



# San Francisco Port Commission Approves Pier 70 Mixed-Use Project

*20 years of imagining – 10 years of sustained effort*

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**San Francisco, CA - Tuesday, September 26, 2017** – Today, the San Francisco Port Commission approved the Pier 70 Mixed-Use Development Project. The project has been in the making for more than a decade and fulfills the vision of the Port’s Pier 70 Preferred Master Plan, developed with the community from 2007 to 2010.

Pier 70 is a 70-acre site adjacent to the City’s Dogpatch neighborhood, between 18<sup>th</sup> Street and the former Potrero Power Plant Site and west of Illinois Street. Pier 70 contains the Port’s ship repair facility and the Union Iron Works Historic District, which is listed on the National Register of Historic Places (“National Register”).

The Pier 70 Mixed-use Development Project is subject to review and final approval by the San Francisco Board of Supervisors; the process will start in October, 2017.

In 2011, the Port Commission selected Forest City Realty Trust, Inc. (“Forest City”) as its development partner for the 28-Acre Site (“Pier 70 Project”). Forest City has also assisted the Port in rezoning Port-owned land at Illinois & 20<sup>th</sup> Street and Pacific, Gas & Electric Co. land at Illinois & 22<sup>nd</sup> Street (“Illinois Parcels”).

Under new zoning unanimously approved by the Planning Commission in August, development of the Pier 70 Project and the Illinois Parcels (together, the “Pier 70 Special Use District” or “Pier 70 SUD”) will reintegrate and restore 35 acres of Pier 70, rehabilitate 3 significant historic buildings, and create new connections to the Dogpatch neighborhood. The project will create an active, sustainable San Francisco neighborhood that recognizes its industrial past and co-exists with continuing ship repair operations at Pier 70.

“This exciting new waterfront neighborhood will join community and industry, engaging residents, workers, artists and manufacturers in a lively mix of uses and activities throughout the site,” said Elaine Forbes, Port Executive Director. “Once complete, Pier 70 will reflect the City’s diversity and creativity, inviting the public to new parks, restaurants, arts uses, event spaces and public access to the San Francisco Bay, in an area that has been closed to public access for more than a century.”

New buildings within the site will complement the industrial setting and fabric in size, scale, and material, with historic buildings repurposed into residential use and space for local manufacturing and community amenities. The Pier 70 SUD will include a diversity of open spaces at multiple scales, shaped by nearby buildings, framing the waterfront, and creating a platform for a range of experiences.

Project Statistics (Pier 70 Special Use District):

- Between approximately 1.1 and 2.3 million square feet of new office space
- Between approximately 1,645 and 3,025 residential units. 30% of units at the 28-Acre Site will be affordable.
- Approximately 475,000 square feet of active ground floor uses, including retail, arts and light industrial.

“Pier 70 will be a neighborhood for all San Franciscans,” said Port Commission President Willie Adams. “The project will create more than 500 affordable housing units, job training and 28,000 new jobs, in both construction and for office and retail workers. With its commitment to Local Business Enterprise contract opportunities and local hire, this project represents the City’s values.”

The Pier 70 Project will include a projected \$750 million in public benefits including:

- **Affordable Housing:** The 28-Acre Site will result in 30% onsite affordable housing:
  - Approximately 150 or more units of onsite rental inclusionary housing, representing 20% of the units in all onsite rental buildings, affordable to households at an average of 80% area median income, offered in part through the Neighborhood Resident Housing Preference program.
  - Approximately 320 or more fully-funded units of permanently affordable family and formerly homeless housing, in three buildings developed by local nonprofits selected by the Mayor’s Office of Housing and Community Development, located close to transit and a children’s playground.
- **HOPE SF Funding:** Approximately \$35 million in revenue dedicated to **HOPE SF projects**, including Potrero Rebuild, from the proposed rezoning and 3<sup>rd</sup> party development of the PG&E Hoedown Yard at Illinois & 22<sup>nd</sup> Street.
- **Transportation Funding and On-Site Services:** Comprehensive transportation demand management plan to encourage sustainable modes of travel, facilities to support a new bus line through the project, an open-to-the-public shuttle service, and approximately \$50 million in funding that will be used to support neighborhood-supporting transportation infrastructure. The project also includes a commitment to reducing daily auto trips by 20% from amount analyzed in Project EIR<sup>1</sup>.
- **Workforce Development Program:** 30% local hiring commitment, 17% local business enterprise (“LBE”) utilization, participation in the Office of Economic Workforce and

