



Pier 30/32 Development

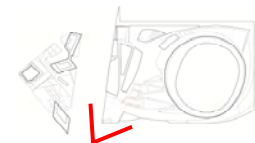


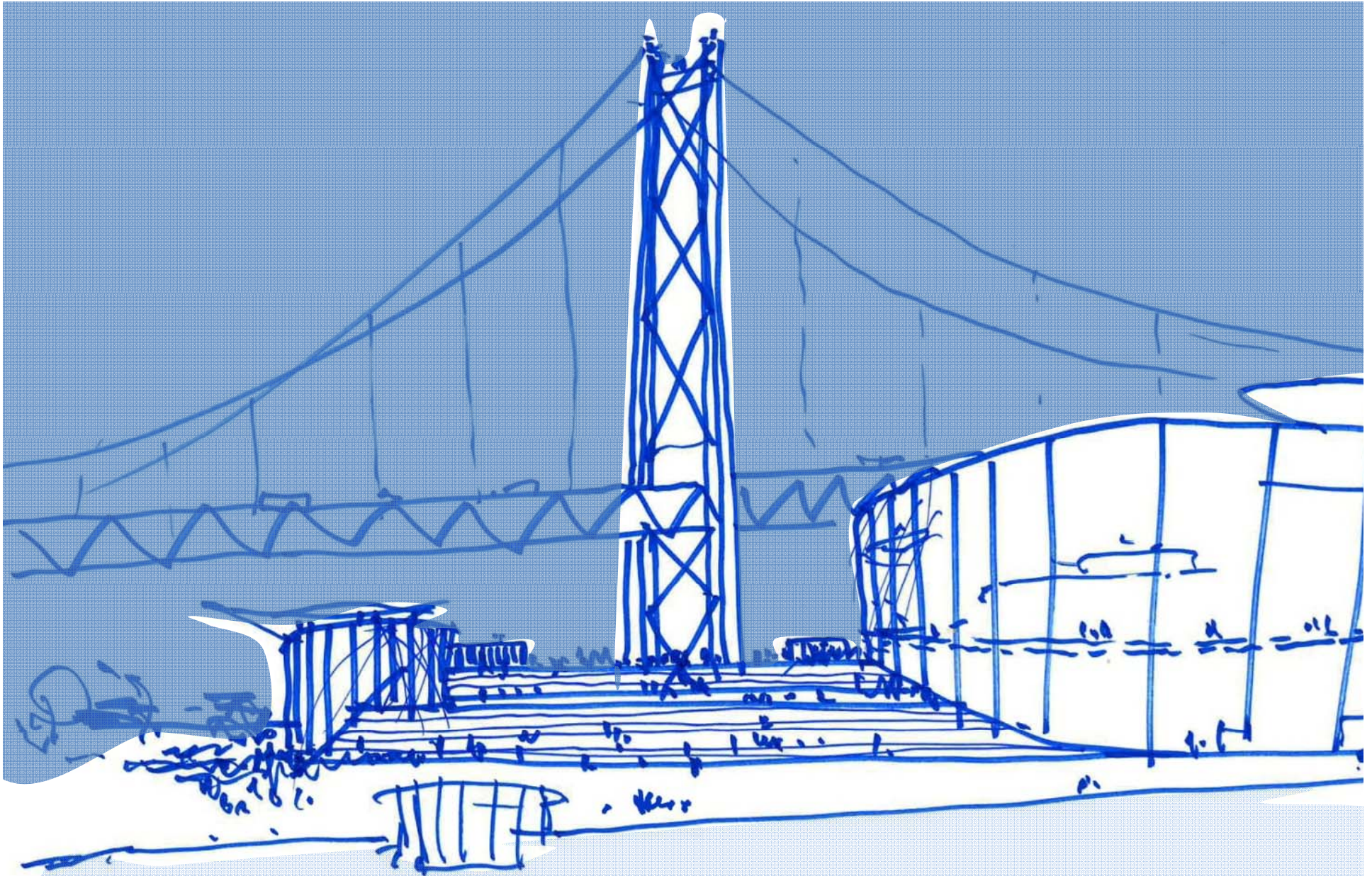
Pier 30/32 Development November 2013



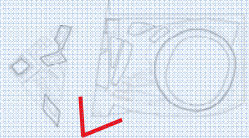


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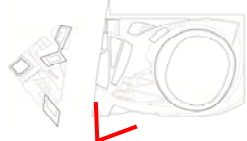


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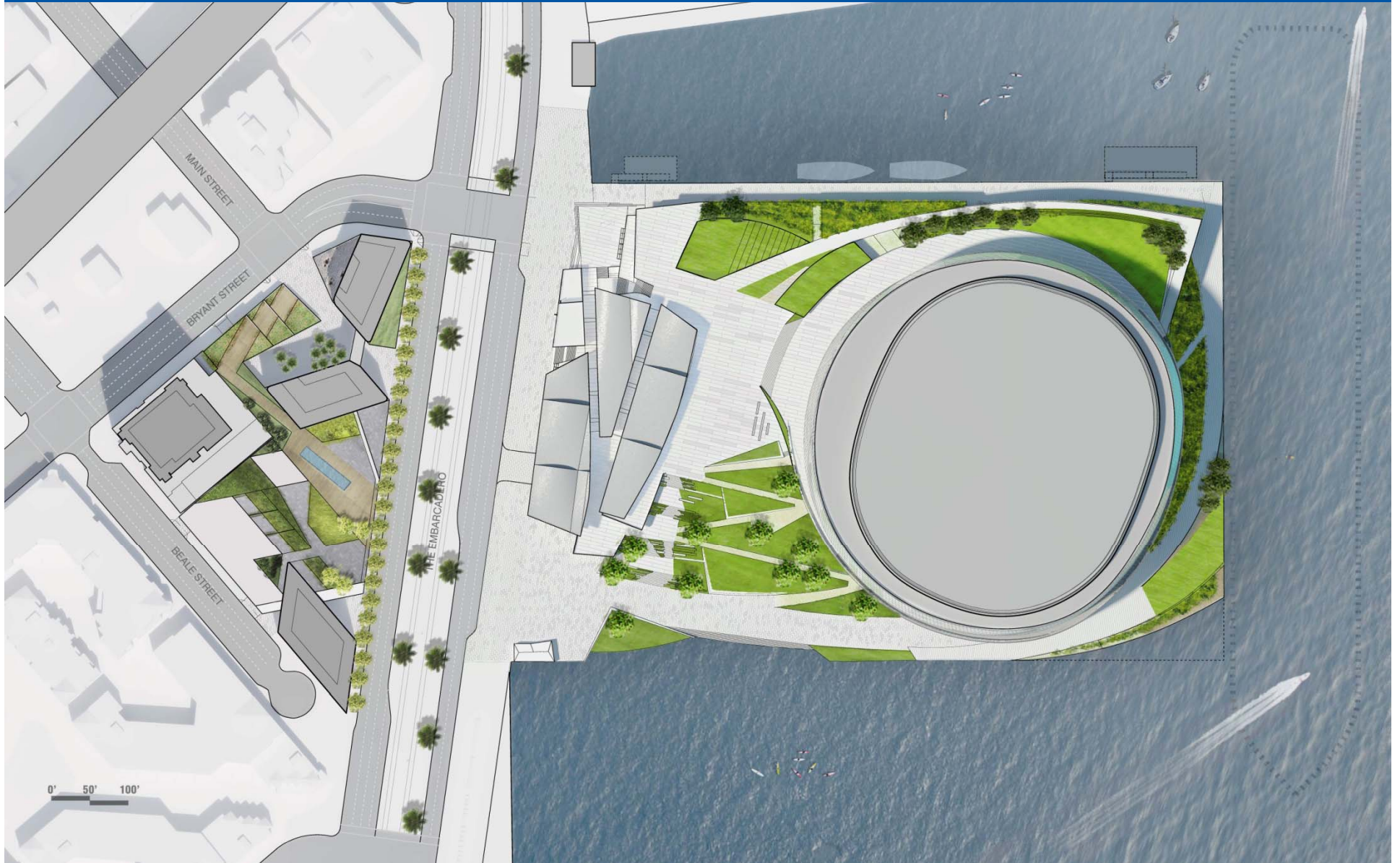
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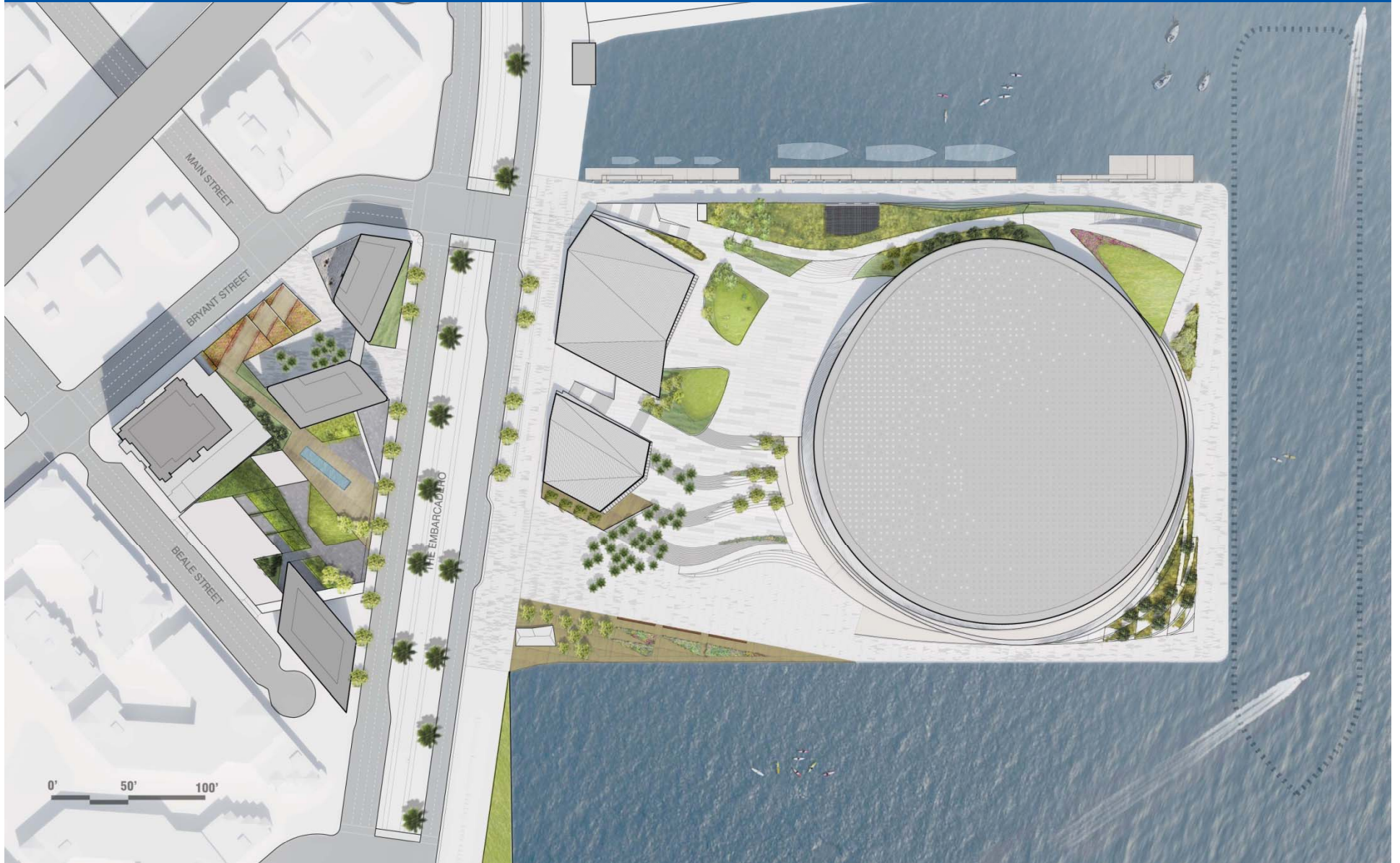


