Project Overview

• *Develop a Preferred Master Plan* for a 65-acre Brownfield site

• Adaptive reuse of historic structures and new development that reconciles numerous regulatory, economic, maritime, historic preservation, open space and shoreline access issues;

• Develop Plan through a Community Planning Process
Preferred Master Plan Product

- Preferred Master Plan that will Include:
  - Approach to Historic Preservation
  - Identification of Appropriate Types of Uses
  - Identification of Open Space Areas
  - Criteria for Historic Preservation and New Infill Development
  - Reconciliation of Regulatory Issues
  - Recommended Financing Approaches
  - Allows Flexibility to Achieve Goals
  - Development Implementation Strategy and Phasing
Workshop Overview

• Planning Goals & Objectives
• Master Plan Approach
• Site Opportunities and Constraints
• Previous Planning Efforts
• Q&A
• Historic Resource Analysis – Q&A
• Environmental Analysis – Q&A
• Economic and Site Planning – Q&A
• Next Steps
Site Overview

• 65-acres site

• Approximately 40 Historic Structures Potentially eligible for National Register of Historic Places

• Area has been operating as a ship building or ship repair facility since mid-1800’s

• Most significant collection of industrial facilities west of the Mississippi River

• Home to largest ship repair dry-dock on West coast of Americas

• Ideal site for waterfront open space
Master Plan Area

- BAE Systems SF Dry-dock Ship Repair (Long Term Maritime Lease)
- SIMS Metals (Interim Lease)
- Various Artist (Interim Lease)
- City MTA/DPT (Interim Lease)
- Self Storage (Interim Lease)
**Master Plan Goals**

- Preserve existing ship repair operations
- Rehabilitate important historic resources
- Provide shoreline public open space
- Conduct environmental remediation/clean up
- Develop economically viable land use program
Master Planning Team

• The Port has retained three Consultant Teams to assist Staff in Developing a Master Plan, the teams include:

  • Carey & Company who are assisting in the Historical analysis;

  • Treadwell & Rollo who are assisting in the Environmental analysis; and

  • Economic Planning Systems Team, including Roma Design Group who are assisting in the Economic and Master Planning
Pier 70 Master Plan Work Program

Port of San Francisco
Site Opportunities

- Location
  - Waterfront Access
  - Transportation and Transit Access
- Proximity to Mission Bay
- Proximity to UCSF Mission Bay
Site Opportunities

- Large scale of the site and development areas
- Historic resources & site history
- Working shipyard on site
- Active and interested stakeholders
Site Constraints

- Physical Site Condition
  - Environmental condition/contamination from historic industrial uses
  - Lack of adequate infrastructure
  - Geotechnical condition of bay fill
  - Significant deterioration of historic resources
- Cost of development associated with site conditions
Site Constraints

- Complex Regulatory Issues
- Active ship repair yard on site
- Development expectations of stakeholders
Planning History

• Waterfront Land Use Plan & Design and Access

• Mixed Use Opportunity & Arts Development Proposal 2000-01

• In 2005 EDAW an internationally recognized Landscape Architecture and Planning firm through its Summer Intern Program developed a Pier 70 Concept Vision Plan

• Port reinitiated Master Planning process based upon the momentum of EDAW program
Waterfront Land Use Plan

The Southern Waterfront Acceptable Land Use Table (1,2,3,4)

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acceptable Use</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>Commercial Use</td>
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<td>Industrial Use</td>
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<td>Open Space</td>
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<td>Public Access</td>
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<tr>
<td>HISTORIC PRESERVATION – Union Iron Works Buildings:</td>
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<td>Recreational areas for use of the site.</td>
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<td>HISTORIC – Resources Study:</td>
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<tr>
<td>SITE COVERAGE – City Street Grid:</td>
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<td>SITE COVERAGE – Bay Connections:</td>
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<td>MASSING:</td>
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<td>ORIENTATION – Facing Primary Streets:</td>
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<tr>
<td>Architectural Details</td>
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<td>OPEN SPACE – Continuous Walkway:</td>
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<td>OPEN SPACE – Create public access to the waterfront adjacent to Pier 68 with views of the Port of San Francisco.</td>
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</table>
Other Regulatory Considerations

