

PIERS 38 & 40 SAN FRANCISCO

NAC MEETING | MAY 18, 2022 | DEVELOPMENT UPDATE

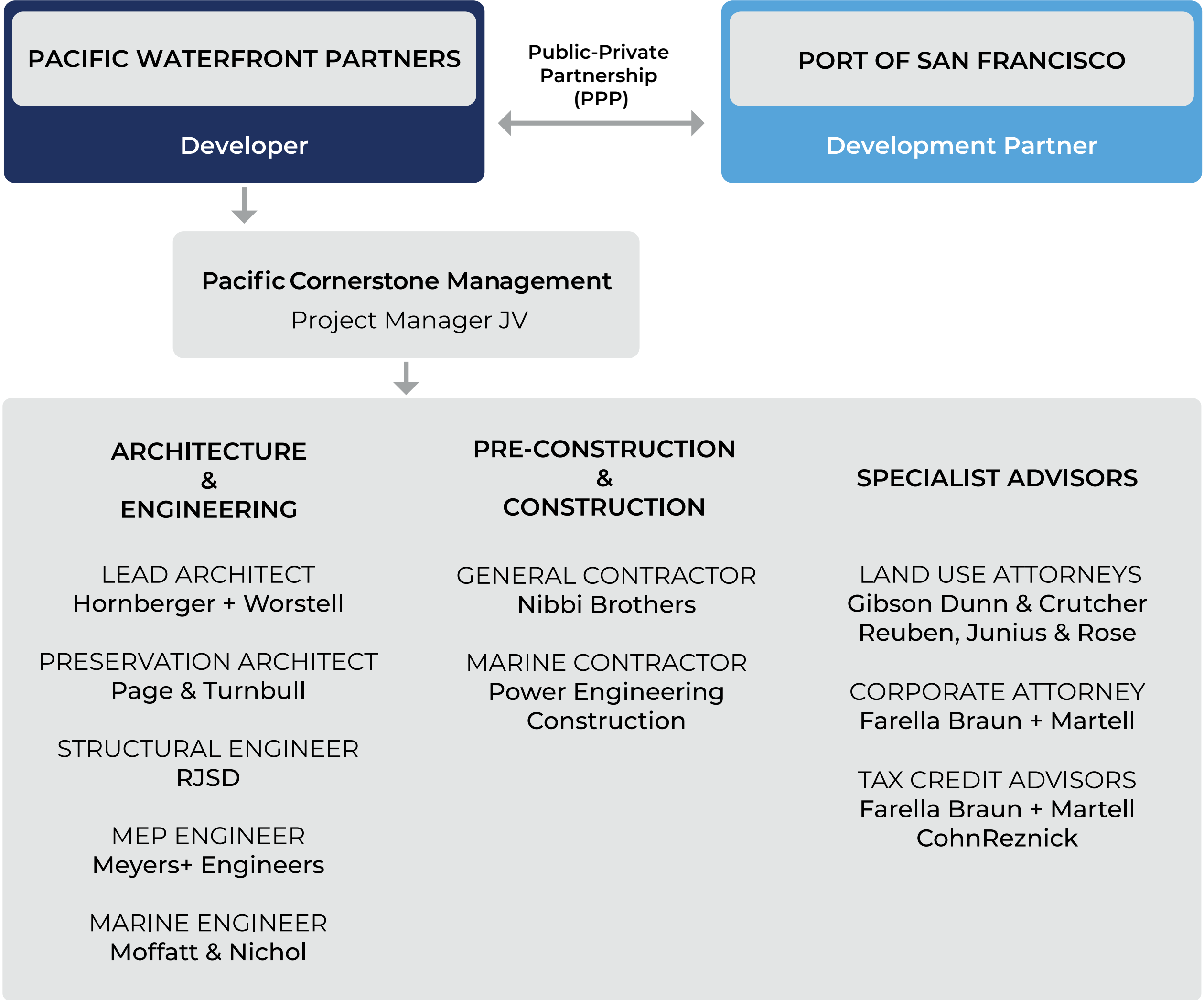


PACIFIC
WATERFRONT
PARTNERS

TODAY'S TOPICS

1. Project Overview
2. Schedule
3. Development Phasing
4. In-Water Work Phasing
5. Resiliency Improvements & Historic Considerations
6. Development Costs

PROJECT OVERVIEW



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215,000 RSF Class "A" Office
Ground & Mezzanine Levels

