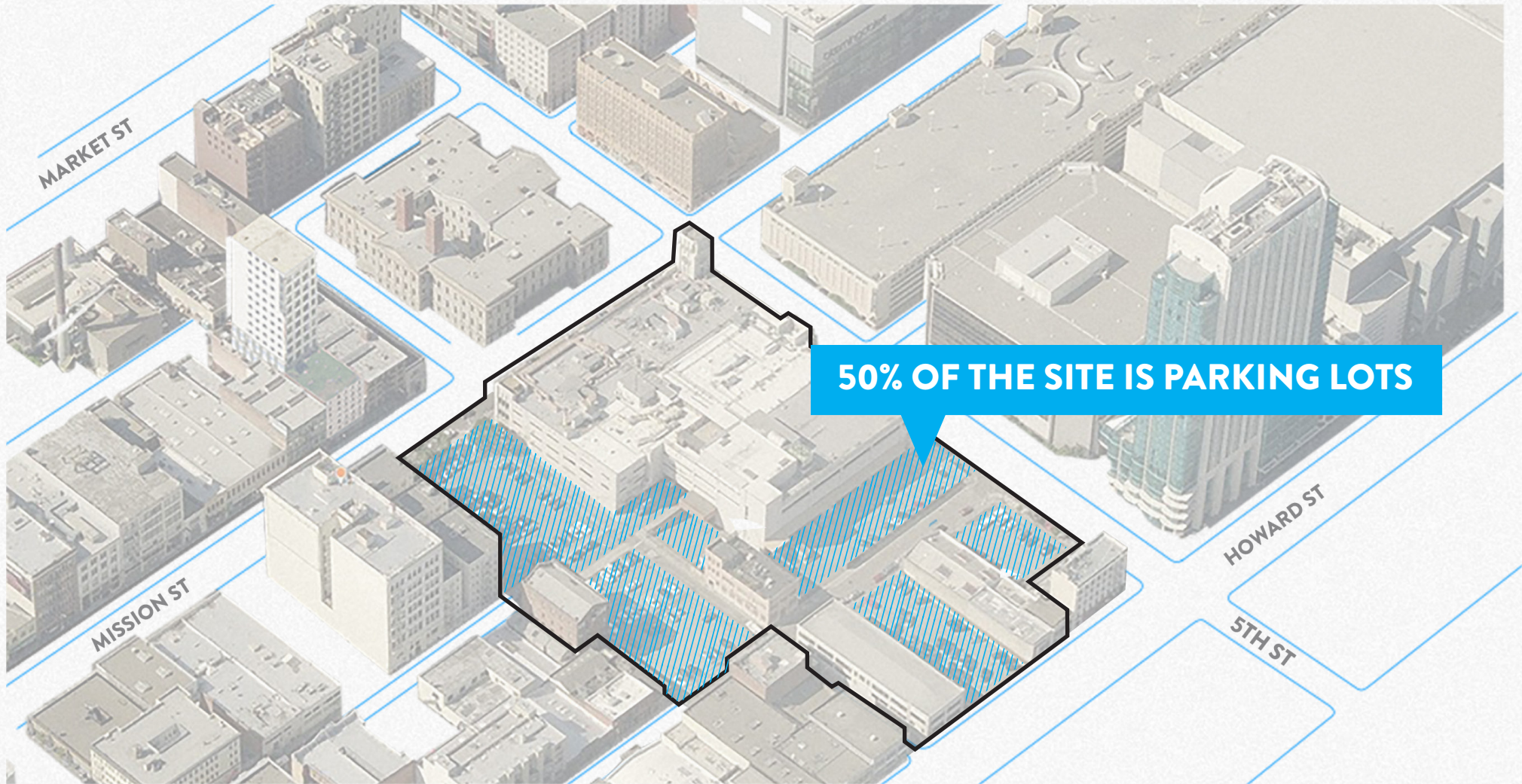




FOREST CITY SAN FRANCISCO



THE EXISTING SITE



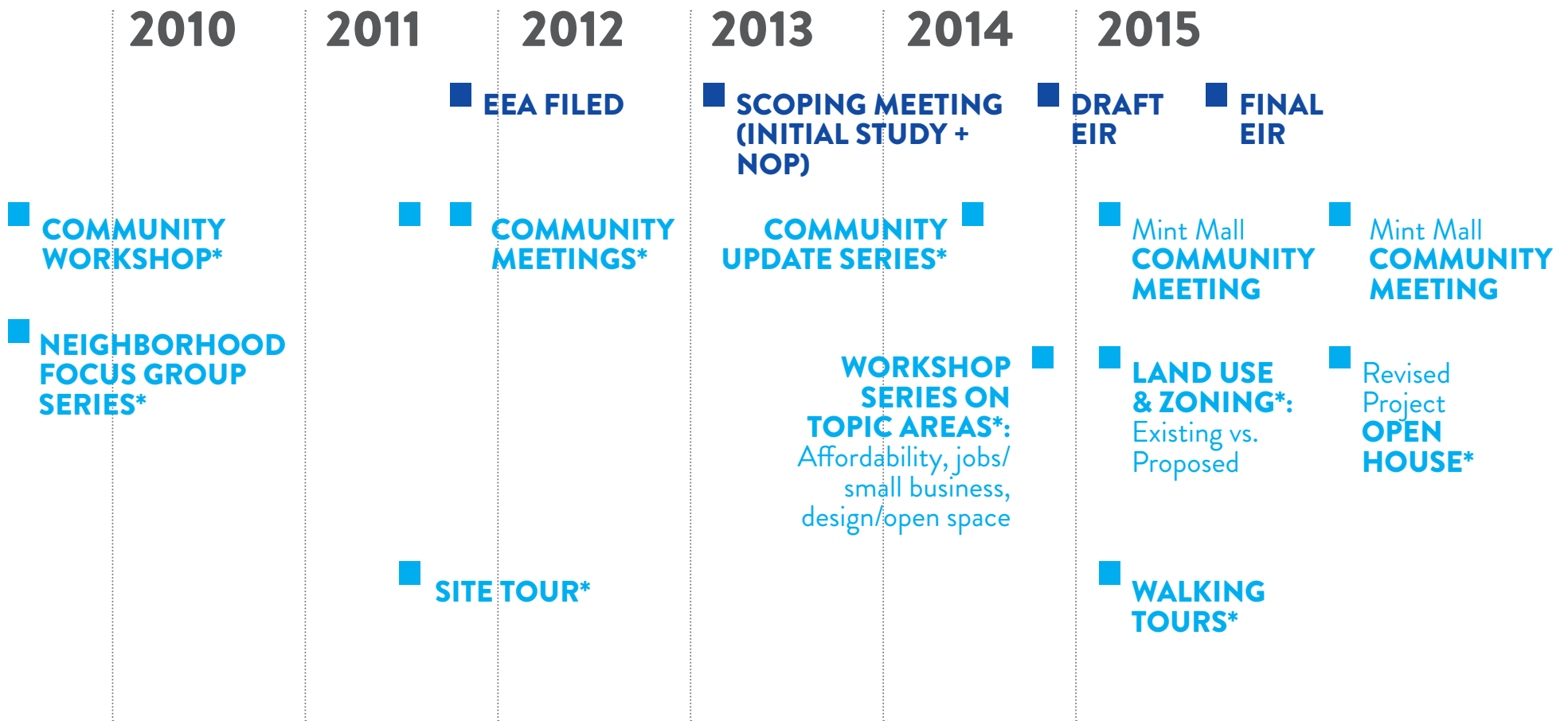
C-3 AT TRANSIT



COMMUNITY / NEIGHBORHOOD OUTREACH

OVER THE LAST SEVERAL YEARS:

