



INDIA BASIN ADVENTURE PARK

Project Purpose & Intended Use

The India Basin Waterfront & Adventure Park will be a regional destination and complete the missing link in a 13-mile long open space system in San Francisco, California. Responding to an era of austerity in governments and public works, the project creates a robust open space vision for a postindustrial waterfront in a rapidly developing district. Composed of alternative funding mechanisms that generate revenue and saving streams, the planning strategy devises a new framework based on sustainability for acquiring, funding, building, and maintaining a legacy waterfront park.

The client for this project is a San Francisco based nonprofit with a mission of advocacy, philanthropy, and stewardship for parks and open space in the city. Through their engaged activism, the client received a Brownfield Revitalization Grant from the EPA and commissioned the landscape architect to analyze and plan the India Basin Waterfront.

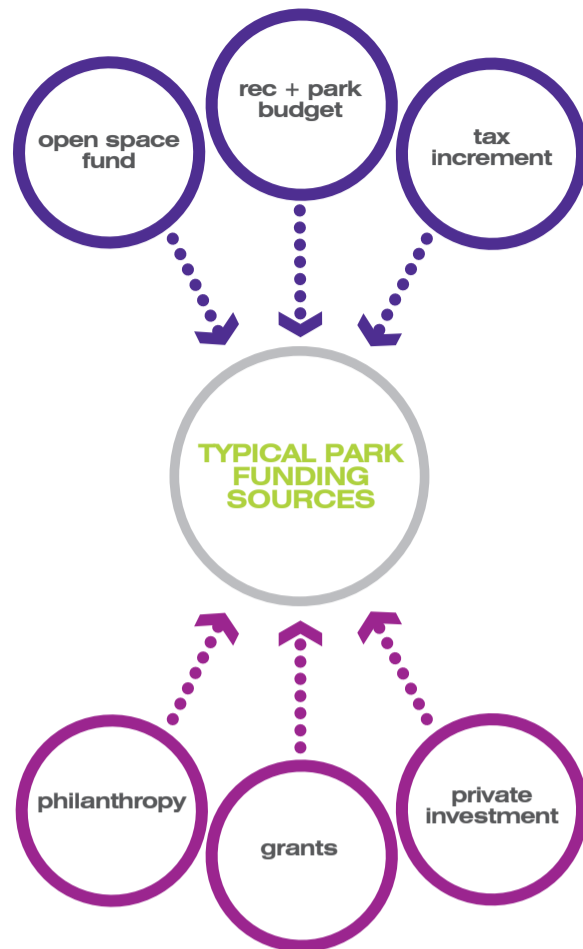
There were 4 primary goals to the project. 1) Devise a clear inspiring vision for the waterfront. 2) Prove that the vision could integrate and resolve the coordination between many adjacent projects and transportation improvements. 3) Devise a strategy for the economics of acquiring, designing, building, and maintaining a sustainable open space. 4) Conduct the planning through a community based process.

Project Sustainability & Environmental Responsibility

4 economic strategies for planning the waterfront were developed. 1) Leverage the time and space assets of the existing site. 2) Capture fees and mitigations from off-site impacts of other projects. 3) Capture waste material streams from infrastructure projects in the region. 4) Generate revenues and fees from on-site real estate and storm water treatment infrastructure. Each of the strategies carries site planning requirements, and when executed they result in either a revenue stream or a savings to the ultimate built project. They also imply a sequence of events that can adapt to variables and different scenarios for the project timing. In total, the strategies and sequence of the project doubles as an approach to large scale sustainability. This approach includes locally procuring materials, capturing embodied energy and material reuse, building green infrastructure systems, restoring habitats, build upon existing communities and amenities, minimizing carbon production, and amassing revenue streams and savings from all processes for sustainable construction.

