



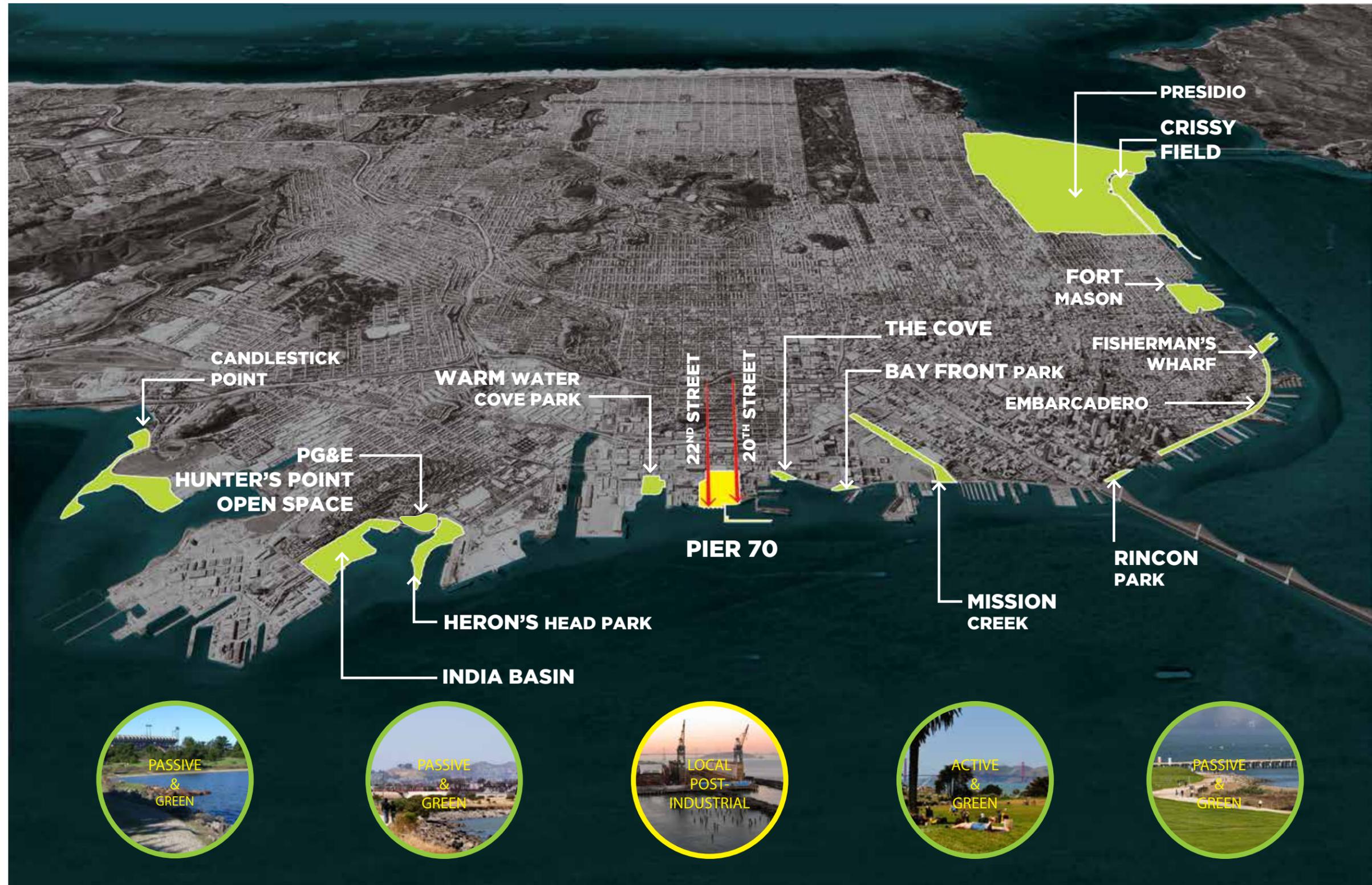
PIER 70

WATERFRONT SITE

BCDC Design Review Board
October 17, 2016

Prepared by:
Port of San Francisco
Forest City
James Corner Field Operations
Moffatt and Nichol Engineers
SITE LAB Urban Studio

VICINITY MAP - REGIONAL CONTEXT



VICINITY MAP - PIER 70 CONTEXT



SITE BOUNDARIES

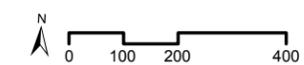
- PIER 70 DISTRICT
- 28-ACRE SITE BOUNDARY
- ILLINOIS PARCELS BOUNDARY
- BAE SITE BOUNDARY
- PIER 70 SUD PARCELS
- EXISTING BUILDINGS / DEVELOPMENT PARCELS (NOT WITHIN SUD)
- APPROXIMATE LOCATION OF PEDESTRIAN PATHS
- PUBLIC OPEN SPACE
- BCDC SHORELINE BAND

