

# Anchoring the Arts at Pier 29

A long-dormant space, reimagined as an **arts and culture hub, artist residency** and not to be missed **Bay Area destination**



**CAST**  
Community Arts  
Stabilization Trust

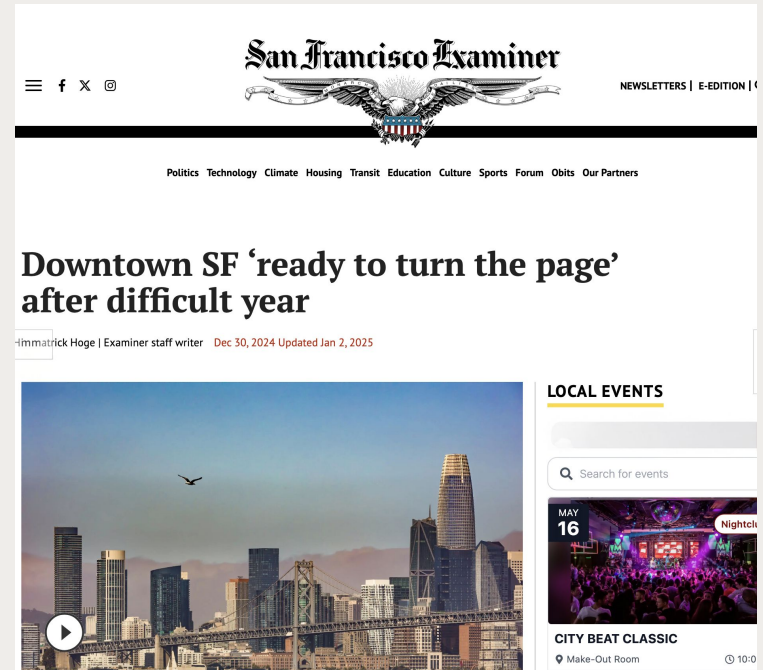
**ART**  
  
**WATER**



Rendering by Allie Johnson

# San Francisco needs more downtown arts destinations

- **Commercial vacancy:** now at **35%** due to continuing impact of remote work on downtown
- **Overseas travel to San Francisco:** down 5% since last year at this time, stunting recovery from pre-pandemic levels
- **Downtown cultural institutions are struggling:** some have even closed
- **Pier 29's Arts and Culture Hub boosts economic recovery:** Increased foot traffic on Embarcadero Corridor from visitors to exhibitions and artist residency, tourism, and audiences for cultural events
- **Help for Northern Waterfront area's restaurants:** Port tenants are struggling due to little activity along Embarcadero between the Exploratorium and Pier 39; Pier 29 will complete a robust waterfront corridor
- **Project Delivers Short-Term Activation:** Project can be delivered quickly to jumpstart economic recovery, launching in early 2026



PARTNER: MASTER TENANT

# CAST

Learn more at [cast-sf.org](https://cast-sf.org)

**Community Arts Stabilization Trust (CAST) is a community-centered real estate organization committed to ensuring artists and cultural workers can stay anchored where they create.**

Founded in 2013, CAST works in deep partnership with communities across the San Francisco Bay Area and particularly with communities that have endured systemic oppression and historical underinvestment. CAST models new ways to secure and steward affordable, inclusive spaces for creative and cultural expression by applying real estate financing tools and structural models in innovative ways, building community knowledge and agency, and creating and holding space for visioning and arts activation.



**Ken Ikeda**  
CEO



**David Keenan**  
Director of Special Projects



PARTNER: SUB-TENANT

# Art + Water



**Dave Eggers**  
826 Valencia, Hawkins Project



**René de Guzman**  
Headlands Center for the Arts,  
Oakland Museum of California,  
Yerba Buena Center for the Arts



**JD Beltran**  
Center for Creative Sustainability,  
San Francisco State University



**Sherry Knutson**  
Head of Studios, San  
Francisco Art Institute





## PROJECT OVERVIEW

- **Artist residency program:** 20 emerging Bay Area artists & 10 artist mentors in 6-month cohorts
- **Targeted outreach to artists from San Francisco:** Priority to low-income neighborhoods and backgrounds
- **Walk-in gallery 7 days a week:** Rotating exhibits from local artists and opportunities to purchase local art
- **Accessible event space:** Uplifting local arts, cultural, and community organizations
- **Free and low-cost regular public programming:** Classes for adults and families, film screenings, major art exhibitions, concerts and music performances



# Scope of Improvements

- **"Pop-Up" structure requires only minor improvements**

This arts and culture hub is structured as a "pop-up" that utilizes only portable, modular work spaces and exhibit infrastructure. Only minor improvements are required, which do not trigger major building upgrades.

- **Building has had little use and requires basic repairs and upgrades to allow for uses that are proposed**
  - o Fire safety improvements & improved egress
  - o Electrical distribution & life safety improvements
  - o Sewer & sanitation-related improvements
  - o Roof & floor improvements
- **CAST-funded improvements include:**
  - o Structural partitions to create workspaces and gathering areas
  - o Lighting, plumbing, AV, portable restrooms





# Reasons for Chapter 6 Waiver

- Short-term nature of the project allows the **cost of activating the building to stay low relative to its size**, enabling the artist residency and other public programs to be incredibly accessible
- **Waiver structure for funding improvements allows quick delivery** of this major transformation—anticipated to require only 6 months before opening
- Port proposes providing \$500,000 to CAST for the **base building improvements which benefit the building's longevity**, while CAST will raise money for their buildout
- Chapter 6 **waiver allows efficient execution of improvement contracts** by CAST
- This approach **reduces costs and facilitates quick delivery**, by early 2026
- This **project is not covered by Port's prior waiver**, which applied to longer leases requiring BOS approval