- > Ongoing individual meetings, in addition to several formal large-group settings
- > One-on-one meetings with key community stakeholders: youth & family service providers, senior residents & support groups, arts groups, affordable housing advocates, neighborhood advocates, local small business



*Open to the public

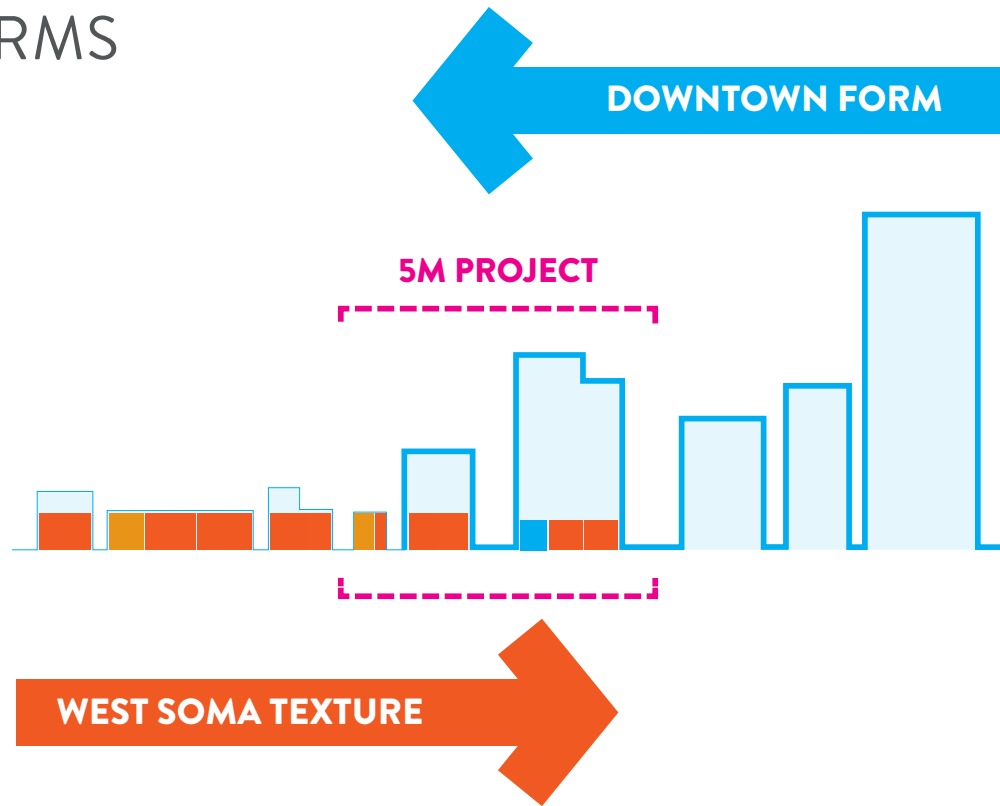
COMMUNITY / NEIGHBORHOOD OUTREACH

2011 PROJECT PRESENTATION

161
COMMUNITY
MEETINGS & TOURS
since 2009

133
since Initial Study
in January 2013

HYBRID OF FORMS



**IAN ROSS
GALLERY**



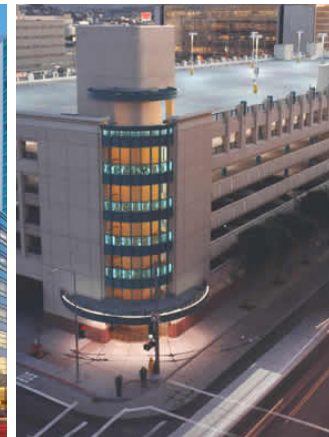
WEST SOMA



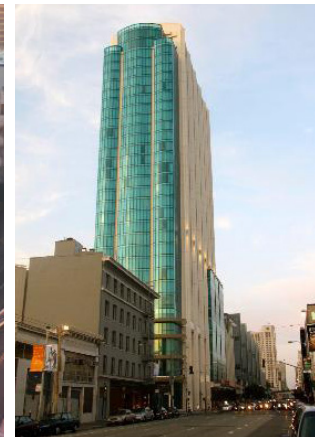
OLD MINT



**UNIV. OF THE
PACIFIC SCHOOL
OF DENTISTRY**

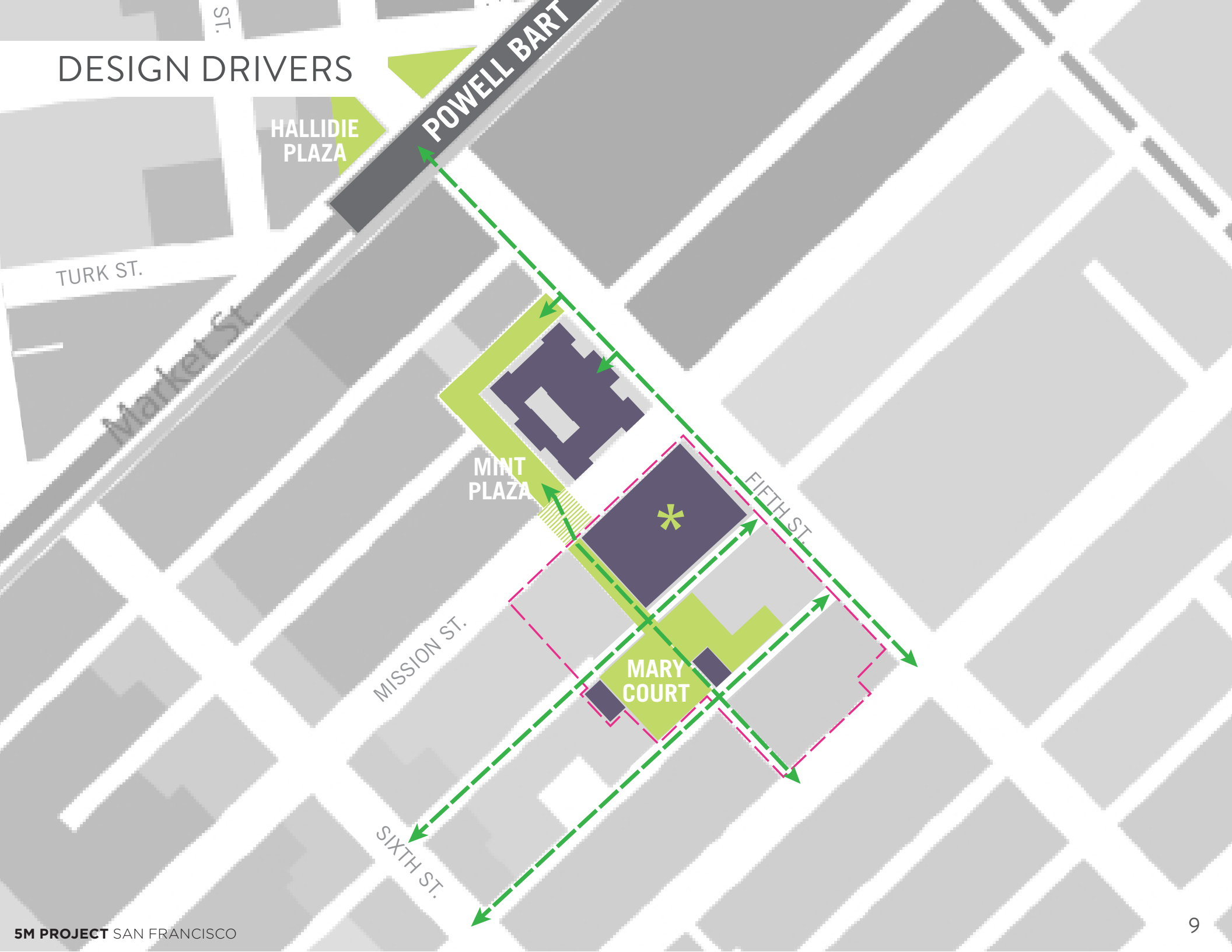


**5TH & MISSION
PARKING
GARAGE**

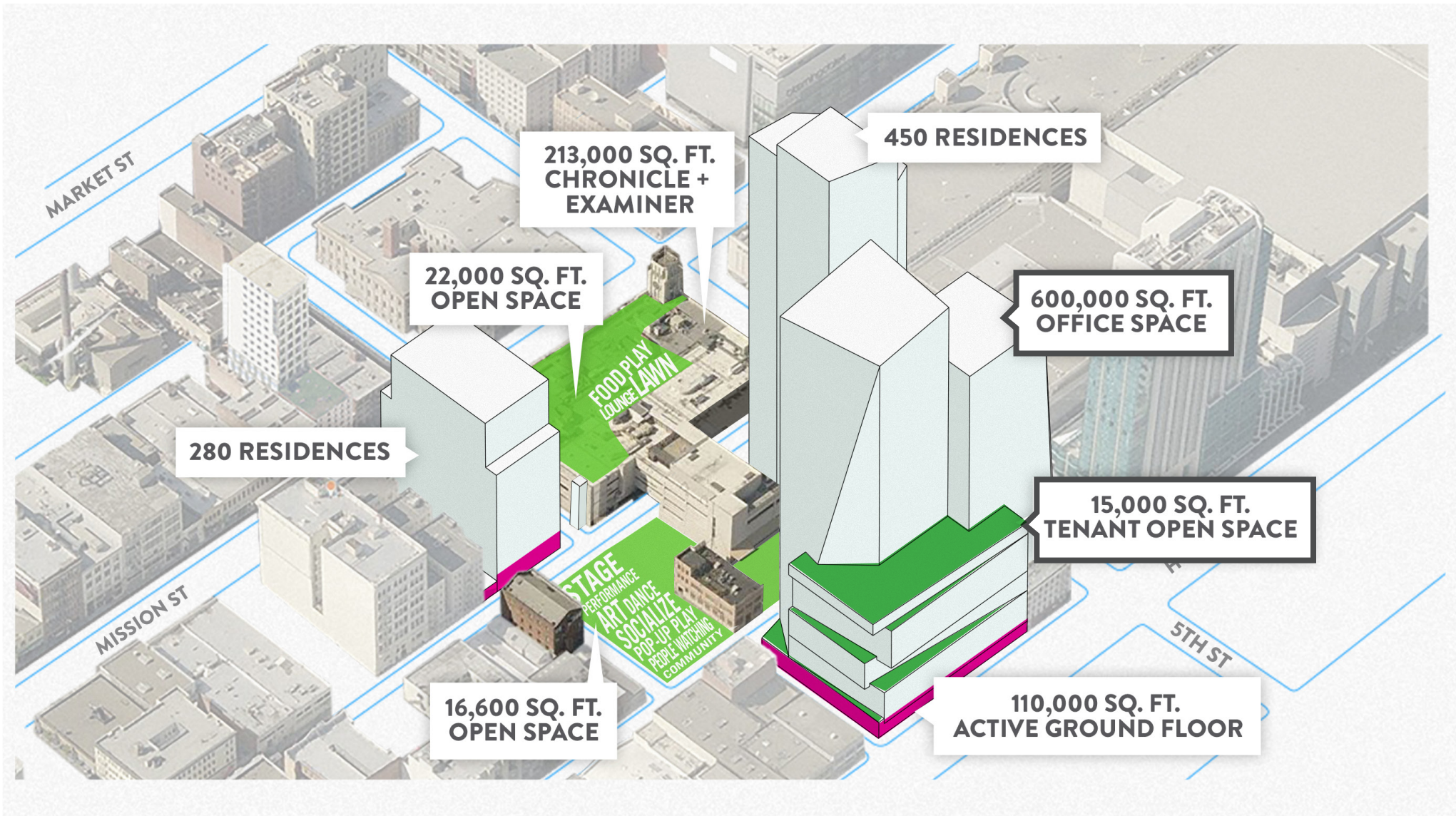


**INTERCONTINENTAL
HOTEL**

DESIGN DRIVERS



PROJECT OVERVIEW



BICYCLE PARKING

N2 BUILDING: 99 CLASS 1 FACILITIES + 17 CLASS 2 RACKS **H1 BUILDING:** 105 CLASS 1 FACILITIES + 28 CLASS 2 RACKS

HOUSING



33% AFFORDABLE HOUSING



