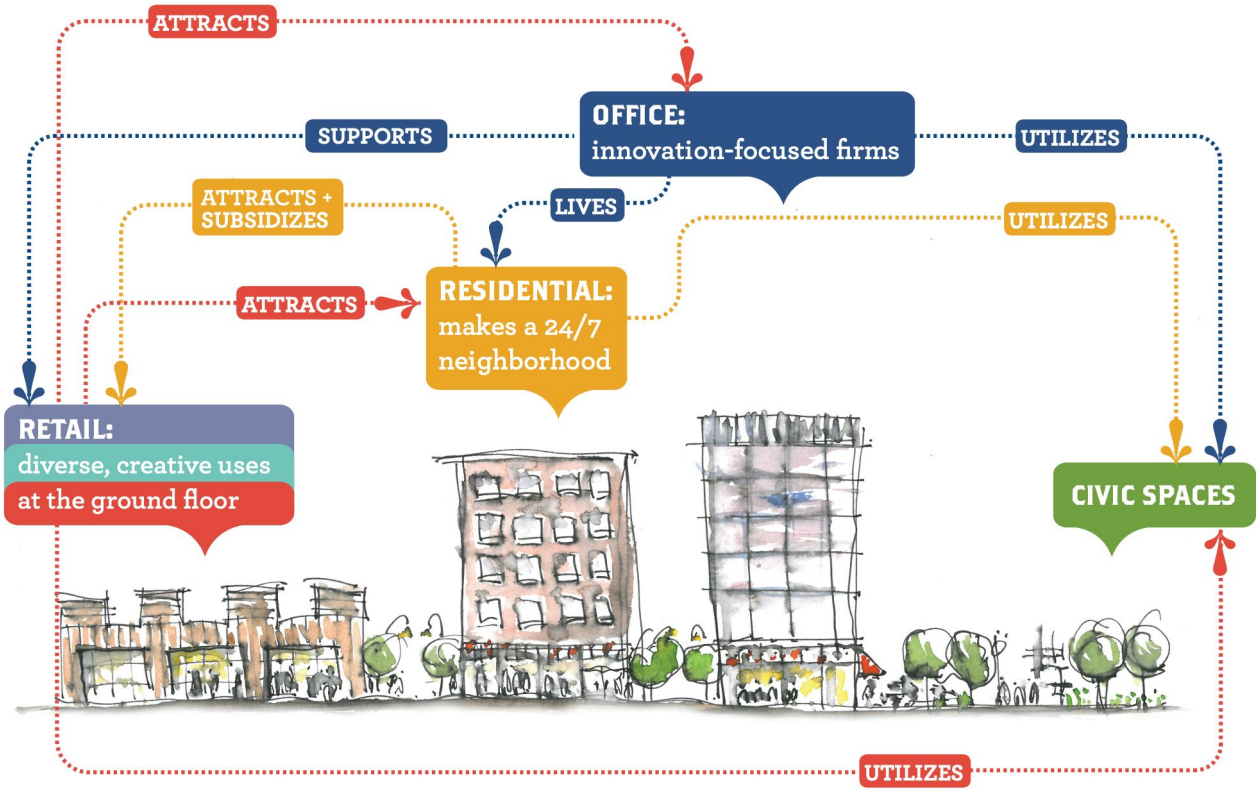


PIER 70

Mission Bay Neighborhood Association Update

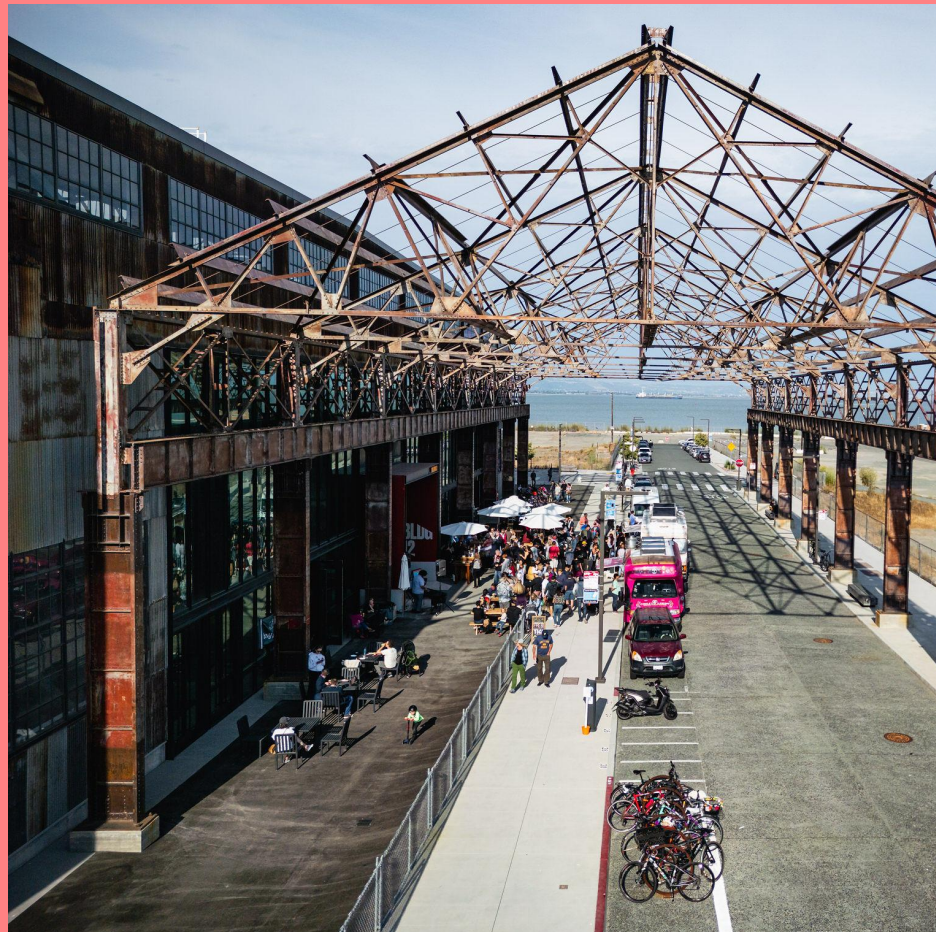
October 21, 2026

A MIXED-USE ECOSYSTEM



PIER 70 COMING TO LIFE

Building from the ground up

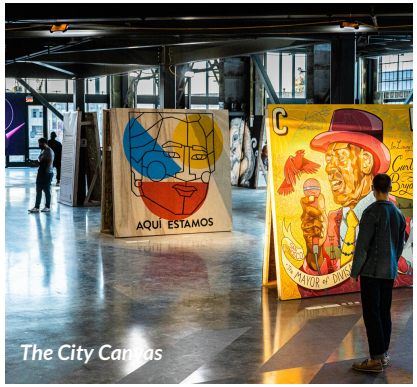


BUILDING 12

A neighborhood hub creating meaningful reasons for people to visit, engage, and return...











bay padel

STANDARD DEVIANT BREWING

BREADBELLY

SCUDERIA SAN FRANCISCO

MARBLED MINT

SVEN

EMI GRANNIS METALSMITH & MAKER

STUDIO DUSKUS

THE PLENARY CO

...and a platform for makers, artisans, and creative businesses

INVESTMENTS TO-DATE:

Delivering streets and utilities

- Accessible streets opening a path around the project
- Streetscape enhancements with historic cobbles, specialty paving, and heritage lighting
- Completed Phase 1 utilities

Retaining and activating Historic Buildings

- Renovating, raising, and tenanting Building 12 with an additional 8k sf open space
- Relocate, and lift Building 15 over the newly built 22nd Street

Sustainability

- Site grading for sea level rise



WHAT IT UNLOCKS:

Phase 1

Q4 2027 target for ground-breaking

Up to:

+1M sf of Phase 1 development

700 units of Diverse Housing Types

450k sf office in Bldg 2 and Parcel A

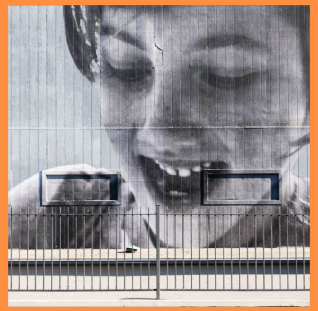


MAINTAINING THE VISION

Commitment to the community benefits and foundational design principles of Pier 70













DELIVERING ON PUBLIC BENEFITS



RESTORATION OF HISTORIC BUILDINGS



INFRASTRUCTURE IMPROVEMENTS



ARTS, CULTURE, MANUFACTURING AND LOCAL RETAIL



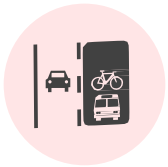
JOB CREATION AND WORKFORCE PROGRAMS



AFFORDABLE HOUSING



PRIORITIZE BICYCLISTS AND PEDESTRIANS



SITEWIDE TRANSPORTATION DEMAND MANAGEMENT PROGRAM



WATERFRONT SITE RESILIENCY AND ADAPTIVE MANAGEMENT



WATERFRONT PARK NETWORK



NOONAN COMMUNITY PRESERVED IN NEW ONSITE SPACE