21,000 RSF Market Rate Restaurants

20,000 RSF Affordable Restaurants

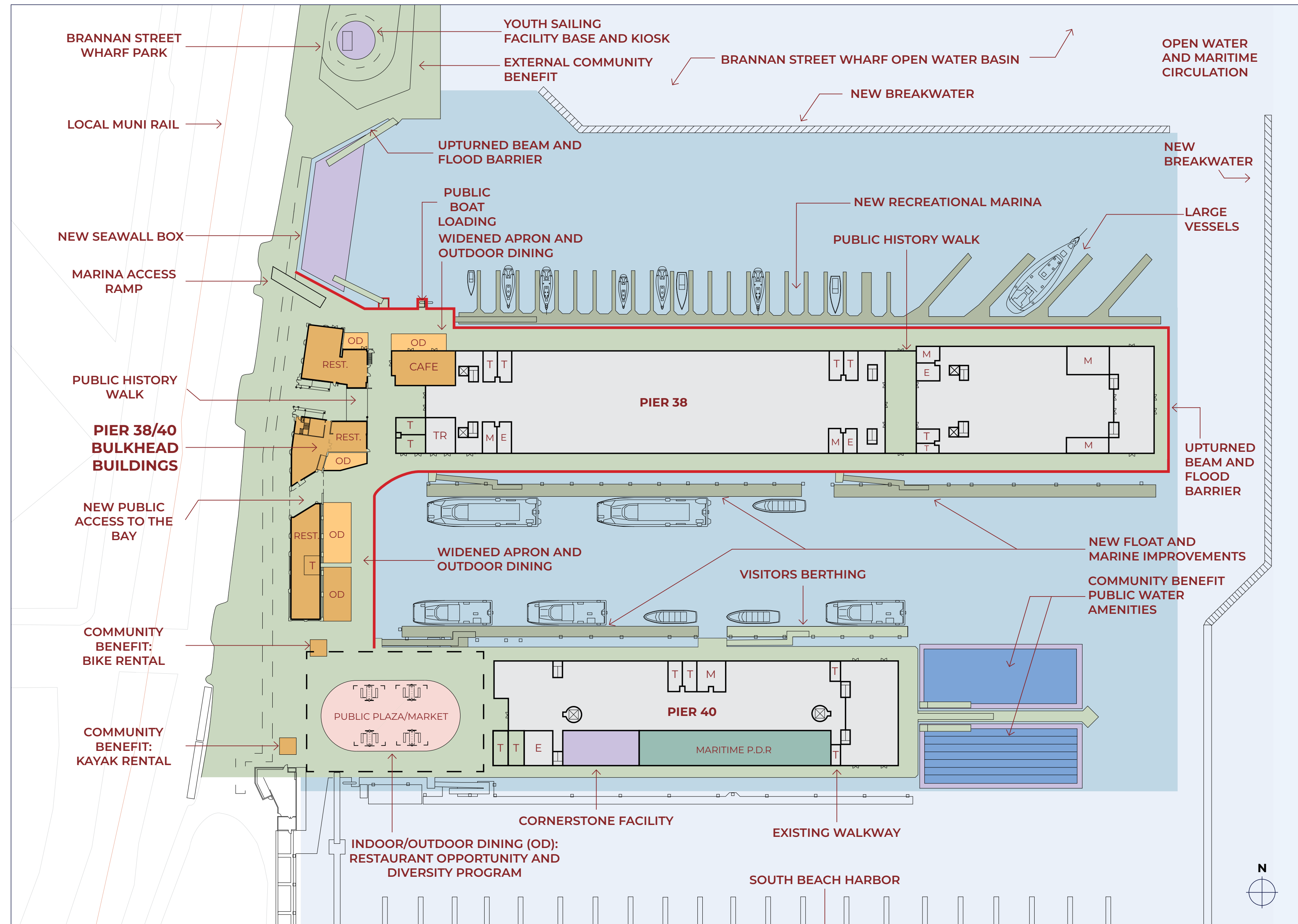
10,000 RSF Maritime PDR/Retail

2,500 RLF Commercial & Recreational Berthing

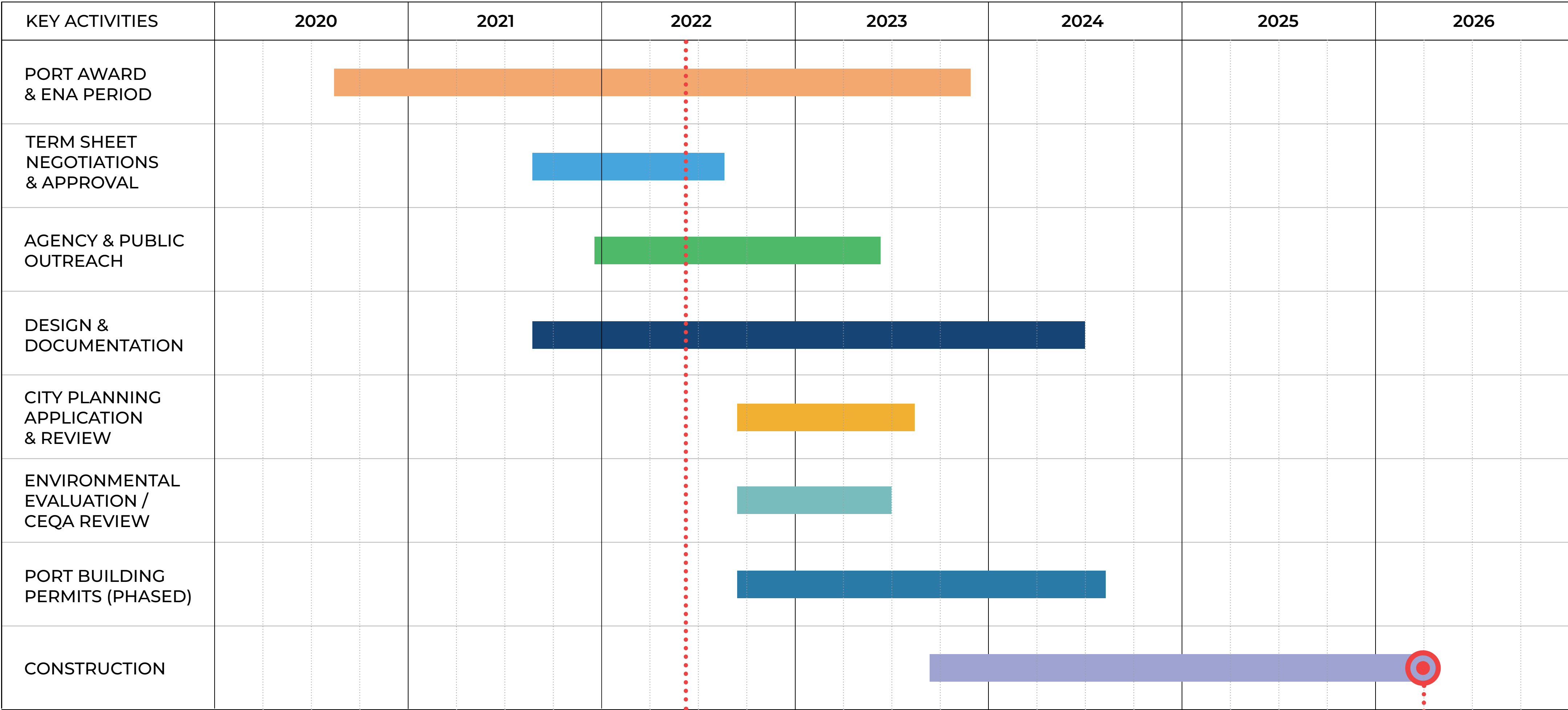
136,000 SF Public Open Space

Public plaza available for seasonal markets, special events, and everyday programming.

Water related amenities available to tenants and the community.

