

Seawall Lot 337 & Pier 48 Mission Rock Development

SPUR Lunchtime Forum

October 29, 2012










MISSION ROCK
Seawall Lot 337 & Pier 48

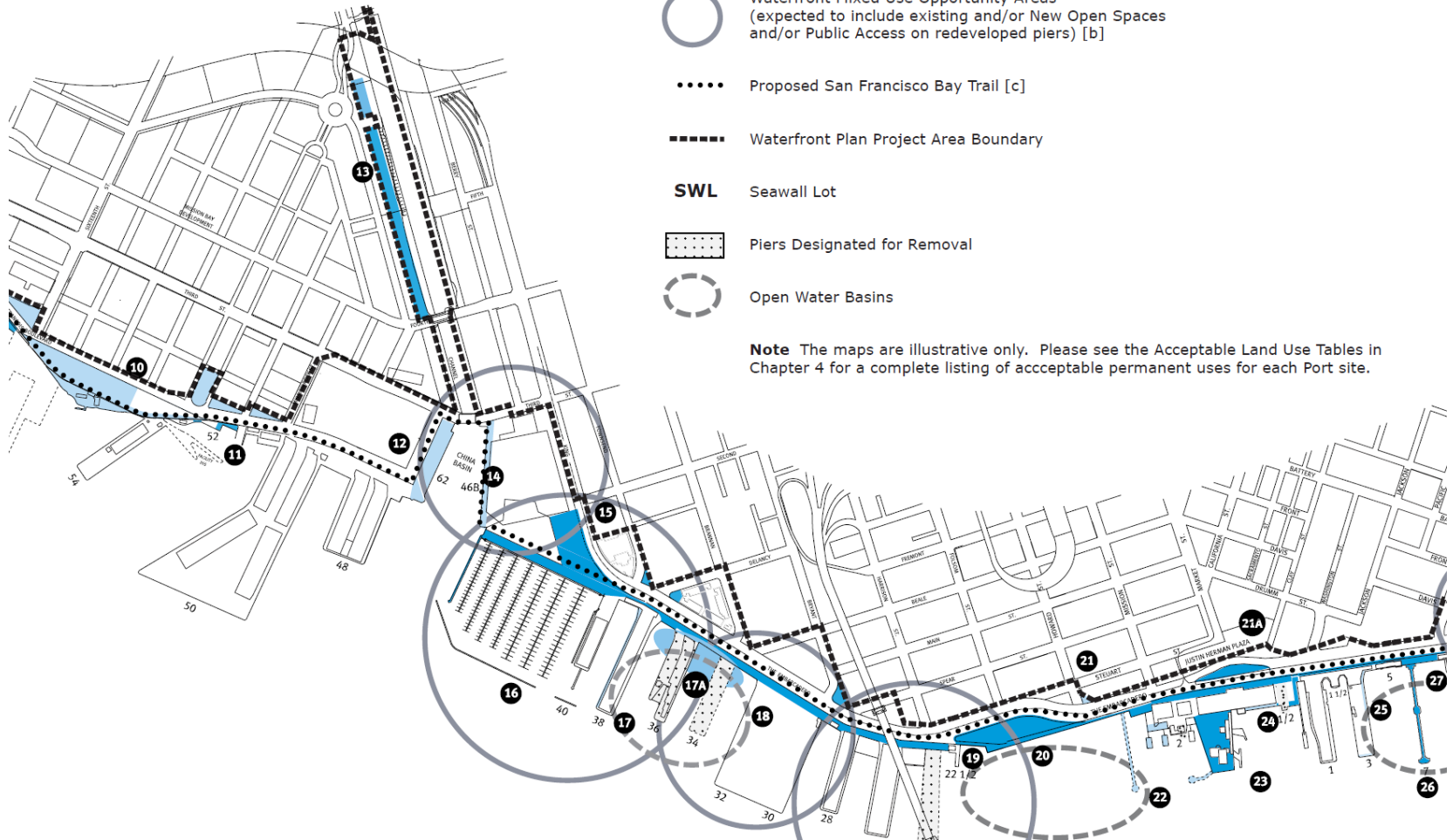


Waterfront Land Use Plan

Legend

-  Existing Open Space and Public Access [a]
-  Planned Open Spaces and Public Access [a]
-  Waterfront Mixed Use Opportunity Areas
(expected to include existing and/or New Open Spaces
and/or Public Access on redeveloped piers) [b]
-  Proposed San Francisco Bay Trail [c]
-  Waterfront Plan Project Area Boundary
- SWL** Seawall Lot
-  Piers Designated for Removal
-  Open Water Basins

Note The maps are illustrative only. Please see the Acceptable Land Use Tables in Chapter 4 for a complete listing of acceptable permanent uses for each Port site.





