

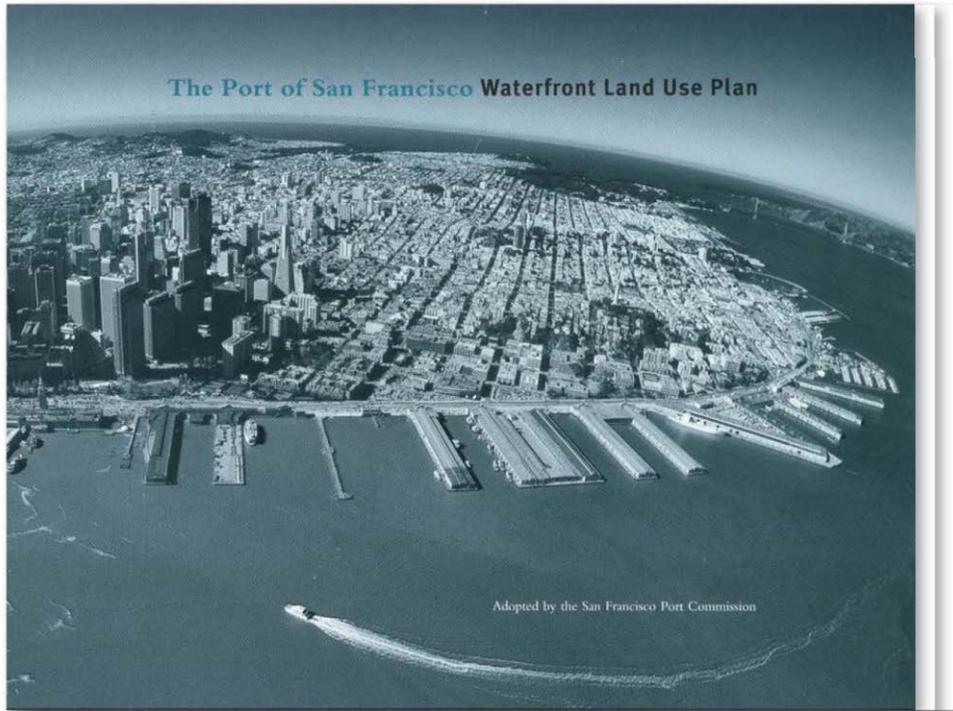
PORT OF SAN FRANCISCO



SUNSET DISTRICT



WATERFRONT LAND USE PLAN



- Prop H (1990) required a “Waterfront Land Use Plan”
- Port property in BCDC jurisdiction
- Define “Acceptable Uses”
- Hotels prohibited on piers
- Prioritize Maritime Industry

- Port Commission includes all Port property in planning process
- Waterfront Plan Advisory Board recommended draft plan in 1995
- Waterfront Design & Access Element added per Port Commission
- Port Commission approved Waterfront Plan in 1997
- Port, City, BCDC plan amendments, 1998-2000

REUNITE THE CITY WITH ITS WATERFRONT

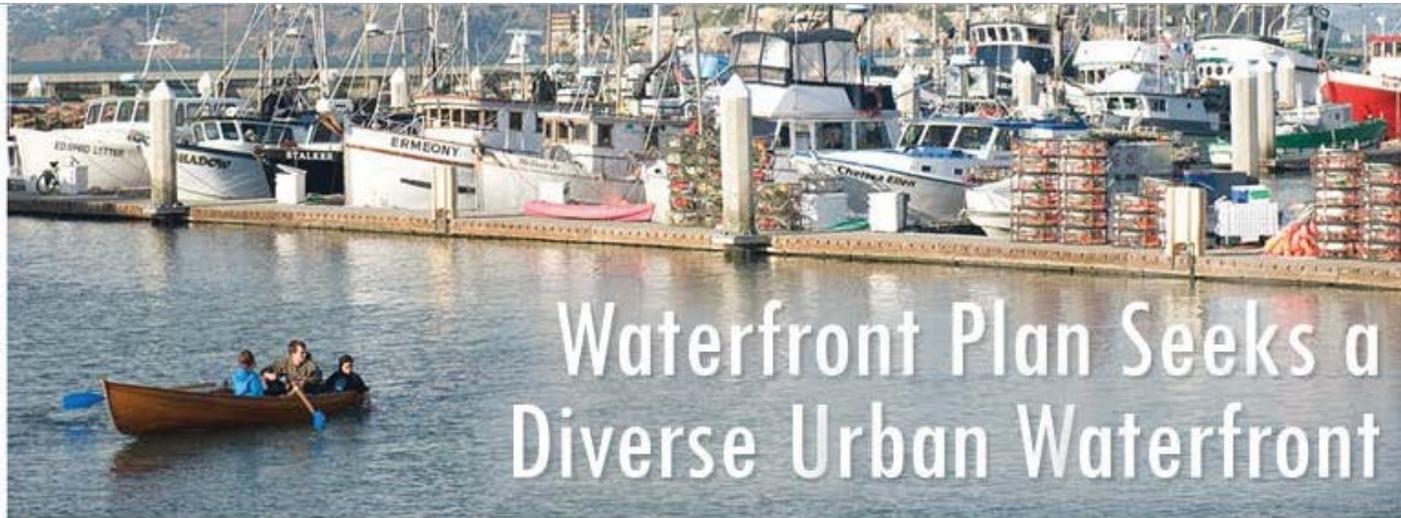
- A Working Port
- A Revitalized Waterfront
- A Diversity of Activities and Opportunities
- An Interconnected Network of Public Parks, Walkways, Open Spaces and Transportation Improvements
- Urban Design Embracing San Francisco's Past, Present and Future, Worthy of the Waterfront Setting