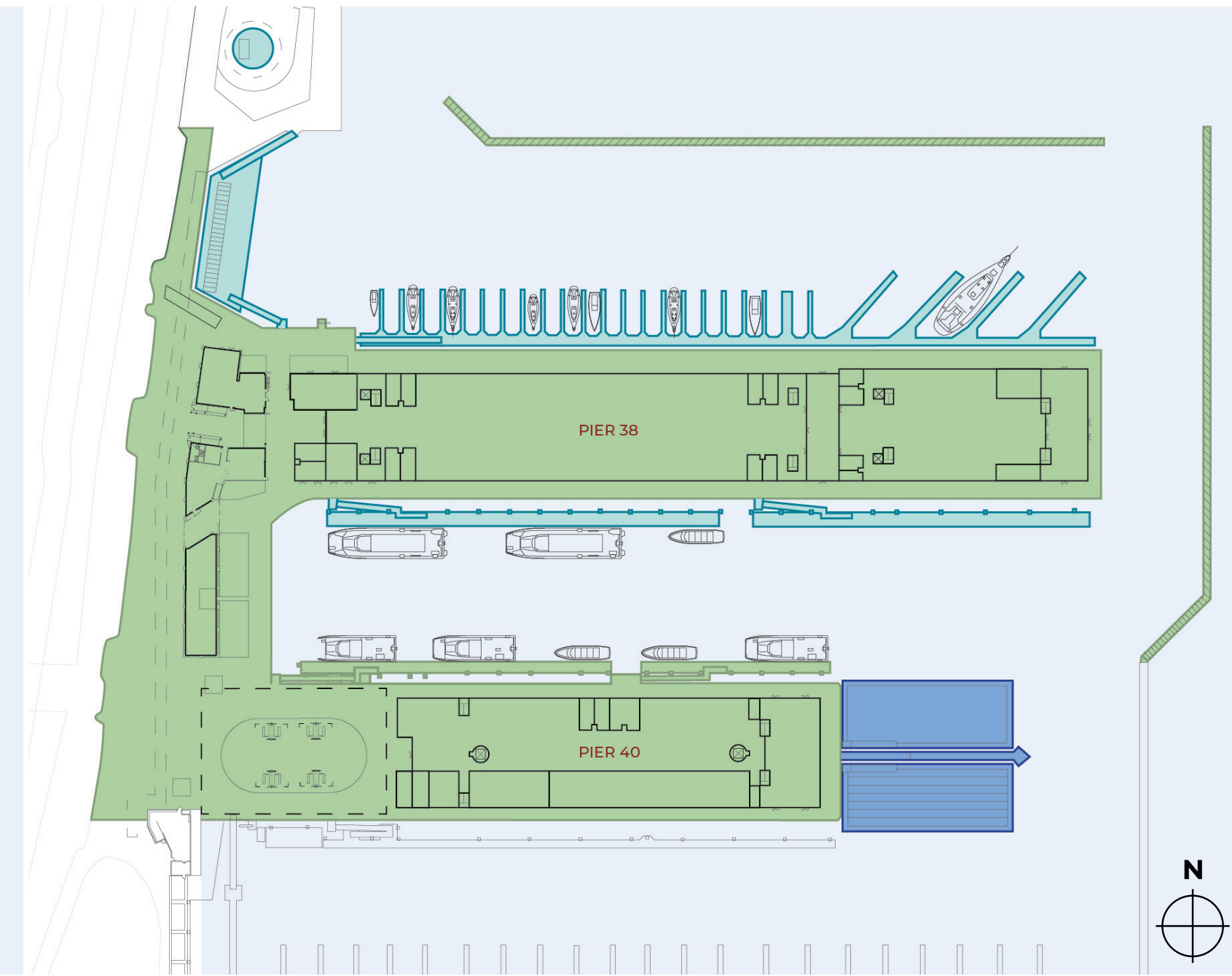
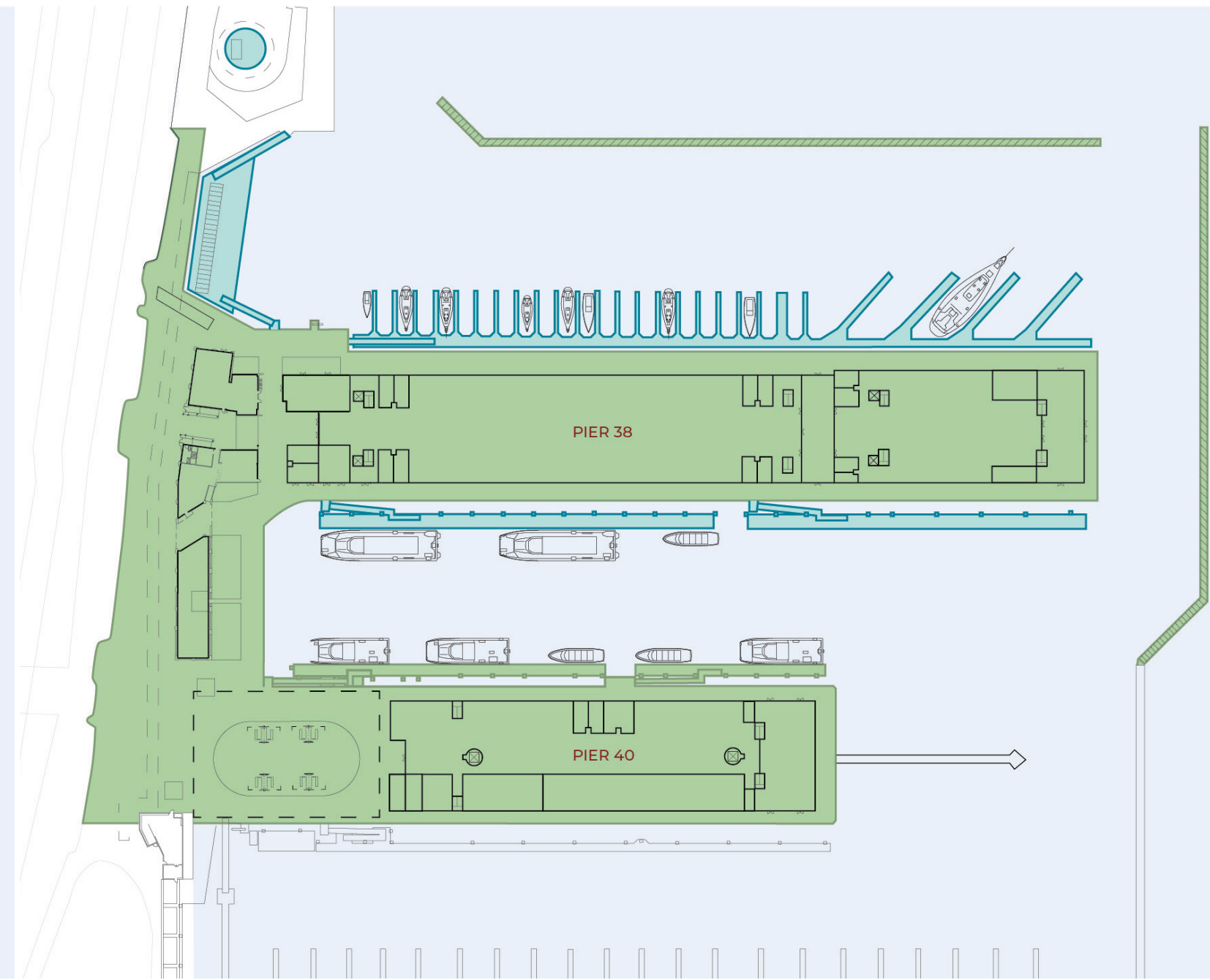
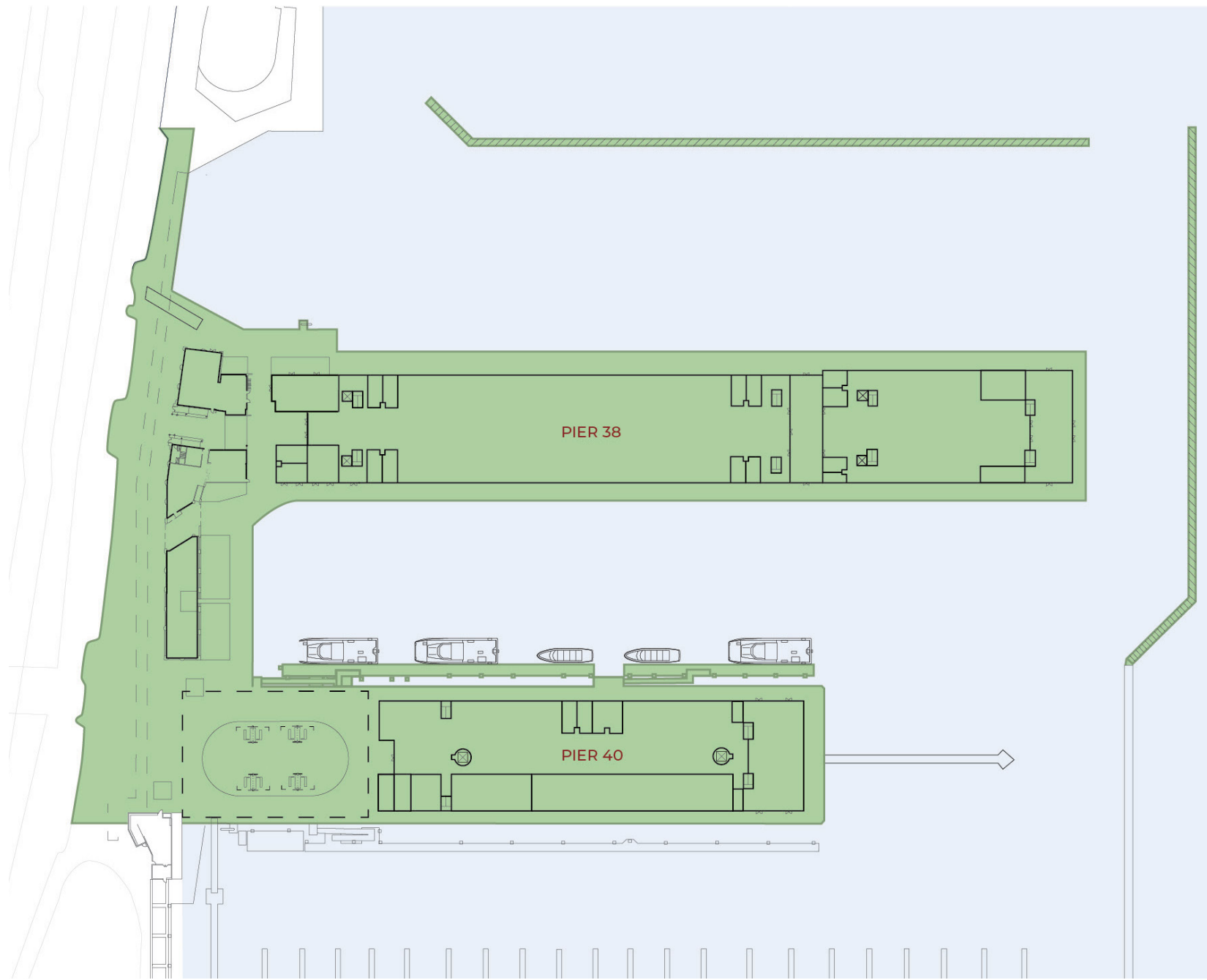


