

# Central Waterfront

# Neighborhood History & Context:

## CENTRAL WATERFRONT

- Location for heavy industry & shipbuilding (WWII)
- Manufacturing and warehousing related to maritime and rail facilities with some residential housing for workers (Dogpatch)
- Changing neighborhood: Third Street Light Rail, Mission Bay, Pier 70



# Central Waterfront Generalized Zoning Districts

DRAFT - April 2008



MARIPOSA ST

18th ST

19th ST

20th ST

22nd ST

3rd ST

TENNESSEE ST

ILLINOIS ST

23rd ST

24th ST

25th ST

26th ST

CESAR CHAVEZ ST

MARIN ST

3rd ST

MICHIGAN ST

IOWA ST

INDIANA ST

MINNESOTA ST

SAN FRANCISCO

## Northern Portion of Central Waterfront

Encourage housing and mixed use here, while also acknowledging proximity to Mission Bay by permitting bioscience and medical-related offices, research and clinical facilities.

## Pier 70 and Power Plant Site

Maintain existing manufacturing zoning here. After Pier 70 and plant site planning processes are complete, consider changing zoning to reflect the outcome of the processes.

## Pier 80

Maintain existing manufacturing zoning here to support the Port's ongoing maritime operations.

## Dogpatch Neighborhood

Encourage housing and mixed use here, while protecting the historic Dogpatch neighborhood from larger bio-science or medical related development.

## Central Waterfront Core PDR District







Foster continued use of this zone for PDR businesses of all sorts, prohibit residential development and limit office and retail development.

