Mission Bay Waterfront

Character of the Area:
The Mission Bay Waterfront extends from Pier 48 at China Basin Channel to 18th Street in the Central Basin. This area of the waterfront borders the approximately 300 acre Mission Bay Area, the largest single redevelopable site in San Francisco which consists of the Mission Bay North and Mission Bay South Redevelopment Plan Areas. Two boat clubs, a public boat ramp, and maritime support activities are located south of Piers 48 and 50. Piers 48 and 50 are long-term reserve sites for cargo shipping uses. A residential house boat community and public access extend along the south edge of China Basin Channel.

Urban Design Features:
- Two types of Waterfront Frontage: piers and shoreline along the Bay from Pier 48 through Pier 54, an open edge south of Pier 54 and along the China Basin Channel.
- Develop the area under Port ownership east of Terry Francois Boulevard as part of the Bayfront Park system as described in the Mission Bay South Redevelopment Plan.
- Street views to provide connections to the City.
- Coordinate new open spaces and other development with Mission Bay Redevelopment Plans.

Mission Bay Waterfront Highlights Map

16th Street Terminus and View area of Pier 70
Open Edge Area
Mission Bay Open Space Connection Area
Open Space edge with views to the north
Area Focal Point
View to Bay
View to Historic Building
Bulkhead sites extend from Pier 48 through Pier 54. The Pier 48 piersheds and decorative facades are potentially eligible for listing on the National Register of Historic Places. Modern structures exist on bulkhead sites at Piers 50 and 54 and elsewhere along the seawall. Historically the area’s seawall lots were used for industrial uses and rail lines which served the piers. Today industrial uses prevail.

Waterfront Land Use Plan Objectives:
Plans for Mission Bay are embodied in the Mission Bay North and Mission Bay South Redevelopment Plans. The plans call for a mixed-use development consisting of housing, retail and entertainment uses, a hotel, commercial and industrial uses including research and biotechnology activities, a new research campus for UCSF, and a waterfront open space system. Included in the open space improvements is Bayfront Park, created by the westward relocation of Terry Francois Boulevard. The revised plan boundaries exclude a Port site, Seawall Lot 337, which had been included in the earlier Mission Bay Plan approved by the City in 1991.

The Waterfront Land Use Plan policies for this area assume the Port sites included in the Mission Bay Redevelopment Plans will be developed consistent with the uses permitted by those Plans. Port sites that are not included within the Redevelopment Plan area, located east of Terry Francois Boulevard, are reserved to meet potential long-term cargo shipping needs (Piers 48, 50 and 54), and to provide opportunities for open space, recreational boating and water use, limited retail and public access (Pier 52 south, except Pier 54). Approximately two acres of this Port property east of Terry Francois Boulevard will be designed as public open space to complement the Mission Bay South Redevelopment Plan Bayfront park system. Because Seawall Lot 337 is excluded from the Mission Bay Redevelopment Plans, uses for this site will be reevaluated.

Summary of Design and Access Objectives:
The Mission Bay objectives recognize the need to continue to coordinate with ongoing planning for Mission Bay. The objectives call for redesigning Terry Francois Boulevard to better meet the circulation needs of the area’s maritime operations and to provide a new waterfront walkway with views of the China Basin Channel and many maritime activities in the area. The edge of China Basin Channel would be reserved for public access. These public access improvements would contribute to the continuous waterfront walkway from Fisherman’s Wharf to Pier 70, although they may be different in character than the Embarcadero Promenade. The walkway will connect to the landmark Third Street Bridge and provide maritime and open water views along the way. Port property east of relocated Terry Francois Boulevard will be developed as part of the Bayfront Park system contemplated in the Mission Bay South Redevelopment Plan.

The objectives call for preserving and rehabilitating the existing Pier 48 bulkhead facade and sheds consistent with Secretary of Interior’s Standards. New structures on bulkhead sites, between Piers 48 & 54 will be grouped together to emphasize the contrast between built and open areas and to balance exciting maritime views with new maritime development.

