



**PIER  
70**

**HORIZONTAL PROJECT UPDATE  
SOUTHERN ADVISORY  
COMMITTEE**

**February 22, 2023**

# Phase 1 Update

- All utilities installed
- Final street paving and sidewalks including historic cobbles, specialty pavers, and seeded aggregate installed
- Street trees and planters installed
- Street benches, bike racks, street lights, and trash cans installed
- Building 15 lifted and moved from its temporary location 200 feet south of 22<sup>nd</sup> St. to its permanent location over the newly built and elevated 22<sup>nd</sup> St.
- Notice of Completion from the City for all streets and infrastructure issued in November of 2022
- Brookfield working with Port and City on acceptance of all Phase 1 streets and infrastructure, expected this year



# Historic Building 12 Rehabilitation

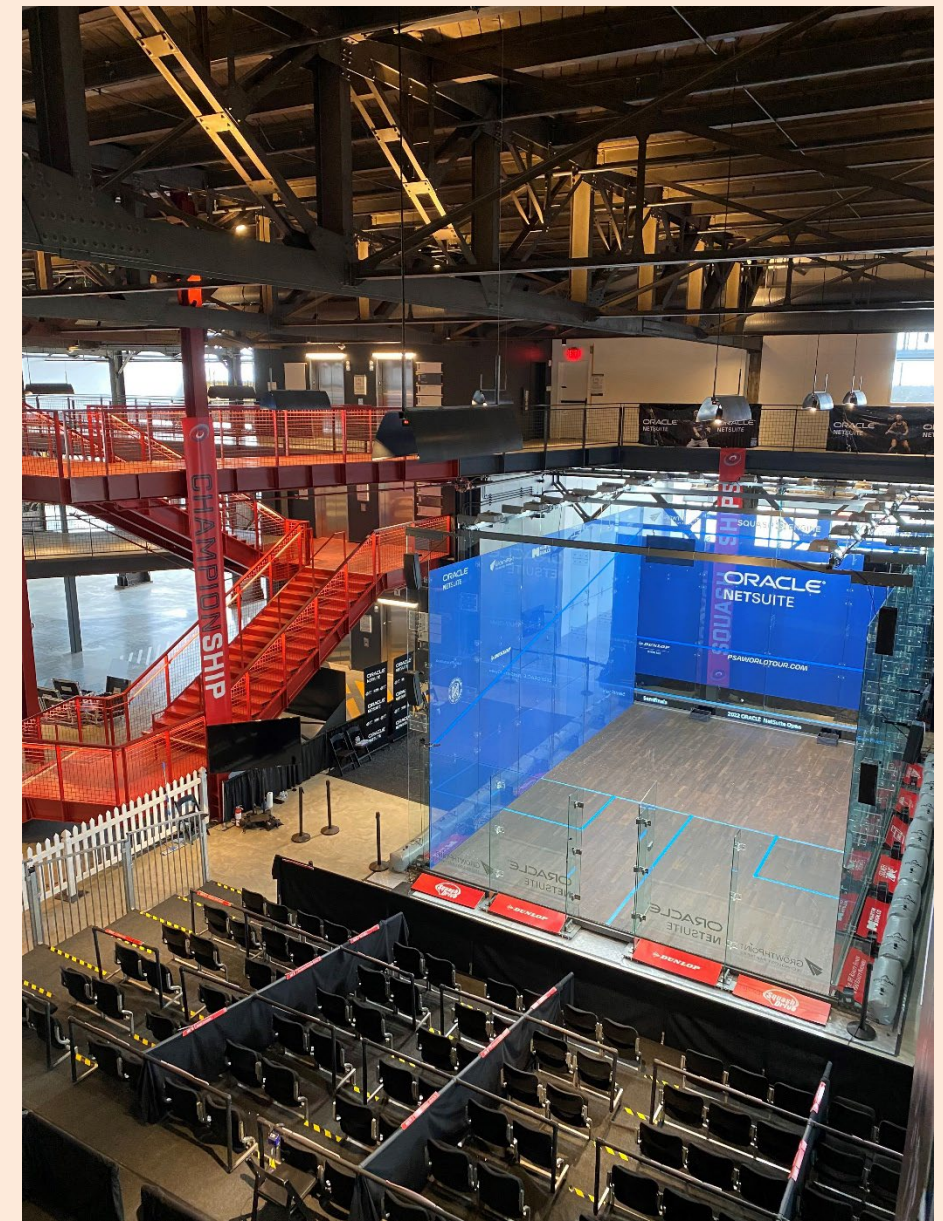


- Rehab commenced in November 2019 and project received its TCO in January 2022
- The three-story project will provide at least 50,000 GSF of PDR designated space on the 1<sup>st</sup> and 2<sup>nd</sup> levels
- Additional uses will include 70,000 SF of office on the 3<sup>rd</sup> floor, 20,000 SF of retail and 8,000 SF of Port open space on the 1<sup>st</sup> level

# Pier 70 Events and Activation



The City Canvas: A Paint the Void Retrospective



Oracle Netsuites Open



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Perkins&Will



# Pier 70 Parcel A

Informational Presentation

February 22, 2023



# Perkins&Will



Pier 70 Bldg 12



Pier 70 Bldg 12

Our team combines national **Life Science** and local **Bay Area** design experience.