Delivering the Project to the Community

Analysis, community input, and the need for operational funding lead to the formation of a waterfront adventure land use and park program. The programs are compatible with the site character and funding strategies identified. The adventure park program includes unique and large footprint activities not permitted anywhere else in the city: mountain biking, hiking, parkour, cross training courses, fencing, archery, large group picnic sites, exercise circuits, bon fire pits, environmental scale sculpture, boat launches, an aquatic dog park, orchards and tree nurseries, sheep pens and chicken coops, coniferous forests, serpentine grasslands, brackish marshes, and bird islands. The program will poise the waterfront to be unique to the region, making it a destination with greater economic potential in the form of earned income from increased visitors, concessions, and land values.



VS

4 Economic Strategies

STRATEGY 1
Leverage the time and space assets of the existing site.

STRATEGY 2
Capture fees and mitigations from off-site impacts of other projects.

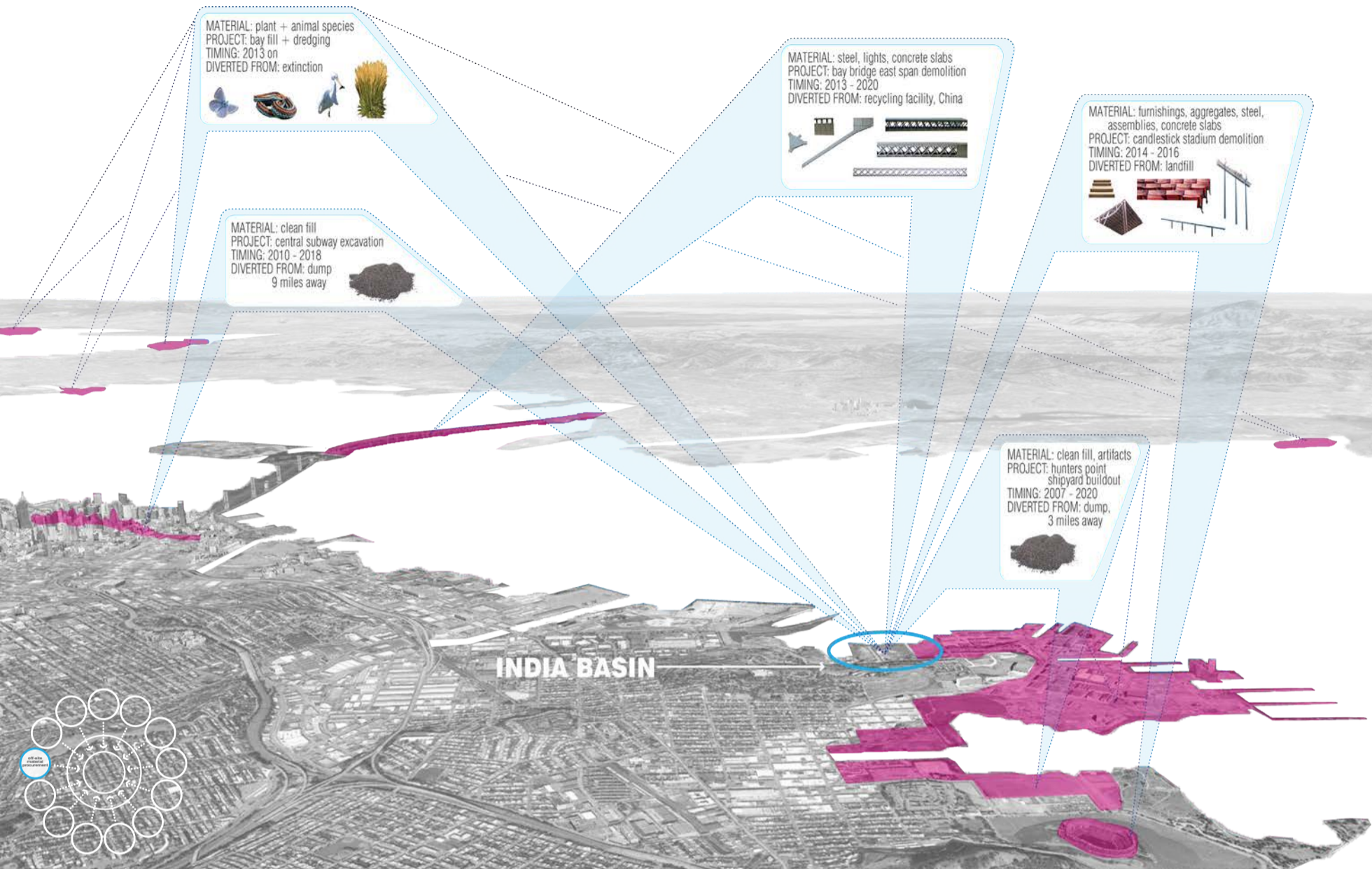
STRATEGY 3
Capture waste material streams from infrastructure projects in the region.