PREDOMINANT LAND USE

- COMMERCIAL OFFICE
- RETAIL/ ARTS/ LIGHT INDUSTRIAL
- RESIDENTIAL
- OFFICE/ RESIDENTIAL
- OFFICE /RESIDENTIAL/ PARKING
- RESIDENTIAL / PARKING
- HEAVY INDUSTRIAL
- HISTORIC BUILDINGS
- PRIORITY RETAIL + SERVICE FRONTAGE

PIER 70 DISTRICT LAND USE PLAN

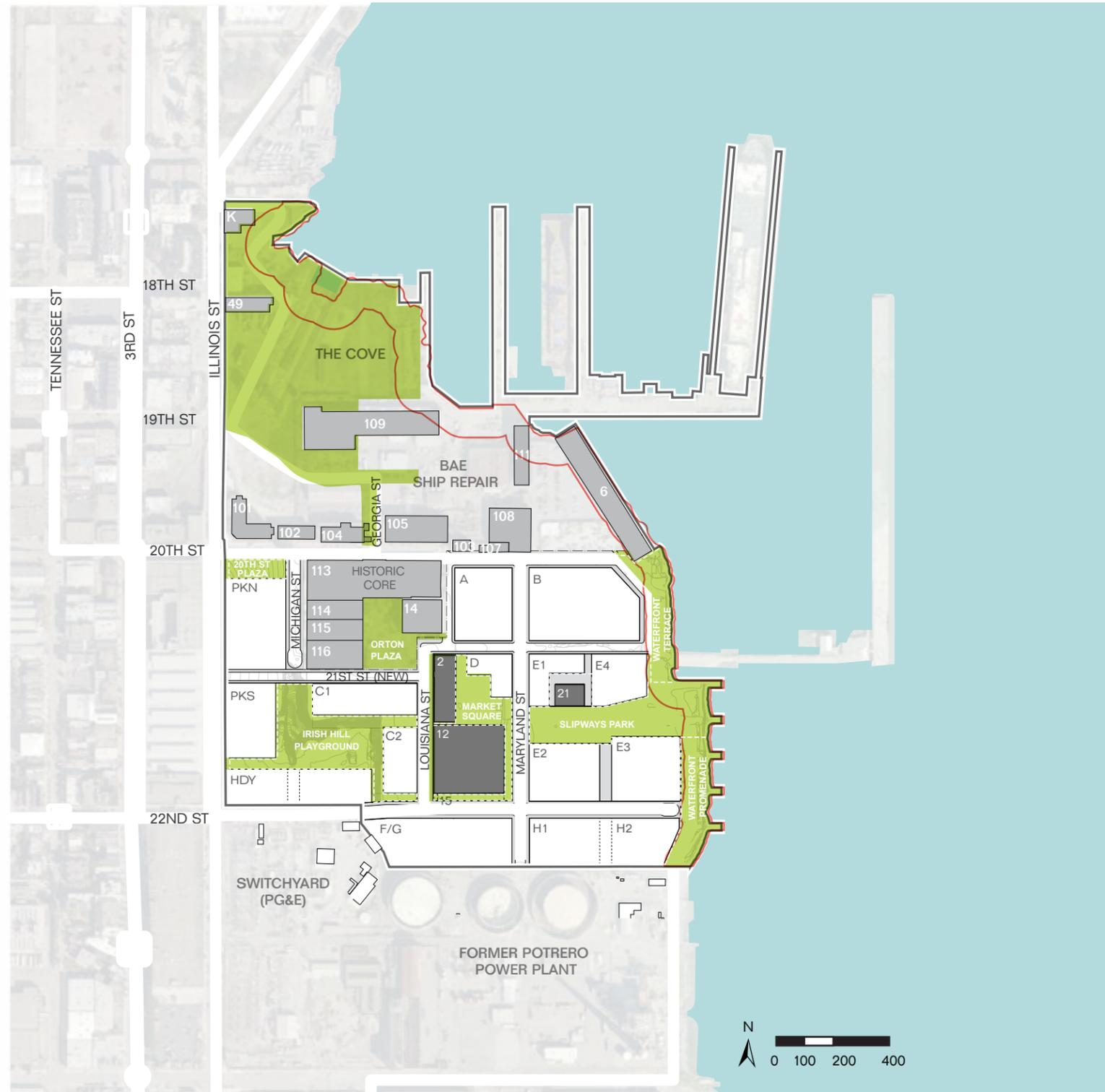
All boundaries are approximate
September 21, 2016



