Golden State Warriors Piers 30-32 Development

Joint Review by
Port of San Francisco's Waterfront Design Advisory Committee and
San Francisco Bay Conservation & Development Commission's
Design Review Board

April 7, 2014

PROJECT LOCATION

SAN FRANCISCO BAY

REDS JAVA HOUSE
EXISTING LOCATION

SAN FRANCISCO - OAKLAND BAY BRIDGE

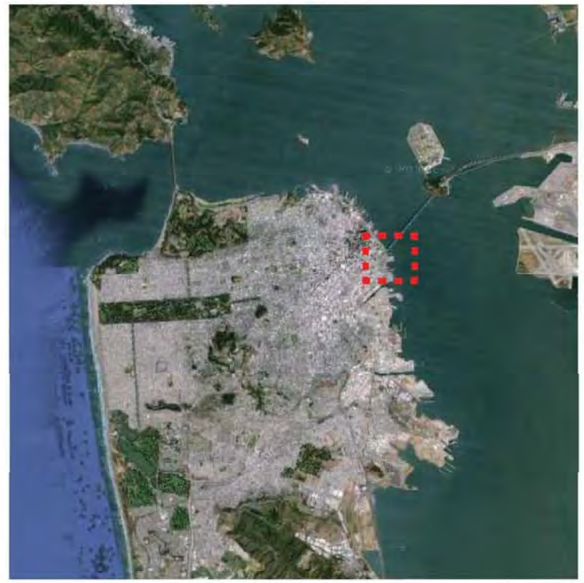
BRYANT STREET

THE EMBARCADERO

BEALE STREET

SWL 330

PIER 30-32



LEGEND

PROJECT BOUNDARY
PIERS 30-32

PROJECT VICINITY

100' FROM EXISTING SEAWALL

PROJECT BOUNDARY
SWL 330

0 25 50 100 200

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

PROJECT LOCATION
EXHIBIT 1

MANICA architecture SNØHETTA

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The Embarcadero and Brannan St. looking Northeast

Brannan St. Wharf looking North

Pier 30/32 looking East

The Embarcadero at SWL 330 looking East

The Embarcadero and Pier 28 Southeast

The Embarcadero and Spear St. looking Southeast

PROJECT LAND USE PLAN

LEGEND

- COMMUNITY FACILITIES LOTS
- HOTEL
- RETAIL/ COMMERCIAL
- LOW-RISE RESIDENTIAL
- MID-RISE RESIDENTIAL
- HIGH-RISE RESIDENTIAL
- EVENT VENUE
- PARKS/ OPEN SPACE
- 100' FROM EXISTING SEAWALL
- PROJECT BOUNDARY
- BAY TRAIL

- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- RC-4 RESIDENTIAL-COMMERCIAL COMBINED DISTRICT High Density (1 unit per 200 sf)
- RH DTR DOWNTOWN RESIDENTIAL DISTRICT - Ricon Hill
- SB-DTR DOWNTOWN RESIDENTIAL DISTRICT - South Beach

Note: source for zoning data - City of San Francisco Planning Dept. Zoning Map, April 2013

0 25 50 100 200

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PROJECT LAND USE PLAN
EXHIBIT 3

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SITE PLAN

LEGEND

- PROJECT BOUNDARY
- 100' FROM EXISTING SEAWALL
- BAY TRAIL

PROJECT AREA

PIERS 30-32:

ARENA	694,944 SF
EVENT HALL	25,946 SF
RETAIL	90,000 SF
RETAIL SERVICE AREAS	13,172 SF
SFFD FIRE HOUSE	18,143 SF
PARKING AND LOADING	234,411 SF
RED'S JAVA HOUSE	1,820 SF
GRAND TOTAL	1,078,436 SF
SEATING CAPACITY	18,064 SF
NET PIER DECK REMOVED	15,800 SF

0 25 50 100 200

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SITE PLAN
EXHIBIT 4

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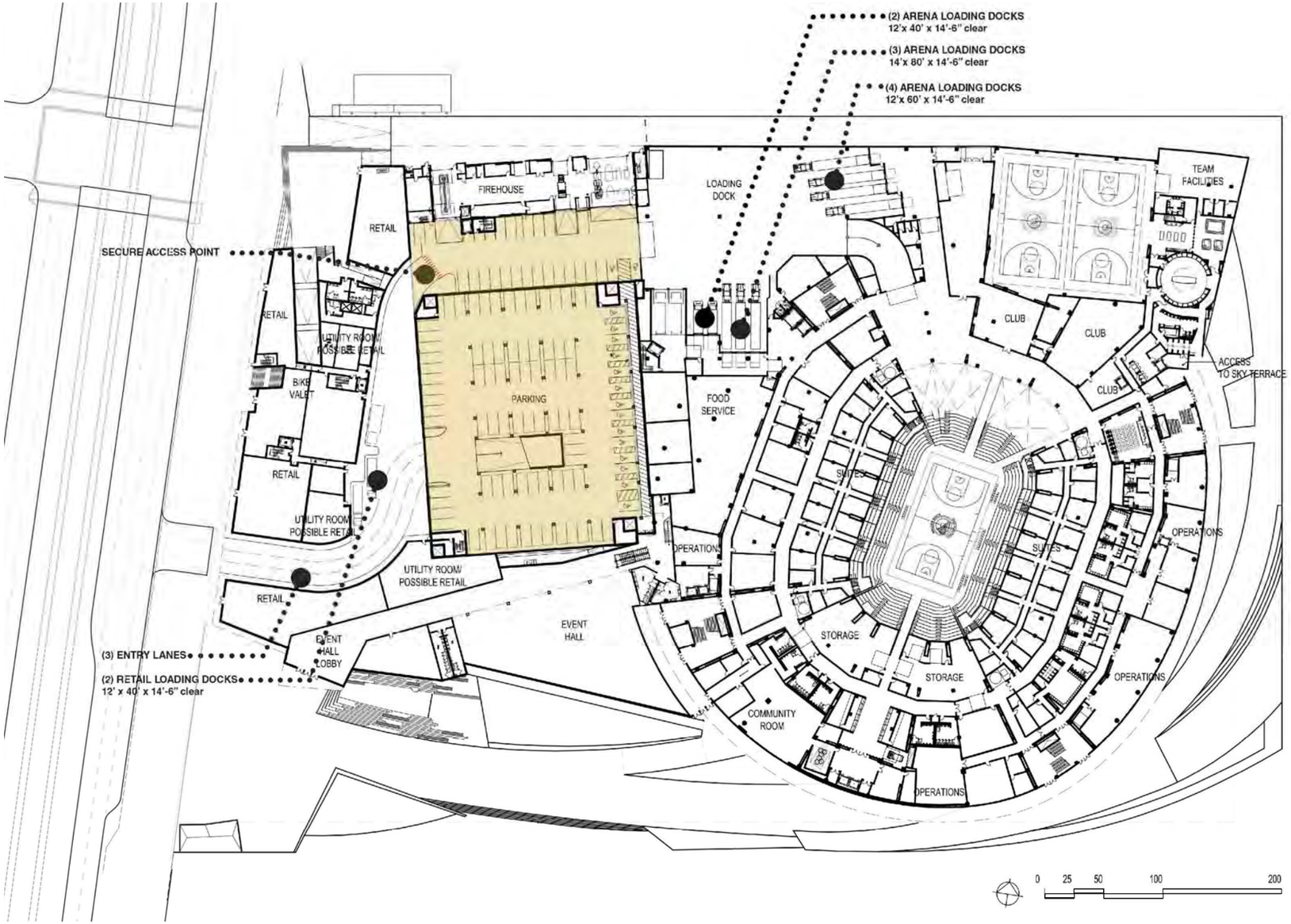

LEGEND

GROUND FLOOR PARKING

NOTE: ONLY LEVEL 1 OF 3 PARKING LEVELS SHOWN.

500 PARKING SPACES TOTAL

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LEVEL 1 PARKING AND SERVICE
EXHIBIT 5

