

# PIER 70 SUD

## PHASING PLAN

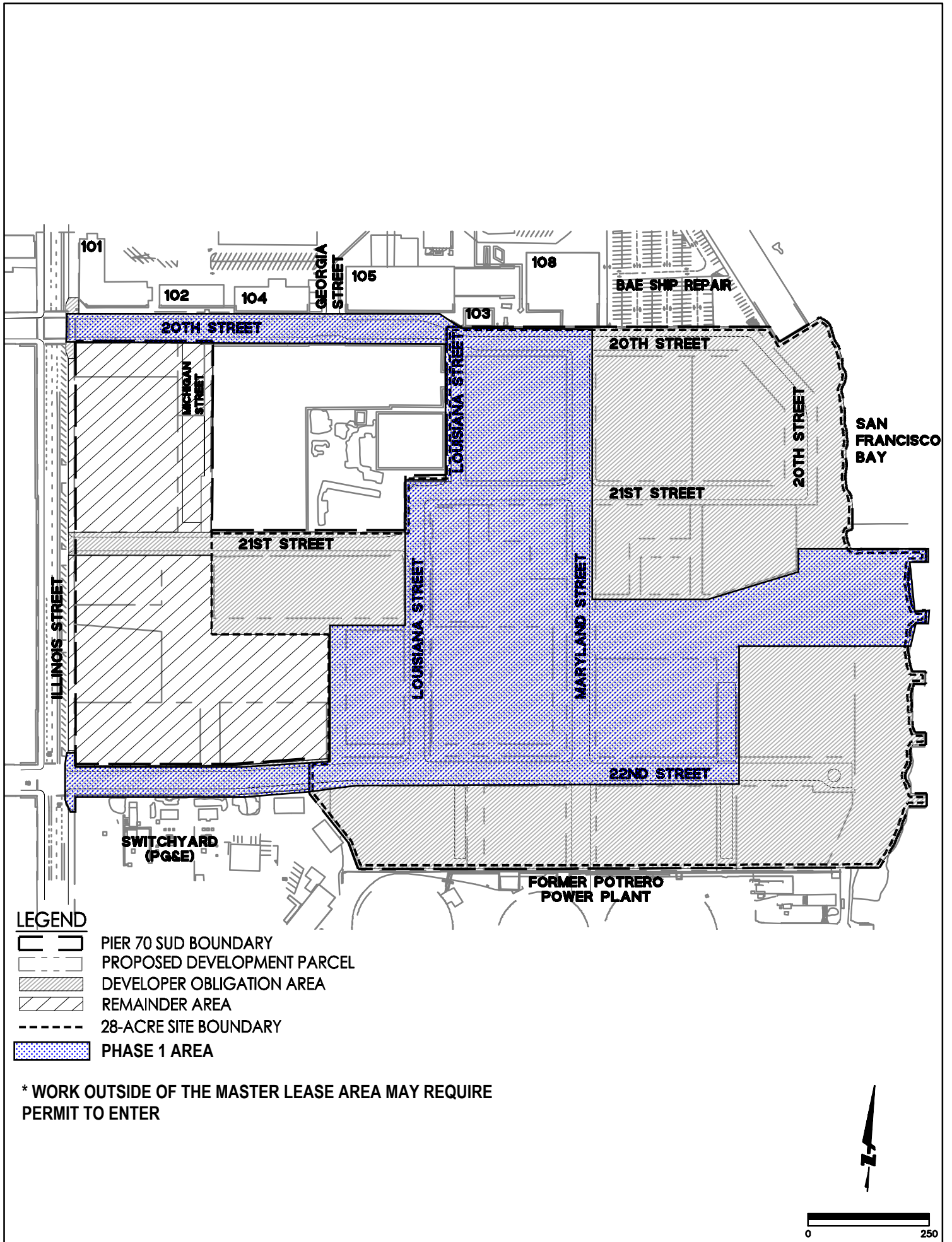
SITELAB urban studio 08/21/2017

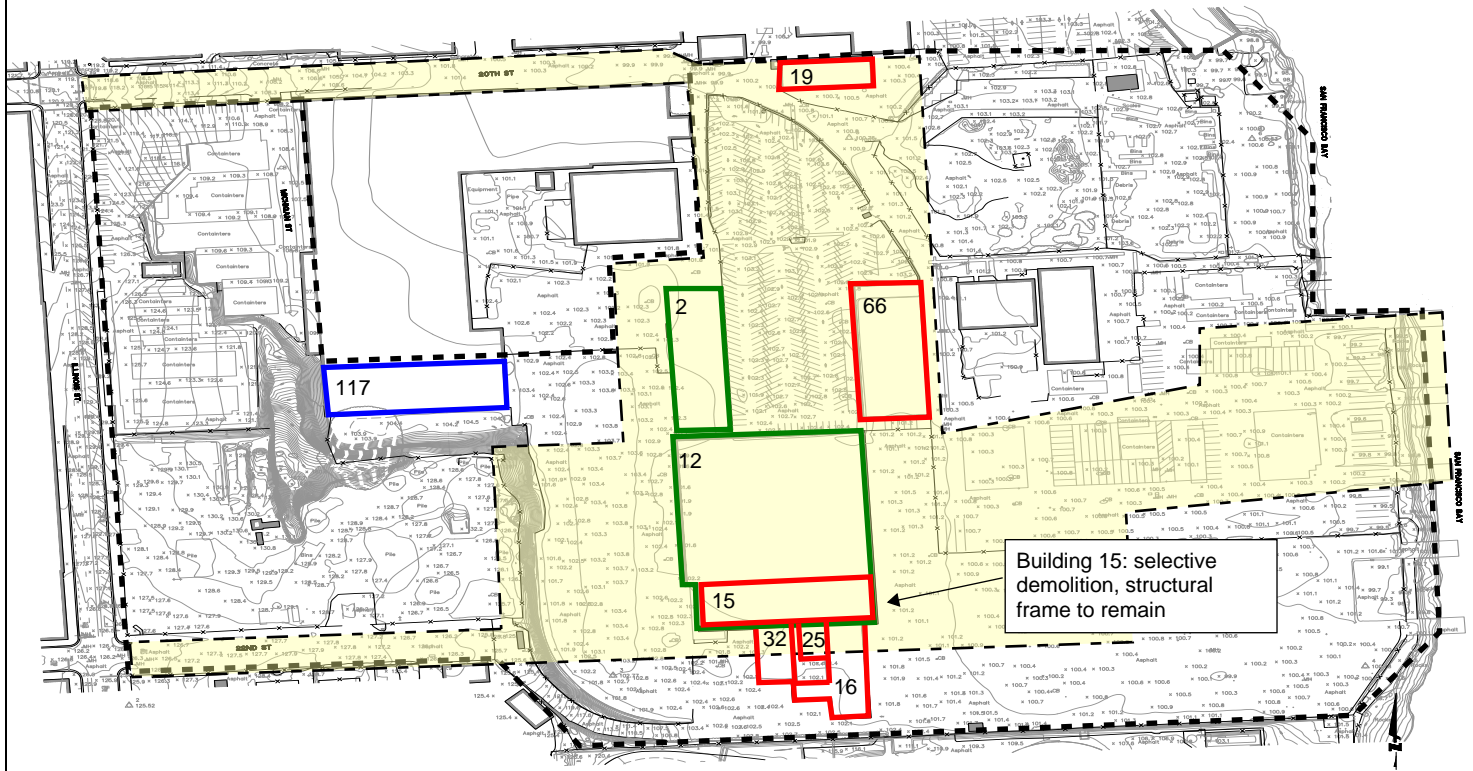
### SITE BOUNDARIES






- Pier 70 SUD
- - - 28-Acre Site
- - - Illinois Parcels

### PHASES

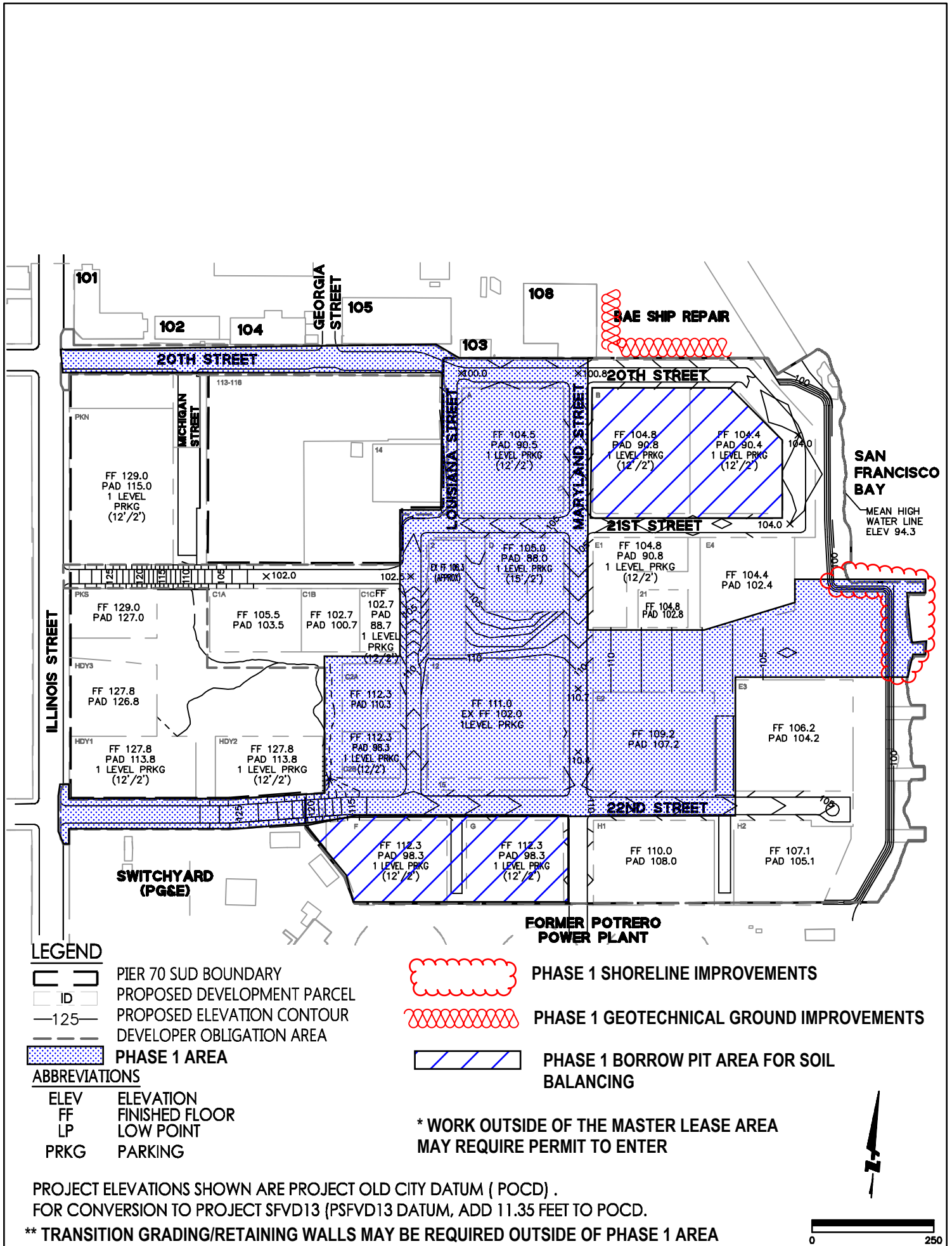
- Phase 0.5
- Phase 1
- Phase 2
- Phase 3





-  PIER 70 SUD BOUNDARY
-  PHASE 1 AREA
-  BUILDING TO BE DEMOLISHED BY DEVELOPER IN PHASE 1
-  BUILDING TO BE DEMOLISHED BY OTHERS PRIOR TO PHASE 1
-  BUILDING TO REMAIN





**LEGEND**

- PIER 70 SUD BOUNDARY
- ID PROPOSED DEVELOPMENT PARCEL
- PROPOSED ELEVATION CONTOUR
- DEVELOPER OBLIGATION AREA
- PHASE 1 AREA**