ZONES - PIER 70 OPEN SPACE ZONES



VICINITY MAP - PUBLIC ACCESS AND OPEN SPACE



- Pier 70 SUD Parcels
- Existing/Historic Buildings Outside Pier 70 SUD
- Historic Buildings
- Public Open Space
- BCDC Shoreline Band

ILLUSTRATIVE OPEN SPACE DIAGRAM



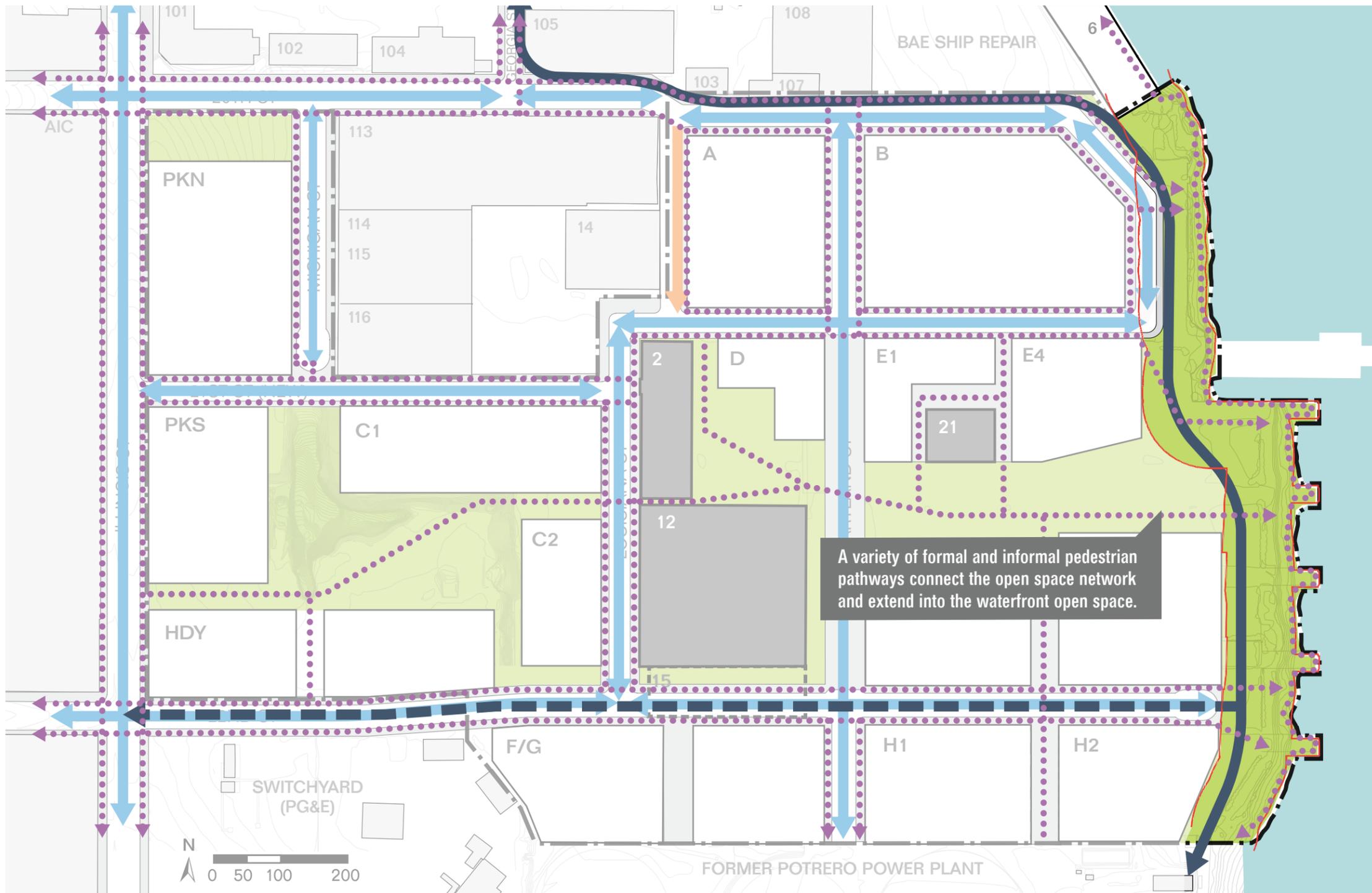
- PIER 70 PROJECT SITE
- 28-ACRE SITE
- BCDC SHORELINE BAND

VICINITY MAP - CONNECTIVITY AND PUBLIC ACCESS



- MUNI T Street Car
- MUNI Station
- 22 Bus Route
- 48 Bus Route
- Bay Trail / Blue Greenway Temporary Multi-Purpose Trail
- Bay Trail / Blue Greenway Permanent
- Class 2 Bike Lane
- Sharrows
- Public Open Space
- BCDC Shoreline Band

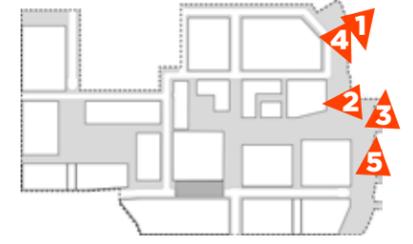
SITE PLAN - PUBLIC ACCESS & PEDESTRIAN CIRCULATION



A variety of formal and informal pedestrian pathways connect the open space network and extend into the waterfront open space.

