

Pier 30/32 and Seawall Lot 330 Development



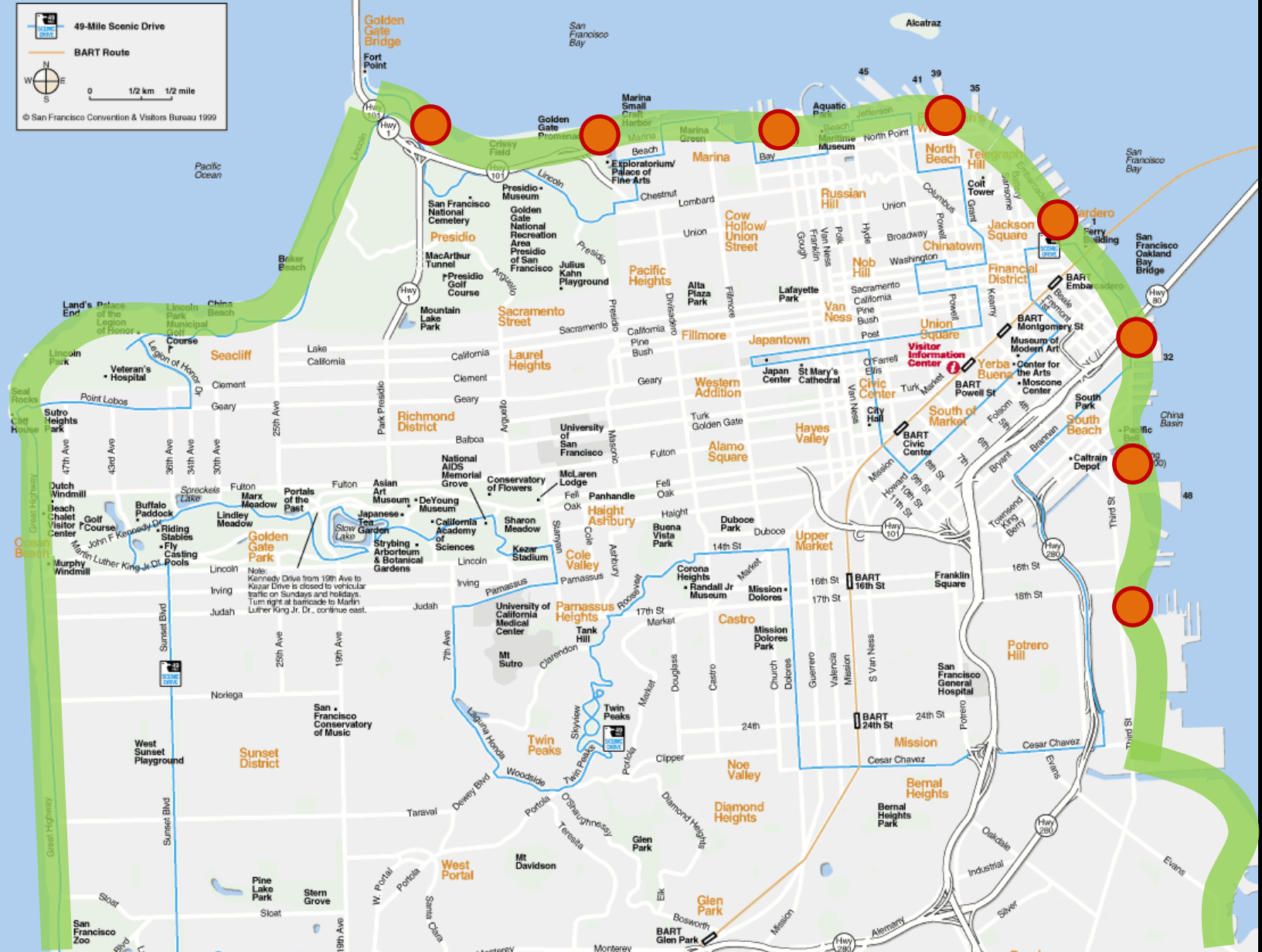


49-Mile Scenic Drive

BART Route

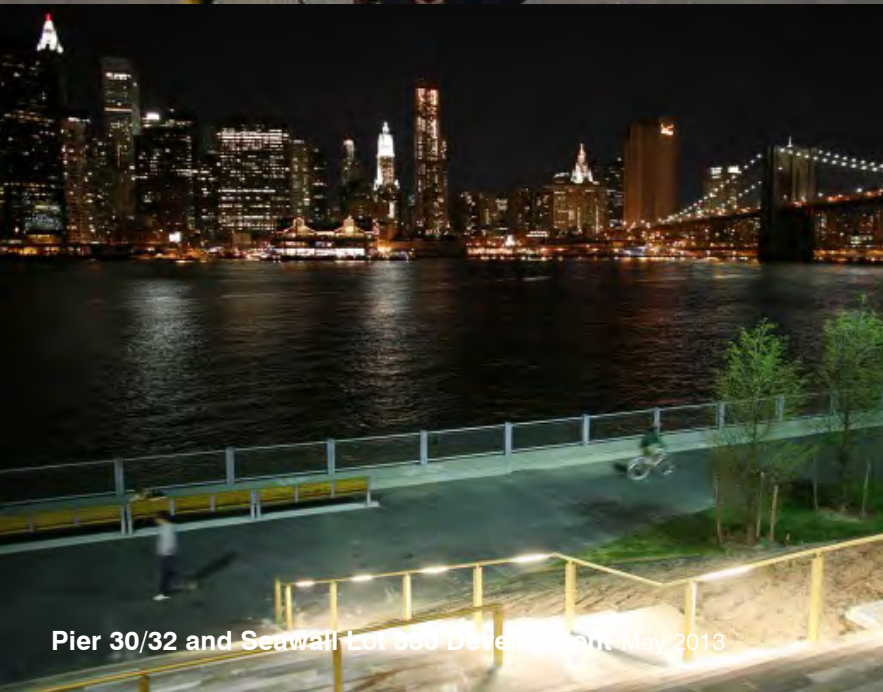
0 1/2 km 1/2 mile

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Pier 30/32 and Seawall Lot 600 Development, May 2013

