

DRAFT WATERFRONT PLAN

Status Report and Upcoming Approvals
Port Southern Advisory Committee

December 7, 2022



Waterfront Plan Working Group Process



LAND USE



TRANSPORTATION



RESILIENCE

- **3 year public process, 160 unanimous recommendations**
- **Detailed financial, public policy analysis and public meeting discussions**
- **Comprehensive recommendations endorsed by the Port Commission and incorporated in the updated Draft Waterfront Plan**

Waterfront Plan Goals



- **Maritime & Water Dependent Uses**
- **Diverse Non-Maritime Uses**
- **Public Open Space & Public Access**
- **Urban Design & Historic Preservation**
- **Transportation**
- **Financial Responsibilities**
- **Environmental Sustainability**
- **Resilience**
- **Community Engagement**

~All goals incorporate equity and inclusion~

Objectives & Acceptable Uses for Plan Subareas

Fisherman's Wharf

Aquatic Park to Pier 39

Northeast Waterfront

Pier 35 to Pier 14

South Beach

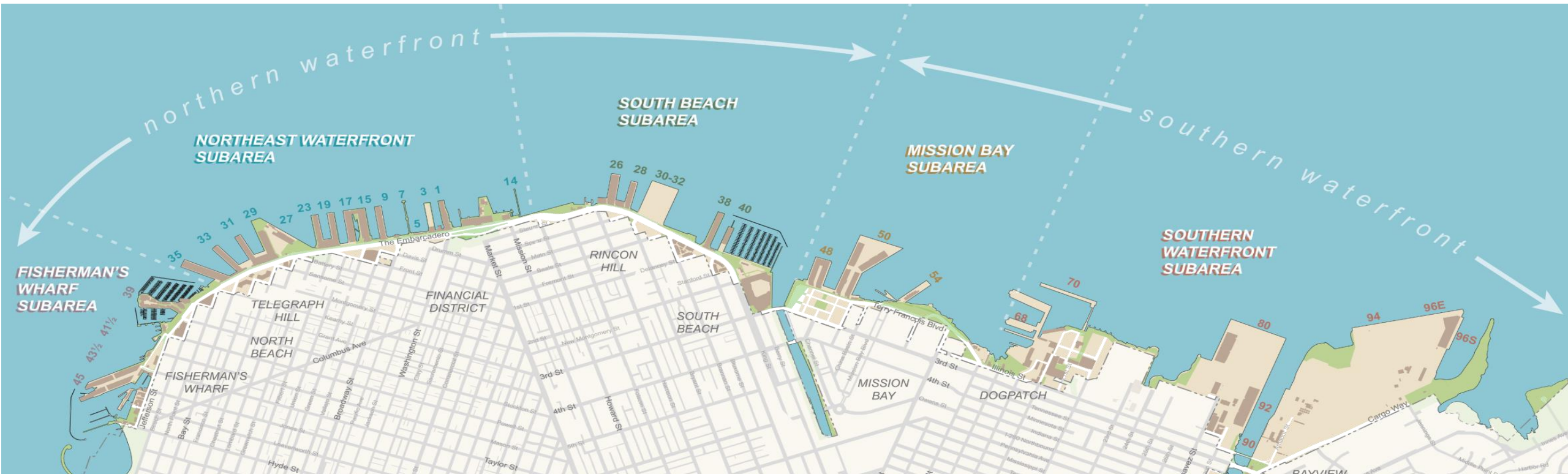
Rincon Park to Giants Ballpark

Mission Bay

Pier 48 to Mariposa Street

Southern Waterfront

Pier 68 to Heron's Head Park/India Basin



Waterfront Plan Revisions



Waterfront Plan Public Comments & Revisions (September – December 2022):