- ◄◄ ●●●● Pedestrian Pathways
- ↔ Two-way Street
- One-way Street
- ▭ BCDC 100' Shoreline Band
- ↔ Bay Trail/ Blue Greenway Permanent Multi-Purpose Trail
- ↔ Bay Trail/ Blue Greenway Temporary
- Public Open Space

VICINITY - EXISTING SHORELINE CONDITION



NORTHWARD VIEW OF BAE SHIP REPAIR



EASTWARD VIEW FROM THE CRANEWAYS



SOUTHWARD VIEW FROM THE CRANEWAYS

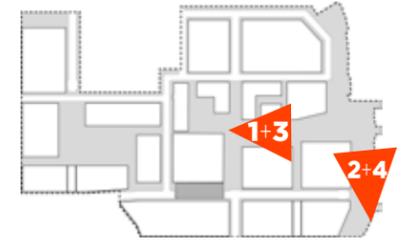


SHORELINE EDGE AT BUILDING 6



SOUTHWARD VIEW FROM THE CRANEWAYS

VICINITY - EXISTING AND PROPOSED SHORELINE CHARACTER



SLIPWAYS COMMONS TODAY



WATER'S EDGE TODAY



SLIPWAYS COMMONS TOMORROW



WATER'S EDGE TOMORROW



VISION



OUTDOOR CAFE AT SLIPWAYS COMMONS



LAWN AT SLIPWAYS COMMONS

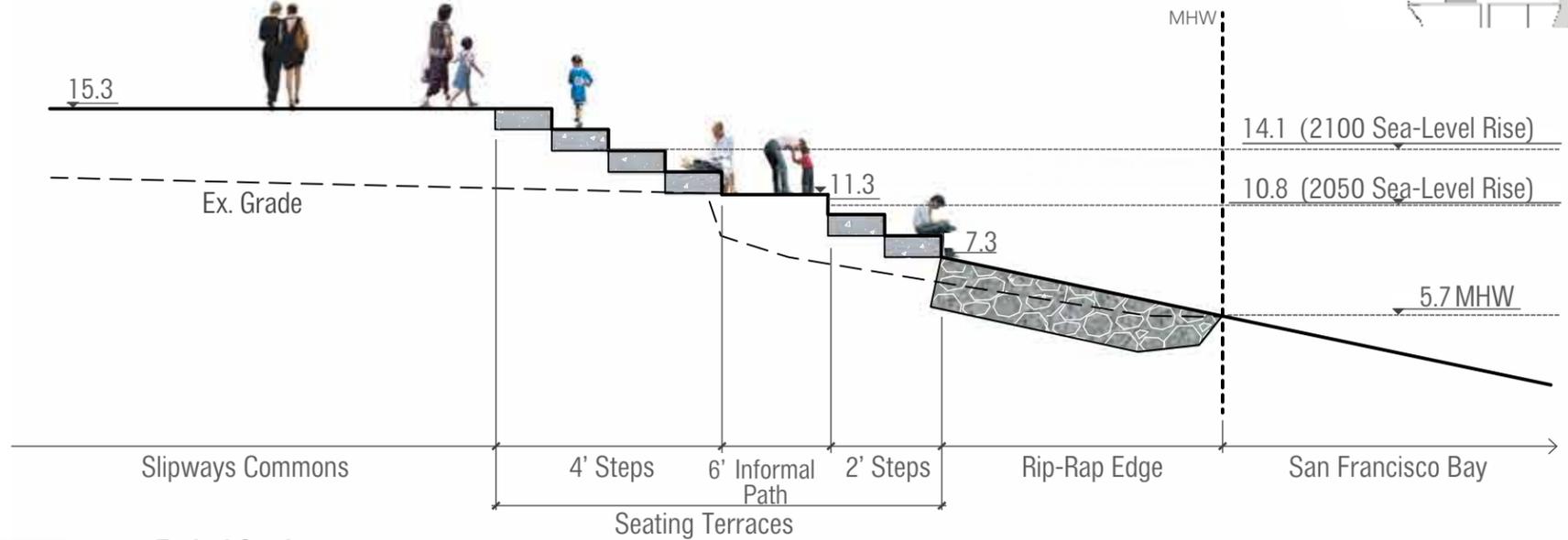
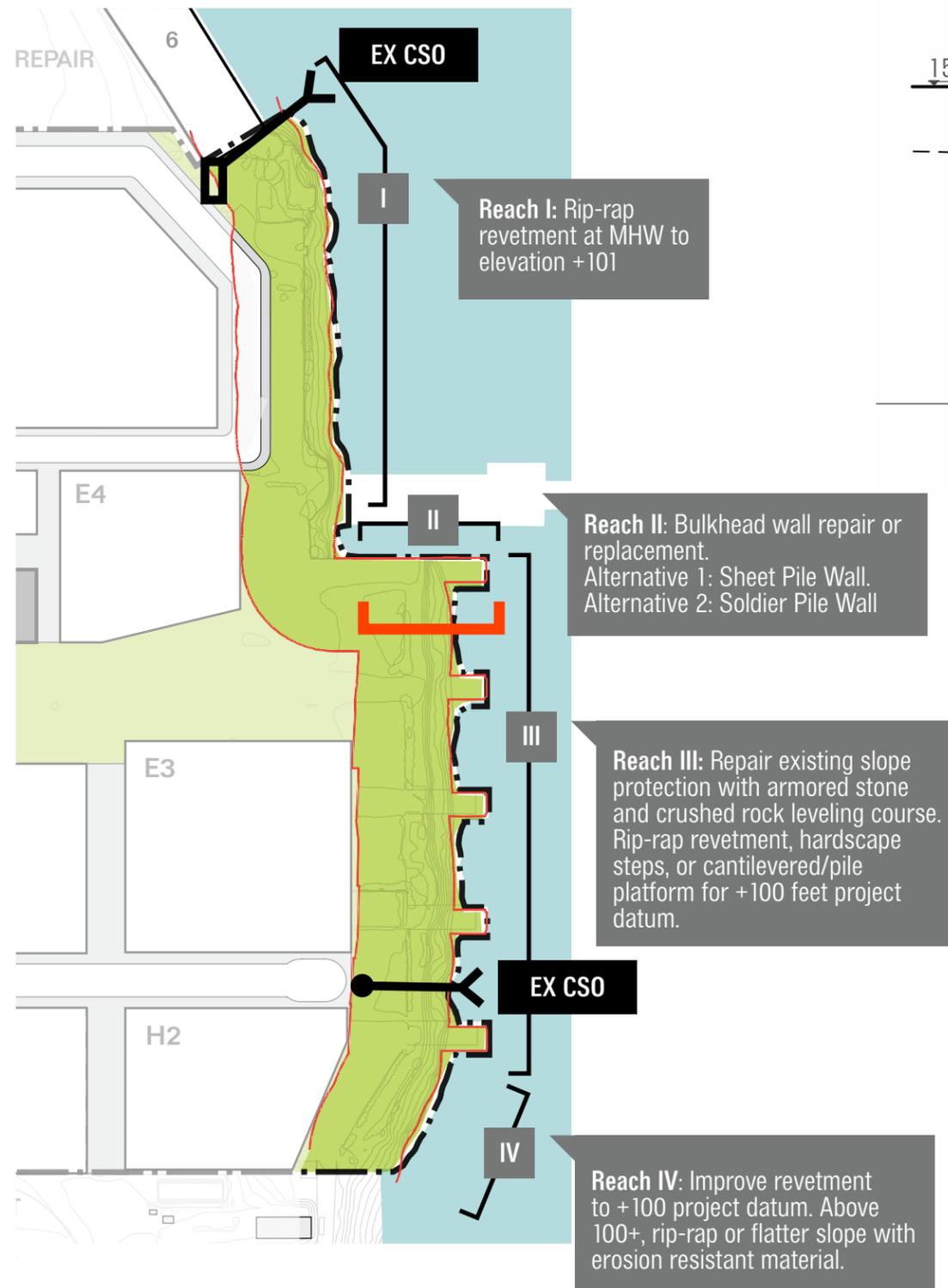


