

MEMORANDUM

July 5, 2018

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Willie Adams, Vice President
Hon. Gail Gilman
Hon. Victor Makras
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Informational presentation by the San Francisco Planning Department on the Central Waterfront Public Realm Plan (including Port properties such as Warm Water Cove Park and 24th Streets)

DIRECTOR'S RECOMMENDATION: Informational Only; No Action Required

EXECUTIVE SUMMARY

The Central Waterfront Public Realm Plan is an interagency project to guide public investment of streetscape and open space infrastructure projects in the Central Waterfront Plan Area which was adopted in 2008 as part of the Eastern Neighborhoods planning effort (see Exhibit A- Project Area Boundary). The “public realm” is the setting for civic life comprised of streets, parks and open spaces, and the buildings that frame them. As part of the City’s effort to plan for new housing and development in the Eastern Neighborhoods, the Central Waterfront Public Realm Plan identifies and scopes public realm improvements to create and enhance neighborhood amenities to serve existing and projected new resident and worker populations in the Dogpatch and Central Waterfront. Funding for project implementation will include Eastern Neighborhood impact fees, future General Obligation Bonds, grants or other City capital funds. The Central Waterfront neighborhood is currently experiencing intensive residential development and job growth, with the number of new households projected to quadruple within the next five years, including the Pier 70 Special Use District. This rapid growth emphasizes the need for delivery of improved and augmented parks, roadways, pedestrian and bicycle infrastructure to meet the needs of existing and new residents and employees. The Plan incorporates and leverages waterfront park and public realm improvements advanced by the Port in the Blue Greenway Design Guidelines and Pier 70 projects, including Crane Cove Park and the park and public

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realm improvements approved as part of the Pier 70 Forest City development project. The Public Realm Plan is funded and coordinated by the San Francisco Planning Department, managed by Robin Abad Ocubillo, guided by a City interagency working group, and supported by a variety of neighborhood stakeholders including the Central Waterfront Advisory Group, Dogpatch Neighborhood Association and the Green Benefits District. The planning process was initiated in 2015 and has been finalized. The Port Commission was previously briefed on this project in November 2016¹. Two Port sites are included as priorities for public realm improvements, 24th Street and Warm Water Cove Park, which are described in this staff report. Mr. Abad Ocubillo will provide a presentation on the final Central Waterfront Public Realm Plan, including information about funding and implementation steps.

PORT'S STRATEGIC PLAN OBJECTIVE

This project supports the goals of the Port's Strategic Plan as follows:

Renewal:

Enhance and balance the Port's maritime and economic purpose, rich history, and its changing relationship with the City, so the waterfront continues to be a treasured destination.

- Expand the Blue Greenway and incorporate major new waterfront parks and public access into new neighborhoods while maintaining industrial maritime berthing and ship repair operations.
- Expand the Port's necklace of public open spaces and provide a broad array of recreational amenities and activities, including along the Blue Greenway.

Engagement:

Promote the richness the Port has to offer through education, marketing, and maintaining strong relationships with Port users and stakeholders.

- Enhance strategic partnerships with citizen advisory committees, government agencies and waterfront stakeholders through meaningful public participation and incorporating community feedback into Port initiatives.

Livability:

Ensure Port improvements result in advances in the environment, social equity and quality of life for San Francisco residents and visitors.

- Work with transportation agency partners to ensure an integrated transportation plan that includes programs to ease traffic congestion along the waterfront and expand public transit - including water taxis and ferries – as well as pedestrian and bicycle access.

BACKGROUND

The Central Waterfront Public Realm Plan interagency working group team included staff from the San Francisco Municipal Transportation Agency, Public Works, Recreation and Parks, and the Port. The team surveyed a number of previously

¹ [Link to November, 2016 staff report](#)

prepared City generated and community-led planning efforts, including the Port's Pier 70 Preferred Master Plan, the Pier 70 Special Use District and Design for Development, and the Blue Greenway Planning and Design Guidelines. A list of all planned improvements was then presented to the community through a series of workshops and on-line polls that local residents, property owners, and business operators then prioritized in the spring 2016. Based upon public input the Public Realm Plan team then selected three open spaces and three streetscape corridors from the list. These are: a) Minnesota Street from Mariposa to Woods Yard, b) Minnesota Street from Tubbs to Cesar Chavez Street ; c) 24th Street from Minnesota to Warm Water Cove Park; d) Esprit Park; e) Warm Water Cove Park (with southeast expansion); and f) Tunnel Top Park. While Illinois Street also scored high it was decided that the infrastructure complexity warranted a related but separate process which will be undertaken in the future.