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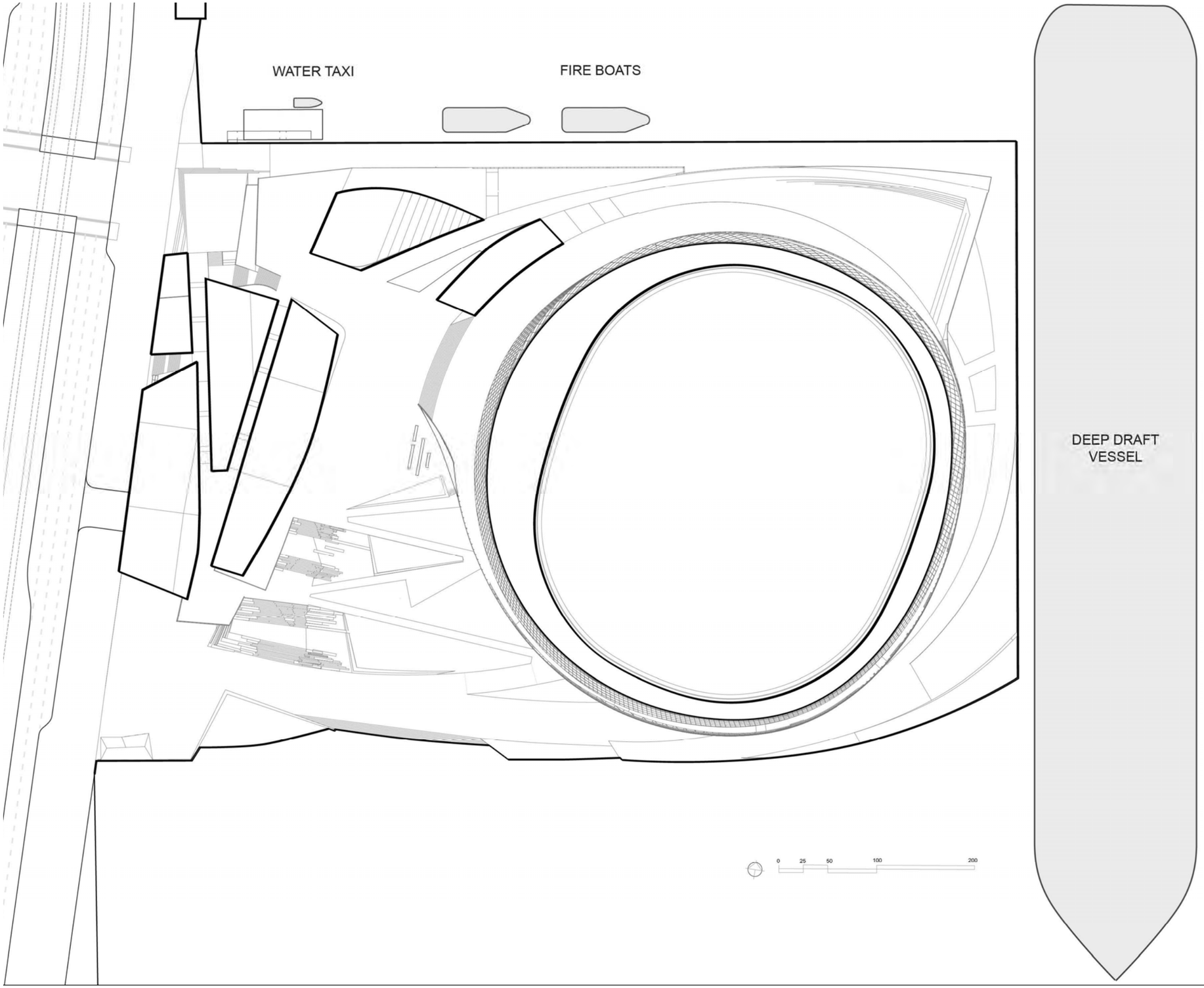

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MARITIME USES
EXHIBIT 6

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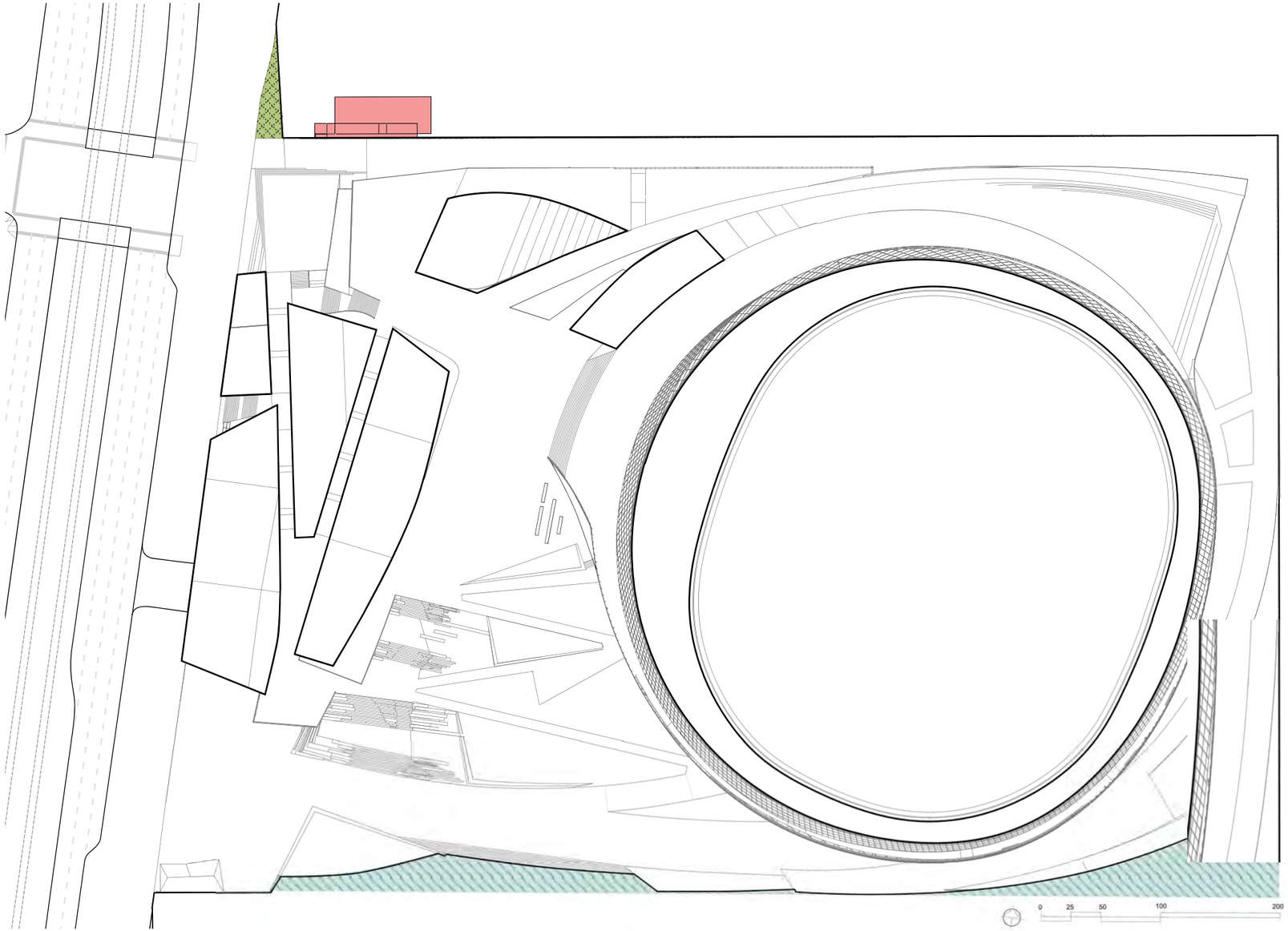
PIER DECK REMOVAL/ADDITION



ADDED TO PIER 1,139 SF

REMOVED FROM PIER 16,939 SF

FLOATING WATER TAXI LANDING 3,280 SF

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PIER DECK REMOVAL / ADDITION

EXHIBIT 7

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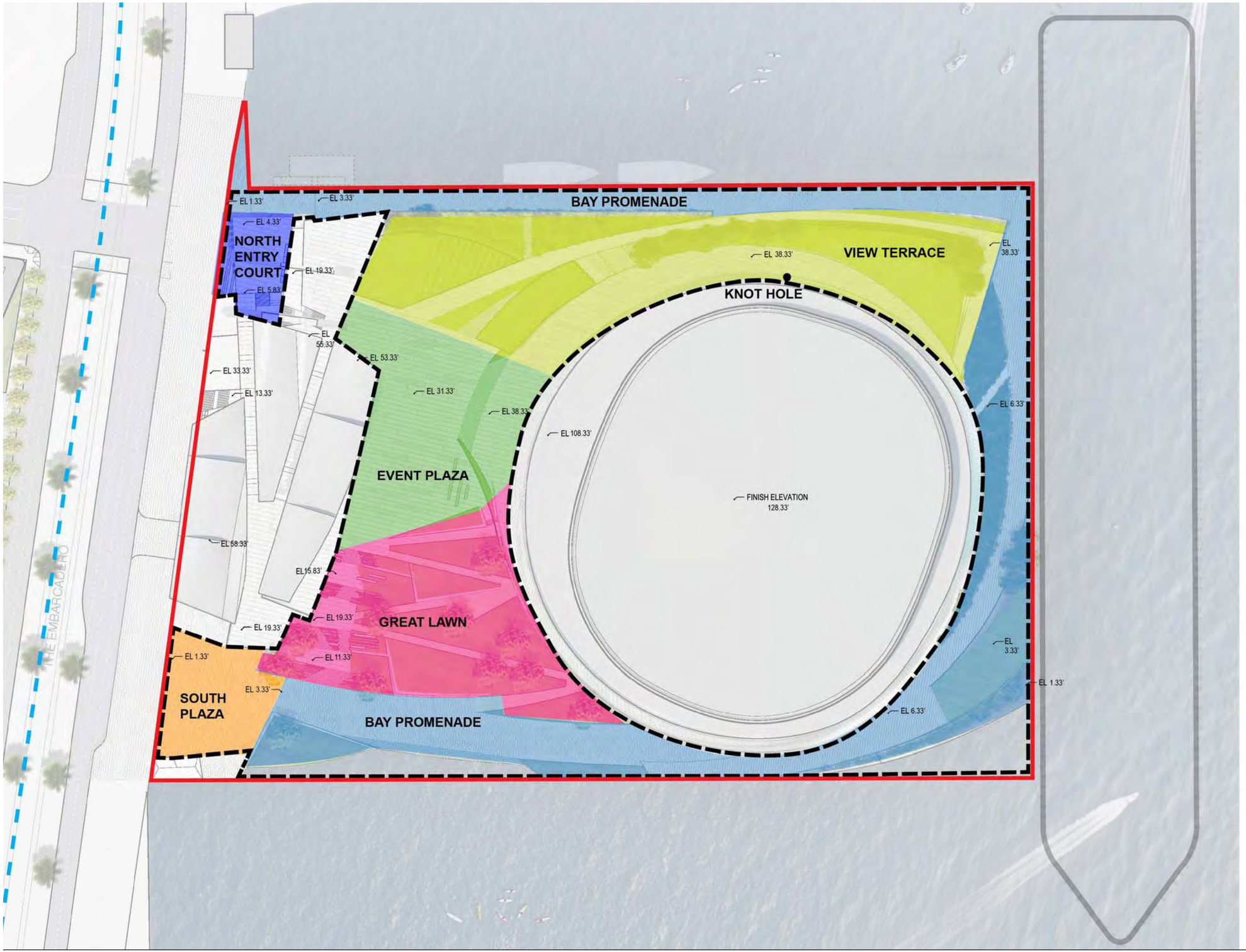
PUBLIC ACCESS PLAN