1859



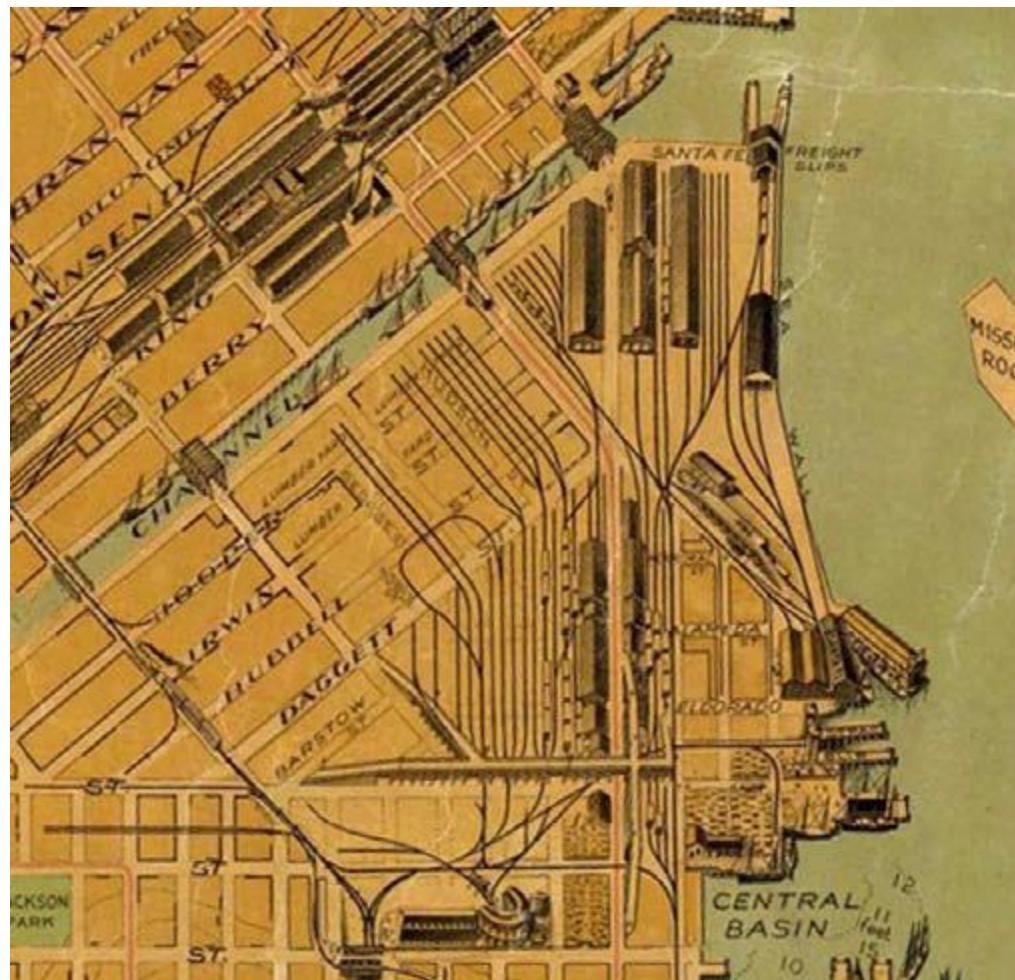
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