

PIER 70 SPECIAL USE DISTRICT PROJECT UPDATE

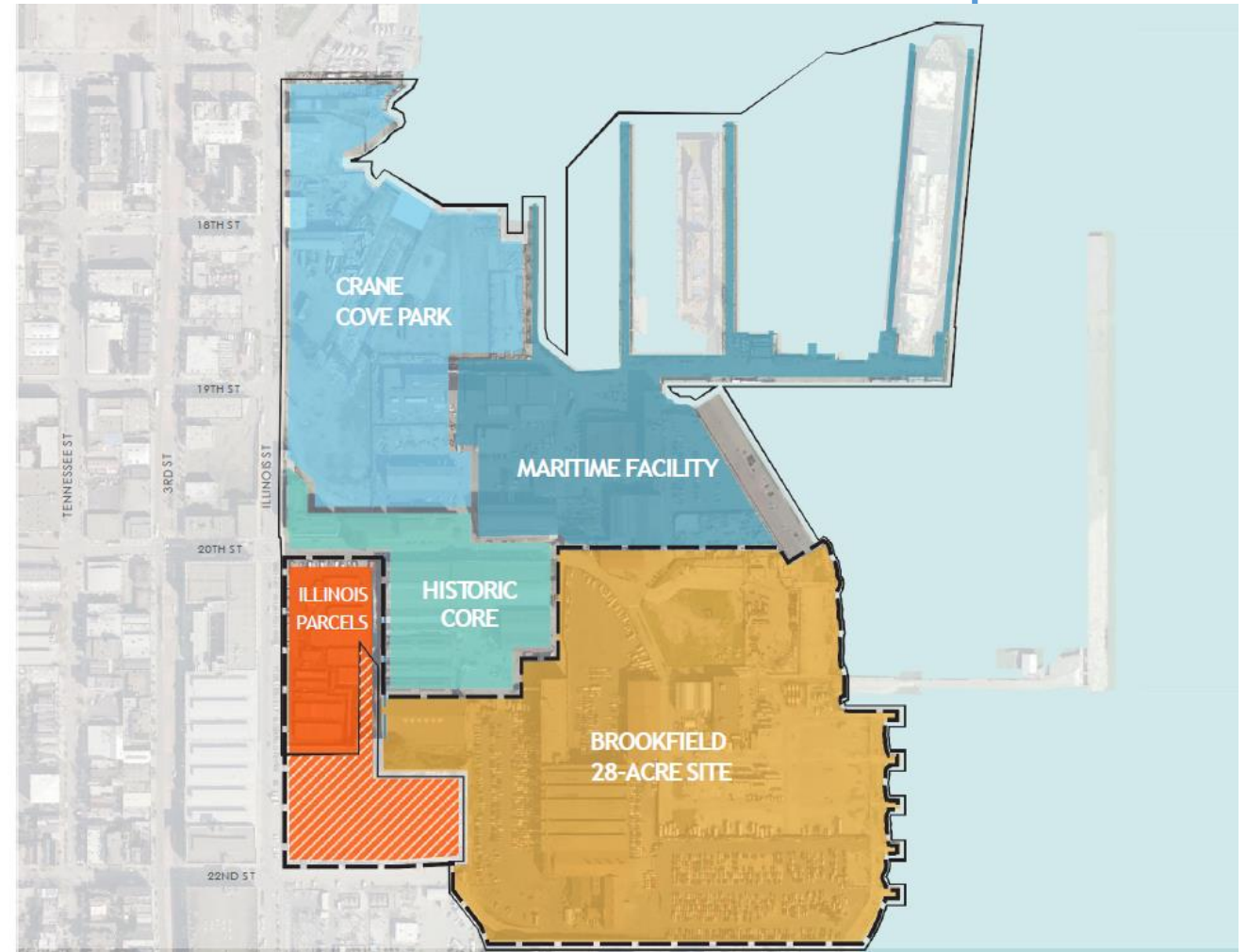
Informational Presentation
December 5, 2019

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Development Project Manager







PIER 70 SUBAREAS

- Crane Cove Park
- Maritime Use
- Historic Core
 - Illinois Parcels
 - Hoedown Yard
 - 28-Acre Site



