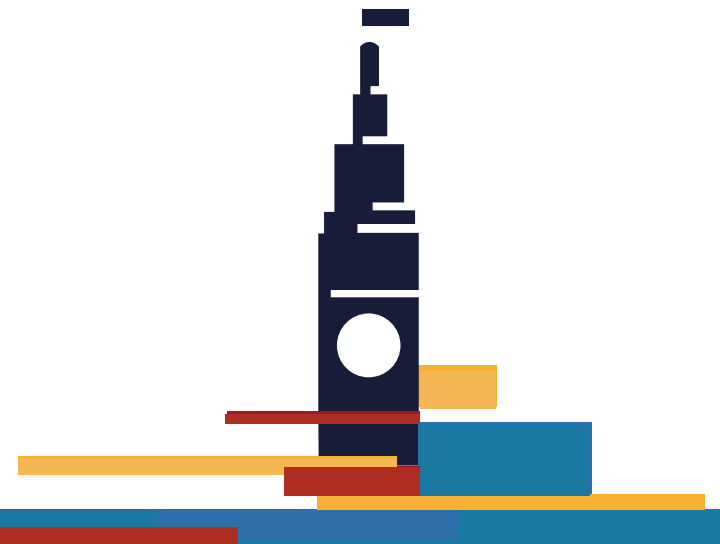


# South Beach Piers 38 & 40 Historic Rehabilitation Program

## Project Status

Fall 2020

Presented By: David Beaupre,  
Senior Development Project Manager  
Real Estate and Development



