



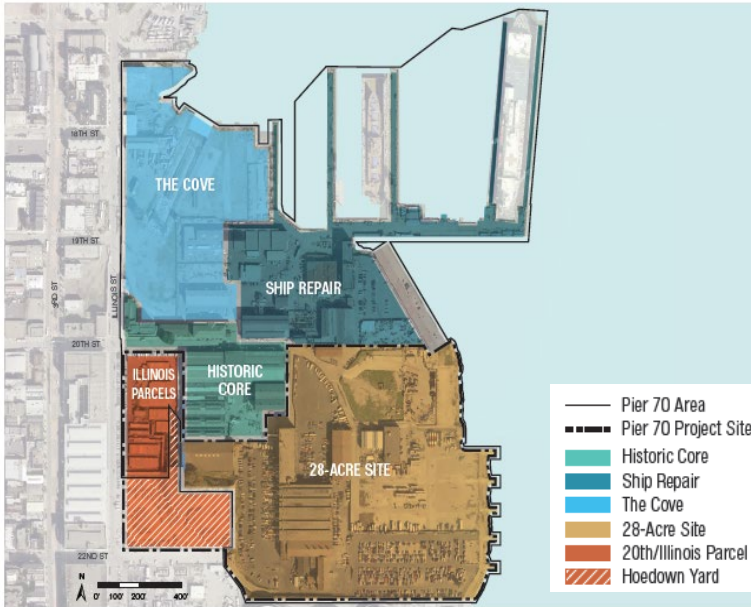
## **Pier 70**

- 1) Infrastructure Acceptance Ordinance - File #240087
- 2) Encroachment Permit Resolution - File #240203

**Board of Supervisors Land Use and Transportation Committee**

**March 18<sup>th</sup> 2024**

# Pier 70 Overview



## Pier 70 Area

Corresponds to the 69-acre Pier 70 area, which includes the Cove, Ship Repair, the Historic Core, and the Pier 70 Project Site.



## Pier 70 Project Site

A 35-acre Pier 70 development site at Full Build Out

- 3,000 residential units
- 1.75 million gsf commercial
- 9 acres open space
- 500,000 gsf retail, arts, light industrial

# Pier 70 Phase 1 - Overview



-  600 residential units
-  460,000 gsf commercial
-  3.4 acres open space
-  150,000 gsf retail, arts, light industrial
-  Phase 1 boundary



# Pier 70 Phase 1 - Infrastructure

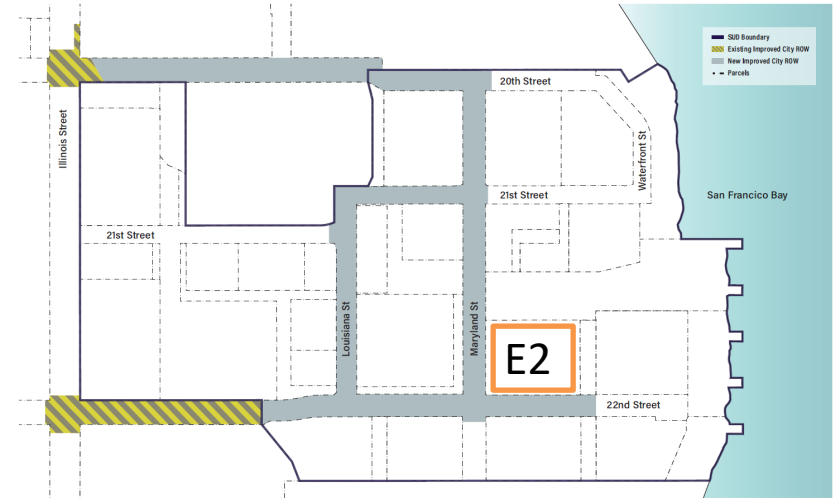
## Infrastructure Acceptance Ordinance

### – BOS File 24087

- Streets, sidewalks, curb ramps, sewer, water, streetlights, traffic signals, trees