**ABBREVIATIONS**

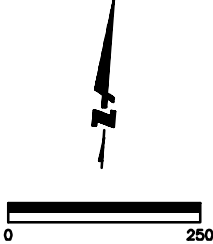
- ELEV ELEVATION
- FF FINISHED FLOOR
- LP LOW POINT
- PRKG PARKING

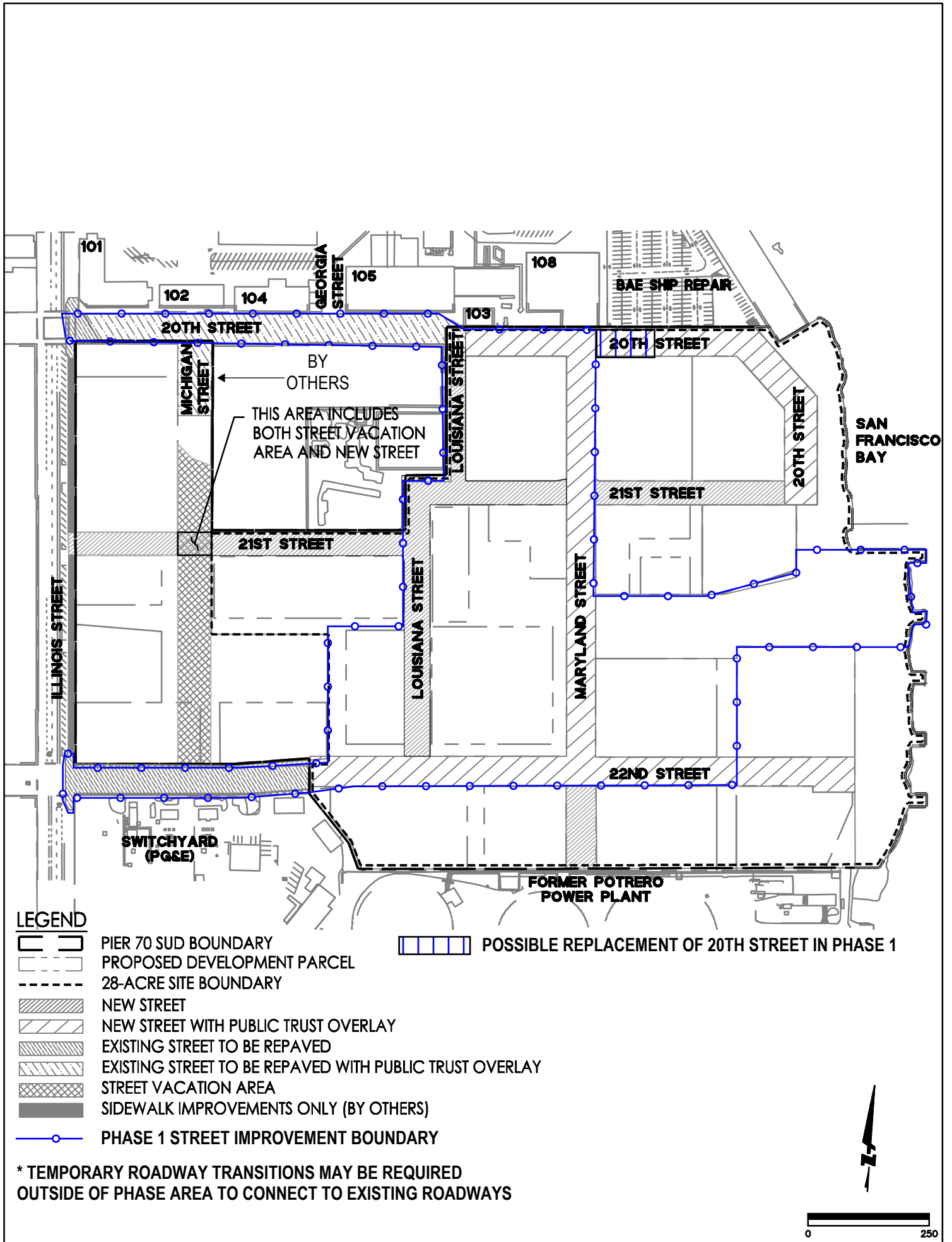
- PHASE 1 SHORELINE IMPROVEMENTS**
- PHASE 1 GEOTECHNICAL GROUND IMPROVEMENTS**
- PHASE 1 BORROW PIT AREA FOR SOIL BALANCING**

\* WORK OUTSIDE OF THE MASTER LEASE AREA  
MAY REQUIRE PERMIT TO ENTER


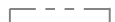






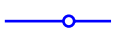


PROJECT ELEVATIONS SHOWN ARE PROJECT OLD CITY DATUM ( POCD ).  
FOR CONVERSION TO PROJECT SFVD13 (PSFVD13 DATUM, ADD 11.35 FEET TO POCD.