Pier 30/32 Key Issues

- Improved access
- More inviting
- More park space









Pier 30/32 Development November 2013



	Version 1.0	Version 2.0	Version 3.0	V2.0 vs. V3.0 Variance
Pavilion Height	135 feet	125 feet	110 ft @ façade, 125 ft @ arena roof	-
Pavilion Size	771,000 GSF	728,000 GSF	695,000 GSF	(33,000 GSF)
Pavilion Seating Capacity	Up to 19,000	18,000	18,064	+64
Total Open Space Area	50% of site 6.3 acres	53% of site 6.7 acres	60% of site 7.6 acres	+7 ppt +0.9 acres
Open Space at Pier Level	3.2 acres	3.3 acres	3.9 acres	+0.6 acres
Public Plaza at NW Corner	-	-	✓	✓
Bike Valet Spaces	-	300	300	-
Retail Size	105,000 GSF	90,000 GSF	90,000 GSF	-
Event Plaza Height	35 feet	37 feet	28 feet	(9 feet)
NE Plaza Height	55 feet	55 feet	37 feet	(18 feet)
Max. Height of Embarcadero Retail	60 feet	55.5 feet	57 feet	+1.5 feet
Parking Spaces	630	500	500	-
Deep Water Berth Provided	-	✓	✓	✓
Public Ramp Around Pavilion	-	✓	✓	✓
Exhibition Hall	-	-	✓	✓
Net Pier Deck Removal	4,700 SF	-	15,800 SF	+15,800 SF

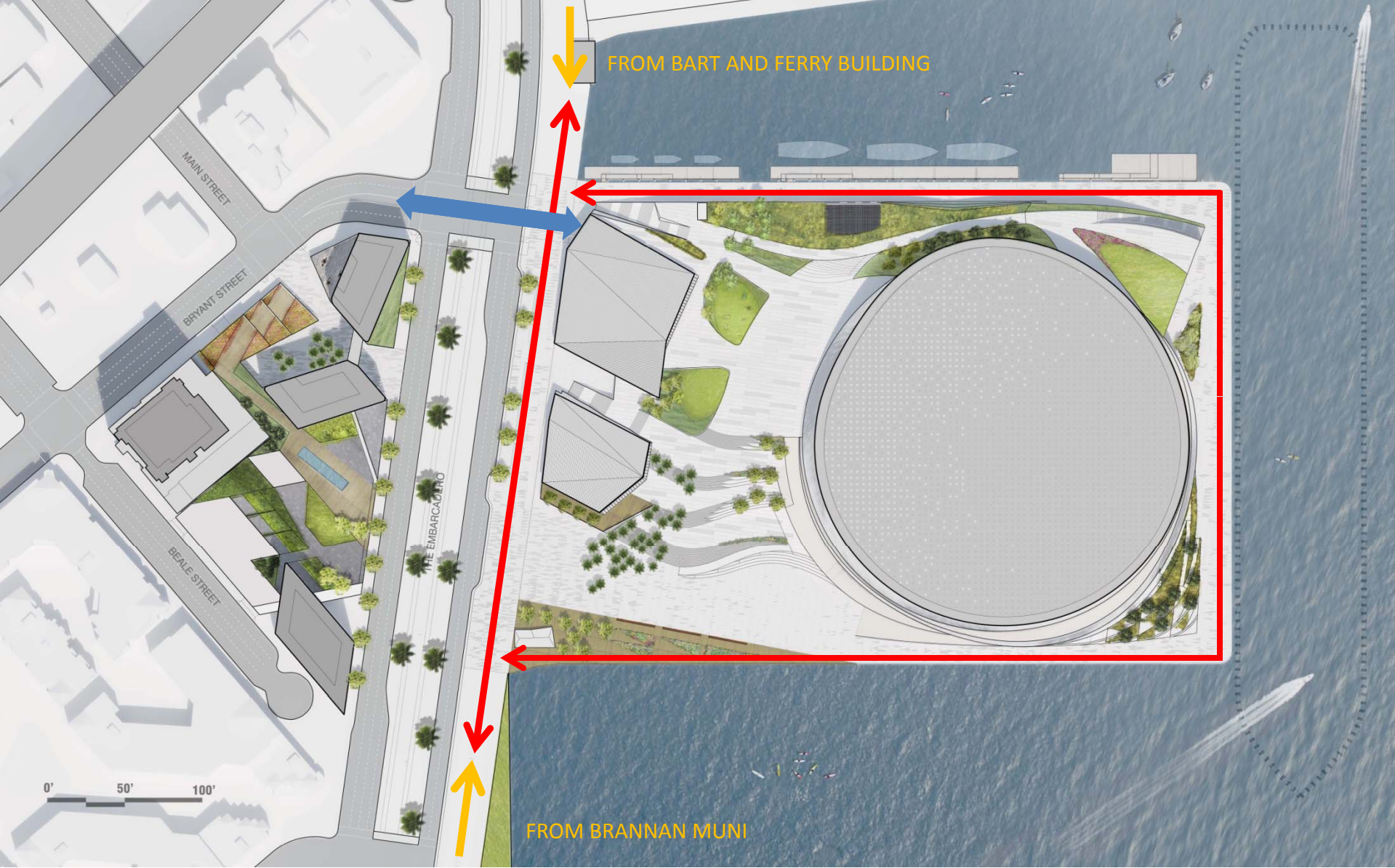


1

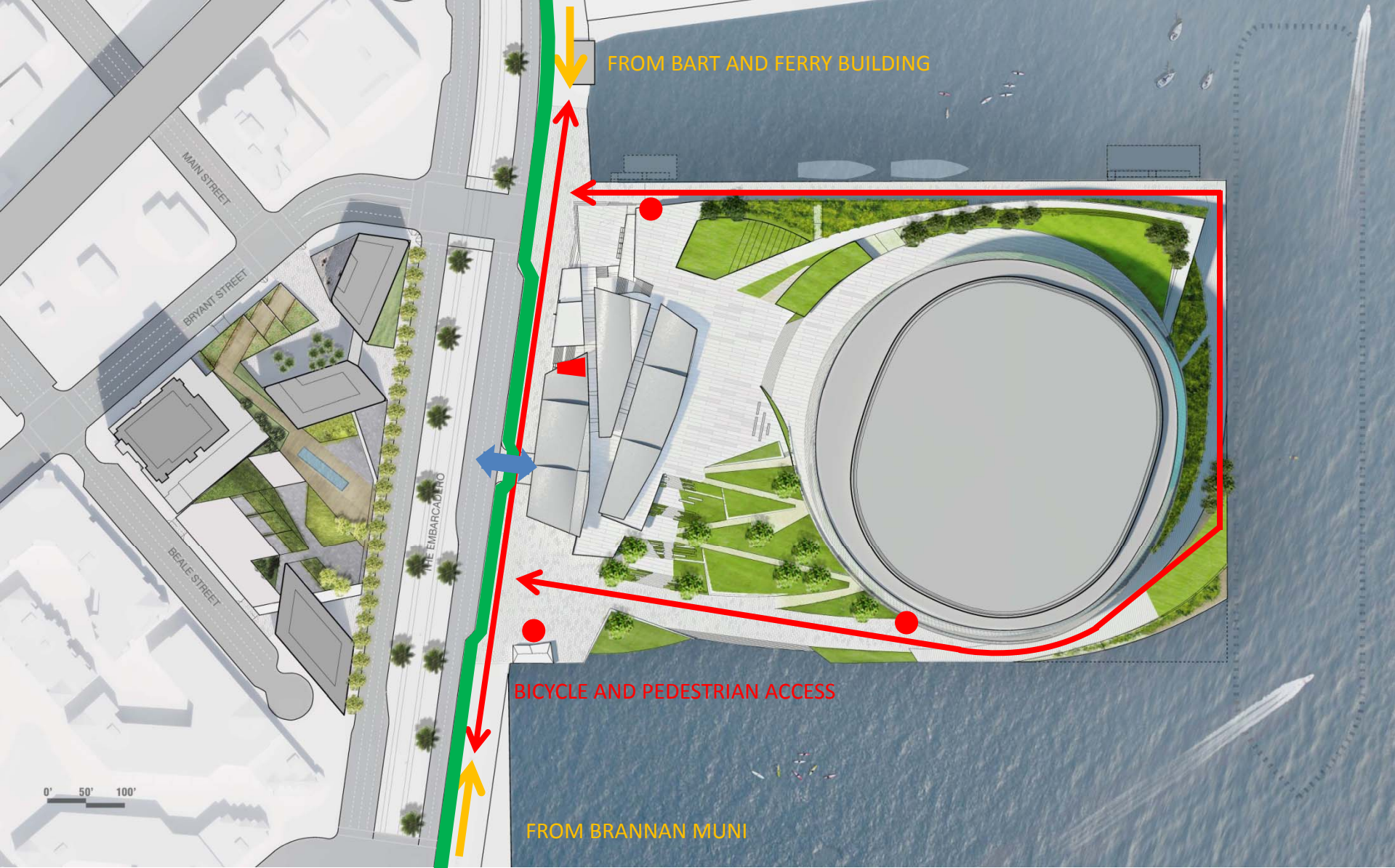
Improve pedestrian/cyclist safety



1. Improve pedestrian/cyclist safety



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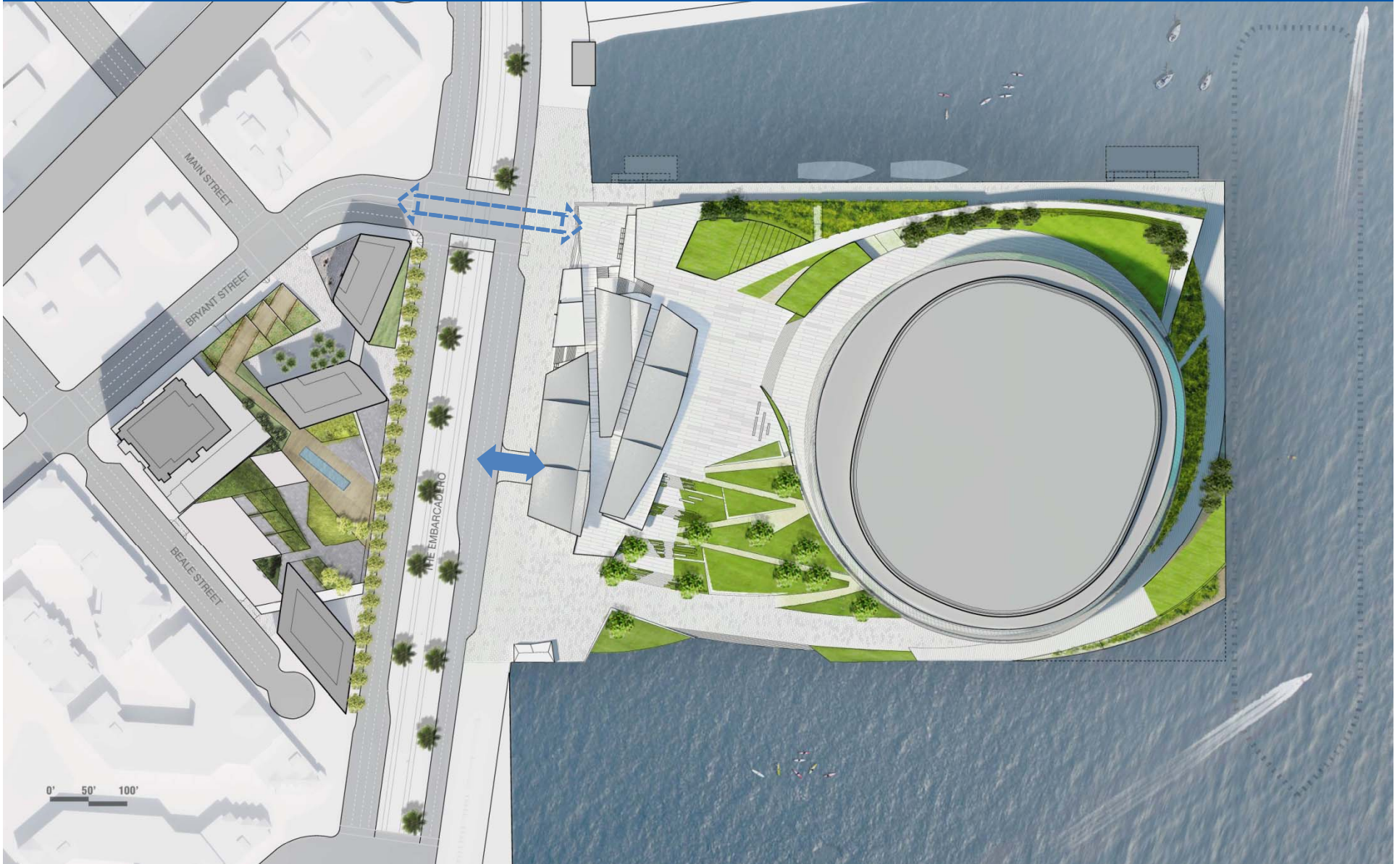