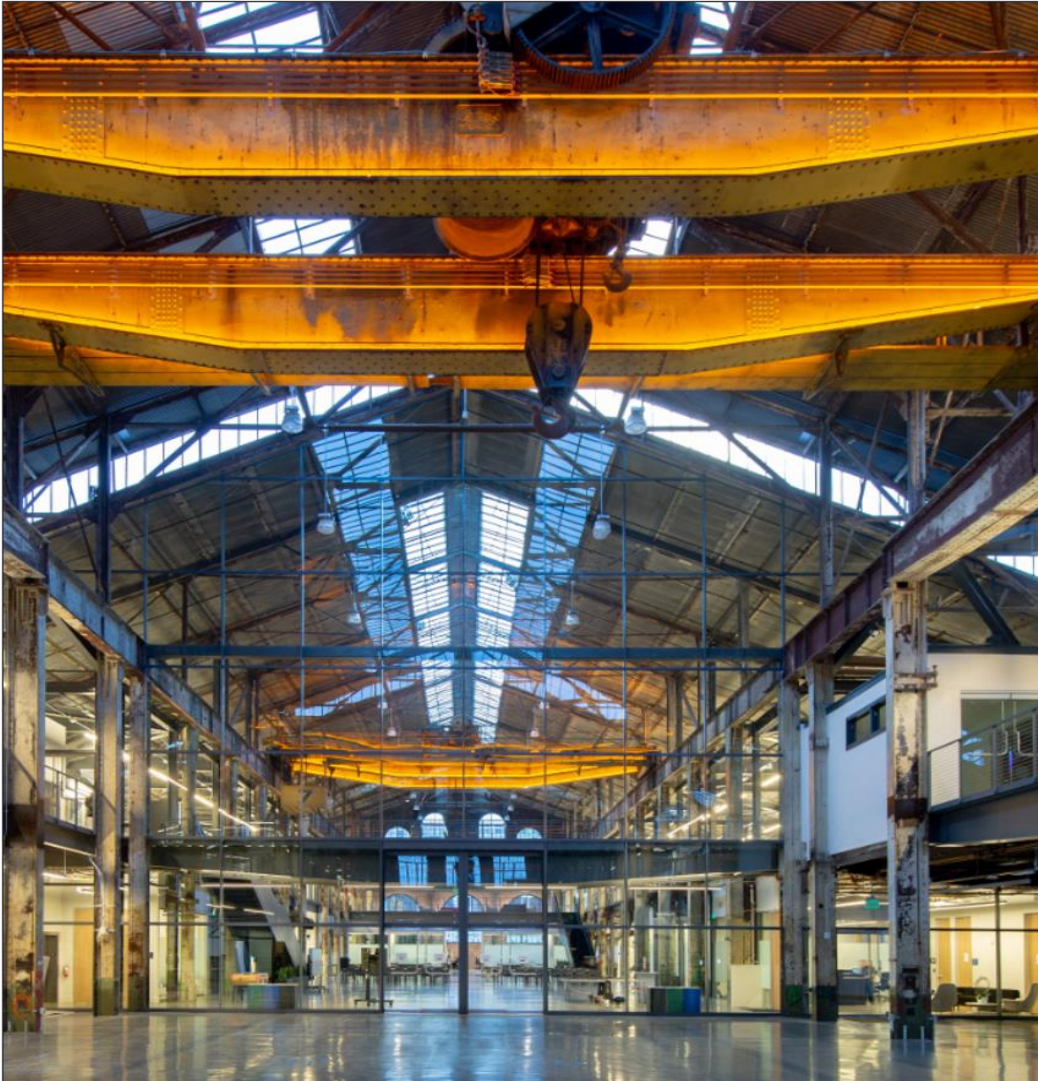
- Information updates
- Updates to align w/ Waterfront Resilience Program, Race Equity Plan
- Technical editing to enhance public understanding
- Report to Port Commission on January 17, 2023

Water Recreation & Maritime Uses



- Dolphin & South End Club comments to recognize open Bay swimming and rowing
- Maritime and water recreation are water-dependent uses promoted in the Waterfront Plan
- Plan policies promote maritime and water recreation safety efforts
- Plan revisions to elevate and sharpen focus on water recreation

Waterfront Design Review Process



- Planning Code change to create a Waterfront Design Review Special Use District in Southern Waterfront
- Review design of long-term Port development projects in Southern Waterfront
- Does not apply to Mission Rock and Pier 70 projects, which have design review processes

Zoning Correction for Block 3941

- Block 3941 is currently zoned P (Public), was previously zoned M-1 (Light Industry)
- Kelley's Mission Rock, The Ramp, SF Boatworks, and Kneass Building are non-conforming uses in P zone
- Port seeks to restore M-1 zoning on portion of Block 3941 to make restaurant, repair and light industrial principally permitted activities and allow Waterfront Plan uses
- Zoning map change requires Planning Commission and Board of Supervisors approvals