### City request:

- Accept Offers of Improvement
- Assume maintenance of public infrastructure improvements
- Declare Phase 1 public right-of-way (streets) open for public street and roadway use
- Establishing street widths and grades
- Delegation
  - Sidewalk Building E2



Attachment 1:  
Pier 70 Phase 1 Area Map



NOT TO SCALE

## Encroachment Permits Resolution

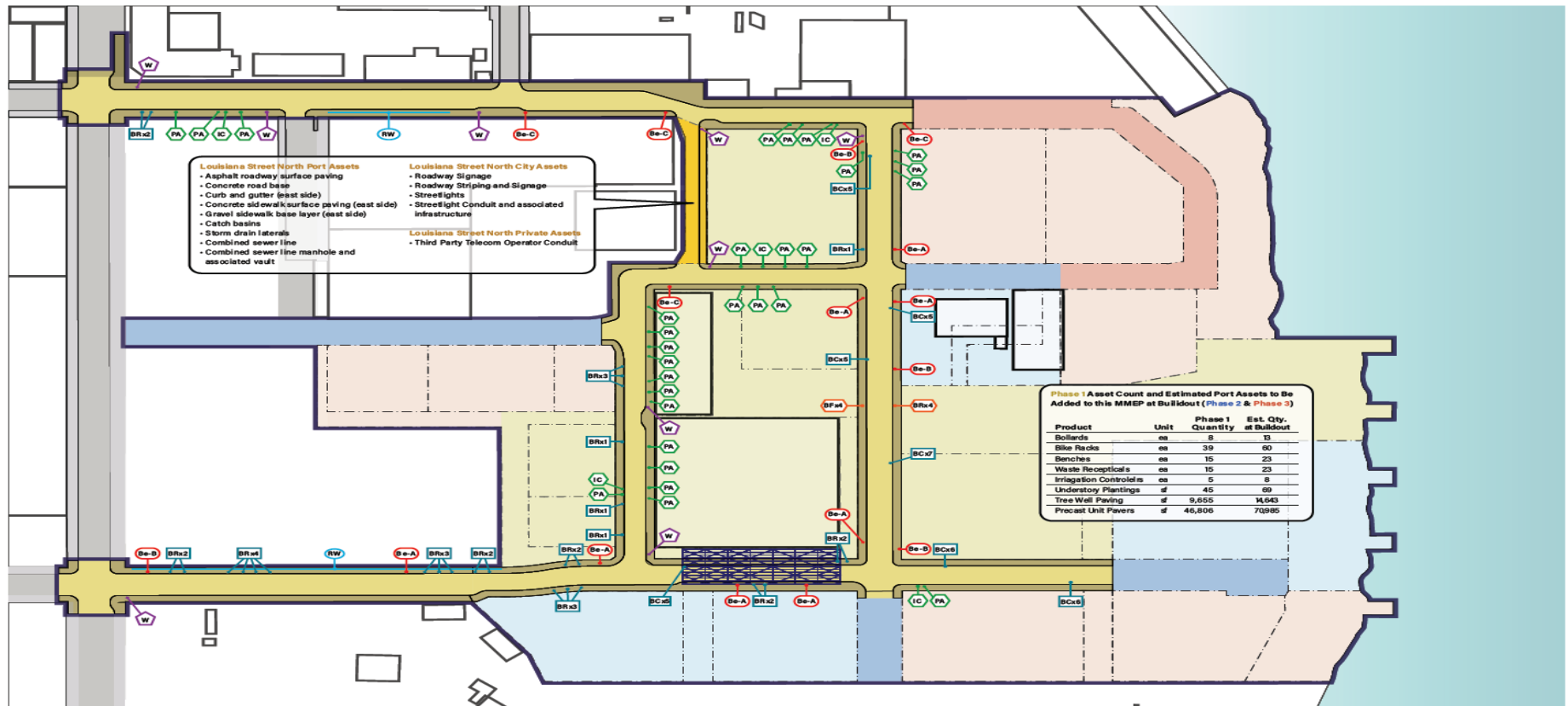
### - BOS File 240203

Interdepartmental Master Encroachment Permit (IMEP) - Port

Major Encroachment Permit (MEP) – Third Party Communications conduits



# Pier 70 IMEP – Port Maintained Encroachments



- Be-A Bench Type A