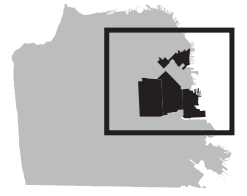
ISLAIS CREEK CHANNEL



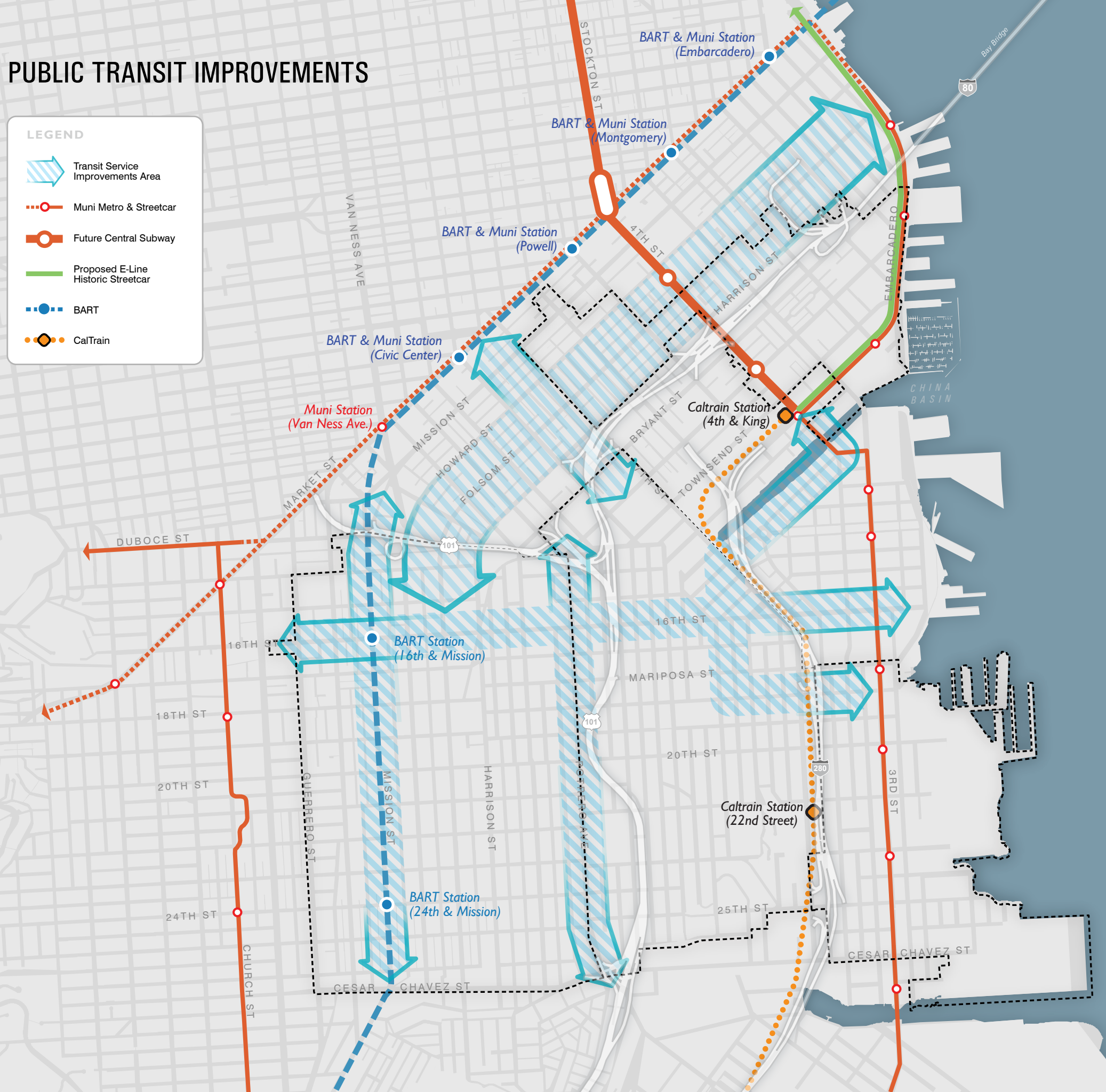
# PUBLIC TRANSIT IMPROVEMENTS

## LEGEND

-  Transit Service Improvements Area
-  Muni Metro & Streetcar
-  Future Central Subway
-  Proposed E-Line Historic Streetcar
-  BART
-  CalTrain