1699 Bayshore



2800 3rd St

## Project Vision Statement

**“ To create a place for cutting-edge science that helps to reinvigorate and restore Pier 70 while staying authentic to its history and culture. ”**



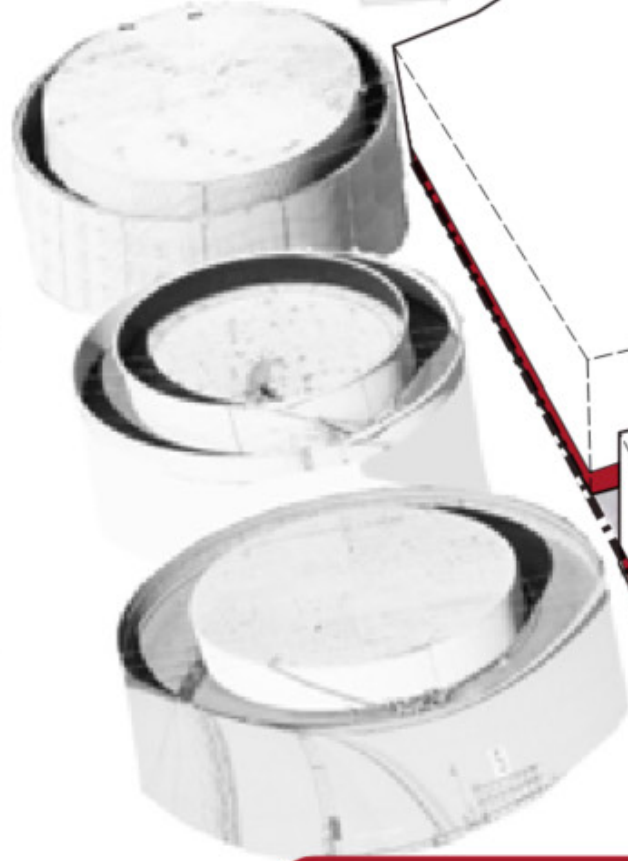
# Pier 70 Masterplan

RELATE TO CULTURAL RESOURCES

PARCEL A

GROUND FLOOR DESIGN

RELATE TO WATERFRONT



12

2

21