2

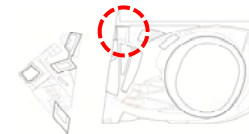
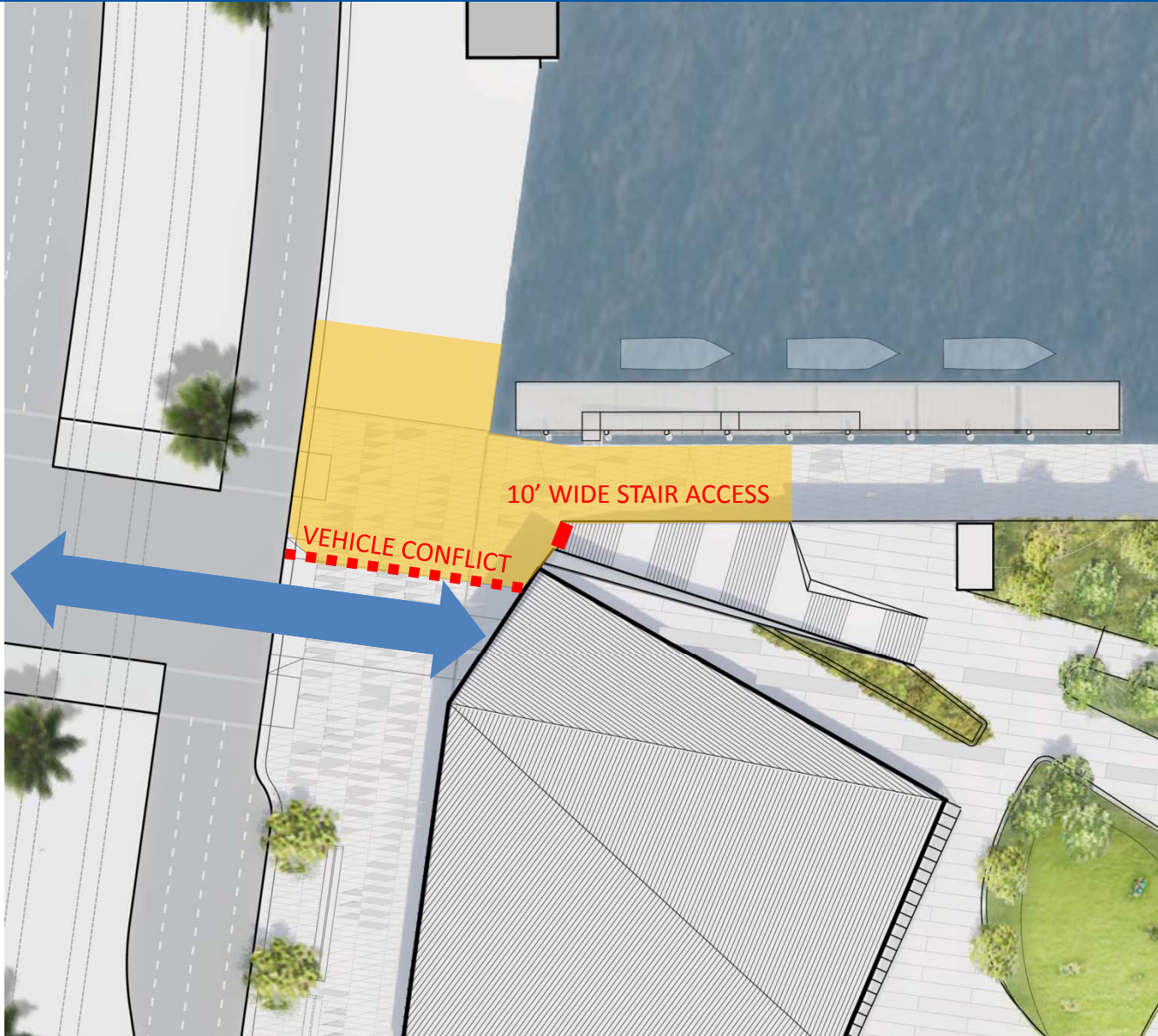
Northwest corner “Front Door” to be more graceful



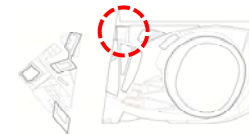
2. Northwest corner "Front Door" to be more graceful



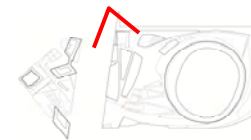
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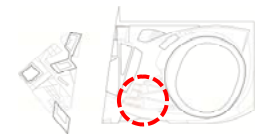
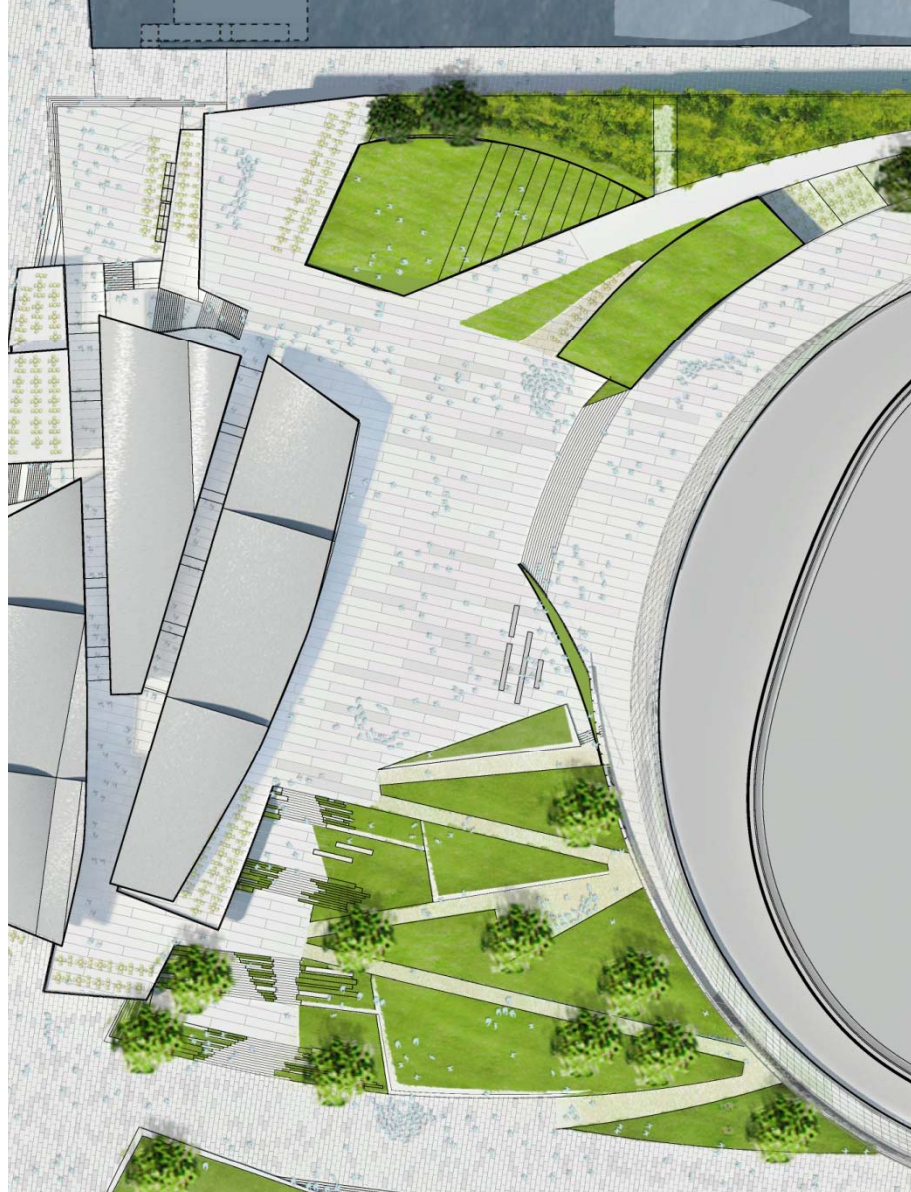


