

NO.s 1 1/2, 3, 5
SAN FRANCISCO

With the revitalization of San Francisco's waterfront, Piers 1^{1/2}, 3 and 5 are an international hub for information, technology, creativity and commerce in the 21st Century.



1 Future marina at The Piers

2 The Embarcadero today

3 The Farmer's Market

4 Oysters on the half shell

5 The Farmer's Market

6 The Ferry Building

AN URBAN WATERFRONT EXPERIENCE

THE EMBARCADERO TODAY



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2



3



4



5



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The re-opening of San Francisco's Port and the emergence of San Francisco as an international hub for commerce and information has created an ideal environment for San Francisco's urban waterfront.

The Ferry Building project has dramatically changed the relationship of San Francisco's waterfront, the Financial District, downtown and other outlying communities. As a bustling urban center, the Ferry Building is where San Franciscans and tourists alike can visit wine bars and eateries, and shop for gourmet cheeses, produce, fish and many other specialty items.

The City of San Francisco has completed the Waterfront Transportation Project, which expands public transportation, connecting the waterfront with downtown, SBC Park, South of Market, Fisherman's Wharf and other neighborhoods. In addition, a public Port Walk will unite the waterfront, providing public access along the water side of the piers.

A future water taxi dock and a large floating dock for temporary berthing for guests in front of the Pier 1 1/2 restaurant will create a revitalization of San Francisco's maritime activity. The new Port Walk in front of Pier 5 will provide access to berths, suitable for med-mooring large and small recreational boats.

Piers 1 1/2, 3 & 5 will continue the legacy that the Ferry Building has begun. Once home to shipping and produce, the Embarcadero is now revitalized and has become a prime destination for business, commerce, dining and shopping alike. The balance of historic and modern architecture, business and leisure, and public and private use create an urban waterfront experience unique in the United States and shared with only a few cities in the world.





© Paul Warchol Photography

- 1 Dining on The Piers
- 2 Pier 5 Entrance
- 3 Dining on The Piers
- 4 Views over the Bay from The Piers' office space

WHERE THE CITY MEETS THE BAY

THE PIERS, SAN FRANCISCO



The Piers project achieves multi-use objectives and will include three new **cafes/restaurants, Class A office space, public access, boat docks** and a **future water taxi landing**. Office and restaurant tenants alike will enjoy breathtaking views, state of the art technology, distinctive architecture, access to public transportation, valet parking, and proximity to the Financial District.

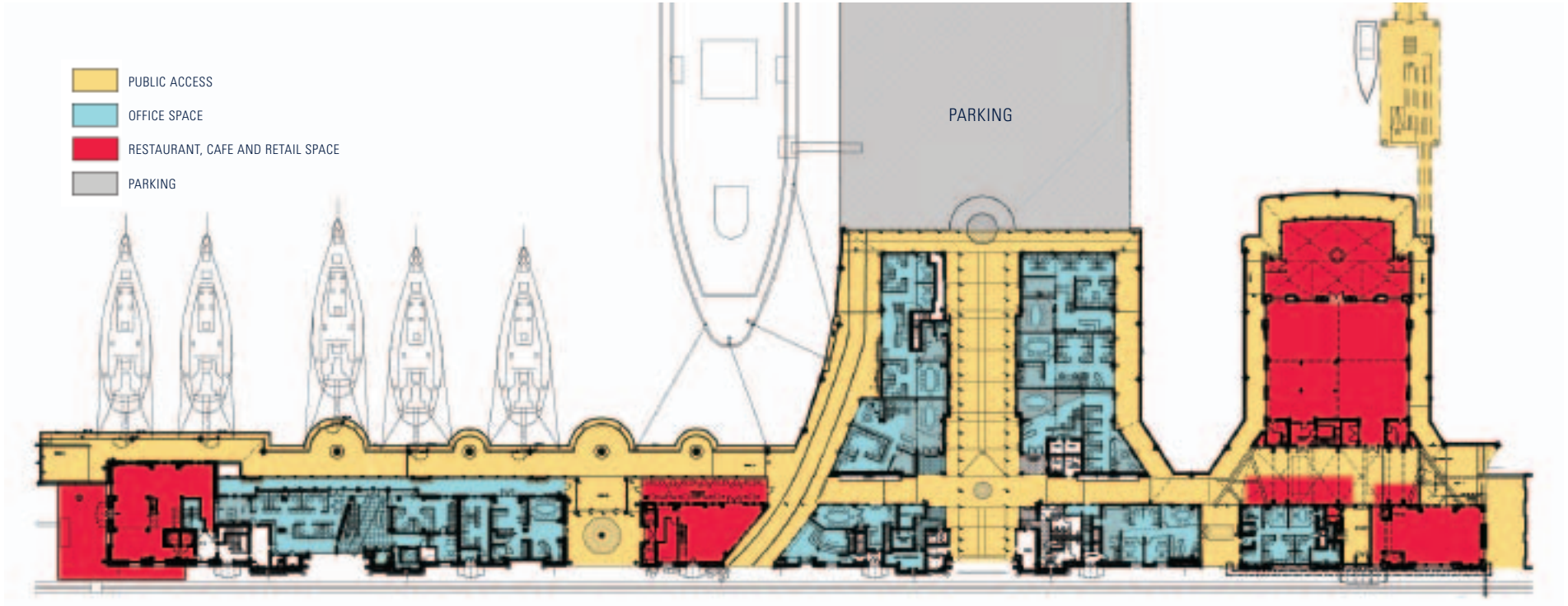
An outdoor dining deck at Pier 1 $\frac{1}{2}$ will overlook a public boat dock where boaters can sail in and stay for short visits. The project will also include a ticket office fronting on Herb Caen Way for Hornblower Cruises and Events, which operates dining excursions on the Bay from Pier 3. The Pier 1 $\frac{1}{2}$ restaurant, Pier 3 café and Pier 5 café will compliment the exciting array of dining choices which now extend from The Ferry Building to The Waterfront Restaurant at Pier 7.