# Parcel A - Neighboring Historic Context



Building 113



Shipyards



Building 14



Irish Hill - Serpentine Stone



Building 21

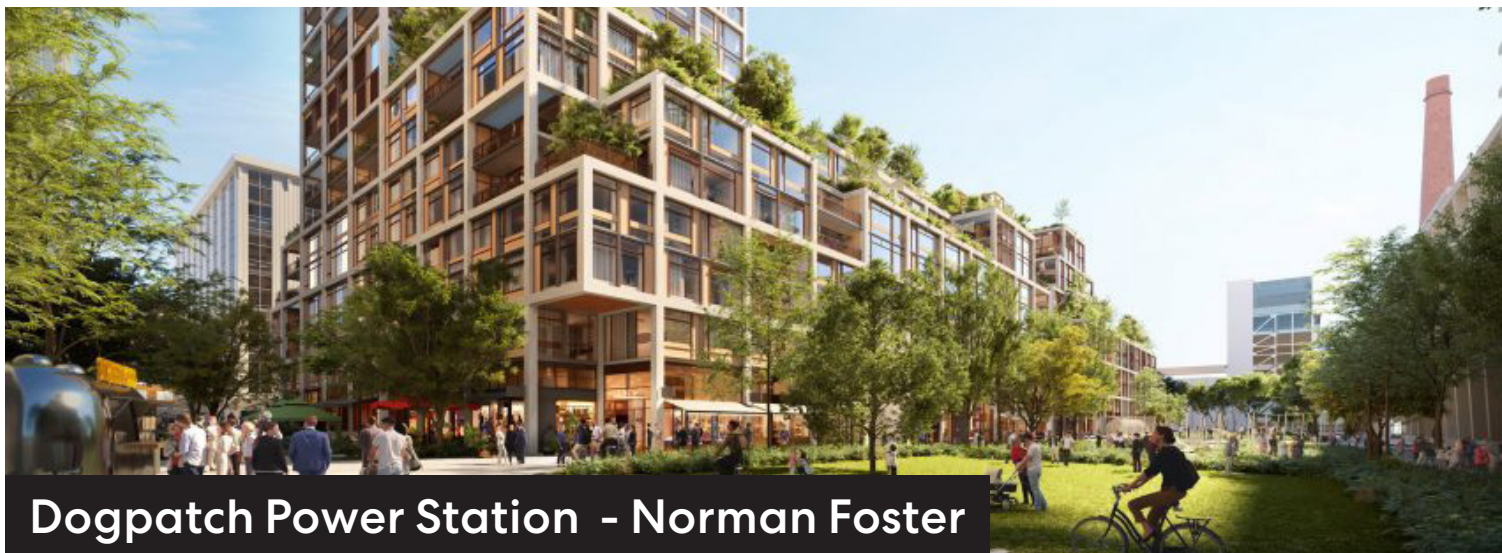


Mudflats/Piers

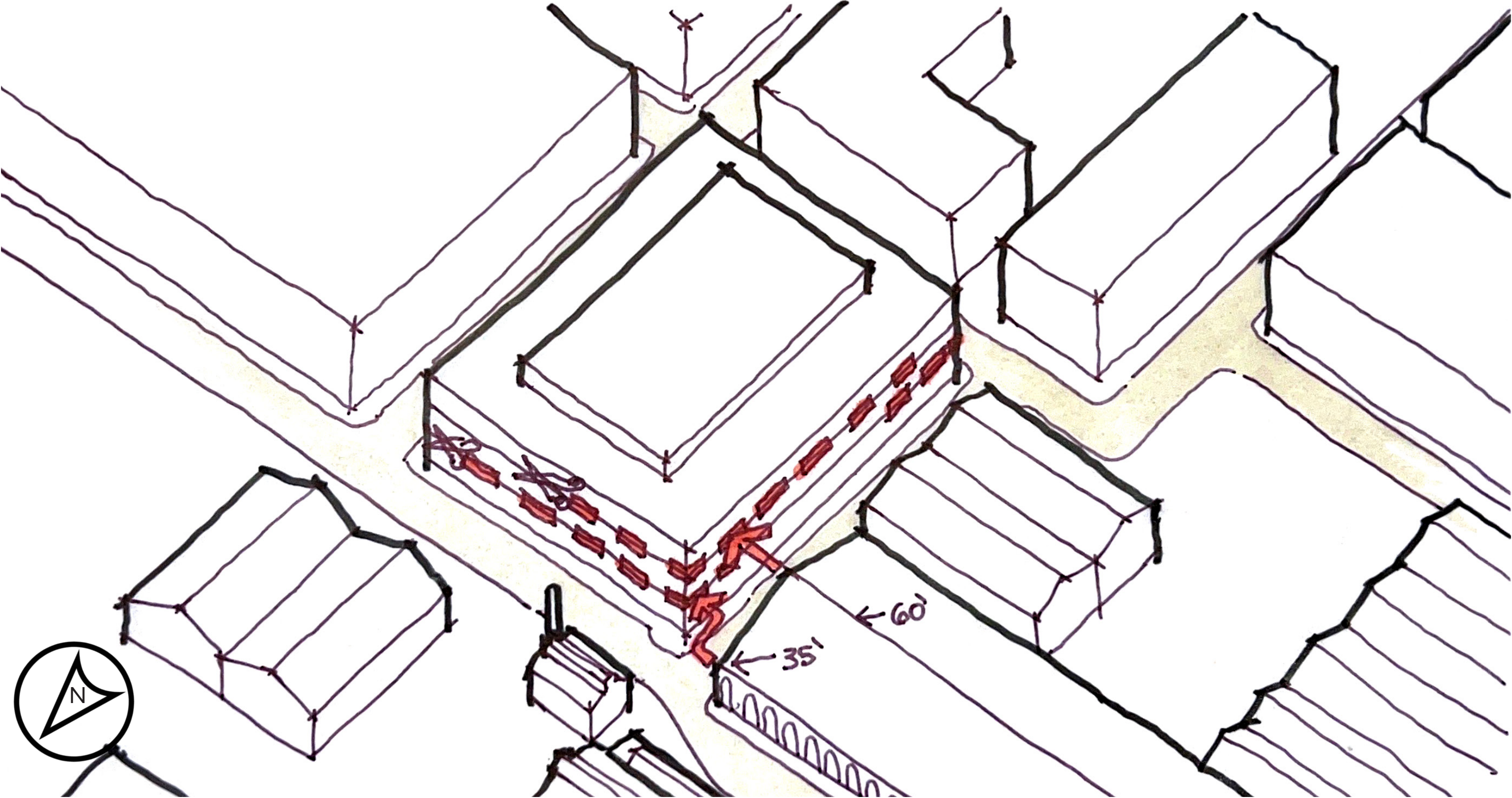