• BCDC Seaport Plan
  • Continued ship repair on 15 acres

• City Zoning
  • M-2 Heavy Industry, Industrial Maritime and Commercial uses are permitted

• SF General Plan
  • Retention of Ship Repair
  • Preserve and rehabilitate Union Iron Works Buildings
Public Trust – State Lands

- Port lands are encumbered by Public Trust
- Trust uses are generally limited to those uses that are water dependent
- Title history complex
  - Some lands transferred into and out of private ownership
  - Portions of lands were acquired after transfer to City
- Port working with State Lands Commission needs to resolve trust status
2001 Opportunity Area – Development Proposals

2001, the Port issued two Requests for Proposals (RFP’s) for development projects for the 14-acre Mixed Use Opportunity Area

• An “Arts Project RFP” for a non-profit arts project of at least 150,000 gsf on 1.5 acres
• A “Mixed Use RFP” for a mixed-use development project on the remaining 12-acres.

Port staff worked with Central Waterfront Advisory Group to develop goals and objectives for each project
2001 Mixed Use

AMB Development Corporation selected

• Proposed Warehouse Distribution Complex (236,000 s.f.)
  • Preservation of Historic Buildings 101, 102 & 104
  • Shoreline Open Space Adjacent to Slipway 4

Program development & site due-diligence lead to determination that cost and regulatory considerations prohibited successful development.
2001 Arts Proposal

San Francisco Arts Future Consortium selected for non-profit arts project

- Anchored by Art Institute and 9 other local arts groups
- Developed multi-use concept for buildings 113/114 for visual and performing arts and educational facility
2005-edaw Concept Vision Plan

Port, Mayors Office & SPUR sponsor EDAW Summer Intern Program to develop Master Plan

- Program included 25 top Graduate students from around world, EDAW staff, Port staff, CWAG and interested citizens;
- Plan included, continuation of ship repair, marina, office, public market, arts and a series of open spaces
Pier 70 Master Plan

- Planning Goals & Objectives
- Master Plan Approach
- Site Opportunities and Constraints
- Previous Planning Efforts
- Q&A

Historic Resource Analysis – Q&A
Environmental Analysis – Q&A
Economic and Site Planning – Q&A
Next Steps
Historic Analysis

• Carey & Company is the Port’s Historic Preservation Consultant. The historic consultant’s scope of work includes:

• Expanding the base of information and research of the site’s history to prepare a historic context or significance statement

• Documenting the historic site functions/operations

• Architectural and functional descriptions of each resource
**Historic Analysis**

- Classification or ranking of the resources
  - Very Significant
  - Significant
  - Contributing
  - Non-Contributing

- Compilation of individual resource information into an historic resources profile data base

- Information will be used to develop Master Plan preservation options including, but not limited to creation of an historic district.
Historic Analysis

• It is generally recognized that the Port will need to give priority to the preservation of the most significant at risk resources.

• While preservation may be the goal for the other site resources as well, their preservation will be dependent on a variety of other factors such as:
  • Physical condition
  • Hazardous materials/environmental contamination
  • Economic feasibility
  • Competing Master Plan goals
  • Need for infrastructure/utility to support future development
  • Location
Pier 70 Master Plan

DRAFT

Historic Resource Rating

Exhibit B - Draft Historic Resource Rating

Port of San Francisco
Historic Analysis

- Carey and Company will prepare a site history or context statement which will include a broad overview of the site’s history to qualify the site for listing on the National Register of Historic Places:
  - Pier 70’s significance in the history of the steel ship building industry (National Register Criterion A)
  - Pier 70’s significance as a significant complex of buildings that show the development of industrial architecture from 1880 to 1945 (National Criterion C)
  - Pier 70’s labor/work place history and significance will also be covered by this research and integrated into the Steel Ship Building Industry context
## Historic Analysis