The Piers will join Pier 1 and the Ferry Building as the third main element of the redevelopment of the Ferry Building Waterfront Area. The Port of San Francisco and the developers of our neighboring projects have set a high standard and we are most grateful to them for their contribution to the neighborhood, and for the burgeoning excitement that they have brought to the City's financial district. The Piers will complete the redevelopment of the area and help create one of the most exciting downtown waterfronts in the country.



ON THE SAN FRANCISCO WATERFRONT

SITE PLAN



These are representative plans only and may not reflect the actual uses, conditions and configuration of the premises, building and surrounding areas (including maritime areas), any or all of which may be modified at the sole discretion of the building ownership.



The Piers provide over 60,000 sf of Class A office space, approximately 17,000 sf of restaurant, cafe and retail space and 40,000 sf of public access, including a Port Walk wrapping around the water side of The Piers' bulkhead buildings, allowing tenants and the public expansive views of the San Francisco Bay.



PRESTIGIOUS EXECUTIVE OFFICES ON THE SAN FRANCISCO WATERFRONT

OFFICES



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The design of the 60,000 sf Class A luxury commercial office space in Piers 1 1/2, 3 and 5 preserves the historic nature of the buildings while incorporating many state-of-the-art amenities. The aesthetically pleasing design, spectacular views and proximity to the Financial District make this space an ideal setting for small to medium sized tenants.



PRESTIGIOUS EXECUTIVE OFFICES ON THE SAN FRANCISCO WATERFRONT

PIERS 1¹/₂, 3 & 5

Office Space – Ground Level



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Large expanses of glass will offer spectacular views of the Bay and the Financial District while maximizing natural light in the interior. The transparency between indoor and outdoor spaces has been emphasized to ensure that tenants and visitors will have extensive views of the Bay's waterfront activities from the offices, the restaurants/cafes, Herb Caen Way and along the Waterfront.