3

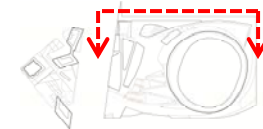
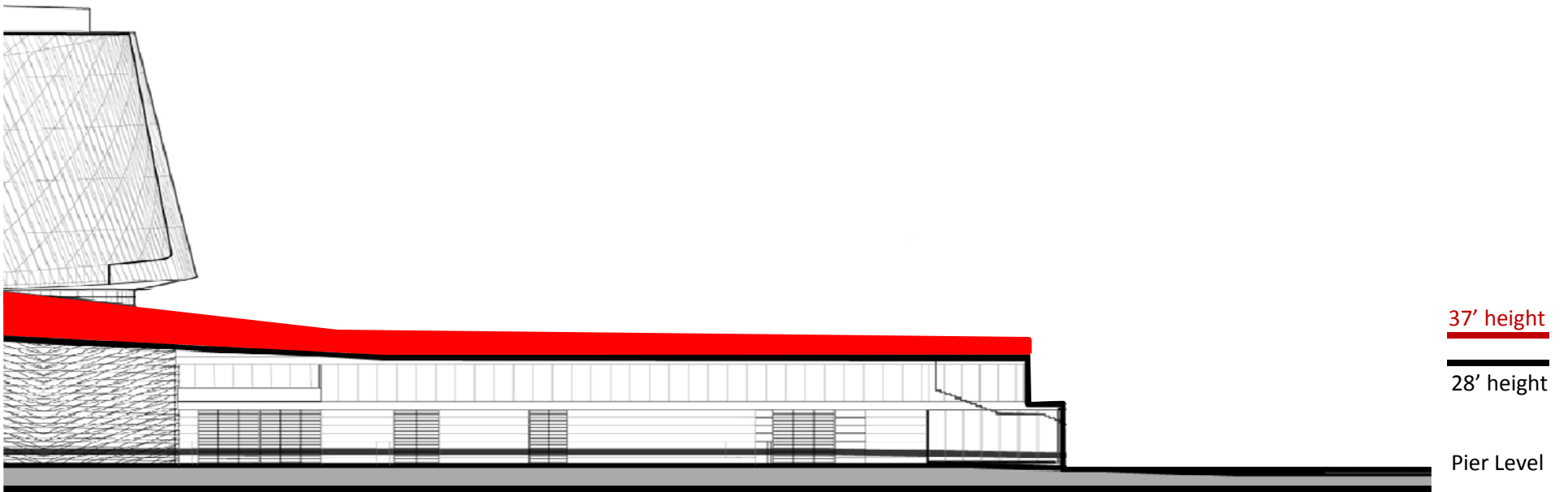
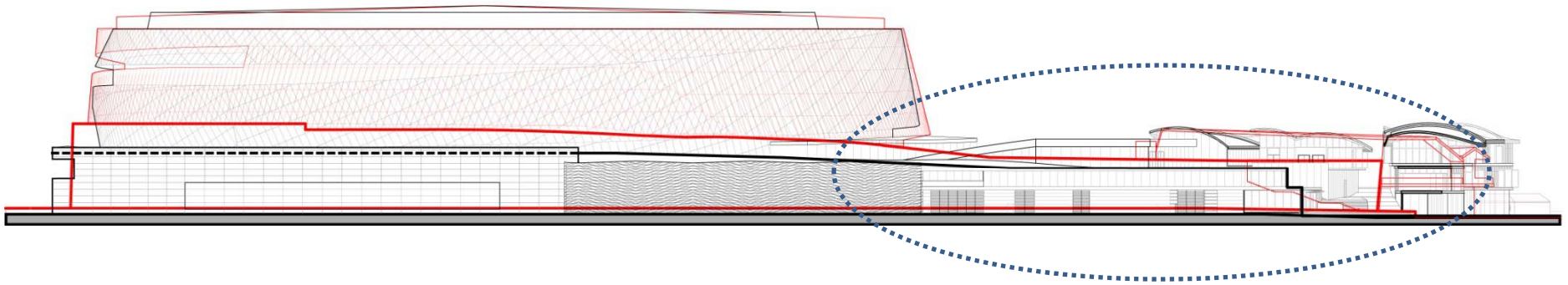
Reduce Event Plaza height



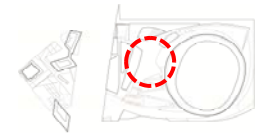
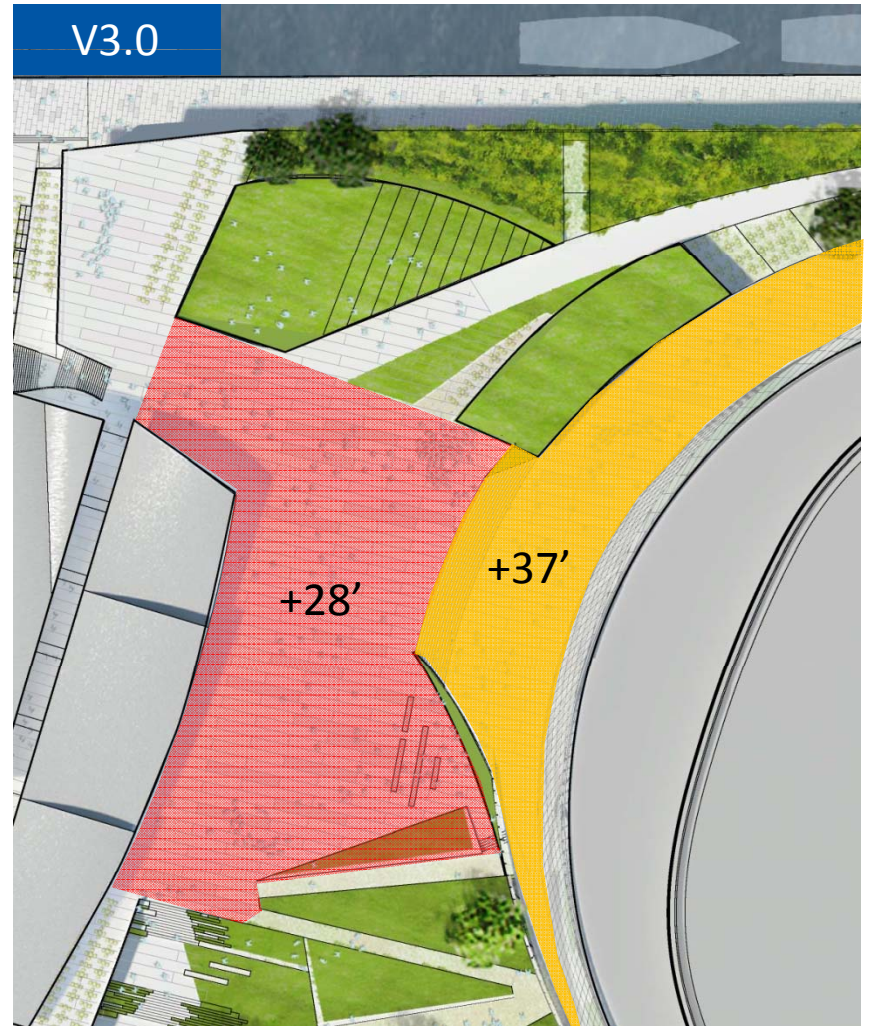
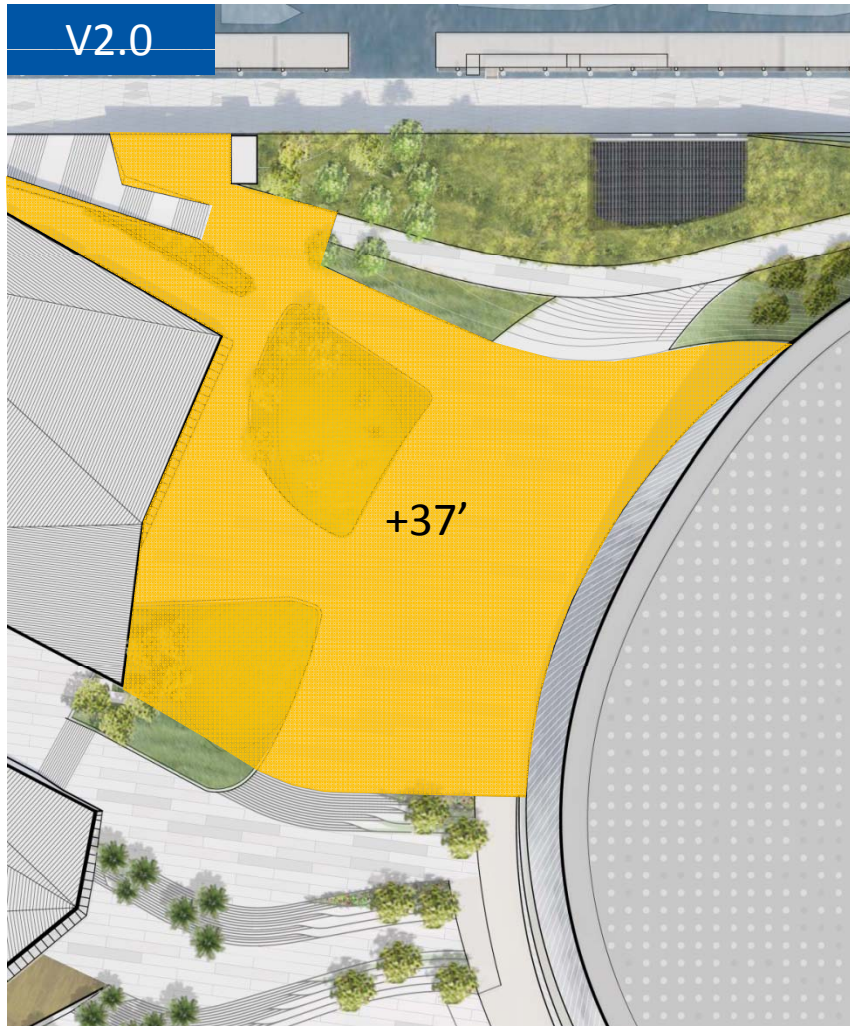
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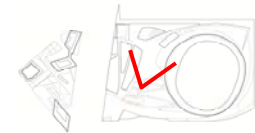
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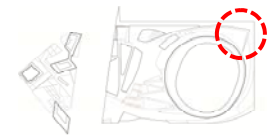
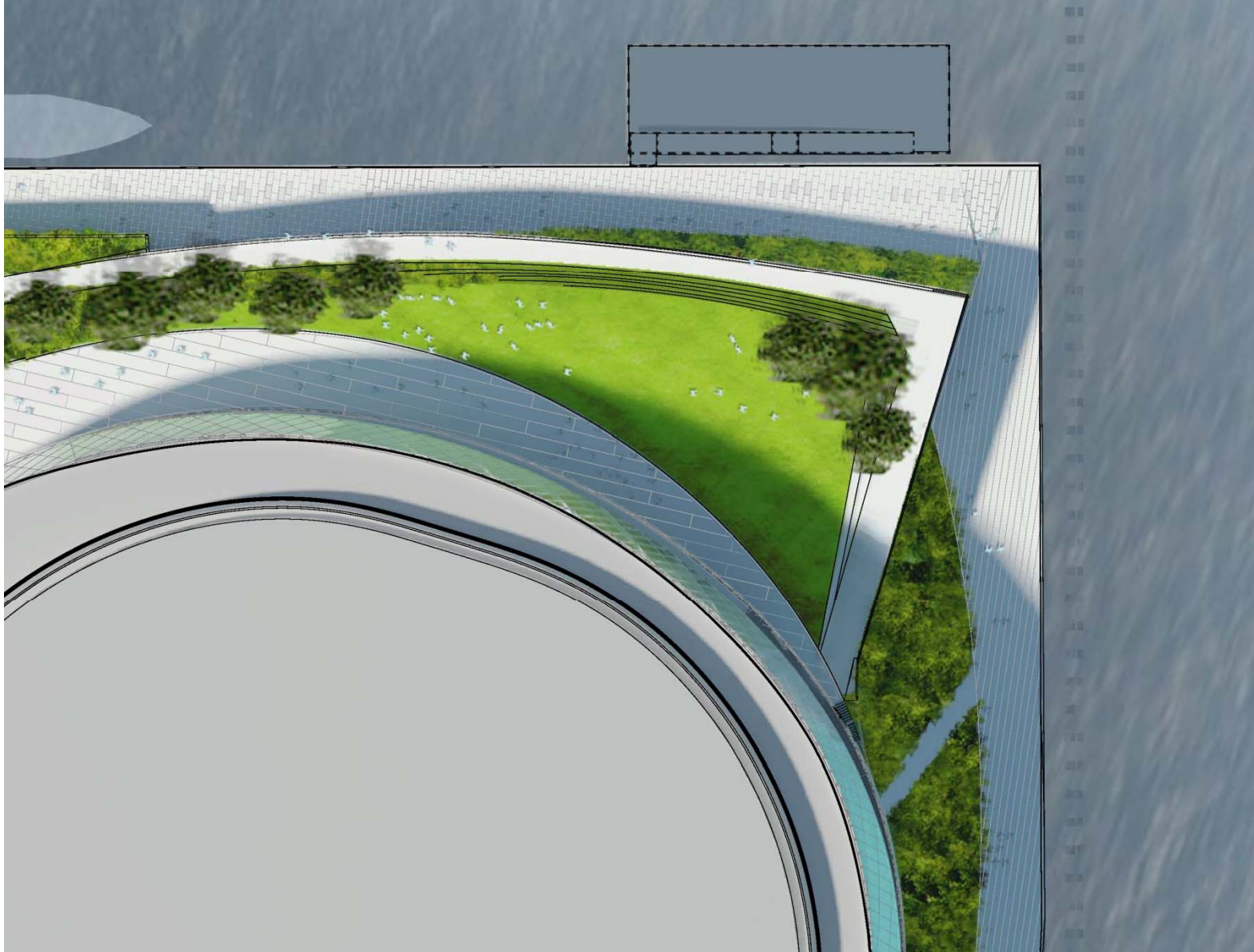