### Next Steps - Key Milestones and Deliverables

<table>
<thead>
<tr>
<th>Item</th>
<th>Target date</th>
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<tbody>
<tr>
<td>Resource Descriptions &amp; Profile database</td>
<td>June ’07</td>
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<tr>
<td>Draft Historic Context Statement</td>
<td>Aug. ’07</td>
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<td>Historic District Alternatives</td>
<td>Sept, ‘07</td>
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<tr>
<td>Draft Historic District Nomination</td>
<td>Nov. ’07</td>
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Pier 70 Master Plan

- Planning Goals & Objectives
- Master Plan Approach
- Site Opportunities and Constraints
- Previous Planning Efforts
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- Historic Resource Analysis Q&A

Environmental Analysis – Q&A
Economic and Site Planning – Q&A
Next Steps
**Environmental Analysis**

Treadwell & Rollo is working with Master Planning team in evaluating environmental conditions.

Scope of environmental analysis includes:

- Inspection of substructure beneath Pier 68.
- Sampling soil, groundwater and sediment in the Crane Cove Shoreline area.
- "Screening-level" risk assessment: comparison of results with applicable risk-based standards.
Environmental Analysis:
Inspection of substructure beneath Pier 68.
Environmental Analysis:
Sampling soil, groundwater and sediment in the Crane Cove Shoreline area.
Environmental Analysis:
Screening-level” risk assessment: comparison of results with applicable risk-based standards.

• In soil: metals (particularly lead) and possibly PAHs, exceed screening level for direct exposure.

• In sediment: metals (particularly chromium), PAHs and PCBs exceed screening levels for direct exposure.

• In sand/sandblast grit: lead may exceed limit for direct exposure.

• In groundwater: contaminants were generally below concentrations of concern.
• Urban runoff and municipal wastewater, both of which are present in combined sewer outfalls, are potential sources of PAHs and PCBs.

• Additional site-specific analysis of use, exposure and potential health risks would be required if land use anticipates direct exposure to soil or sediment.
**Master Plan Status – Environmental Analysis**

Next steps:

- Integration of data from shoreline investigation with existing data regarding soil, groundwater and sediment.
- Decision analysis to support master planning process, cost estimating.
- Development of a Remediation Plan for Crane Cove Shoreline area if applicable.
Pier 70 Master Plan

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- Environmental Analysis – Q&A

Economic and Site Planning – Q&A

Next Steps
Economic & Master Planning

• Economic Planning Systems Team, including ROMA Design Group is assisting Port staff in:
  • Market Assessment
  • Economic Feasibility Analysis
  • Master Planning
  • Development Phasing & Implementation

• EPS Team is working closely with Carey & Company on integration of the Historic Resource analysis and preservation priorities and Treadwell & Rollo on Environmental Analysis
Site Opportunities

• Scale of Development Opportunity: District, Campus
• Waterfront Location
• Transit Access to Downtown, SOMA
• Proximity to Mission Bay/UCSF
• Unique Historic Character
Site Constraints

- Environmental Remediation Costs
- Historic Preservation Costs
- Infrastructure Costs
- Adaptive Reuse of Industrial Buildings
- Tidelands Trust and Other Regulatory Constraints
- Compatibility With Maritime Industrial
New Use Potential

- Bioscience Campus
- Medical and General Office
- Institutional/Academic
- Exhibition/Museum
- Limited Retail/Commercial
- Limited Residential
Adaptive Reuse Potential

- Institutional/Academic
- Exhibition/Museum
- Sports/Entertainment
- Public Market
- PDR
- Office
- Bioscience
Market Prospects

• Proximity to Mission Bay/UCSF powerful demand generator
Mission Bay - Proximity

Source: Shorenstein Properties
Market Prospects (cont.)

- Pier 70 next logical locations for bio-science, medical office uses
- High premium for waterfront offices
- Highest value non-residential uses: fund historic preservation, remediation, infrastructure, open space
Market Prospects (cont.)