# Presentation Outline

1. Background
1. Pacific Waterfront Partners Proposal Overview (PWP Team)
2. Next Steps



# Development Offering

## Pier 38

35,000 SF Vacant Retail/Office

95,000 SF Shed

28,000 SF Apron

950 Linear Feet

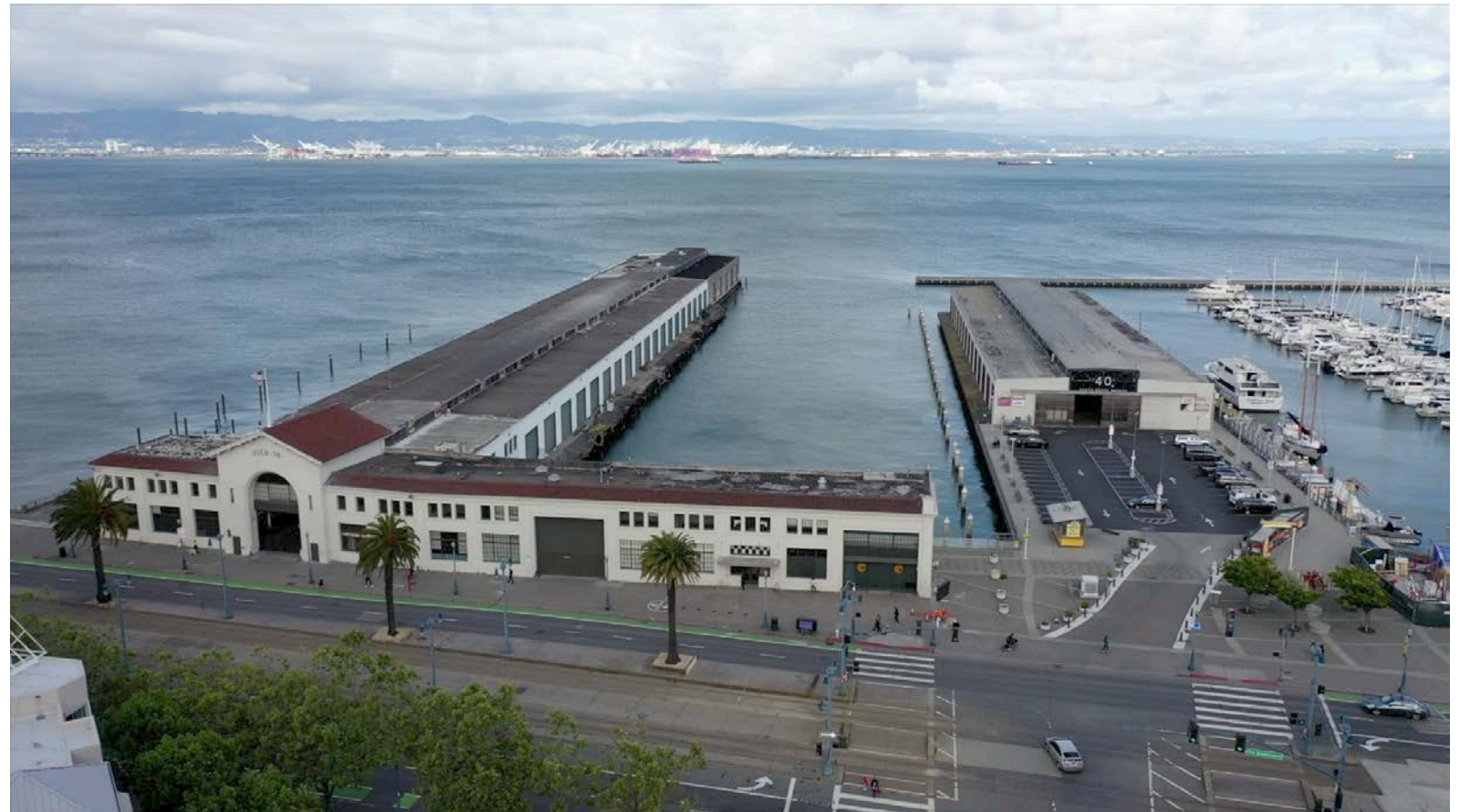
## Pier 40

20,000 SF parking

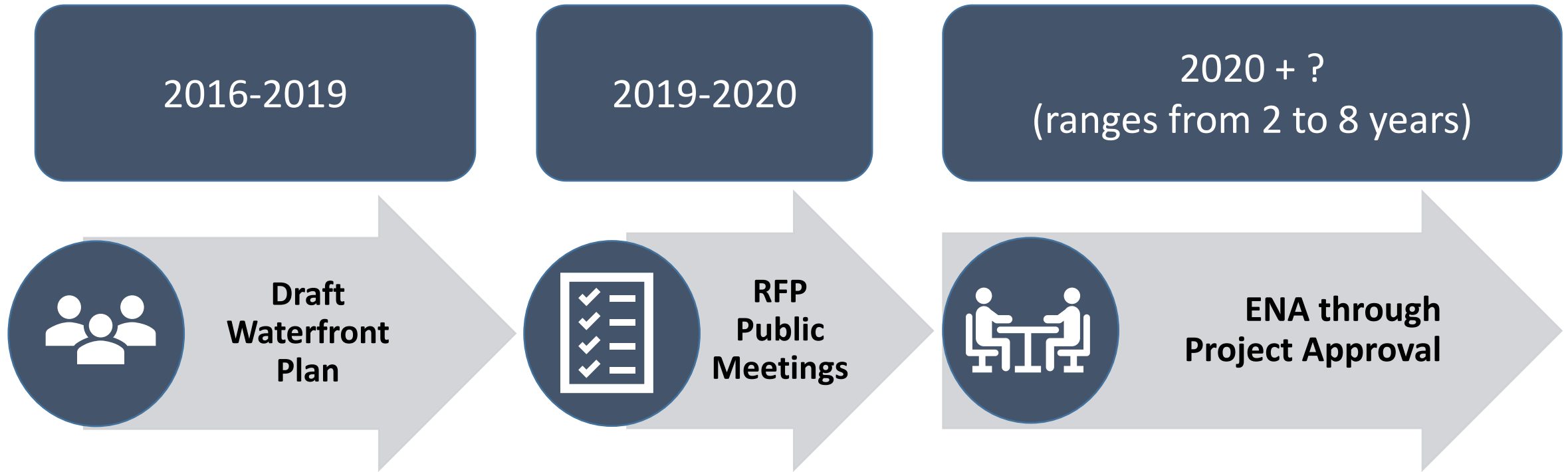