LEGEND

- PARKS/ OPEN SPACE
- 100' FROM EXISTING SEAWALL
- PROJECT BOUNDARY

PUBLIC ACCESS AREA

316,212 SF TOTAL PUBLIC ACCESS AREA
537,949 SF TOTAL PIER AREA
(LESS REMOVED DECK AREA)

= 59% PUBLIC ACCESS

0 25 50 100 200

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PUBLIC ACCESS PLAN
EXHIBIT 8

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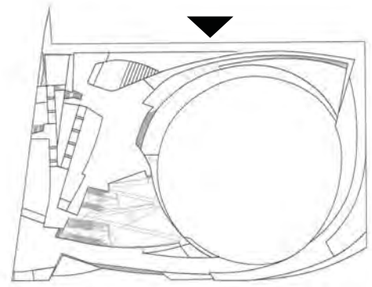
NORTH ELEVATION



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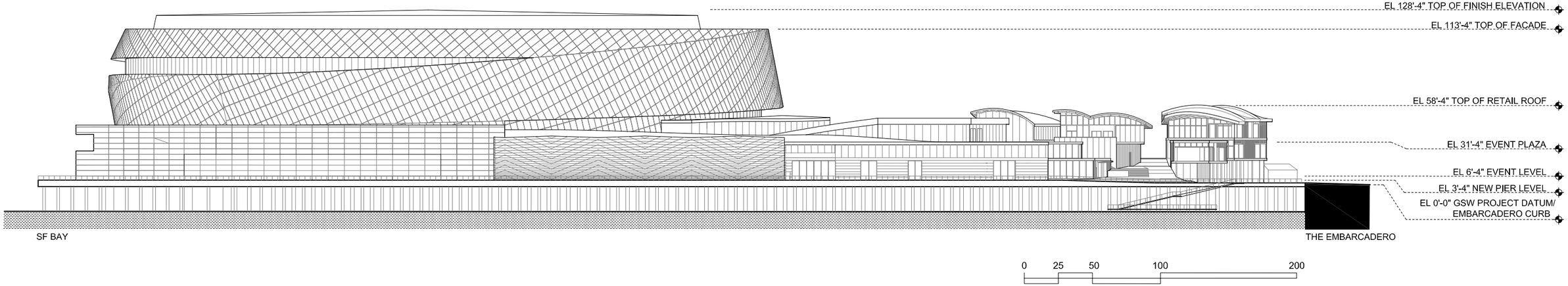

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

NORTH ELEVATION
EXHIBIT 9

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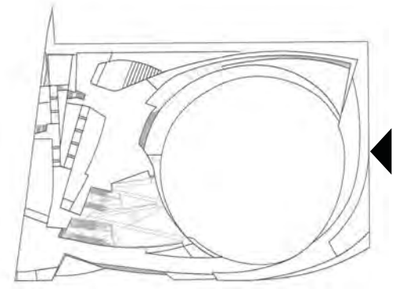
EAST ELEVATION



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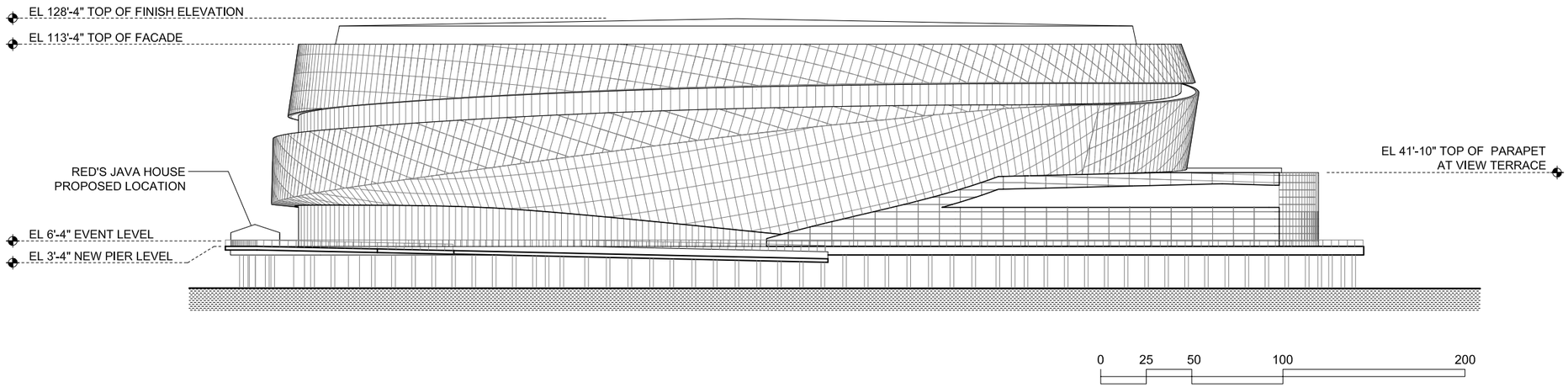

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

EAST ELEVATION
EXHIBIT 10

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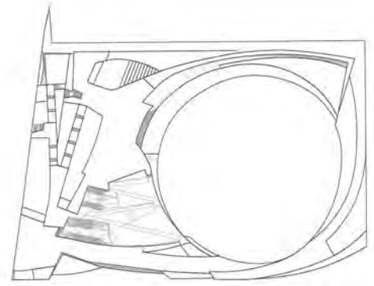
SOUTH ELEVATION



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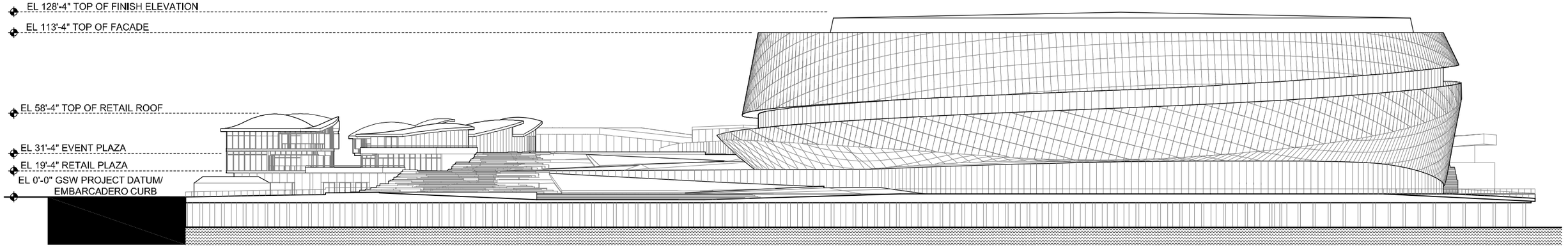

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GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

SOUTH ELEVATION
EXHIBIT 11

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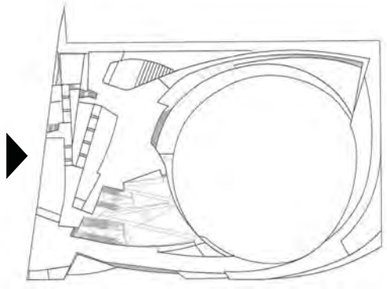
WEST ELEVATION



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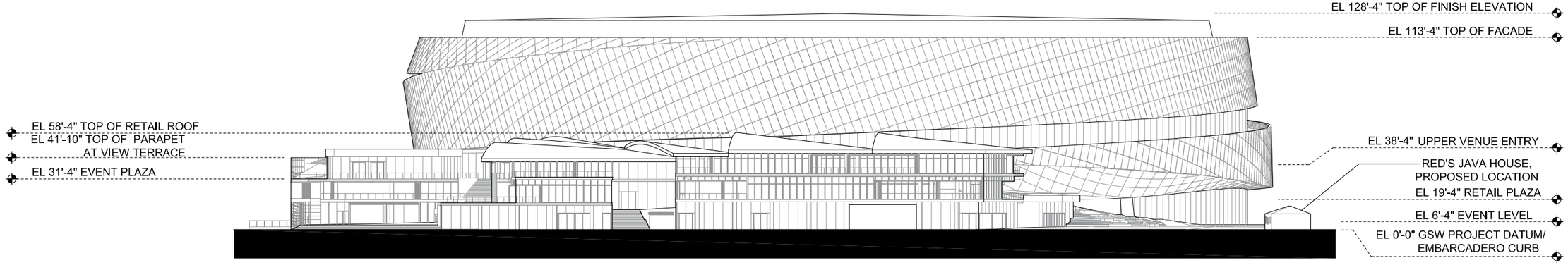

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

WEST ELEVATION
EXHIBIT 12

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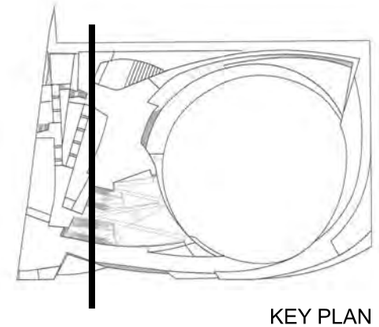
N/S SITE SECTIONS