SCHEDULE



OPENING
SPRING 2026

DEVELOPMENT PHASING



PHASE I

Spring 2026

- Marginal Wharf & Pier Retrofit
- Bulkhead & Shed Structures
- Public Plaza
- Seawall Improvements & Box Culvert
- Water Taxi and Visitor Dock
- Breakwaters
- Community Benefits: Bike & Kayak Kiosks

PHASE II

Spring 2027

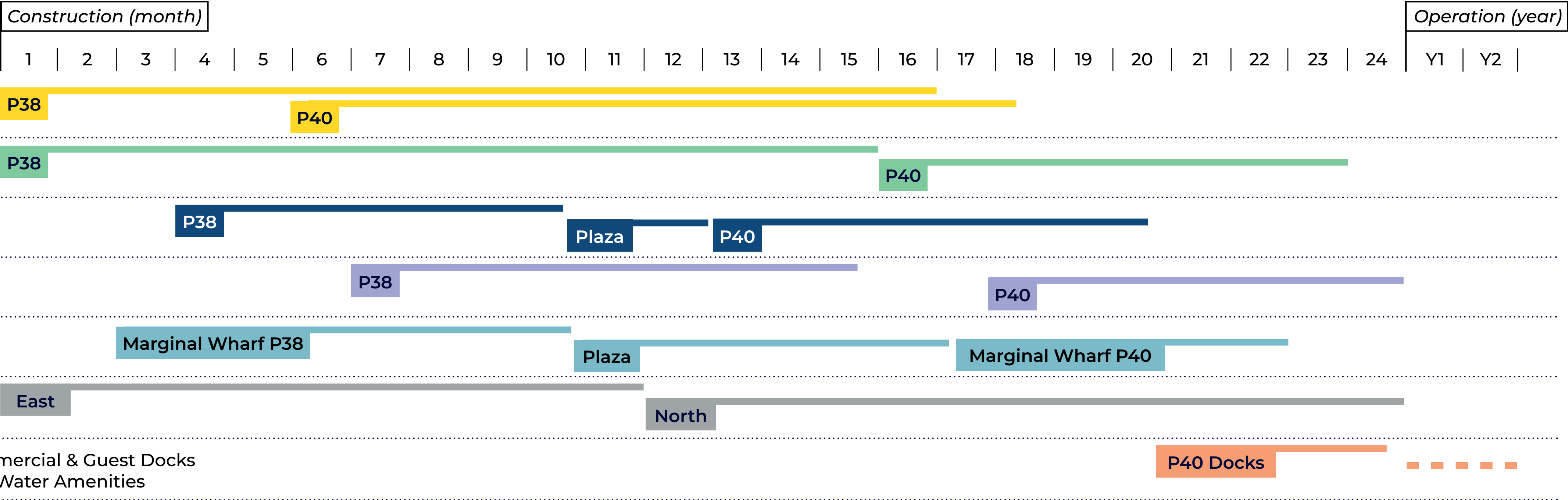
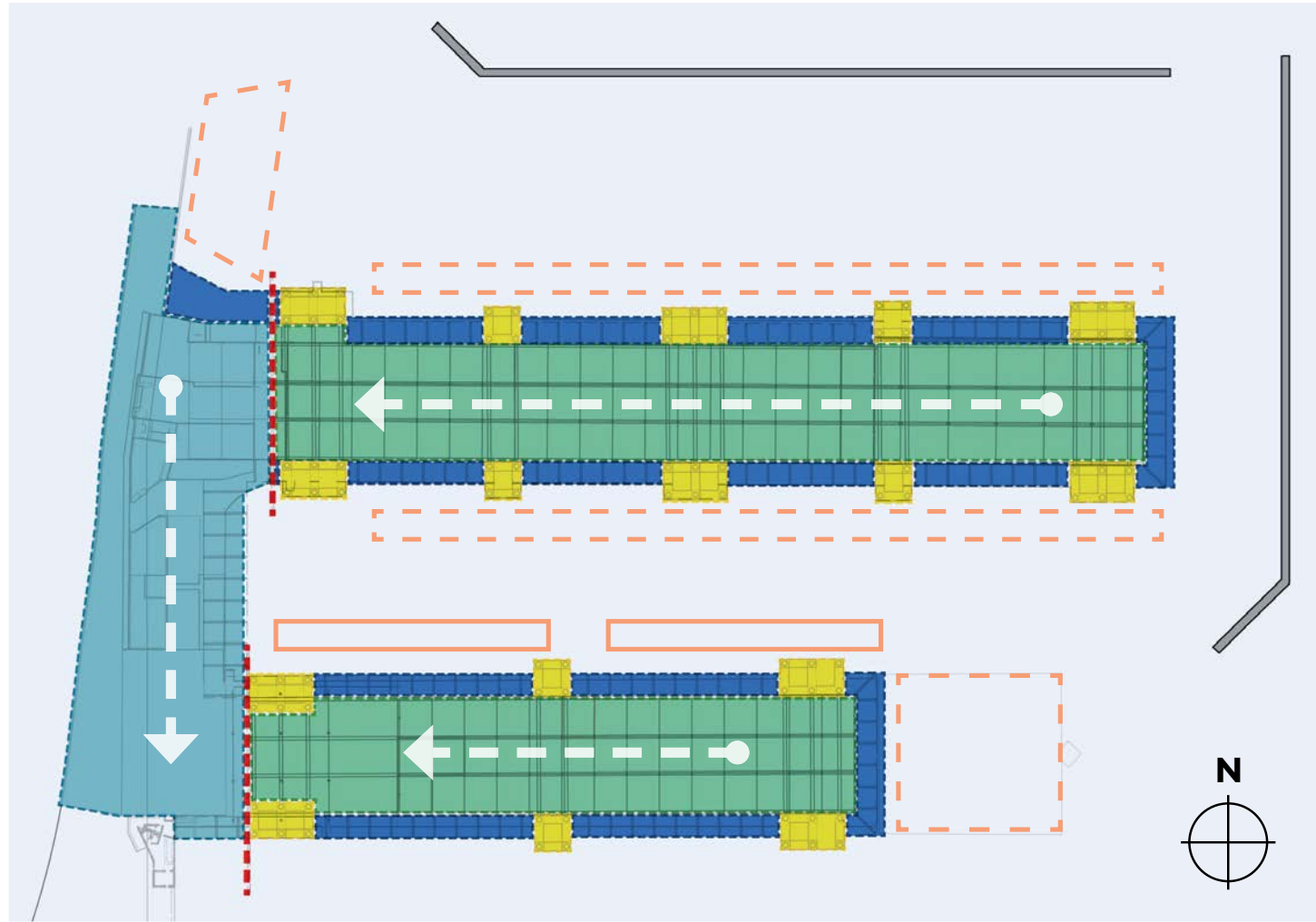
- Recreational Marina
- Commercial Docks
- Community Benefits: Sailing Float & Kiosk