VIEW FROM WATERFRONT PROMENADE



VIEW FROM THE WATERFRONT TERRACE

SITE PLAN - SHORELINE IMPROVEMENTS



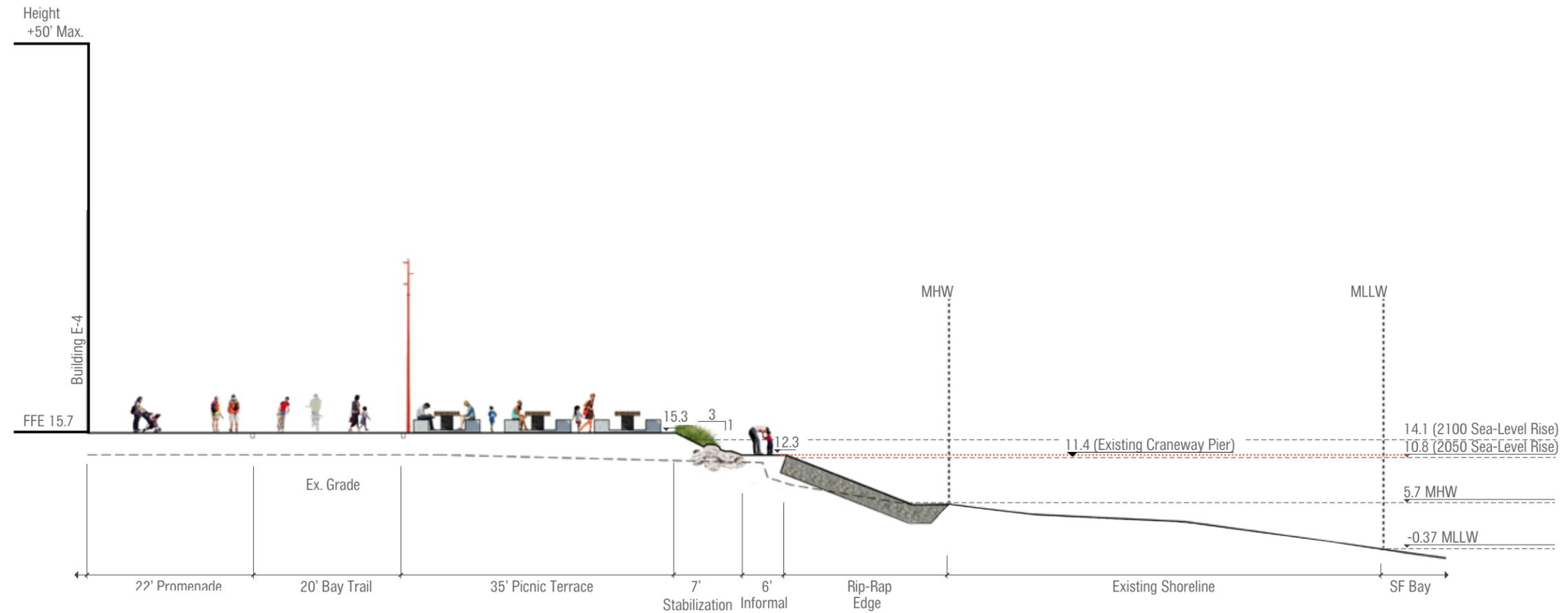
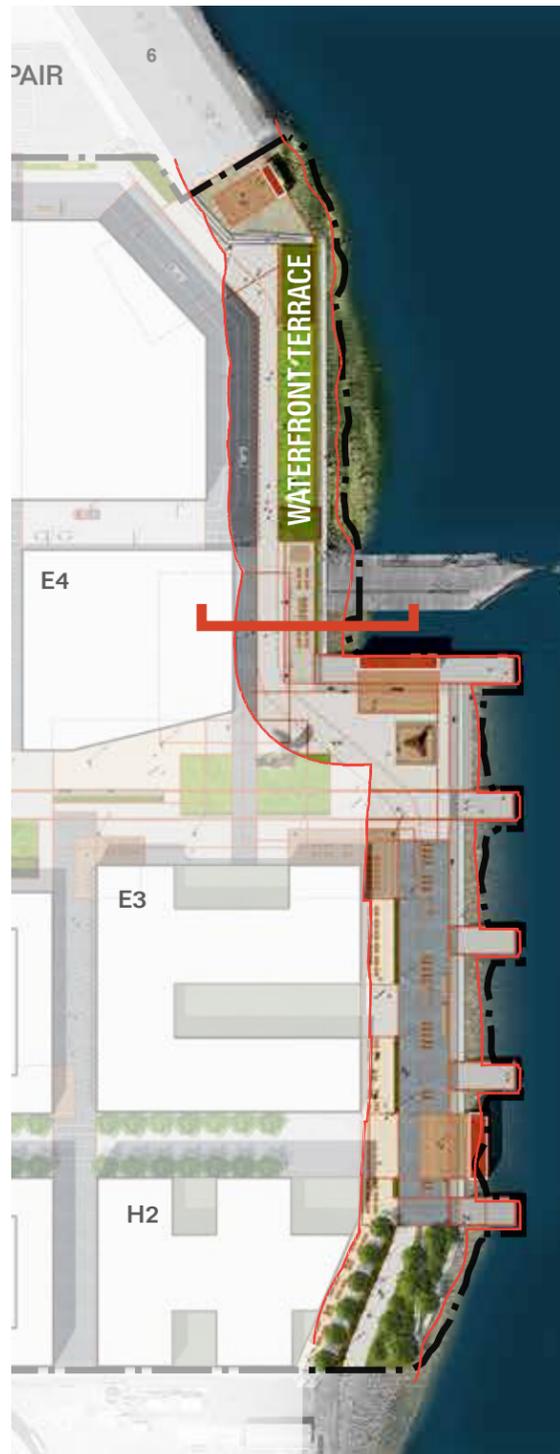
Typical Section