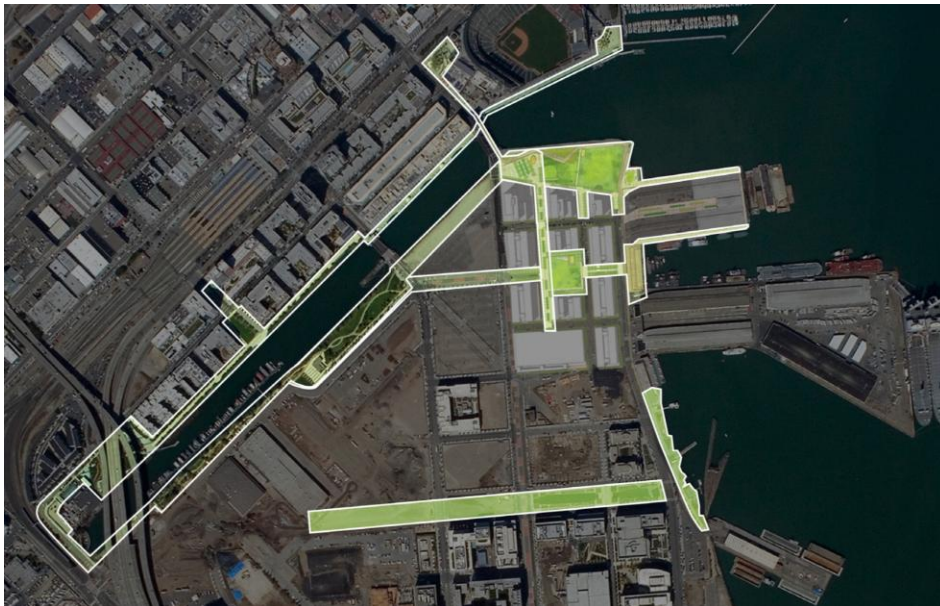
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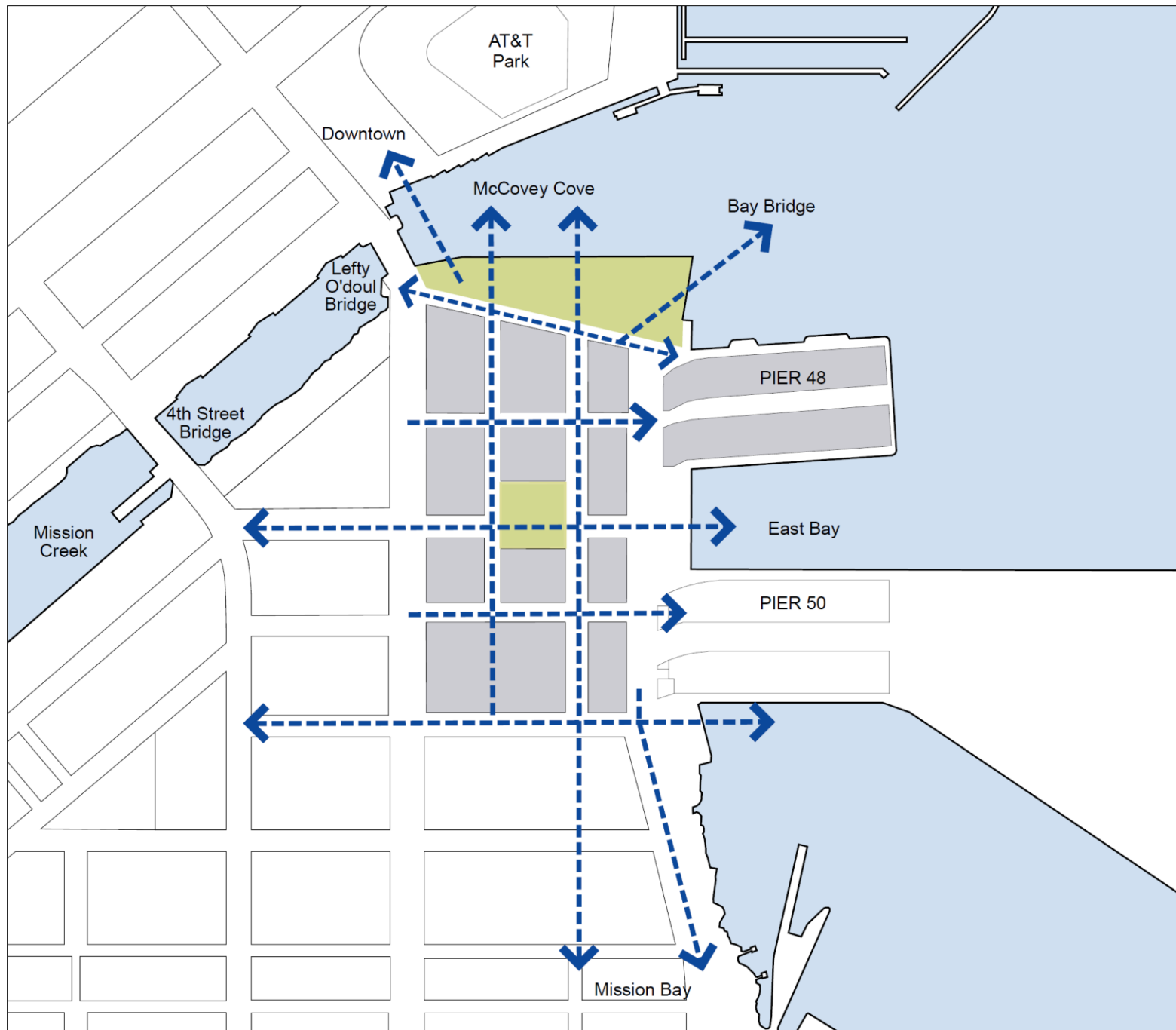