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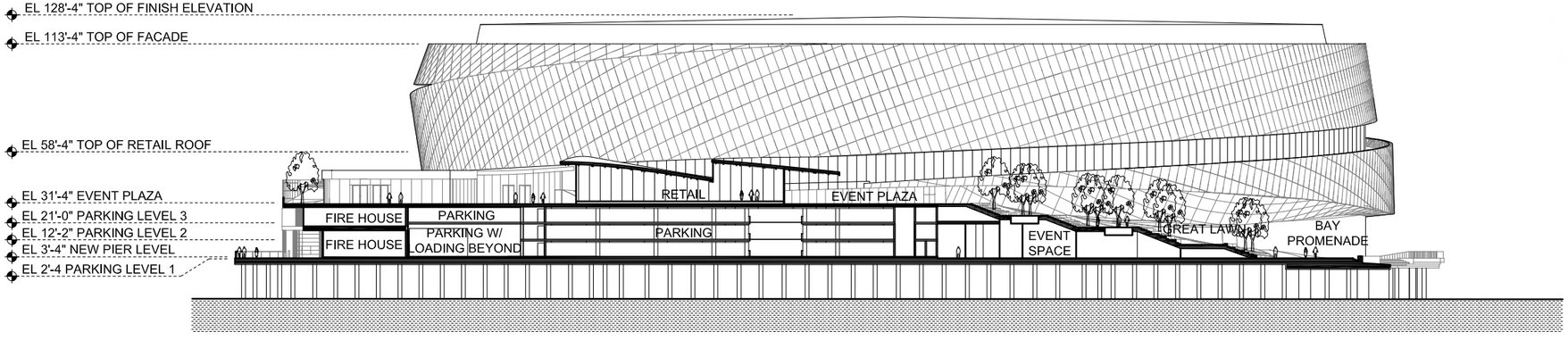
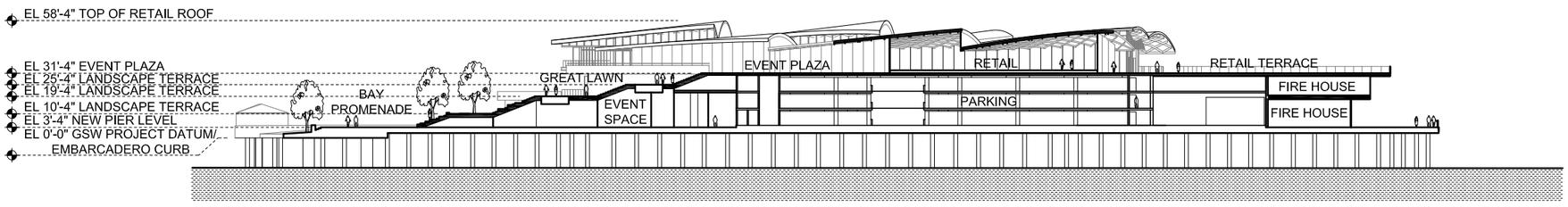


N/S SITE SECTION LOOKING EAST

0 25 50 100 200



N/S SITE SECTION LOOKING WEST

0 25 50 100 200

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

N/S SITE SECTIONS
EXHIBIT 13

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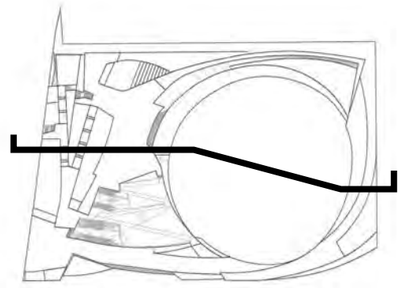
E/W SITE SECTION, LOOKING NORTH



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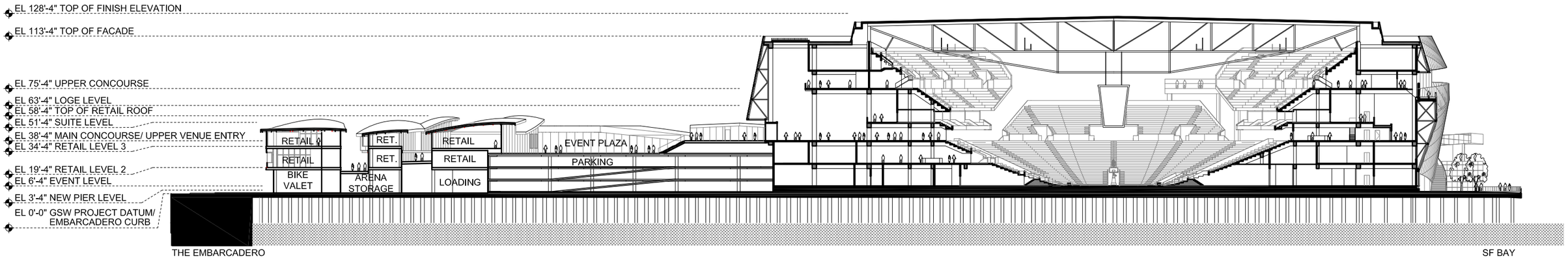

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

E/W SITE SECTION, LOOKING NORTH
EXHIBIT 14

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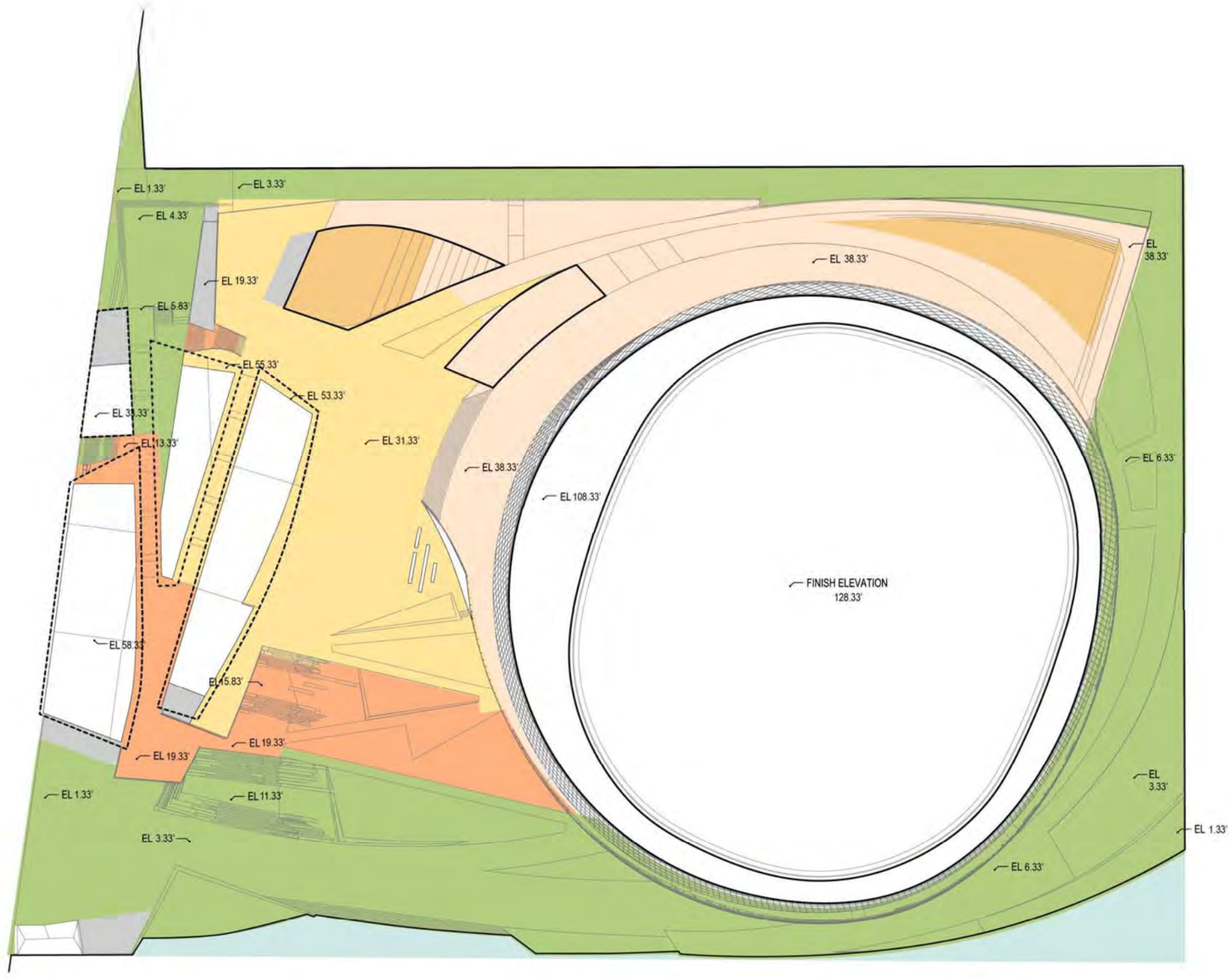

LEGEND

ELEVATION	AREA
40.33'+	15,750 SF
31.33'- 40.33'	60,520 SF
19.33' - 31.33'	55,948 SF
13.33' - 19.33'	28,321 SF
1.33' - 13.33'	155,673 SF
REMOVED FROM PIER	16,939 SF
OUTDOOR SEATING	7,293 SF

0 25 50 100 200

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

PUBLIC ACCESS ELEVATIONS
EXHIBIT 15

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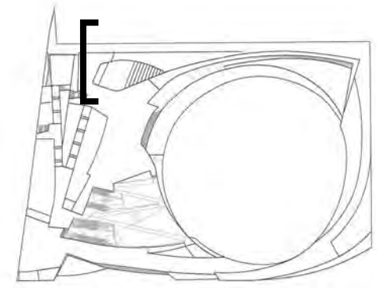
NORTH EDGE SECTION
LOOKING EAST



