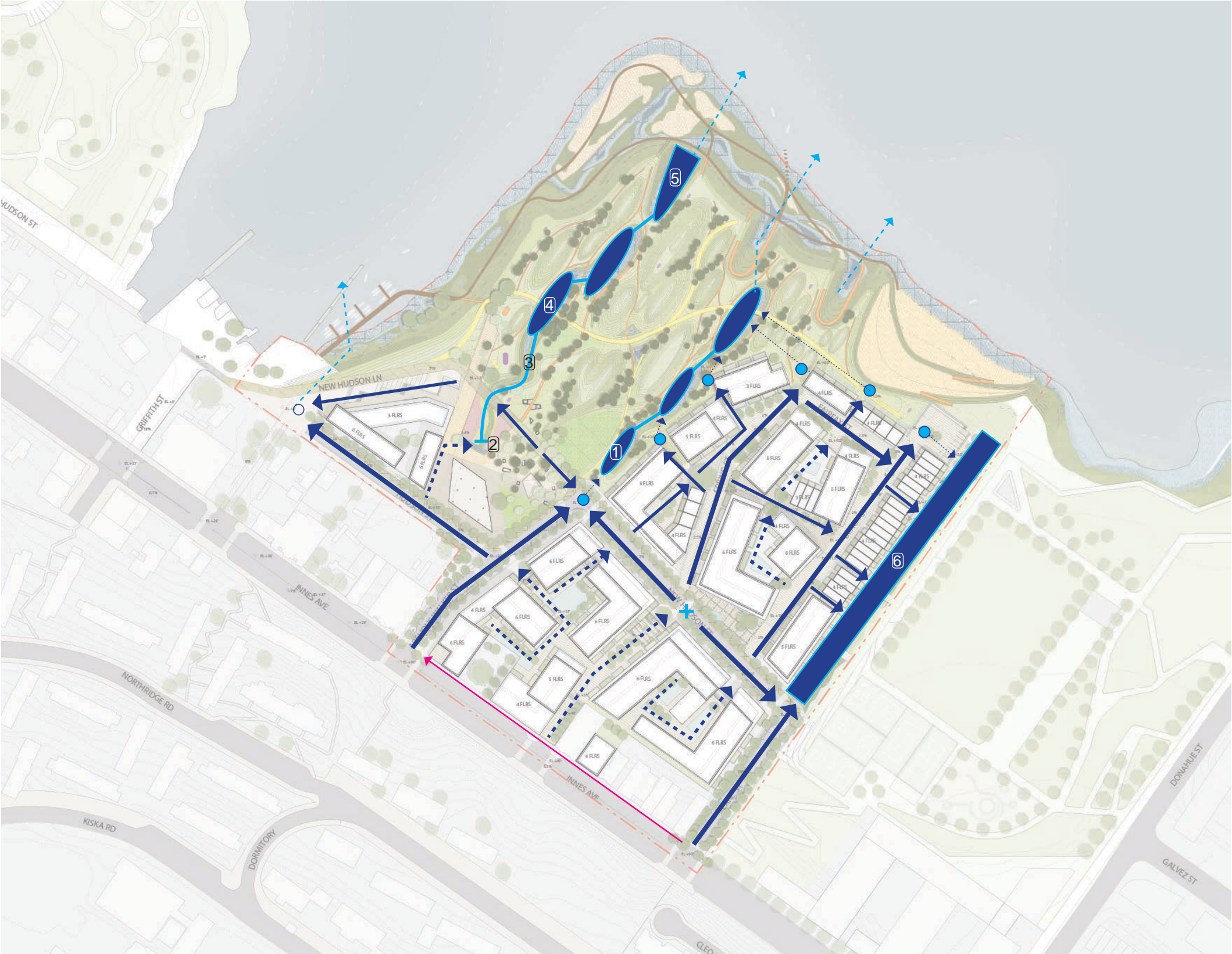


PROPOSED HYDROLOGY

The project includes a robust storm water system with the primary goal of retaining and reusing all storm water captured on-site up to a 5-year storm event. The system will include the following elements: runnels on the street, hardscape, and podium, groundwater reuse, a canal, retention ponds, and swales. A circulation system will be used to aerate and move water between the facilities to maintain aesthetics and manage the temperature and mosquito breeding. Retained water will be used for on-site irrigation and reuse purposes.

- 1. Retention ponds
- 2. Daylight Spring in seeps
- 3. Swale
- 4. Retention ponds
- 5. Terraced Stormwater Wetlands
- 6. Earl Canal (retention)
- 7. On-site Waste Water Treatment (recycled water retained in ponds & canal)

- + RIDGE LINE
- LOW POINT
- RETENTION PONDS
- COLLECTION POINT
- ➡ STORMWATER STREET RUNNEL
- ➡ STORMWATER HARDSCAPE RUNNEL
- ➡ STORMWATER RUNNEL ON PODIUM
- ➡ SPRING CUTOFF DRAIN
- ➡ PIPING TO STORMWATER PONDS
- ➡ 5-YR STORM OUTFALL
- ➡ SWALE BETWEEN PONDS



4 | PROPOSED PLAN

STREETSCAPE & PLAZAS



5 | VISUALIZATIONS

VIEW 2 - PAVILION PLAZA VIEW FROM THE EDGE OF THE FLATS & THE BIG GREEN

