

## **APPENDIX M**

### Pier 70- District Summary –

The Pier 70 shipyard is located within the Port's 65 acre Pier 70 site. The Pier 70 site was once fully occupied by ship building and ship repair uses at its peak during World War II. Since World War II the shipyard operations have consolidated into the existing 14 acre site in the northeast corner of the larger Pier 70 area. With this consolidation, the remaining 51 acres of the Pier 70 area was used for a variety of uses and functions. In 2007, the Port initiated a three year community planning process to develop a Pier 70 Master Plan. This extensive community planning process lead to the Pier 70 Preferred Master Plan, which has allowed us to secure development partners and City and Port revenues to invest in the Pier 70 site for its rehabilitation and reuse. The Plan was strongly supported and endorsed by the Port's Central Waterfront Advisory Group, the Potrero Hill Booster and Dogpatch Neighborhood Association (both of which are active neighborhood groups) and environmental and open space advocates. The five goals of the Preferred Master Plan are:

1. Retain and enhance the ship repair operations;
2. Establish a National Register Historic District and adaptively reuse the historic resources;
3. Create a system of shoreline and other open spaces;
4. Allow new infill development to bring back the historic activity level; and
5. Conduct environmental remediation, deliver new infrastructure and construct new improvements in a sustainable way.

Since 2010 when the Plan was completed, the Port has been actively implementing the Plan and has divided the site into five projects areas. Below is the status of the five project areas:

#### **1. Historic Core - Orton Development:**

In May 2014, the Port Commission and the Board of Supervisors unanimously adopted environmental findings and approved transaction documents for the rehabilitation of the Historic Core and in July 2015, Lease No. L-15814 was executed and construction activities commenced pursuant to the Master Plan vision of rehabilitation, preservation and repurposing.

Currently, ODI is actively rehabilitating Buildings 14, 101, 104, 113, 114, 115, 116 and two smaller outbuildings. Work includes seismic, structural, and code required upgrades and hazardous material remediation, all performed to the secretary of the interior standards for historic structures. These historic office and industrial buildings are being marketed and subleased to a range of businesses, including light industrial, technology, life science, office, showrooms, and restaurant uses. First occupancy is anticipated this summer in Buildings 14 and 104, with full occupancy of all buildings expected to occur in late 2018. The project creates an indoor lobby/atrium in Building 113, and an outdoor piazza, both of which will be accessible to the public.

ODI is collaborating closely with Forest City to coordinate construction phasing and infrastructure planning between the Historic Core and the Waterfront Site. ODI has made

significant progress to return the Historic Core to use as a vibrant part of the City. The benefits of enlivening these buildings with active, new uses will be enjoyed by workers, residents and visitors alike, a significant step forward in realizing the vision for the Port's Pier 70 Preferred Master Plan.

## **2. Pier 70 Waterfront Site Special Use District – Forest City:**

South of 20<sup>th</sup> Street within the Pier 70 site includes a 28-Acre Site and the potential third party development of the “Illinois Street Parcels” that comprise the Port-owned parcel at Illinois & 20<sup>th</sup> Streets and the PG&E-owned Hoedown Yard, which is subject to a City option to purchase. The 28-Acre Site and Illinois Street Parcels are being rezoned as part of the Pier 70 Mixed Use Special Use District (“Pier 70 SUD”).

The SUD is a mixed use site that includes:

- 1 million square feet of commercial office use along an extended 20<sup>th</sup> Street with ground floor retail and light industrial retail and arts uses
- Approximately 2000 residential units
- 9 acres of open space
- Adaptive reuse of 3 historic buildings
- Approximately 400,000 square feet of ground floor light industrial, retail and arts uses
- On and off street parking
- New infrastructure and roadways to serve the site

The Port and Forest City anticipate final approvals in October 2017 with construction beginning in early 2018.

## **3. Crane Cove Park:**

Crane Cove Park is an approximately 9 acre park in the northern area of Pier 70 generally bounded by Illinois Street on the west, 19<sup>th</sup> street on the south, the Bay on the east and Mariposa Street on the north. The first phase of the park is currently under construction and will include improvements to approximately 6 acres, including an eastward extension of 19<sup>th</sup> Street to provide access to the Pier 70 shipyard and to the Park. The first phase improvements include creation of a new beach, restoration of slipway 4 including the cranes, Crane Plaza at 19<sup>th</sup> and Illinois Street, a multi-purpose lawn, an off leash dog run, picnic areas, site history interpretation, park restrooms and core and shell improvements for a future human powered boating center and café in building 49. The initial phase is expected to be completed in mid to late 2018.

## **4. 19<sup>th</sup> Street Development – Parking Site:**

Located just south of the planned 19<sup>th</sup> Street extension and east of Illinois Street is an approximately 2 acre future development site. This site will undergo further planning but is currently planned to be a temporary off street for fee parking lot able to accommodate 200 vehicles.

## **5. Ship Repair Yard:**

Within the area subject to RFP-2, it should be noted that the Ship Repair use and its continued operation was a primary goal and strongly supported by the community and stakeholders. The identity of Pier 70 and the surrounding shipyard is directly tied to ship repair and the community not only supports the function but embraces it.