4

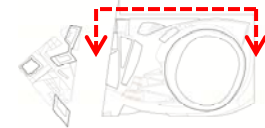
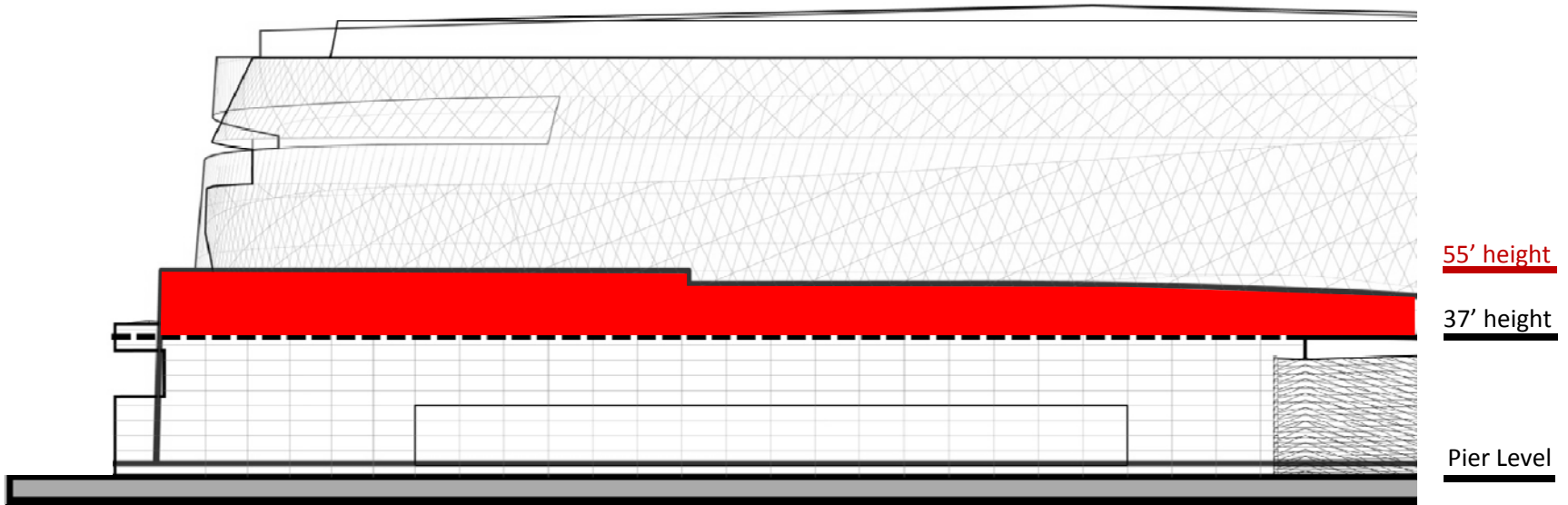
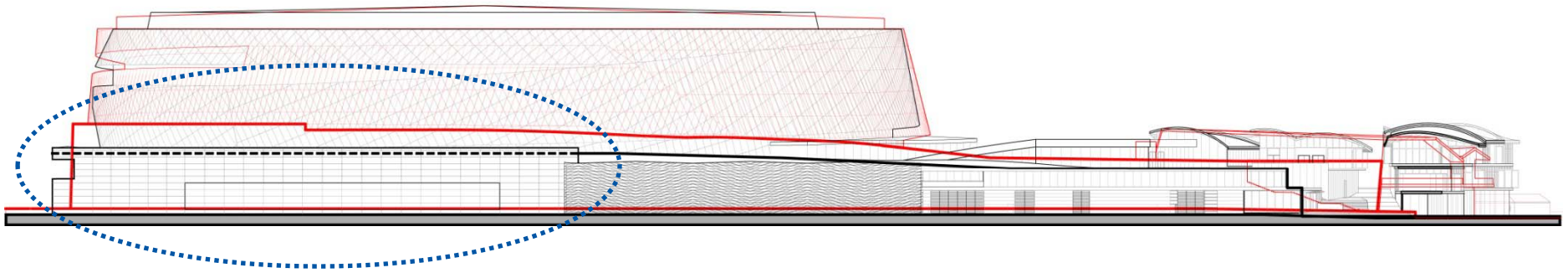
Reduce practice court height



4. Reduce Practice Court height



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1,300,000

1.3 million cubic feet of mass has been removed
by lowering the event plaza and practice court heights

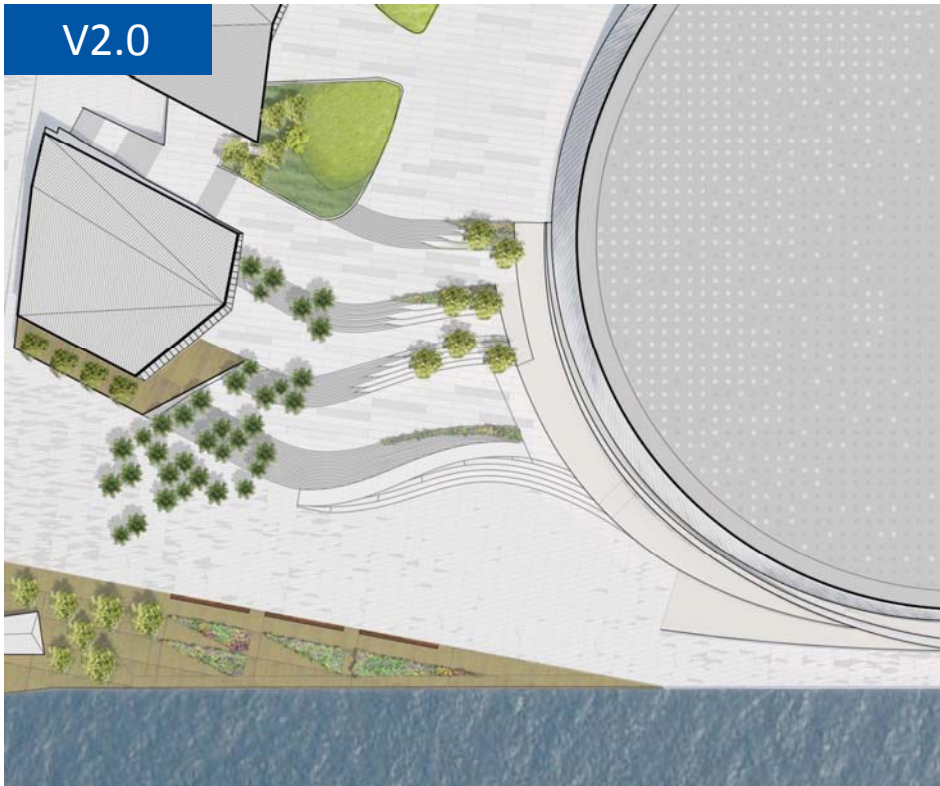


5

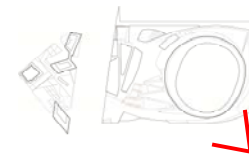
South stair more accommodating to public use with more park areas



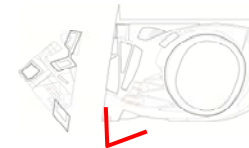
5. South Stair more accommodating to public use with more park areas



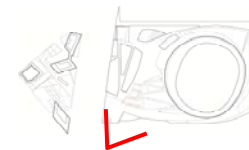
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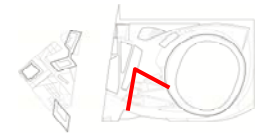
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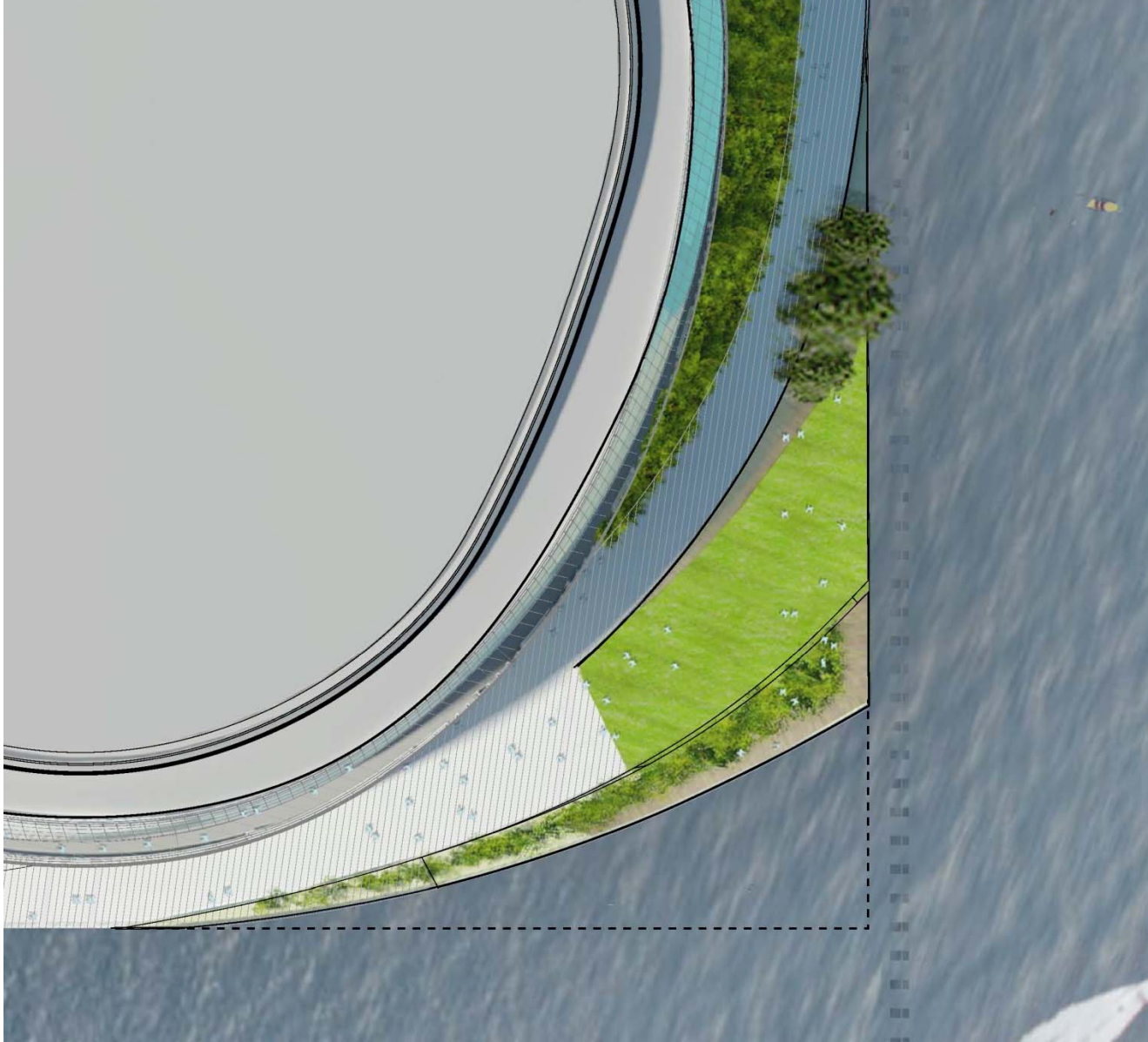
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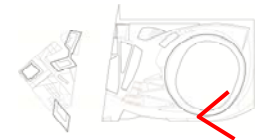
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6