AFFORDABLE: **212 UNITS**
MARKET RATE: **630 UNITS**

→ **UP FROM 25% AFFORDABLE HOUSING**
PROPOSED SUMMER 2014

- 1 168-186 EDDY FAMILY HOUSING**
FAMILY HOUSING
1/4 of units for formerly homeless families
- 2 SENIOR HOUSING FUND**
LAND DEDICATION
- 3 M2 BUILDING**
ON-SITE RENTAL BUILDING

COMMUNITY BENEFITS



HOUSING

212 affordable units



ARTS + CULTURE

Dedication and restoration of 12,000 sq ft historic Dempster Building, arts program endowment, and \$600K to arts facilities fund



YOUTH + FAMILIES

71 units of family housing, local capital fund to stabilize neighborhood youth organizations, Bessie wrap around program, nonprofit facilities fund, and Gene Friend Rec Center



TRANSPORTATION

TDM + TIDF citywide



WORKFORCE

1,200 construction jobs, 3,150 new full-time jobs, First Source hiring, Project Labor Agreement



SENIORS

83 units of senior housing and ped safety improvements around Mint Mall



COMMUNITY FACILITIES AND NONPROFIT SPACE

Dempster Building dedicated to nonprofit office and arts uses. Arts + nonprofit endowment fund.