Building 12

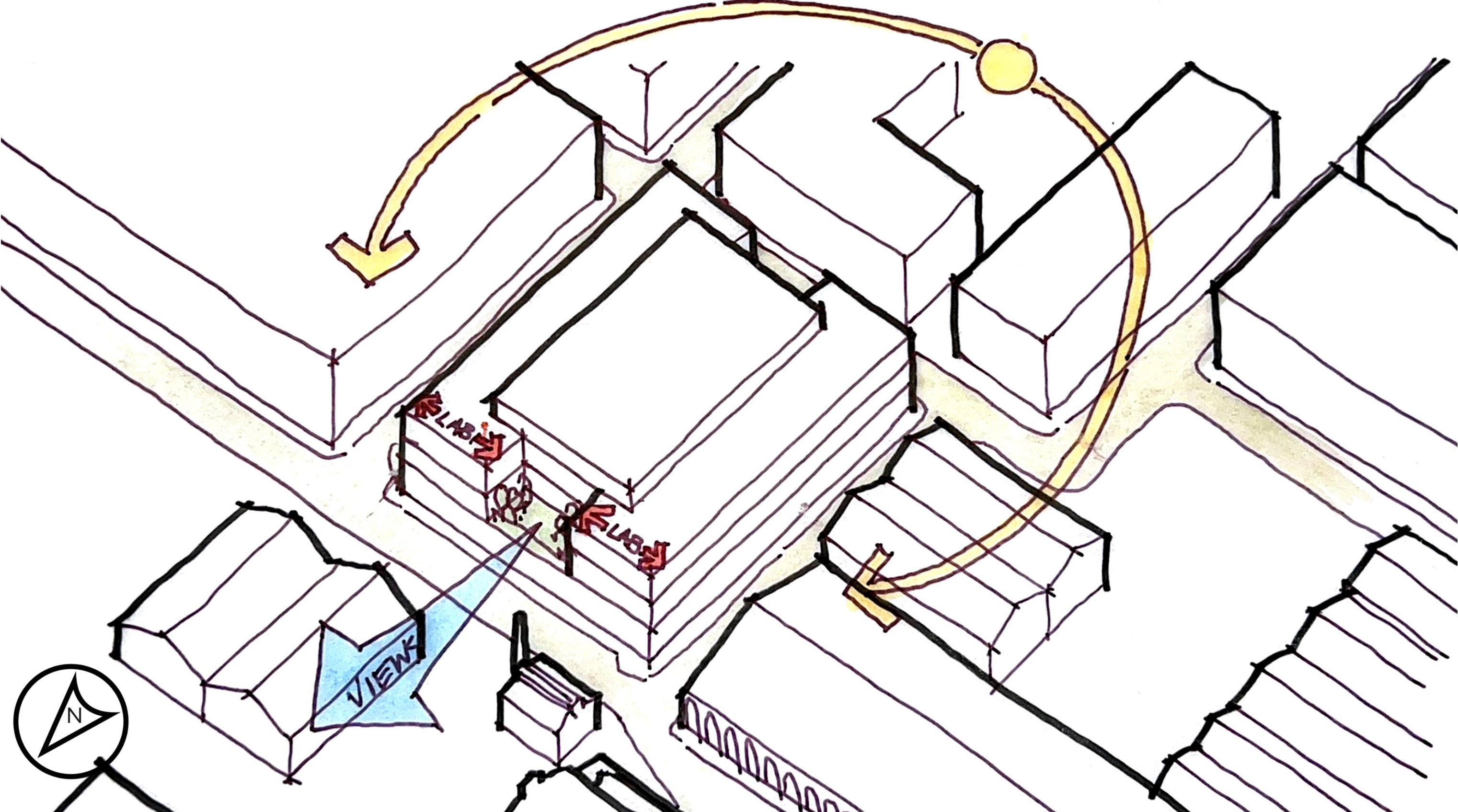
# Parcel A - Neighboring Modern Context



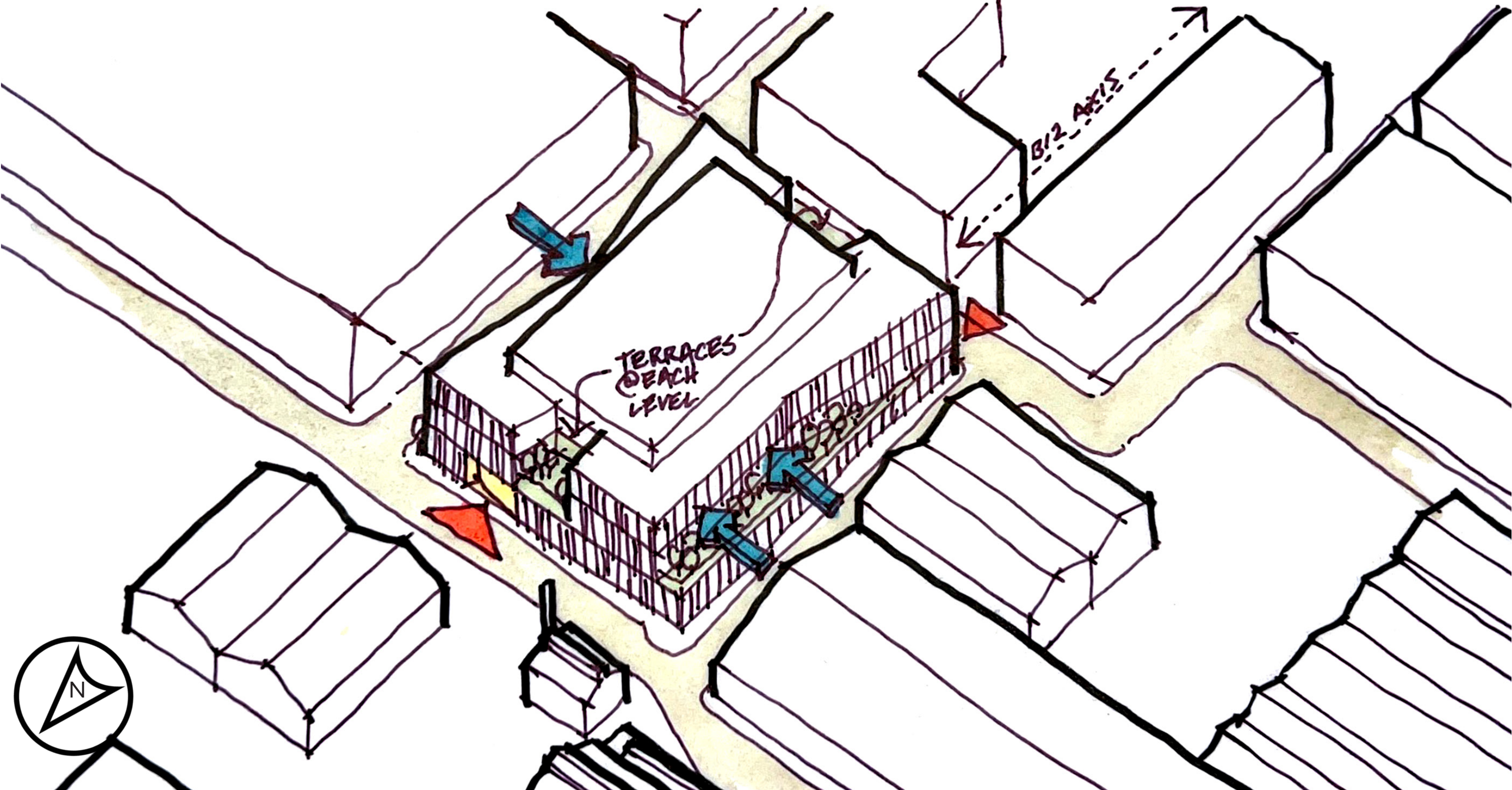
# Massing Development: Dimensional References