First Priority: MARITIME USES







Interim Lease Policies to Maintain Port Revenues

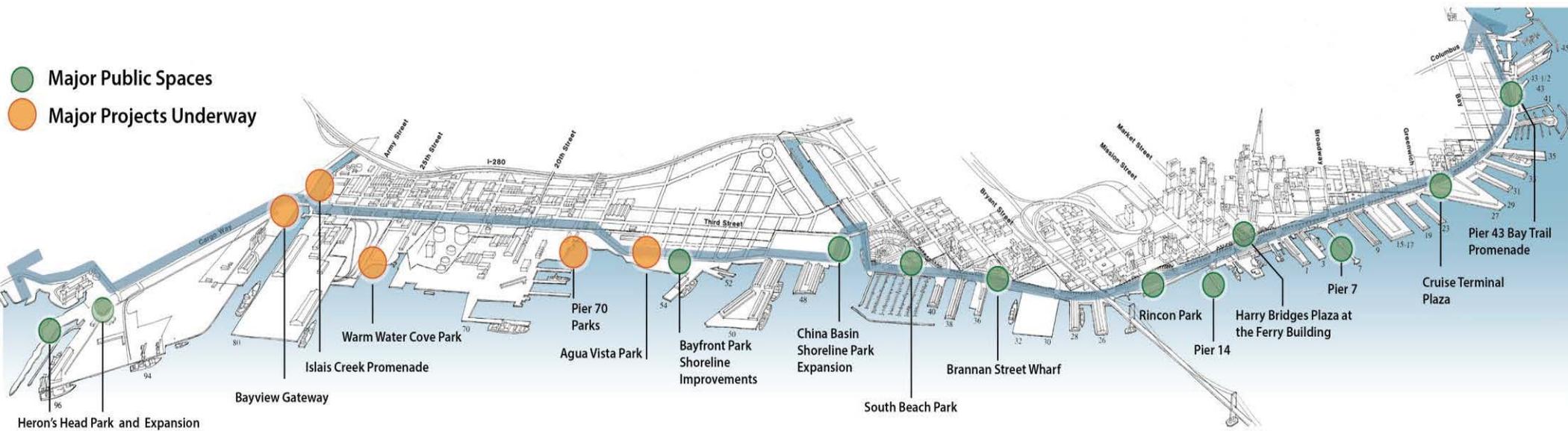
- Maritime and Real Estate lease revenues support capital improvements and Port maintenance
- Over 500 leases for Port large, small, local businesses
- Light industrial and other uses, consistent with City zoning, until long-term development
- Most leases are 10 years or less
- Up to 30 year interim leases in S. Waterfront to improve industrial lands

WATERFRONT DESIGN & ACCESS ELEMENT

Port and Planning Department + Urban Design TAC
Design, Preservation, City, Port, BCDC professionals

- **Public Access & Open Space Network**
- **Public Views**
- **Port Maritime Historic Resource Preservation**
- **City Pattern & Urban Design**
- **Architectural Design Criteria**
- **City Review: Waterfront Design Advisory Committee**