Plan Approval Process



February 2023 (Proposed): 1) Waterfront Plan Final EIR certification by SF Planning Commission; Final Waterfront Plan approval by Port Commission

February – Spring 2023: SF Planning General Plan and Planning Code amendments to align City and Port policies, extend waterfront design review process to Southern Waterfront; rezone portion of Block 3941

2023: BCDC San Francisco Special Area Plan amendments to align Port and BCDC policies

Thank you for your partnership and guidance to
preserve and improve the waterfront for all



Southern Waterfront Subarea Objectives

- Support inter-agency coordination to align maritime, industrial and development investments
- Improve Blue Greenway open space in ways that do not compromise maritime or environmental habitat uses; educate maritime and water recreation users to maintain compatibility and safety
- Implement approved development improvements in the Pier 70 Special Use District, Crane Cove Park and Union Iron Works Historic District
- Expand new maritime business partnerships for use of the Pier 70 drydock
- Increase marketing and maritime business partnerships to maximize use of Port cargo terminals and complementary industrial warehouse opportunities for the Pier 90-94 Backlands that generate economic and community benefits
- Protect wildlife habitat; work with community to reduce risk and advance resilience of the Southern Waterfront

The South Beach Acceptable Land Use Table ¹

Key:
 A= Acceptable Use
 X= Accessory Use

	MARITIME ²									OPEN SPACES/PUBLIC ACCESS ³									PUBLIC-ORIENTED USES ⁴									COMMERCIAL & INDUSTRIAL ⁴									OTHER USES ⁴									RESIDENTIAL ⁴									SHORT TERM INTERIM USES ⁴								
	Cargo Shipping	Fishing Industry	Ferry and Excursion Boats and Water Taxis	Historic Ships	Maritime Office	Harbor Services and Maritime Industrial	Passenger Cruise Industry	Recreational Boating and Water Recreation	Ship Repair	Temporary and Ceremonial Berthing	Parks/Public Open Space	Public Access/Public Realm	Natural Areas	Artists/Designers	Assembly and Entertainment	Hotels	Museums & Cultural	Retail (includes food and beverage uses)	Recreational Enterprises	Visitor Services	Academic Organizations	General Office	Production Distribution and Repair Use (PDR)	Warehousing/Storage	General Industrial	Parking	Community Facilities	Sports Facilities	Transportation Services																																		
Rincon Park											A							A																				A																									
Stewart St, SWL 347 N, 347 S												A							A																					A																							
Pier 22 ½						A						A																A												A																							
Embarcadero Historic District Piers 24½, 26, 26½, 28, 38, 40 ⁴			A	A	A	A	A	A	A	A		A						A	A	A	A	A	A					A	A											A																							
Pier 28½																			A																					A																							
Seawall Lot 328																											A														A																						
Pier 30-32			A	A	A	A	A	A		A	A	A						A	A	A	A	A	A																		A																						
Seawall Lot 329												A																													A																						
Seawall Lot 330												A							A	A	A	A	A																		A																						
Brannan Street Wharf											A	A																													A																						
Seawall Lots 331, 332, 333												A																														A																					
Pier 40 ½												A																														A																					
South Beach Harbor/ Park			A			A	A			A	A	A							A																						A																						
Seawall Lot 334						A					A	A																														A																					
Seawall Lot 335						A				A	A	A																														A																					
SF Giants’ Ballpark											A																															A																					
China Basin Ferry Landing			A																																							A																					
Embarcadero Promenade																																										A																					

Table Notes:

¹ See Appendix E, Glossary of Terms, for definitions of uses in this table. See policies in Chapter 2 and South Beach subarea objectives in this chapter, which apply to projects containing acceptable uses. Such projects are also subject to applicable regulatory review by the State Lands Commission, SF Planning Department and BCDC.

² See policies in Chapter 2A. This table indicates maritime and water - dependent uses best suited for the listed site. However, the Port Commission retains the authority to use Port sites for any maritime uses, subject to BCDC San Francisco Waterfront Special Area Plan policies regarding Open Water Basins.

³ See policies in Chapter 2C.

⁴ See policies in Chapter 2B.

⁵ Pursuant to Proposition H approved by San Francisco voters in 1990, hotels are prohibited on piers and within 100 feet of the Bay shoreline.