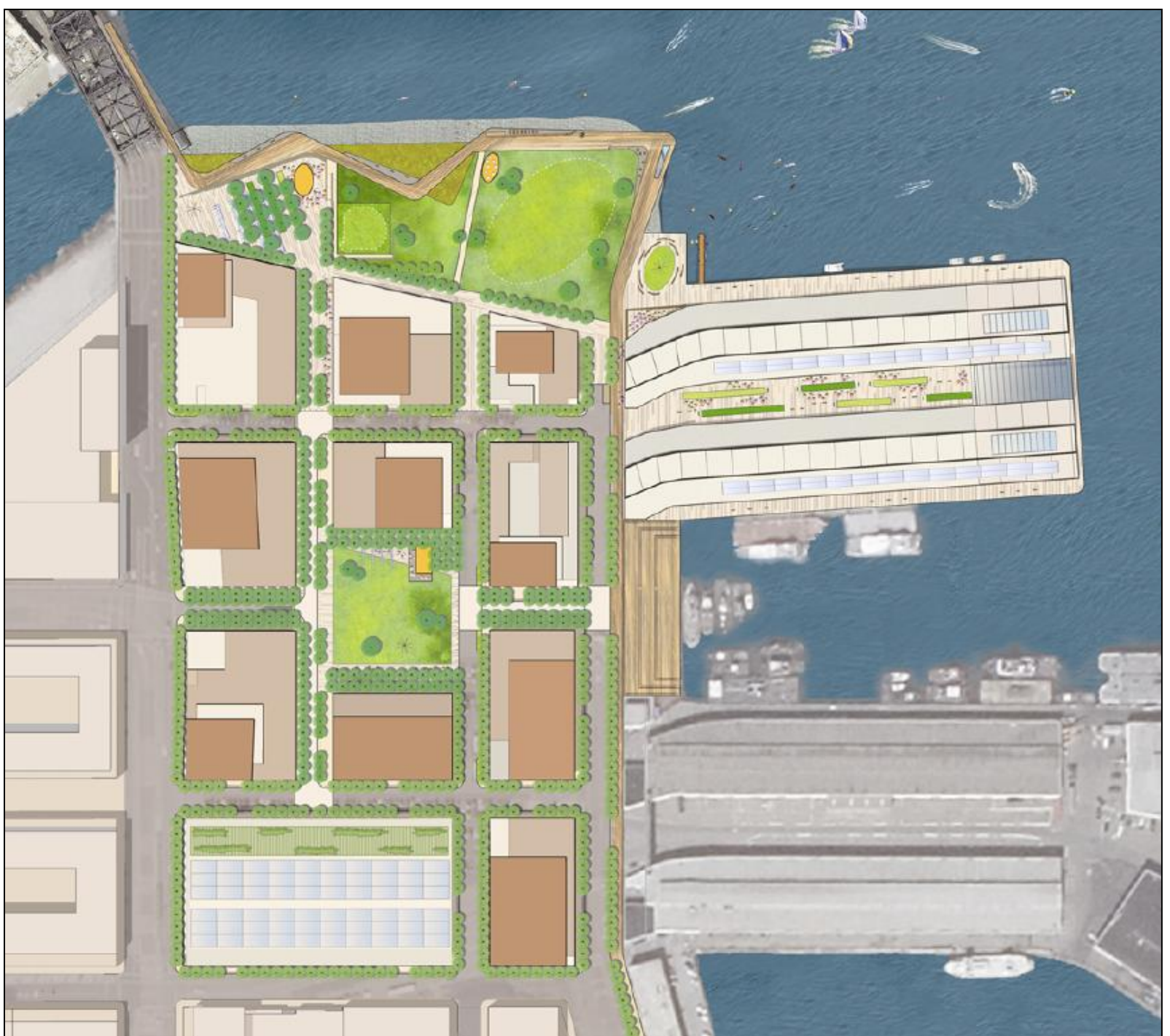
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