STRATEGY 4
Generate revenues and fees from on-site real estate and storm water treatment infrastructure.



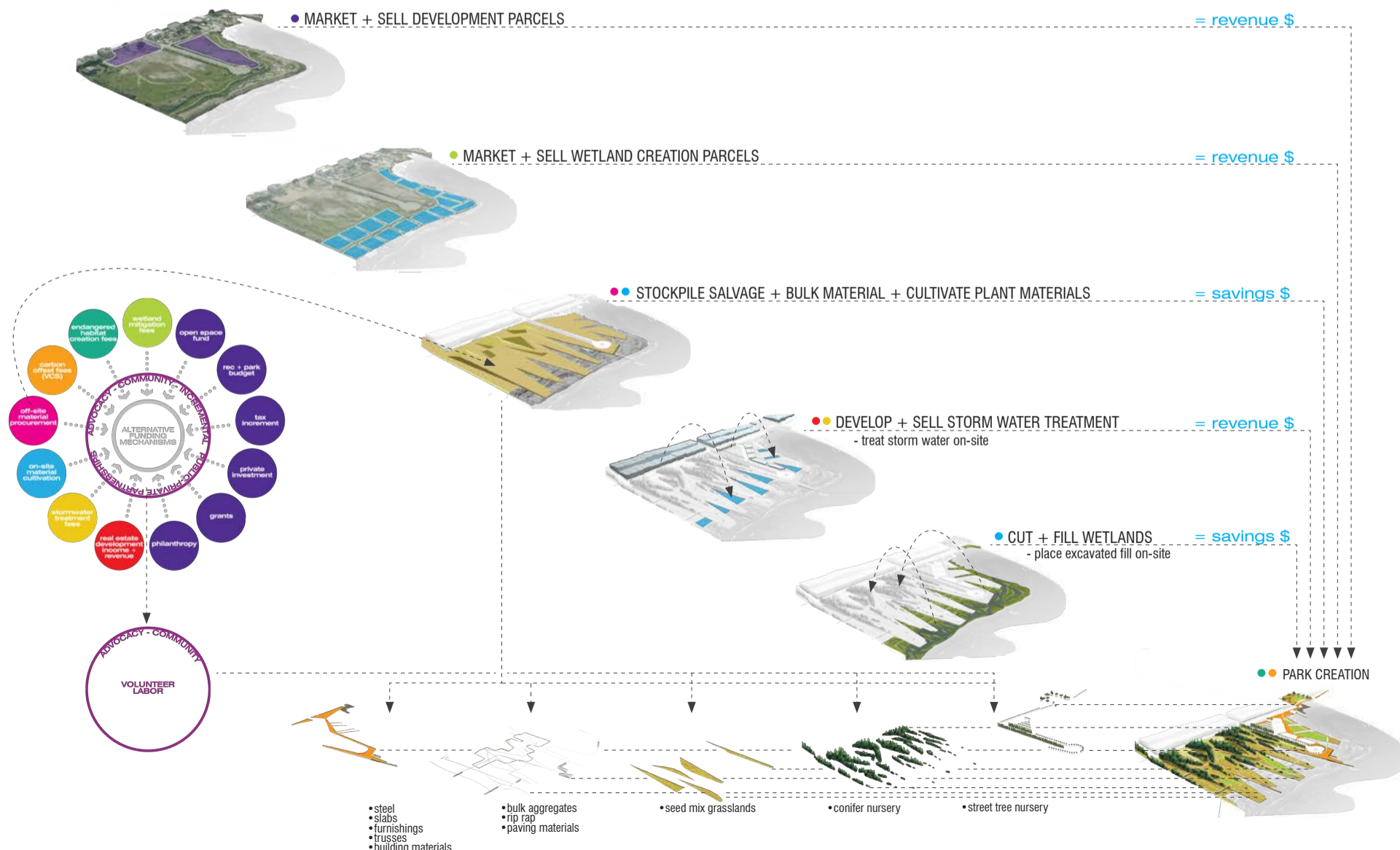
Project Sustainability & Environmental Responsibility