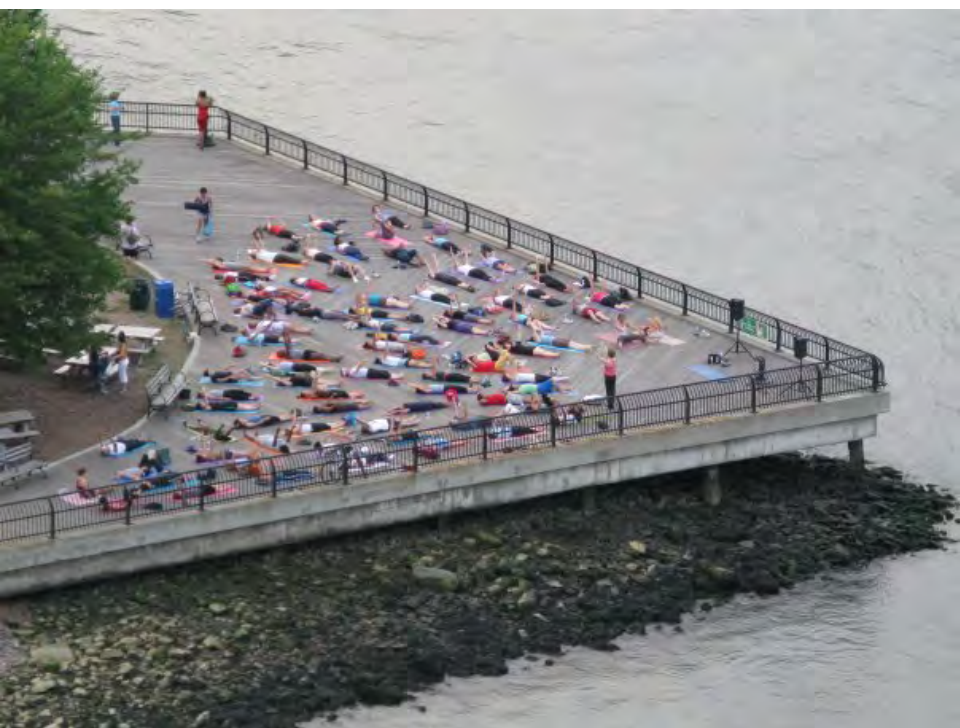




Pier 30/32 and Seawall Lot 330 Development May 2013



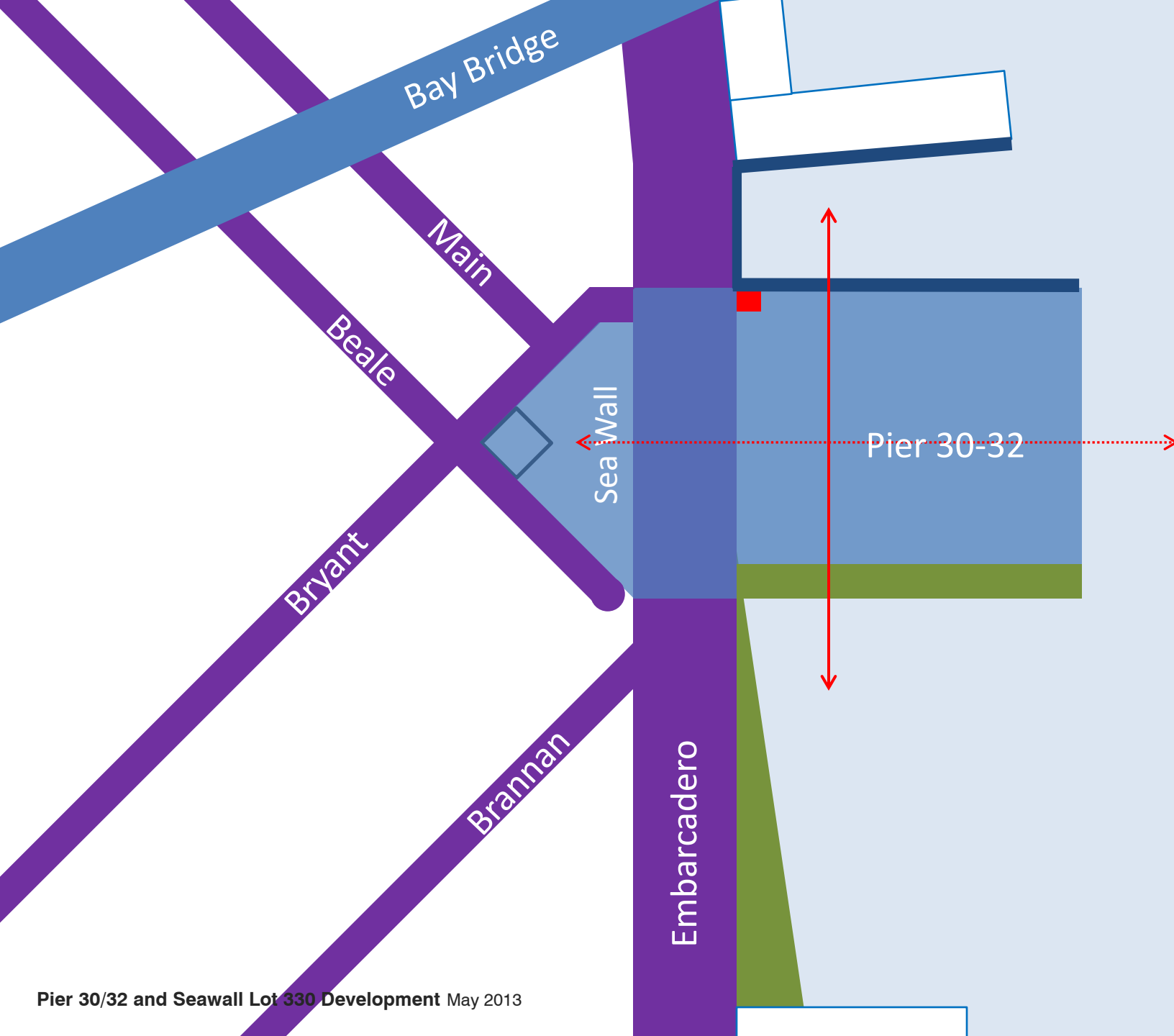






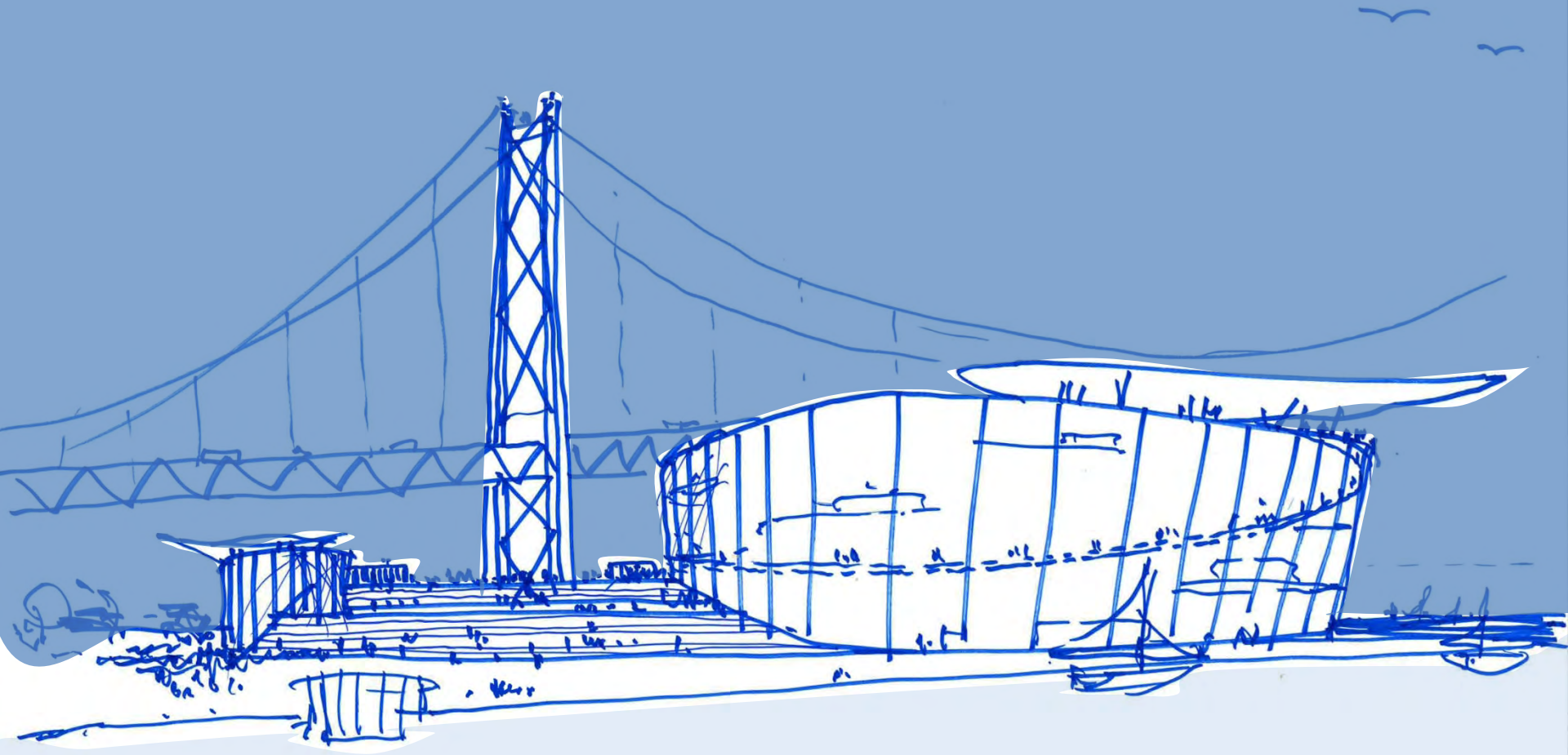












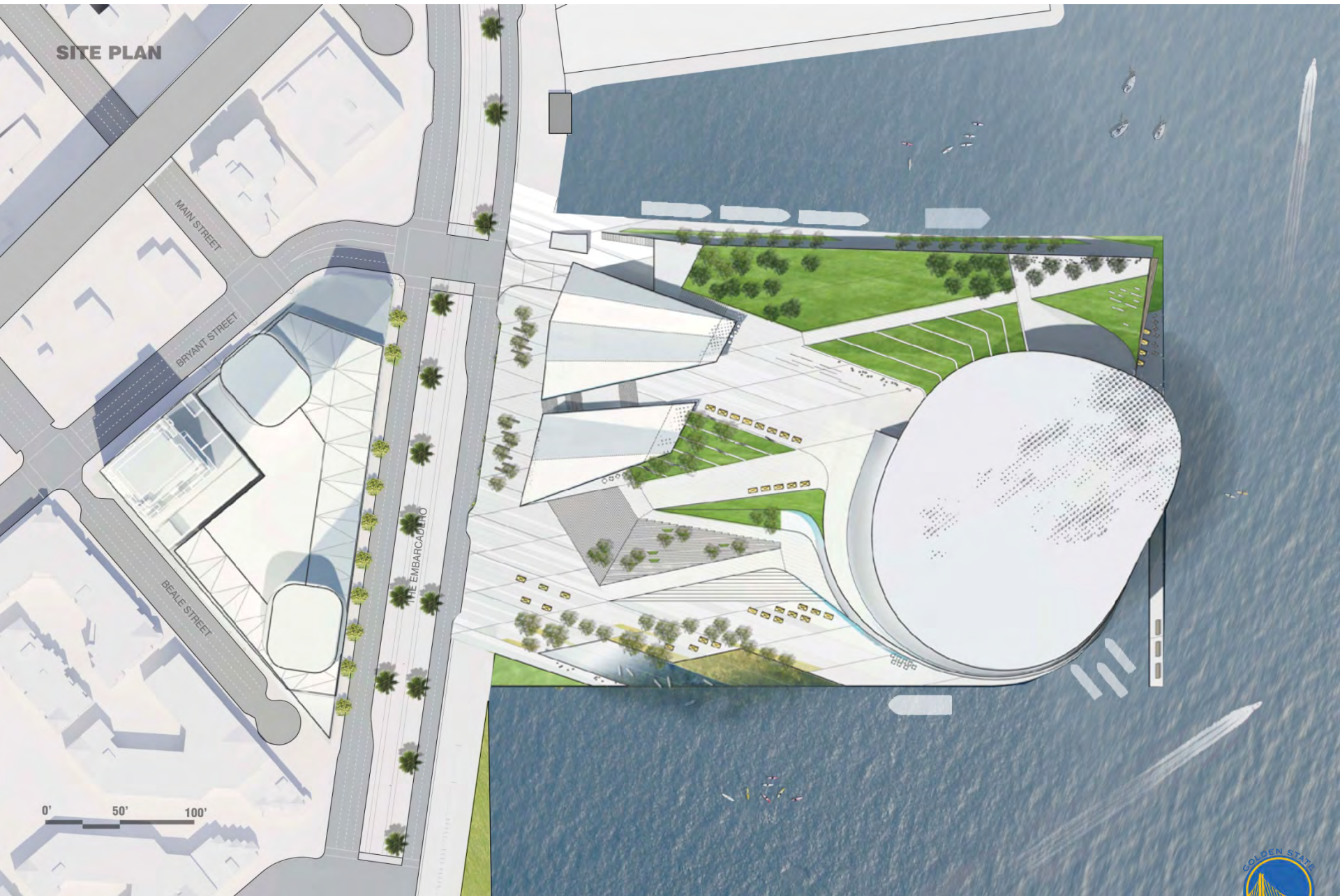






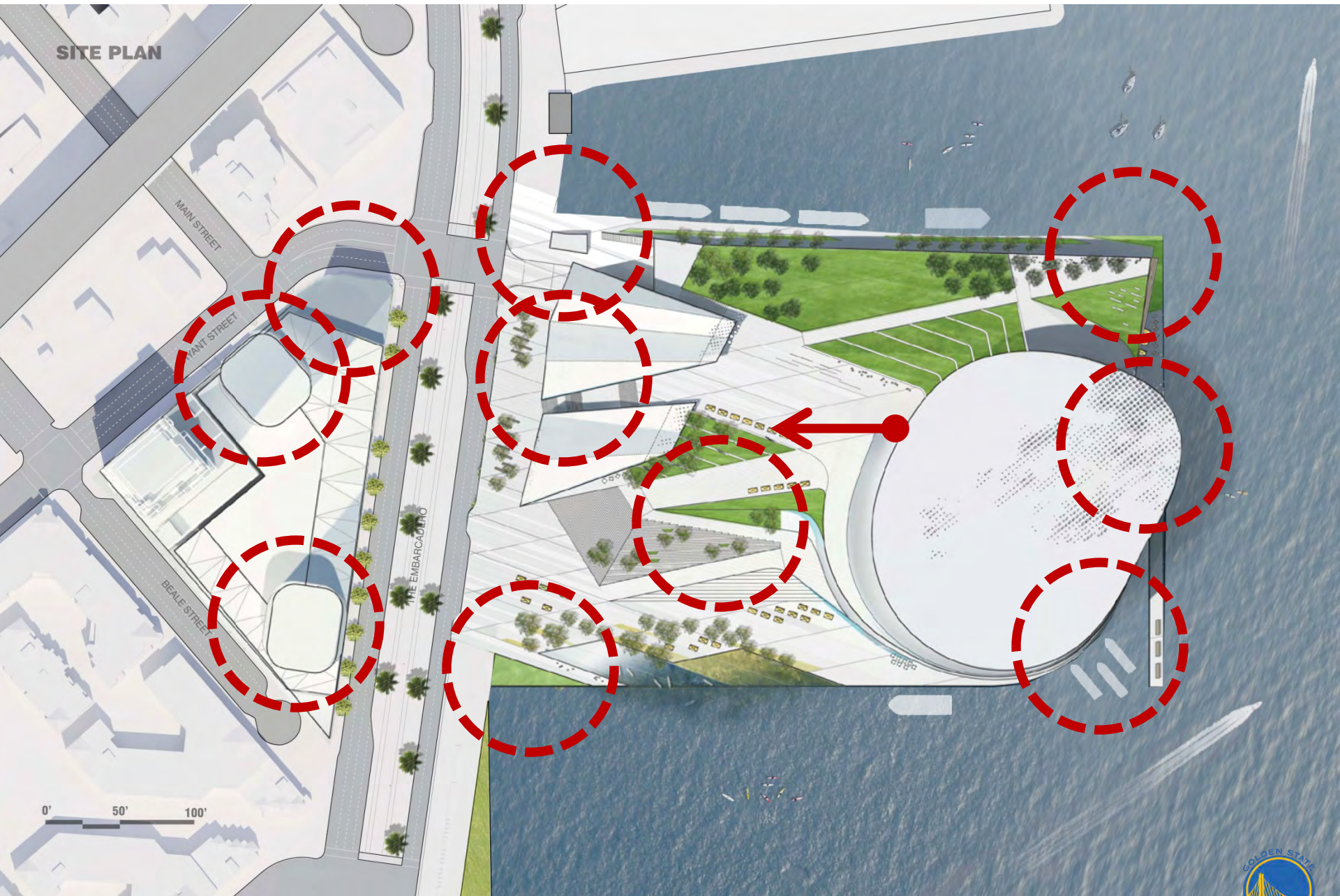
Pier 30/32 and Seawall Lot 330 Development May 2013





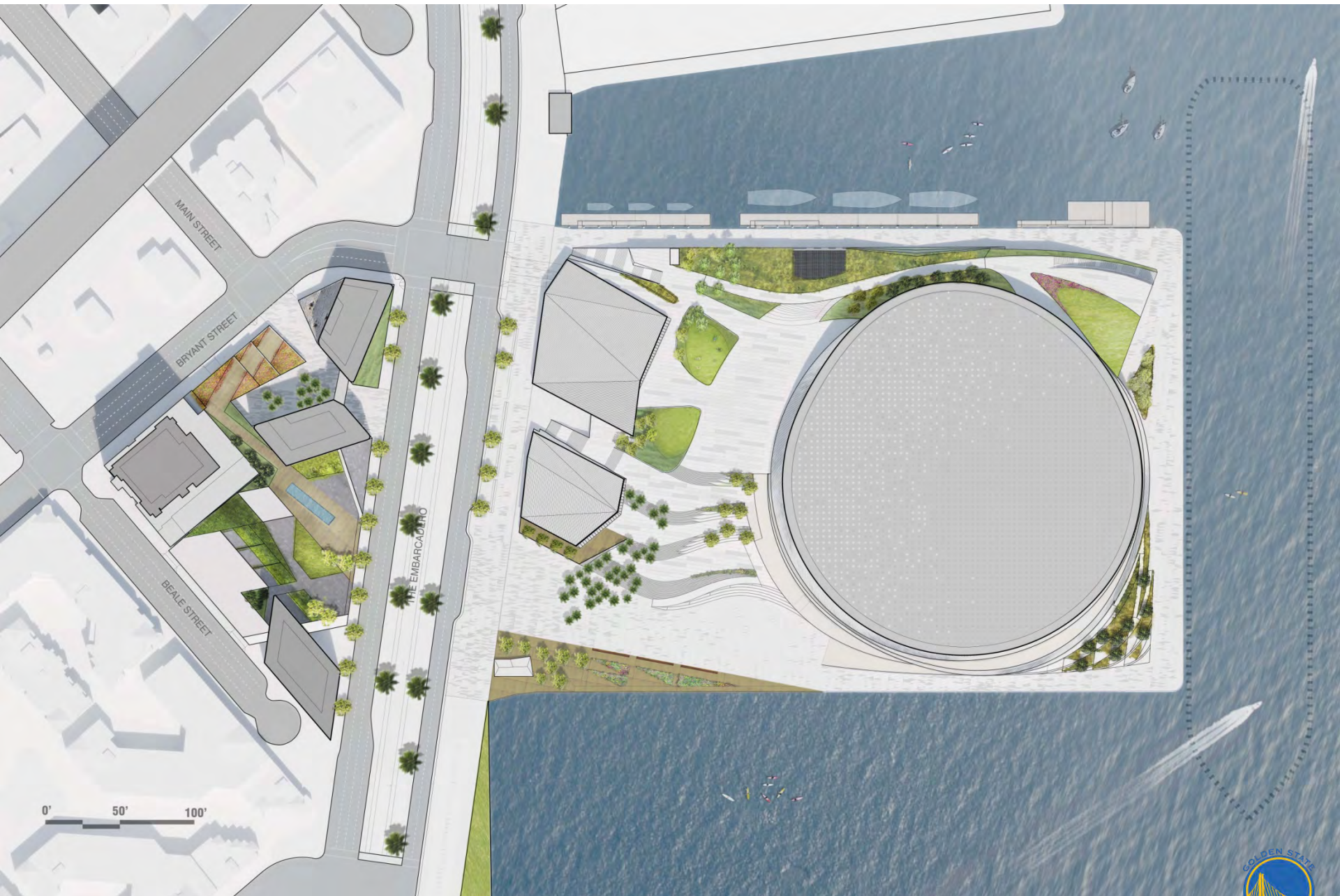
Pier 30/32 and Seawall Lot 330 Development May 2013





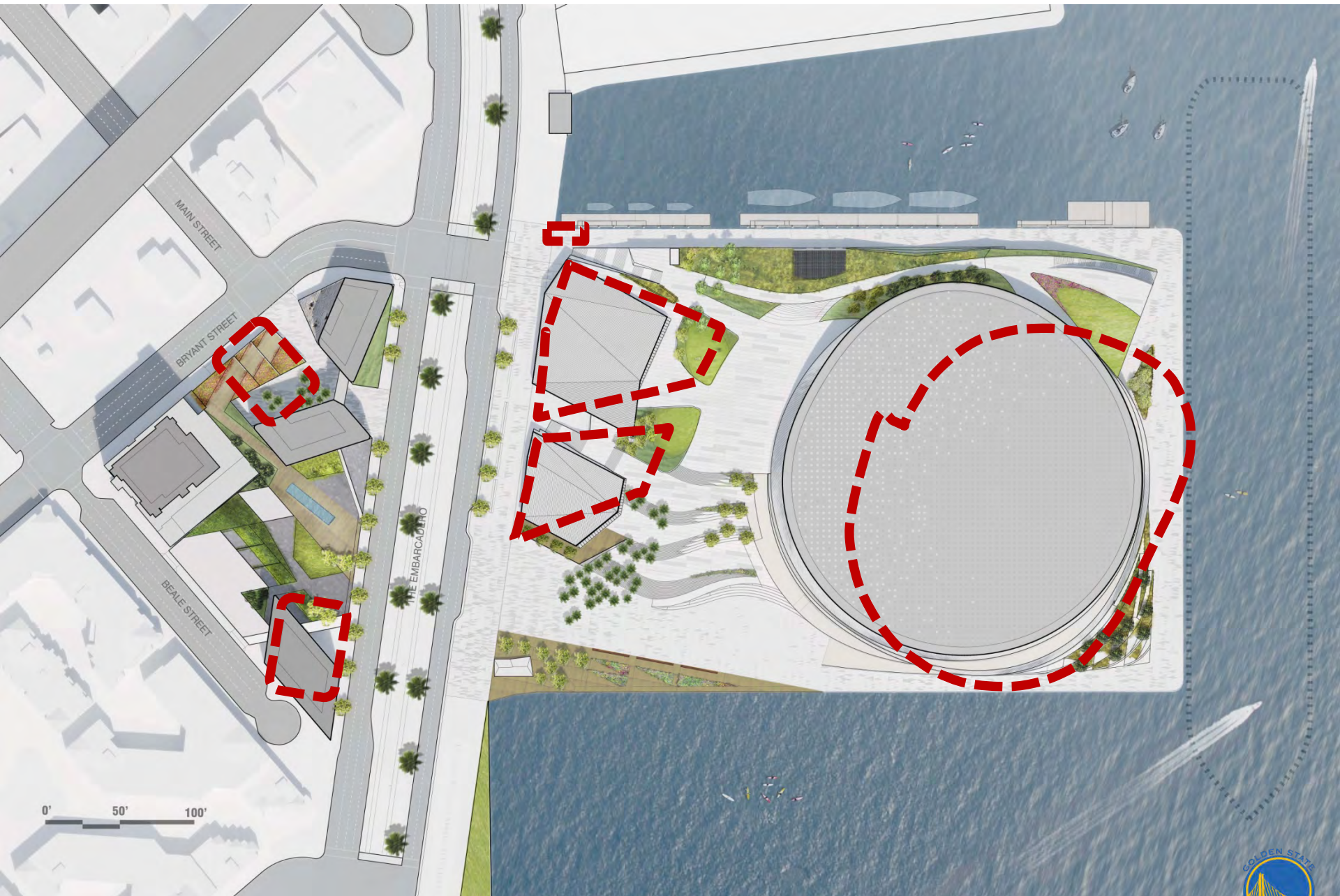
Pier 30/32 and Seawall Lot 330 Development May 2013





Pier 30/32 and Seawall Lot 330 Development May 2013





Pier 30/32 and Seawall Lot 330 Development May 2013



PROJECT COMPARISON – PIER 30/32 DEVELOPMENT

VERSION 1.0 AND VERSION 2.0

	Version 1.0	Version 2.0
Event Center Height	135 feet	125 feet
Event Center Seating Capacity	17,000-19,000	18,000
Retail	105,000 GSF	90,000 GSF
Parking Spaces	630	500
Event Center	771,000 GSF	728,000 GSF
Open Space Area	50% of site	53% of site
Open Space at Pier Level	3.26 acres	3.31 acres
Deep Water Berth Provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Access Space at East Edge	0 feet	40 feet
Public View into Arena	<input type="checkbox"/>	<input checked="" type="checkbox"/>

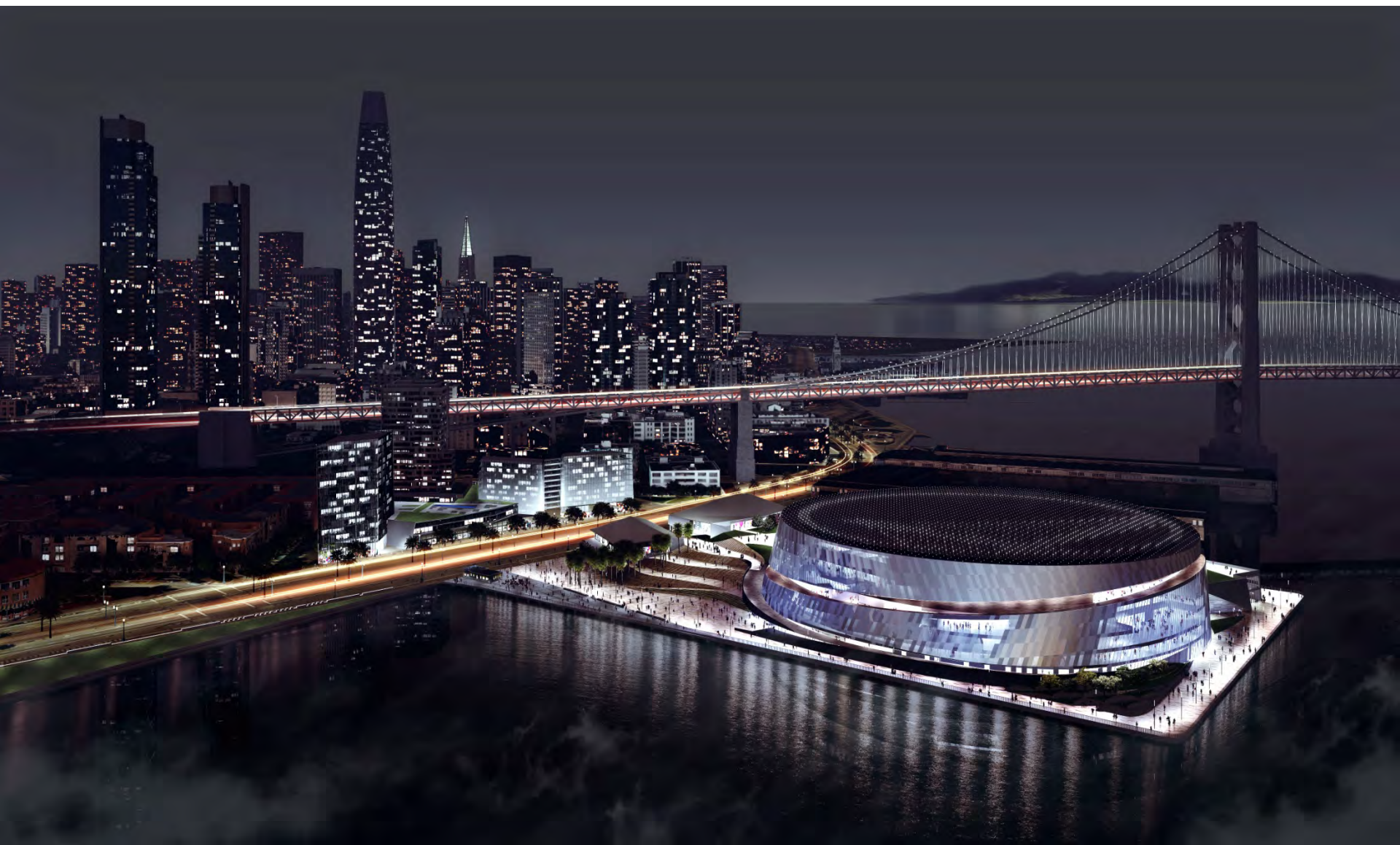
PROJECT COMPARISON – SWL 330 DEVELOPMENT

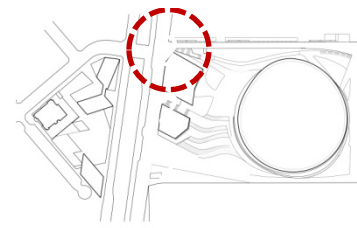
VERSION 1.0 AND VERSION 2.0

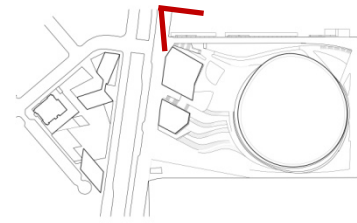
	Version 1.0	Version 2.0
Residential	140,000-160,000 GSF	208,844 GSF
Hotel	140,000-160,000 GSF	178,406 GSF
Retail	33,000 GSF	29,854 GSF
Parking Spaces	195 – 300	259