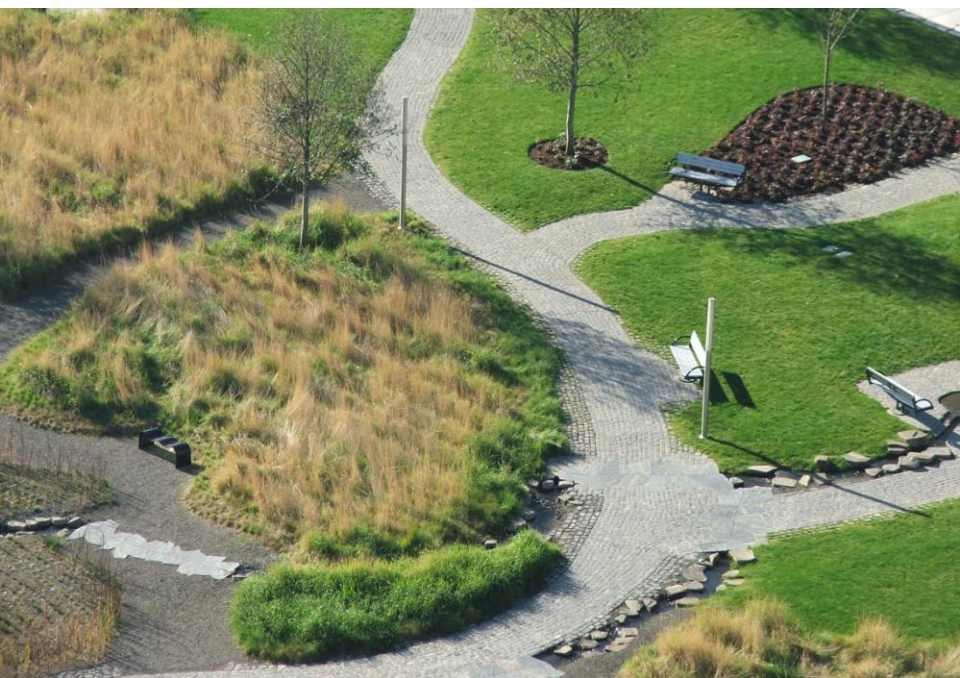
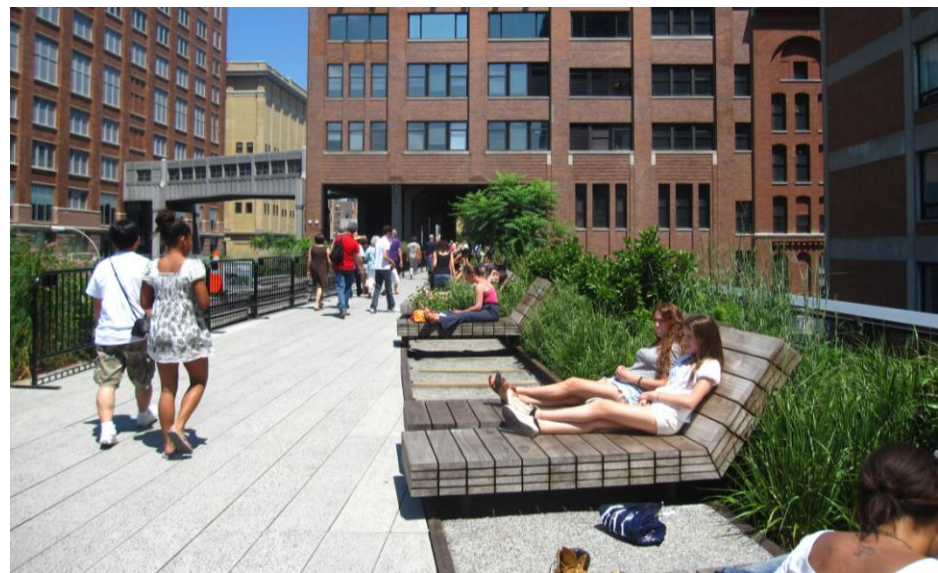
MAJOR PUBLIC OPEN SPACE CHINA BASIN PARK