\*\* TRANSITION GRADING/RETAINING WALLS MAY BE REQUIRED OUTSIDE OF PHASE 1 AREA



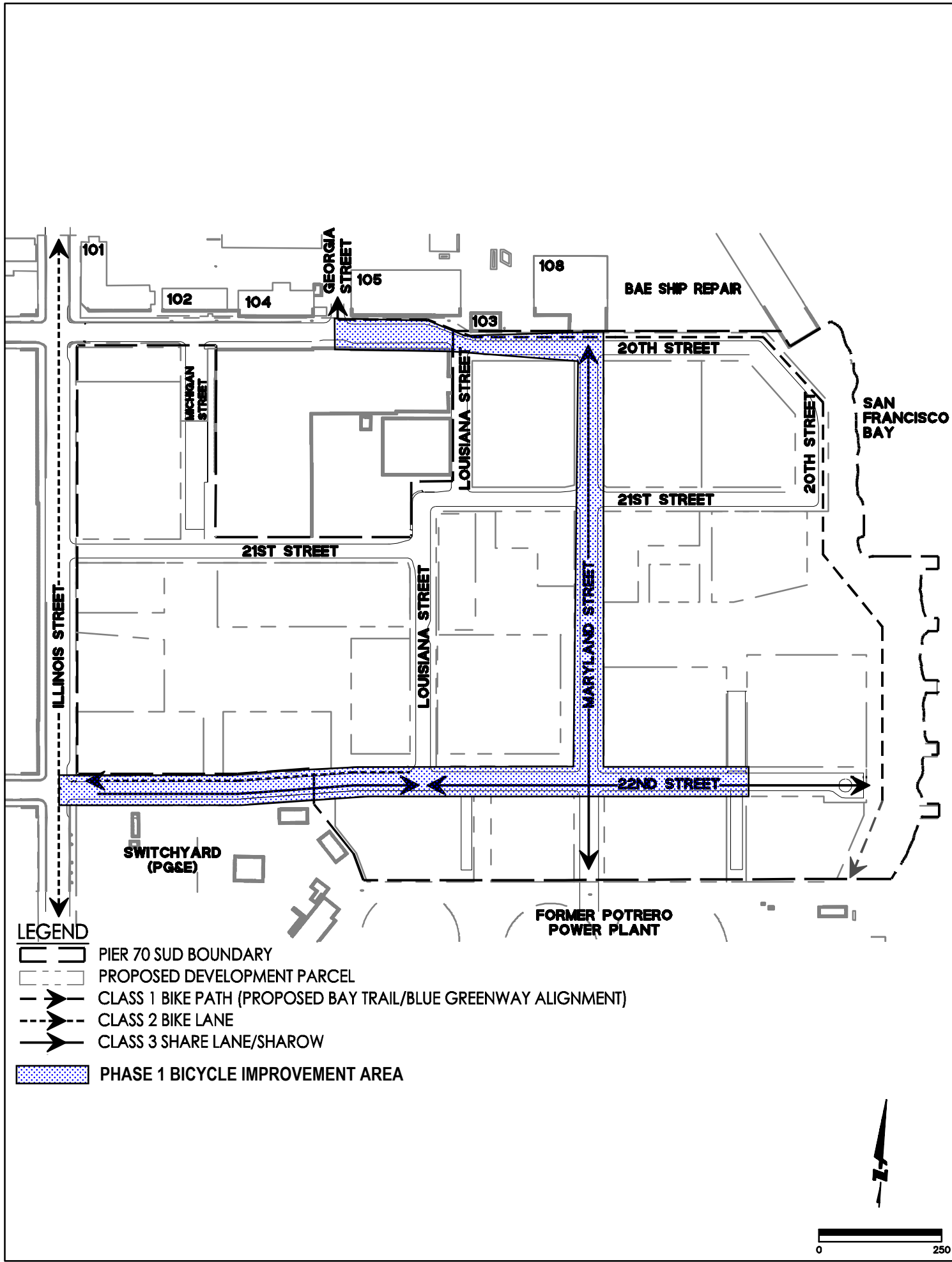


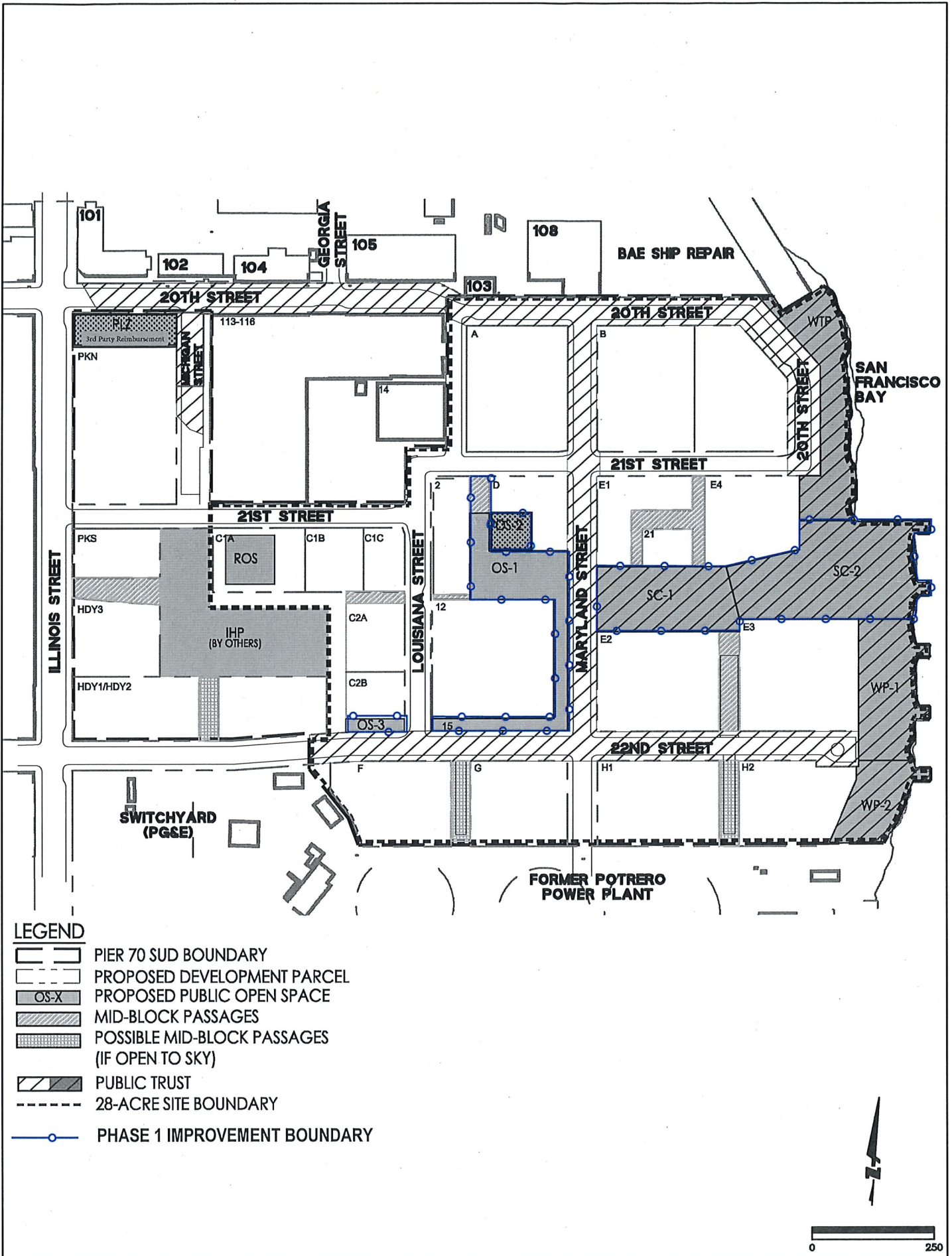
**LEGEND**

-  PIER 70 SUD BOUNDARY
-  PROPOSED DEVELOPMENT PARCEL
-  28-ACRE SITE BOUNDARY
-  NEW STREET
-  NEW STREET WITH PUBLIC TRUST OVERLAY
-  EXISTING STREET TO BE REPAVED
-  EXISTING STREET TO BE REPAVED WITH PUBLIC TRUST OVERLAY
-  STREET VACATION AREA
-  SIDEWALK IMPROVEMENTS ONLY (BY OTHERS)
-  PHASE 1 STREET IMPROVEMENT BOUNDARY
-  POSSIBLE REPLACEMENT OF 20TH STREET IN PHASE 1