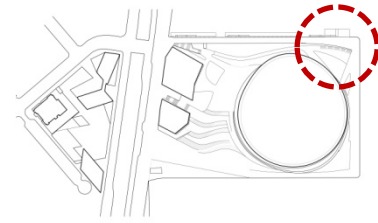


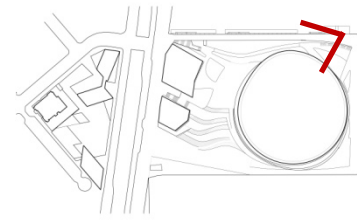


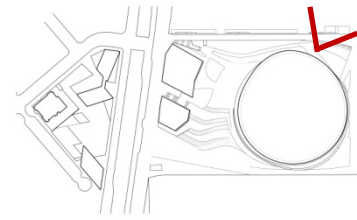


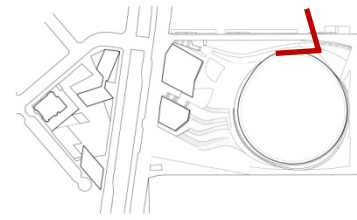


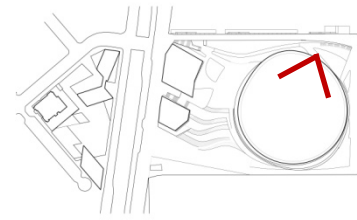


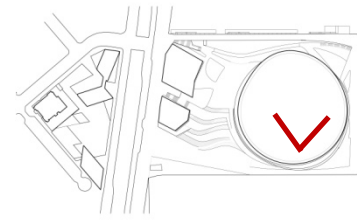


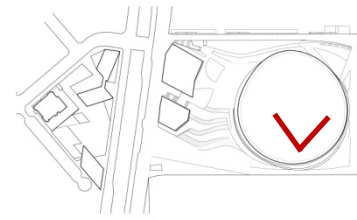


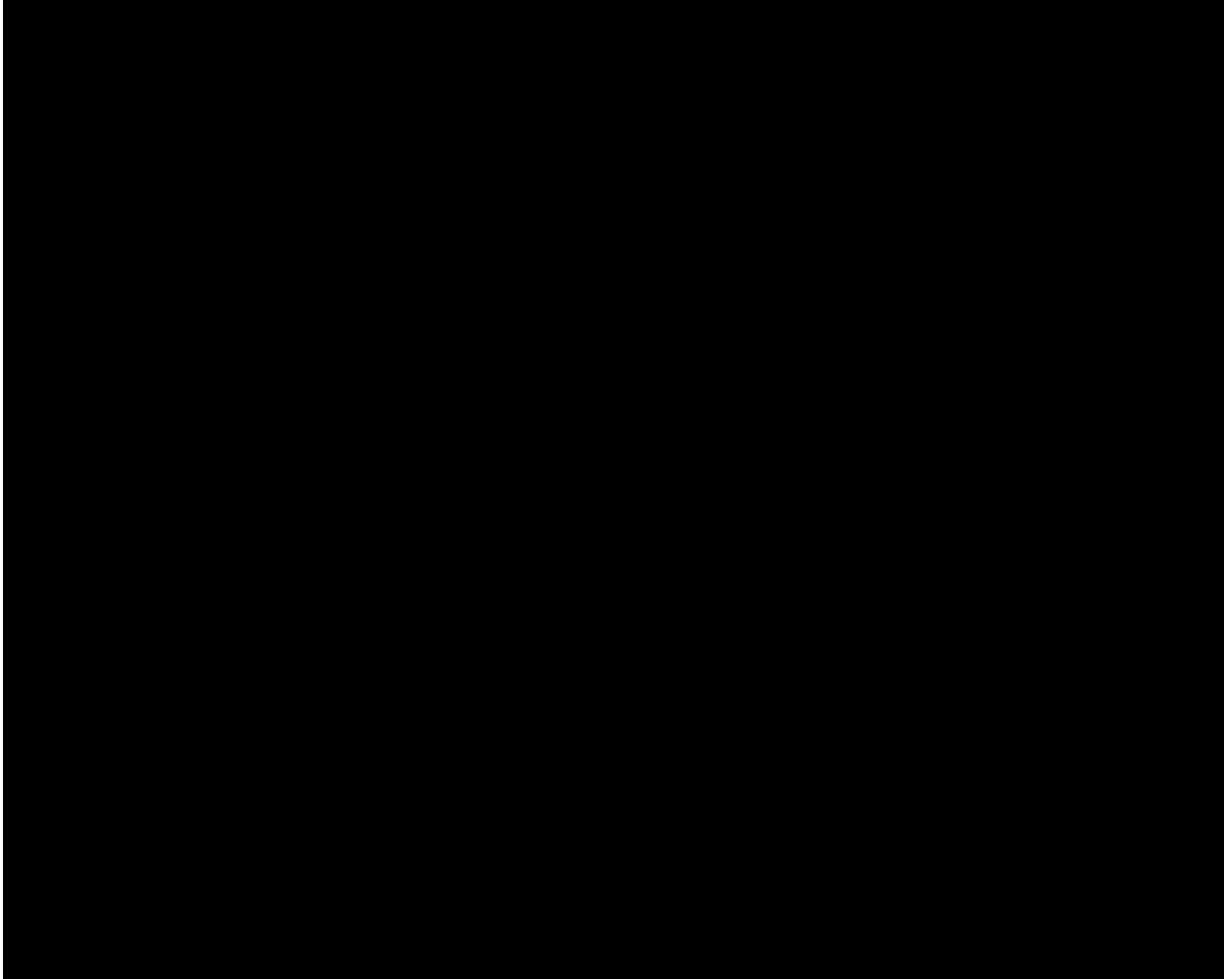
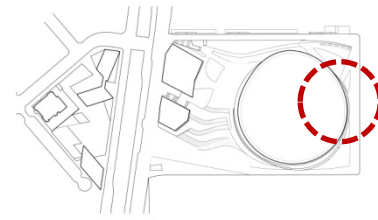


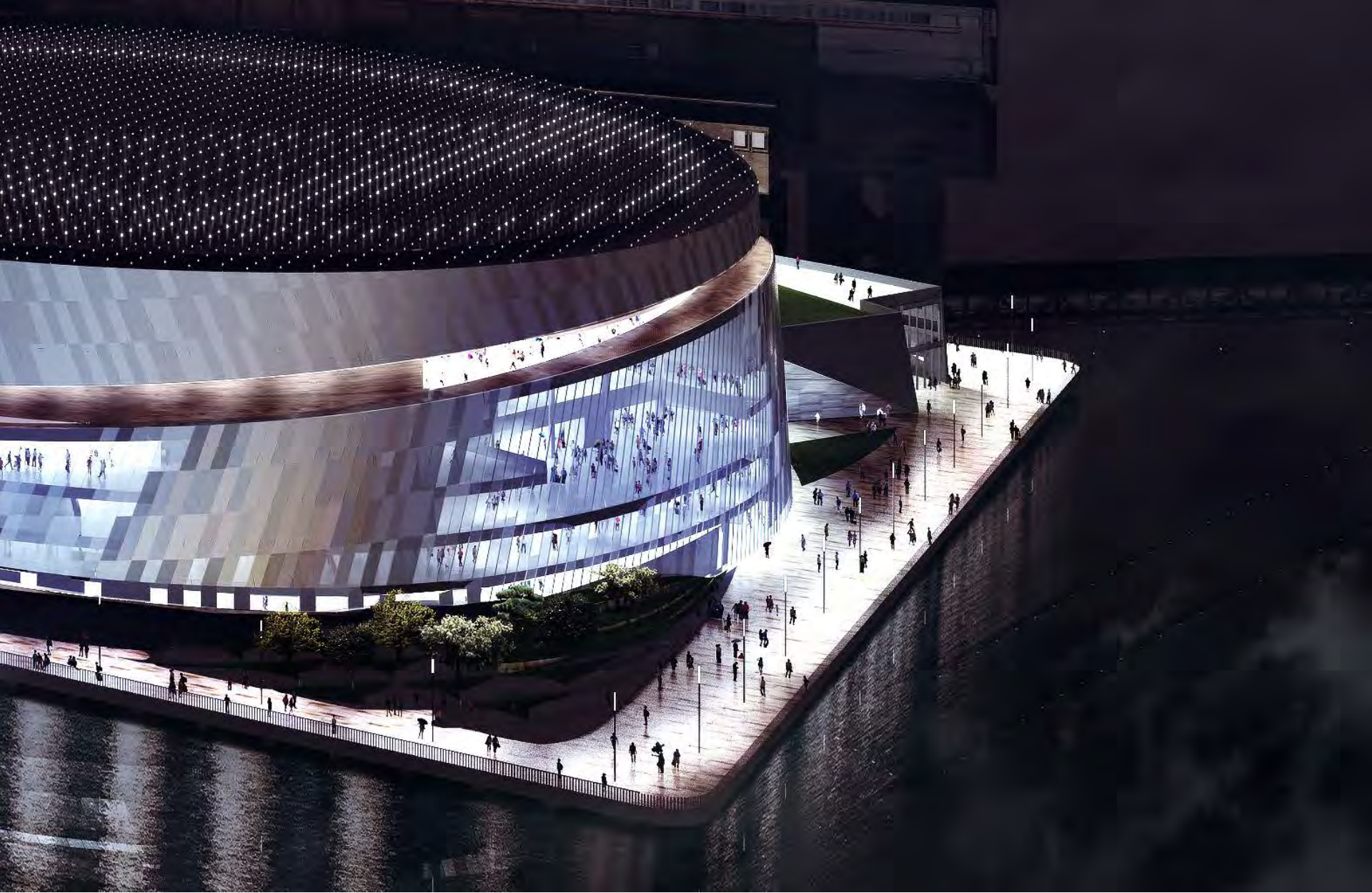


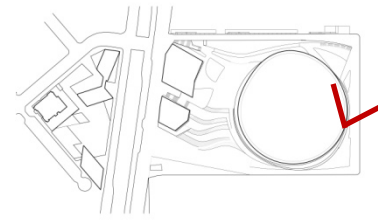


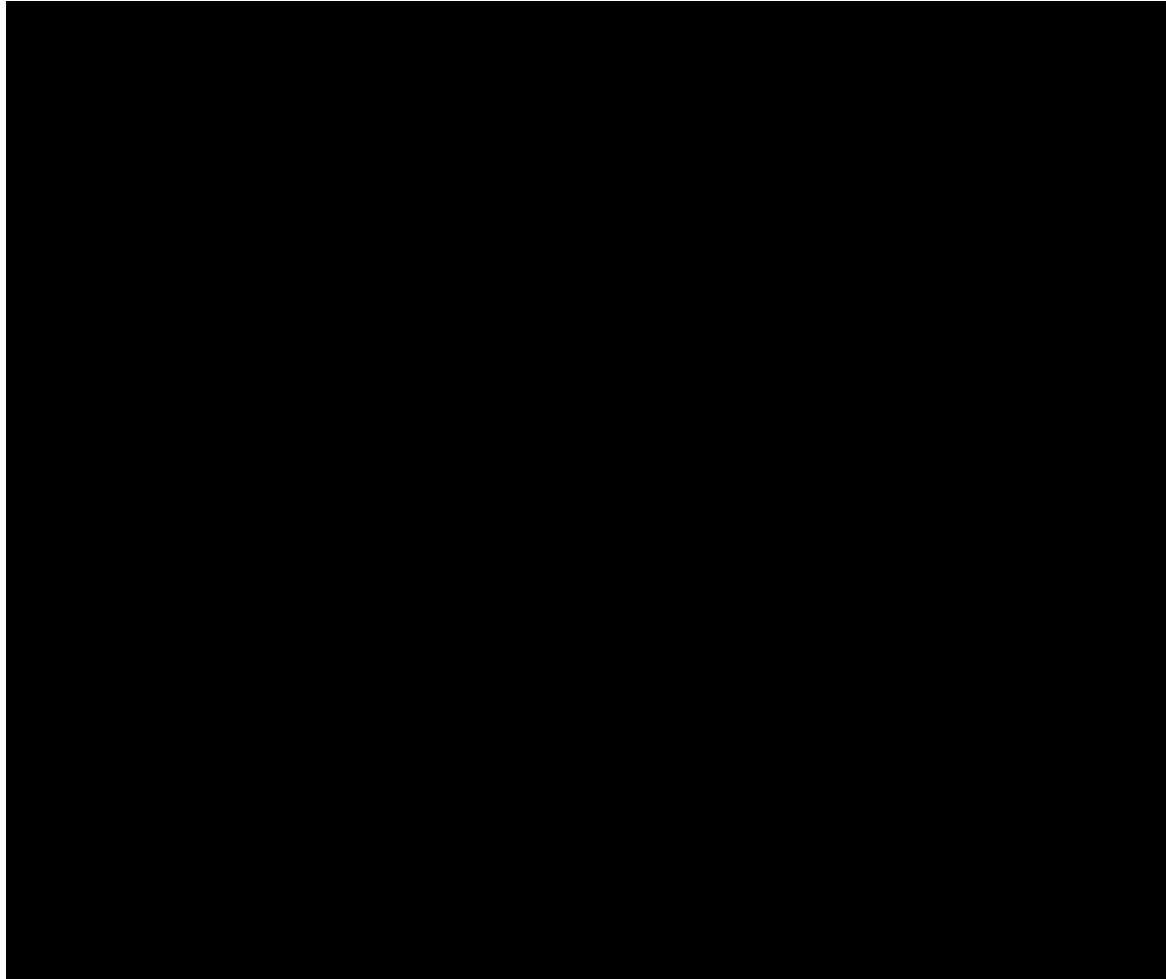
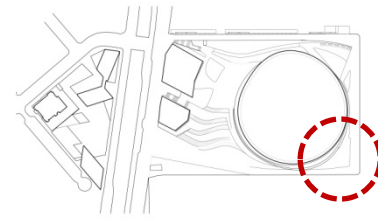


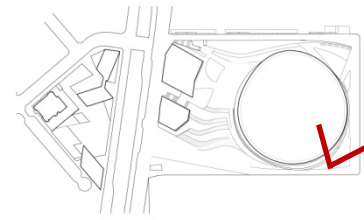


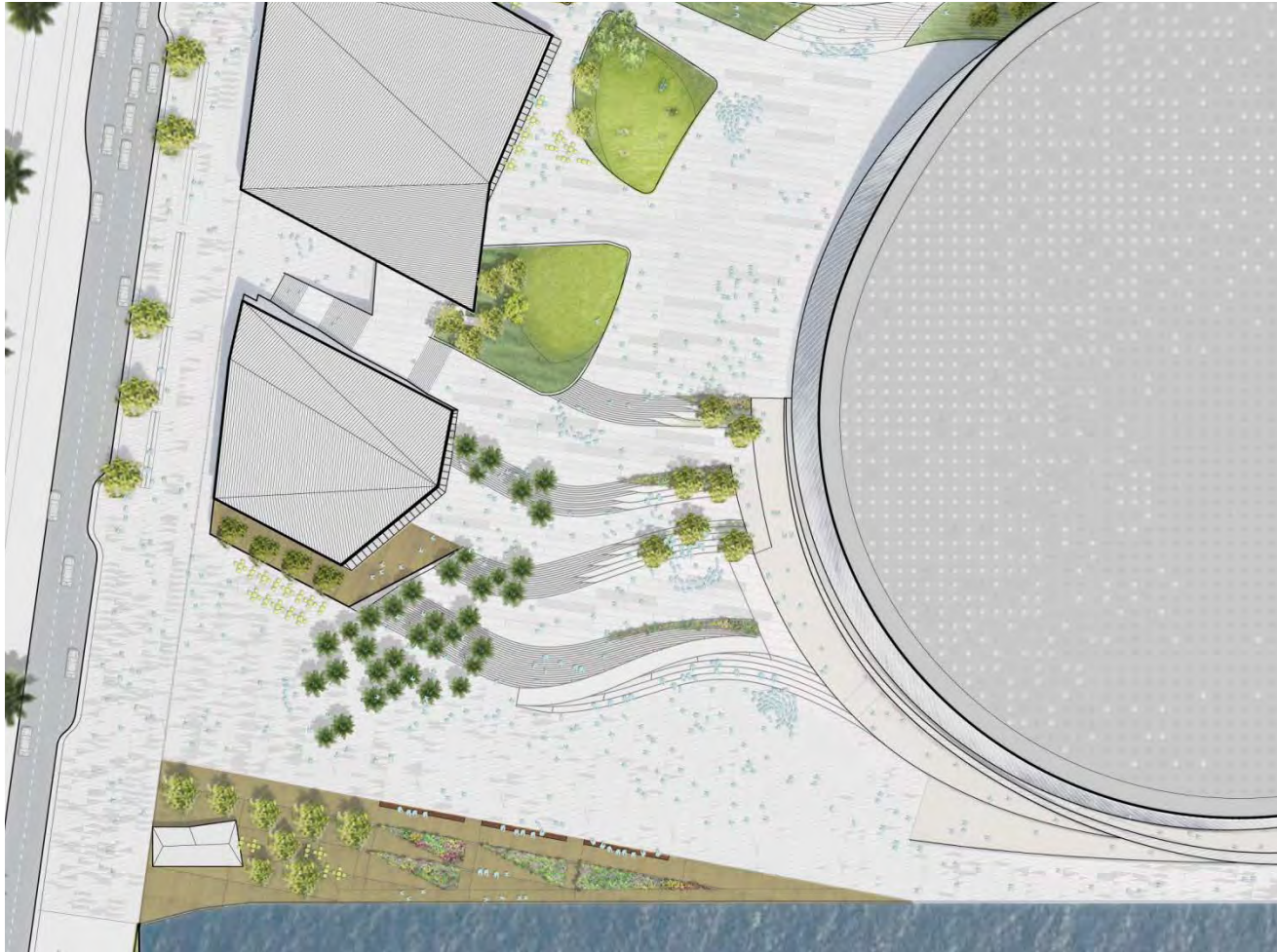
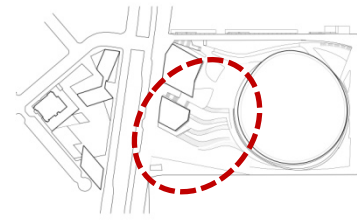