- Be-B Bench Type B
- Be-C Bench Type C
- BFx4 Fixed Bollards (4 Bollards)
- BRx4 Removable Bollards (4 Bollards)
- BRx3 Sidewalk Bike Racks (3 Racks)
- BCx6 In-Street Bike Corral with 6 Racks
- W Waste Receptacle (Trash/Recycling)
- PA Planting Area
- IC Irrigation Controller
- RW Retaining Wall
- B15 Building 15
- Louisiana Street (North Block)
- Phase 1
- Phase 1 ROW (Completed)
- Louisiana St. North (Port ROW)
- Phase 2
- Phase 2 ROW (Future)
- Phase 3
- Phase 3 ROW (Future)

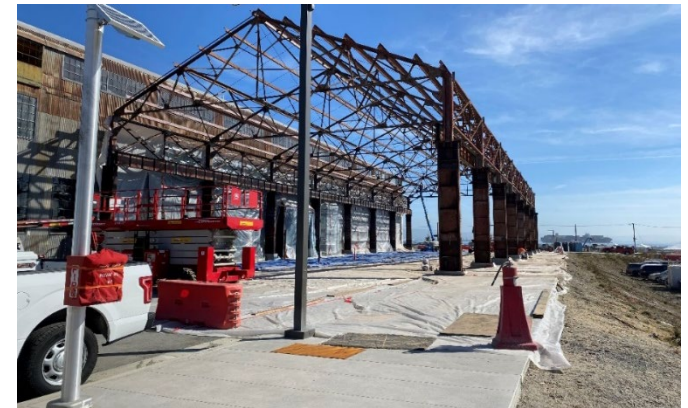
# IMEP – Port Infrastructure – Building 15



