



May 19, 2023

Request for Information: Fisherman's Wharf Development Interest

Background

The Port of San Francisco (the Port) has received an unsolicited development proposal (the Proposal) to develop portions of the Seawall Lot 301 (also known as the Triangle Parking Lot), the Little Embarcadero and associated promenade, and the Shed A and Shed C areas of Pier 45 in Fisherman's Wharf.

As set forth in City Administrative Code Section 2.6-1, the Board of Supervisors' policy is to approve only such proposed leases involving City property or facilities that departments have awarded to the highest responsible bidder under competitive bidding procedures, except where competitive bidding is waived or is impractical or impossible.

Under the Waterfront Plan adopted by the Port Commission in April of this year, the Port has established a process by which Port staff would seek Port Commission and stakeholder comment regarding unsolicited development proposals for Port property, before seeking Board of Supervisors consideration of the waiver of the competitive bidding policy described in the preceding paragraph. Upon receipt of the Proposal Port staff engaged in this outreach process and summarized feedback for the Port Commission at its meeting on April 25, 2023. For additional information on the Proposal and the process please see the following links for the staff reports and supporting materials for the two Port Commission hearings regarding this item.

February 28, 2023:

https://sfport.com/files/2023-02/022323_item_12b_fw_development_proposal_final.pdf

https://sfport.com/files/2023-02/022323_item_12b1_fishermans_wharf_revitalized_request_for_ena_2023_0215.pdf

April 25, 2023:

https://sfport.com/files/2023-04/042523-10a_fishermans_wharf_development_proposal_-_stakeholder_engagement_process_and_next_steps.pdf

In response to the discussions at the hearings highlighted above the Port is issuing this Request for Information (RFI) to develop further information to inform the Port Commission's decision of how to respond to the Proposal. **Responses should be emailed to communications@sfport.com on or before June 21, 2023.**

Please note: This RFI does not represent an offer to lease the referenced properties nor does it obligate the Port to take any particular action in furtherance of any proposal. Instead the responses will be provided to the Port Commission along with Port staff summaries and analysis to support further dialogue at a future Port Commission hearing.

Information Request

In light of the Proposal and subsequent discussions noted above, Port staff has developed this RFI to investigate whether there are other actionable proposals to improve these areas, and what potential benefits those proposals would bring.

Accordingly, the Port asks interested respondents to provide detailed responses to the following questions in a written document submitted to the email address noted above.

1. Location: Which of the following areas are you interested in leasing and developing:
 - a. Triangle Parking Lot
 - b. Little Embarcadero/public plaza, including seismic and flood protection resilience improvements as required by relevant codes and policies
 - c. Pier 45 Shed A, including seismic and flood protection resilience improvements as required by relevant codes and policies
 - d. Pier 45 Shed C, including seismic and flood protection resilience improvements as required by relevant codes and policies
2. Project Vision: Please provide a short description of your proposal for each area proposed for development. In developing the Project Vision, respondents should consider the Port's Waterfront and Strategic Plans. Such description should also highlight the following:
 - a. Whether and how the proposal will elevate and reenergize the historic role of Fisherman's Wharf as a working waterfront for the fishing industry.
 - b. Whether and how the proposal would work to ensure that workers and visitors can access their respective destinations in Fisherman's Wharf if some or all of the Triangle Parking Lot, Little Embarcadero, or Pier 45 are proposed to be repurposed for new uses.
3. Proposer Team and Experience:
 - a. Please identify all members of the team that will either be investors or otherwise employed or contracted in support of your proposal.
 - b. What is the experience of the members of your team in entitling, financing and constructing the types of facilities set forth in your proposal? Please provide specific projects, dates of completion, and names of key staff or entities who were involved in prior examples that would also be involved in this one in similar roles.
4. Financial Capacity: Development proposals on Port property often require significant time and financial investment in order to achieve legal and regulatory compliance and related agreements necessary to commence construction of improvements. Developers often pursue entitlements from one source of funding and then, when appropriate entitlements and approvals are obtained, they raise additional funds to complete construction. With the above in mind, please provide the following information:

- a. What do you project as the total cost of your project?
- b. What do you project as the total cost of entitling and negotiating agreements and other documents in support of commencing construction?
- c. What are your sources of funding for the activities summarized under question 4.b above?