Water Level	Project Datum (feet)	NAVD88 (feet)
Mean High Water	94.3	5.7
FEMA Upland Base Flood Elevation		
100-Year Flood	98	9.4
100-Year Flood +24"	98.9 - 100	10.4 - 11.4
100-Year Flood +66"	101 - 103.5	12.4 - 14.9
FEMA Shoreline Base Flood Elevation		
100-Year Flood	102	13.4
100-Year Flood +24"	102.9 - 104	14.4 - 15.4
100-Year Flood +66"	105 - 107.5	16.5 - 18.9

* Range shown for 2050 and 2100 includes projected and high scenarios of sea level rise from National Research Council NRC (2012) Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future.

Water Level Table

SITE PLAN - WATERFRONT TERRACE



BCDC 100' SHORELINE BAND



INTER-MODAL PROMENADE



WATERS EDGE LAWN

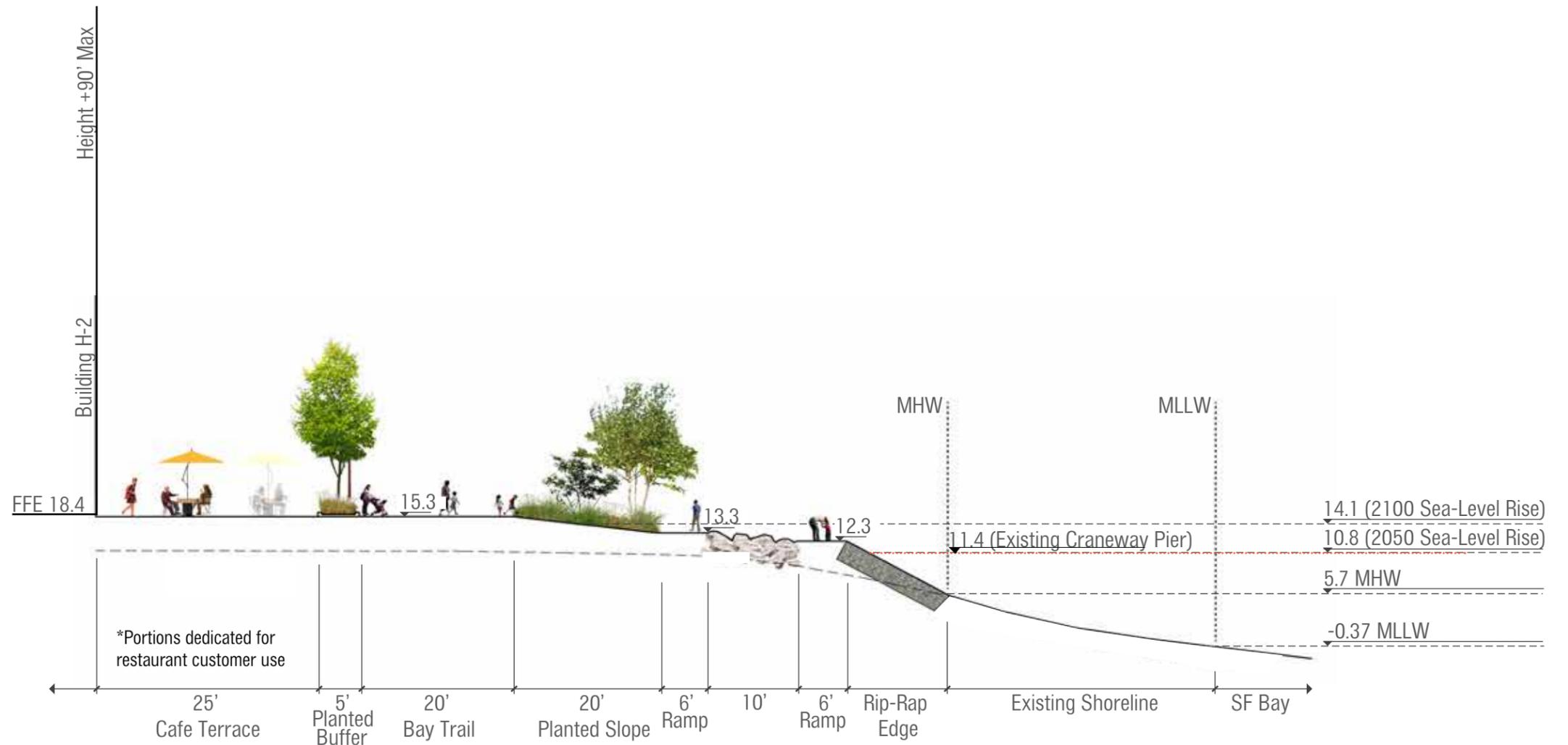


WATERS EDGE LAWN



RIP-RAP EDGE

SITE PLAN - WATERFRONT PROMENADE



BCDC 100' SHORELINE BAND



INTER-MODAL PROMENADE



WATERS EDGE DINING



PLANTED WATERS EDGE



RIP-RAP EDGE

SITE PLAN - VEGETATION



Switch Grass, *Panicum virgatum*



Wild Bergamot, *Monarda bradburiana*