Completion and Activation



Original Building 15



During Refurbishment



# Pier 70 IMEP – Pavers & Cobble stones



Maryland Street Pavers

Cobble Stones – 20<sup>th</sup> Street

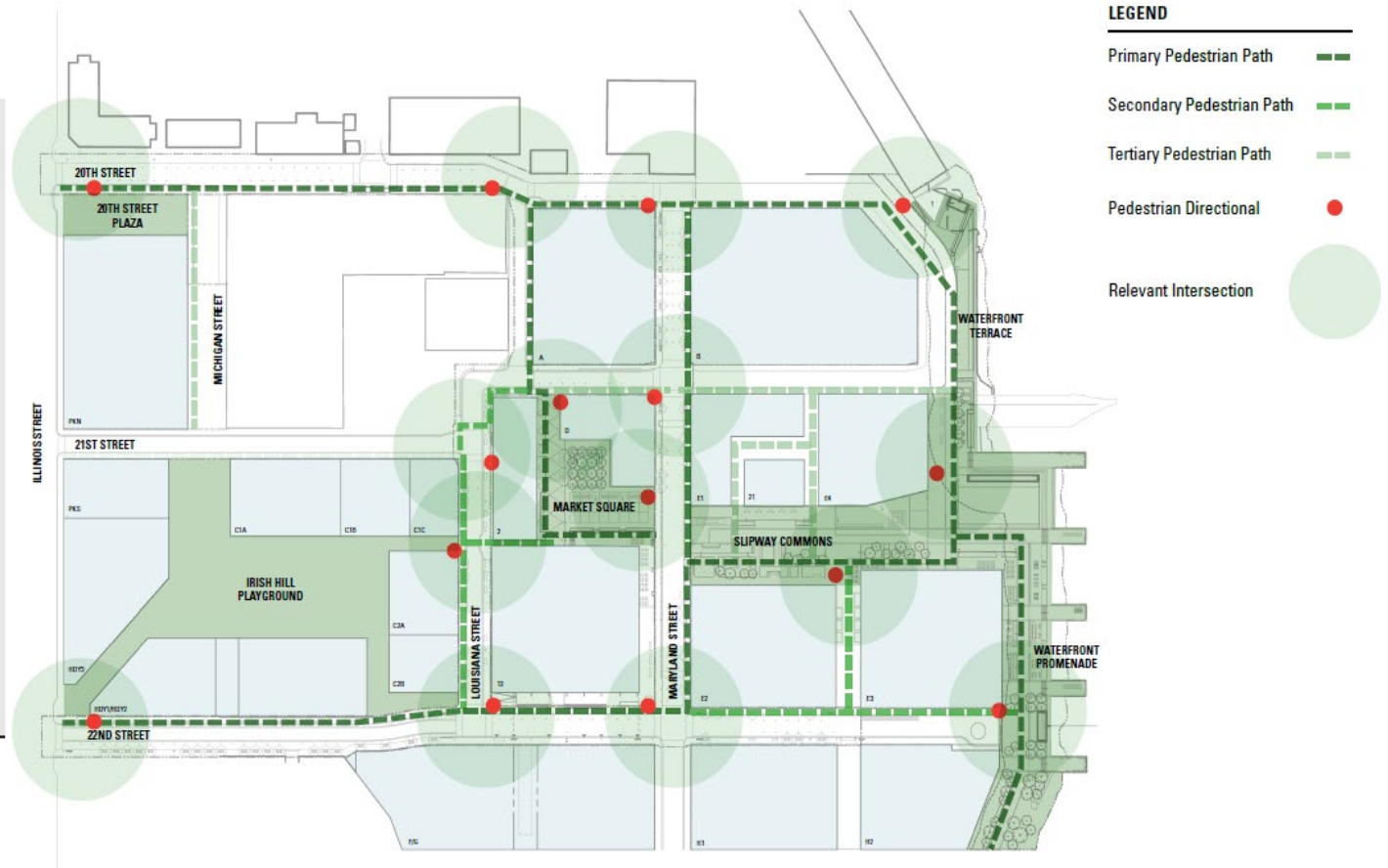
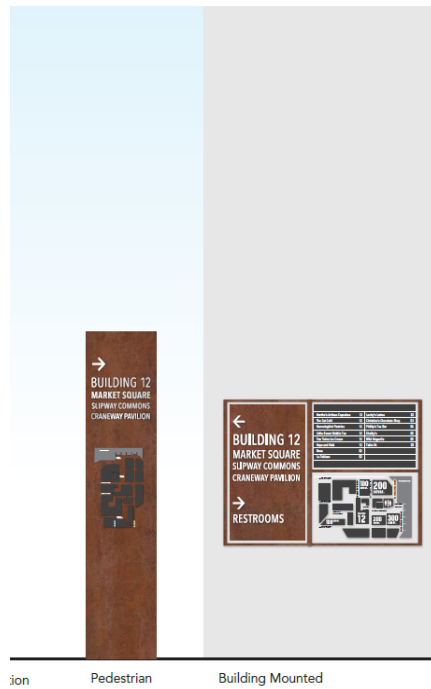
# Pier 70 IMEP – Sidewalk Infrastructure



- Custom Sidewalk Furniture
  - Benches
  - Bollards
  - Bike rack
  - Landscaping
  - Trash cans

