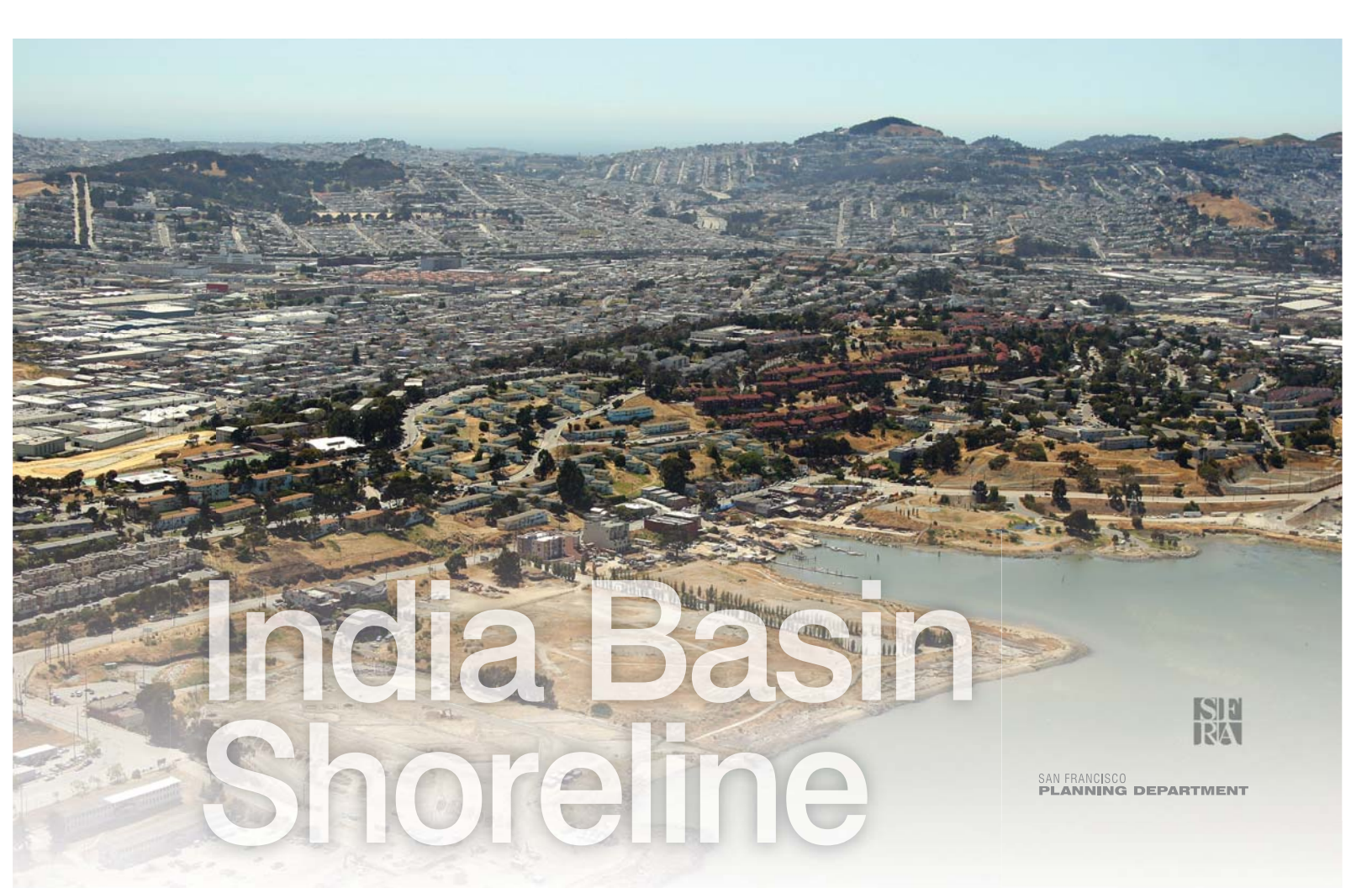




India Basin Shoreline



SAN FRANCISCO
PLANNING DEPARTMENT

There is a community planning process underway for the India Basin Shoreline. The aim of this process is to create a framework to guide future development in the area.