WATERFRONT PARKS, PUBLIC SPACES, WALKABILITY



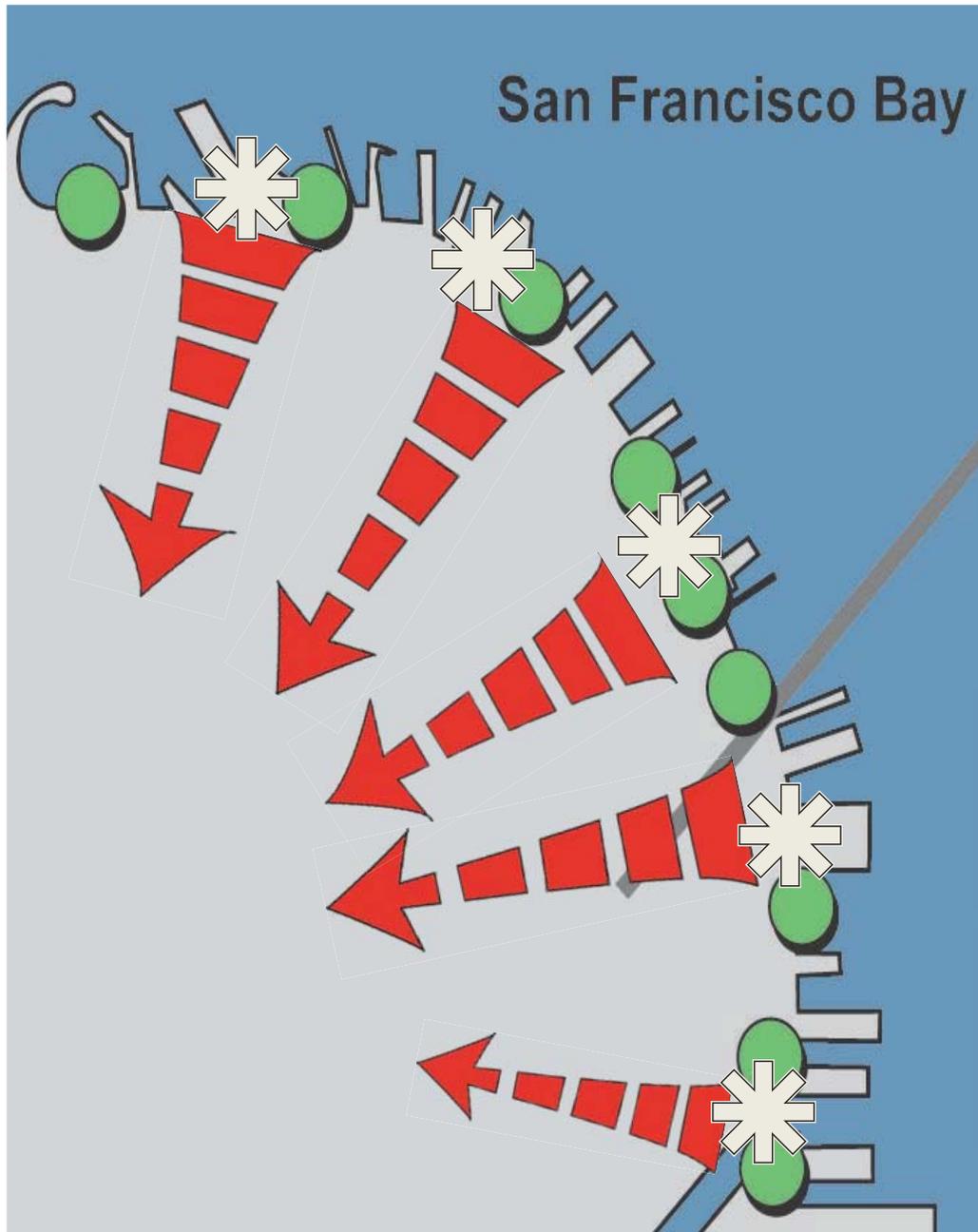
- Inter-connected network of parks, plazas, public access, and habitat
- Embarcadero spine to the north / Blue Greenway spine to the south
- Many recreational uses on land and from the water
- Compatible with maritime industry
- Promotes environmental stewardship and appreciation of SF Bay

SEQUENCE AND VARIETY



- Many types of public open space experiences
- Inter-connected within a 5-10 minute walk
- Highlights diverse Port maritime industries

WATERFRONT DEVELOPMENT OPPORTUNITY AREAS



An open space network
+
Variety of maritime uses
+
Development locations
+
Neighborhood character
=
Urban waterfront, knit into
City fabric

EMBARCADERO HISTORIC DISTRICT

- Pier 45 (Fisherman's Wharf) to Pier 48 (Mission Rock)
- Finger piers, bulkhead wharves, and the Seawall
- Highest preservation standards