46,000 SF Shed

10,000 SF Apron

650 Linear Feet

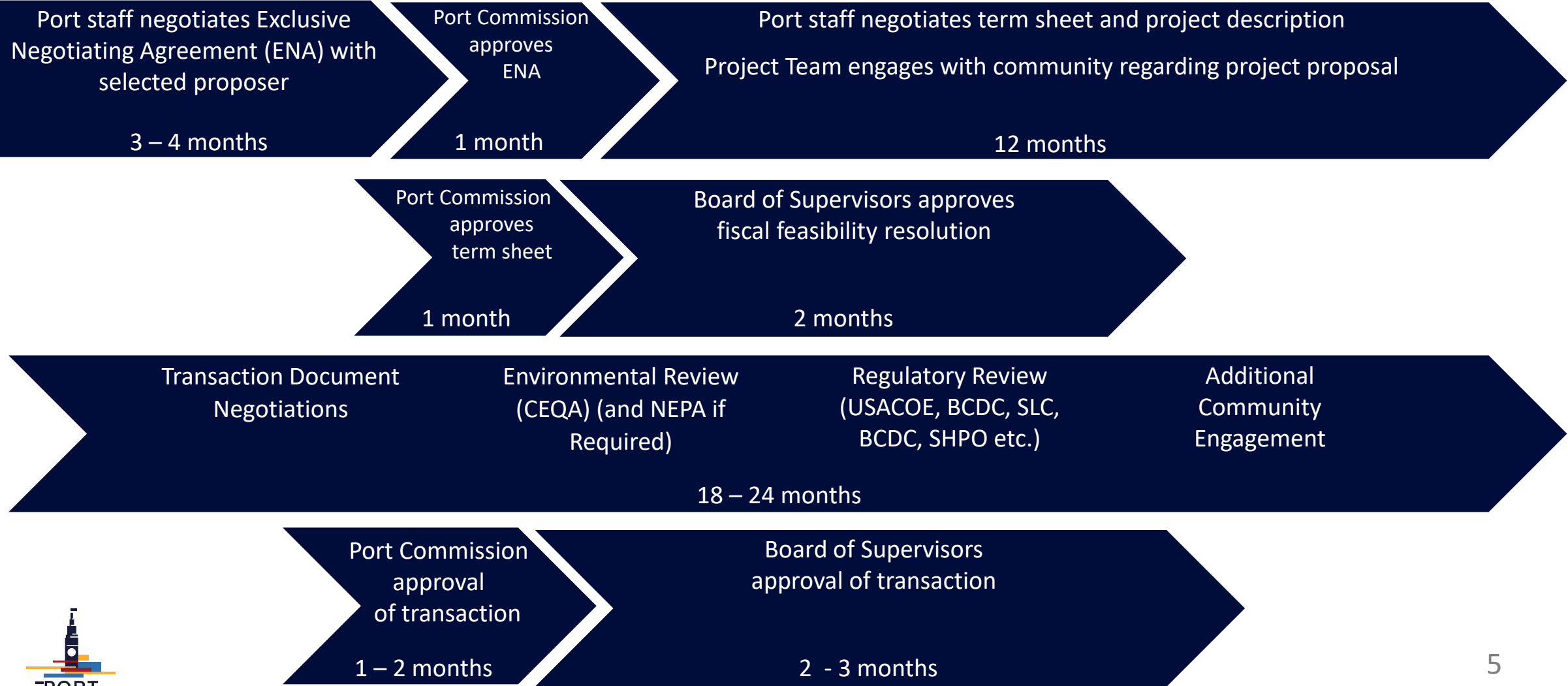


# WATERFRONT PLAN AND IMPLEMENTATION





# POST-SELECTION PROCESS



# Background

## 1. Waterfront Plan Update

- a) Adaptive Reuse of Historic Piers a Priority
- b) Public Trust Objectives
- c) Mix of Publicly Oriented/Revenue Generating Uses