# Massing Development: Daylighting & Views



# Massing Development: Setbacks



# Plan - Site/Ground Level

- AMENITY
- LOBBY
- CORE
- CIRCULATION
- RETAIL
- TENANT SUITE



**LEGEND**

- ① (E) TREES
- ② (E) PLANTING
- ③ (E) PAVING AND FURNISHING
- ④ 6" RAISED PLANTING
- ⑤ 1'-6" RAISED PLANTING

N

# Inspiration



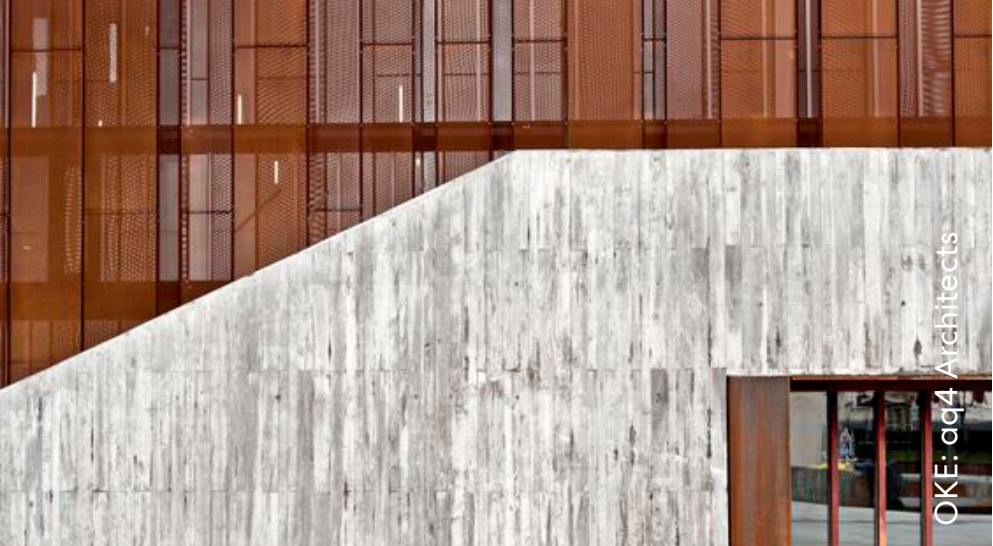
2 Harbor: Handel



Arizona Medical: ZGF



EU Commission: CF Moller



OKE: aq4 Architects



Stranden 1: Ghilardi Hellsten

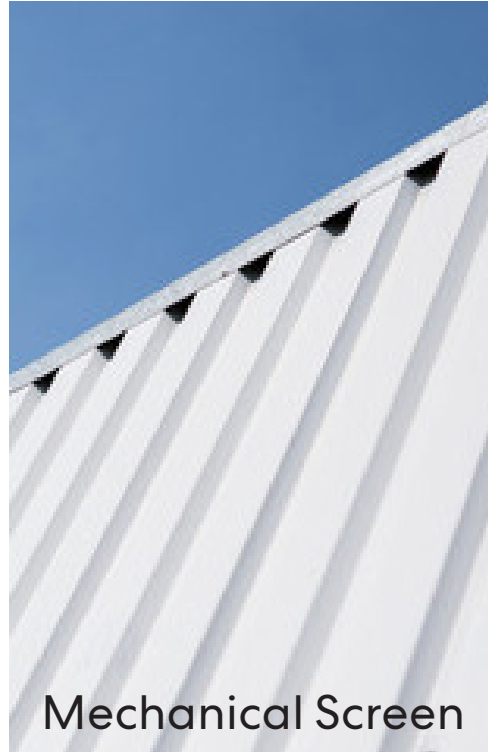


LUX Berlin: axthelm+rolvien