Pier 70 UNION IRON WORKS HISTORIC DISTRICT

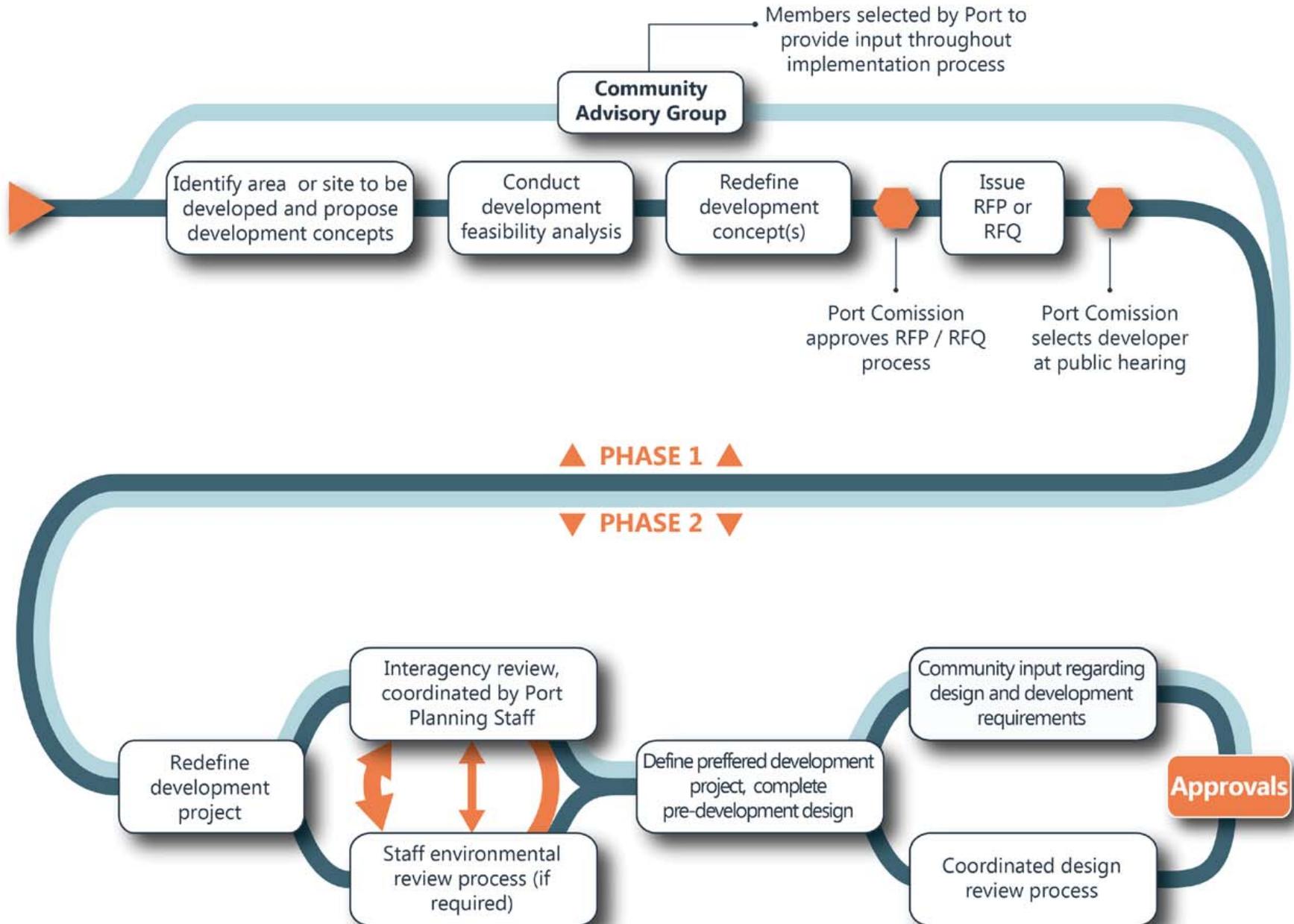
- 54 historic resources from 1885-1945
- Ship building, steel mills, industrial innovation
- Ship repair continues today