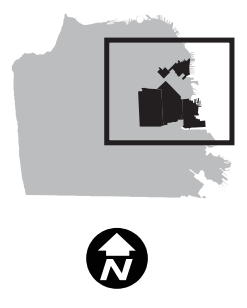


SAN FRANCISCO BAY

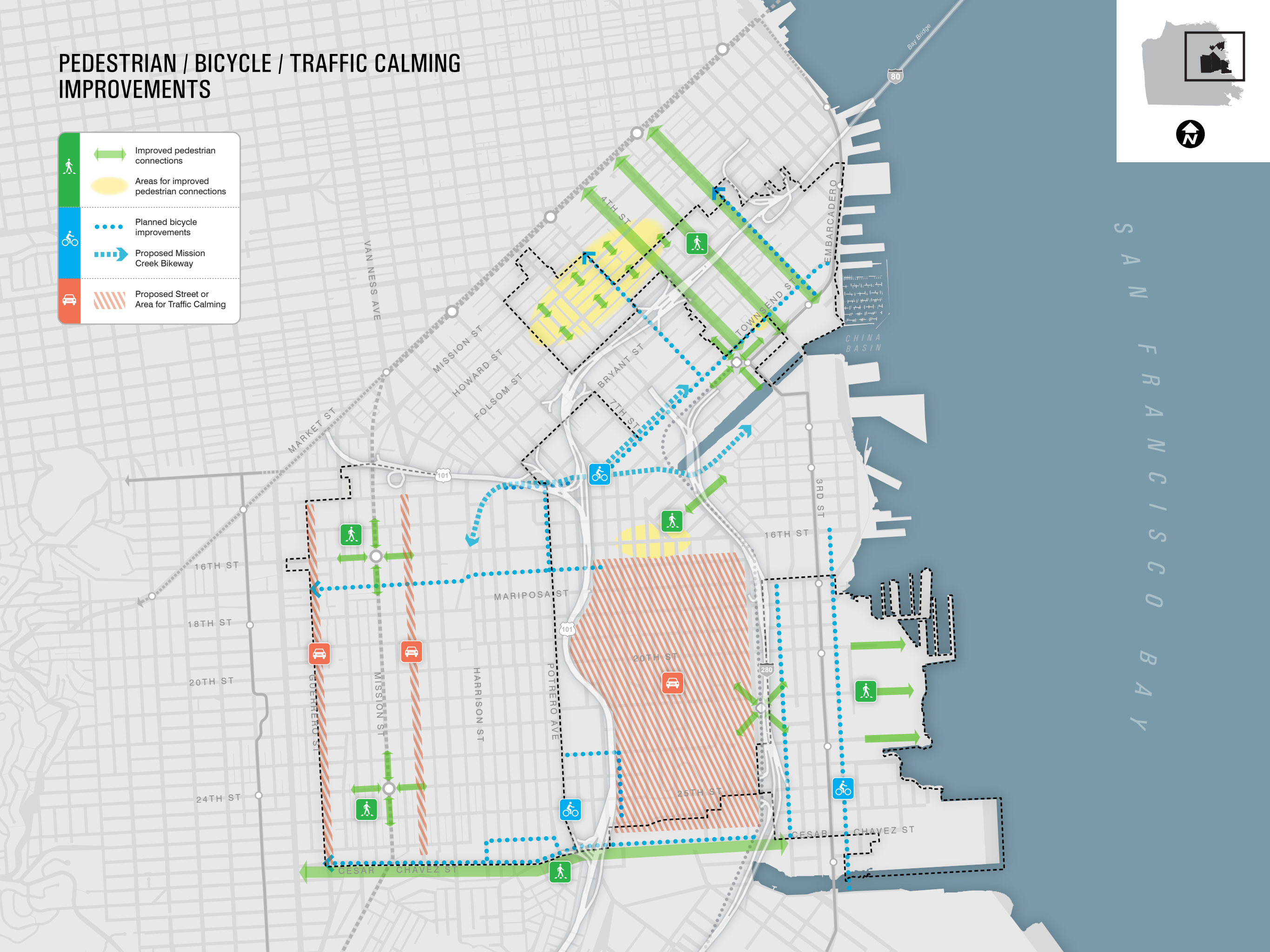


# PEDESTRIAN / BICYCLE / TRAFFIC CALMING IMPROVEMENTS

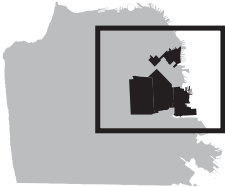
	Improved pedestrian connections
	Areas for improved pedestrian connections
	Planned bicycle improvements
	Proposed Mission Creek Bikeway
	Proposed Street or Area for Traffic Calming



SAN FRANCISCO BAY














SAN FRANCISCO BAY

**LEGEND**

-  Acquire and develop sites for open space or neighborhood parks in the general vicinity.
-  Existing Open Space
-  Planned Open Space
-  Civic Boulevard
-  Green Connector Streets
-  Potential Living Streets
-  Mission Streetscape Plan

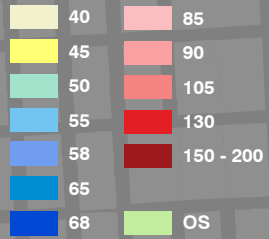


expand Warm Water Cove north and south (planned)

expand Islais Creek Access (planned)