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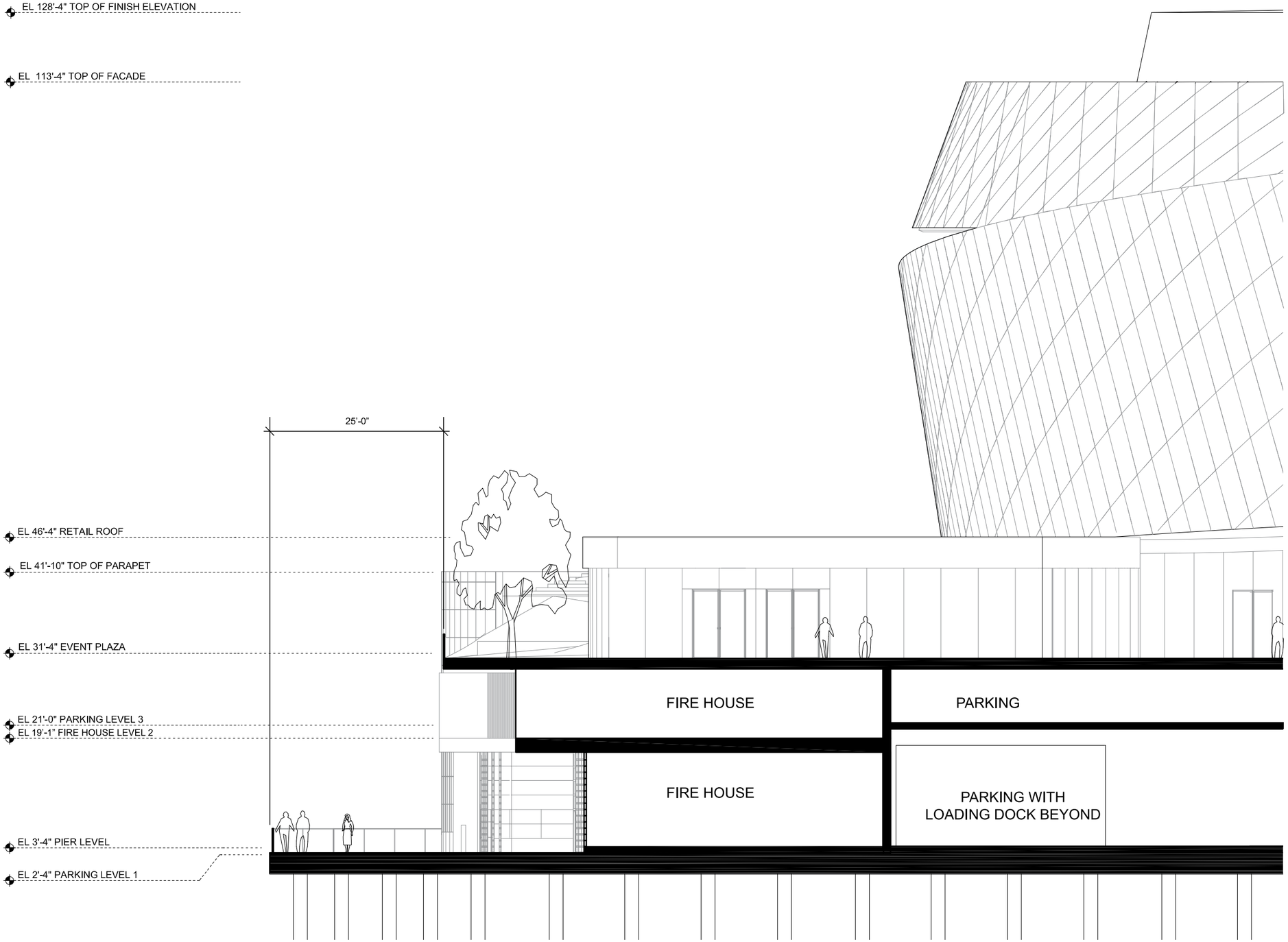

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GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

NORTH EDGE SECTION, LOOKING EAST
EXHIBIT 16

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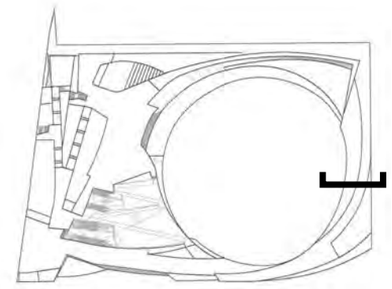
EAST EDGE SECTION
LOOKING NORTH



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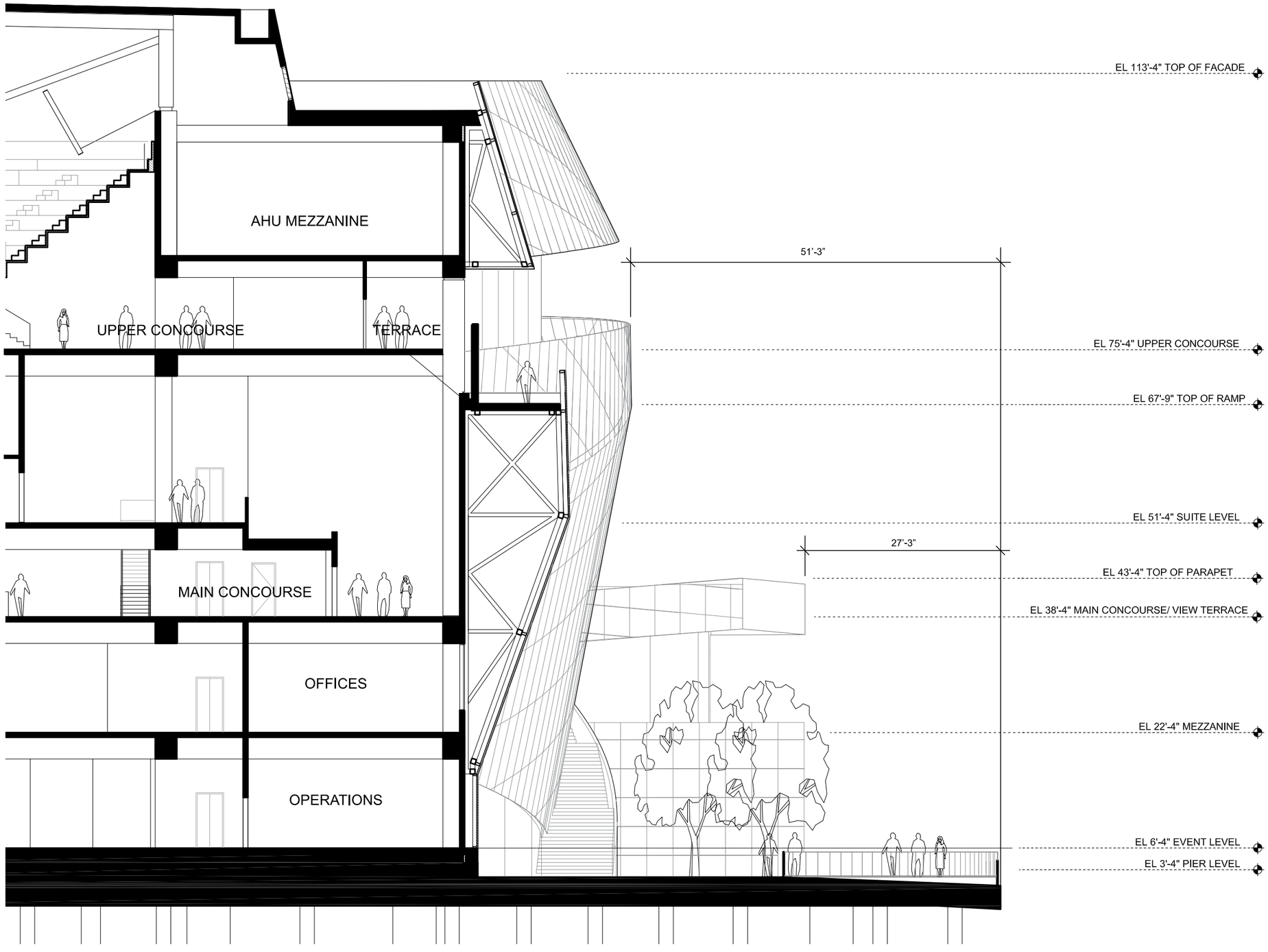

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GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

EAST EDGE SECTION, LOOKING NORTH
EXHIBIT 17

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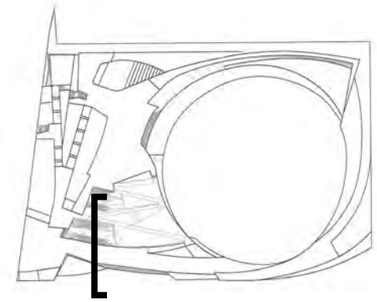
SOUTH EDGE SECTION
LOOKING EAST