PARKS AND OPEN SPACE

50,000 sq ft total public open space. 37,000 sq ft in excess of City requirement for public open space. Gene Friend Rec Center and open space fee paid.



HISTORIC PRESERVATION

Retention of Chronicle, Camelline, and Dempster buildings, and funding for Old Mint



COMPLETE STREETS AND PEDESTRIAN SAFETY

Complete streets + extension to surrounding community through additional transit funding





780'
▽

440'
▽

470'
▽

395'
▽

LUCKY MONEY
LUCKY TOURS
CHECK CASHING

104

SOMA
SAN FRANCISCO

WEST SOMA

SM PROJECT SAN FRANCISCO



MISSION STREET

5M PROJECT SAN FRANCISCO



MARY STREET VIEW LOOKING SOUTH



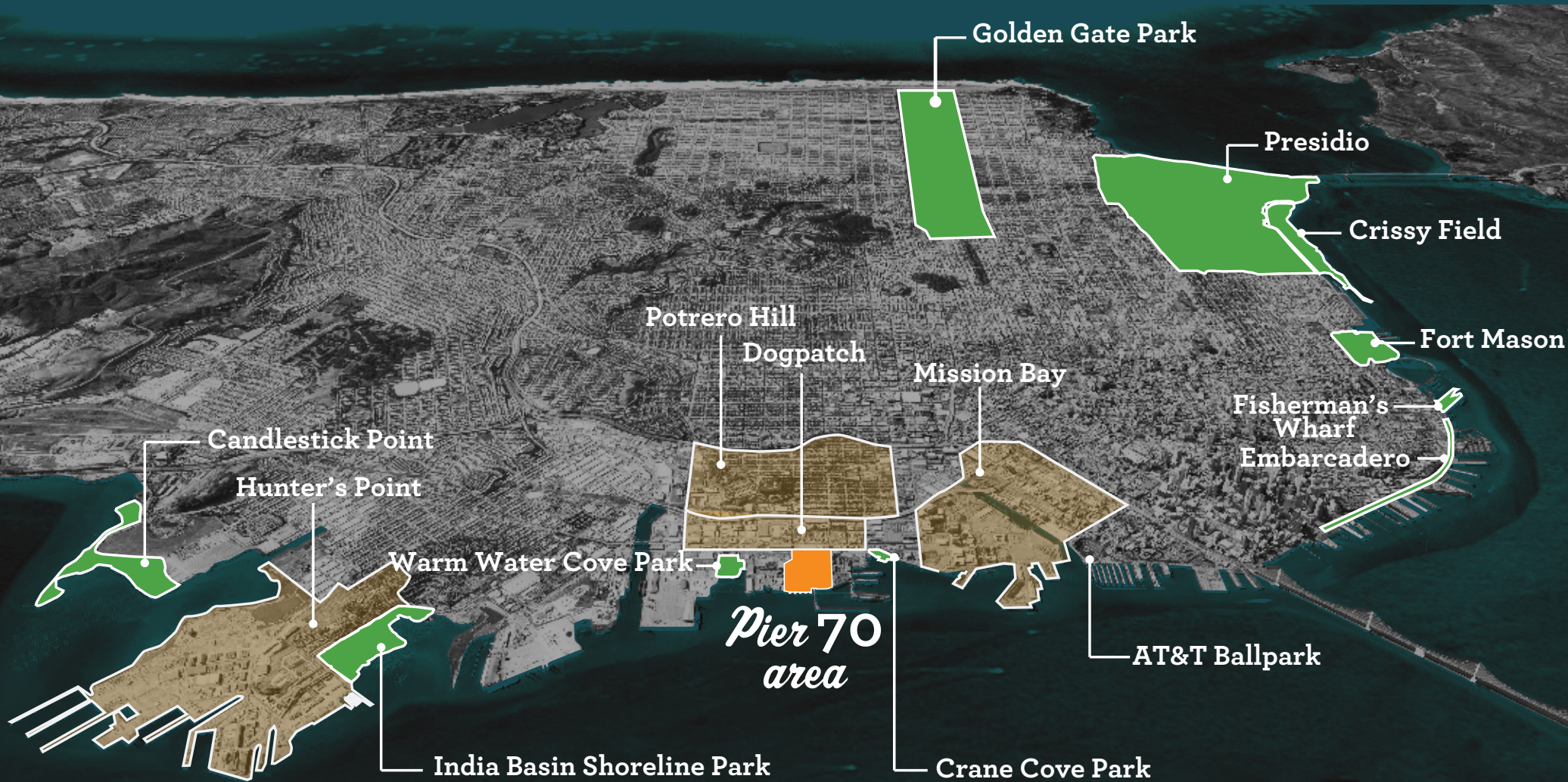
MARY COURT AT MINNA ST

SAN FRANCISCO

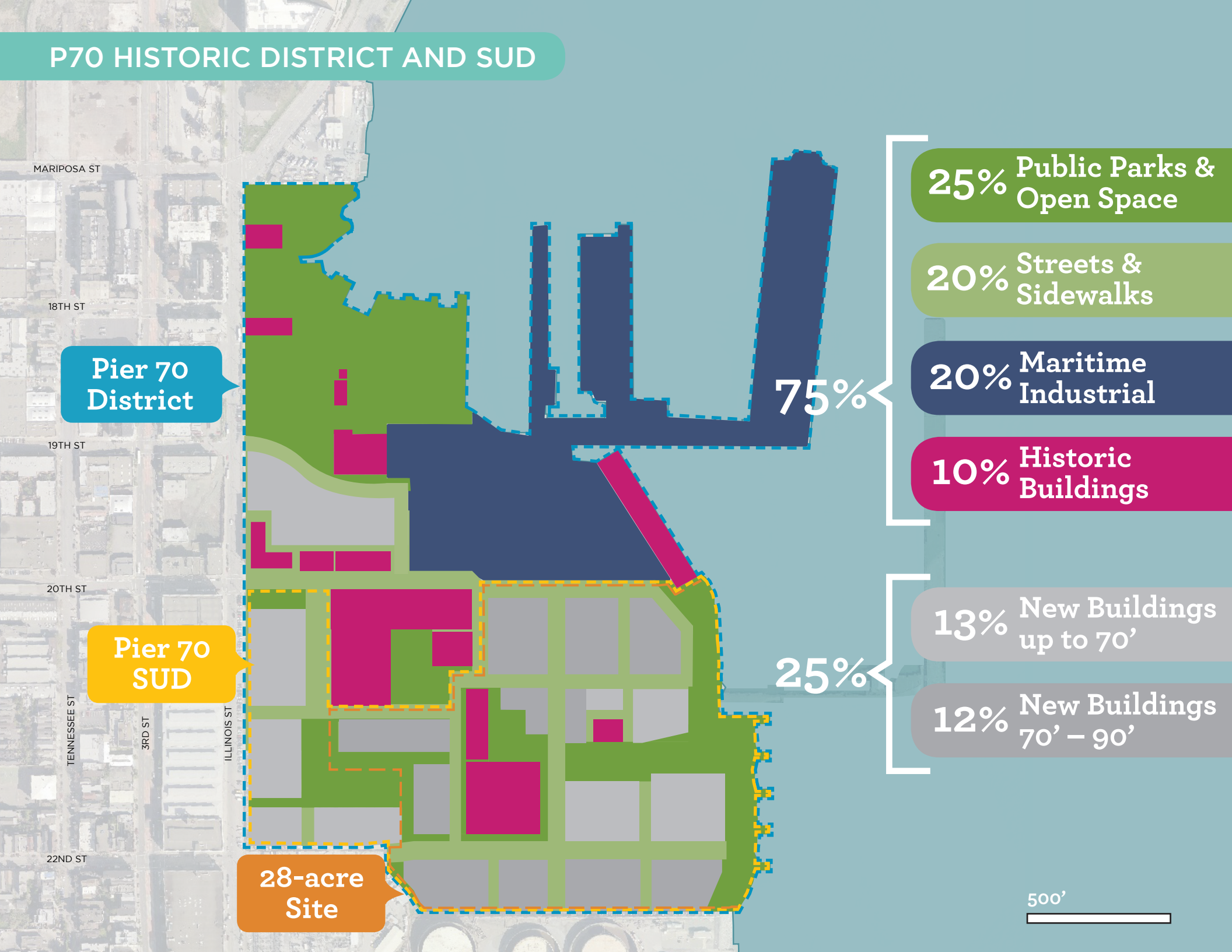


NATOMA STREET LOOKING EAST

Site Location



P70 HISTORIC DISTRICT AND SUD



MARIPOSA ST

18TH ST

19TH ST

20TH ST

TENNESSEE ST
3RD ST
ILLINOIS ST

22ND ST

Pier 70 District

Pier 70 SUD

28-acre Site

75%

25%

25% Public Parks & Open Space

20% Streets & Sidewalks

20% Maritime Industrial

10% Historic Buildings

13% New Buildings up to 70'

12% New Buildings 70' – 90'

500'

VARIETY

Full Pier 70 SUD, Midpoint Program

1,968 units (30% affordable on 28 Acre Site)
1.56 M SF commercial office
492k SF retail, arts, local manufacturing

Pier 70
District



51%

24% Public Parks & Open Space

27% Streets & Sidewalks

6% Historic Buildings

19% New Buildings up to 70'

24% New Buildings 70' – 90'

49%

28-acre Site Only, Midpoint Program

1526 units (30% affordable included)
1.3 M SF commercial office
441k SF retail, arts, local manufacturing

500'

Building Community to Build Place

GATHERINGS...