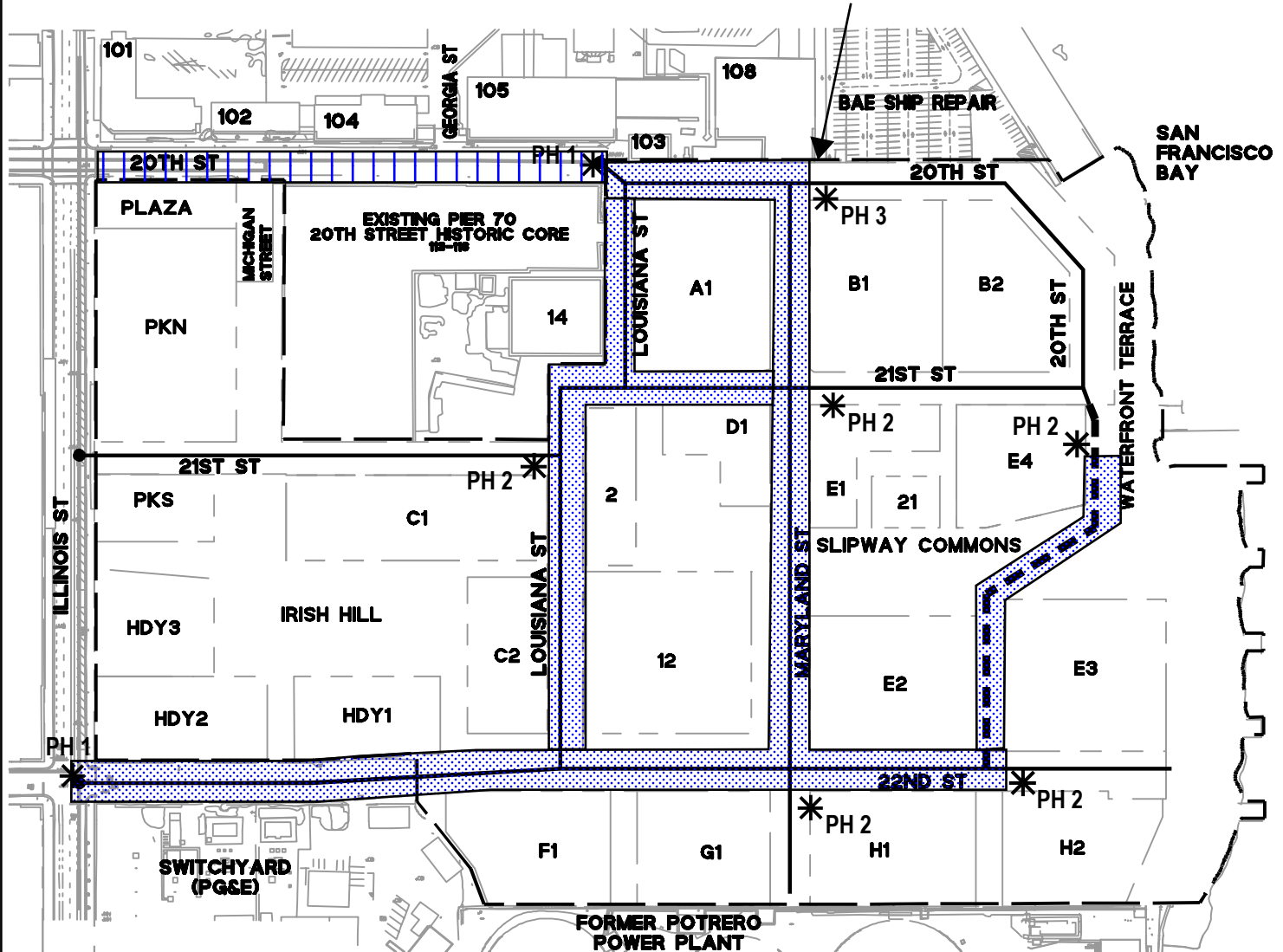
\* TEMPORARY ROADWAY TRANSITIONS MAY BE REQUIRED OUTSIDE OF PHASE AREA TO CONNECT TO EXISTING ROADWAYS







POSSIBLE CONNECTION TO DISTRICT WASTEWATER TREATMENT AND RECYCLING SYSTEM (WTRS) FACILITY



**LEGEND**

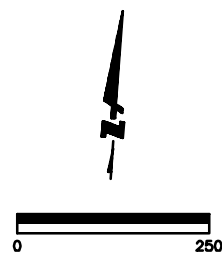
- PIER 70 SUD BOUNDARY
- PROPOSED DEVELOPMENT PARCEL
- EXISTING LOW PRESSURE WATER MAIN
- PROPOSED LOW PRESSURE WATER MAIN IN PUBLIC RIGHT OF WAY
- PROPOSED LOW PRESSURE WATER MAIN OUTSIDE OF PUBLIC RIGHT OF WAY
- POINT OF CONNECTION