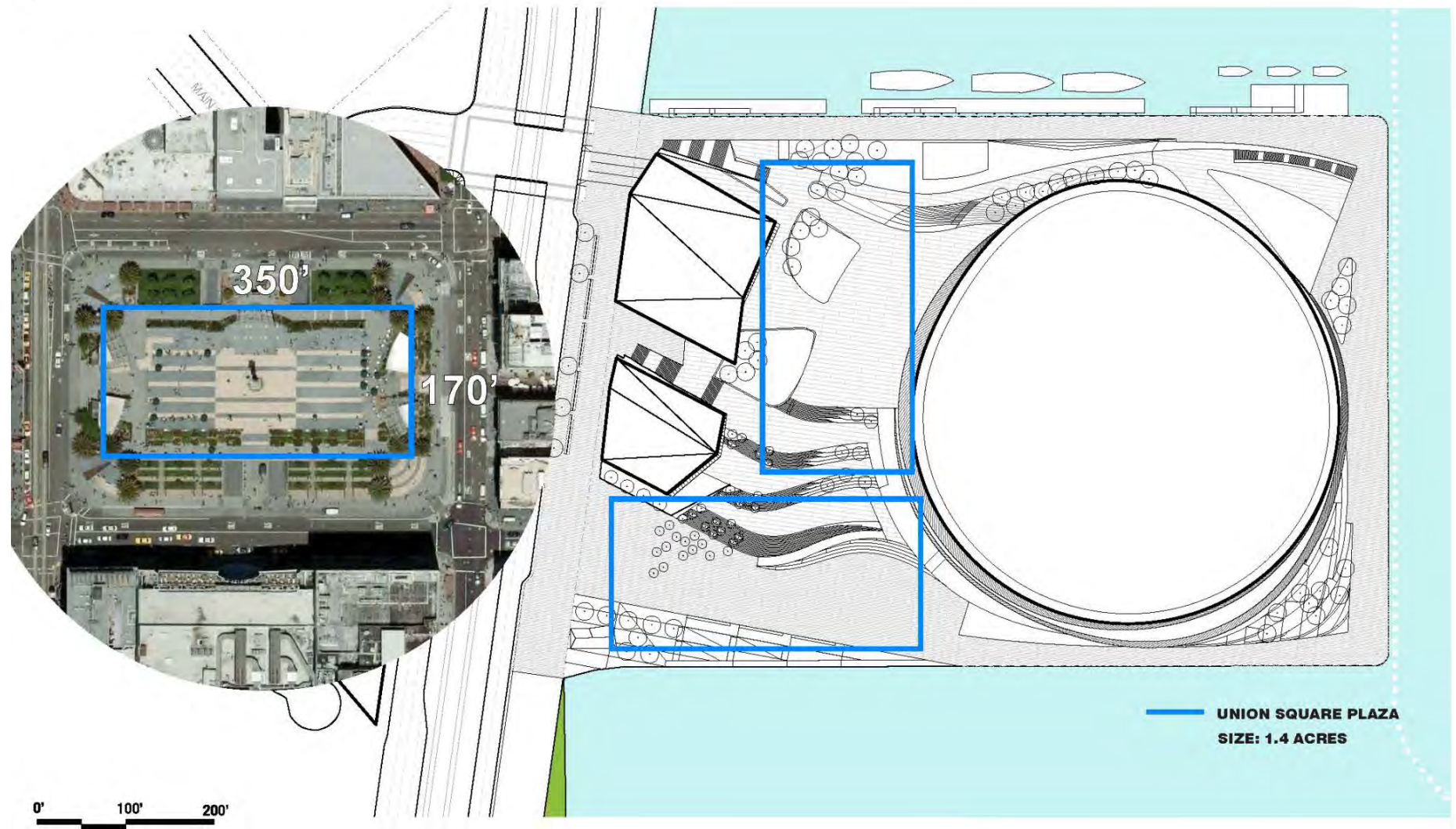








UNION SQUARE PLAZA SCALE COMPARISON



PUBLIC REALM ZONES + USES

MAIN ST PASSAGE

BAY VIEW CORRIDOR
PEDESTRIAN LINK TO EMBARCADERO

EVENT PLAZA

FLEXIBLE EVENT SPACE
ACCESS STAIR TO EMBARCADERO
ARENA ENTRY
RESTAURANT TERRACE
NATIVE GRASSES
QUEUEING

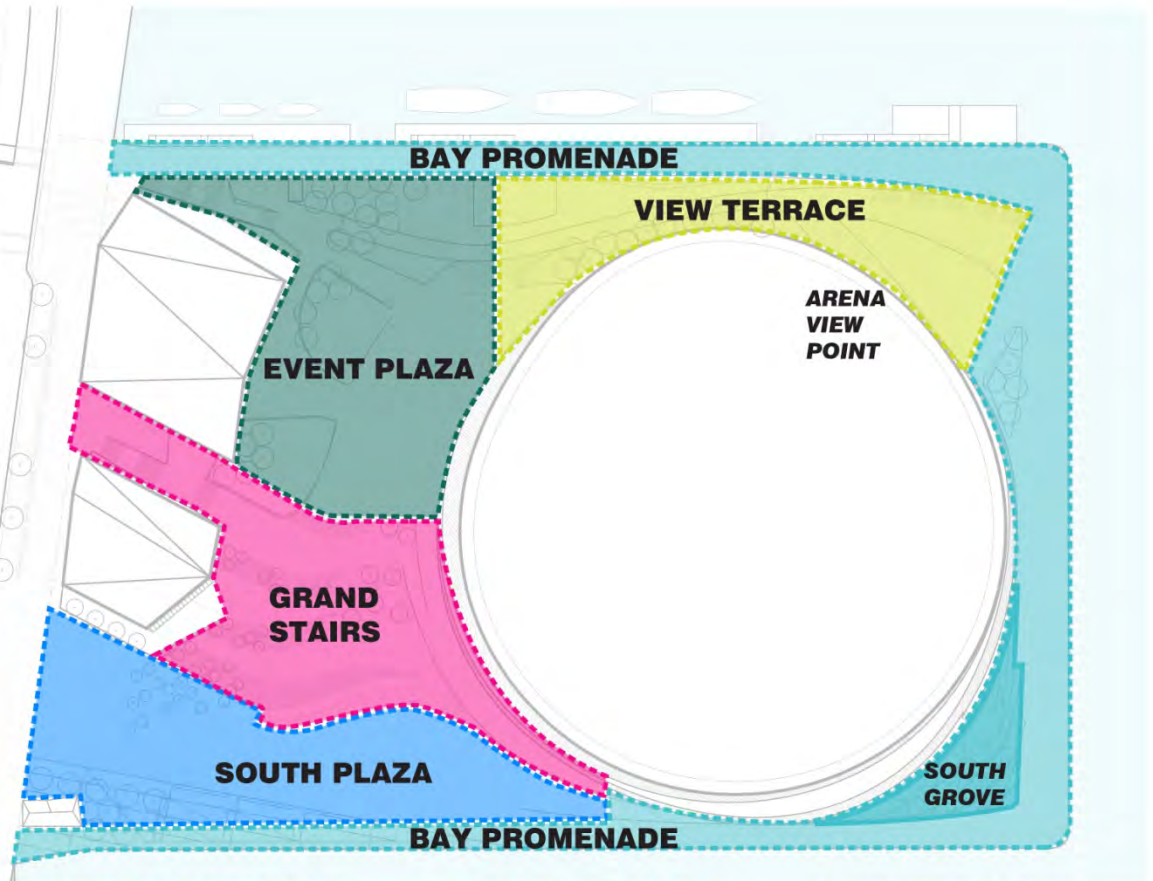
MAIN ST
PASSAGE

GRAND STAIR

ACCESS TO UPPER VENUE ENTRY
AMPHITHEATER SEATING
TERRACED GARDENS
RAIN GARDENS
PALM GROVE

SOUTH PLAZA

BOARDWALK TERRACE
EVENT PLAZA
LARGE EVENTS /
PERFORMANCES
THEATER ENTRY
PALM GROVE



BAY PROMENADE

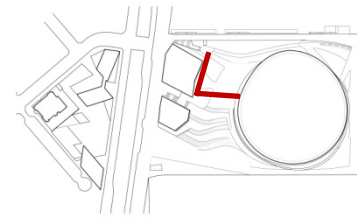
WORKING WATERFRONT
FIRE BOATS
WATER TAXI DOCK
FERRY DOCK
CRUISE PORT OF CALL
PEDESTRIAN & CYCLE PROMENADE
FISHING

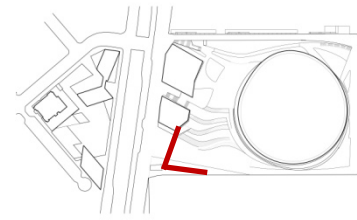
SOUTH GROVE

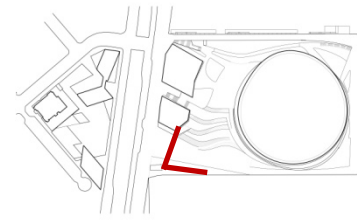
COASTAL PLANTING
NATIVE LANDSCAPE
TERRACED SEATING
VIEWING PLATFORM

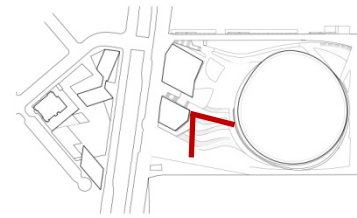
VIEW TERRACE

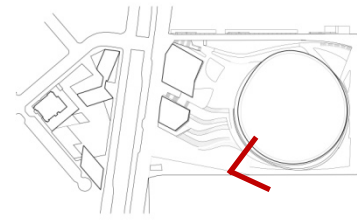
BAY BRIDGE AND CITY
VIEW
BASKETBALL VIEW POINT
NATIVE PLANTING
LAWN TERRACE
RAIN GARDENS



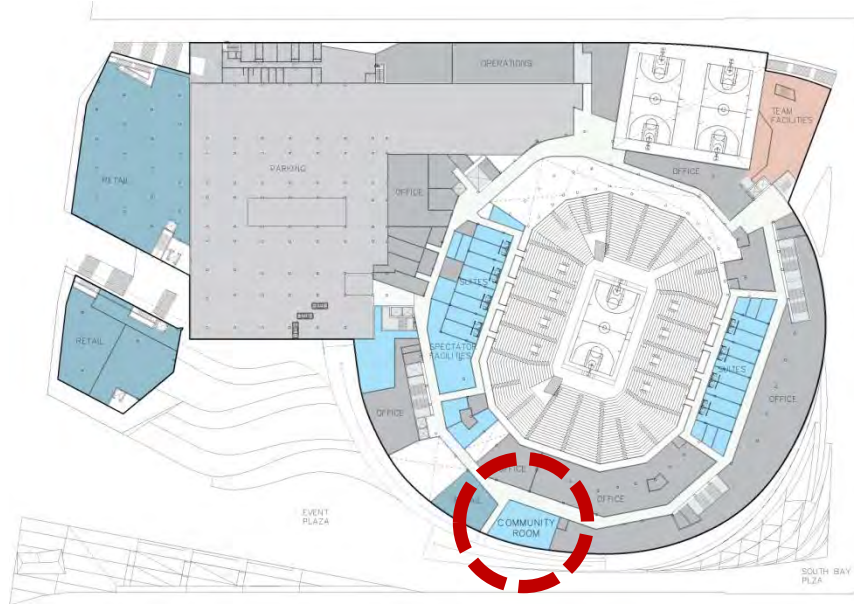


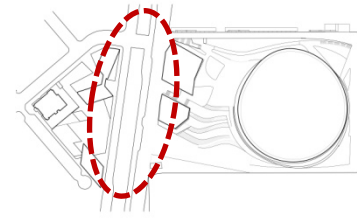


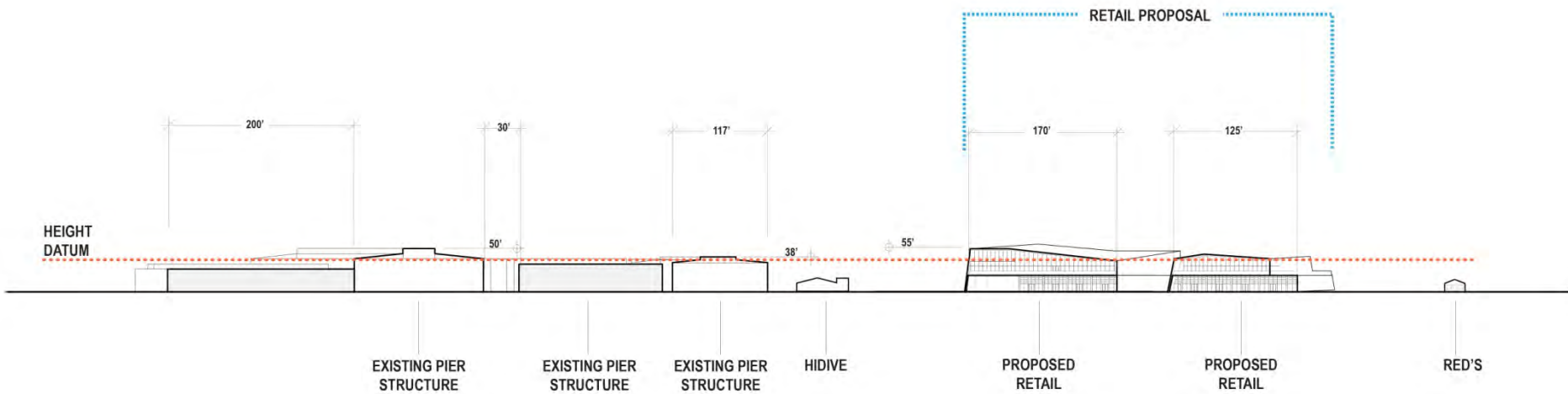
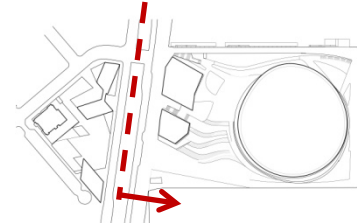