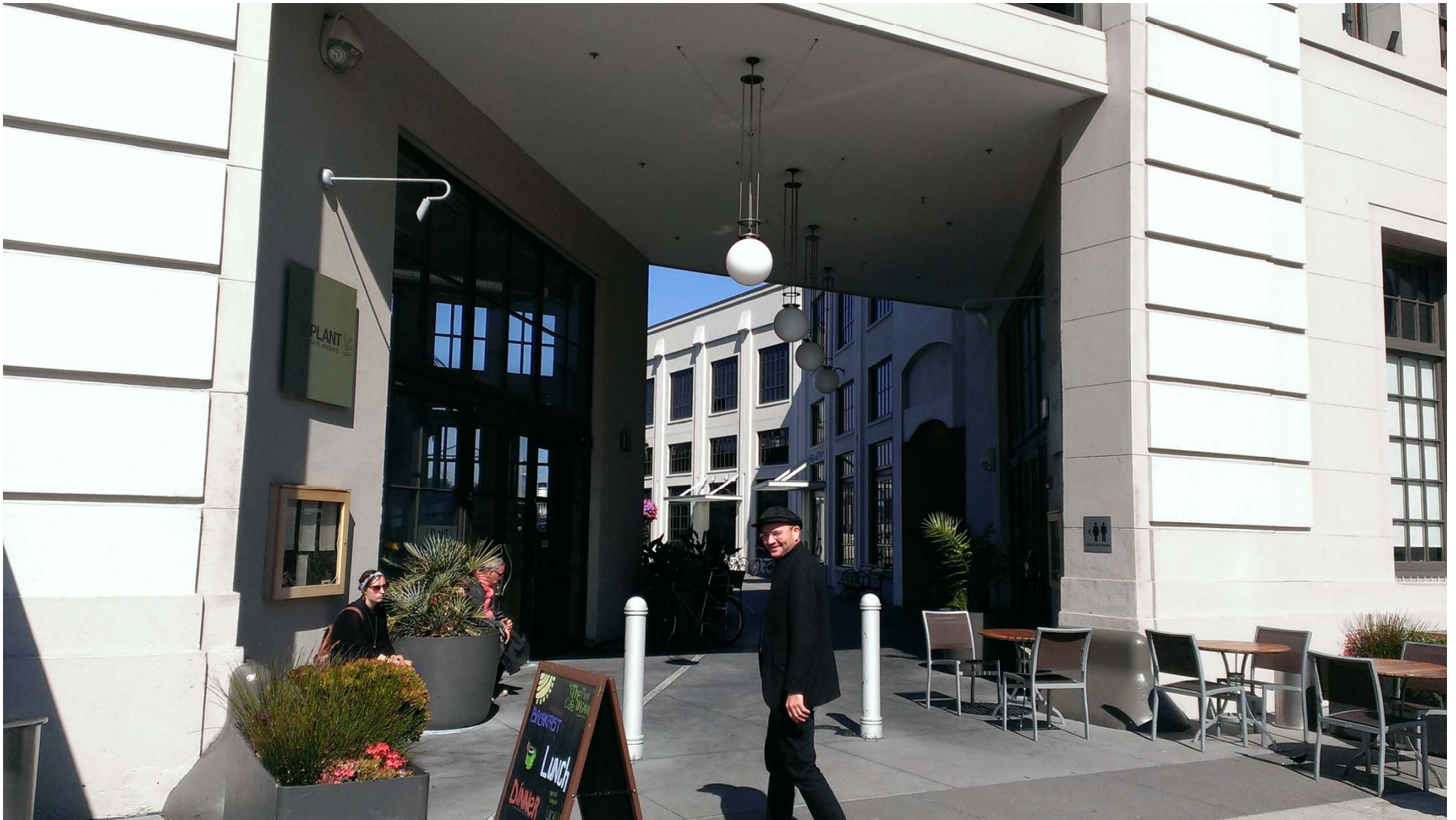
Provide intimate retail spaces



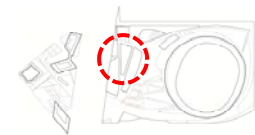
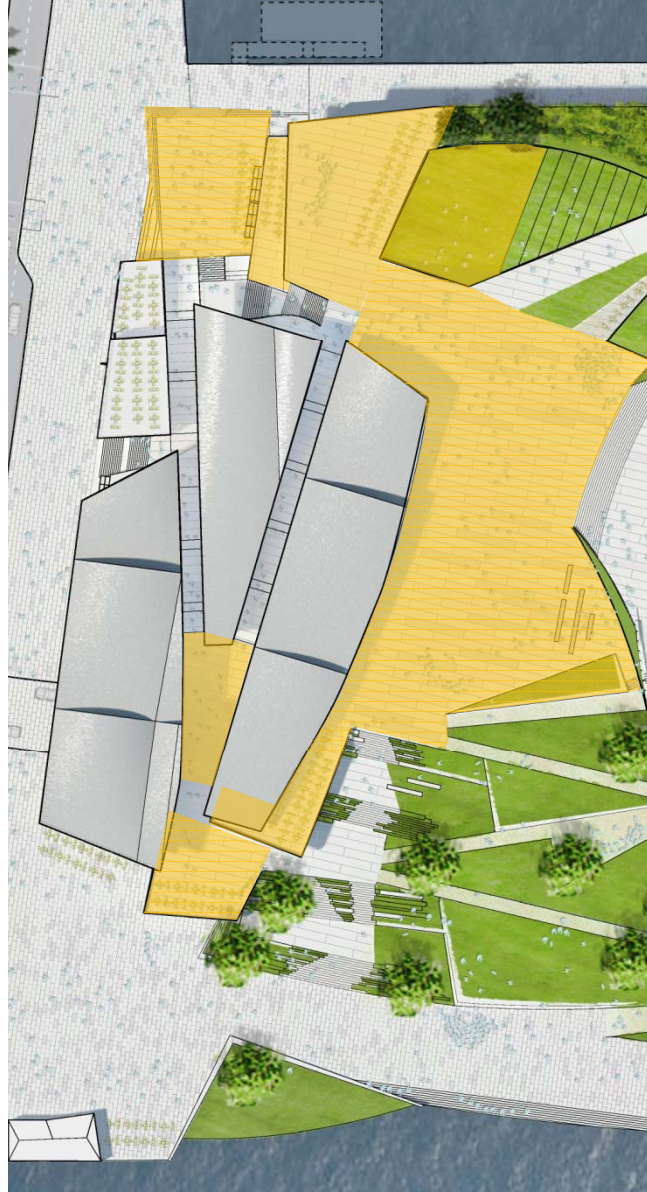
6. Provide intimate retail spaces



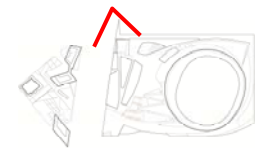
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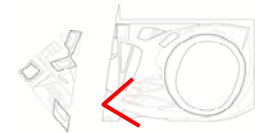
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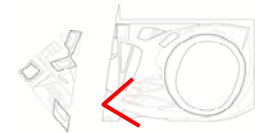
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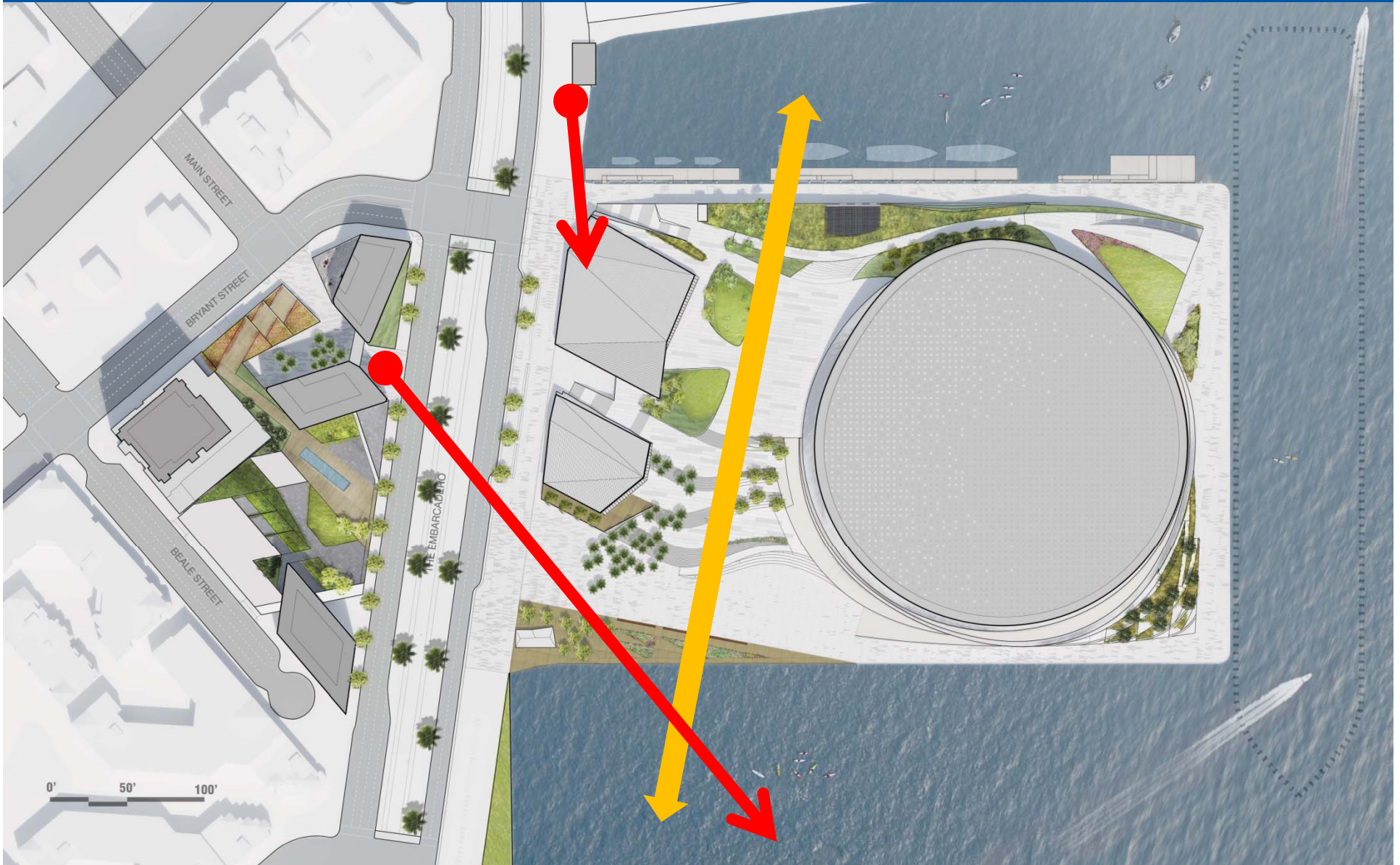