community meetings

workshops

artist narratives

photo journal

open houses

events

...STAKEHOLDERS

residents

artists/artisans

community stakeholders

business owners

CWAG

City Family

visitors

4 years
30+ events
10,000+ people
& 1 approved ballot measure



INDUSTRY

+



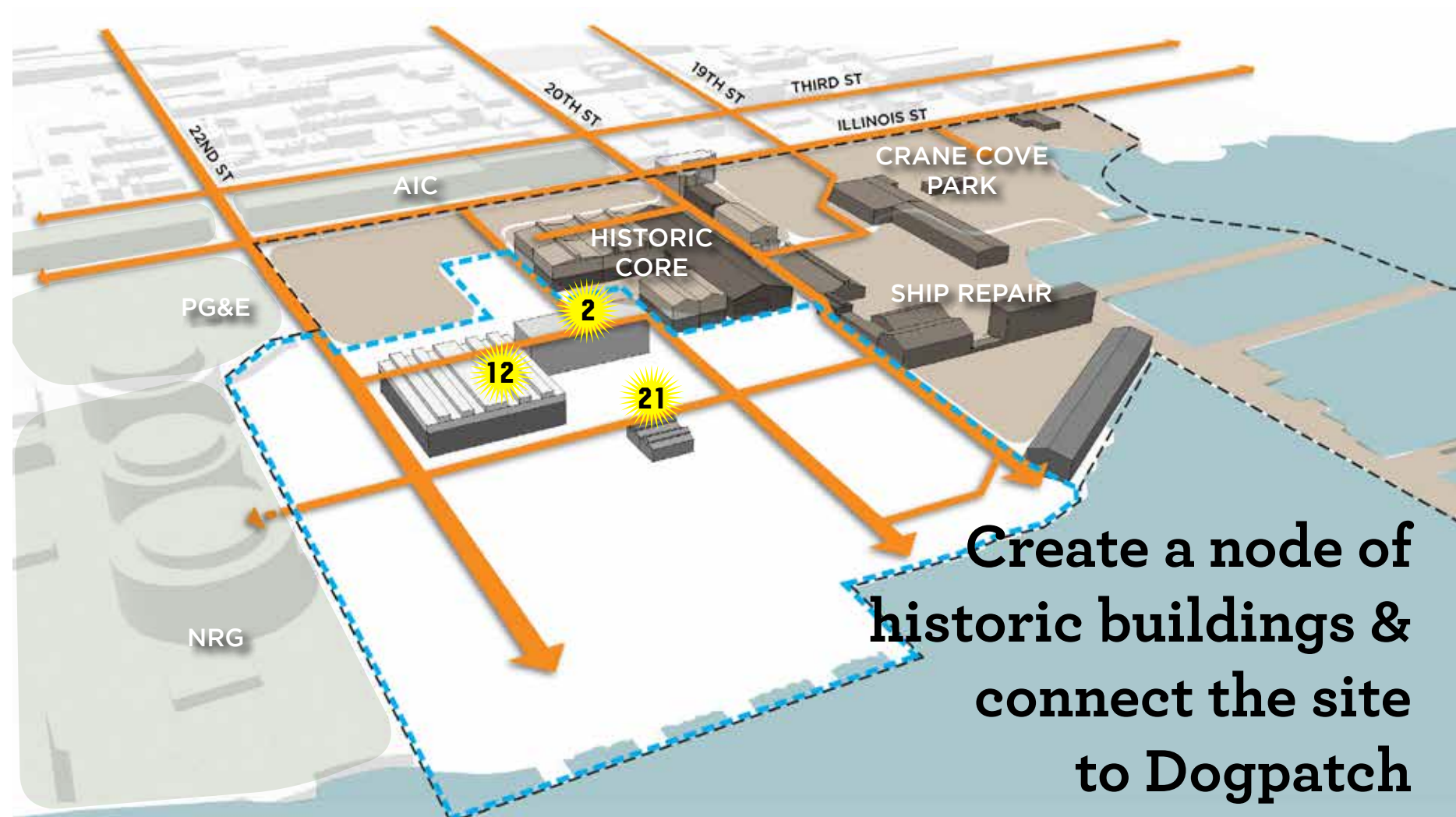
COMMUNITY



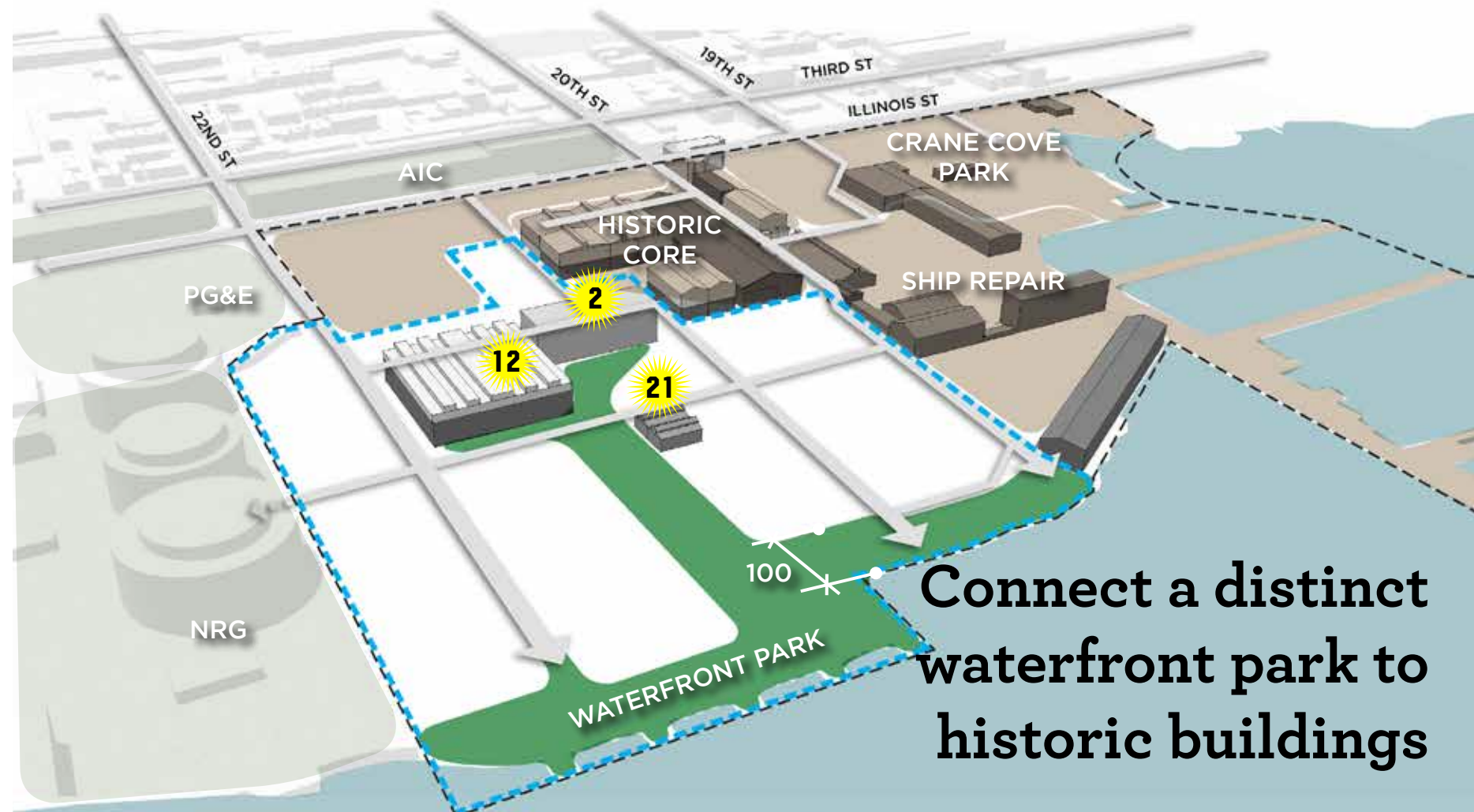
A FOREST CITY Project

PIER70SF.COM

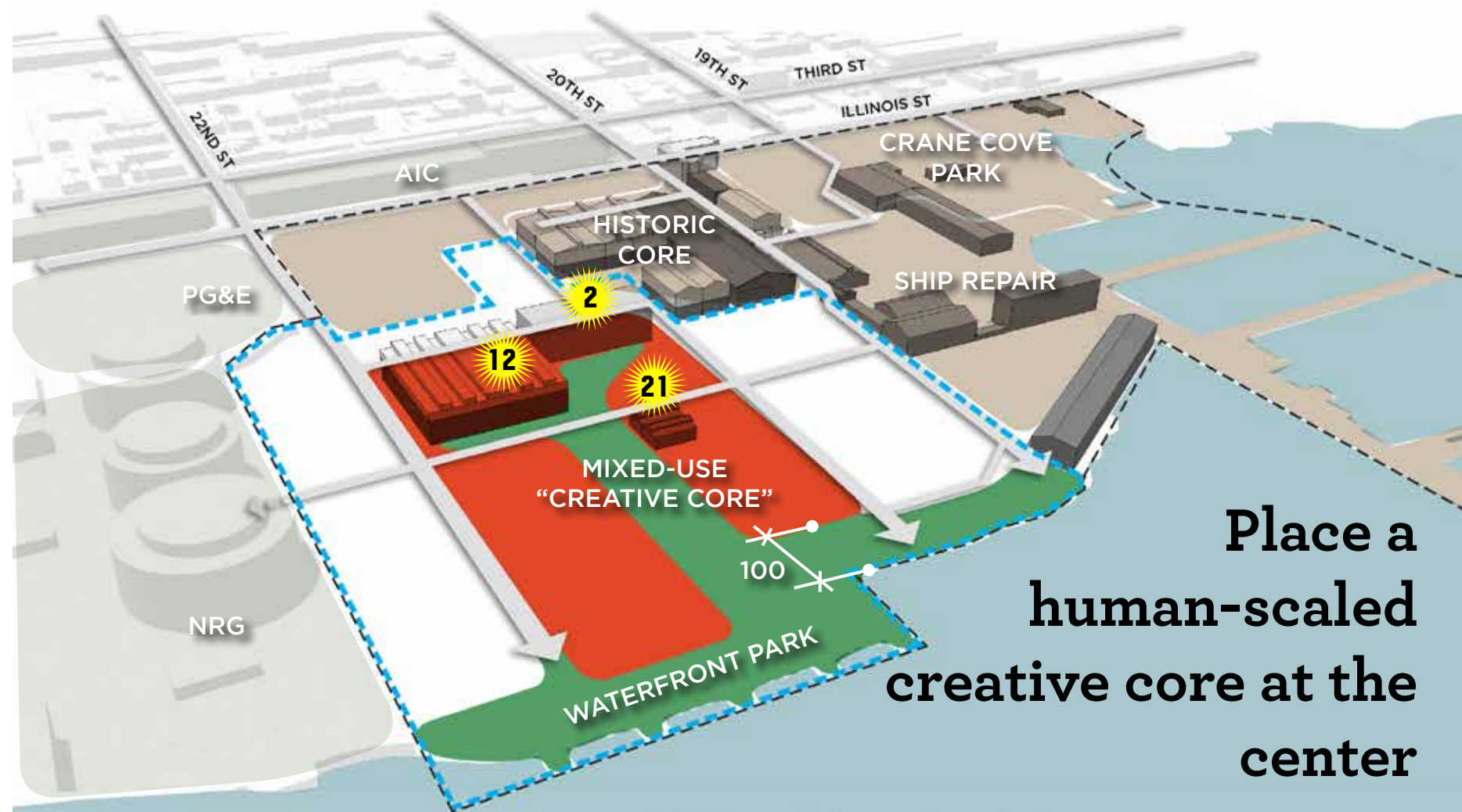
Putting it Into Plan



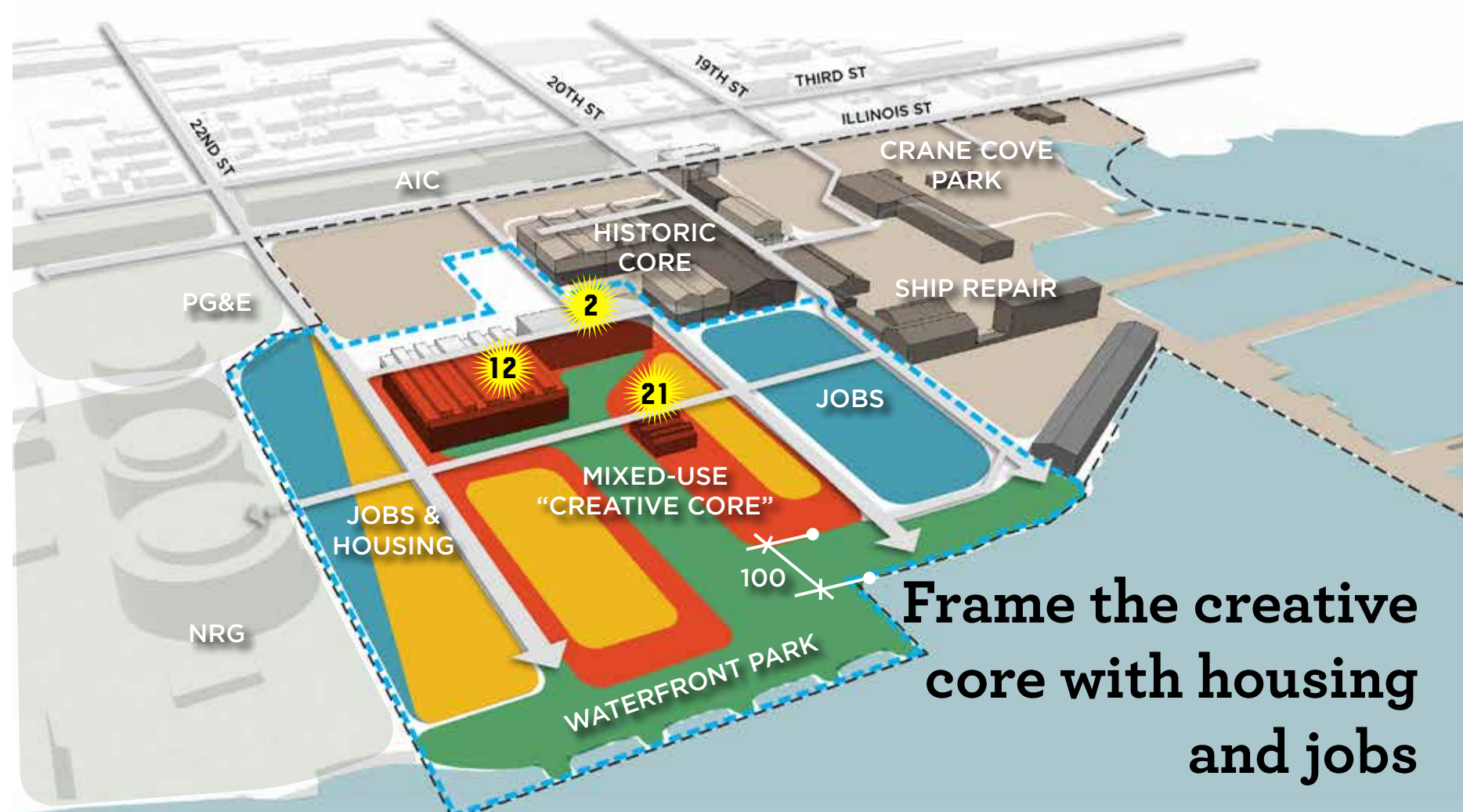
Create a node of historic buildings & connect the site to Dogpatch



