

PIERS 30-32

BCDC Commission Briefing

Item #9 SB273

April 20, 2023

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Presentation Outline

1. Overview of Agencies collaboration since June, 2021
2. Review of Revised Project
3. Summary of Key Components of Project
4. Collaboration Leads to Success



- 13 acres of deck surface
- 600' deep-water self scouring berth
- Critical asset
 - Disaster Response
- Condition limits use
 - Parking
 - Events
 - Berthing
- Existing life span 10–15 years
- Current deck elevation below OPC likely curve
- Multiple significant development attempts failed



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EXISTING CONDITIONS

Design 1.0 Regulatory Review Process:

- ENA approved in February 2021
- Project presented at Information Hearing at BCDC Commission in June 2021
- BCDC and SLC Staff-level design charrettes occurred from July 2021 – September 2022
- As a result of significant engagement with Staff and the Community, developer substantially revised the design in March 2022



AGENCY & COMMUNITY OUTREACH

14

BCDC/SLC/Port Staff
Meetings

11

BCDC/SLC/Port Staff
+ Strada TCC Meetings

14

Northern Advisory
Committee
Public Meetings

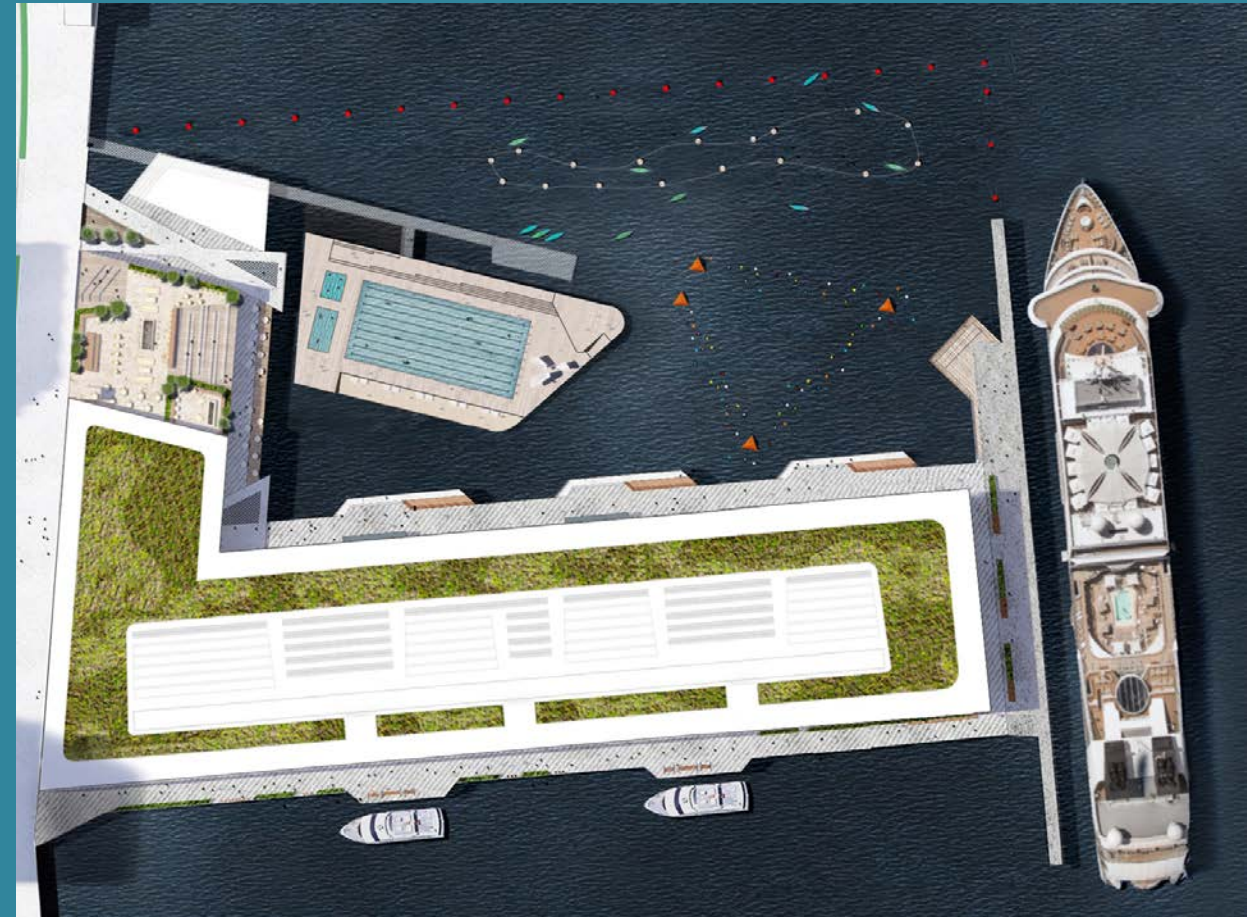
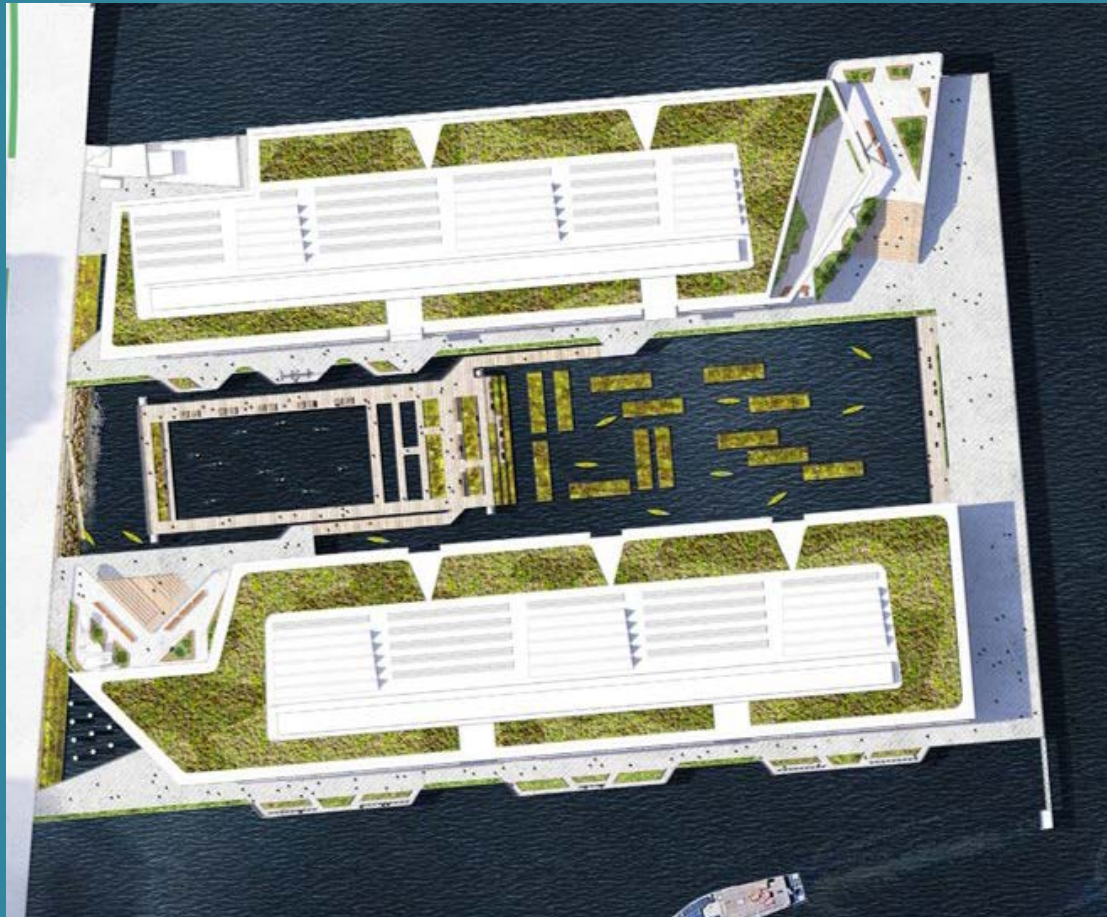
50+

Stakeholder
Meetings

Design 2.0 Regulatory Review Process:

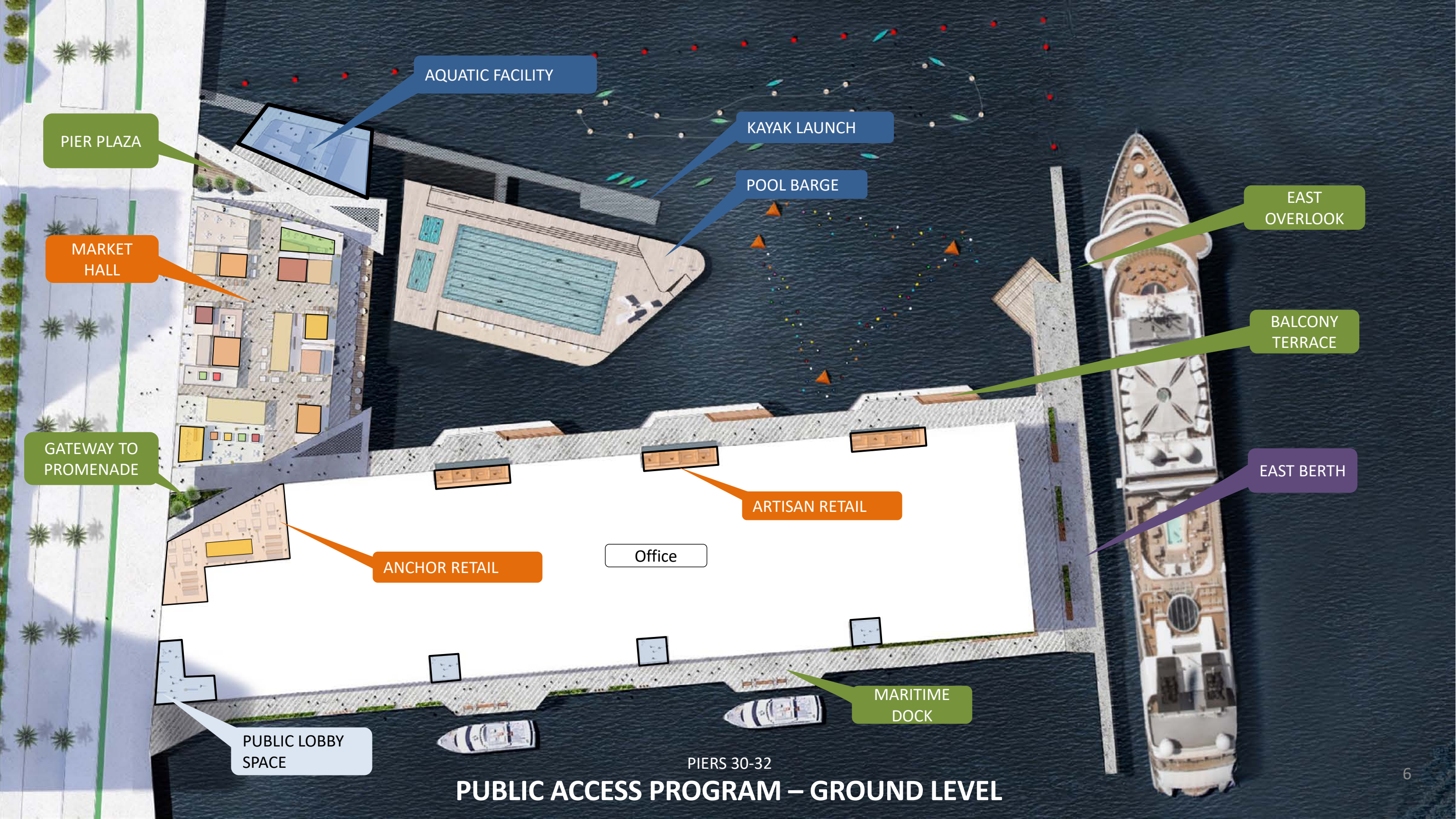
Radically transformed the public realm experience, including:

- The Embarcadero frontage emphasizes 100% public uses instead of office
- Continuous pier perimeter public access
- Further reduction in pier footprint
- Market Hall, Pool & Aquatic Facilities
- Consolidation of office on one pier vs. two
- Comprehensive DEI strategy



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DESIGN 2.0 REGULATORY REVIEW PROCESS