local material procurement: procure, stockpile, and reuse materials on-site from local projects

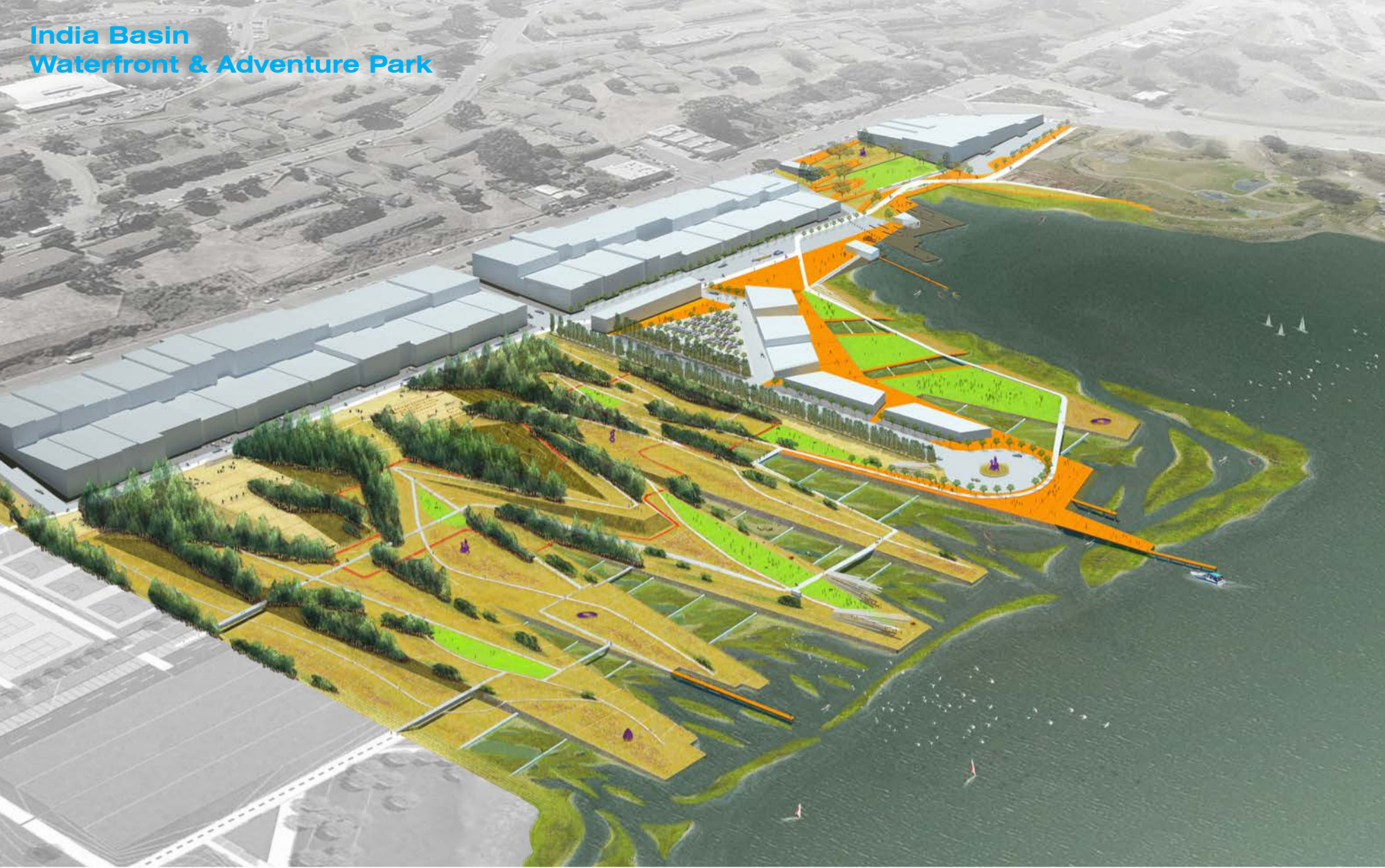


Delivering the Project to the Community

land and resource reallocation



India Basin
Waterfront & Adventure Park



off-site material procurement crushed aggregate

community

place excavated fill on site

off-site material procurement steel

endangered habitat creation fee

carbon offset fees

on-site material cultivation seed mix

advocacy

on-site material cultivation trees

carbon offset fees

endangered habitat creation fee

off-site material procurement repurposed furnishings

off-site material procurement crushed aggregate

off-site material procurement assemblies

on-site material cultivation seed mix





Project Marcel Wilson, principal, lead designer
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Practice Bionic is an innovative landscape architecture, planning, ecology, and exhibition practice based in San Francisco, California. Founded in 2007 by Marcel Wilson, the agenda for the practice is simply to enable life. For landscapes, cities, and environments at any scale this involves stimulating culture, and the design of human and biological systems.

Bionic is invested in the belief that the world is now a designed and managed place: biological and technological, existing and invented, alive and constructed. Through this belief Bionic strives to thoughtfully synthesize all the forces at play in a given project. The complexity of landscape, infrastructure, technology, architecture, transportation, ecology, politics, economics, and social factors is resolved through a highly creative and collaborative approach to projects. Collaborations with engineers, architects, ecologists, communities, and stakeholders are designed to meet the specific needs of each project and to culture strong close working relationships.

