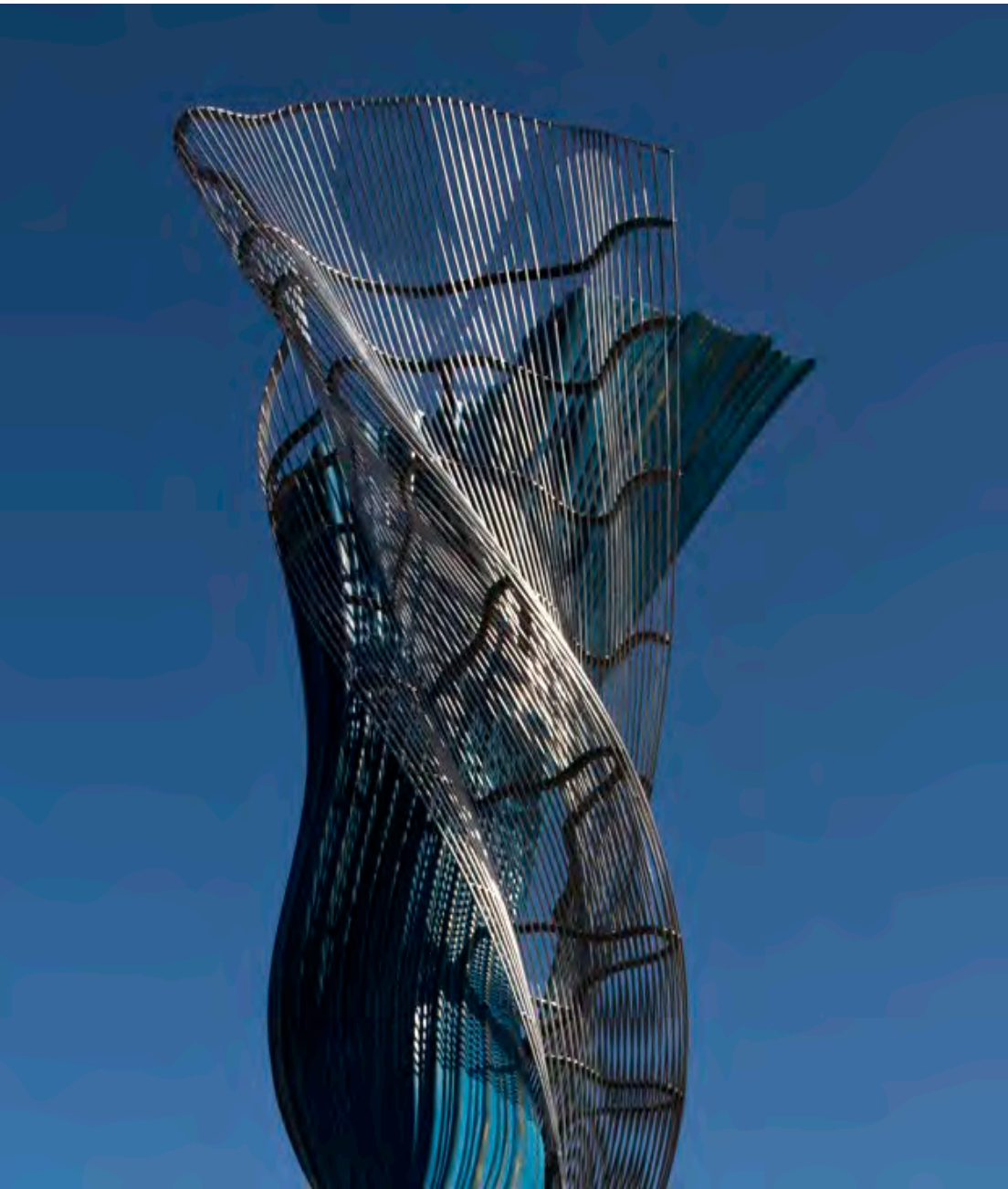




# WATERFRONT PLAN

## 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





# Aligning Port, City and BCDC Plan Policies

- Aligning Waterfront Plan with City and BCDC policies facilitates implementation of projects and improvements
- Amendments to City General Plan and zoning completed in 2023
- Amendments to BCDC's San Francisco Waterfront Special Area Plan (Special Area Plan, or SAP) now underway
- Proposed BCDC amendments affect the Fisherman's Wharf subarea, and the Exploratorium



# SAN FRANCISCO WATERFRONT SPECIAL AREA PLAN

CORY MANN

PRINCIPAL WATERFRONT PLANNER | BCDC

SEPTEMBER 18, 2024

# BCDC and the Mcateer-Petris Act



Source: Save the Bay



# BCDC's laws, regulations and plans

McAteer-Petris Act



San Francisco  
Bay Plan



San Francisco Waterfront  
Special Area Plan





# BAY FILL AND THE 50% RULE

- McAteer-Petris Act contains requirements for placing Bay fill.
- 50% rule intended to increase flexibility for commercial recreation uses on repaired or reconstructed piers.
  - Piers must be smaller in size
  - 50% of the replacement pier dedicated to public access or removed to expand the Bay.