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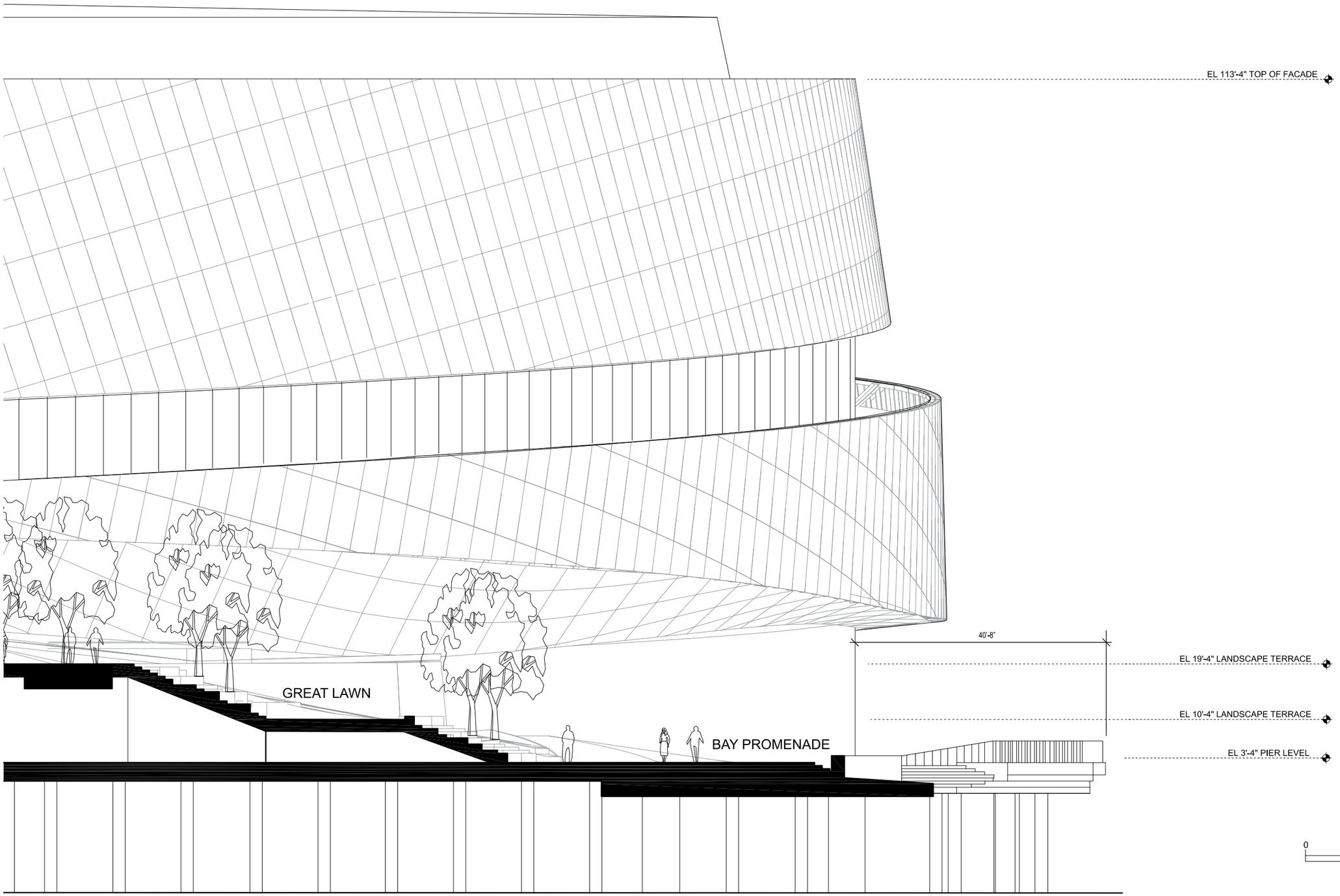

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

SOUTH EDGE SECTION, LOOKING EAST
EXHIBIT 18

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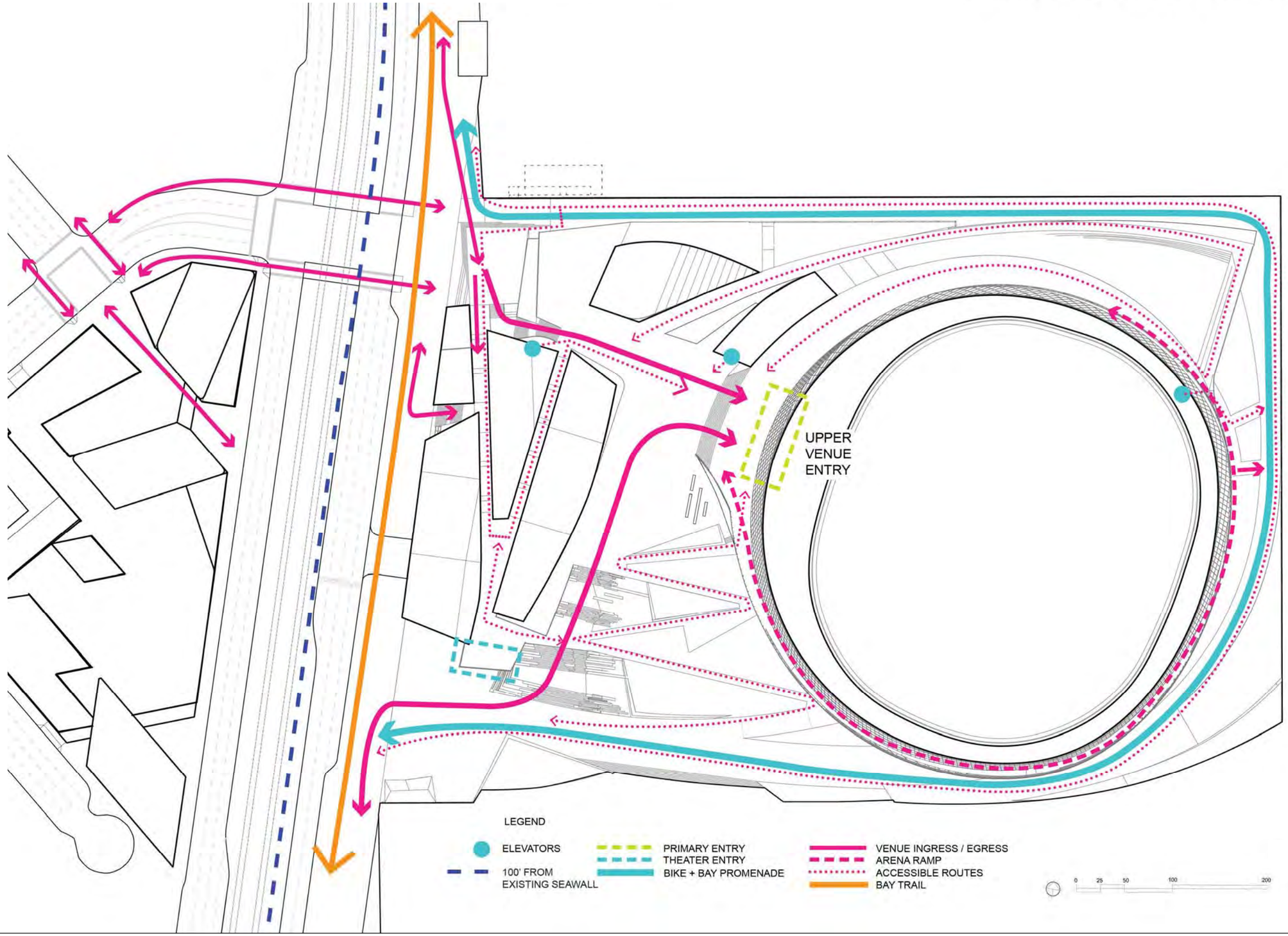
SE corner of site, looking East

Event Plaza, looking North

South Plaza, looking Northeast

Top of Great Lawn, looking Southeast



GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

BICYCLE AND PEDESTRIAN CIRCULATION
EXHIBIT 20

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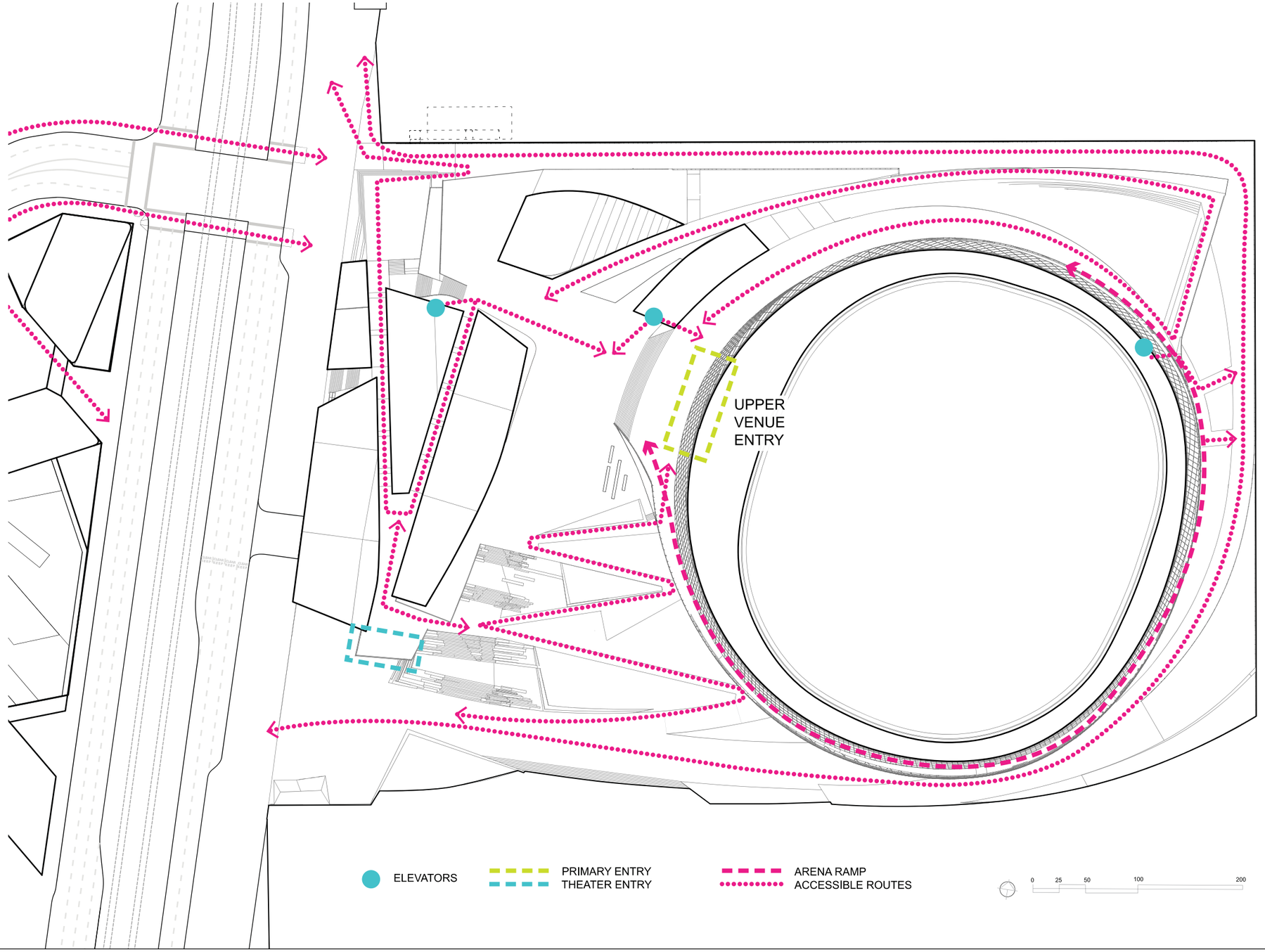
ACCESSIBLE CIRCULATION
FOR PERSONS WITH DISABILITIES



GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

ACCESSIBLE CIRCULATION FOR PERSONS WITH DISABILITIES
EXHIBIT 21

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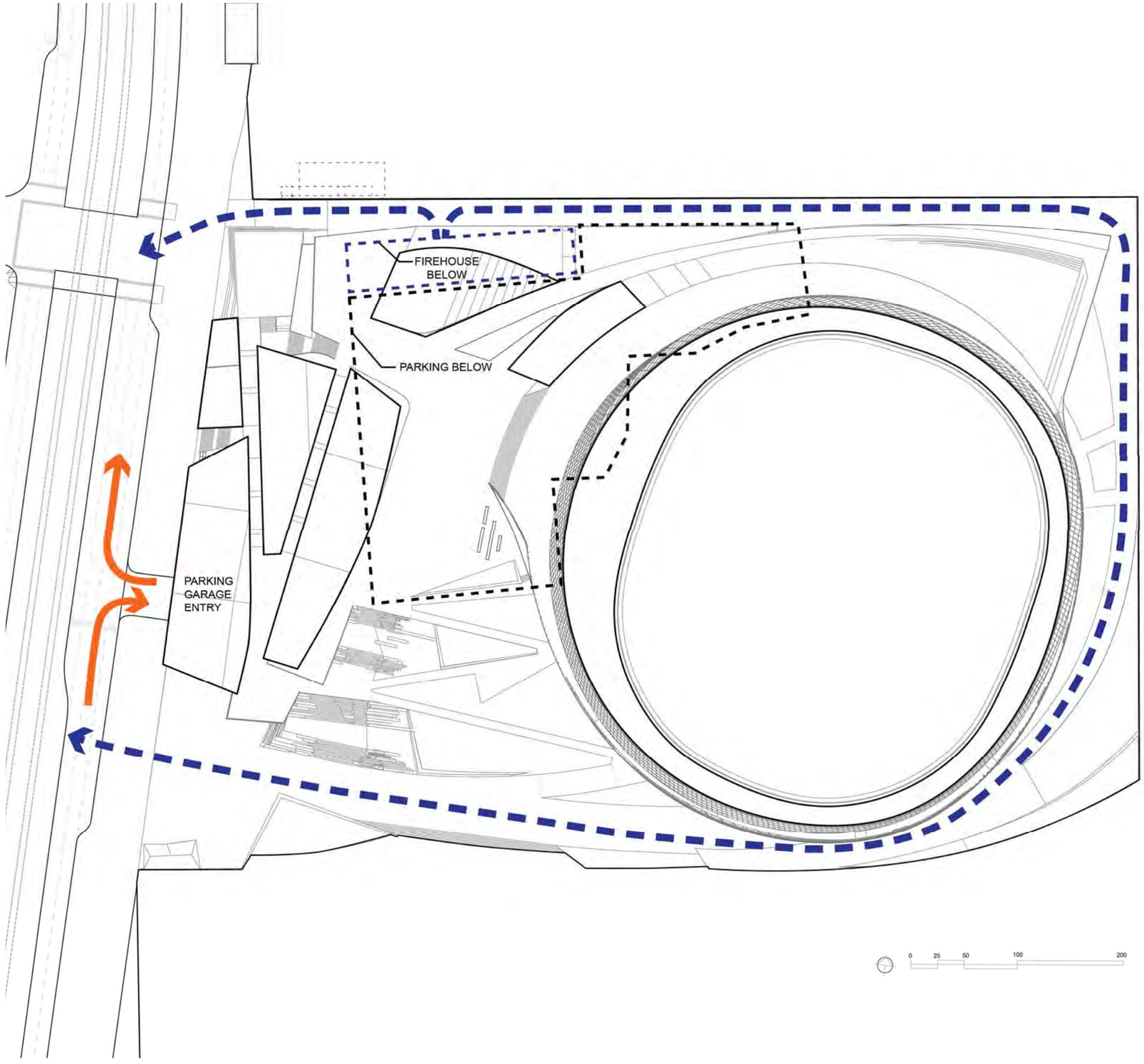
VEHICULAR CIRCULATION



LEGEND

EMERGENCY VEHICLE ACCESS

PARKING + SERVICE ACCESS

GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

VEHICULAR CIRCULATION
EXHIBIT 22

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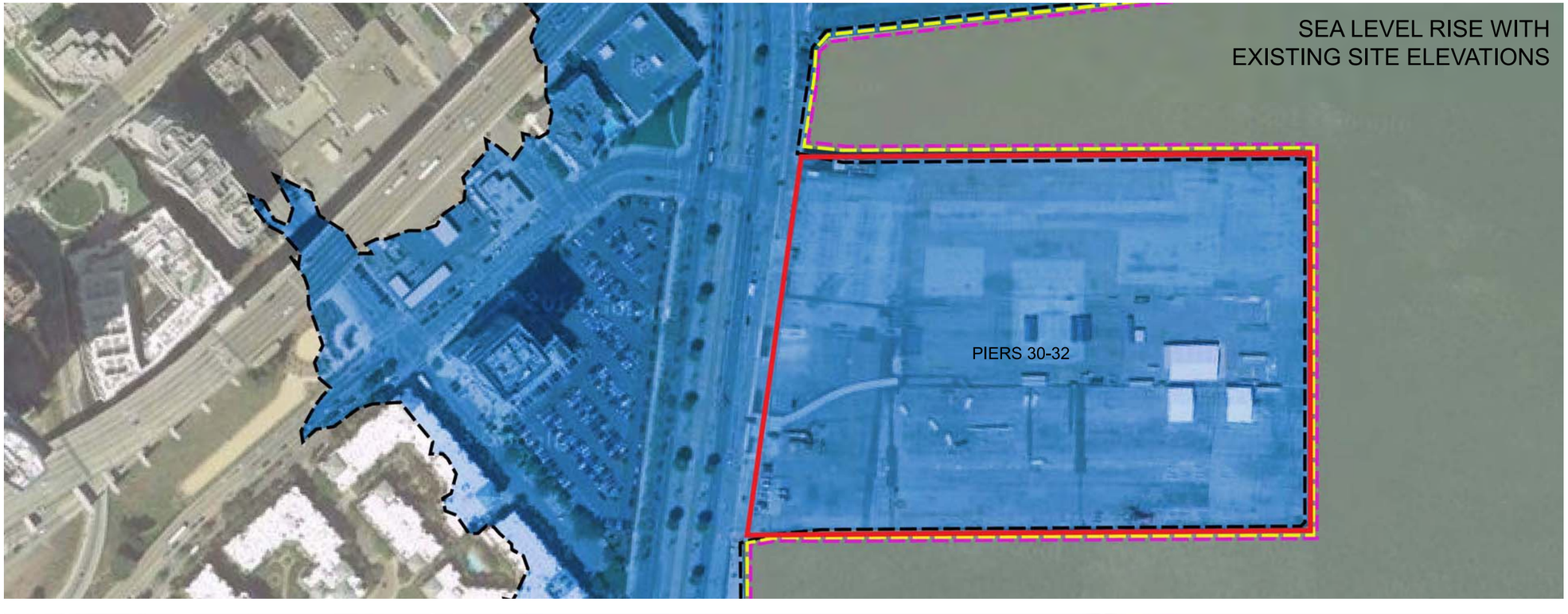