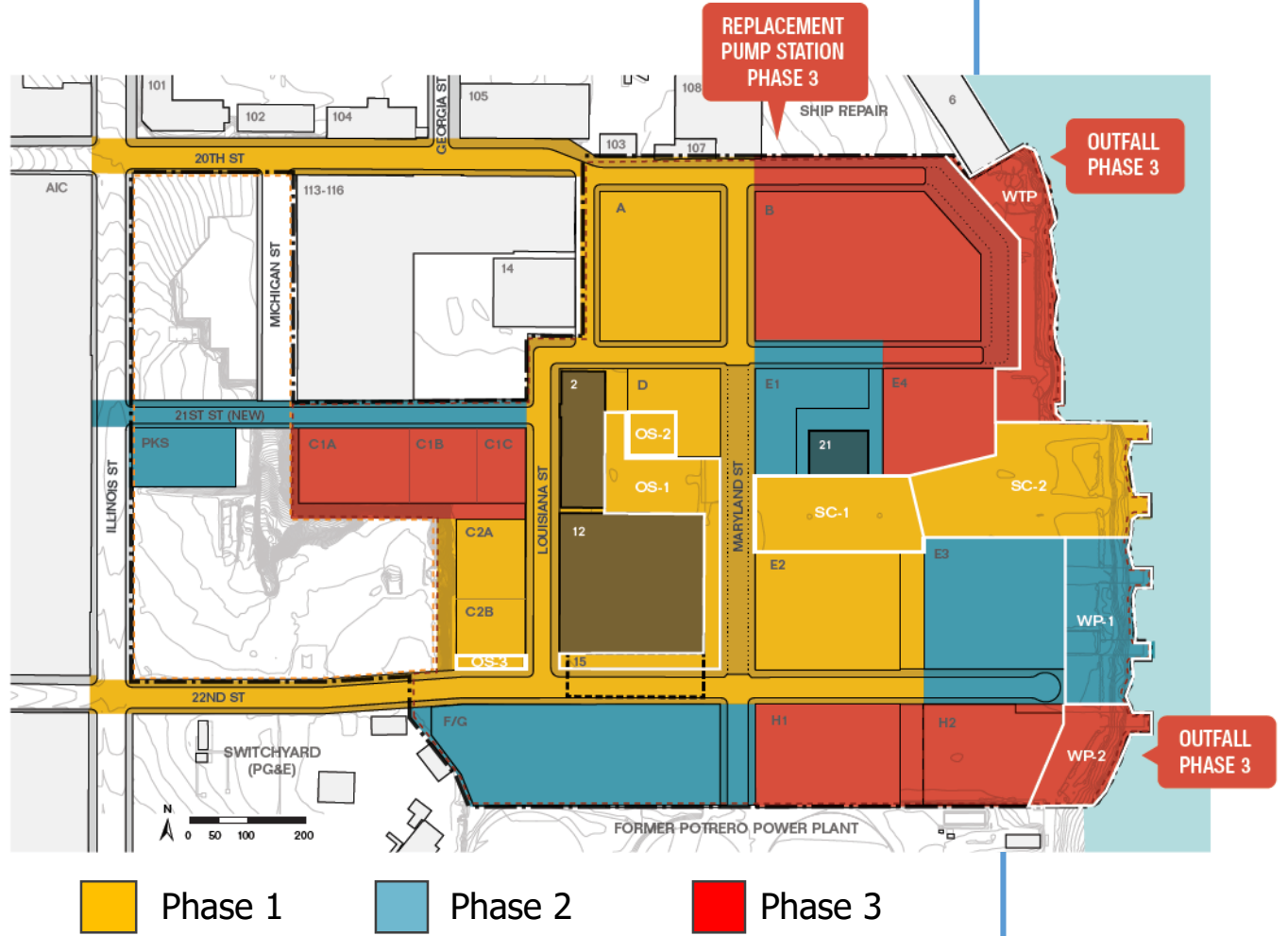
SUD LAND USE PROGRAM

-  **Residential**
1,645-3,025 units
-  **Commercial-Office**
1.1M-1.75M gsf
-  **Retail, Arts, Light Industrial**
480,000 gsf
-  **Open Space**
9 acres



PHASE 1

- Construction underway to date includes:
 - Site preparation
 - Lifting of road grades
 - Infrastructure
- At full build-out approximately:
 - 700 **residential** units
 - 350,000 GSF **office**
 - 115,000 GSF **retail, arts, light industrial**
 - 3.4 acres **open space**



PHASE 1 BUILDINGS

- Building 12 – Maker Space/
Retail/Office
- Building E2 – Apartments
- Building A – Office
- Building 2 – Apartments
- Building D - Condominiums
- Parcel C2A – Affordable housing
- Parcel C2B – Condominiums



UPCOMING ACTION ITEMS

Formation of Community Facilities District

- Currently under consideration by Board of Supervisors
- Once formed, City can issue bonds based on special taxes from site
- Will pay for horizontal construction costs

Amendment to Design for Development

- Change permitted number of residential stories above grade from 8 to 9 within existing height limits
- Will improve financial feasibility of small, condominium parcels