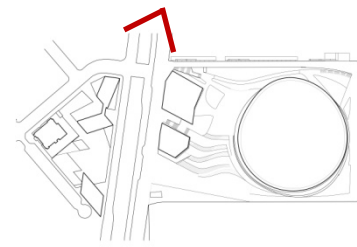


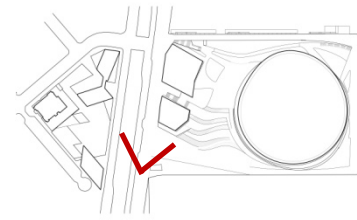
COMMUNITY ROOM LOCATION



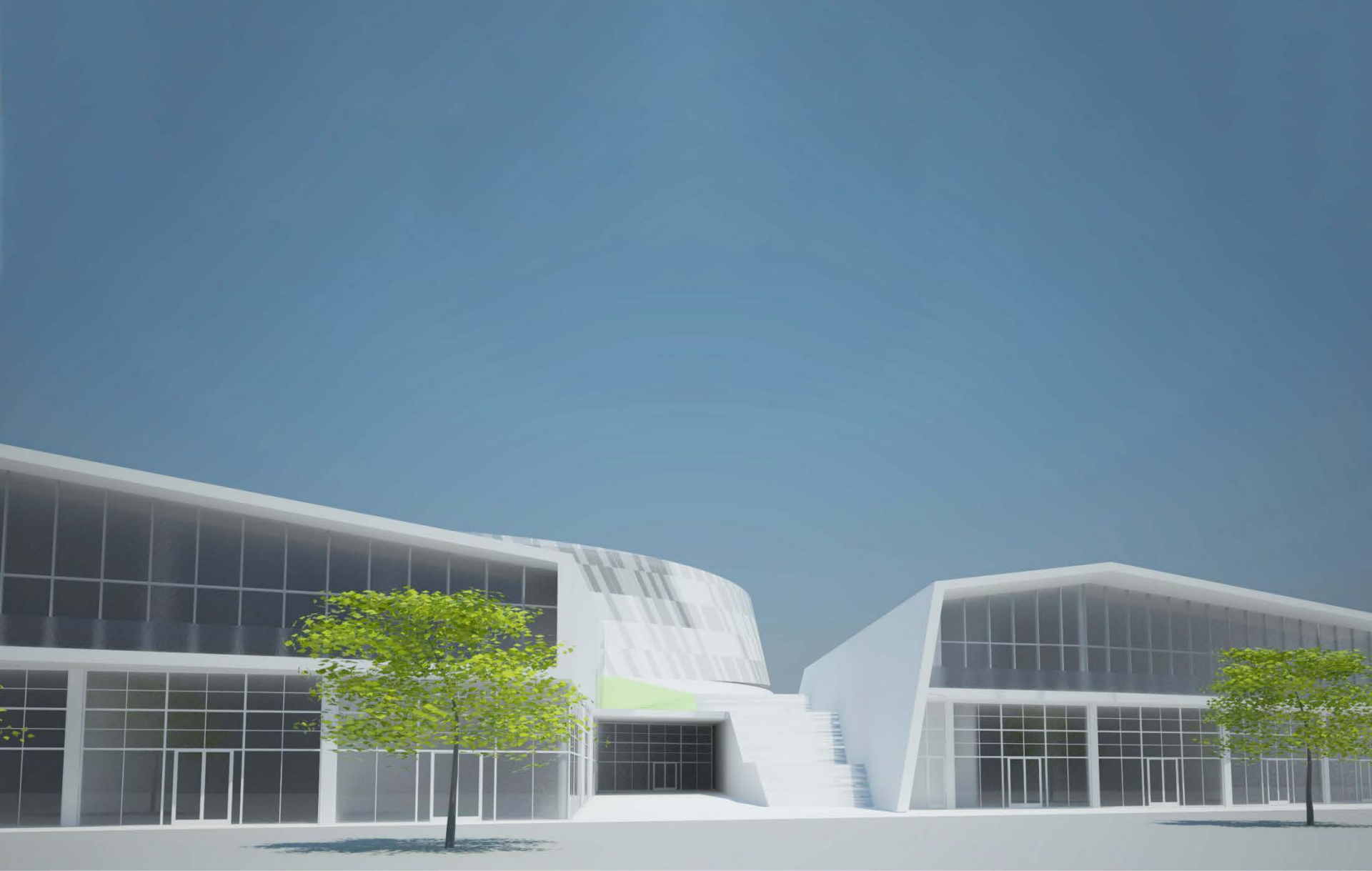






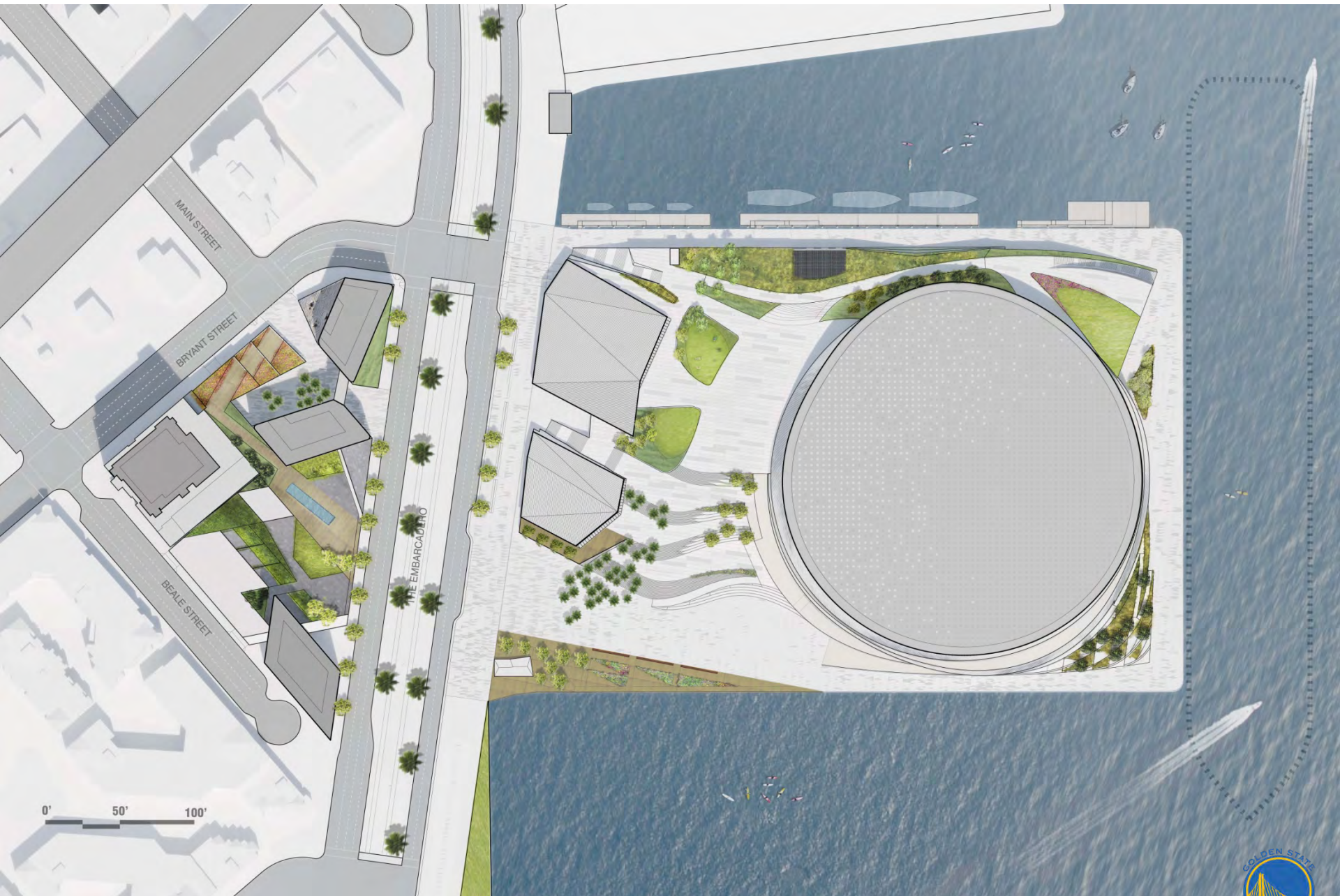








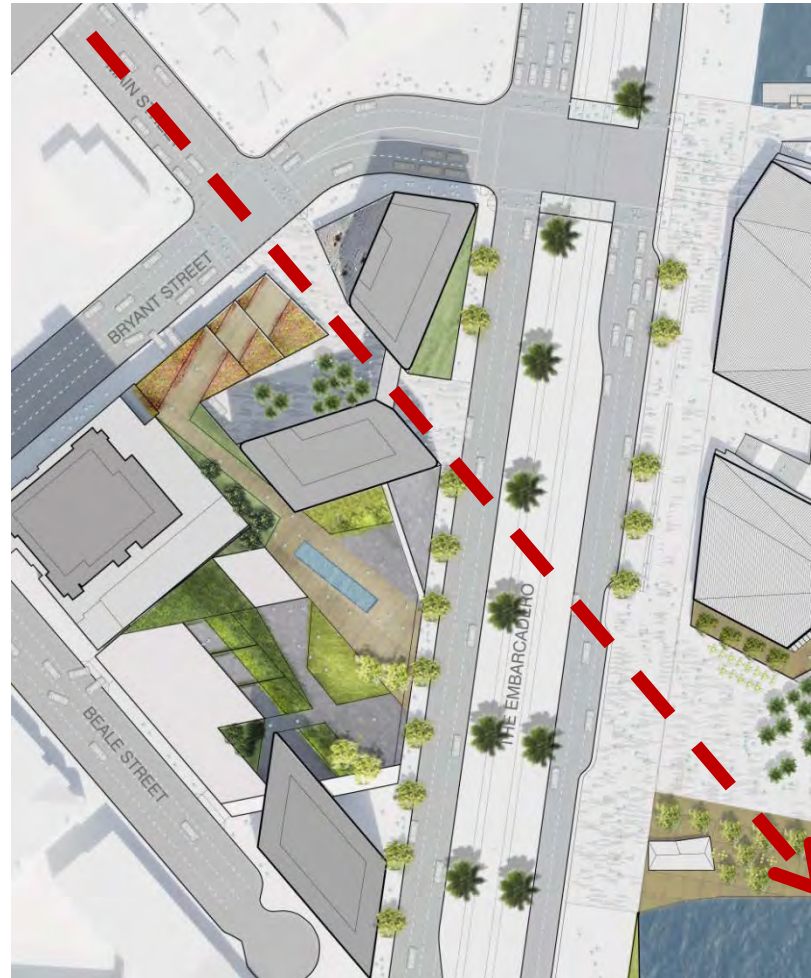
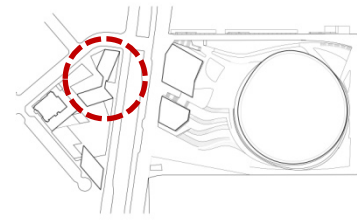


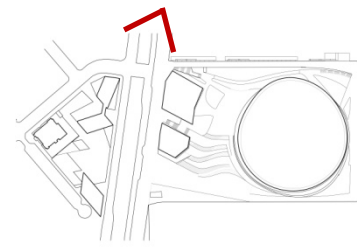


Pier 30/32 and Seawall Lot 330 Development May 2013

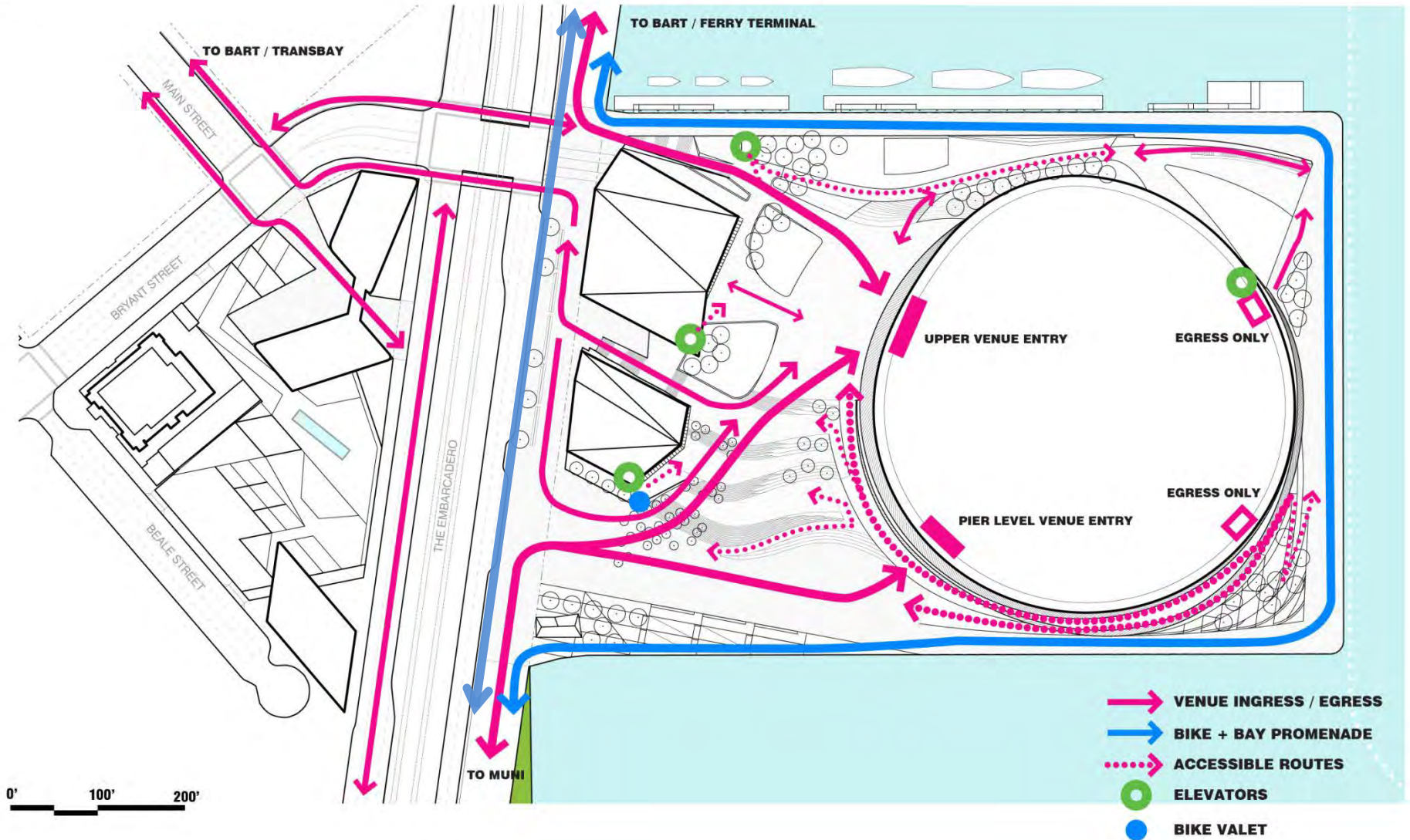




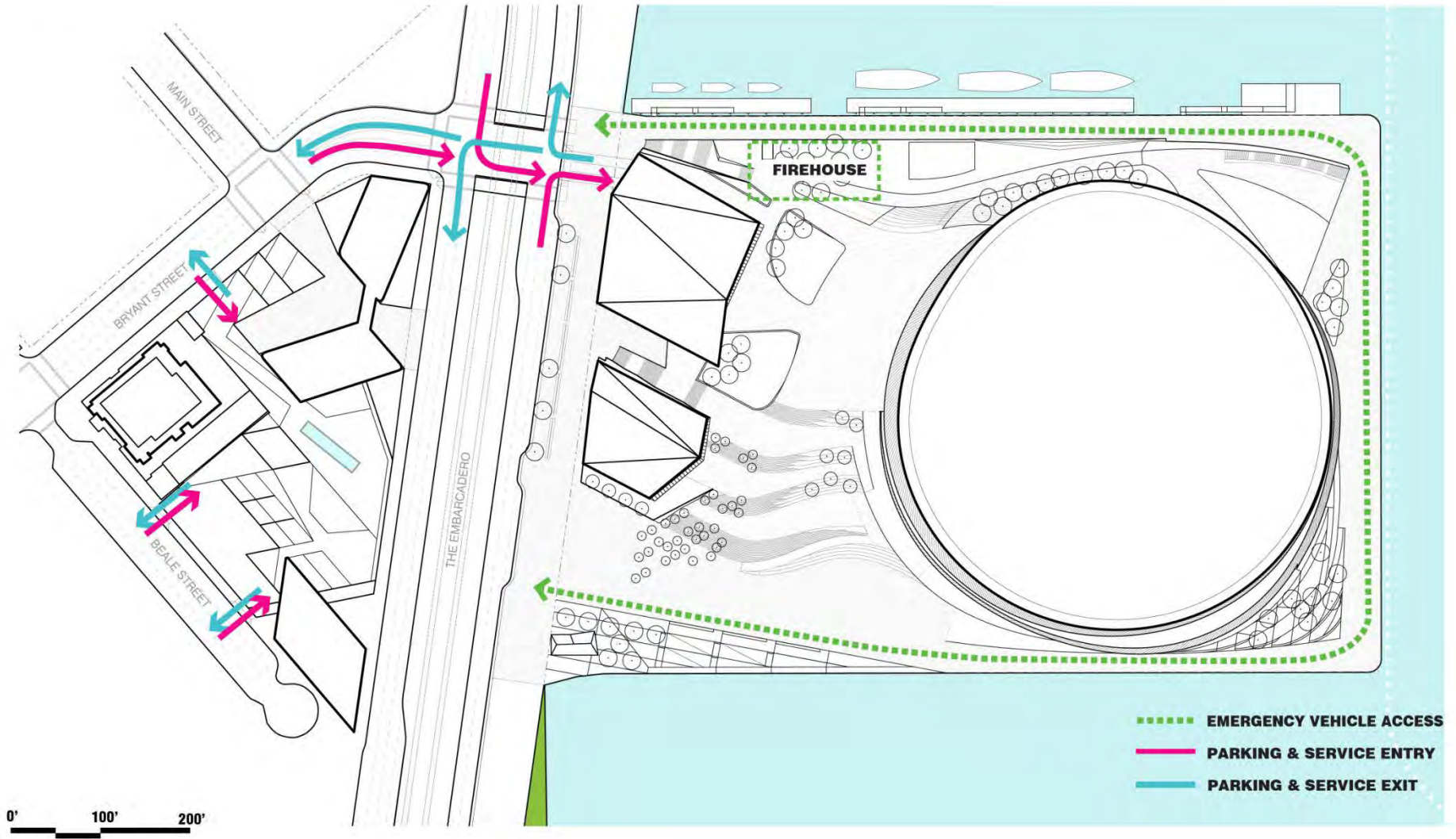




PEDESTRIAN CIRCULATION



VEHICULAR CIRCULATION



SUSTAINABILITY OVERVIEW

LEED GOLD : HIGHEST LEVEL OF ANY ARENA IN THE US.

ENERGY EFFICIENT : EXCEEDS ENERGY CODE BY AT LEAST 15%.

EMPHASIS ON PUBLIC TRANSIT : WALKING DISTANCE TO DOWNTOWN TRANSIT.

90% PARKING REDUCTION FROM ORACLE ARENA.

STORMWATER : 100% ON-SITE TREATMENT.

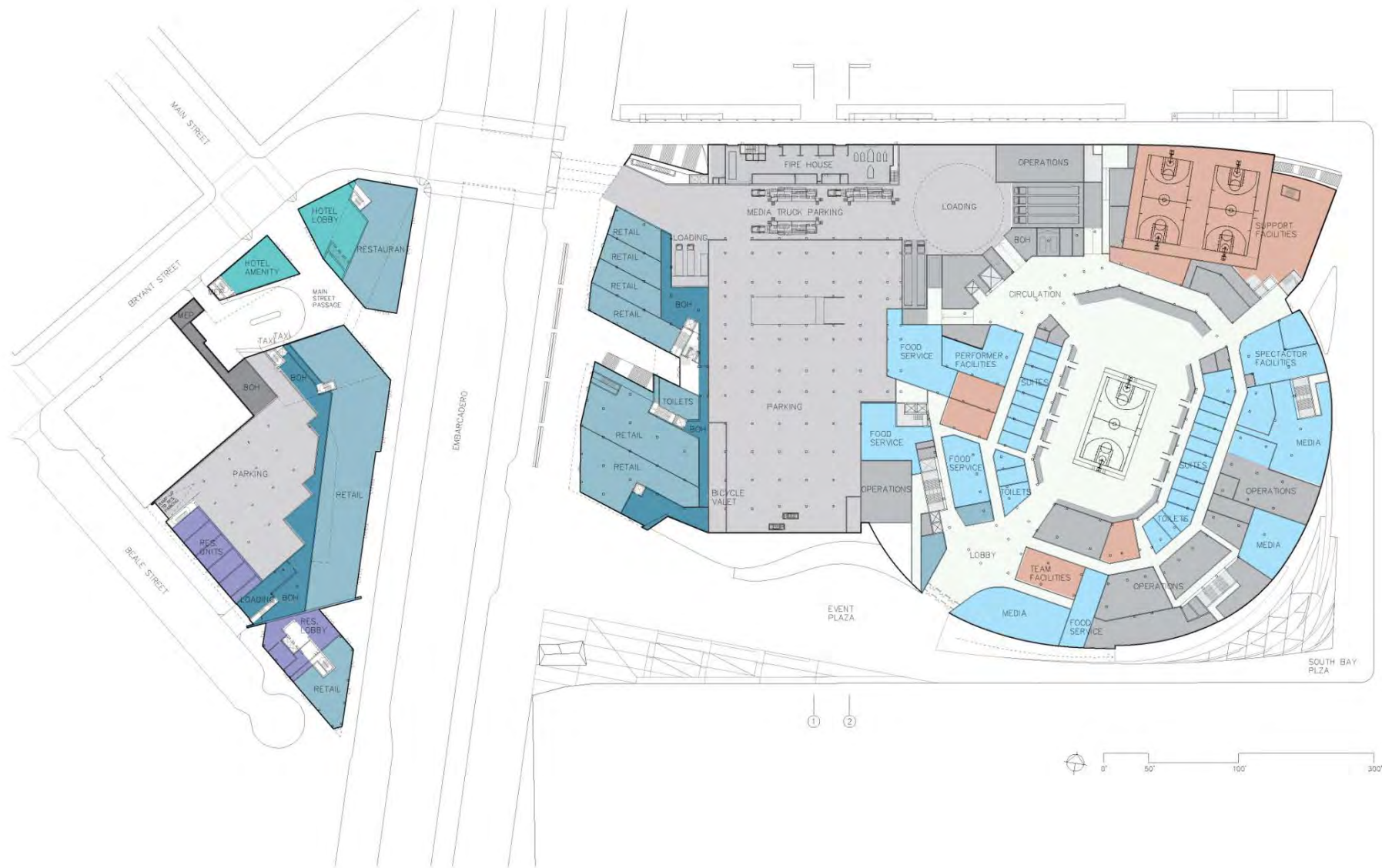
CURRENTLY UNTREATED WATER RUNS DIRECTLY INTO THE BAY.