SEA LEVEL RISE

LEGEND

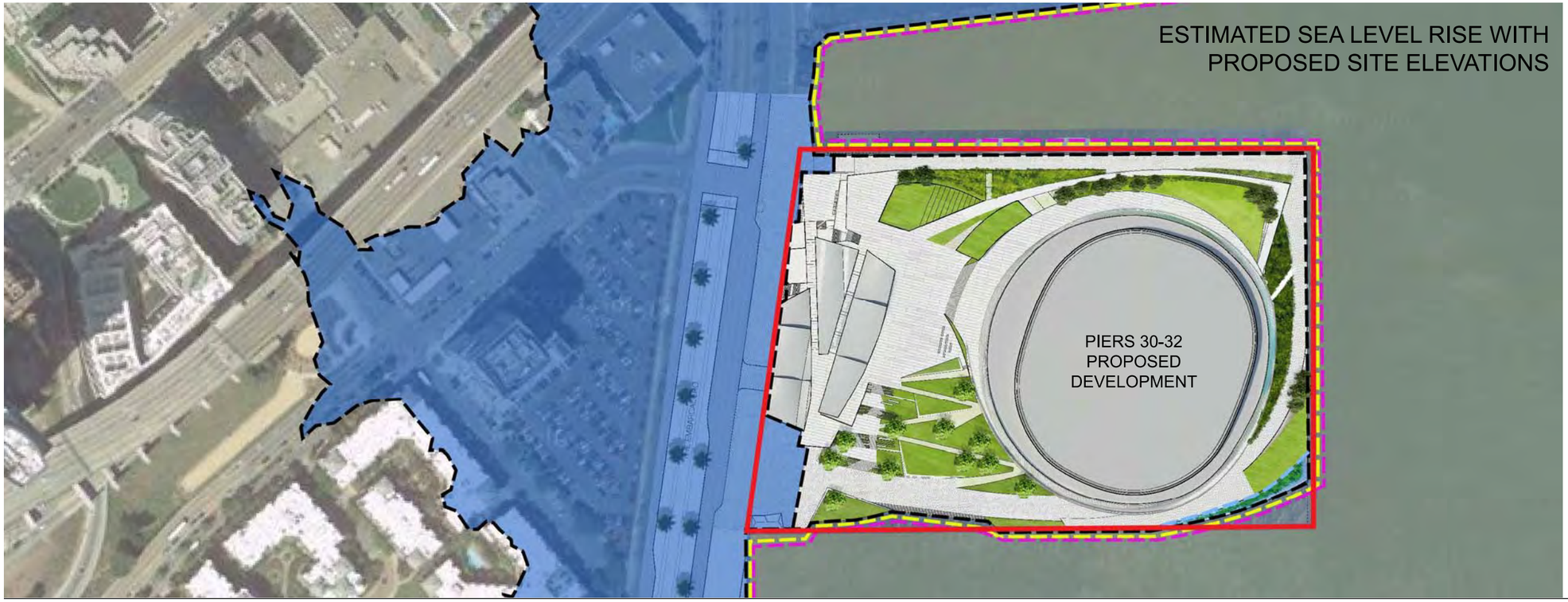
PROJECT BOUNDARY

2010 100-YR STILL WATER LEVELS AND INUNDATION AREA

2050 100-YR STILL WATER LEVELS AND INUNDATION AREA - Based on Sea Level Rise of 15”

2100 100-YR STILL WATER LEVELS AND INUNDATION AREA - Based on Sea Level Rise of 55”

SOURCE: URS, JUNE 2011



GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

SEA LEVEL RISE
EXHIBIT 23

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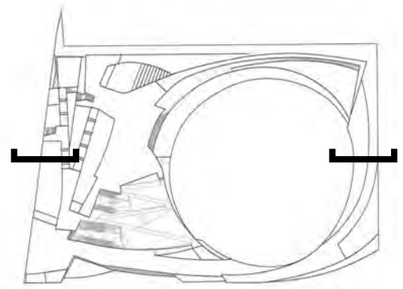
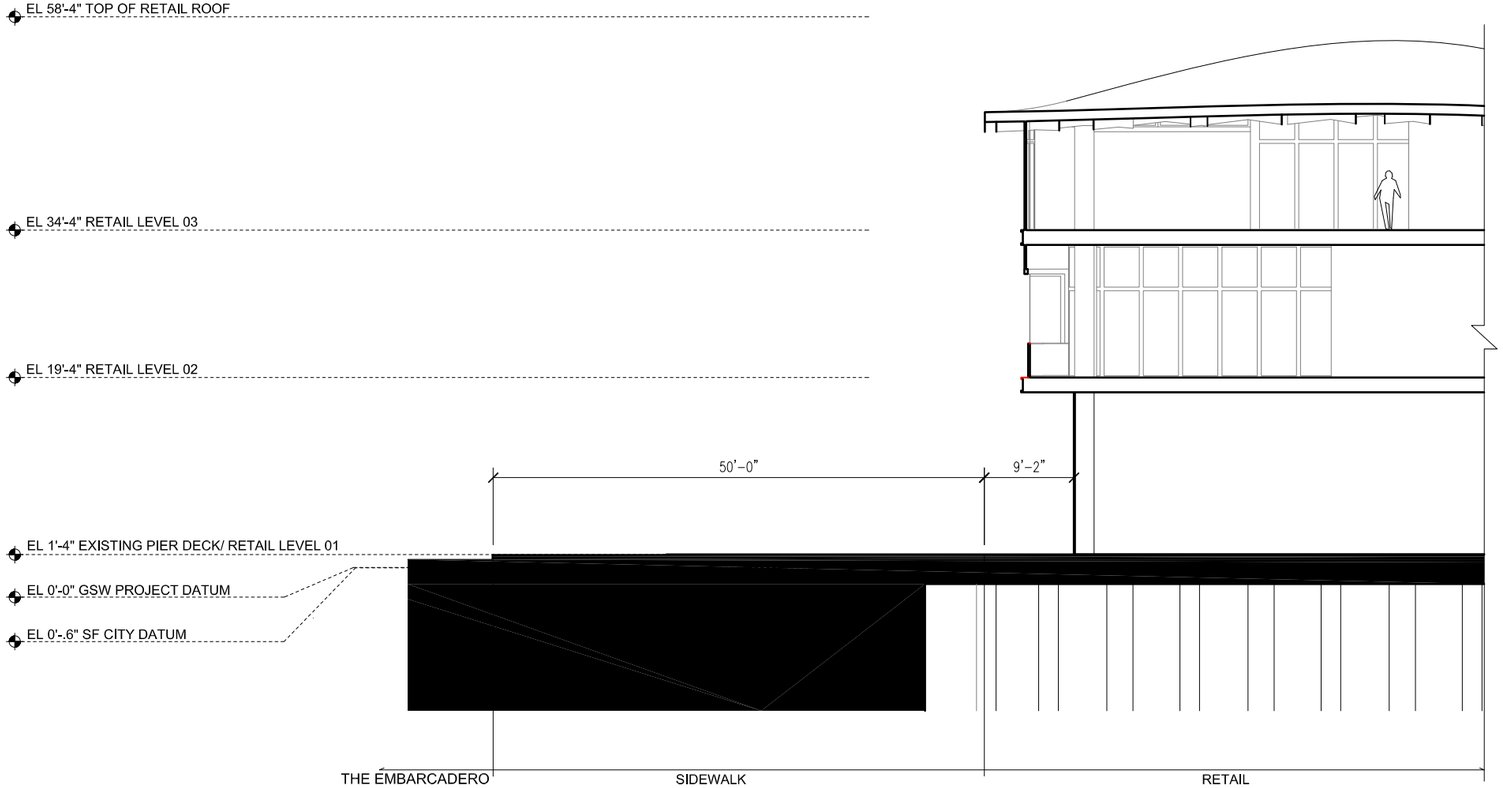
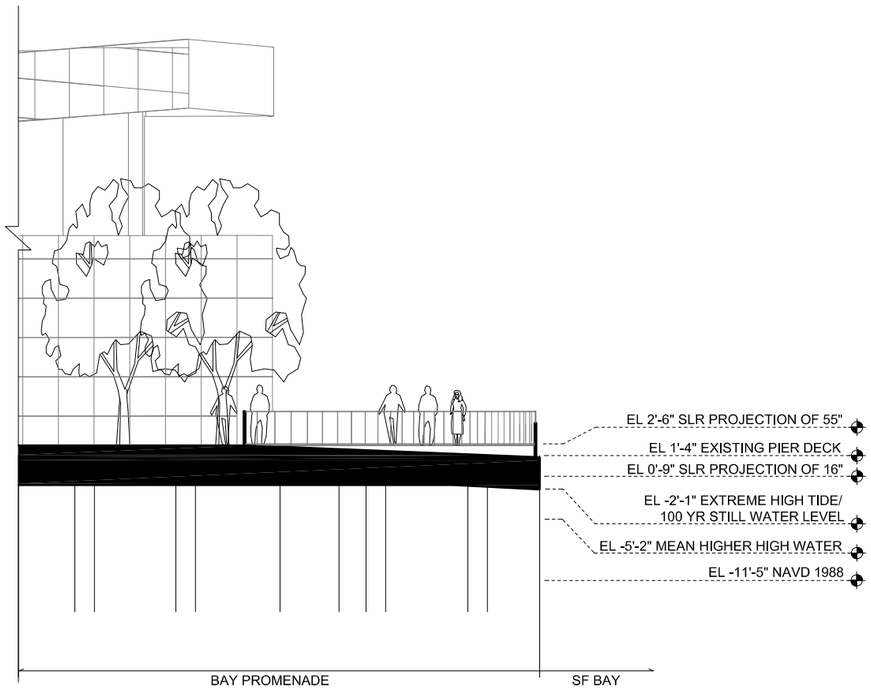
SECTIONS LOOKING NORTH WITH SEA LEVEL RISE DATA



KEY PLAN



WEST EDGE SCTION, LOOKING NORTH



EAST EDGE SECTION , LOOKING NORTH

NOTE:
1. GOLDEN STATE WARRIORS (GSW) PROJECT DATUM IS 0.6" ABOVE SAN FRANCISCO CITY DATUM.

2. SEA LEVEL RISE (SLR) PROJECTIONS ARE MEASURED AS 16" AND 55" ABOVE EXTREME HIGH TIDE/ 100 YEAR STILL WATER LEVEL. MOFFATT & NICHOL WILL BE CONDUCTING FURTHER ANALYSIS TO REFINE THE MEASUREMENTS BASED ON SITE-SPECIFIC CONDITIONS AND POTENTIAL FLOOD ACTIVITY.

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GOLDEN STATE WARRIORS PIERS 30-32 DEVELOPMENT

SECTIONS LOOKING NORTH WITH SEA LEVEL RISE DATA
EXHIBIT 24

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