Blazing Star, *Liatris spicata*



Cardinal Flower, *Lobelia cardinalis*



Fennel, *Foeniculum vulgare*



Purple Needlegrass, *Stipa pulchra*



California Oat Grass, *Danthonia*



Wavy Hair Grass, *Deschampsia flexuosa*



Wild Rye, *Elymus*



Yarrow, *Achillea millefolium*



Germander Sage, *Salvia chamaedryoides*



Torch Aloe, *Aloe arborescens*

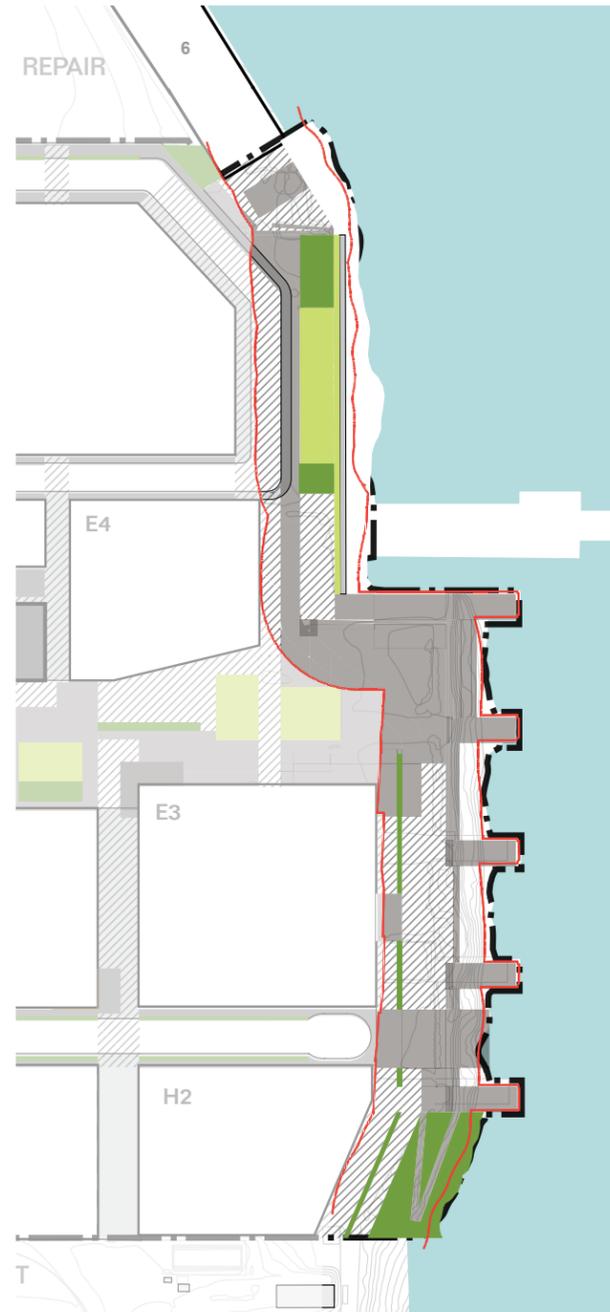


Lavender, *Lavandula 'Goodwin Creek Grey'*



Purple Aster, *Symphyotrichum puniceum*

PUBLIC ACCESS - LANDSCAPE & PAVEMENT AREAS



STORMWATER MANAGEMENT

- Occupied Softscape
- Landscaped Features
- Hardscape - Permeable
- Hardscape - Impermeable



Occupiable Softscape, Social Lawn



Landscape Features, Planted Edge



Landscape Features, Perennial Garden



Landscape Features, Planted Catch Basin



Hardscape - Permeable, Mosaic Frames



Hardscape - Permeable, Tactile Floor



Hardscape - Impermeable, Sidewalk



Hardscape - Permeable, Decks and Terraces



Hardscape - Impermeable, Plaza