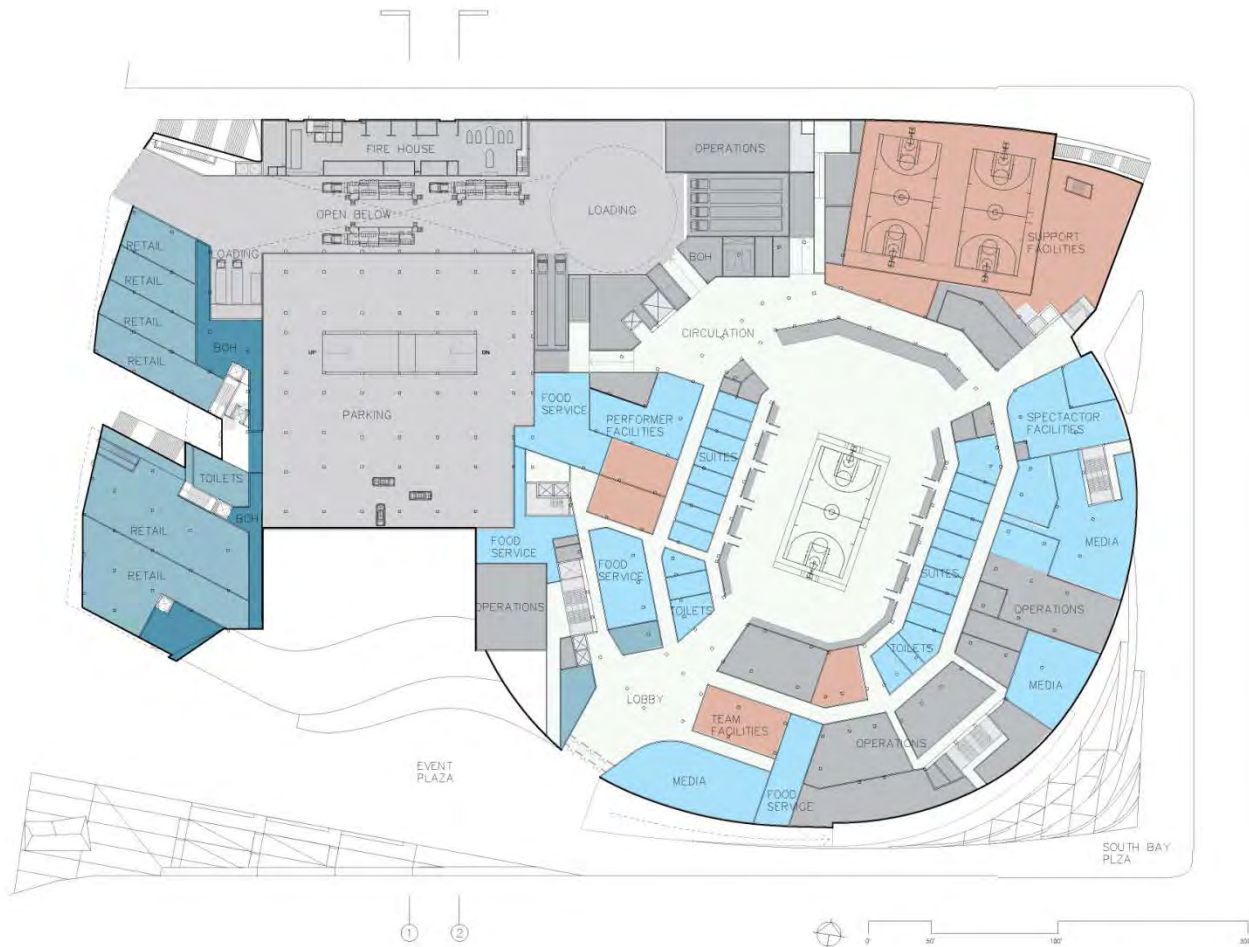
WATERFRONT PARK : 6.6 ACRES OF PUBLIC OPEN SPACE, 1.5 MILES OF WALKWAYS.