Any new pier developments will respect the needs of maritime operations and, where feasible, incorporate opportunities for public access and views of maritime activities.
Design Criteria

CHINA BASIN CHANNEL

Along the south side of China Basin Channel west of Fourth Street, there is presently a 100 foot wide open space and roadway area (approximately 175,000 square feet total) within Port jurisdiction. Port property on the north side includes only the edge of the Channel. Improvements to the site should be coordinated with future plans to the adjacent Mission Bay area.

Site

OPEN SPACE: Develop an open space system on Port property along the south side of China Basin Channel from Sixth Street to the Bay.

CHARACTER: Maintain the south side of the Channel, west of Third Street as open space; any new structures should be compatible with and ancillary to this use.

Orientation

EDGE: Create or maintain access to the waterfront edge wherever feasible.

Architectural Details

CHARACTER: Coordinate open space improvements throughout the area with those of adjacent development.

CHARACTER: Develop a consistent character of open space improvements along the south side of the Channel.
Design Criteria
PIERS 48 - 54
And Bulkhead Sites

The Waterfront Plan reserves Piers 48, 50, and 54 over the long-term for potential cargo shipping and maritime-related uses. Interim uses are allowed. The area in between Pier 50 and 54 is designated for recreational boating and water use, with provisions for limited commercial uses.

Orientation

ORIENTATION -- Pier 48: Any required public access on Pier 48 should be located on the north edge of the pier to provide views of China Basin Channel and the Bay Bridge.

Architectural Details

CHARACTER - Pier 48 Bulkhead: Improvements to Pier 48 bulkhead structures should preserve the historic character defining elements of the structures.

CHARACTER -- Pier 48: Buildings near Pier 48 should be compatible and not compete visually with adjacent historic structures. Any strong architectural forms should be distanced from bulkheads. Character, materials, and color should complement historic structures.

CHARACTER -- Industrial: The materials, style and detailing of new bulkhead and pier improvements should reflect the industrial and maritime character typical of the area (e.g. bold forms, simple detailing, authentic materials).

COLOR: Color of bulkhead structures should be primarily light in tone.

Site

HISTORIC PRESERVATION: Rehabilitate and adaptively reuse the historic Pier 48 bulkhead facades and pier sheds, consistent with The Secretary of the Interior’s Standards for Rehabilitation.

OPEN SPACE -- Waterfront Walkway:
New development or reconstruction of Terry Francois Boulevard should include a waterfront walkway along the east and north sides of the Boulevard that connects to the historic Third Street Bridge.

MASSING: Along Terry Francois Boulevard, group activities and structures together to emphasize the difference between built and open areas.
**Design Criteria**

**PIERS 54½ - 64½, SEAWALL LOTS 338, 339, 340, 343, AND 345 (PORTION)**

And Adjacent Bulkhead Sites

Four of these seawall lots are included in the Mission Bay South Redevelopment Plan area. As part of this Redevelopment Plan, Terry Francois Boulevard will be relocated inland, to create a Bayfront Park within these four Seawall Lots, including a boat trailer parking lot to serve the adjacent Pier 52 public boat launch. Seawall Lot 340 also includes a 7500 sq. ft. site for two story commercial development by the Port. The Pier 54-1/2 to 64-1/2 shoreline area provides views of the Pier 70 shipyard and the potential to create improvements at the terminus of 16th Street. Pier 54-1/2, located north of 16th Street, will be developed as open space in coordination with, and adjacent to, the Bayfront Park included in the Mission Bay South Redevelopment Plan. South of 16th Street, Port property includes Agua Vista Park recreational boat repair, and restaurant uses in the Pier 64-1/2 area, which include a portion of SWL 345. Due to its deteriorated condition, Pier 64 is no longer in use.

**Site**

**PUBLIC ACCESS -- 16th Street Open Space:** Remove dilapidated Pier 64 as funds become available. If feasible, develop a pier or waterfront open space at or adjacent to the terminus of 16th Street, and connect it to the proposed linear open space running parallel to Terry Francois Boulevard.