The community process will result in a set of plans that will determine the types of land uses that will occupy the area, the size and orientation of buildings and a prioritized set of community amenities. There will also be an amendment to the existing Bayview Hunters Point Redevelopment Plan.

We would like to hear from you!

Background

➤ Where is India Basin Shoreline?

The India Basin Shoreline is located on the eastern edge of Bayview Hunters Point, at the base of Hunters Point Hill. The area is bounded by Jennings Street on the northwest, Evans Avenue/Hunters Point Boulevard/Innes Avenue to the southwest, Hunters Point Shipyard to the southeast, and San Francisco Bay to the northeast. Among other properties, this area includes the decommissioned PG&E Power Plant.

➤ Community Planning Process

The India Basin Shoreline Community Planning Process began in 2007, and is a joint effort between the San Francisco Planning Department and the San Francisco Redevelopment Agency, with leadership from the Bayview Hunters Point Project Area Committee (PAC). To date there have been six community workshops, one community-wide meeting, and many informal office hours. In August 2009, Staff gave informational presentations before the Planning Commission and Redevelopment Commission.

With significant shoreline access opportunities and large undeveloped properties, India Basin Shoreline is truly a unique area within San Francisco. However, much of the area is currently zoned for industrial uses. This is an opportunity to think creatively about what types of uses and activities that would fit best in this area.

At our June 25th community workshop, Redevelopment and Planning staff presented a proposed set of policies and improvements for the India Basin Shoreline. These documents include the proposed India Basin Sub-Area Plan (part of the existing Bayview Hunters Point Area Plan), new zoning and height designations, design guidelines, and a draft Redevelopment Plan amendment.

Community Vision

- As a precursor to the India Basin Community Planning Process, the Bayview Hunters Point Project Area Committee (PAC) created and adopted the Bayview Hunters Point Community Revitalization Concept Plan, a vision document for the Bayview. The Concept Plan includes broad general concepts for India Basin (referred to in the Plan as the “Hunters Point Shoreline”), which among other things, calls for mixed-use development, water-oriented and recreational activities, the integration of the neighborhood on the Hill with the India Basin Shoreline, and improved pedestrian waterfront access. The principles set out in the Concept Plan have been used as a framework to inform this community planning process.



➤ Get involved

There are a number of ways you can get involved and learn more about the community planning process. Please join our mailing list to receive information about upcoming workshops and hearings. Please visit the Planning Department website with updated information about the project. Use the information below to contact us with questions or provide feedback.

The Bayview Project Area Committee meets monthly at the Southeast Facility. Planning and Agency staff often present at these meetings. Meeting agendas can be found on the PAC website. <http://www.bvhp-pac.org/meetings.htm>

➤ Learn More

Project website:

<http://indiabasinshoreline.sfpplanning.org>

Bayview Hunters Point Project Area Committee:

<http://www.bvhp-pac.org>

Contact:

Lila Hussain, Redevelopment Agency, 415-749-2431
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Email:

indiabasinshoreline@sfgov.org

Key Components of the Community Planning Process

➤ Sub-Area Plan

A Sub-Area plan is a component of the City's General Plan. Right now there is a Bayview Hunters Point Area Plan, which briefly discusses the India Basin Shoreline plan area. The Sub-Area plan will be more detailed and cover the following areas; land use, community design and built form, historic preservation, transportation and circulation, open space, and community facilities and services. A Sub-Area plan provides overall policy direction for a specific area.

➤ New Zoning and Heights

Zoning controls are the primary way that the city regulates the use of land. (It is zoning, for example, that allows tall buildings to be built downtown, while prohibiting them in outlying residential neighborhoods.) Today much of the India Basin Shoreline is zoned for industrial uses. The entire stretch of Hunters Point Boulevard and Innes Avenue is zoned for neighborhood commercial uses, and the existing parks are zoned for public uses. This community planning process is an opportunity to revisit the zoning, and perhaps develop new zoning that is more consistent with the desired land uses and the vision for the area.