PRESTIGIOUS EXECUTIVE OFFICES ON THE SAN FRANCISCO WATERFRONT

PIERS 1¹/₂, 3 & 5

Office Space – Upper Level



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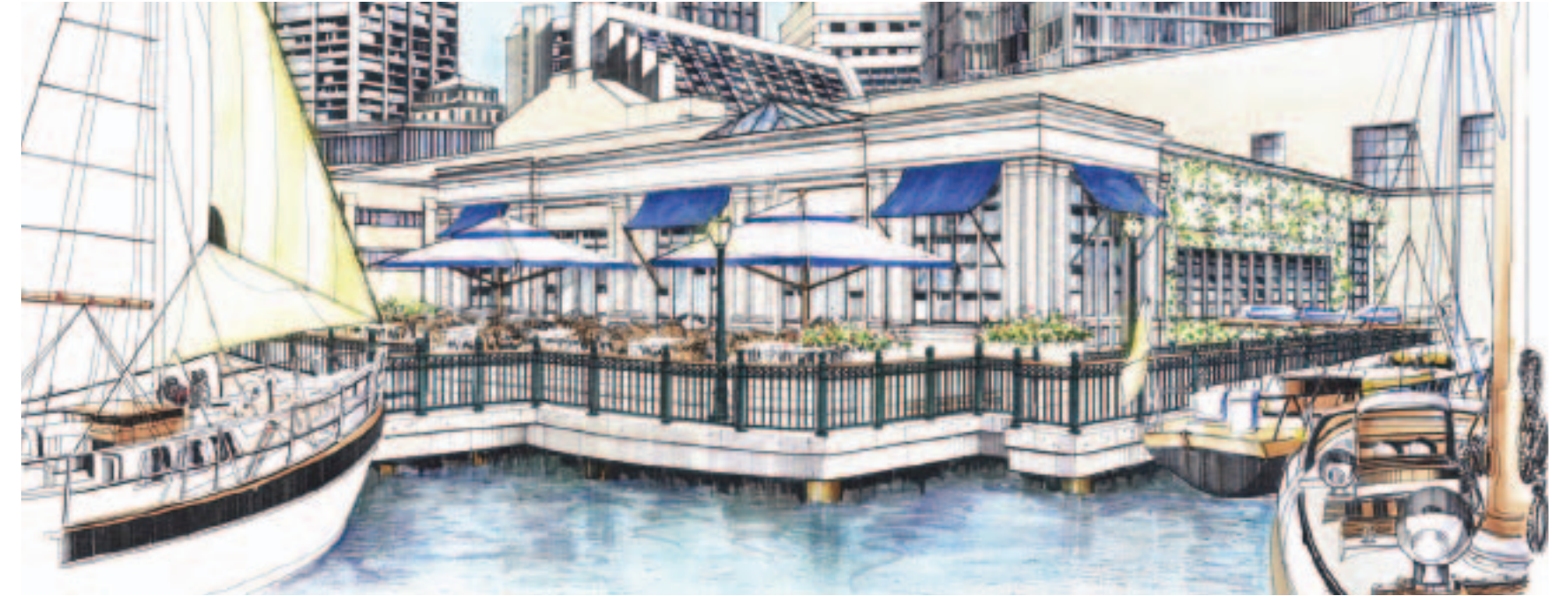


The Piers office tenants will enjoy state of the art technology and security. Its design incorporates energy conservation systems and materials which do not adversely affect the sustainability of the surrounding waterfront environment. Use of fresh air and low-energy cooling systems will help to reduce occupants' energy consumption.



ON THE SAN FRANCISCO WATERFRONT

RESTAURANT

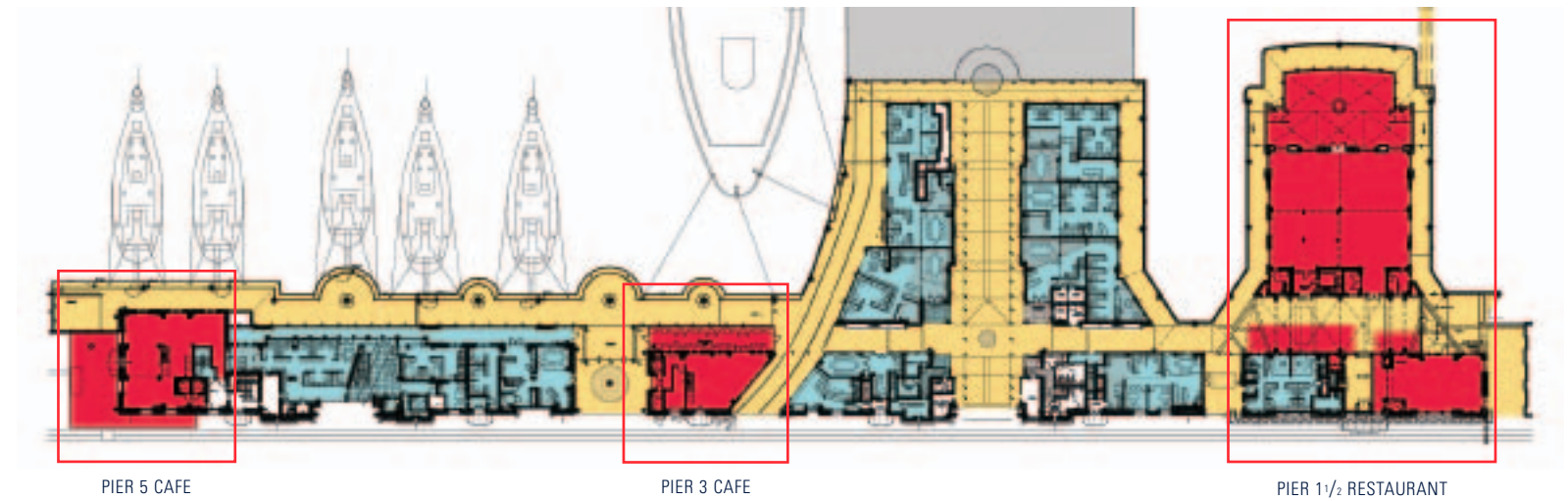


The Pier 1 $\frac{1}{2}$ Restaurant will be located adjacent to the entry at Herb Caen Way in the old Delta Ferry Waiting Room. The 11,000 sf space includes 3,000 sf of outdoor dining space. It will preserve much of the building's elegant historic architecture. Its vaulted ceilings and massive windows allow for radiant natural light and breathtaking views of the San Francisco Bay. The Pier 1 $\frac{1}{2}$ Restaurant offers indoor and outdoor seating within the Bayside History Walk and will feature a boat dock for public use and a water taxi landing.