5 WATERFRONT PLAN SUBAREAS

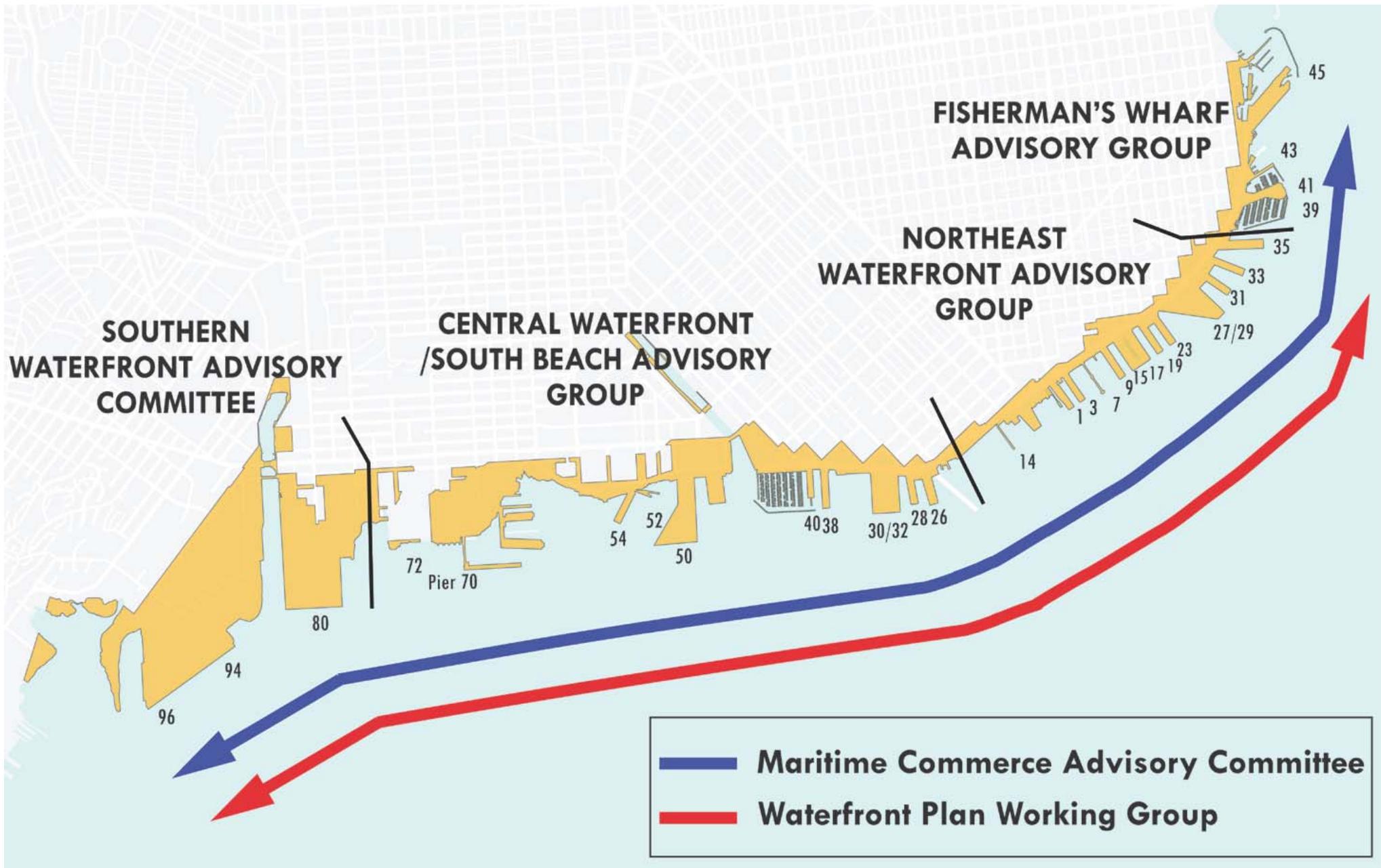


DEVELOPMENT PROJECT REVIEW PROCESS

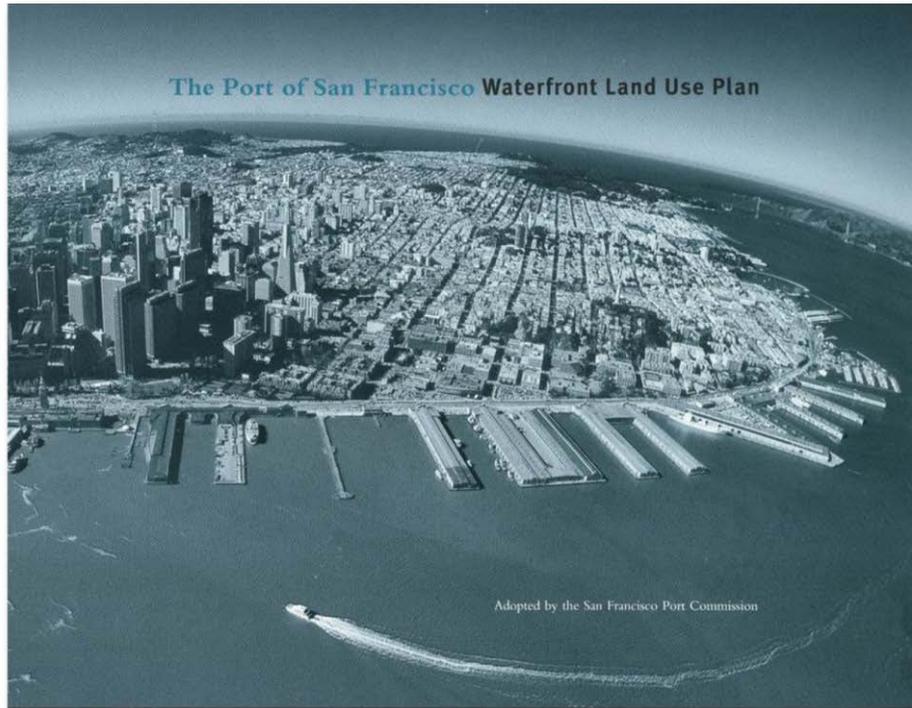
WATERFRONT PLAN IMPLEMENTATION PROCESS



PORT ADVISORY COMMITTEES



What's happened under the Waterfront Land Use Plan?