The entire plan area has a maximum building height of 40 feet. This process is also an opportunity to restrict heights, to discuss where taller heights may be more appropriate, and where lower heights may be more appropriate.

➤ Design Guidelines

Since much of the area is not developed, and the proposed zoning provides flexibility for land uses, design guidelines have been created. These guidelines provide principles to layout new streets and blocks, and provide design direction of how to relate new development to the overall site. These guidelines also address four topic areas including; built form, the public realm, parking and access, and sustainability.



➤ Redevelopment Plan Amendment

The Redevelopment Agency has proposed a redevelopment plan amendment to add the India Basin Shoreline Sub-Area, or Survey Area C, to the existing Bayview Hunters Point (BVHP) Redevelopment Project Area. The two areas would be treated essentially as one project area for public financing and implementation. The existing BVHP policies for Affordable Housing and Economic Development would also apply to this area. Some new provisions are proposed as part of the plan amendment for the development of large lots and constructing public improvements within Survey Area C.

➤ Community Benefits and Amenities

The following priority community enhancements have been identified for the India Basin Shoreline:

- A permanent dedication of public open space including an athletic field or dog park;
- The dedication of land for public uses such as a recreation center, community center or new public school;
- Historic preservation of identified historic resources;
- The creation of new cultural or art spaces within a development project;
- The development or improvement of maritime uses such as a public boat launch, a boat building shop or school, or boating or kayaking facilities;
- Improved streets and sidewalks;
- The rebuild and/or renovation of the hillside staircases;
- Completion of the Bay Trail, with improvements on the PG&E site and the link across Hudson Avenue.

These community enhancements would be in addition to the redevelopment programs for affordable housing, economic development and workforce development.

India Basin Shoreline - A Neighborhood of Districts

➤ Land Use Concept

The five color maps organize the India Basin Shoreline plan area into five districts. Each district is shown in a different color; purple, yellow, green, red, and orange. Each district is envisioned with a distinct character and a different mix of land uses and activities.

The area shown in purple is envisioned as an employment district, with offices, restaurants and visitor serving uses. The area shown in yellow is envisioned for residential uses, as a transition from Hunters View. The area shown in red is envisioned as the center of the neighborhood, with maritime and recreation uses and neighborhood serving retail. The area shown in orange is envisioned as a mixed use village with residential, office and retail uses.



Mixed Use Employment District

Land Uses:

- innovative job center:
 - sustainable industries
 - clean-tech
 - green-tech
 - R&D
- conference center/visitor attraction/hotel
- retail to complement employment uses
- open space and recreational activities*

* NOTE: Please see Open Space Priority Zones Map for more detail



Hillside Transition District

Land Uses:

- residential
- neighborhood services, retail and/or office
- open space/recreation uses:*
 - passive recreation
 - community garden
 - educational center to complement PG&E



Neighborhood Maritime Center District

Land Uses

- neighborhood-serving retail, residential above
- recreation and shoreline oriented activities*
- cultural and community serving uses
- arts and limited light industry

* NOTE: Please see Open Space Priority Zones Map for more detail



Shoreline Access Recreation Zone

Improvements and amenities

- ensure public shoreline protection and access (consistent with BCDC jurisdiction and policy)
- maintain and improve existing recreation and open space areas
- complete the Bay Trail to provide continuous shoreline access
- pursue future open space opportunity sites*

* NOTE: Please see Open Space Priority Zones Map for more detail



Waterfront Mixed Use District

Land Uses

- commercial office, creative industries, industrial, R&D
- variety of residential development types
- ground floor neighborhood-serving retail and services
- hotel/visitor serving uses
- open space and recreation activities*

* NOTE: Please see Open Space Priority Zones Map for more detail

DRAFT JUNE 2009