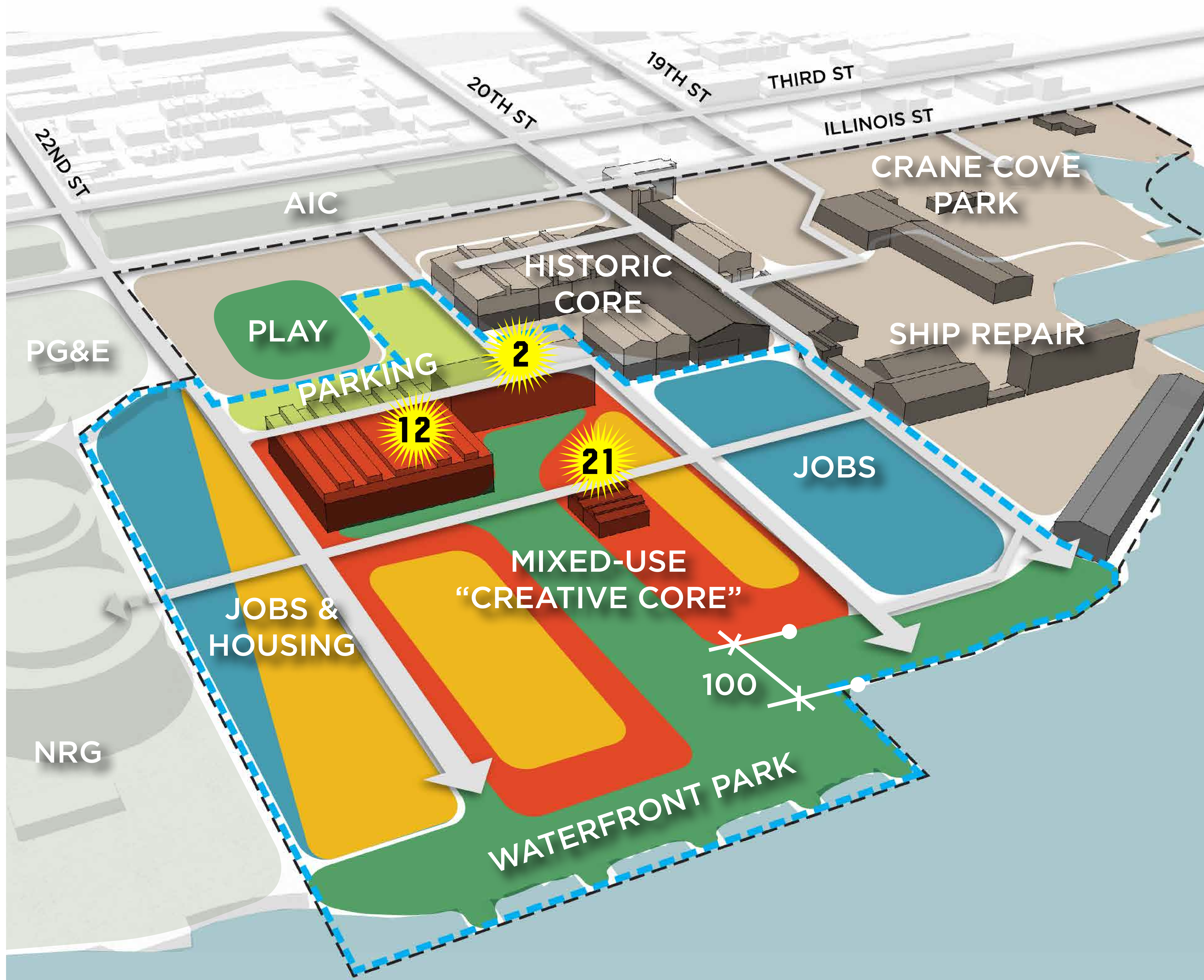
Connect a distinct waterfront park to historic buildings

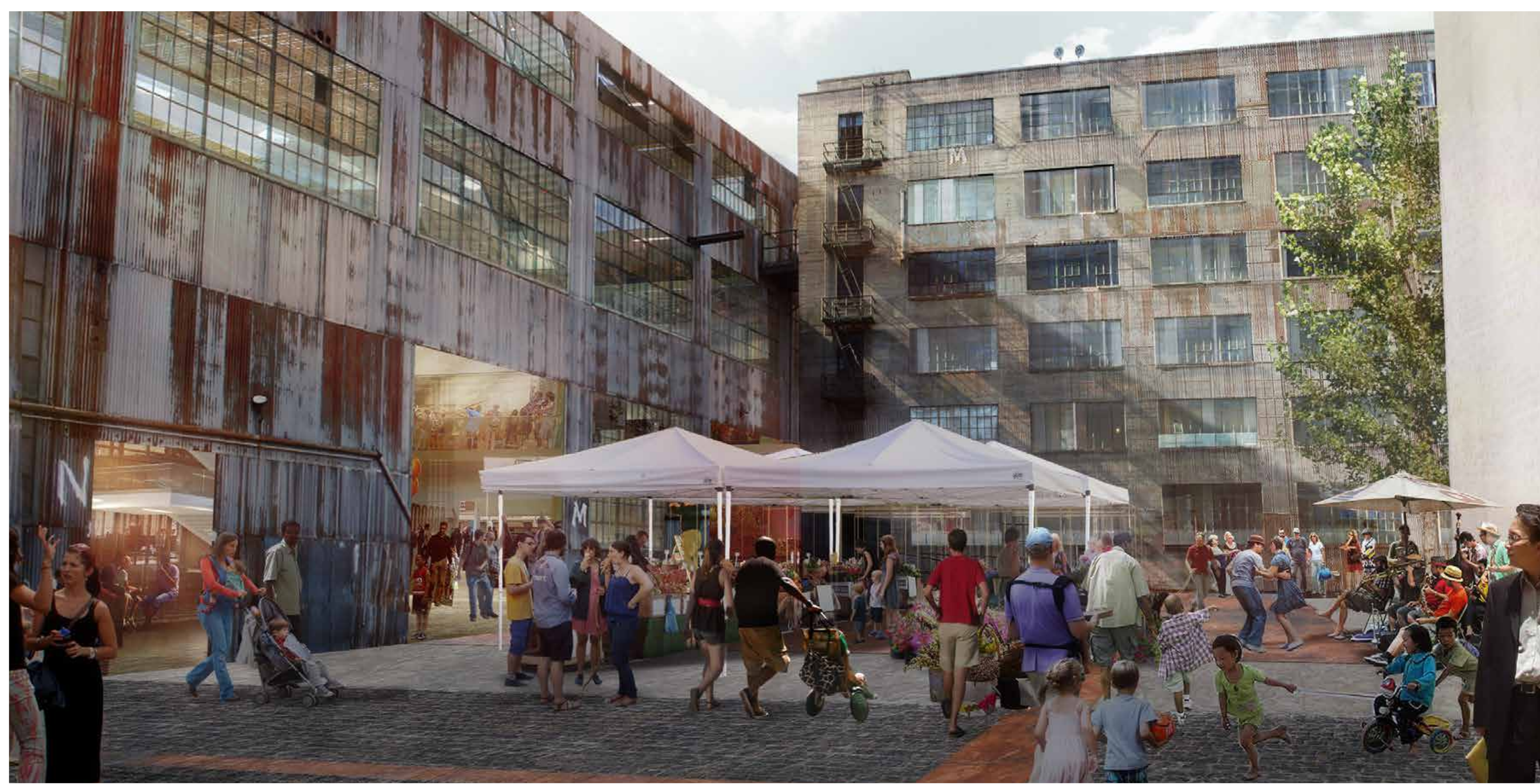


Place a human-scaled creative core at the center



Frame the creative core with housing and jobs





Building 12 Market Square



Building 12 Plaza



Slipway – Connecting to Waterfront

Timeline

**PROJECT
APPROVALS**
(24 MONTHS) SPRING 16

**PHASE 1
DESIGN**
SPRING 16 TO SPRING 17

CONSTRUCTION
SPRING 17 TO SPRING 19

* OPPORTUNITIES TO COMPRESS TIMELINE THROUGH PARALLEL PROCESS: DELIVERY SPRING 2018



Slipway & Arts Building



Waterfront Promenade



Building 15



Waterfront Terrace