• Market could absorb 3 million SF over 15 to 20 years
• Residential component on upland site could add substantial value
• Other uses: Exhibition/museum, institutional, retail, open space
• Marina, water-oriented commercial could activate waterfront
Preliminary Estimated Costs

- Capital Plan -- $350 Million
  - Historic Buildings for Industrial Use
  - Remediation
  - Open Space
  - Infrastructure

- Master Plan Process
  - Will refine cost estimates for alternatives considered
Sources of Funding

- **Private Sector**
  - Private investment will be primary source of funding
  - New development opportunities will attract private development
  - Economic feasibility of historic building rehabilitation yet determined
    - Significant Resources/Significant Deterioration => High Costs
    - Costs and Historic Requirements may limit Revenue
    - Subsidies maybe required

- **Public financing backed by land value** (Infrastructure Financing)
- **Other public funds**
  - Federal
  - State
  - Open Space

- **Philanthropic Investment**
  - Open Space/Parks
  - Historic Preservation
  - Cultural/Educational
Preliminary Land Values
Per Building Square Foot

- Residential: $105 to $140
- Biotech: $68
- Commercial: $25
- Medical Commercial: $28

Source: Economic and Planning Systems, July 2007
Development Capacity
Key to Reuse Feasibility

Average Capital Cost at Density Levels

$ per Building Sqft of Development Capacity

Development Capacity (millions of building square feet)
Economic & Master Planning

- Economic Planning Systems Team has:
  
  - Reviewed Background Analysis and Past Plans, Studies and development proposals
  
  - Developed an initial Draft Development Framework based upon Carey & Company analysis; and historical influences

- Development Framework includes:
  
  - Preserve as many structures as feasible with priorities on Most Significant;
  
  - Preserve and recognize “key” vacant areas or circulation hubs
  
  - Maintain character of historical build out and massing of site
Pier 70 Full Build-Out c.1945

Legend
- Existing buildings
- Non-existent buildings

Port of San Francisco
Open Space, Pedestrian & Visual Opportunities

Master Plan Status – Master Plan

• Next Steps Key Milestones and Deliverables
  • Develop Land Use and Development Scenarios
  • Further Market Assessment
  • Preliminary Financial Assessment

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<th>Item</th>
<th>Target date</th>
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<tr>
<td>Site Issues, Opportunities and Context Memo</td>
<td>June ‘07</td>
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<tr>
<td>Market Analysis &amp; Development Framework</td>
<td>July ‘07</td>
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<tr>
<td>Master Plan Alternative Concepts &amp; Financial Feasibility Analysis</td>
<td>October ‘07</td>
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<tr>
<td>Draft Master Plan Concept and Financial Feasibility Analysis</td>
<td>December ‘07</td>
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<tr>
<td>Preferred Master Plan</td>
<td>Spring ‘08</td>
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</table>
Master Plan
Coordination with BAE SF Dry-dock

- Lease Amendment Requires BAE to develop Facilities Master Plan

- Facility Master Plan requires BAE to develop Plan to vacate 2.5 acre “reversion area”

- Requires BAE to coordinate with Port on Pier 70 Master Planning Process
Master Plan Public Outreach

- Use Port’s Central Waterfront Advisory Group for monthly (or as needed) updates on status of effort

- Conduct Community Workshops at Key stages in Master Plan effort

- Use other Neighborhood or interest Groups to conduct outreach and receive input, such as Dog Patch Neighborhood Association, Potrero Boosters, Blue Greenway, Green Trust and Architectural Heritage

- Use SPUR’s various Forums to solicit input

- Use of ULI or other development forums to solicit developer feedback on feasibility, as Plan is developed
Master Plan – Next Steps

- Develop Land Use Alternative Scenarios for Review & Input
- Coordinate with State Lands Commission on approach to rectify State Tidelands Trust Issues
- Develop Preferred Final Master Plan including implementation strategy
- Develop Strategy for release of Development Request for Proposals
- Continue Community Workshops and Outreach throughout process

Pier 70 Master Plan Work Program

Port of San Francisco
Thank you for your participation!!

-If you have any questions or comments or would like further information, contact:
  David Beaupre
  415-274-0539
  David.Beaupre@sfport.com

For more information and project status go to:
www.sfport.com
  ➔ Planning and Development
  ➔ Planning Projects
  ➔ Pier 70