## 2. Resilience Program

- a) Sea Wall Program
- b) USACOE Flood Study

## 3. Process to Date

- a) RFI Summer 2019
- b) Commission Informational items - 12/18, 2/19, 5/19
- c) CWAG, NEWAG, SBRMB, SBH Tenants – Summer/Fall 2019
- d) Commission Approval to issue RFP - 10/19
- e) RFP Issued January 2020
- f) Two Responses Received March 2020
- g) Review and Scoring Summer 2020
- h) Port Commission Informational review of results July 15, 2020
- i) NAC review of Results July 29, 2020
- j) September Port Commission Approval to begin negotiations for Exclusive Negotiations- August 11, 2020

# Port Resilience Program

## Development Context



### Port Programs

1. Sea Wall Program
2. Flood Study
3. Historic Piers Program
4. Flood Proofing Tool Kit

### Standards & Guidance

- a) Seismic Performance
- b) Adaptive Flood Management
- c) Project Relationship to City Flood Protection Determination
- d) Future Flood Protection Funding



# Acceptable Uses

## Development Context



### Maritime

- Ferry, Excursion & Water Taxi
- Historic Ships
- Maritime Office
- Harbor Services & Maritime Industrial
- Passenger Cruise Industry
- Recreational Boating/Water Recreation
- Ship Repair
- Temporary & Ceremonial Berthing

### Open Space/Public Access

- Public Access/Public Realm

### Public-Oriented

- Artist/Designers
- Assembly & Entertainment
- Museum & Cultural
- Retail (including food and beverages)
- Recreational Enterprises
- Visitor Service
- Academic Organizations

### Commercial & Industrial

- General Office
- Production, Distribution, Repair (PDR)

### Other

- Community Facilities
- Transportation Services
- Short Term Interim Uses

# Stakeholder Values and Priorities



## Common to Embarcadero Historic District

1. largest diversity and offering of uses that offer benefits to greatest number and broadest variety of users.
2. equitable access for all (including no/low cost uses and offerings)
3. authentic and unique character defined by location and setting
4. Creates a sense of place, interpretive opportunities relevant to waterfront
5. Balances the objective of rehabilitation of the piers and sea wall repair, providing facilities for maritime uses and generating revenue, with the objective of equitably serving a diverse group of neighbors and visitors

# Stakeholder Values and Priorities

## South Beach Piers

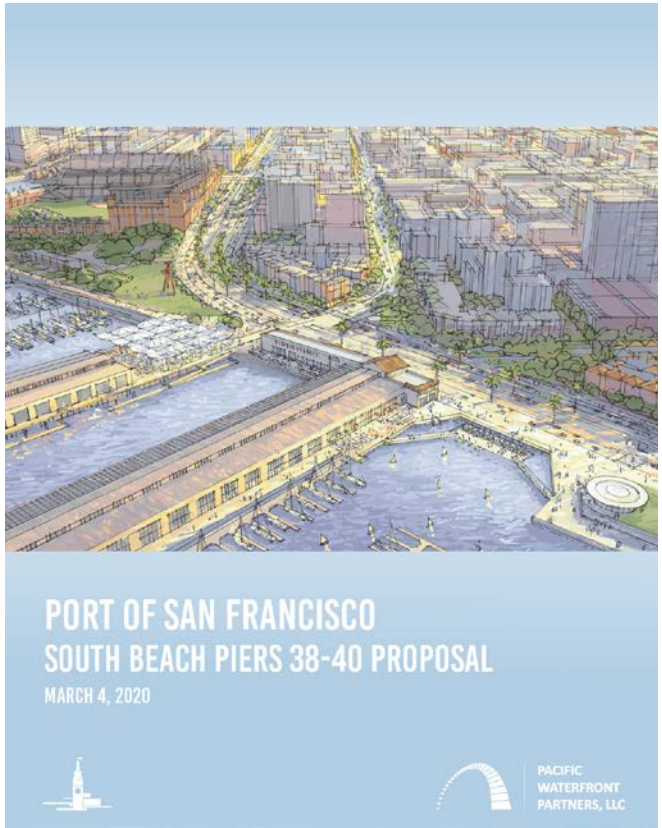
1. Enhance Pier 40 recreational boating or uses that support recreational boating
2. Opportunity to leverage excursion berthing operations at Pier 40
3. Leverage Ballpark activities and foot traffic
4. Opportunity for new uses on Pier 40 to activate The Embarcadero edge
5. Enhance use and activation of Brannan Street Wharf and South Beach Park
6. Opportunity to enhance and connect Piers 38/40 to the South Beach neighborhood Townsend commercial corridor