The creative capability of Bionic is reflected in the wide range of complex projects in Marcel Wilson's portfolio of design and management experience. The portfolio includes art installations, new urban centers, waterfronts, stream corridors, habitat restoration, industrial facilities, mixed use development, and intimate urban spaces. Each project responds to the unique conditions of the site, context, and client needs with intelligent solutions that deliver performance through the most efficient methods. Bionic is committed to contemporary solutions that address immediate concerns and anticipate the future.

Marcel Wilson's work and expertise has been recognized through academic and professional awards, mayoral task force appointments, publications, and academic positions and juries.

To facilitate the full range of needs in contemporary projects, the practice offers services in planning, landscape architecture, ecology, graphic design, and environmental communications. Equipped with state of the art computer infrastructure and model-building facilities, the practice is capable of creating high quality construction documents as well as mock-ups, visualizations, documents, books, and models that advance the design process and serve as potent and influential tools for mass communication.

Bionic was recently awarded the 2013 ASLA Northern California Chapter Honor Award for Research, Planning, Analysis and Communication. The practice was also nominated for the 2013 Cooper Hewitt National Design Awards. In addition, Bionic was a featured practice in the recent Harvard Design Magazine.

Current projects include the urban design for the entry into the Financial District of Pittsburgh, Pennsylvania. In addition, West 8 in collaboration with Bionic won the International Design Competition for the Fort Mason Center. Bionic is part of the interdisciplinary team for the urban design and visioning of Fort Mason Center.