PHASE III

Spring 2028

- Community Benefit: Water Amenities

IN-WATER WORK PHASING



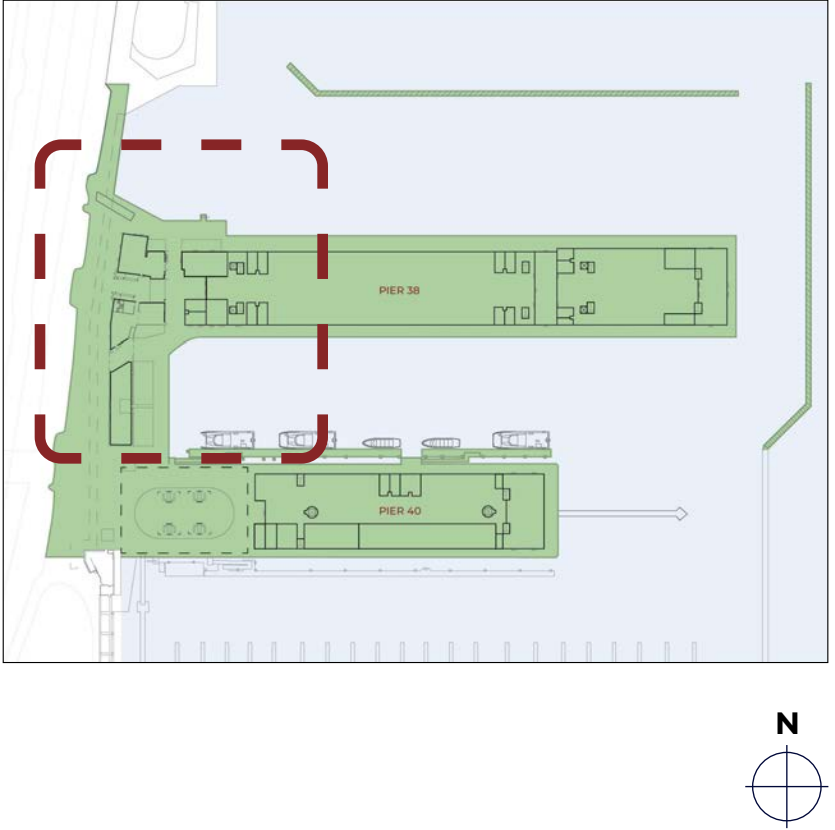
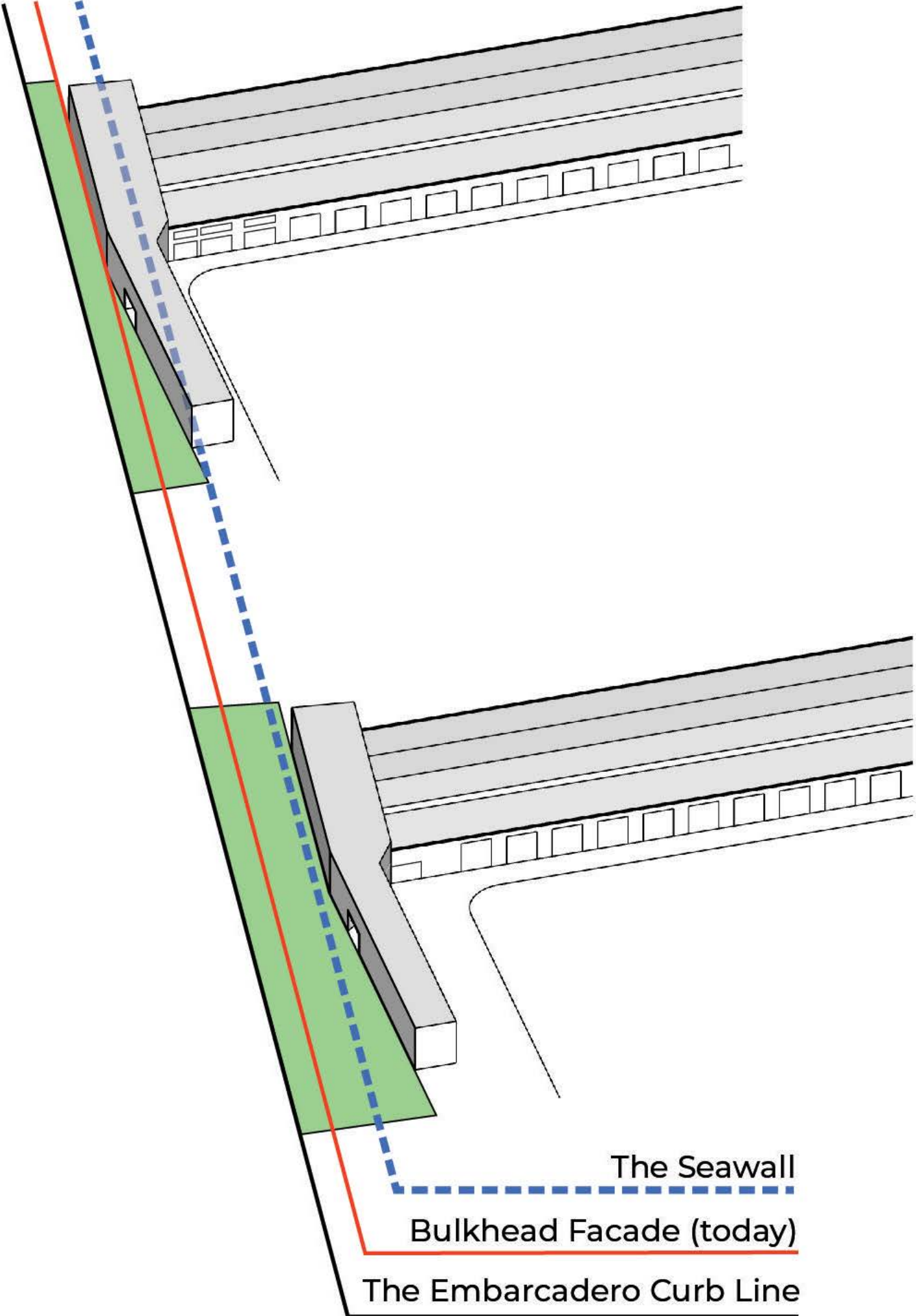
PIER 38 RESILIENCY IMPROVEMENTS & HISTORIC CONSIDERATIONS