# Material Board

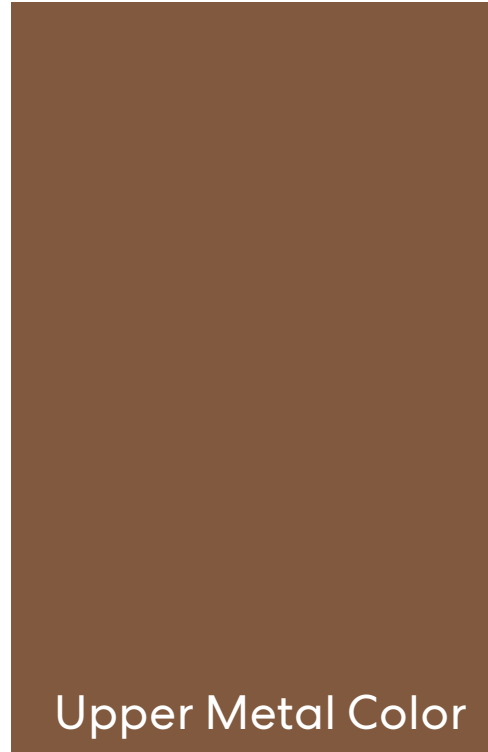
## Upper Facades



Mechanical Screen



Shading Fins



Upper Metal Color



Board Formed Concrete



Lower Metal Color

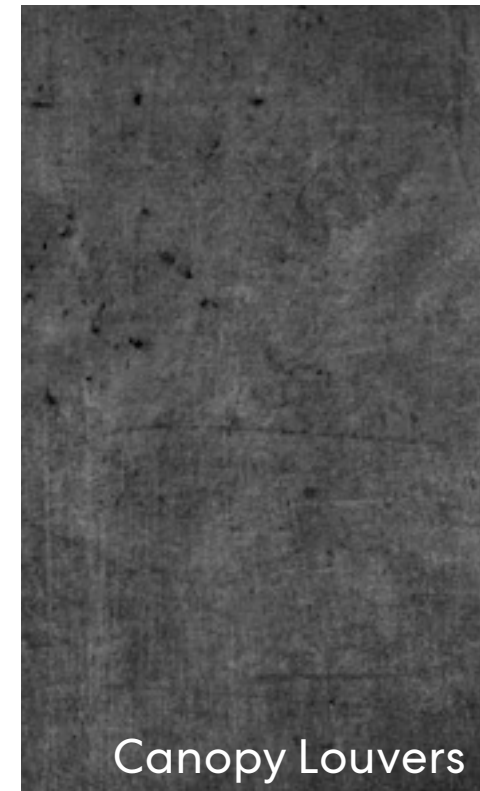
## Lower Facades



Unitized CW



Horizontal Shades



Canopy Louvers

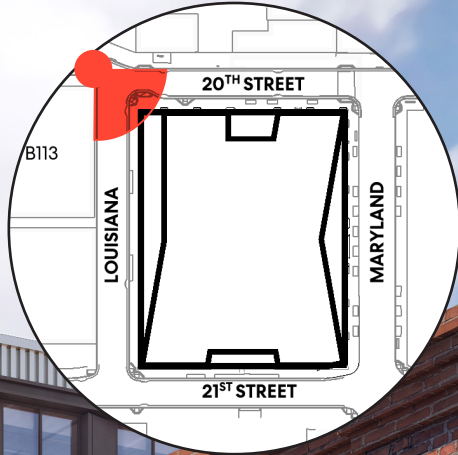


Native Plants



Rolling Doors

# 20th & Louisiana: Arrival to Pier 70



# Facades Breakdown: Lower Facades

Tactile materials, modulation of angled piers



Guardrails set back

Rhythm of faceted concrete piers

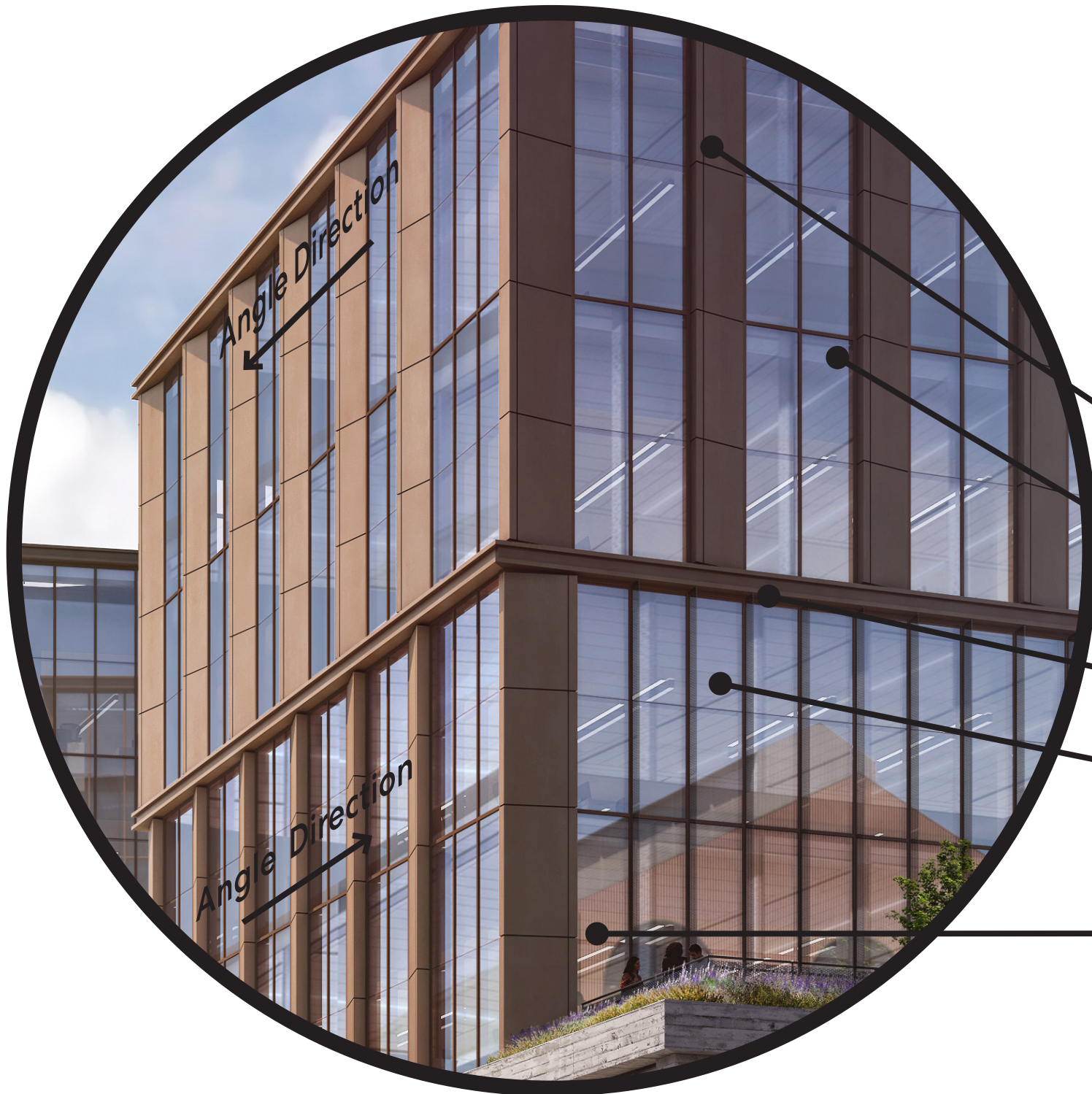
Glazing with dark gray mullions

