



## Waterfront Plan Update Land Use Subcommittee Status Report February 15, 2017

The Land Use Subcommittee of the Waterfront Plan Working Group has completed four meetings in Part 2 of the planning process for the Waterfront Plan Update. All public meeting agendas, meeting notes, reports and documents presented at each meeting are available to the public on the Port's website: [www.sfport.com/wlup](http://www.sfport.com/wlup), under Part 2 Land Use Subcommittee heading. A summary description of the meetings to date is provided below, to be discussed at the February 22, 2017 Working Group meeting.

### **Meeting 1 – November 16, 2016** ([Final Meeting Notes](#))

The Land Use Subcommittee reviewed and accepted a [list of topics](#) to be addressed in their meetings, including public trust, maritime berthing and shared public access considerations, water recreation, parks and open space, leasing and development and public engagement process, informed by a newly commissioned economic and engineering analysis of different land use scenarios. Diane Oshima presented an [overview on public trust uses](#) and improvements completed or planned to date. This presentation included discussion of the Port's efforts to advance the [Piers 80-96 Maritime Eco-Industrial Strategy](#) in the Southern Waterfront, which integrates maritime cargo, industrial and operational improvements, environmental sustainability practices, and Blue Greenway public access and habitat enhancements. The Subcommittee endorsed the Eco-Industrial Strategy and operating policies for inclusion in the Waterfront Land Use Plan update.

### **Meeting 2 – December 14, 2016** ([Final Meeting Notes](#))

The Land Use Subcommittee received documents and briefings from Kari Kilstrom and Aaron Golbus about operations, current and future improvements, and needs for [human-powered water recreation](#) and [maritime berthing](#) uses at the Port. The [maritime berthing report](#) also included discussion about the opportunities and constraints for public access to be included within areas needed to support maritime berthing and associated operations. The staff report was informed by consultations with the Maritime and Recreation/ Open Space Advisory Teams, as well as the Port Maritime Commerce Advisory committee. BCDC and ABAG staff provided information about their agency policies and perspectives and representatives from the advisory groups participated in the Subcommittee discussion.

The discussion flagged the need to expand the definition of water recreation to also recognize small motorized boats and wind-powered vessels along with human powered craft and swimmers as stakeholders. There was substantial discussion about compatibility issues between maritime and public access areas. While work areas needed in maritime industries should not be subject to public access due to safety and security requirements, passenger access and other maritime functions generally can be designed or managed to accommodate public access. The Subcommittee expressed the desirability of viewing maritime operations and berthed vessels along the waterfront as unique and authentic public access views, even if physical public access may not be possible in all cases. The discussion yielded new information to be addressed in revised documents, and was continued to the January 18<sup>th</sup> Subcommittee meeting.

### **Meeting 3 – January 18, 2017** (Final Meeting Notes)

The Land Use Subcommittee received [draft policy recommendations](#) regarding water recreation uses and maritime berthing for inclusion in amendments to update the Waterfront Plan. The Subcommittee endorsed the Water Recreation recommendations. More focused review and further discussion of maritime berthing needs, maintenance and work area needs, and compatibility with public access resulted in direction to further revise Maritime Berthing recommendations for consideration at the February 8<sup>th</sup> meeting, and to acknowledge that there is tension in defining criteria to balance and support these two public trust uses. The Subcommittee then received a presentation from Rebecca Benassini on the [economic feasibility analysis methodology](#) to be used by Economic Planning Systems (EPS) to study a representative range of uses on historic piers in both poor and fair condition over a range of lease terms.

### **Meeting 4 – February 8, 2017** (Draft Meeting Notes)

The Land Use Subcommittee reviewed [revised draft policy](#) recommendations for maritime berthing, with some refinements noting maritime berthing operations may exist along the entire waterfront, not just north of China Basin. After further discussion regarding compatibility concerns between maritime berthing and public access, the Subcommittee [accepted](#) the maritime berthing recommendations without further changes. Maritime uses and public access uses are both important public trust uses but recommendations should be clear about the limited situations where they are compatible.

The Subcommittee then turned to discussion of acceptable uses in Port parks and public open spaces. State Lands Executive Officer Jennifer Lucchesi provided an introduction about the public trust doctrine and its application to active recreation uses on public trust property. She noted that there are no uniform rules regarding what types of active recreational uses are allowed or prohibited, because the variety of locations, settings and adjacent land uses play a role in determining when open space activation can be accommodated without inhibiting enjoyment of the open space by a full range of users, including local, Bay Area, and statewide residents, as well as international visitors. The Subcommittee expressed support for increasing the variety of recreational activities on waterfront open spaces, recognized operational and financial requirements, and the need and opportunities to partner with concession businesses, agencies and community organizations to support and maintain activation uses and amenities. Port staff engaged early input from the Urban Design, Open Space/Recreation, and Land Use/Neighborhood Planning Advisory Team members, who also participated in the public discussion.