AQUATIC FACILITY

PIER PLAZA

KAYAK LAUNCH

POOL BARGE

MARKET HALL

EAST OVERLOOK

BALCONY TERRACE

GATEWAY TO PROMENADE

ARTISAN RETAIL

EAST BERTH

ANCHOR RETAIL

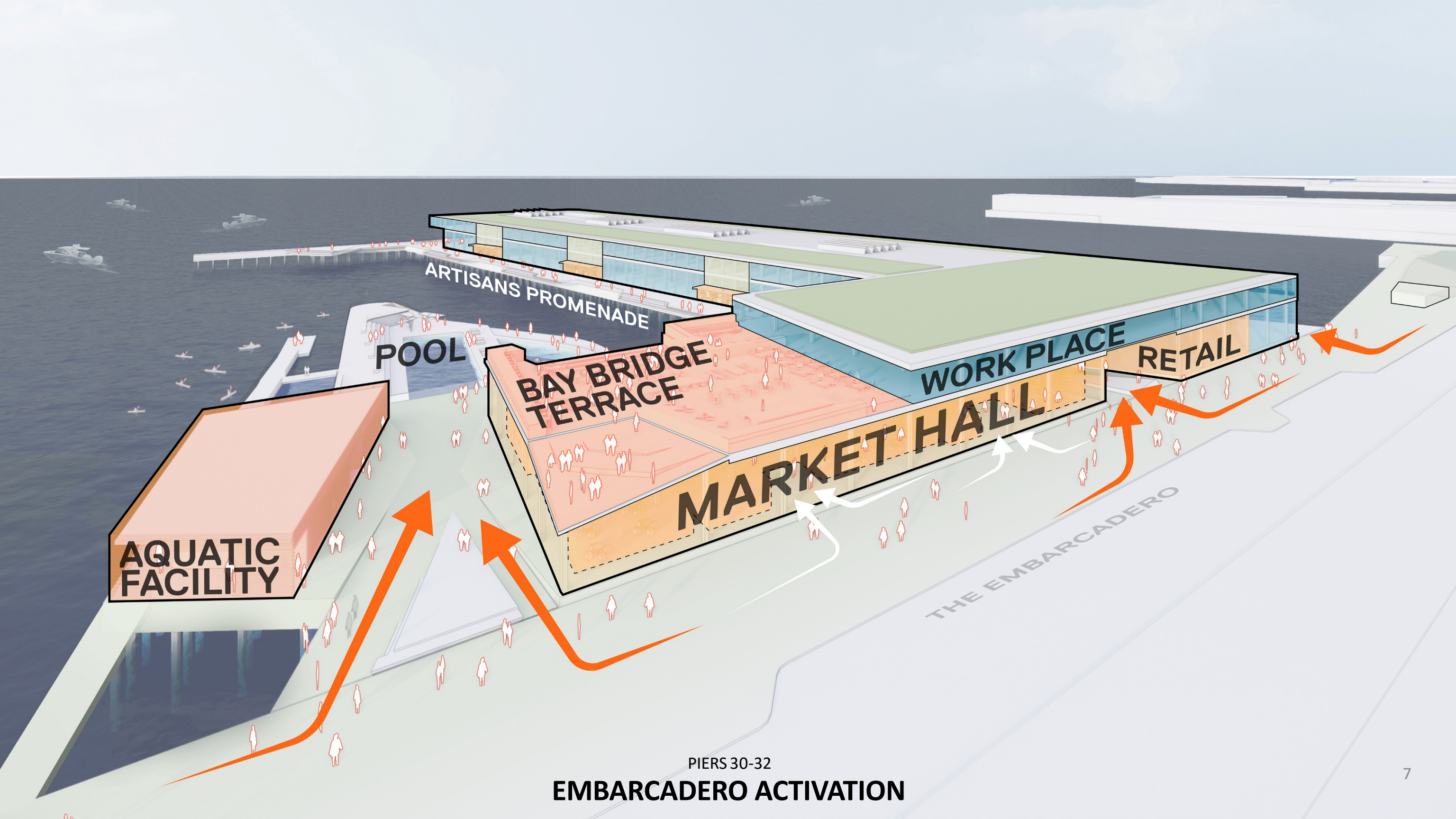
Office

PUBLIC LOBBY SPACE

MARITIME DOCK

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PUBLIC ACCESS PROGRAM – GROUND LEVEL