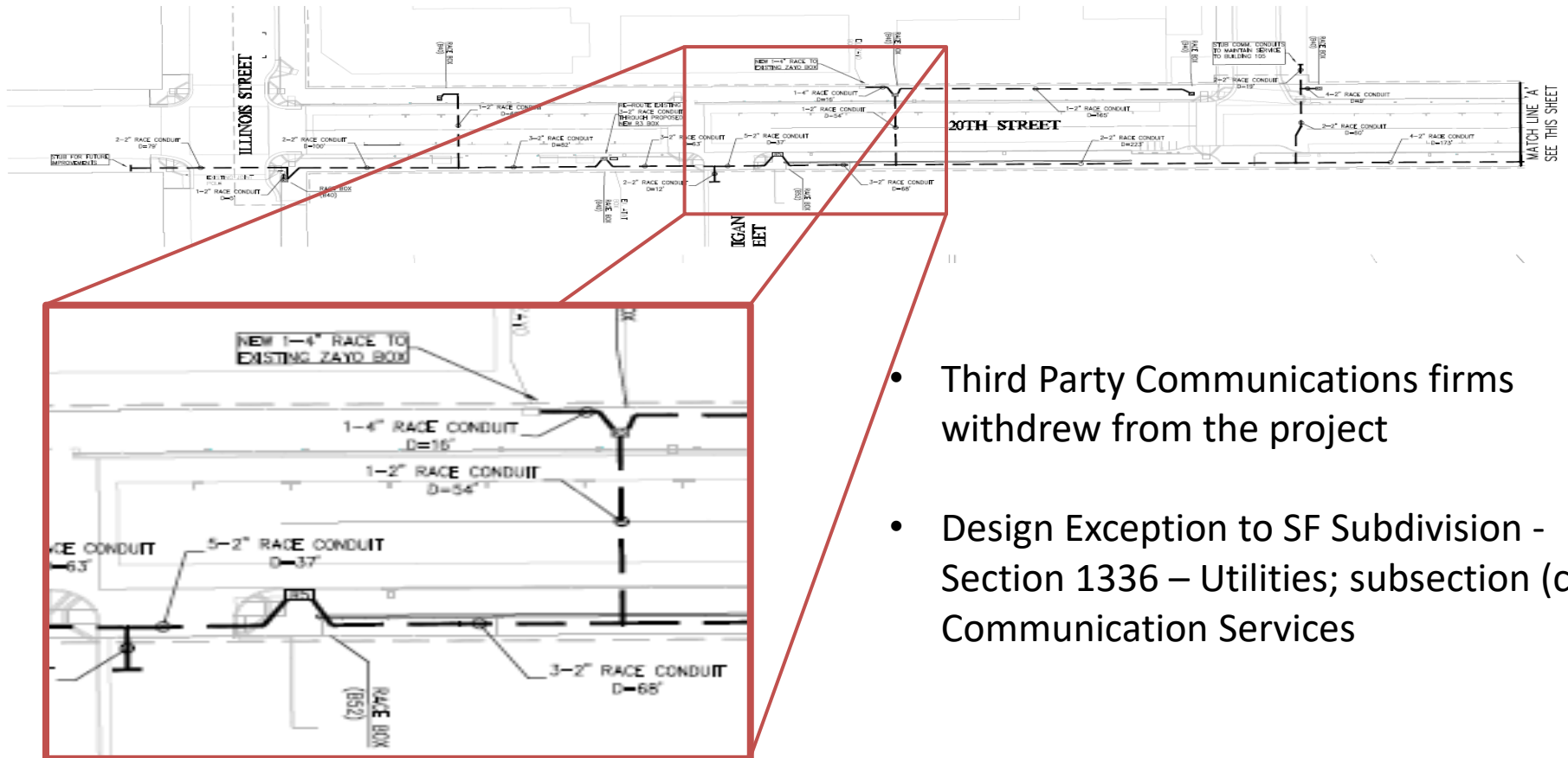


# Pier 70 IMEP – Interpretive signage concept



- LEGEND**
- Primary Pedestrian Path
  - Secondary Pedestrian Path
  - Tertiary Pedestrian Path
  - Pedestrian Directional
  - Relevant Intersection

# Pier 70 – MEP – Excess conduits



Example of the excess conduits on 20<sup>th</sup> street.

- Third Party Communications firms withdrew from the project
- Design Exception to SF Subdivision - Section 1336 – Utilities; subsection (c) Communication Services

# Pier 70 - Summary

## **BOS File 240087 – Ordinance:**

- Accept Offers of Improvement
- Assume maintenance of public infrastructure improvements
- Declare Phase 1 public right-of-way (streets) open for public street and roadway use
- Establishing street widths and grades
- Delegation to Public Work Director
  - Sidewalk Acceptance

## **BOS File 240203 – Resolution:**

- Approval of Encroachment Permits

## **Project Contacts**

### **City**

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### **Development Partners**

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