EXISTING

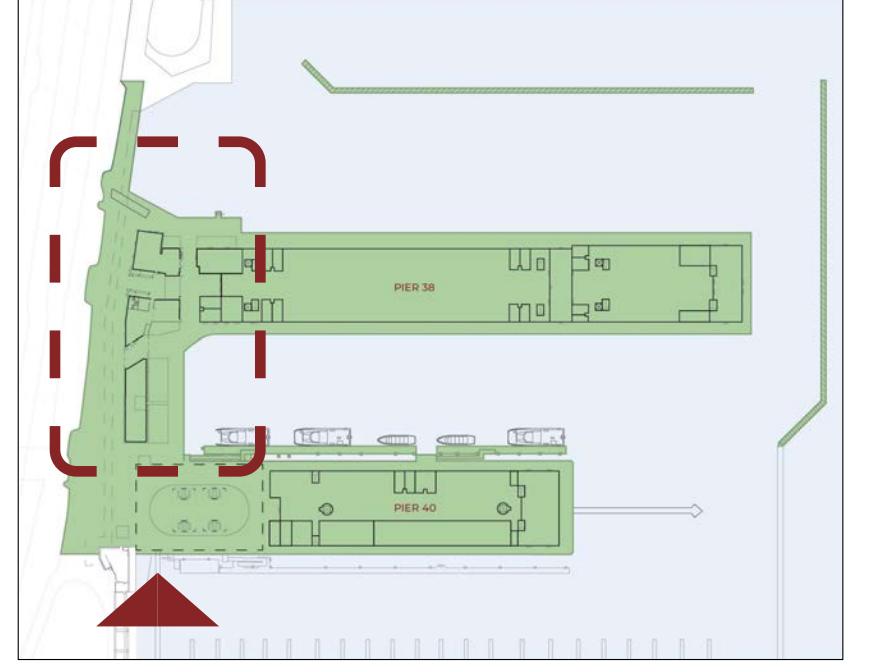
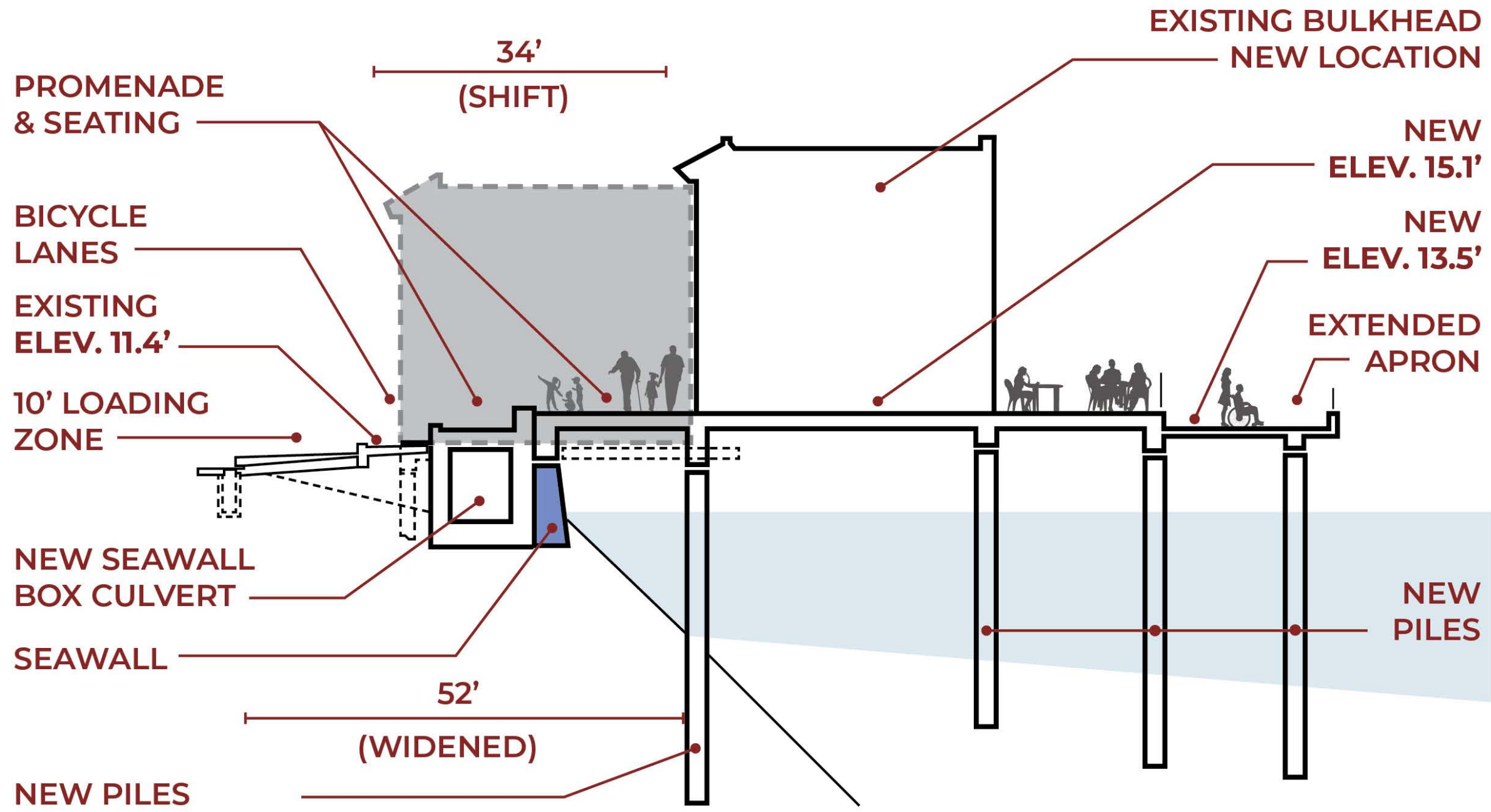
- The Embarcadero promenade is 21'-0" wide at the narrowest portion
- Pier 38 Bulkhead building sits on top of seawall
- The Embarcadero Enhancement Program (EEP) by SFMTA will have to encroach on the promenade

PROPOSED

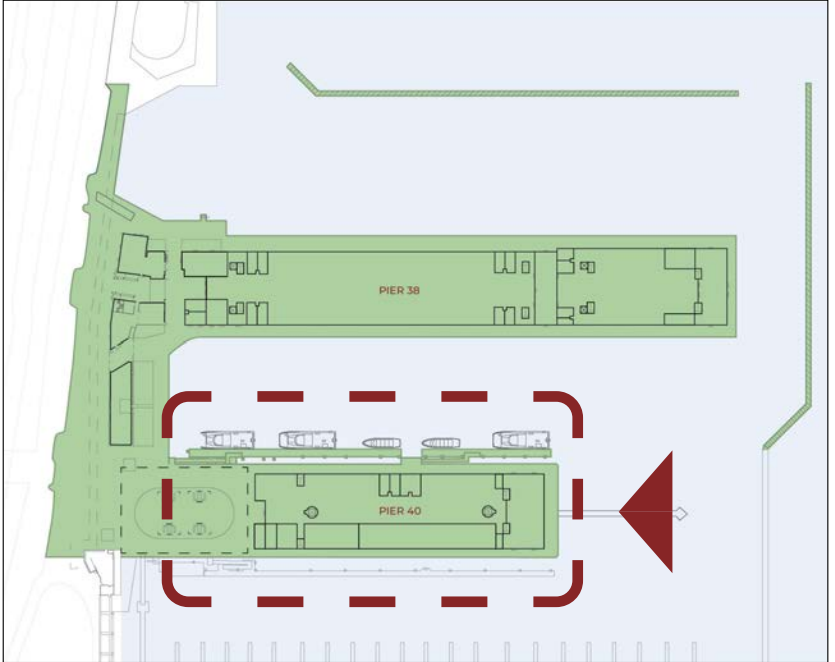
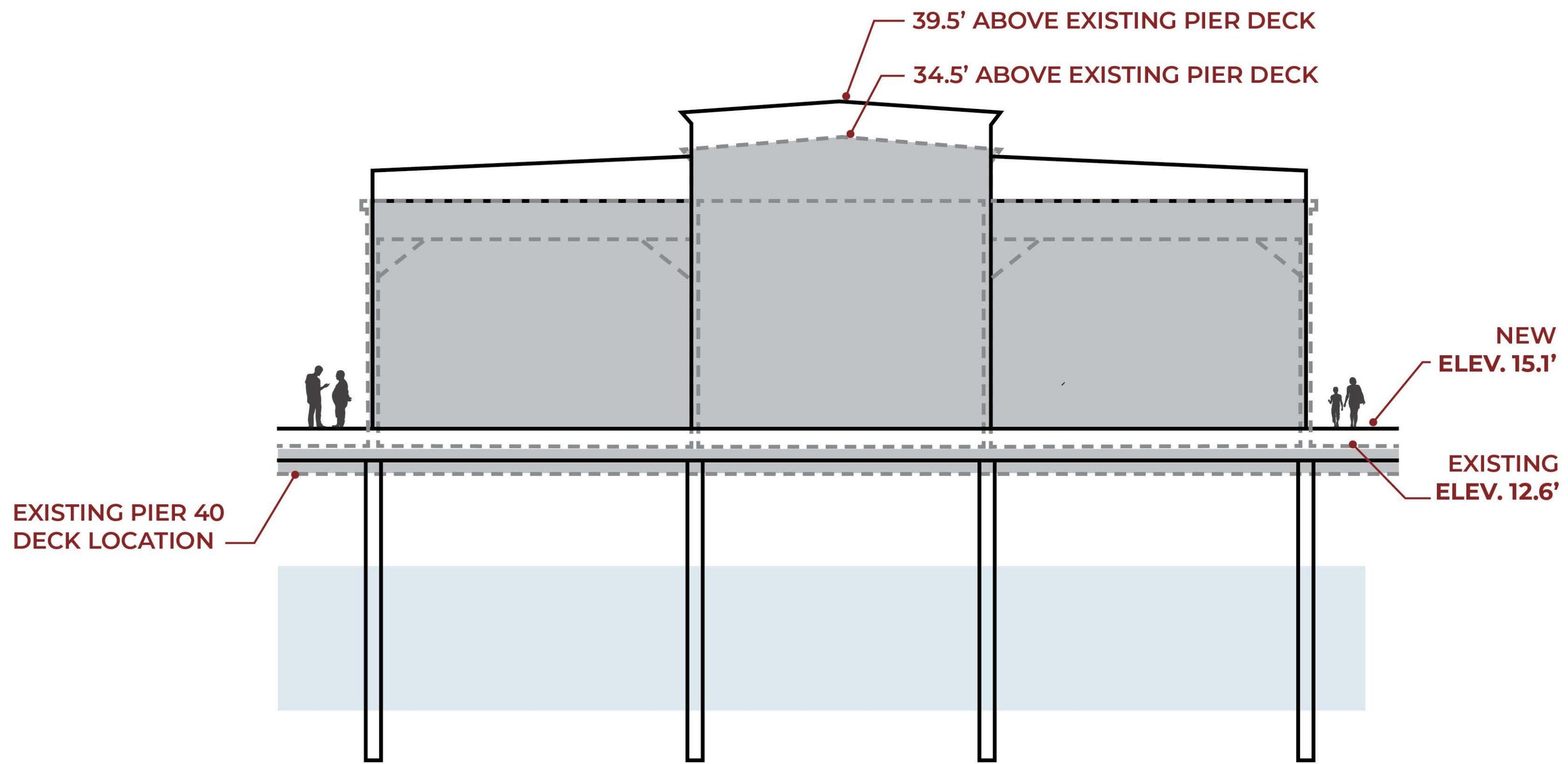
- Shift Bulkhead 34'-0" towards the Bay
- ↑ Raise Pier 38 Finish Floor Level 4'-0" (Top of Slab 15.1' (NAVD 88), provide ramps & stairs at exterior)
- The Embarcadero promenade widens to 52'-0" wide
- Widen apron / port walk at both piers
- EEP can be accommodated within the 52'-0" and provide for a wider promenade and improved streetscape



