



# Port of San Francisco

## Pier 70

### OVERVIEW

Pier 70 is approximately 69-acres located in the City's Central Waterfront, generally between Mariposa and 22nd Street, east of Illinois Street. In the Pier 70 Preferred Master Plan, published in April 2010, Pier 70 is divided key subareas: the 25-acre Waterfront Site, the Historic Core consisting of six historic buildings, 17-acre active ship repair, and vacant parcels fronting Illinois Street. Since the publication of the Master Plan, the site has been designated as on the National Register of Historic Places due to over 150-years of continuous operations in ship building and repair, the role it has played in the industrialization of the Western United States, the war efforts and architectural and engineering feats. Pier 70's location within the broader Central Waterfront area including Dogpatch and Mission Bay has made it an attractive location for new residents and workers, which will be crucial to generating sufficient revenue to preserve historic structures and fund the provision of new parks and infrastructure.

Work to rehabilitate the iconic historic buildings in the Historic Core is underway and being spearheaded by Orton Development, Inc., the Port's tenant and development partner. With General Obligation Bond and other funding, the Port is beginning work on site preparation for Crane Cove Park, a 9-acre park on the northwest corner of the site. The next phases of work at Pier 70 will be led by Forest City, the Port's selected partner to execute development of the Waterfront Site. Forest City and the Port are pursuing entitlements to allow up to about 3.7 million square feet of development including 200,000 square feet of rehabilitated historic buildings, 1,500 to 3,000 residential units with 30% provided at below market rates, office, retail, and production, design and repair (PDR) uses, and 9-acres of new parks.

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It is anticipated that construction will begin in 2018 and be complete in 10+ years. The total project costs for the Waterfront Site's infrastructure and vertical buildings are estimated to be about \$1.8 billion over the course of the three-phase project.

## PROJECT GOALS

- Create a Pier 70 National Register Historic District and rehabilitate its extraordinary historic resources.
- Preserve the long-term viability of the ship repair industry.
- Create new waterfront open space accessible to the public that extends the San Francisco Bay Trail and the Blue Greenway to and through Pier 70.
- Promote sustainable mixed-use infill development and economic vitality that includes climate adaptation strategies appropriate to this waterfront location.
- Provide sites for office, research, emerging technologies, light industry, commercial, cultural, and recreational uses to expand San Francisco's economic base and generate revenues to fund public services.
- Engage the San Francisco community in the planning process.
- Deliver the project on time and within budget.

## SCHEDULE AND BUDGET

It is anticipated the Waterfront Site project at Pier 70 will be completed in 2028 and the total project cost may exceed \$1.8 billion.\*

\*Preliminary schedule and budget is subject to change.

## FOR MORE INFORMATION

WEBSITE: <http://sfport.com/pier-70-master-planning>

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