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

# SAN FRANCISCO WATERFRONT SPECIAL AREA PLAN

- Adopted in 1975, major amendment in 2000.
- Grand bargain between BCDC and the Port:
  - BCDC removed the 50% rule and water-oriented use and alternative upland location restrictions for the repair and reconstruction of existing piers in the Northeastern Waterfront (between Pier 35 and China Basin).
  - In exchange, the Port agreed to provide public benefits.
    - Pier removal.
    - Creating open water basins.
    - New public access areas.



Source: FoundSF

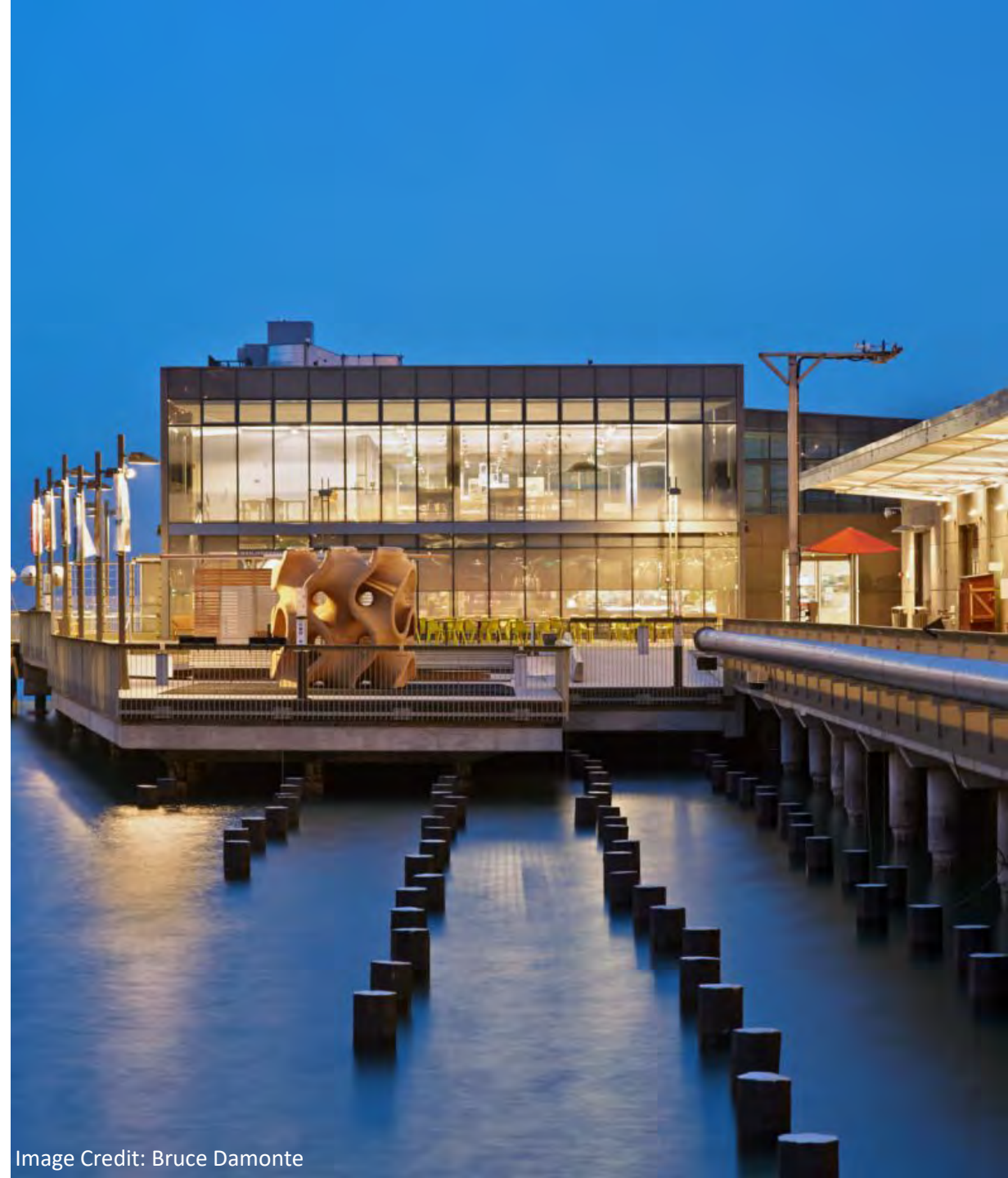
# PIER 15-17 REQUIREMENTS

- Special Area Plan Policy 1D: Remove the deck and pilings that form the "valley" between Pier 17 and Pier 15, and non-historic additions to the Pier 15 and Pier 17 sheds.
- When the Exploratorium was developed, BCDC and the Port agreed to allow Exploratorium to retain most of these areas.
- Instead, the port was required to conduct fill removal at a different location.