ARTISANS PROMENADE

POOL

BAY BRIDGE
TERRACE

MARKET HALL

WORK PLACE

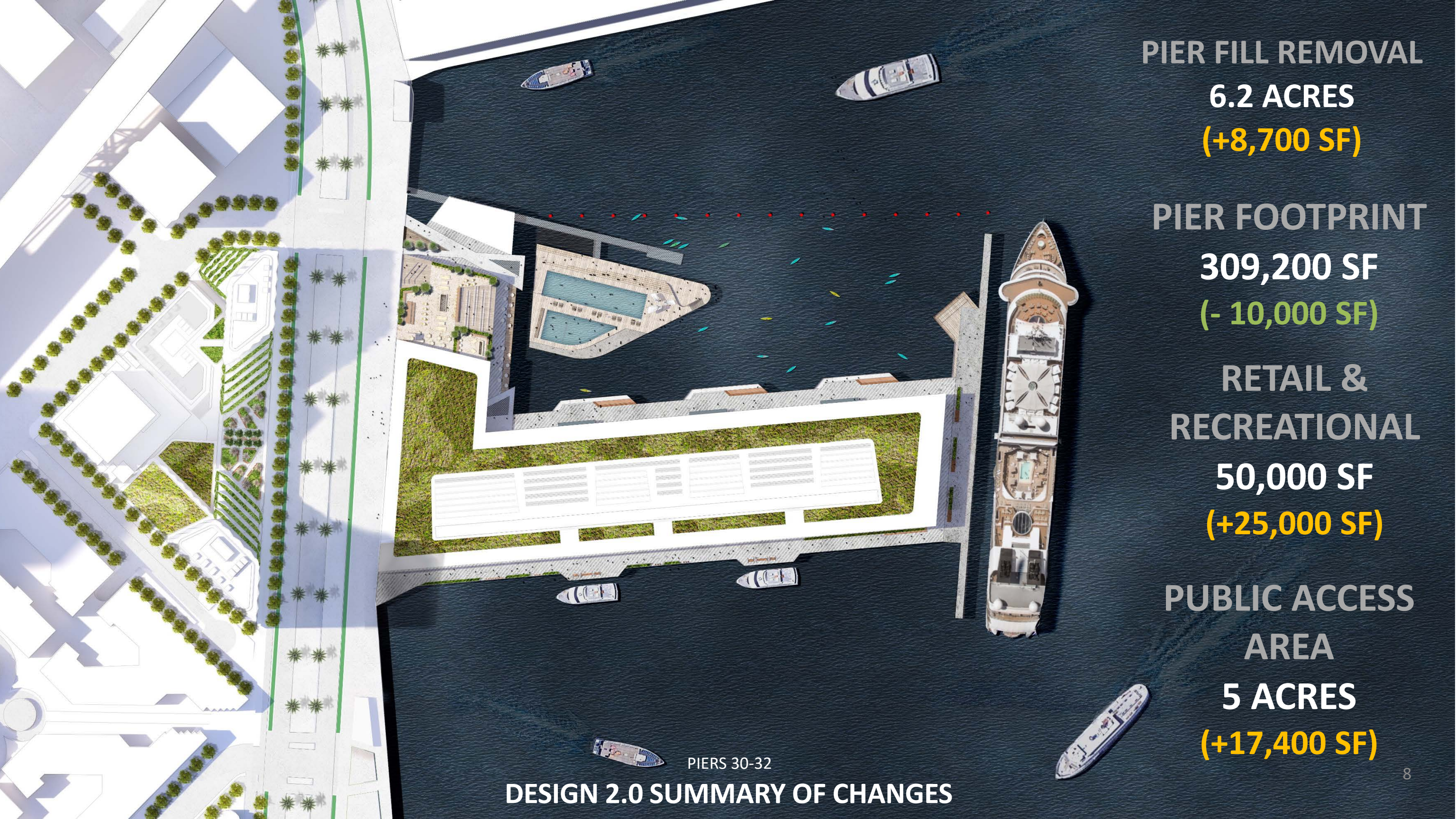
RETAIL

AQUATIC
FACILITY

THE EMBARCADERO

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EMBARCADERO ACTIVATION



PIER FILL REMOVAL
6.2 ACRES
(+8,700 SF)

PIER FOOTPRINT
309,200 SF
(- 10,000 SF)