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<sup>1</sup> [Pier 70 Mixed Use Project Final Environmental Impact Report, \(Case No. 2014-001272ENV\).](#)

Development's (OEWD) "First Source" hiring programs, and funding to support expansion of CityBuild and TechSF with outreach to District 10 residents.

- **Rehabilitation of Historic Structures at Pier 70:** The project will rehabilitate three key historic structures (Buildings 2, 12, 21) that are contributing resources to the Union Iron Works Historic District.
- **Parks:** The Pier 70 SUD will provide and maintain 9 acres of new open space for a variety of activities, including an Irish Hill playground, a market square, a central commons, public art, and waterfront parks along 1,380 feet of shoreline
- **Retail and Industrial Uses:** The Pier 70 Project will provide a 60,000 square foot local market hall supporting local manufacturing, is committing to a minimum of 50,000 square feet of on-site PDR space, and is developing a small business attraction program with OEWD staff.
- **A Centerpiece for the Arts:** The Project will include an up to 90,000 square foot building that will house local performing and other arts nonprofits, as well as providing replacement, permanently affordable studio space for the Noonan building tenants. The development will provide \$17.5 million through fee revenue and a special tax for development of the building, matched by private fundraising.
- **Community Facilities:** The Project will contribute up to \$2.5 million towards creating new space to serve the education and recreational needs of the growing community from Central Waterfront, from Mission Bay to India Basin and Potrero Hill, as well as include on-site childcare facilities.
- **Site Sea Level Rise Protection:** The Project's waterfront edge will be designed to protect buildings against the high-end of projected 2100 sea-level-rise estimates established by the state, and the grade of the entire site will be raised to elevate buildings and ensure that utilities function properly.
- **City Seawall Improvement Funding Stream:** The Project will include a long-term funding stream of up to \$2.5 billion (\$88 million in 2017 dollars) to finance future sea level rise improvements anywhere along the Port's 7½ mile waterfront.

In 2014, 73% of voters supported Proposition F, the 2014 ballot measure supporting Forest City's proposed vision for reuse of the area and enabling the Board of Supervisors to increase height limits at the Project. Throughout this process, Forest City and the Port have undertaken extensive engagement and outreach efforts, hosting workshops, open houses, markets, tours, presentations and family events – more than 135 events at last count engaging over 75,000 people. These activating events have allowed visitors to experience Pier 70, and share their input as to its future, today rather than wait for Project improvements.

The Pier 70 Mixed-use Project is subject to review and final approval by the San Francisco Board of Supervisors; the Board review process will start in October, 2017.

For more information, read the full Port Commission Staff Report:

<http://sfport.com/sites/default/files/Item%209B%20Pier%2070%20Approval%20092217.pdf>

About the Port of San Francisco:

The Port of San Francisco manages the waterfront as the gateway to a world-class city, and advances environmentally and financially sustainable maritime, recreational and economic opportunities to serve the City, Bay Area, and California.

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Media Contacts:

Brad Benson, Port, Director of Special Projects  
Tele: 415-274-0498 – Email: [Brad.Benson@sfport.com](mailto:Brad.Benson@sfport.com)

Renée Dunn Martin, Port, Communications Director  
Tel: 415-274-0488 - Email: [Renee.Martin@sfport.com](mailto:Renee.Martin@sfport.com)

Peter Bartelme, Pier 70, Profile Strategies  
Tele: 415-664-1503 - Email: [Pb@prstrategies.com](mailto:Pb@prstrategies.com)