- Assessed accomplishments, changes & needs, 1997-2015
- Fall 2014- Spring 2015 public comments; Final report: June 2015
- Led to Waterfront Plan Update Policy Issues
- Details at www.sfport.com/wlup

WATERFRONT PLAN SUCCESSES



\$1.6 billion in public and private investment

63 acres of new waterfront open space

44 new acres planned of waterfront open space

19 historic resources rehabilitated

7 derelict piers and wharves removed from the Bay

AT&T Ballpark constructed

2 new waterfront neighborhoods planned





Waterfront Plan Update POLICY ISSUES

www.sfport.com/wlup
Waterfront Plan Update Project

SEA LEVEL RISE

How should the Port manage and prepare for climate change and sea level rise?

SEISMIC SAFETY

How should the Port strengthen the 4-mile Embarcadero seawall and improve seismic safety?

ENVIRONMENT

How should the Port update policies for environmental protection and sustainability?

HISTORIC RESOURCES & PORT FACILITIES

How should the Port prioritize investments in repair, maintenance and replacement of Port facilities, including historic resources?

OPEN SPACE

How can we expand recreational open space activities? How do we improve the Embarcadero Promenade and public realm that complement transportation improvements?

MARITIME BERTHING

How do we balance the needs of maritime berthing and accommodate more public access on piers?

TRANSPORTATION

How can we prioritize transportation services and improvements?

DEVELOPMENT

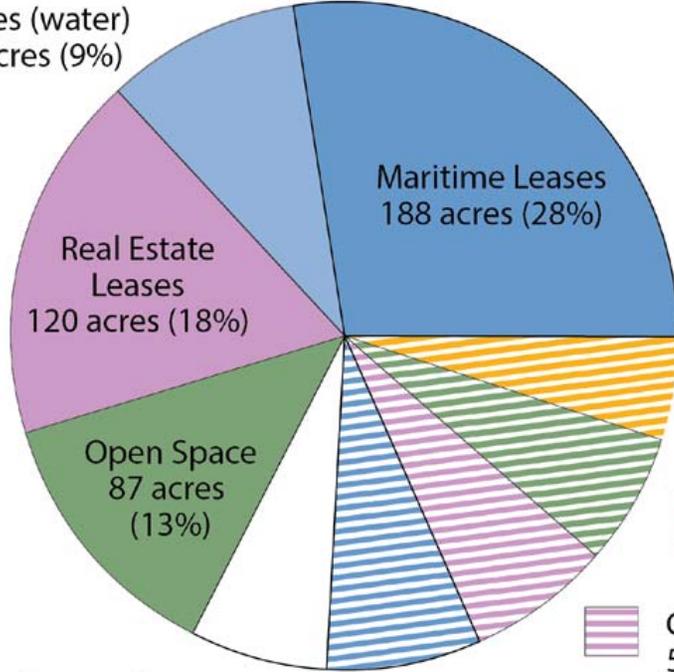
How much is left to develop, what are the priorities for such development, and how can the review process be improved?

FINANCES

What are the Port's existing and future revenue sources? How does the capital and budget process advance Waterfront Plan objectives?

LAND USES AS A PERCENTAGE OF PORT PROPERTY

Maritime Leases (water)
64 acres (9%)



Engineering, Economic
and Regulatory Challenges
44 acres (7%)

