



Pier 38 – Project Update

June 2016

PROJECT CONTEXT



Building History

**Pier built in
1908, Bulkhead
in 1936**

**Recent Tenants
(1980s-1990s)**

**Accommodated
shipping for
companies
serving the
Pacific Coast,
East Coast, and
West Indies**

**Southwest
Marine
Ship Repair**

Interim leases with:

- **DPW (Waterfront streetcar project)**
- **Muni (storage)**
- **Film editing co.**

Building History

1996

**20-year Lease
with Maritime
Recreation
Center**

Nov 2012

RFP issued

- **Lease for boat repair uses**
- **Portions of shed space converted to office w/out approvals**
- **Legal actions between 2004-11 related to disputes with tenant**

Dec 2013

TMG selected

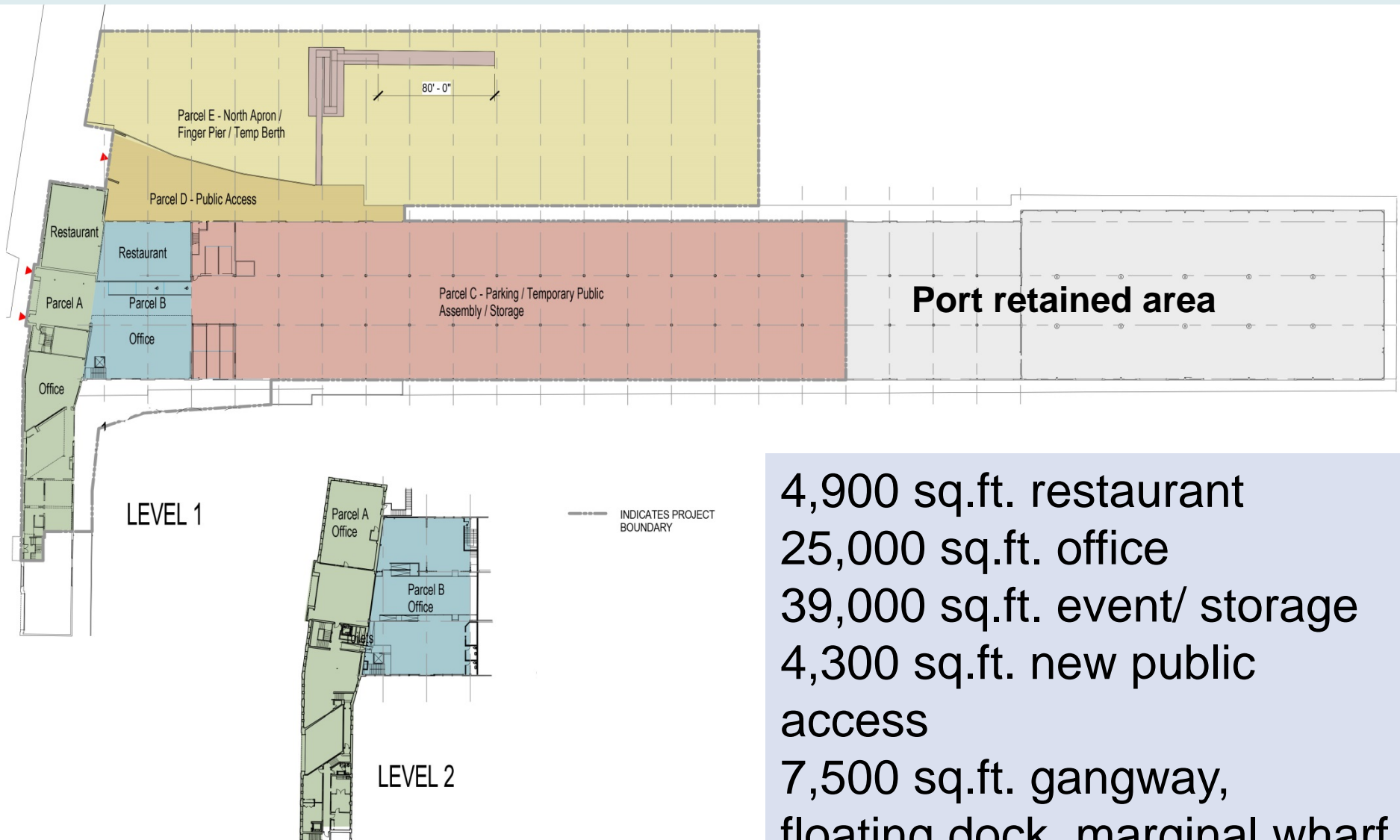
RFP Goals

- ▶ Bulkhead Restoration
- ▶ Re-tenanting to generate on-going Port revenue
- ▶ Office, visitor-serving commercial and maritime uses
- ▶ Historic rehabilitation

AERIAL VIEW



Proposed Uses in May 2015 Lease



4,900 sq.ft. restaurant
25,000 sq.ft. office
39,000 sq.ft. event/ storage
4,300 sq.ft. new public access
7,500 sq.ft. gangway, floating dock, marginal wharf