

Project Address: India Basin
Project Sponsor: BUILD
Date of SFHAC Review: July 18th, 2018

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

| Guideline | Comments | Grade |
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| Final Comments | After viewing the proposal from the India Basin project team, SFHAC has chosen to endorse it without reservation. | ★★ |
| Land Use | Currently, the land is a vacant former gravel yard. The BUILD team, in partnership with India Basin Neighborhood Association and San Francisco Recreation & Parks Department (RPD) plan to create a dense, community-serving, and mixed-use India Basin. In addition to 1,575 new homes, which are crucial given our region's housing shortage, the design incorporates 200,000 sq. ft. of commercial space for jobs near homes, open space, and amenities. | ★★ |
| Affordability | The project has a remarkably high affordability percentage at 25%, well above the already-high baseline of 18%. These 394 subsidized homes will be achieved through a mix of on-site and in-lieu fees. Moreover, the BMR homes will serve a diversity of AMIs from 30% to 120%. This proposal addresses many of San Francisco's affordability needs, and builds in the potential of buildings that are "affordable by design" through a parcelization strategy that allows for diverse home- | ★★ |
| Density | The project has a density of 92 units/acre, which is higher than that of the surrounding community. Our Committee is impressed by the project team's ability to agree with the community on a higher density, as the original neighborhood plan envisioned single-family homes. | ★★ |
| Community Input | This project is a model of community outreach. Over the course of several years, BUILD engaged in over 100 community and stakeholder meetings. Most notably, this project is community-generated, as the original design principles are taken from proposal put together by the India Basin Neighborhood Association (IBNA). The neighborhood association and project team had productive engagement. Initially, distribution of density would have blocked views, but adaptations from the project team retain overall density, while creating a design holding most buildings to 4-6 stories, while placing two towers at 14 stories to act as an entry way to the project space. This arrangement appeases both sides. This same process yields a gradation of density that steps heights down on buildings closer to the beach, maintaining the unique India Basin experience of living near the coastline. | ★★★ |

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| <p>Urban Design</p> | <p>Our Committee felt the proposed urban design was exemplary. Six Guiding Principles for the project (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, and Grow a Legacy of Stewardship) reflect the premium BUILD's team placed on the human experience. The proposed project delivers on these promises. A "shaken grid" design encourages walkability, intimacy, and community engagement. This compliments the mixed-use element, which supports retail by placing residents on the streets and sidewalks. They also made a point to merge the urban experience with the beachfront identity unique to India Basin by integrating a perched beach and Big Green Edge, both public spaces. In order to maintain this high level of execution, the project team oversaw the formation of facilities CFD to address long-term sea level rise.</p> | <p>★★★</p> |
| <p>Parking & Alternative Transportation</p> | <p>The proposed project meets City standards, but inclusion of 1,800 parking spots is disappointing. However, the Committee acknowledges the lack of alternative transportation options in the area. The Committee would also like to commend the project team for their holistic approach to transportation, such as encouraging bicycle transportation by rerouting a bike lane off of Innes through the site. Also, maintaining use flexibility in the parking infrastructure illustrates forethought the group appreciates. The Committee would like to see more concrete commitments to building less parking in later phases if financially feasible, and / or more concrete TDM's.</p> | <p>★</p> |
| <p>Environmental Features</p> | <p>In addition to meeting the code minimum and achieving a LEED Silver rating, the project team is taking several innovative approaches to environmental features. The goal of powering all public realm elements on zero net-energy is notable. Producing electricity on-site requires investments in infrastructure made possible by saving money avoiding building on sections of the shoreline considered unstable. Working with the land, instead of fighting it maintains the natural beauty and ecosystem. It also frees up financial resources for more efficient systems. The Committee feels this innovative approach is worthy of commendation. Further, the project team is taking a district-wide approach to energy and water efficiency. At full-build out, their design could make India Basin a net exporter of recycled water that could potentially offset potable water in other neighborhoods. Finally, the energy efficiency standards proposed would provide the community with enough on-site energy production to store a reserve for disaster events. These approaches excel beyond the standard and have the mark of innovation. If the team can deliver these innovations, their</p> | <p>★★★</p> |
| <p>Preservation</p> | <p>The project team made commitments to preserving Shipwright's Cottage, which is located on RPD's adjacent 900 Innes site and 702 Earl Street, a ship repair building dating to 1803. The team negotiated with resident at 702 Earl Street to relocate the entire parcel closer to the shoreline. This relocation actually restores 702 Earl Street's historical shoreline placement, and rejuvenates the building with</p> | <p>★★</p> |

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| <p>Community Benefits</p> | <p>BUILD committed itself to delivery of a remarkable number of community benefits. Along with 12 acres of new and improves public open space and the aforementioned 394 affordable homes (25% affordability), the project team will deliver two bike paths, which give safer alternatives to Innes Street. Furthermore, they committed themselves to \$1.5 million in service fees annually for the stewardship of the CFD program. In total, they plan to contribute more than \$270 million in impact fees, a massive sum to be repurposed for community benefit. Finally, the design bakes in several anchor institutions for the community, including subsidized on-site childcare facilities to serve families, a Public Market significantly closer than the nearest alternative, and community-specific public spaces. While they have not yet committed to an agreement with trades, we are encouraged by the</p> | <p>★★</p> |
| <p>Additional Comments</p> | <p>This project is exemplary of the type of high-density new neighborhoods that are stitched into their surroundings and responsive to their environments that San Francisco needs to address our housing shortage and bring real benefits to the community.</p> | <p>n/a</p> |