PHASE 1 LPW IMPROVEMENT AREA

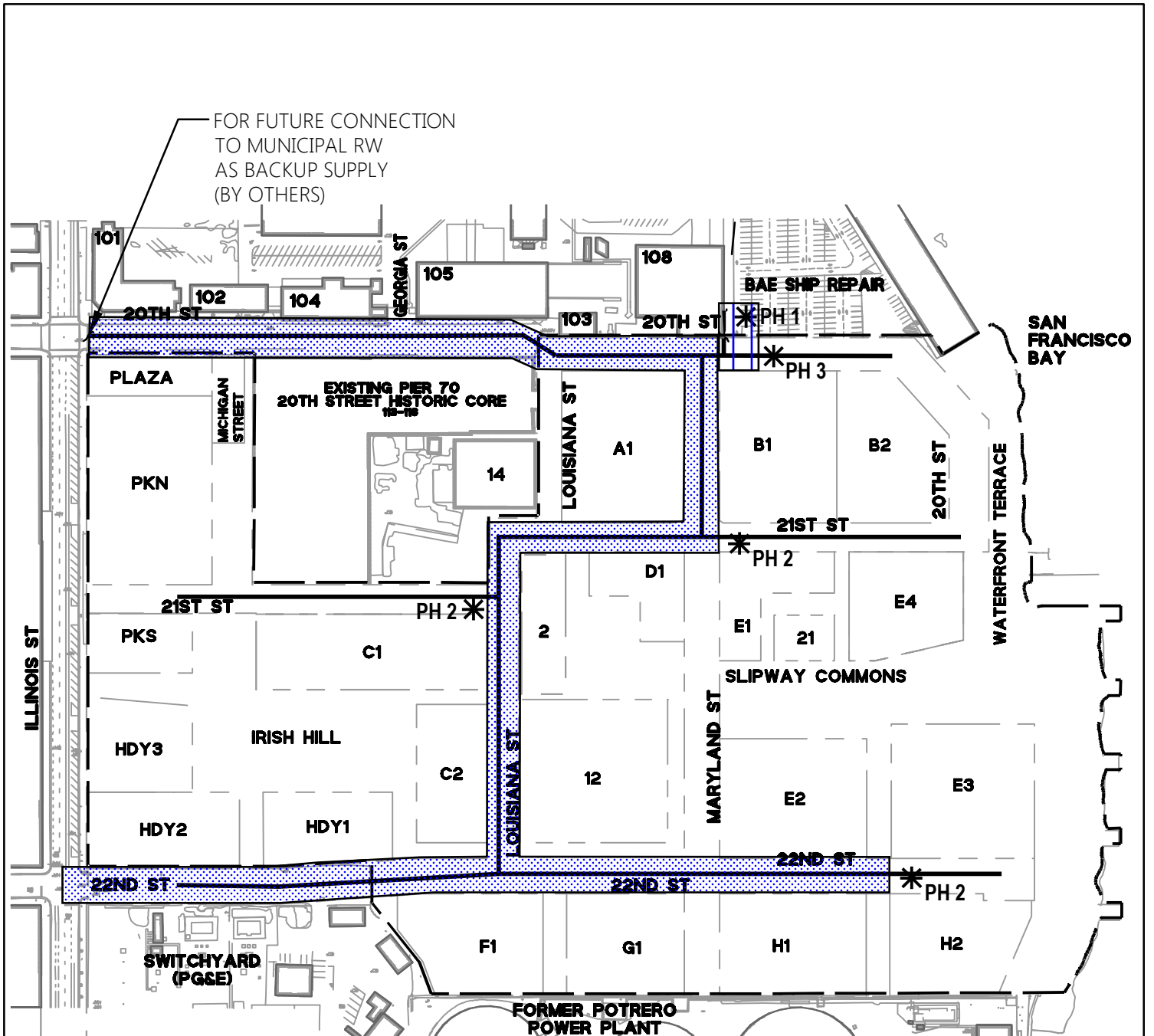
PH X UTILITY CONNECTION INDICATING PHASE

POSSIBLE REPLACEMENT OF LPW MAIN IN 20th STREET BETWEEN ILLINOIS AND LOUISIANA IN PHASE 1 PENDING CONDITION ASSESSMENT



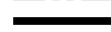

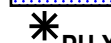
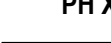
\* WORK OUTSIDE OF THE MASTER LEASE AREA MAY REQUIRE PERMIT TO ENTER