Beginning in the spring of 2016 and continuing through the fall of 2017, the interagency team led a series of focus group discussions and public workshops to develop design ideas for each of the six priority projects. Final concept designs and cost estimates for the six priority projects were included in the final draft Central Waterfront Public Realm Plan, which was presented to the community in January 2018 and is scheduled to be approved by the Planning Commission in August 2018.

PORT PROJECTS AND COORDINATION

Two of the priority public realm projects are within the Port's jurisdiction: 1) Warm Water Cove Park at the eastern terminus of 24th Street; and 2) streetscape improvements to 24th Street from Minnesota to Warm Water Cove Park. The following briefly describes the conceptual plans for the two projects on Port Lands.

24th Street:

The 24th Street project is intended to improve the appearance, pedestrian and bicycle experience along the street, recognizing it is the primary east west connection from Dogpatch to Warm Water Cove Park. The design goal was to create a "Complete Street"² while maintaining freight access for the Port's maritime and other neighboring Production Distribution and Repair uses. The Port's jurisdiction on 24th Street is east of Illinois Street. Proposed Improvements are illustrated in *Exhibit B, 24th Street Concept Plan* and include:

- Widened sidewalks
- Reconfigured parking
- Street trees and planting
- High visibility cross walks
- Pedestrian scale lighting
- Elimination of abandoned curb cuts

² Complete Streets are defined as: Streets that include a complete design that balances among a wide variety of functions, including safe pedestrian travel for all ages and abilities, stormwater management, use as public space, bicycle, transit, and vehicle movement, parking and loading requirements, ease of maintenance, and emergency access.

Warm Water Cove Park:

Warm Water Cove Park is a Port park that has been identified as one of the Blue Greenway sites to be improved and expanded to the south. The Port and community have struggled over the years to facilitate a positive active use of the facility because of its isolation and setting in an industrial area several blocks from any residences. With the significant population increase in Dogpatch and improved pedestrian and bicycle improvements to 24th Street, and proposed new development of the former Potrero Power Plant site to the north, an investment into Warm Water Cove may soon be appropriate.

The Concept Plan for improvements to Warm Water Cove Park are illustrated in *Exhibit C- Warm Water Cove Park Concept Plan* and include:

- An expansion of the park by approximately 2.5 acres to the south as required in the Mission Bay property exchange approved in 1999;
- Creation of storm water wetlands to treat runoff from future improvements to the Port's Western Pacific site (Pier 80 expansion);
- Creation of adaptive landscape that accommodates sea level rise;
- Expansion of the pathway system and improvements to the existing surfaces
- New site furnishings, lighting and an interpretive program
- New outdoor seating and gathering spaces

The Warm Water Cove Concept Plan provides a framework of the opportunities that exist and is consistent with the Blue Greenway Planning and Design Guidelines. Park design and program details are subject to refinements as funding is secured for the park improvements, but will be guided by and consistent with the Concept Plan framework.

NEXT STEPS

The Central Waterfront Public Realm Plan is anticipated to be adopted by the Planning Commission in August 2018. If approved, next steps will be for the interagency working group to seek capital funding for projects including Warm Water Cove Park and 24th Street improvements. The Interagency working group is coordinating with the City's Capital Planning committee to identify funds to implement the improvements. The Warm Water Cove Park improvements are an excellent candidate for the planned 2019 Parks General Obligation Bond. The 24th Street streetscape improvements could be funded through Eastern Neighborhoods Impact fees or other potential capital funding streams.

Port and Planning Department staff will keep the Port Commission updated of the status of the projects as they move forward.

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