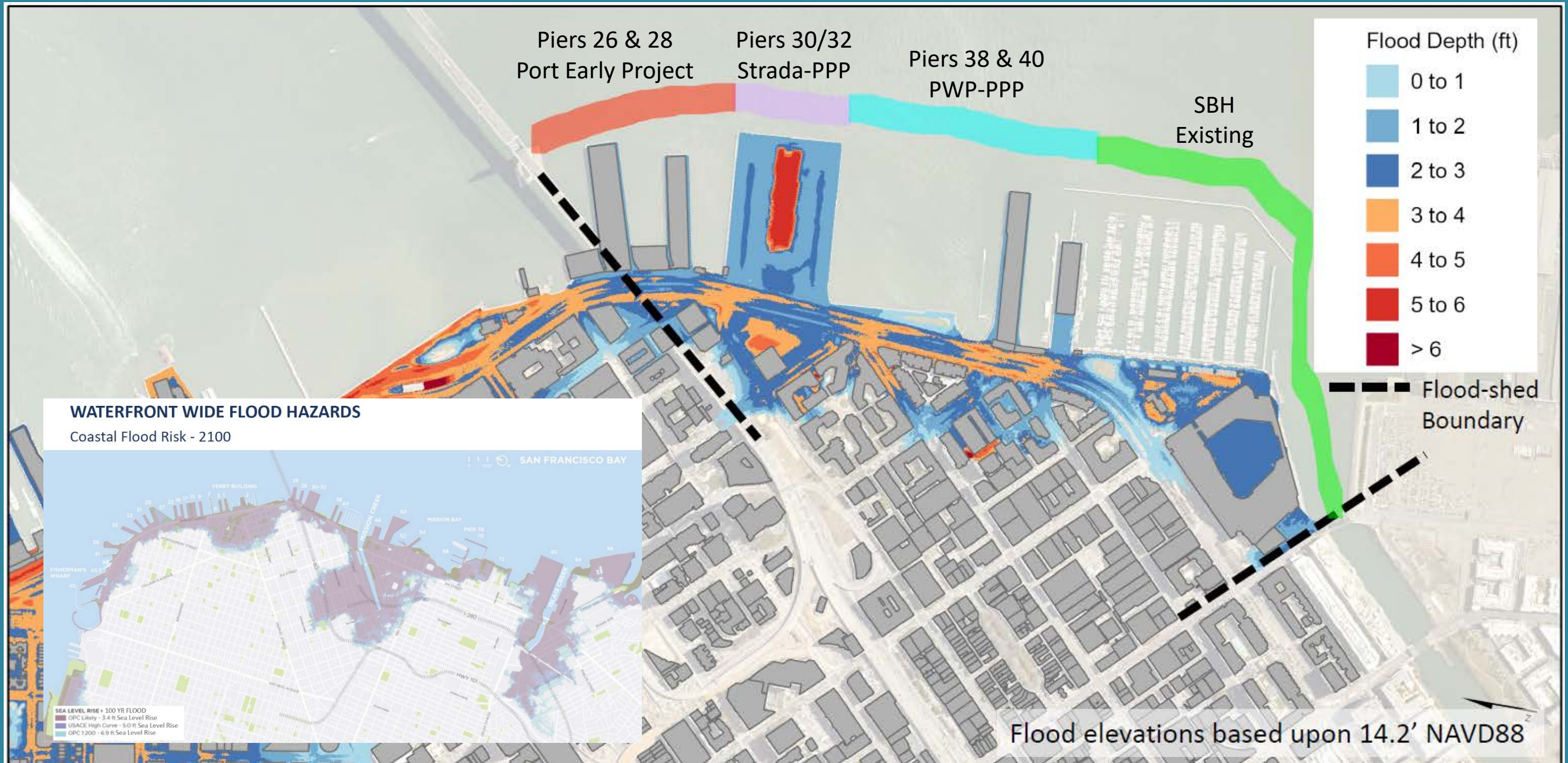
RETAIL &
RECREATIONAL
50,000 SF
(+25,000 SF)

PUBLIC ACCESS
AREA
5 ACRES
(+17,400 SF)

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DESIGN 2.0 SUMMARY OF CHANGES