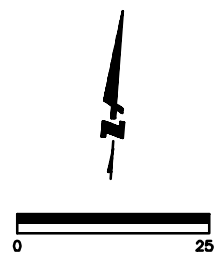


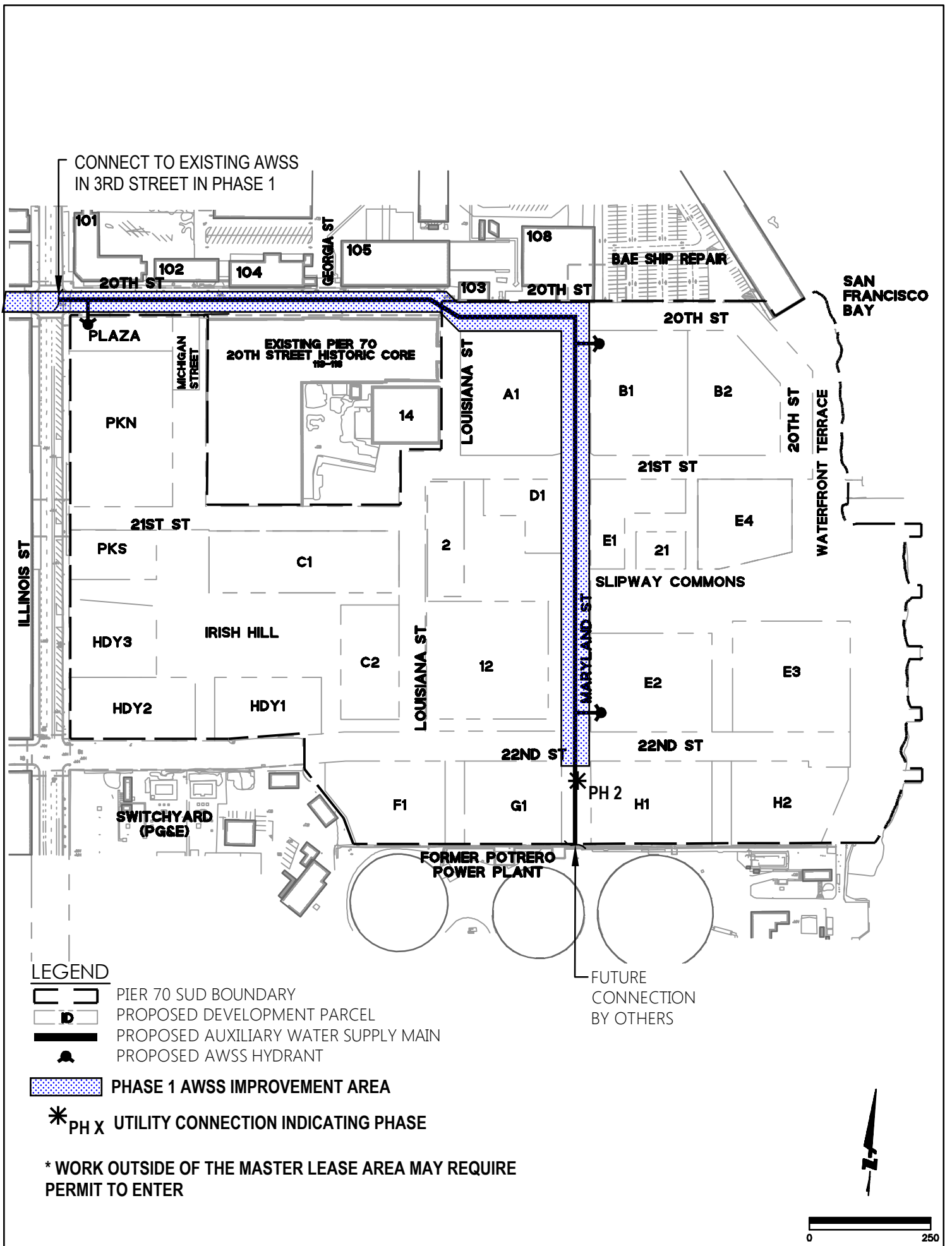
**LEGEND**

-  PIER 70 SUD BOUNDARY
-  PROPOSED DEVELOPMENT PARCEL
-  PROPOSED NON-POTABLE WATER MAIN (8 INCH)
-  PHASE 1 NPW IMPROVEMENT AREA
-  \* PH X UTILITY CONNECTION INDICATING PHASE
-  POSSIBLE CONNECTION TO DISTRICT WASTEWATER TREATMENT AND RECYCLING SYSTEM (WTRS) FACILITY

\* SHOULD PROJECT SELECT A PARCEL-BY-PARCEL GREYWATER SYSTEM, DEVELOPER WILL REQUEST AN EXEMPTION FOR NON-POTATBLE WATER / RECYCLED WATER DISTRIBUTION FROM SFPUC