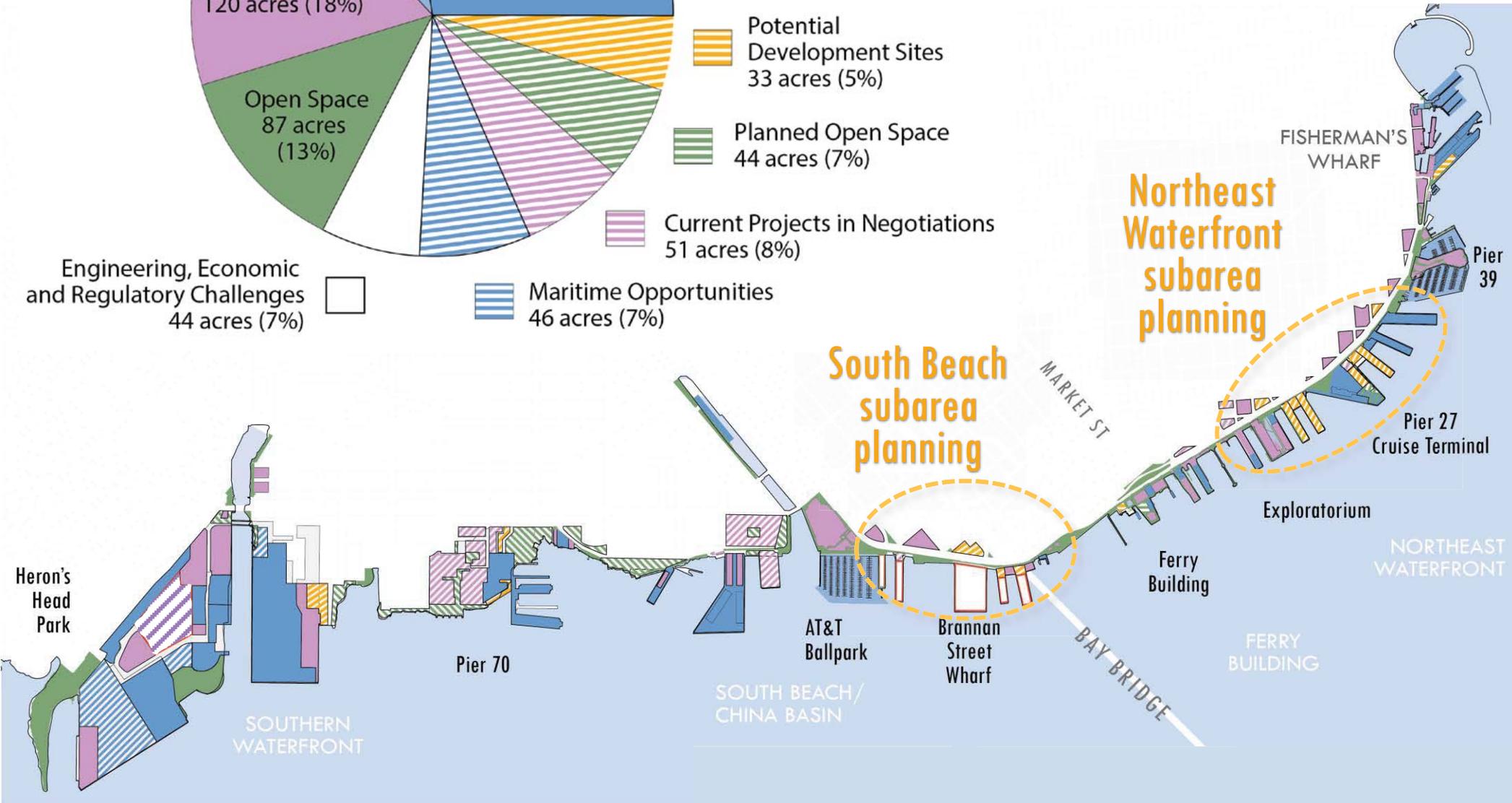
Maritime Opportunities
46 acres (7%)

Potential
Development Sites
33 acres (5%)

Planned Open Space
44 acres (7%)

Current Projects in Negotiations
51 acres (8%)

Northeast & South Beach Subarea Planning



TIMELINE FOR WATERFRONT PLAN UPDATE

2015 2016 2017
 Oct Nov Dec Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec Jan Feb Mar Apr