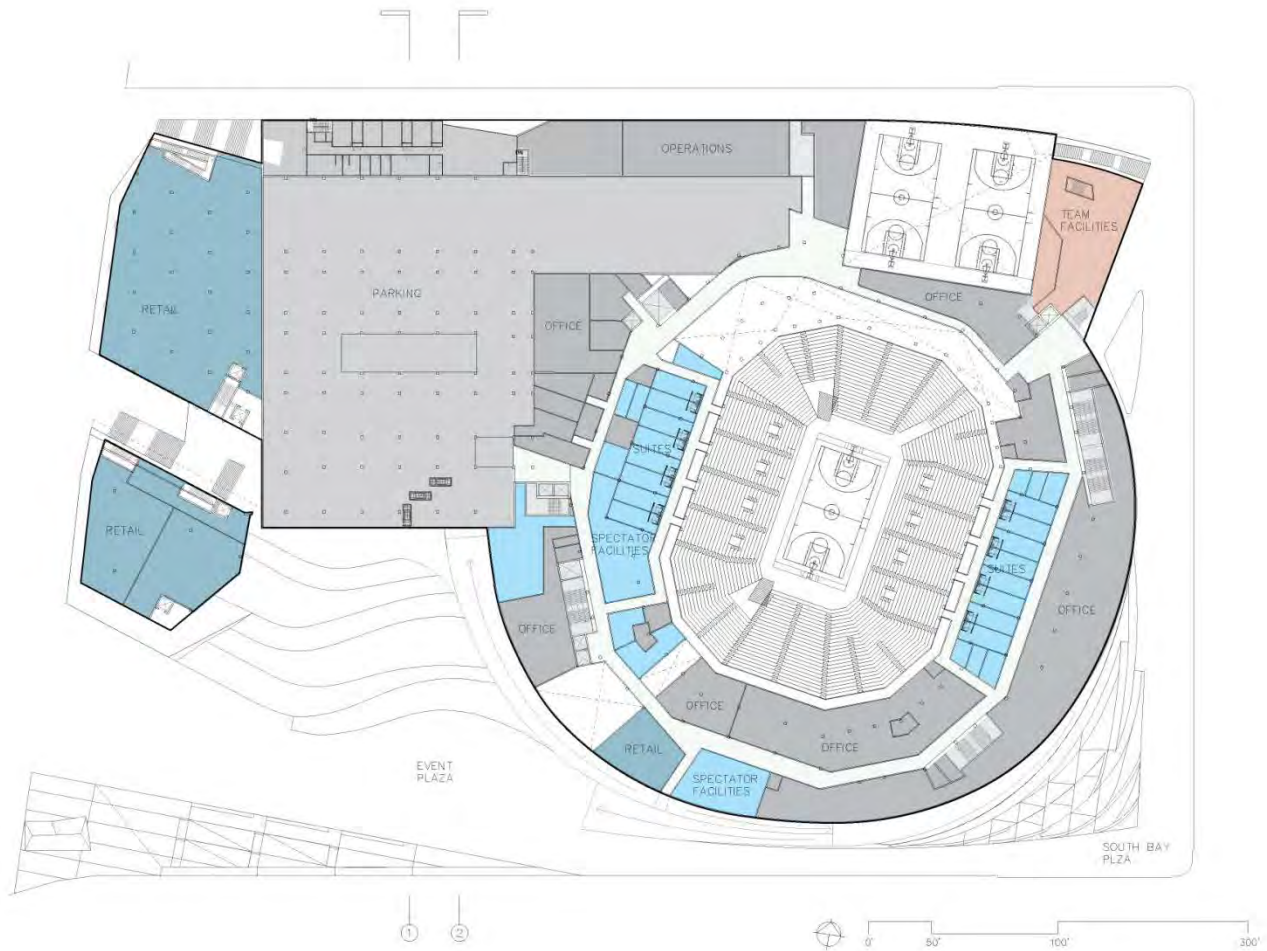


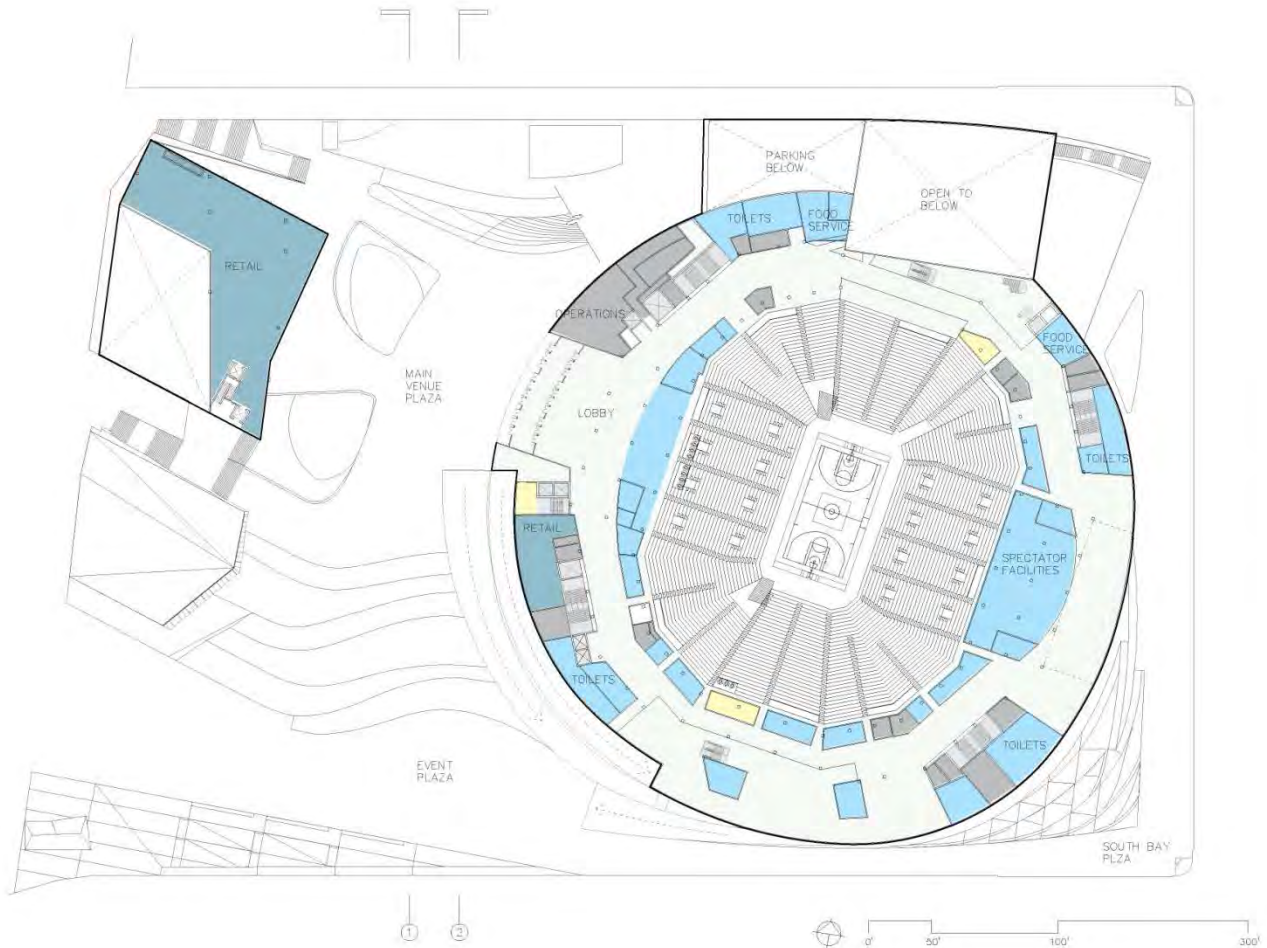


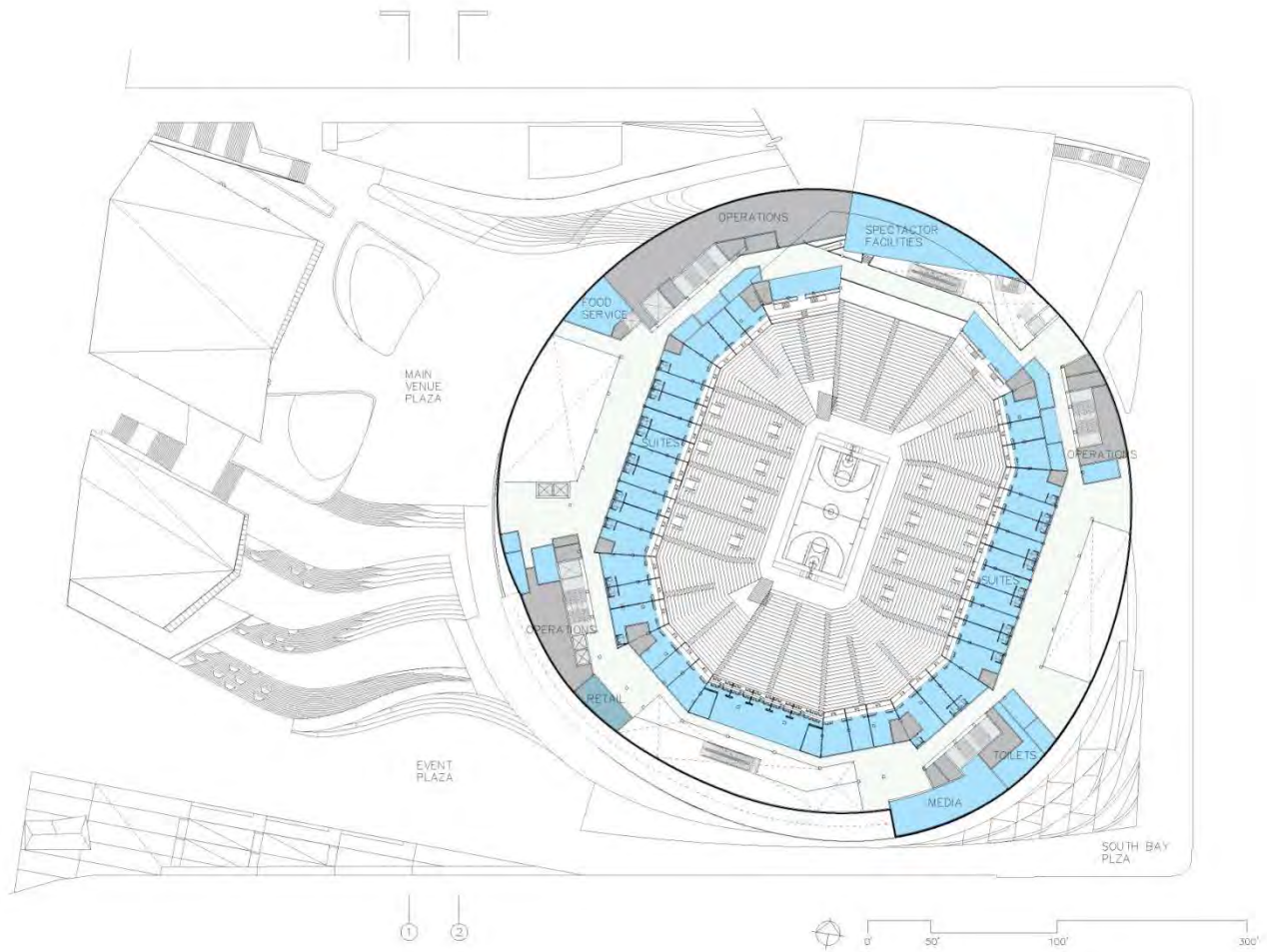


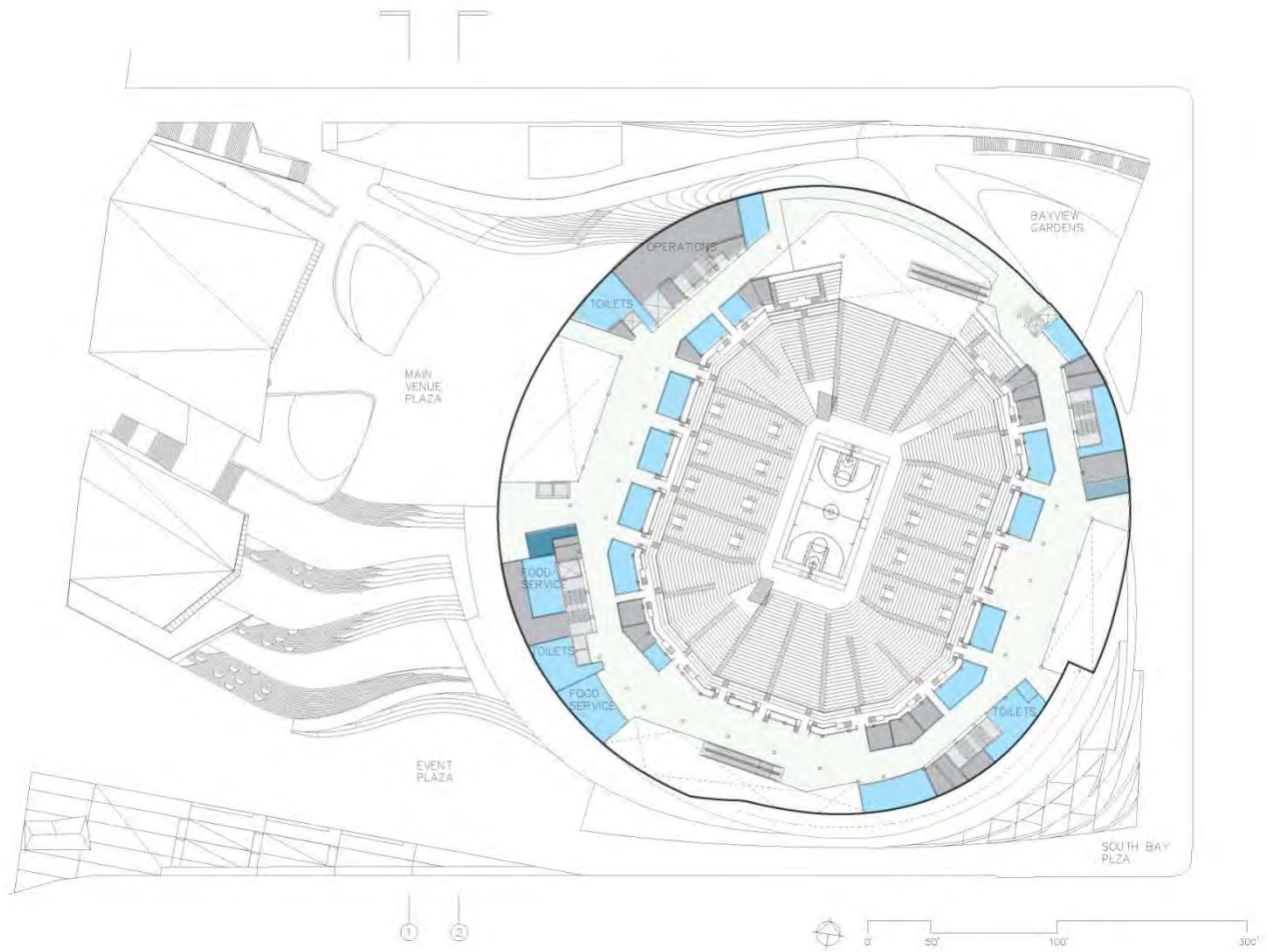


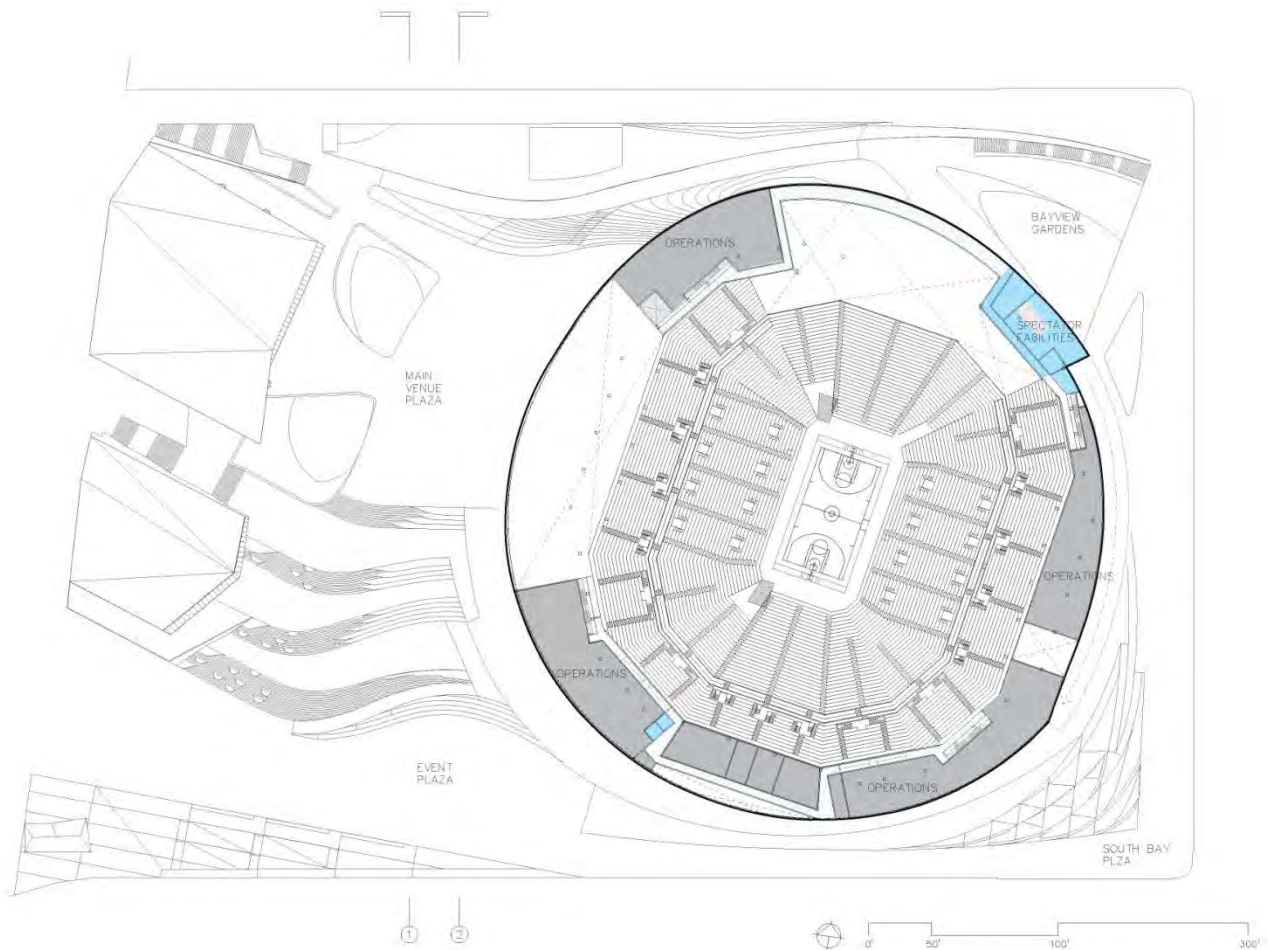


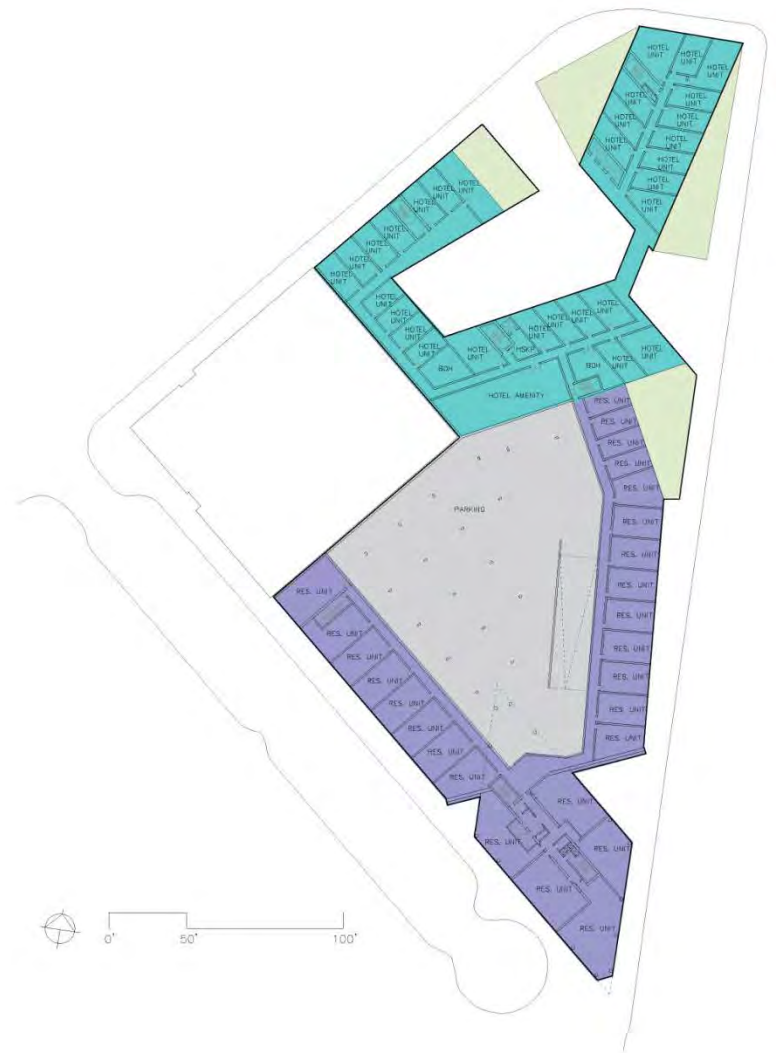


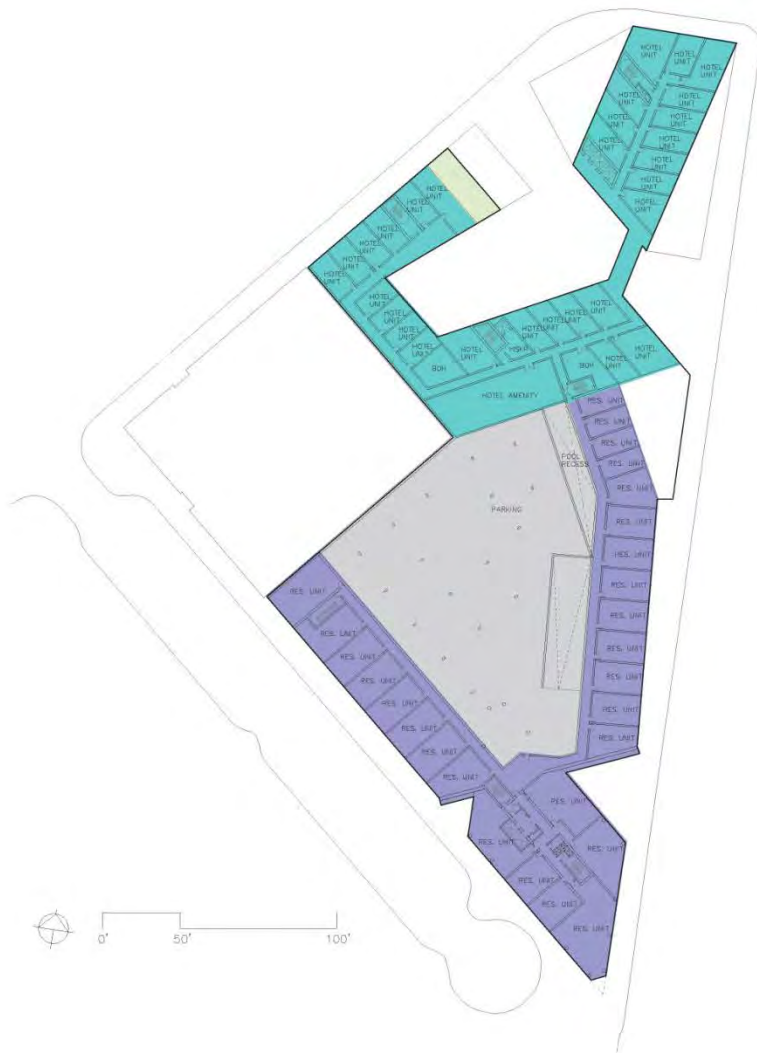


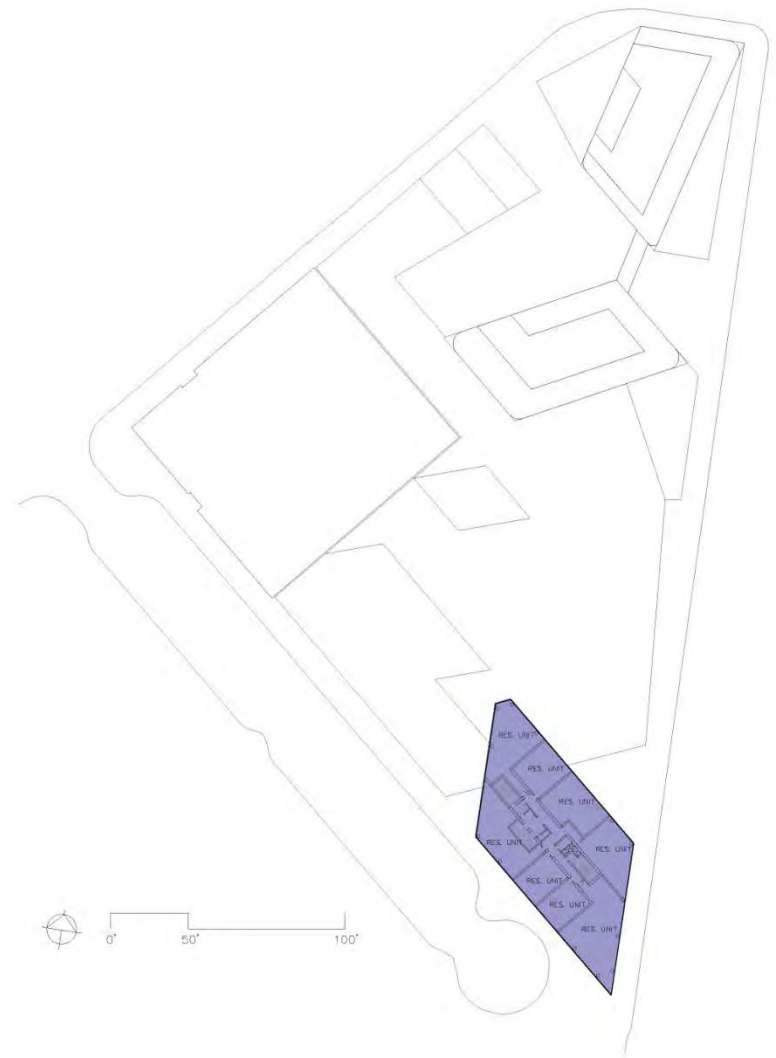
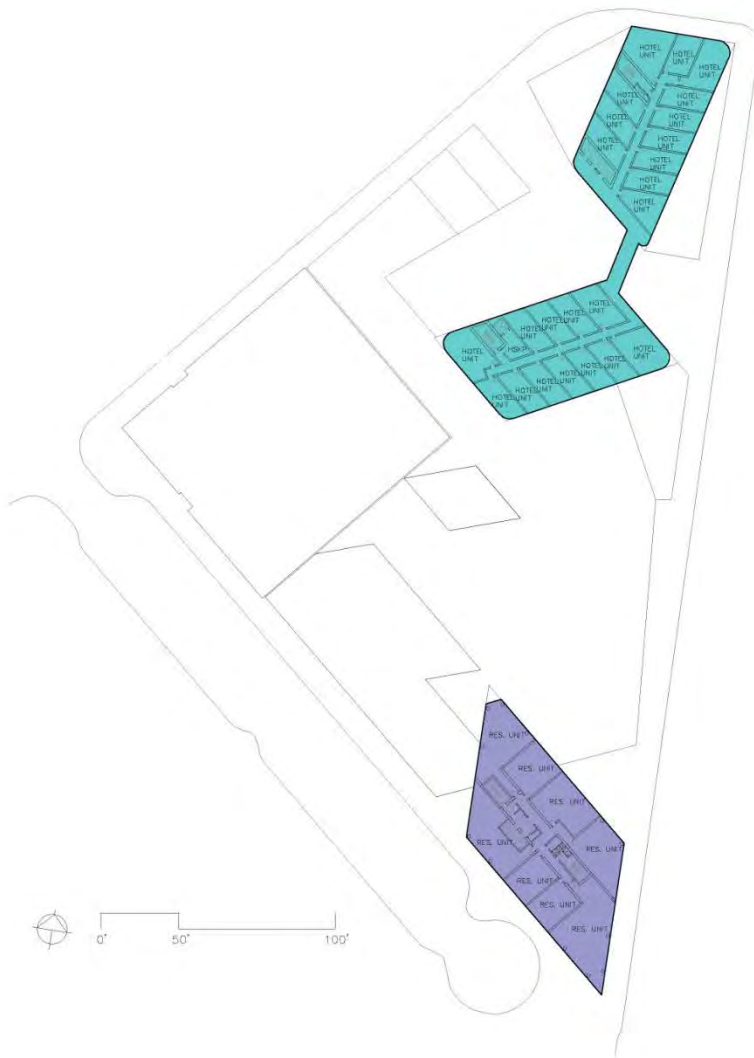












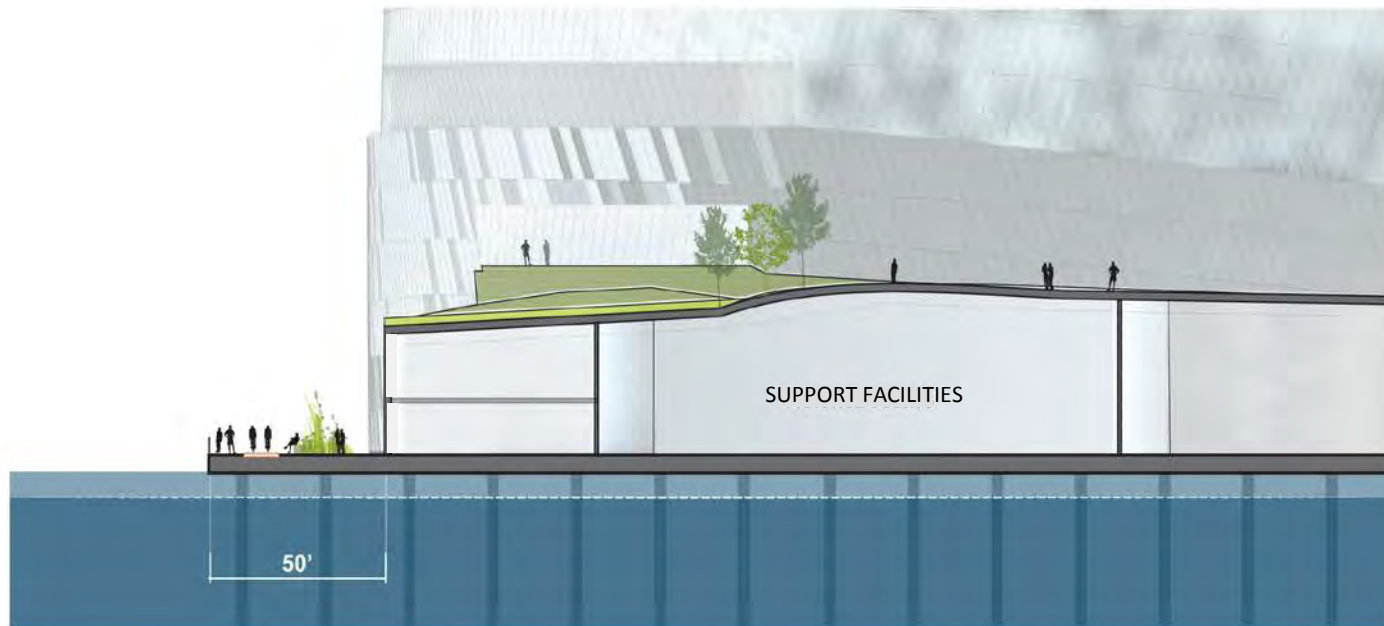
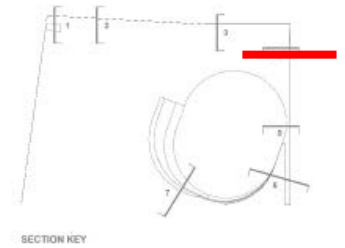