Projects Protect 1-mile of shoreline at 4.5' SLR with Extreme Tidal Event



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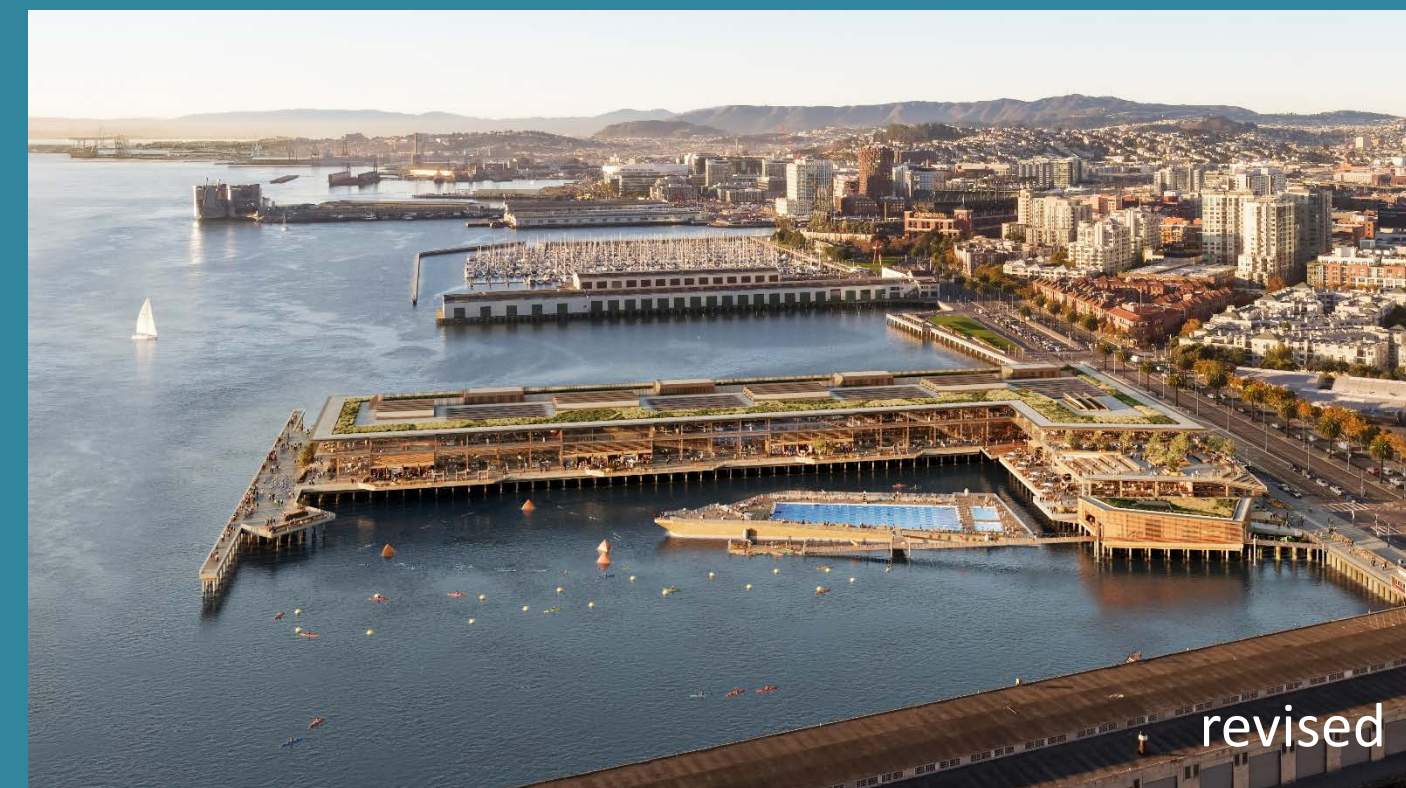
Leveraging Investment for Resilience to South Beach

SB 273 Legislation

- Does not eliminate BCDC Permitting Authority
- The Port has met all of its obligations in the SAP
- Legislation Tracks with Revised Proposal based upon 18-months of Collaboration with BCDC staff

Public Trust and Community Benefits

- Five acres of public access areas
- Removal of approximately 6-acres of Bay fill
- Aquatic center for access to in-bay swimming; a swimming pool, & Bay Area Water Trail site
- Cruise terminal, disaster response, research and ceremonial berthing
- Bay habitat creation
- Bay water quality improvements
- A food market hall and other visitor serving retail
- Removal of blight
- Seismic and sea level rise resilience



Thank you