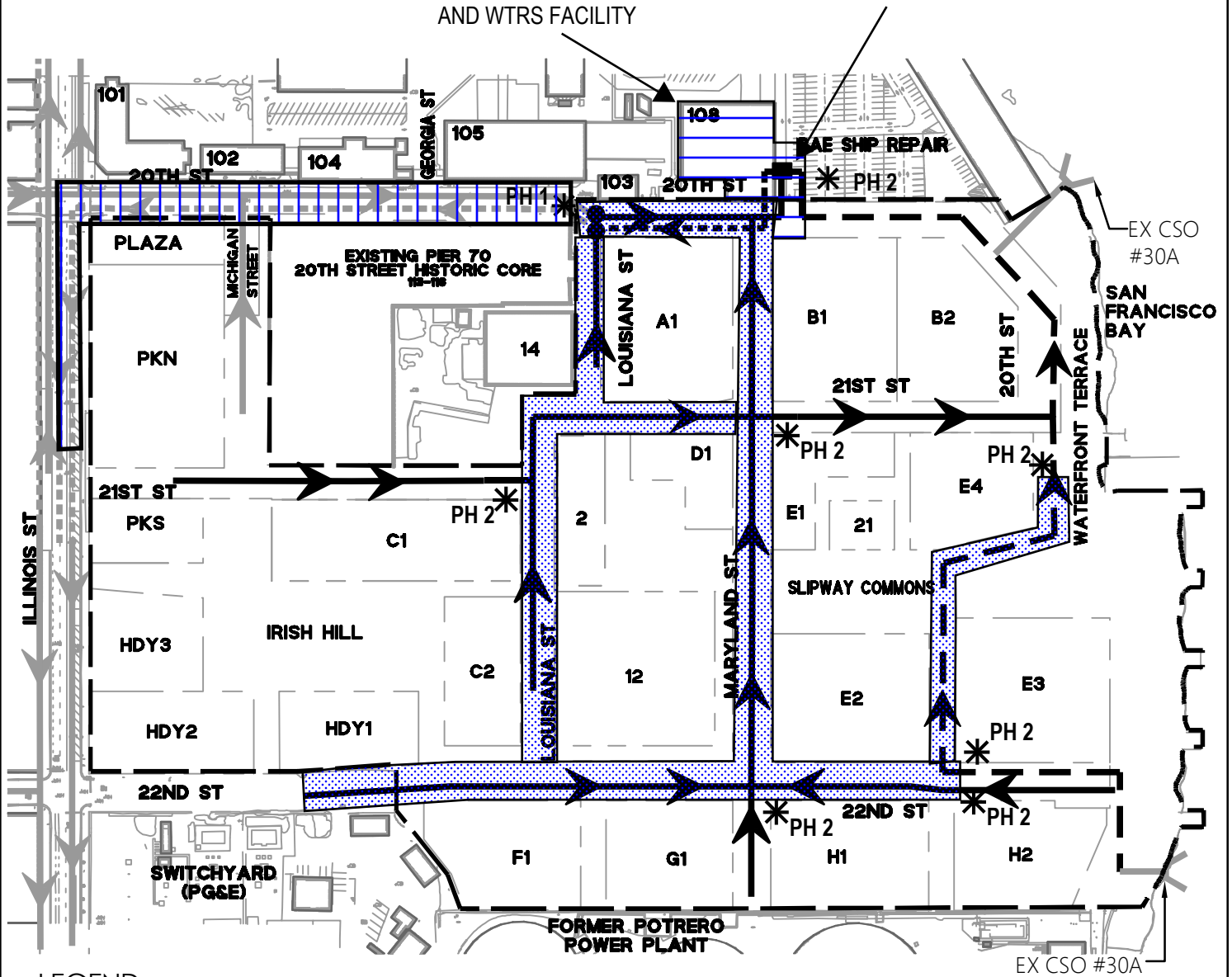
\*\* WORK OUTSIDE OF THE MASTER LEASE AREA MAY REQUIRE PERMIT TO ENTER





POSSIBLE BUILDING 108  
SEISMIC RETROFIT IN  
PHASE 1 TO FACILITATE  
FUTURE PUMP STATION  
AND WTRS FACILITY

POSSIBLE PUMP STATION  
SUBSTRUCTURE AND  
DIVERSION FOR WTRS  
FACILITY IN PHASE 1



**LEGEND**

- PIER 70 SUD BOUNDARY
- PROPOSED DEVELOPMENT PARCEL
- PROPOSED COMBINED SEWER MAIN
- PROPOSED COMBINED SEWER FORCE MAIN
- PROPOSED COMBINED SEWER STORAGE
- EXISTING COMBINED SEWER FORCE MAIN
- EXISTING COMBINED SEWER GRAVITY MAIN
- PROPOSED PUMP STATION
- POINT OF CONNECTION
- PHASE 1 CSS IMPROVEMENT AREA
- \*PH X UTILITY CONNECTION INDICATING PHASE
- POSSIBLE REPLACEMENT OF CS FORCE MAIN IN 20th STREET BETWEEN ILLINOIS AND LOUISIANA IN PHASE 1 PENDING CONDITION ASSESSMENT
- POSSIBLE PHASE 1 WORK TO FACILITATE FUTURE PUMP STATION

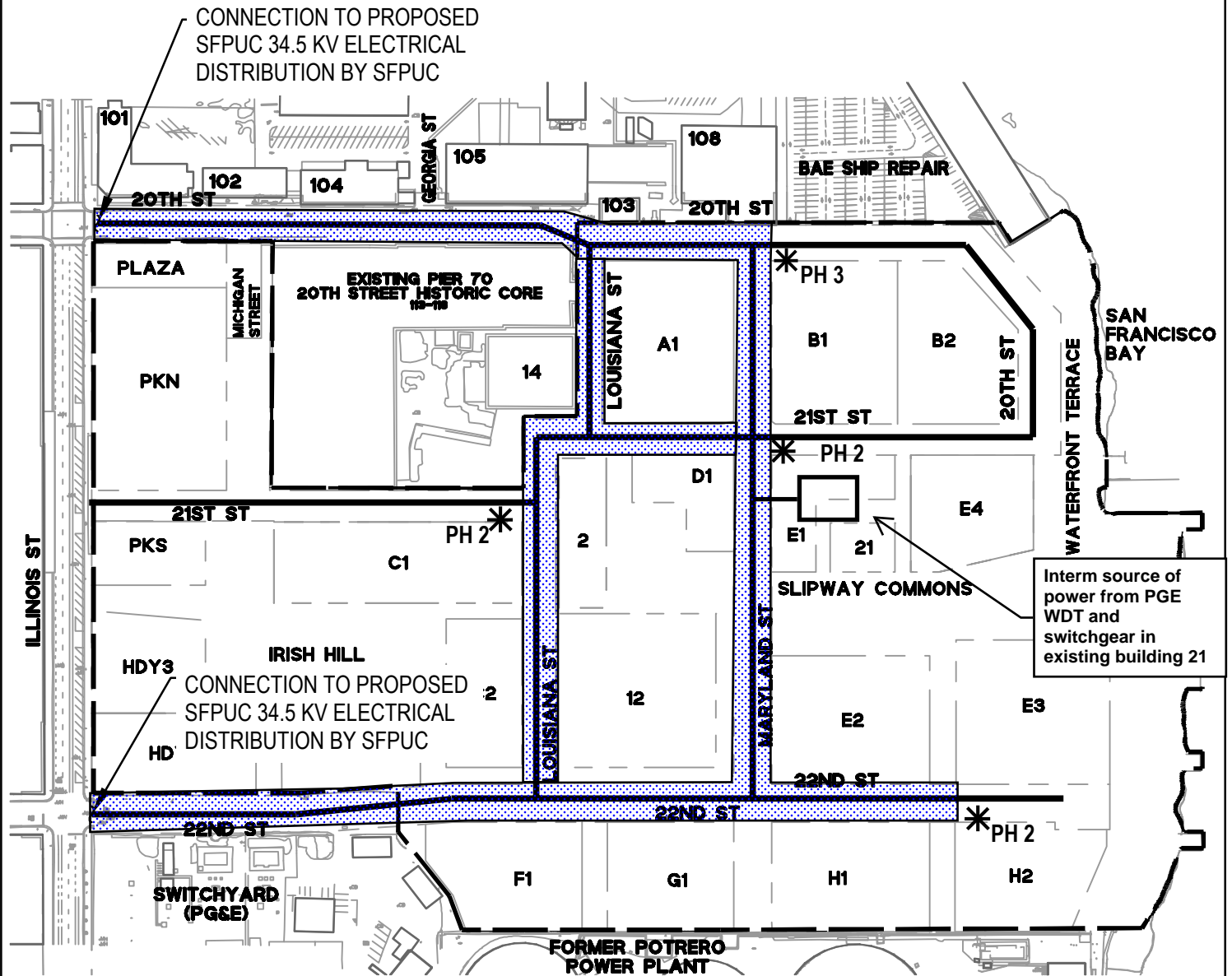
**NOTES**

1. HALF OF PKS, HDY3, & HDY2 STORM DRAIN RUNOFF FLOWS DIRECTLY TO 27" GRAVITY MAIN IN ILLINOIS STREET.
2. PKS, HDY2, & HDY3 SEWER FLOWS TO 27" GRAVITY MAIN IN ILLINOIS STREET.







\* PHASE 1 DOES NOT INCLUDE PROPOSED COMBINED SEWER PUMP STATION. A PORTION OF THE PUMP STATION SUBSTRUCTURE MAY BE ACCELERATING AND PERFORMED IN PHASE 1 FOR CONSTRUCTION SEQUENCING REASONS.

\*\* WORK OUTSIDE OF THE MASTER LEASE AREA MAY REQUIRE PERMIT TO ENTER





**LEGEND**

-  PIER 70 SUD BOUNDARY
-  PROPOSED DEVELOPMENT PARCEL
-  PROPOSED JOINT TRENCH
-  PHASE 1 JOINT TRENCH IMPROVEMENT AREA
-  POSSIBLE PHASE 1 INSTALLATION OF JOINT TRENCH PENDING ELECTRICAL PLANNING DETERMINATION
-  PH X UTILITY CONNECTION INDICATING PHASE

\* WORK OUTSIDE OF THE MASTER LEASE AREA MAY REQUIRE PERMIT TO ENTER