Waterfront Plan Working Group Public Meetings

Portwide Issues

Subarea Planning

Part I: Orientation & Initial Discussions

Part 2: Policy Discussions

Part 3: Northeast & South Beach

Part 4: Port Staff Work

Nov
Waterfront Plan Overview

Meetings to discuss and develop Working Group recommendations

Site Tours
Acceptable Land Uses
Policy Discussion

Draft Waterfront Plan amendments

Jan
Port Governance Overview

Feb
Maritime & water dependent uses

Mar
Port Financial

Mar/Apr
Historic District, Pier Condition, Resiliency

April
Open Space, Design & Historic Preservation

May
Port Real Estate & Dev't

June
Transportation

Oct 2016
Preliminary Recommendations on Portwide Issues

Spring 2017
Final Working Group Recommendations

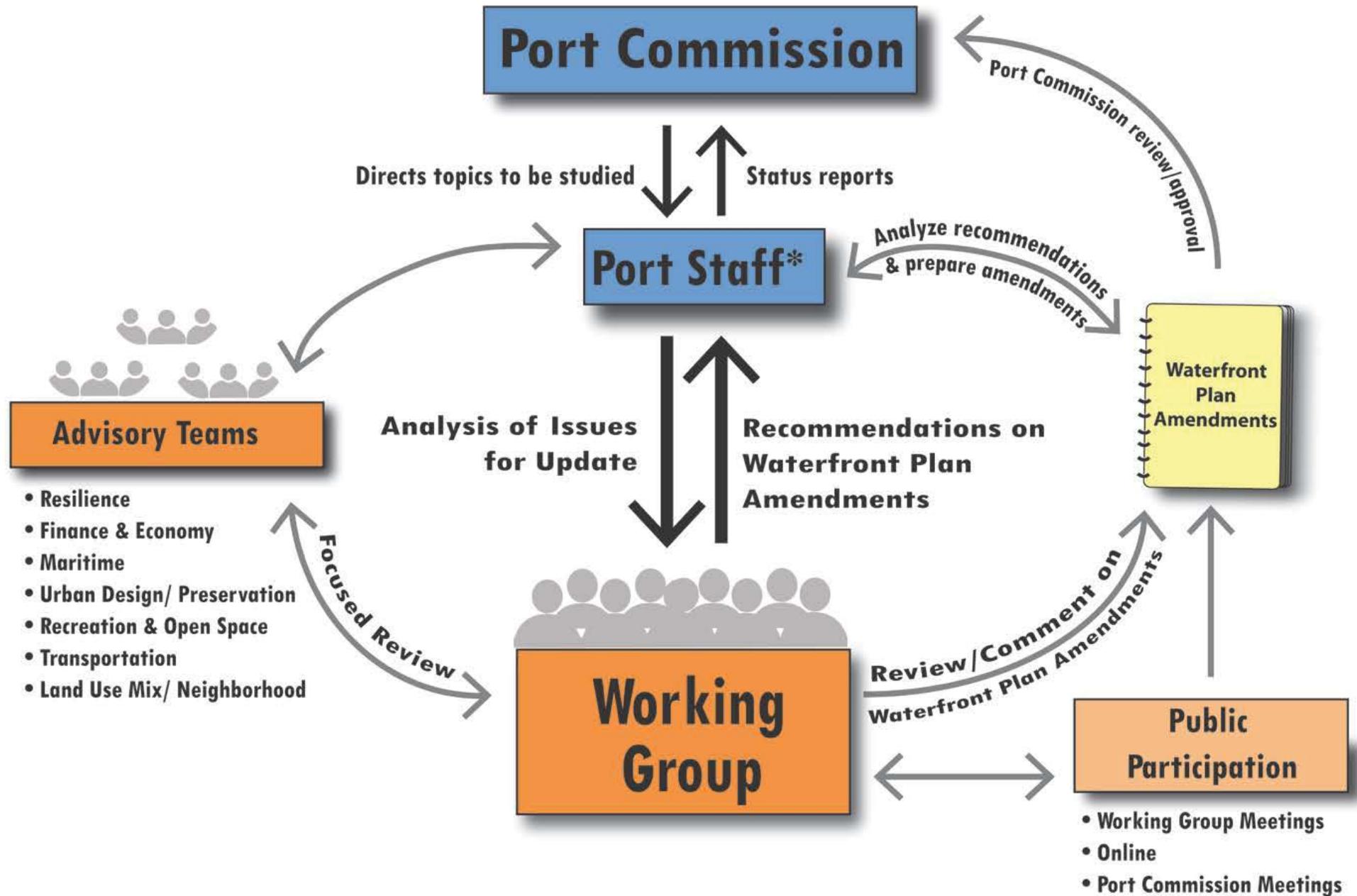
Define review and approval next steps/schedule

Oct
Waterfront Visioning & Boat Tour

Anticipated Port Commission Briefings:

- ◆ May/June 2016
- ◆ Oct/Nov 2016
- ◆ April 2017





*Includes interagency coordination

Waterfront Plan Update: Public Process

November 13, 2015

Waterfront Land Use Plan Update 2010/Geographic/Process/11-13-15 WG meeting/Updated Public Process Diagram Board 11-13-15.r



ONGOING PORT PROJECTS TO CONTINUE

Open Space, Public Realm & Transportation Improvements Underway

Ferry Building Plaza
Crane Cove Park
More Blue Greenway Open Spaces

Embarcadero Enhancement Project
Waterfront Transportation Assessment

Maritime Projects Underway

Alcatraz Island Terminal
Ferry Service - Fisherman's Wharf
Downtown Ferry Terminal, Phase 2
Water Taxi - Additional Stops

Maritime Cargo & Eco-Industrial Uses
Asphalt Batching
Other ongoing leasing and repairs

Real Estate & Development Projects Underway

Pier 70 Waterfront Site & Historic Core
SWL 337 & Pier 48 (Mission Rock/Giants)
Pier 38 Bulkhead Rehabilitation
SWL 351 (8 Washington)

SWL 322-1 Affordable Housing
SWL 324 & 323 Teatro Zinzanni
Pier 29 Bulkhead Re-Tenancing
Other ongoing leasing and repairs





Thank You!