



# Port of San Francisco

## Pier 70

### 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.
- Provide much needed affordable housing for San Francisco residents
- Engage the San Francisco community in the planning process.
- Deliver the project on time and within budget.

### 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 into key subareas: the 28-acre Waterfront Site, the Historic Core consisting of six historic buildings, the 17-acre shipyard,

and 7-acres of 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 nearly complete and is being spearheaded by Orton Development, Inc., the Port's tenant and development partner. The Port is also nearing completion of Crane Cove Park, a 9-acre park on the northwest corner of the site which is projected to open in 2020. Horizontal construction of the 28 acre-Waterfront site is underway and being led by Brookfield, the Port's selected partner to execute development of the 28-acre Waterfront Site. Vertical construction will begin in early 2020. The 7-acre Illinois Street Parcels are being developed by TMG-Presidio Bay and others and vertical construction on the first residential building is expected to begin in late 2020. Together, the 28-acre Waterfront Site and the Illinois Street parcels will have 1,645-3,025 new residential units, with 30% affordable to low and middle income households, including at least 320 units of fully-funded permanently affordable family and formerly homeless housing in 3 buildings, and at least 150 units of onsite rental inclusionary housing. The completed waterfront site will also include roughly 972,000 to 1,400,000 square feet of commercial space, 9 acres of new parks, playgrounds and recreational facilities, major investments in local transit infrastructure, the rehabilitation of 3 historic buildings, and significant sea level rise protections.

Construction is expected to 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 four phase project.

## **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.\*

\*Schedule and budget is subject to change.

## **FOR MORE INFORMATION**

WEBSITE: [www.sfport.com/pier70](http://www.sfport.com/pier70)