**SITE COVERAGE -- Mission Bay Views:** Coordinate views and location of any new public access improvements with adjacent Mission Bay developments. Maximize views to Pier 70 shipyard wherever feasible.

**MASSING -- Waterfront Edge:** Allow groupings of small structures along the waterfront edge to emphasize the difference between built and open areas. Protect street view corridors.

**SITE COVERAGE -- Mariposa Street:** New development on Seawall Lot 345 should acknowledge the terminus of the Mariposa Street corridor with an open Bay view or with architecture that provides a waterfront identity.

**SITE COVERAGE:** New development should include exterior service or pedestrian ways between building massings that are oriented toward the Bay.
Site (continued)

EDGE: Provide pathways that link to city and regional pedestrian and bicycle trail systems, such as the continuation of the Bay Trail, and to adjacent Port public access areas such as Agua Vista Park.

OPEN SPACE: Develop Port property adjacent to the Mission Bay Bayfront Park as public open space and walkways, with allowances to ensure that adequate access to Pier 54 is maintained.

Orientation

ORIENTATION -- Streets: Primary building uses and entrances should be built and oriented to street edges, while also providing an attractive building frontage adjacent to the Bayfront Park in Mission Bay.

EDGE: Building edges facing the waterfront should maintain a consistent built line, whether parallel to the street or the waterfront edge (setback variations of approximately 25’ permitted).

Architectural Details

CHARACTER: Materials, style, and detailing of building or public edge improvements should acknowledge the industrial, maritime uses of the Mission Bay Waterfront.

ARTICULATION: New development should be architecturally scaled and articulated based on type of use. Residential uses should include vertical changes in facade at a maximum of 50 foot intervals. Larger commercial or institutional uses should be scaled appropriate to use.

TRANSPARENCY: Avoid blank ground floor walls by providing views into the ground floor of buildings wherever feasible.

PUBLIC EDGE: Edge improvements should consist of features and materials that serve the needs of the maritime uses (e.g. boat ramps, lifts, docking facilities). Benches, signage and other public access improvements should blend with industry features.
**Design Criteria**

**SEAWALL LOT 337**

Most of this site was included in the Mission Bay Plan approved by the City in 1991. That document has since been amended and readopted as the Mission Bay Guidelines with respect to properties that are not included within the new Mission Bay Redevelopment Plans boundaries, including Seawall Lot 337.

In light of these changes, uses for Seawall Lot 337 are being reevaluated. Upon its review of this site, the Technical Advisory Committee for the Design and Access Element recommended creation of a major open space, which will be considered with other possible uses on the site. The design criteria below address interim public access improvements along the south side of China Basin Channel.

**Orientation**

**ORIENTATION -- To Streets:** Primary building uses and entrances should be built and oriented to street edges.

**Architectural Details**

**CHARACTER -- Industrial:** Buildings fronting Terry Francois Boulevard, should use materials, style and detailing that reflects the industrial character typical of the waterfront area (e.g. bold forms, simple detailing, authentic materials). Large buildings should use vertical and horizontal articulation and strong architectural detailing to reduce large scale.

**Site**

**OPEN SPACE -- Interim Use:** Interim improvements to the western portion of Seawall Lot 337 should include an approximately 100 foot wide public access open space along the south edge of China Basin Channel to accommodate waterfront circulation and to create an area to enjoy City views to the north.

**MASSING -- New View/Street:** Any new streets, access routes, or development should recognize the existing scale of block sizes by establishing an east/west view and circulation corridor through the mid-portion of Seawall Lot 337.

**TAC Recommendation For Seawall Lot 337**

The following recommendation to locate a new China Basin Channel Open Space on this site was developed by the Technical Advisory Committee and will be considered along with other possible future uses on Seawall Lot 337.

**OPEN SPACE -- Long-term Use:** Create a major new open space on the northeast portion of the site that also includes the China Basin Channel edge.