Maintaining the vision of Pier 70 by modernizing the DA and updating the SUD with modest but meaningful adjustments needed to jump-start the project.

Proposed Changes to Buildings and Land Use

- Adding up to 600 homes, advancing the City's Housing Element goals.
- Achieving this added density by increasing the heights of several residential buildings while staying below the ballot measure height limit of 90 feet.
- Maintaining method of delivering Affordable Housing through a mix of 100% Affordable Housing sites and inclusionary units.
- Advancing an Affordable Housing site sooner in the Project.
- Minor land use adjustments that allow the Project to maintain the commitment of keeping Pier 70's Noonan artists on site long-term.

Proposed Changes to Fees, Phasing, and Public Benefits

- Maintain public benefits related to infrastructure, parks, transportation management, workforce.
- Flexibility for smaller phases in order to better align infrastructure with construction of vertical buildings.
- Adjustment of fees and Affordable Housing target while maintaining 100% Affordable Housing projects that provide at least 327 units, including at least 105 units in Phase 1.
- Targeting Q4 2027 groundbreaking for two of the Phase 1 buildings as a result of these changes.

MAXIMUM HEIGHTS

Advancing the City's Housing Element goals with **no change to sitewide height limits of 90 ft**



Entitled Project

Note: Moving from 70' to 90' provide 1-2 additional floors of housing

- 90' Max
- 70' Max
- 65' Max
- 50' Max
- Building at Existing Height



Proposed Plan

LAND USE

Residential flexibility within E4 with focus on Noonan artists and historic Building 21 along the waterfront



Entitled Project



Proposed Plan

- Commercial Office
- Residential
- Retail/ Arts/ Light Industrial
- District Parking

PHASING STRATEGY

Phasing plan adjusted to align infrastructure and new development



Entitled Project

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



Proposed Plan