7

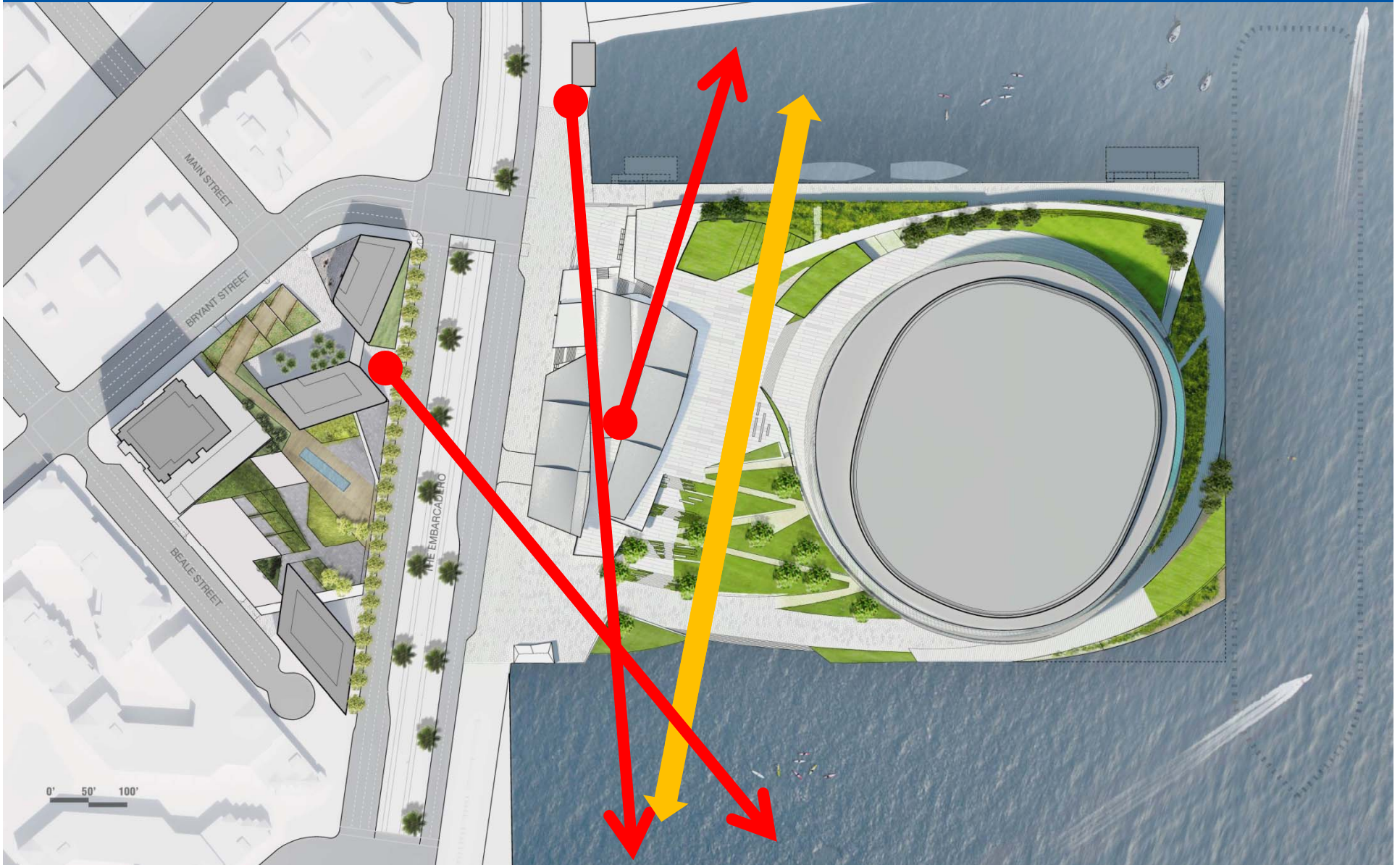
Create and maintain sightlines to the Bay Bridge and South Bay



7. Create and maintain sightlines to the Bay Bridge and South Bay



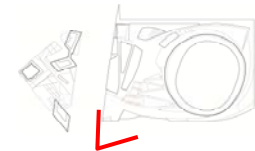
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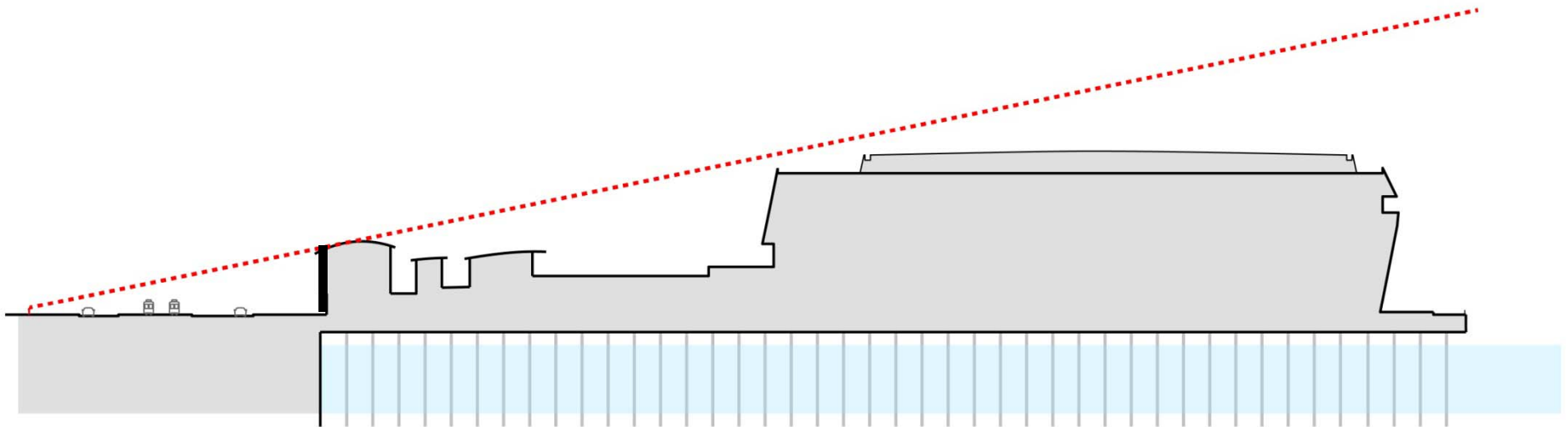
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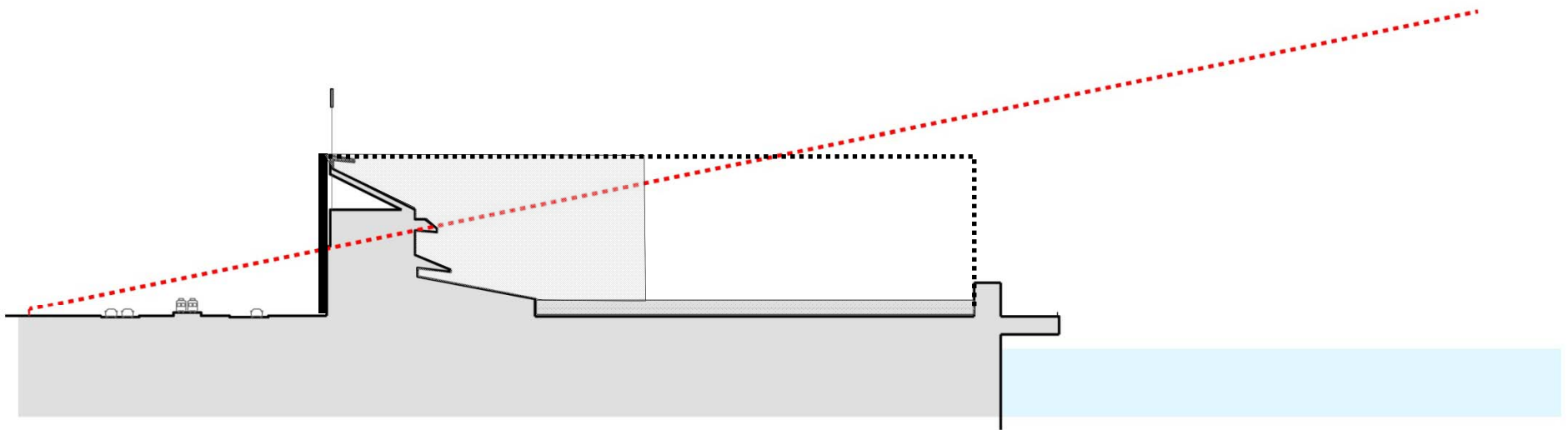
COMMUNITY ROOM