Black steel marquee louvers

Low planting softens building edge

# Facades Breakdown: Upper Facades

Shifting layers of angled metal facets



Rhythm of warm metal facets

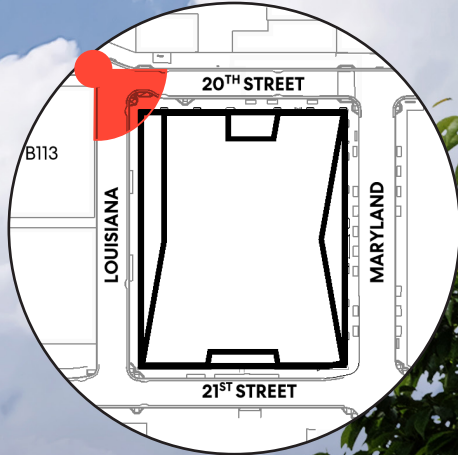
Glazing with expressed mullions

C-Channel slab edge @ dim reference.

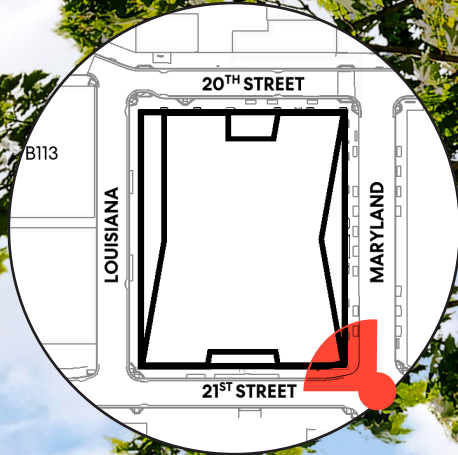
Areas of higher transparency

Low planting softens building edge

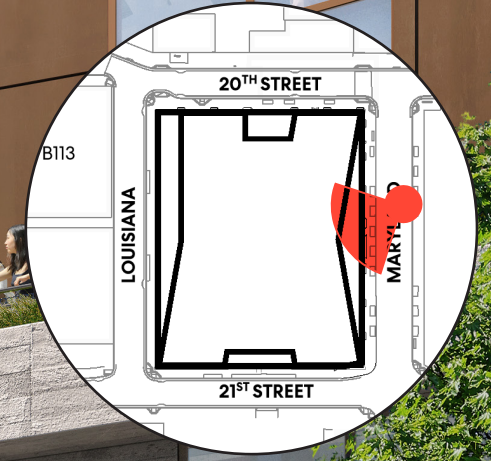
# 20th & Louisiana



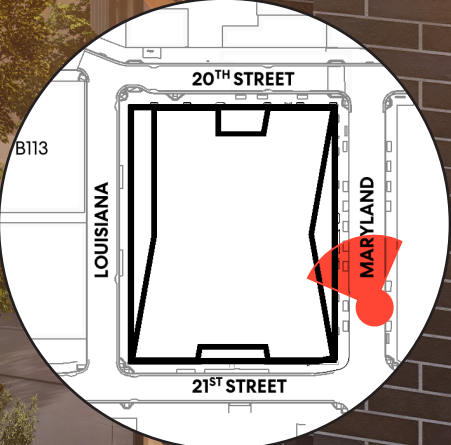
# 21st & Maryland



# Maryland Main Entry



# Aerial Along Maryland





Thank you!