PIER 38 RESILIENCY IMPROVEMENTS & HISTORIC CONSIDERATIONS

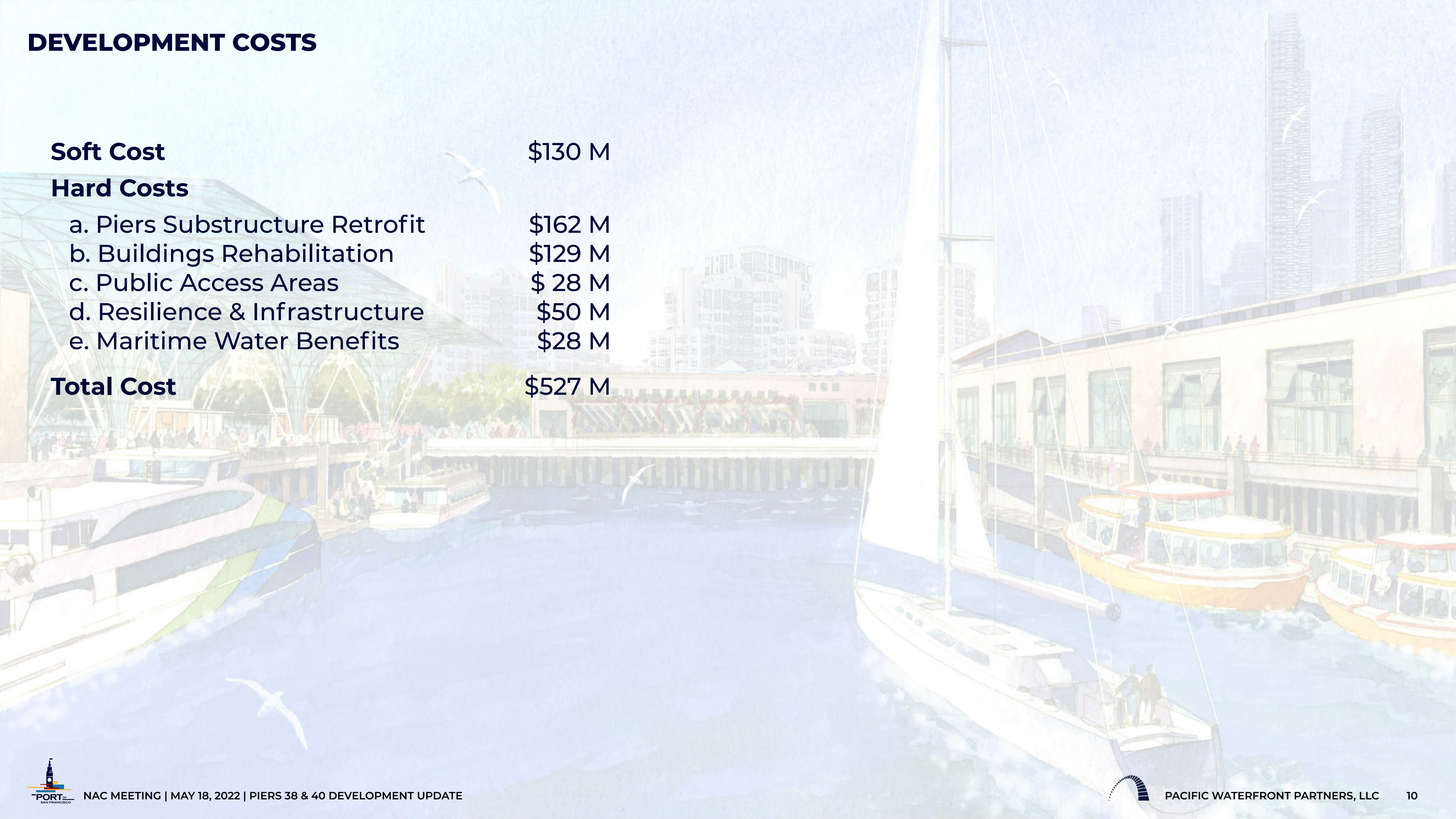


PIER 40 RESILIENCY IMPROVEMENTS & HISTORIC CONSIDERATIONS

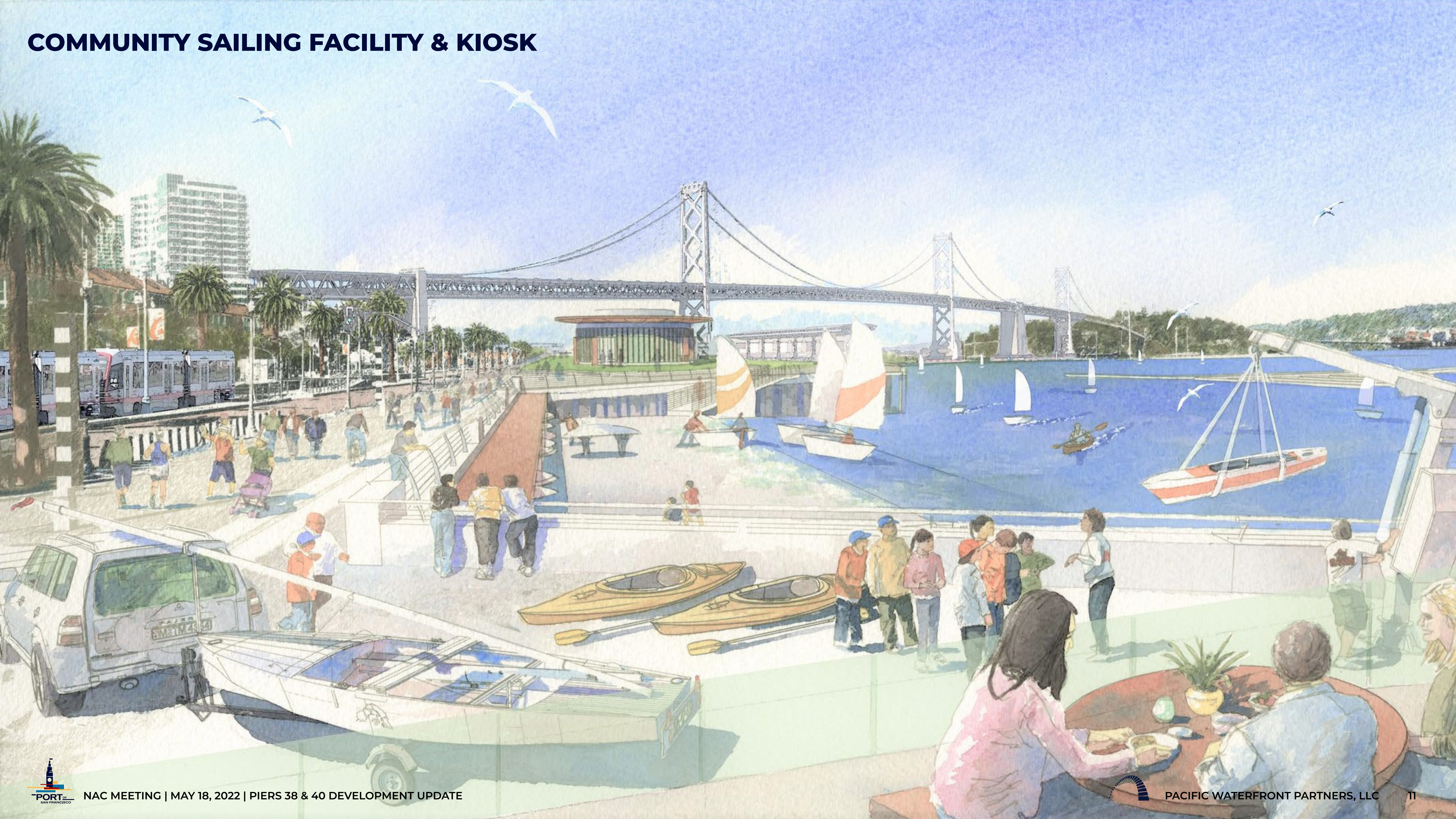


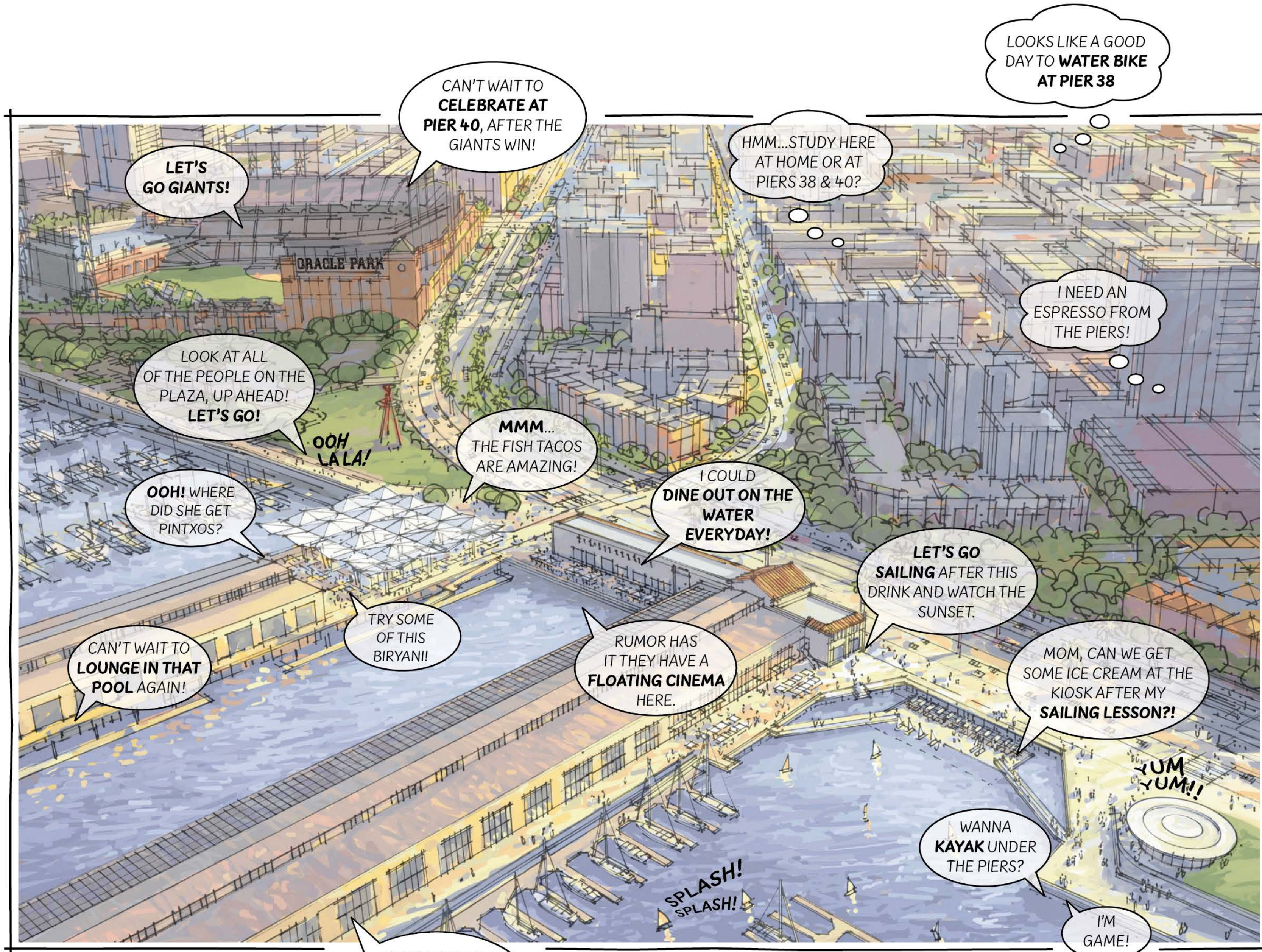
DEVELOPMENT COSTS

Soft Cost	\$130 M
Hard Costs	
a. Piers Substructure Retrofit	\$162 M
b. Buildings Rehabilitation	\$129 M
c. Public Access Areas	\$ 28 M
d. Resilience & Infrastructure	\$50 M
e. Maritime Water Benefits	\$28 M
Total Cost	\$527 M



COMMUNITY SAILING FACILITY & KIOSK





LET'S GO GIANTS!

CAN'T WAIT TO CELEBRATE AT PIER 40, AFTER THE GIANTS WIN!

LOOKS LIKE A GOOD DAY TO WATER BIKE AT PIER 38

HMM...STUDY HERE AT HOME OR AT PIERS 38 & 40?

LOOK AT ALL OF THE PEOPLE ON THE PLAZA, UP AHEAD! LET'S GO!

I NEED AN ESPRESSO FROM THE PIERS!

OOH LALA!

MMM... THE FISH TACOS ARE AMAZING!

I COULD DINE OUT ON THE WATER EVERYDAY!

OOH! WHERE DID SHE GET PINTXOS?

LET'S GO SAILING AFTER THIS DRINK AND WATCH THE SUNSET.

TRY SOME OF THIS BIRYANI!

RUMOR HAS IT THEY HAVE A FLOATING CINEMA HERE.

CAN'T WAIT TO LOUNGE IN THAT POOL AGAIN!

MOM, CAN WE GET SOME ICE CREAM AT THE KIOSK AFTER MY SAILING LESSON?!

YUM YUM!!

WANNA KAYAK UNDER THE PIERS?

I'M GAME!

YOU'VE GOT AN AWESOME VIEW! WISH MY OFFICE WAS ON THE WATER.

SPLASH!
SPLASH!