ACTIVE PUBLIC SPACE PROGRAMMING

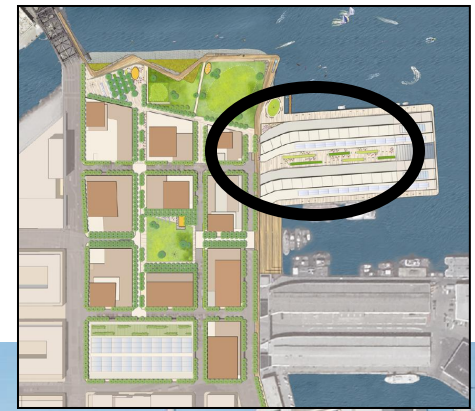
CHINA BASIN PARK







PIER 48 IN THE SPOTLIGHT PUBLIC TRUST HONORED







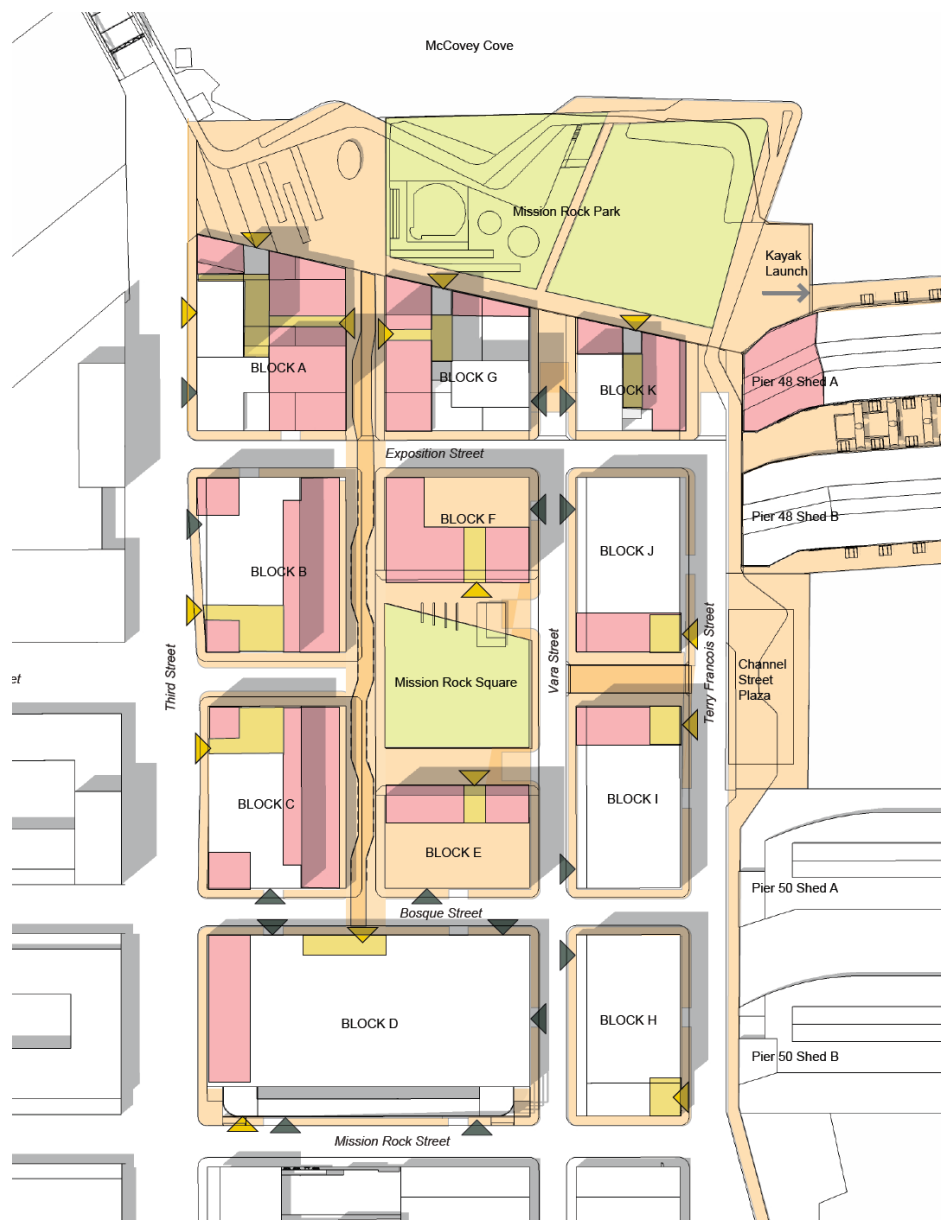
NEIGHBORHOOD GATHERING MISSION ROCK SQUARE