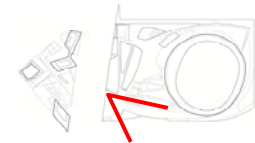
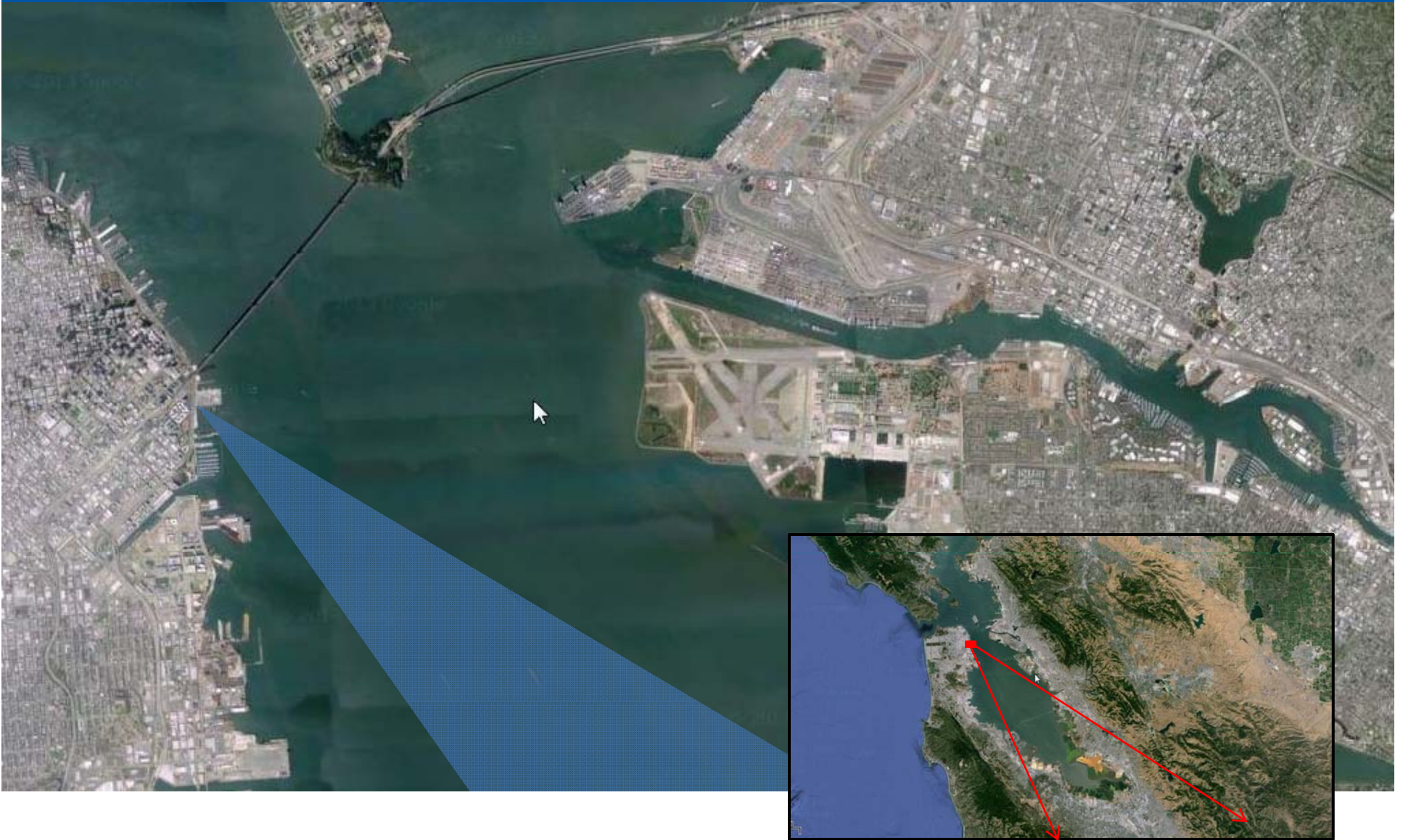
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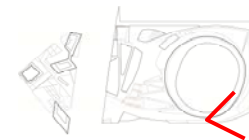
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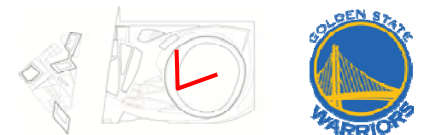
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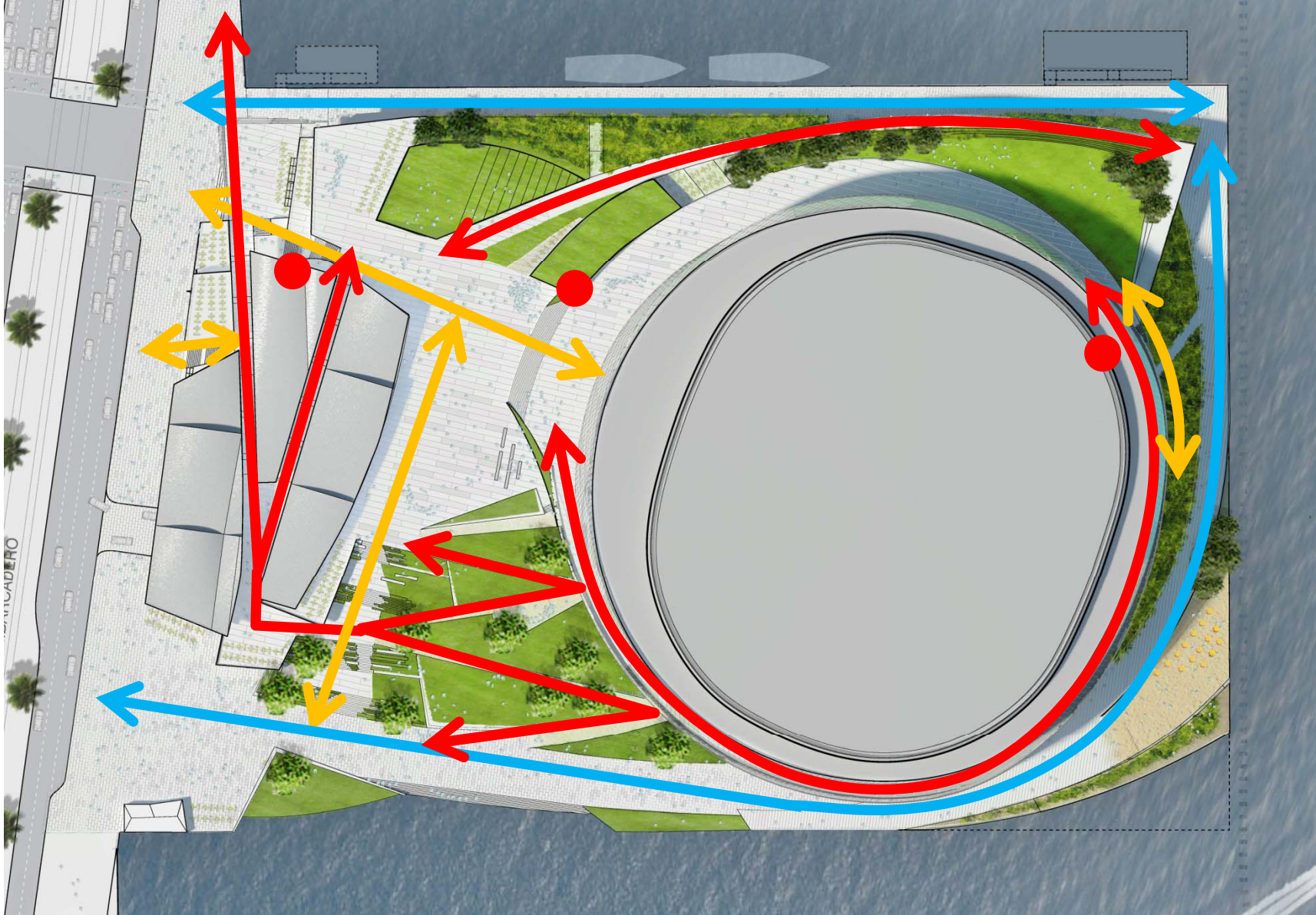


8

Improved path of travel



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9

Increase amount of open space and reduce fill



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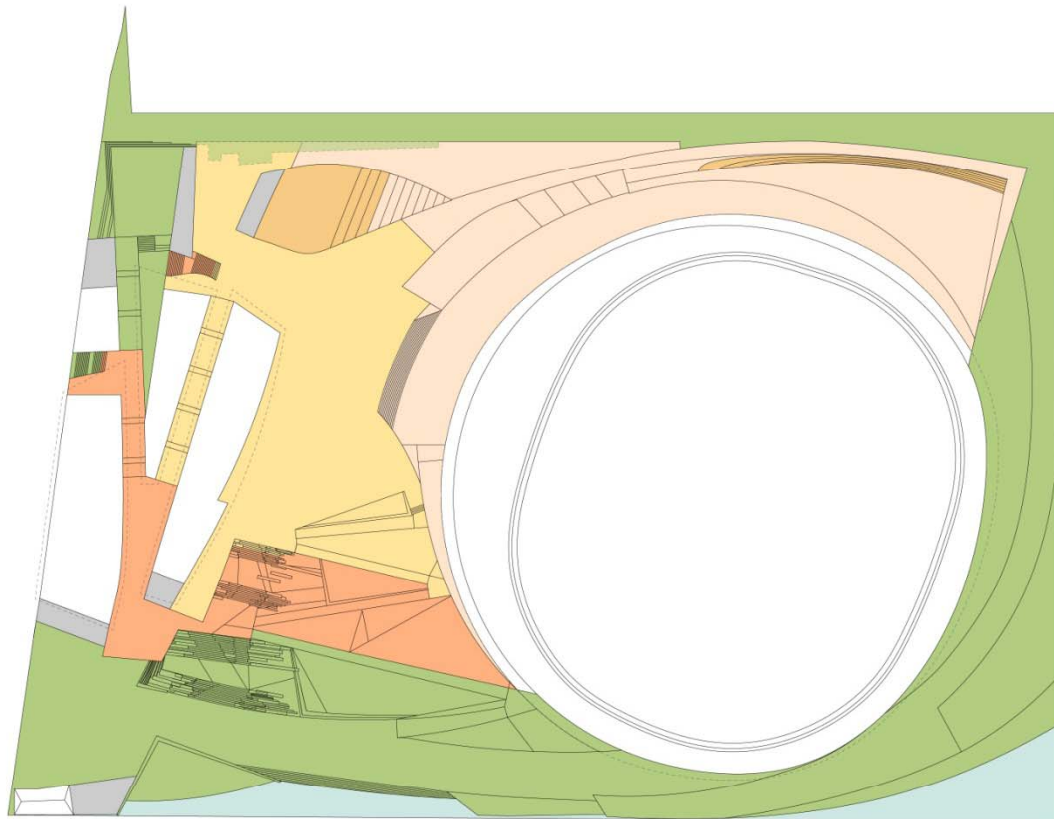
ELEVATION	AREA	%
37'+	9,079 SF	2%
28-37'	67,191 SF	12%
16-28'	55,948 SF	10%
10'-16'	28,321 SF	5%
0'-10'	155,673 SF	28%
REMOVED FROM PIER	15,799 SF	3%
OUTDOOR SEATING	7,293 SF	1%

316,212 SF TOTAL PUBLIC OPEN SPACE
+ 15,799 SF REMOVED FROM PIER

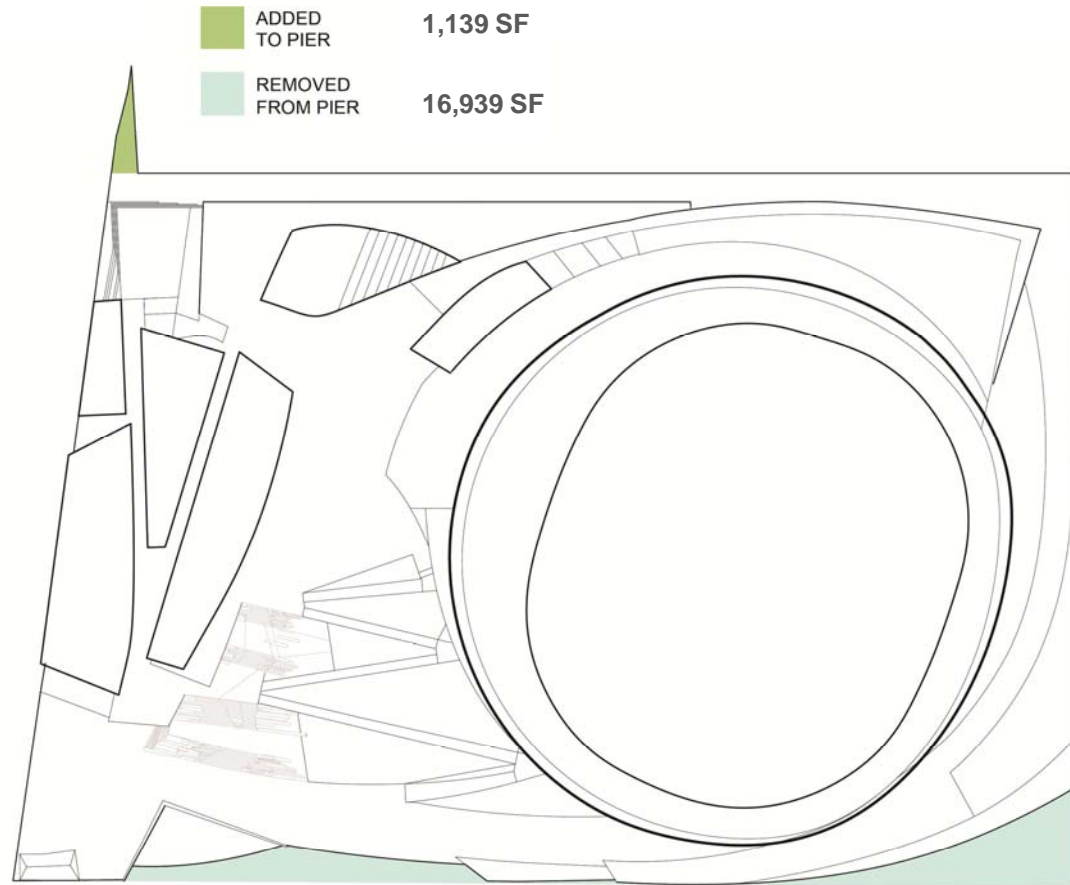
332,011 SF TOTAL OPEN SPACE

554,888 SF TOTAL PIER AREA

= 60% OPEN SPACE



9. Increase amount of open space and reduce fill



RECAP

- Improved overall pedestrian movement and safety
- Increased total open space by 39,000 square feet
- Increased open space at pier level by 27,290 square feet
- Decreased arena program by 5%
- Decreased event plaza height by 24%, practice court height by 33%
- Generated 15,800 square feet of net pier removal
- Increased green areas





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