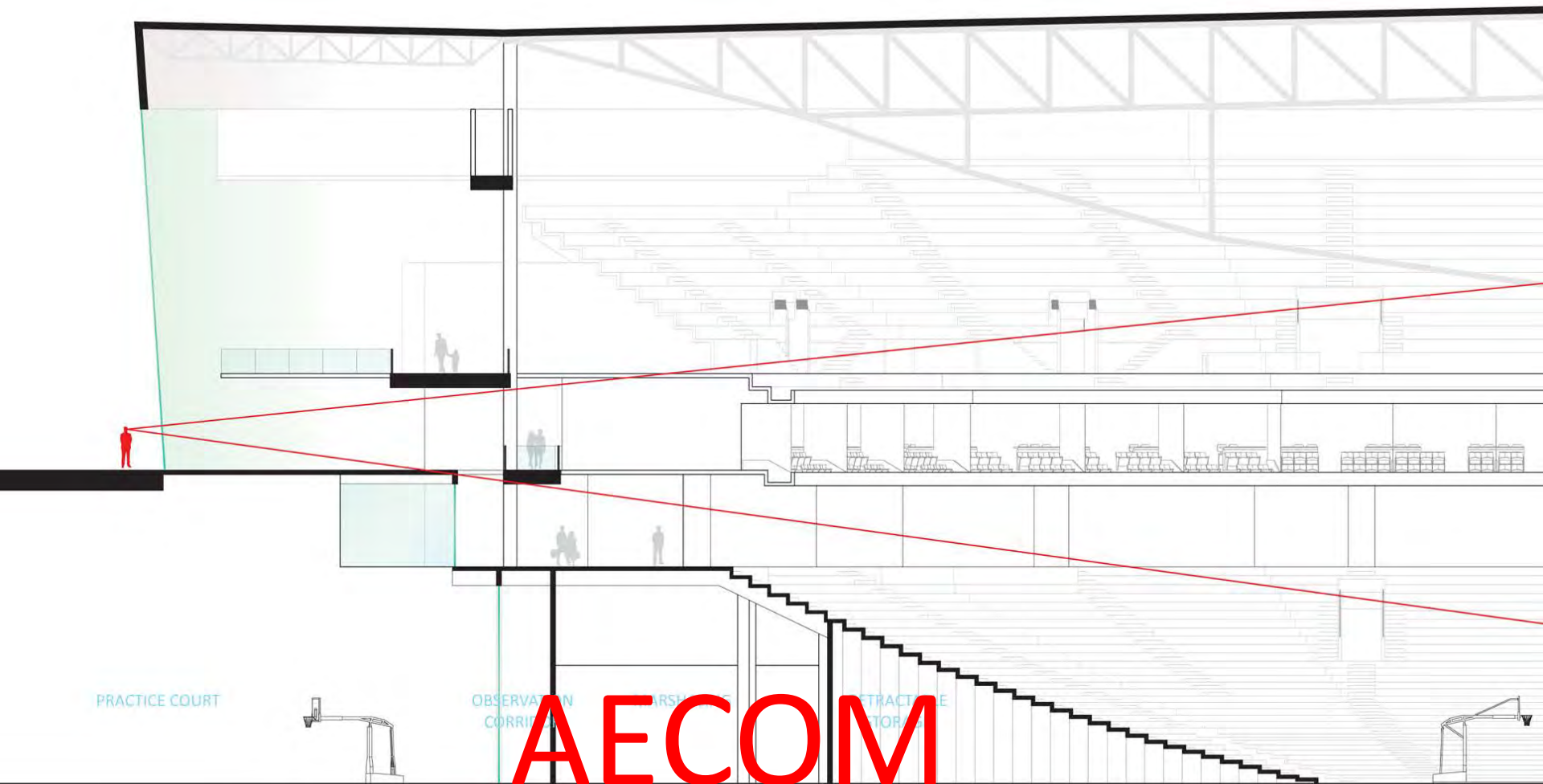


Title



- +115'-8" ROOF
- +51'-6" UPPER PLAZA AT N-E
- +37'-0" MAIN CONCOURSE
- +22'-10" SUITE LEVEL
- +4'-6" EVENT LEVEL

Title



SUSTAINABILITY: OVERVIEW

LEED GOLD STANDARDS

HIGHEST LEVEL WITHIN NBA

MIXED USE DEVELOPMENT

ACTIVATING THE NEIGHBORHOOD
THROUGHOUT THE WEEK

EMPHASIS ON PUBLIC TRANSIT

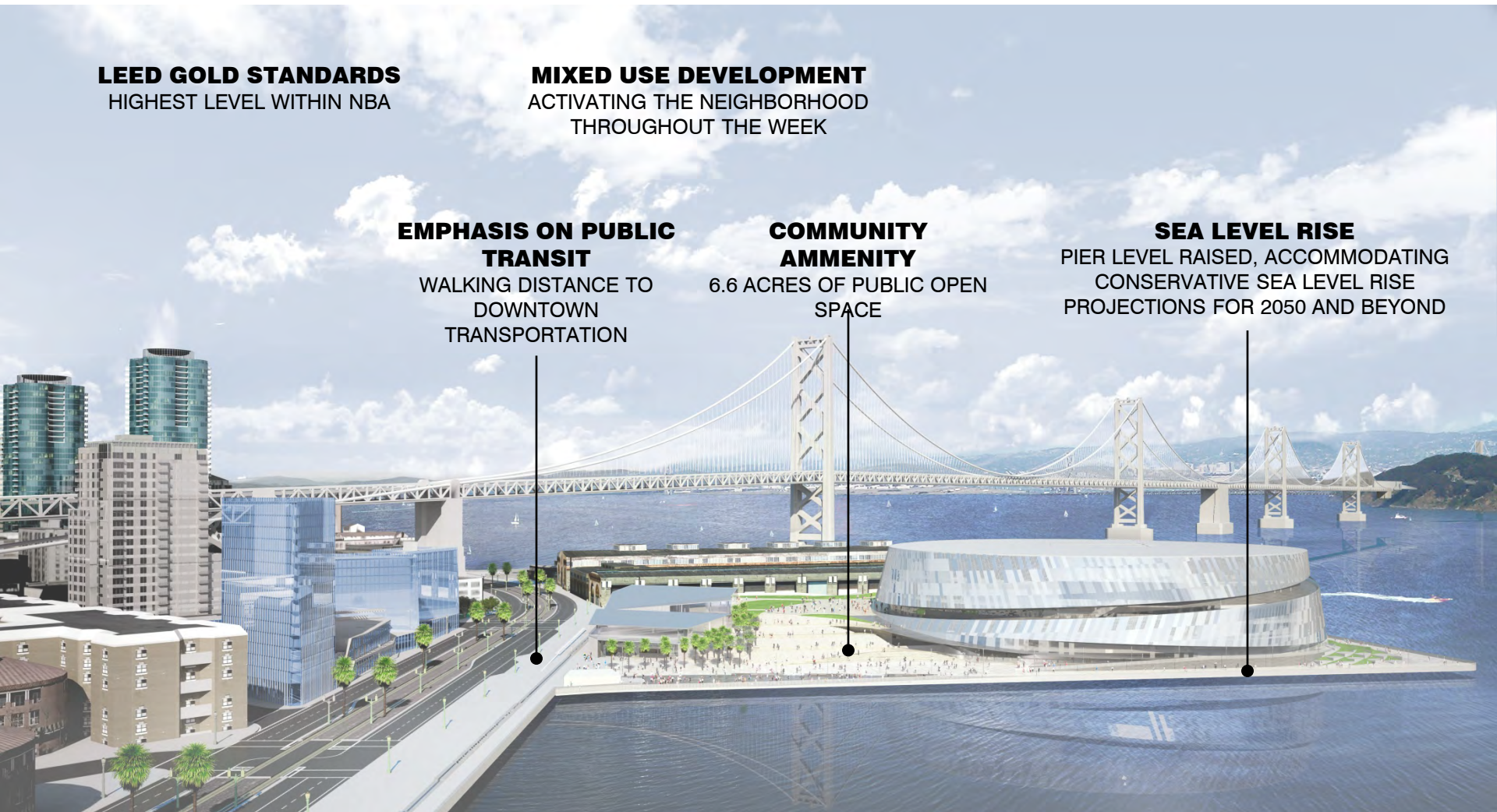
WALKING DISTANCE TO
DOWNTOWN
TRANSPORTATION

COMMUNITY AMMENITY

6.6 ACRES OF PUBLIC OPEN
SPACE

SEA LEVEL RISE

PIER LEVEL RAISED, ACCOMMODATING
CONSERVATIVE SEA LEVEL RISE
PROJECTIONS FOR 2050 AND BEYOND



SUSTAINABILITY: TRANSPORTATION

**90% PARKING REDUCTION
FROM CURRENT LOCATION**
EMPHASIS ON PUBLIC TRANSIT + USE
OF EXISTING PARKING FACILITIES
DURING OFF-PEAK HOURS

MUNI: 1 MINUTE WALK
TRANSBAY: 10 MINUTES WALK
FERRY BUILDING: 12 MINUTES WALK
BART: 15 MINUTES WALK

BIKE PARKING
300 VALET SPACES DURING
EVENTS. 100+ PERMANENT
ONSITE SPACES

**EMBARCADERO
PEDESTRIAN PROMENADE**
DIRECT ACCESS TO DOWNTOWN
TRANSPORTATION

NEW FIRE HOUSE
ENHANCES COMMUNITY
SAFETY THROUGH CLOSE
PROXIMITY

WATER TAXIS
FERRY SERVICE DURING
EVENTS



SUSTAINABILITY: ENERGY + WATER

ENERGY EFFICIENT

WILL EXCEED ENERGY
CODE BY AT LEAST 15%

RECYCLED MATERIALS

GOAL OF 20% RECYCLED
CONTENT

STORMWATER

100% ON-SITE TREATMENT.
CURRENTLY UNTREATED WATER
RUNS DIRECTLY TO THE BAY

LOW WATER USE

PLUMBING
WILL REDUCE WATER
CONSUMPTION BY 30%

HEAT ISLAND

MATERIALS SELECTED
TO REDUCE HEAT GAIN

RECYCLED WATER

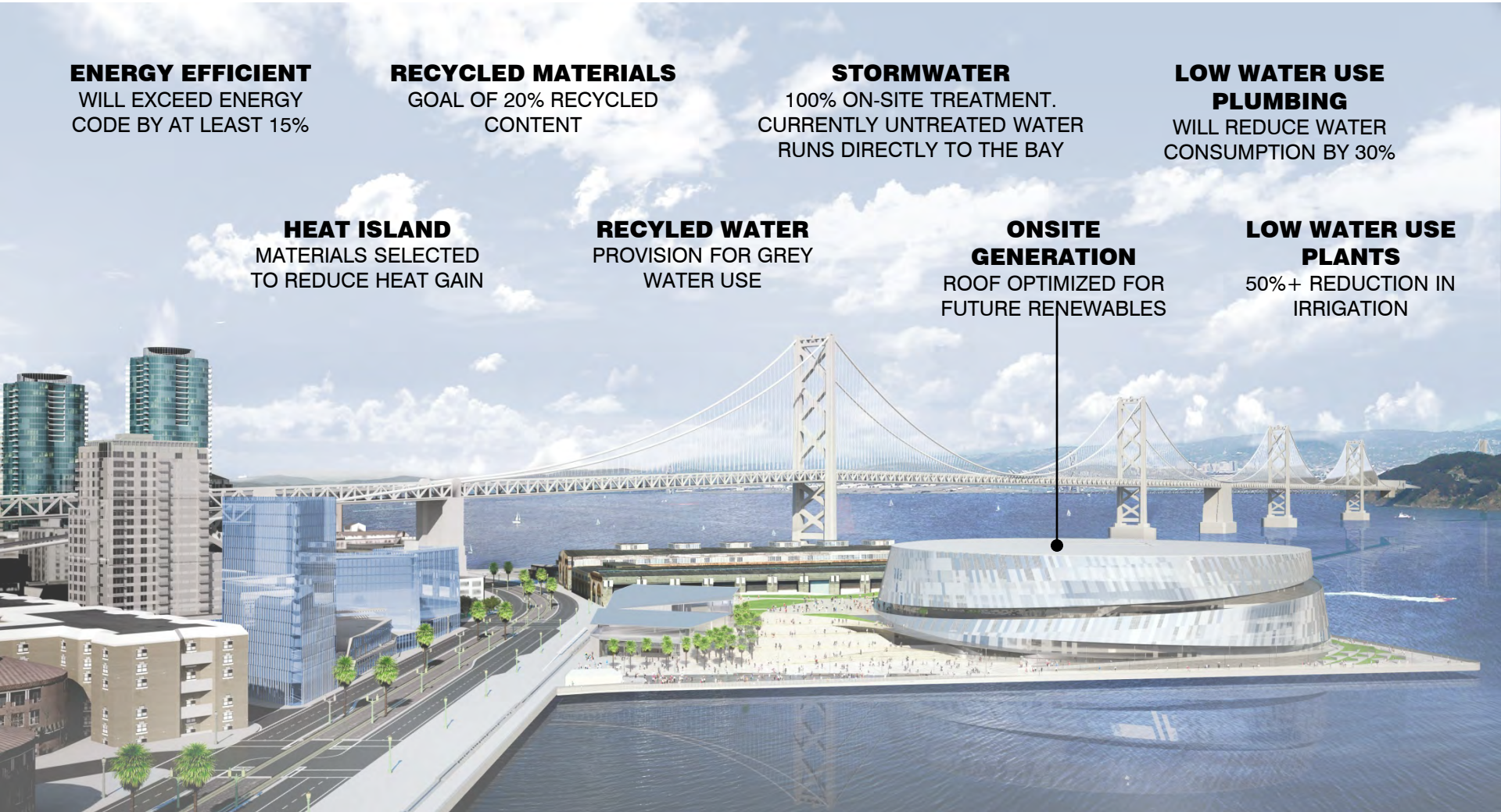
PROVISION FOR GREY
WATER USE

ONSITE GENERATION

ROOF OPTIMIZED FOR
FUTURE RENEWABLES

LOW WATER USE PLANTS

50%+ REDUCTION IN
IRRIGATION



SUSTAINABILITY: **HEALTH + WELLBEING**

WATERFRONT PARK

6.6 ACRES OF PUBLIC OPEN SPACE,
WITH 1.5 MILES OF WALKING ROUTES

EDUCATION + LEARNING

INTERPRETATIVE SIGNAGE ABOUT
BAY ECOLOGY AND HUMAN HEALTH

FITNESS

PROMOTION OF WALKING, CYCLING
AND EXERCISE AROUND THE PIER

HEALTHY EATING

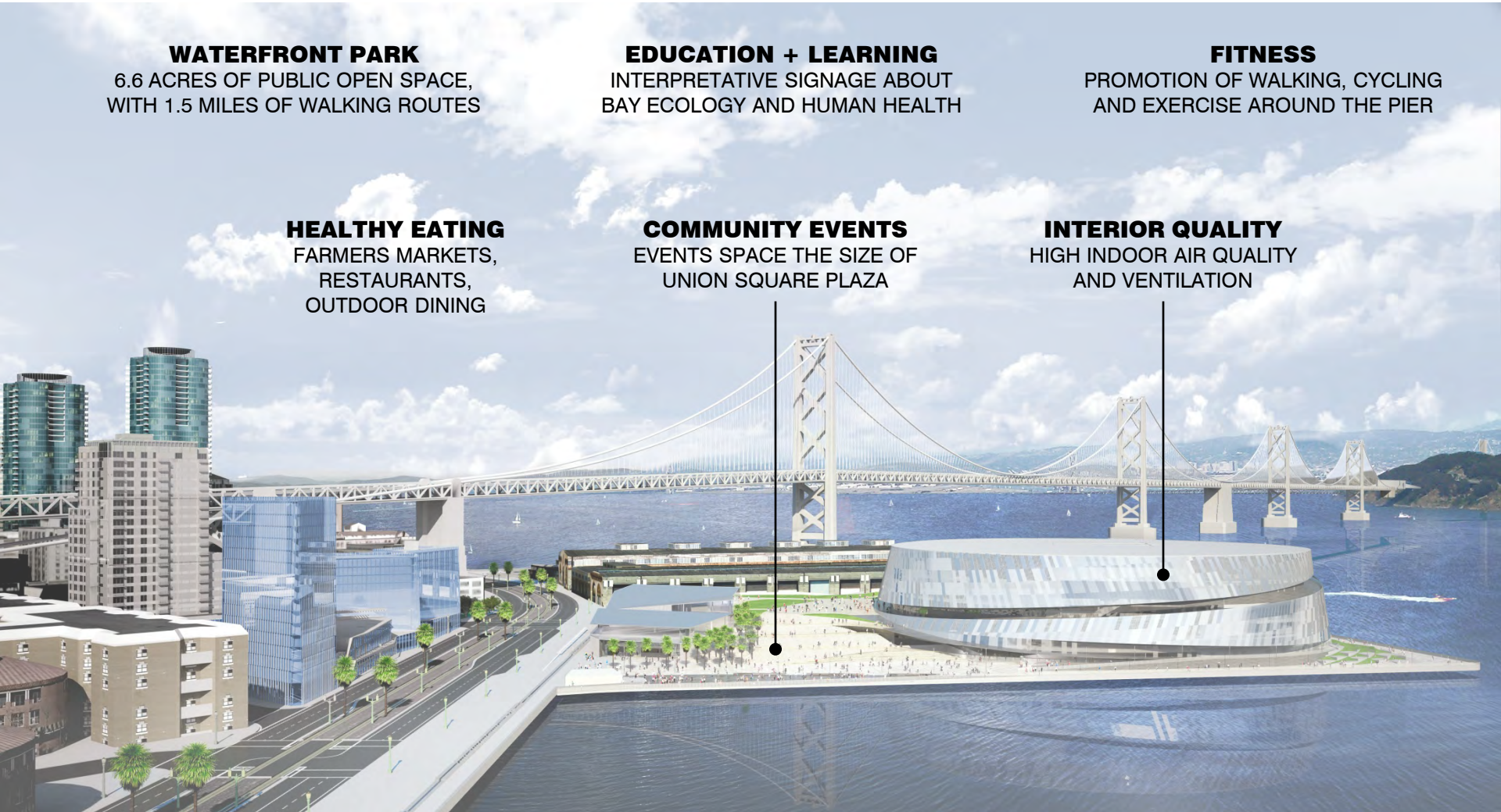
FARMERS MARKETS,
RESTAURANTS,
OUTDOOR DINING

COMMUNITY EVENTS

EVENTS SPACE THE SIZE OF
UNION SQUARE PLAZA

INTERIOR QUALITY

HIGH INDOOR AIR QUALITY
AND VENTILATION



Project Comparison – SWL 330 Development

Version 1.0 and Version 2.0

	Version 1.0	Version 2.0
Residential	140,000-160,000 GSF	208,844 GSF
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