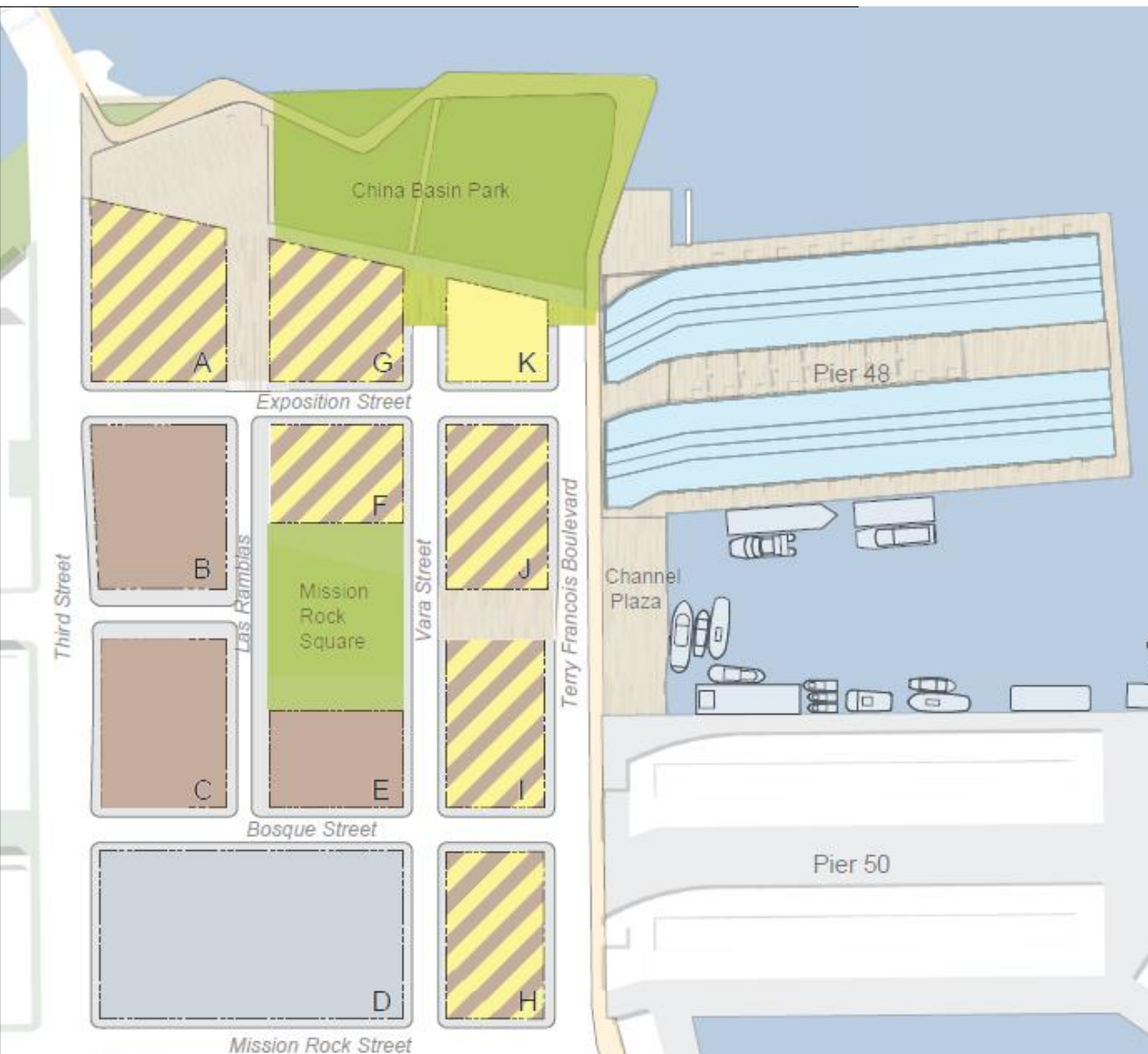
FOCUS ON RETAIL AND PEDESTRIAN REALM



LEGEND

- RETAIL
- BUILDING LOBBY
- BUILDING ENTRY
- PARKING STRUCTURE
- PARKING / LOADING / SERVICE ACCESS

FLEXIBLE LAND USE PLAN



- Residential
- Office
- Flex Residential/Office
- Parking
- Pier 48
- Open Space
- Urban Plazas

Land use will vary based on market demand, timing, and neighborhood needs. As shown at left, certain blocks will be set, while others will have the flexibility to be built as either housing or office.