# CENTRAL WATERFRONT HEIGHTS

Heights in Feet



MARIPOSA ST

20TH ST

22ND ST

24TH ST

25TH ST

CESAR CHAVEZ ST

3RD ST

INDIANA ST

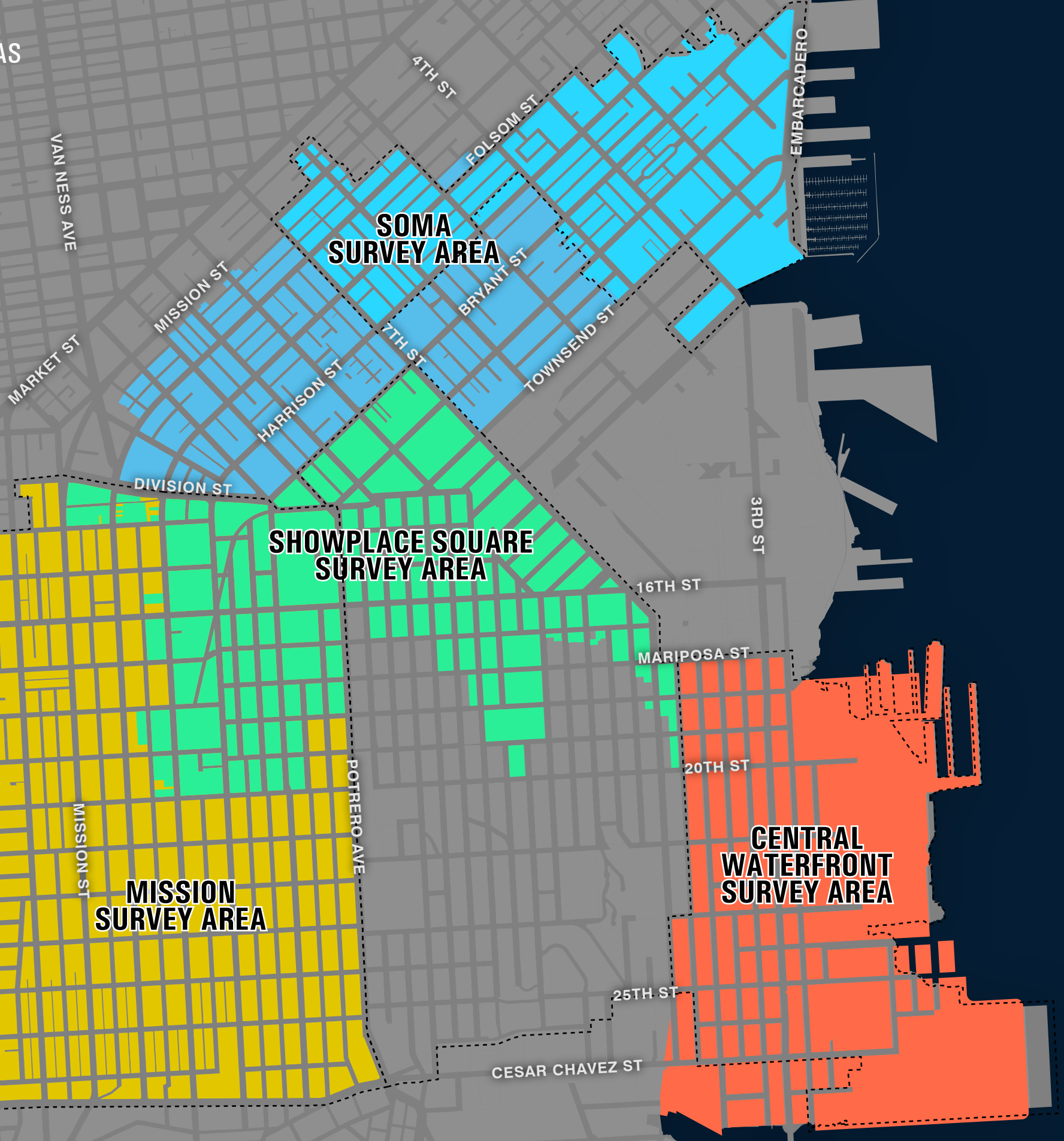
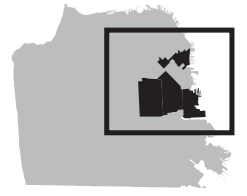
TENNESSEE ST

ILLINOIS ST

SAN FRANCISCO BAY



HISTORIC SURVEY AREAS



SAN FRANCISCO BAY

**SOMA  
SURVEY AREA**

**SHOWPLACE SQUARE  
SURVEY AREA**

**MISSION  
SURVEY AREA**

**CENTRAL  
WATERFRONT  
SURVEY AREA**



# Historic Preservation

- Pier 70 Historic District, Potrero Point Industrial District, engineering infrastructure (bridges, tunnels)
- Large industrial and commercial buildings suitable for PDR and adaptive reuse
- Areas of infill development require sensitivity with existing historic fabric
- Commitment to maintain residential character of historic Dogpatch neighborhood



# Community Facilities

- Funding from impact fees for public library materials for Mission Bay and Potrero Branches
- Sufficient space to meet future middle school demand in the neighborhood by working with the school district
- Require active ground floors in the UMU and NCT - can meet this through the creation of new community-serving facilities (childcare, recreational facilities, art space) especially in places that are easily accessible such as along T-Third line
  - Active cooperation with MOH to provide these spaces at the ground floor of affordable housing projects





# Commission Discussion