

WATERFRONT PLAN

BCDC Special Area Plan Amendments

September 2024





Waterfront Plan Highlights

- Waterfront Plan Working Group produced updated goals & policies through a 3 year public process
- Plan guides development, leases, open space, historic and environmental stewardship, and capital projects along 7½ mile Port waterfront
- Port Commission adoption in April 2023



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



Fisherman's Wharf Objectives



- Protect & maintain the working fishing port
- Maintain other maritime & water-dependent activities
- Enhance public access and open space activities
- Promote diverse activities that also attract local residents
- Coordinate public safety and resilience infrastructure improvements
- Maintain industrial transportation and loading access, and promote public transit, pedestrian & bicycles



Aligning Port, City and BCDC Plan Policies

- Aligning Waterfront Plan with City and San Francisco Bay Conservation & Development (BCDC) planning policies important to implementing new improvements
- Amendments approved for City General Plan and zoning in 2023
- Port and BCDC are now working on amendments to BCDC's San Francisco Waterfront Special Area Plan (Special Area Plan, or SAP)
- Proposed BCDC amendments affect Fisherman's Wharf subarea



SAN FRANCISCO WATERFRONT SPECIAL AREA PLAN

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SEPTEMBER 4, 2024

BCDC and the Mcateer-Petris Act



Source: Save the Bay



BCDC's laws, regulations and plans

McAteer-Petris Act



San Francisco
Bay Plan

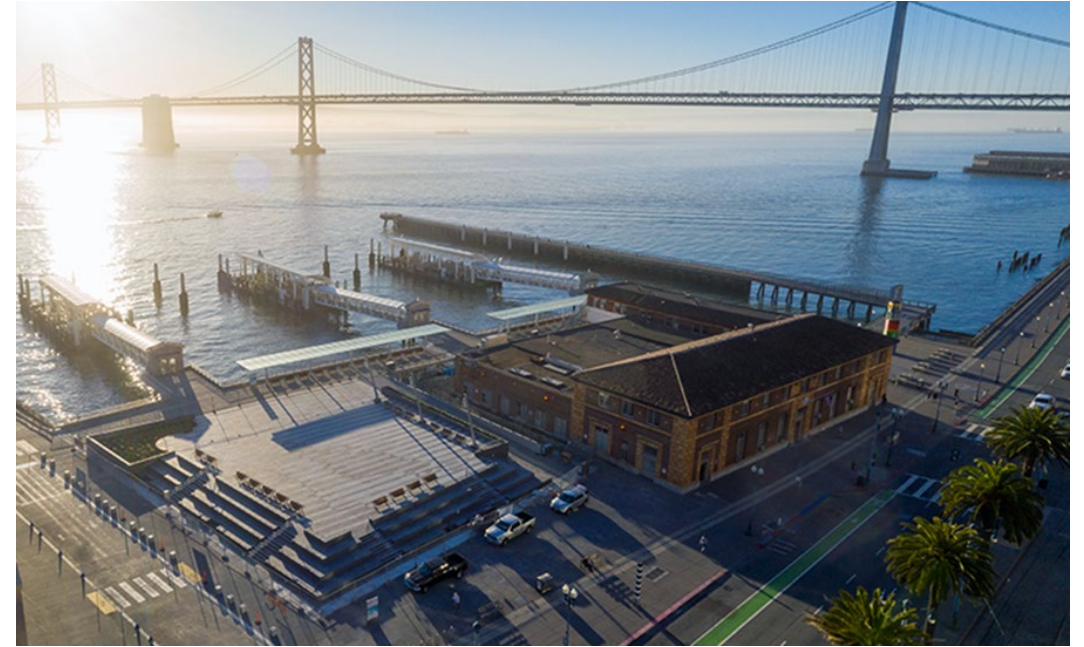


Special Area Plans
(including the San
Francisco Waterfront)



BAY FILL AND THE 50% RULE

- McAteer-Petris Act contains requirements for placing Bay fill.
- 50% rule established in 1971 to increase flexibility of requirements for commercial recreation on reconstructed piers.
 - Piers must be smaller in size
 - 50% of the replacement pier dedicated to open space and public access.



San Francisco Ferry Terminal Expansion Project
Source: Water Emergency Transportation Authority

SAN FRANCISCO WATERFRONT SPECIAL AREA PLAN

- Waterfront Advisory Committee formed with representatives from BCDC, the City, the Port, and community representatives.
- First Special Area Plan adopted in 1975 but did not result in intended revitalization.
- Major amendment in 2000
 - BCDC removed the 50% rule and water-oriented use and alternative upland location restrictions for the repair and reconstruction of existing piers between Pier 35 and China Basin.
 - In exchange, the Port agreed to provide public benefits.



Source: FoundSF

FISHERMAN'S WHARF

- Agreement to conduct a study and develop a major public plaza and open water basin.
 - BCDC and the port undertook these studies in 2004 and 2014.
 - Constructed Pier 43 Bayside Promenade and plaza at Pier 45, creating ~36,000 sq ft of public access space.
 - Created an open water basin by removing Pier 43 ½
- Port has completed requirements and is now applying to remove the 50% rule from Fisherman's Wharf.
- Would align Fisherman's Wharf policies with Northeastern Waterfront policies.
- Provide more flexibility and align the Special Area Plan with the Waterfront Plan.
- Bay Plan policies will still apply.



MOVING FORWARD

- Port is requesting a Bay Plan amendment to:
 - Remove the 50% from Fisherman's Wharf
 - Implement a sea level rise educational program instead of removing preexisting fill at the Exploratorium.
- Limited, targeted update to the Plan.
- BCDC and the Port are collaborating on sea level rise planning, which will inform additional policy updates in the near future.



SAN FRANCISCO WATERFRONT SPECIAL AREA PLAN PRESENTATION



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[https://bcdc.ca.gov/programs/
bay-plan-amendments/](https://bcdc.ca.gov/programs/bay-plan-amendments/)