ON THE SAN FRANCISCO WATERFRONT

RESTAURANT / CAFES



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A 2,500 sf café will be located at the entrance to Hornblower's Pier 3 excursion boat access. The café offers outdoor seating and will feature floor to ceiling glass walls to afford views of the Bay to pedestrians passing along Herb Caen Way.

An additional café will be located at the northern extremity of Pier 5. Occupying approximately 3,600 sf, the café includes over 1,300 sf of outdoor dining. Outdoor tables and chairs on a landscaped patio will wrap towards the west and Herb Caen Way, animating the Embarcadero pedestrian environment.



REUNITING THE CITY WITH THE WATERFRONT

PORT WALK



A place for strolling, viewing the Bay and observing the historic buildings, the Port Walk offers a unique opportunity for pedestrians to enjoy the waterfront. The Port Walk will provide access to temporary boat docking facilities and ceremonial berthing for large visiting yachts. The Piers tenants will enjoy private spaces within The Piers which will be separated from the public spaces, but share the same views.



THE LAST CENTURY

- 1 Transporting cargo from Pier 5, 1934
- 2 Workers used nets to load and unload cargo in Break-Bulk shipping that characterized Piers 3 and 5, 1934
- 3 The Delta King, in conjunction with the Delta Queen, were the last steamboats to carry passengers and freight between San Francisco and Sacramento, 1927-1940
- 4 The Embarcadero, 1935
- 5 The Embarcadero Freeway once divided the City from the Bay, 1960s.
- 6 Longshoreman return to work following a strike, 1934



As part of the original 1905 City Beautiful movement, led by architect Daniel Burnham, Piers 1 1/2, 3 & 5 retain the power to communicate the monumentality and grace of the design's original vision. The Central Embarcadero Piers Historic District, comprised of Piers 1, 1 1/2, 3 and 5, is one of the largest surviving pier complexes along San Francisco's Embarcadero.

The famous Delta King and Delta Queen provided overnight connections between San Francisco and Sacramento from Pier 1 1/2, making it an important gateway for public travel to the interior of the state. Pier 3 and Pier 5 served primarily freight shipping, with a colorful variety of companies sharing the bulkhead office and warehouse spaces and the huge transit sheds.

After the Second World War, the piers fell to disuse. The former passenger waiting room of Pier 1 1/2 was converted into an architect's waterfront office, and the bulkheads of Piers 1 1/2 and 5 were used as offices for prominent firms in the fields of law, financial services and design.

The demolition of the double-decked Embarcadero Freeway in 1991 created an opportunity for the Port of San Francisco to reunite the city with the waterfront. The Port created public access, parks, walks and plazas for residents and tenants of The Embarcadero and the nearby Financial District, to utilize the magnificent waterfront area. Thus, The Piers have become inextricably linked with many first impressions of San Francisco and continue to serve as a gateway, linking San Francisco's past with its triumphant future.



ON THE SAN FRANCISCO WATERFRONT

LOCATION



THE PIERS • SAN FRANCISCO

PROJECT FACTS & THE TEAM

Mayor of San Francisco: Honorable Gavin Newsom

Owner: Port of San Francisco

Developer: San Francisco Waterfront Partners, LLC

Development Manager: Pacific Waterfront Partners, LLC

Development Management Consultant: Primus Infrastructure, LLC

Design Architect: Hannum Associates

Architect: Tom Eliot Fisch

Historic Preservation Architect: Page & Turnbull

Structural Engineer: HolmesCulley

Lighting Designer: Architecture & Light

MEP Engineer: GLUMAC International

Geotechnical Engineer: Treadwell & Rollo

Civil Engineer: KCA Engineers, Inc.

Marine Engineer: Charles I. Raw Consulting Engineers

Legal Counsel: Farella Braun + Martel

General Contractor: S.J. Amoroso Construction Co., Inc

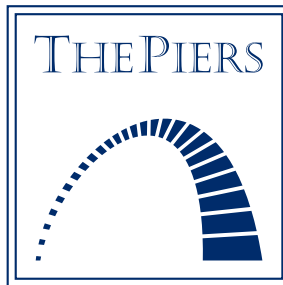


The Piers are ideally located in the Financial District, along the Northeast Waterfront on the Embarcadero, just north of the Ferry Building, amidst a wide variety of businesses, restaurants, cafes and tourist attractions. The Piers are accessible by all modes of transit, including ferry service, Muni's historic rail, BART, and bus.



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