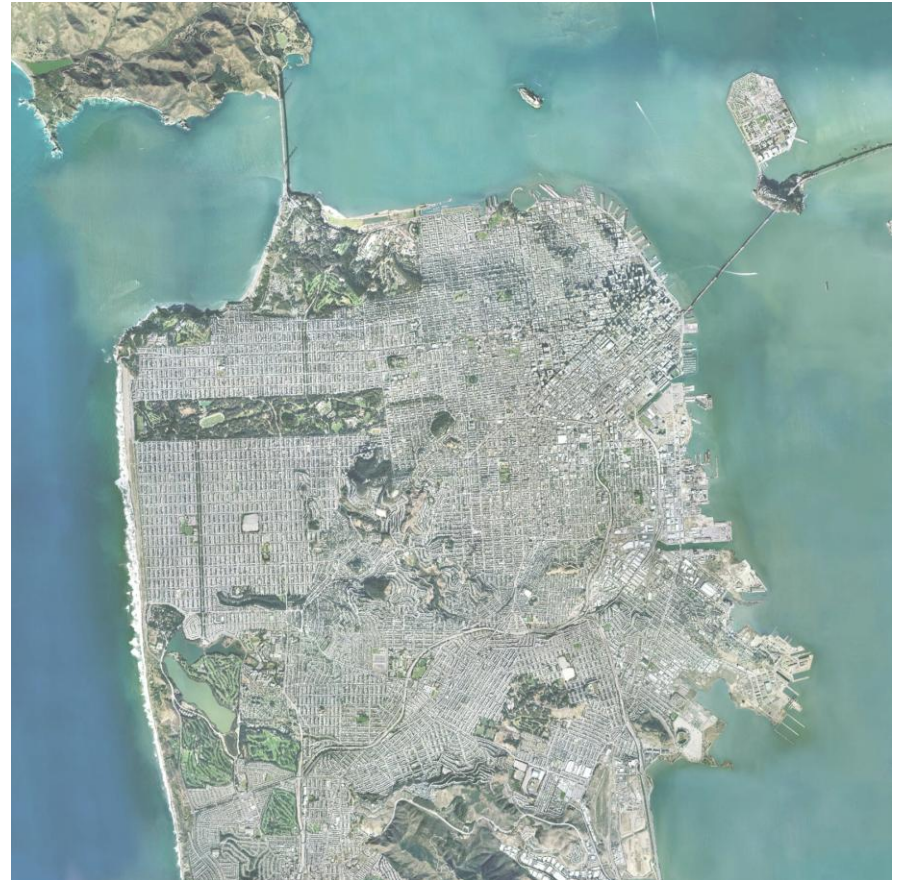
Currently Anticipated Phasing

Phase	Parcels	Year
1	A B C D	2015-2018
2	G K	2016-2019
3	E F	2017-2020
4	H I J	2018-2021



Economic Impact

- Construction Jobs
 - 4,800 on site job years
 - 4,900 indirect and induced regional job years
- Permanent Jobs
 - 7,200 on site jobs
 - 10,000 indirect and induced regional jobs
- Residents
 - 2,000 projected new San Francisco residents



Project Team

Urban Planning & Land Use	Perkins + Will
Landscape Planning	Hargreaves Associates
Sustainability	Atelier 10
Geotechnical	Treadwell Rollo
Structural	KPFF
Marine	Moffatt & Nichol
Environmental	Ash Creek Associates
Transportation	Bob Harrison, Adavant Consulting
Civil	BKF Engineers
Utilities	WSP Flak & Kurtz
Construction	Hathaway Dinwiddie, Nibbi Bros.
Legal	Coblentz Patch Duffy & Bass, Sheppard Mullin
Financial	Century Urban
Economic	Economic & Planning Systems
Market	CBRE, Knight Frank, Polaris

Questions



Learn More...

- Port of San Francisco Project Archives:

<http://sfport.com/index.aspx?page=25>

- Coming Soon:

www.missionrock.com



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