# AMENDMENT REQUEST

- Port and Exploratorium are requesting a new amendment to the Special Area Plan.
- Exploratorium proposes to develop a Sea Level Rise Education Initiative as a public benefit instead of removing Bay fill.

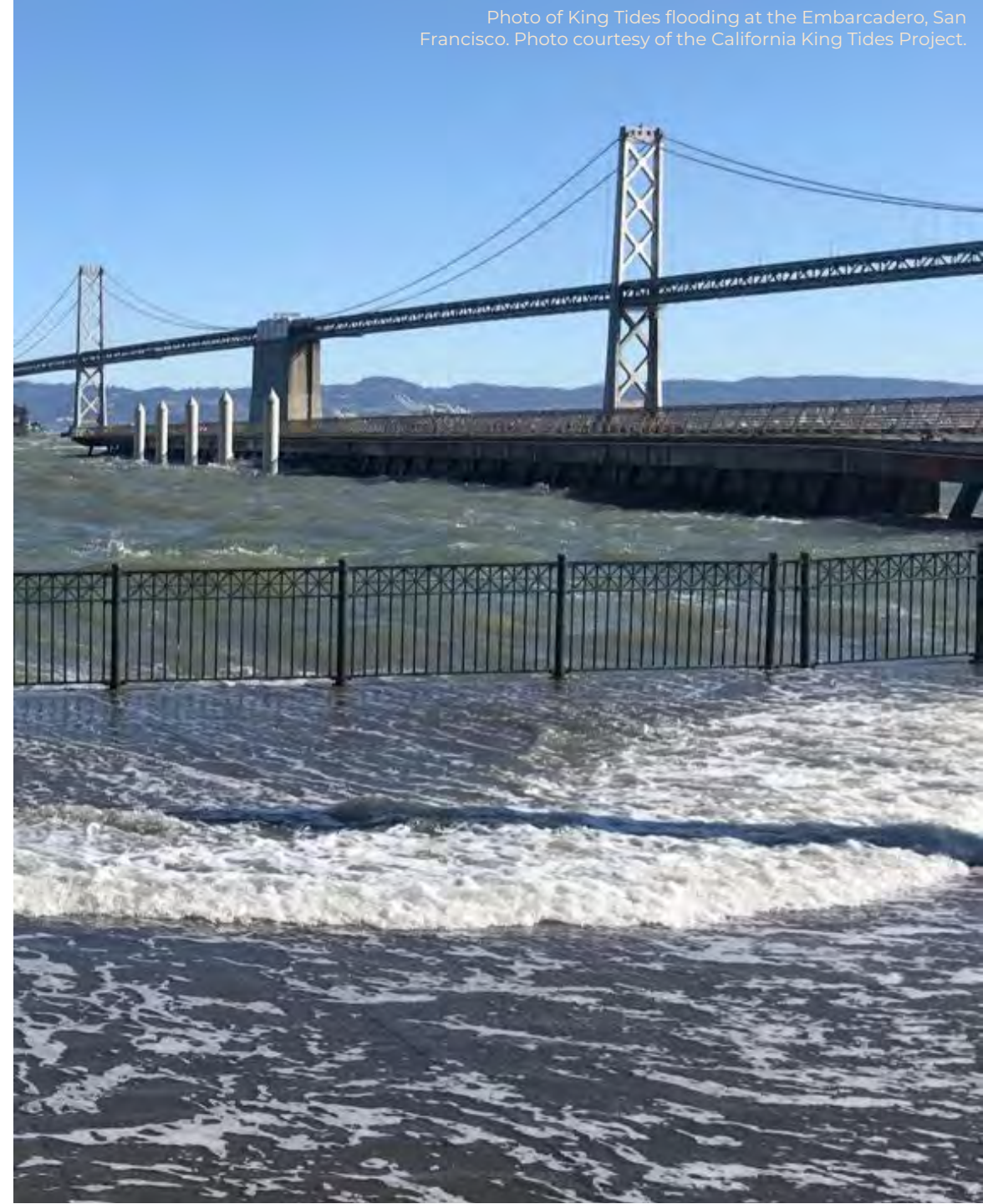


# SEA LEVEL RISE EDUCATION INITIATIVE

## Draft Program Goals:

- Increase public understanding of sea level rise in the Bay Area from impacts to solutions
- Elevate public awareness of regional cooperation initiatives and shared vulnerabilities
- Expand student engagement with sea level rise content through teacher professional development and field trip opportunities

Photo of King Tides flooding at the Embarcadero, San Francisco. Photo courtesy of the California King Tides Project.



# PUBLIC REVIEW PROCESS

- Port is requesting a Bay Plan Amendment to:
  - Implement a sea level rise educational program instead of removing preexisting fill at Piers 15 and 17.
  - Remove the 50% from Fisherman's Wharf to align it with the existing policies for the Northeastern Waterfront.
- 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/)

# 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.





# Fisherman's Wharf Objectives