# Responses Received

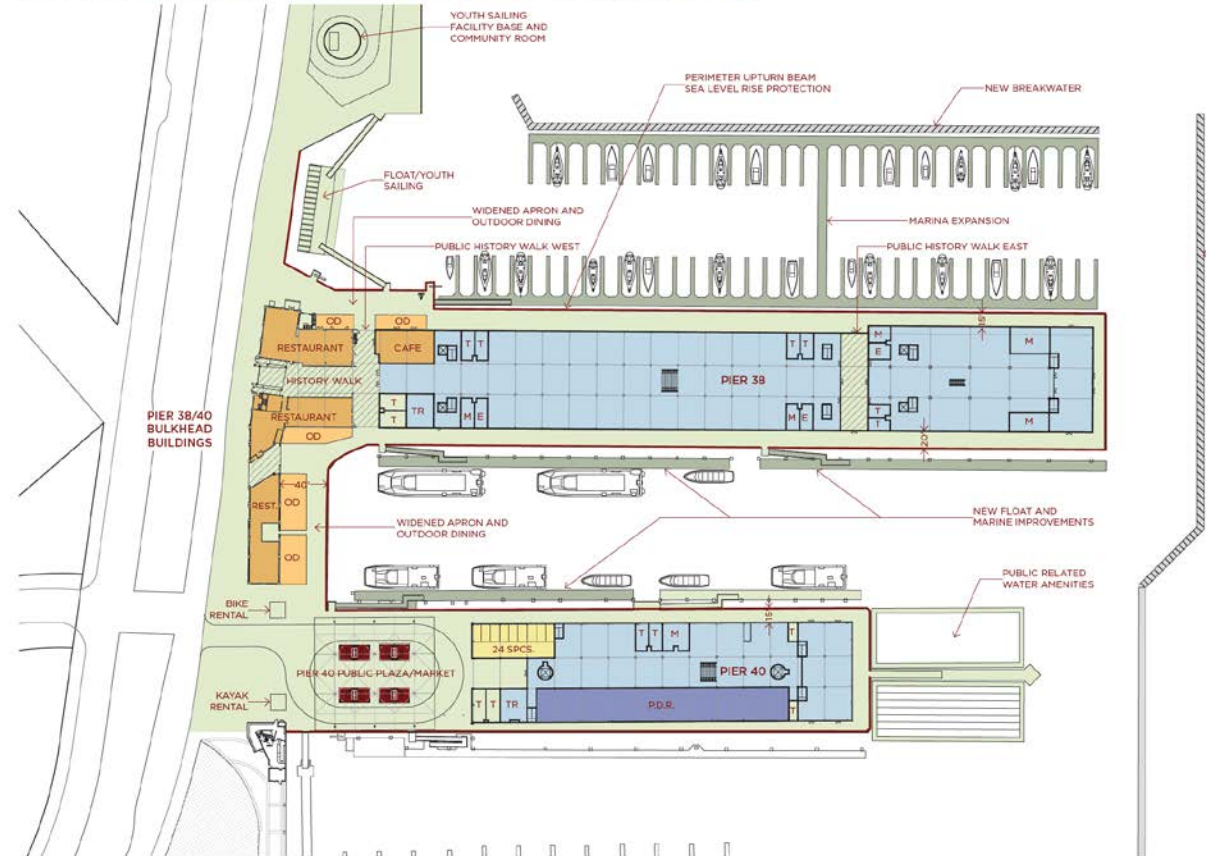
## Two Responses Received - Each met Minimum Qualifications

- 1. Orton Development Inc.
- 2. Pacific Waterfront Partners



# Pacific Waterfront Partners

Piers 38-40: Apron Level Floor Plans - Proposed Uses



Space Uses
Office
Restaurant/Retail
OD - Outdoor Dining
Affordable Food/Vendor
1A - Public & Maritime Access
Public History Walk
P.D.R.
1B - Ticketed/Berthing Charge
Stacked Parking

- Vision: A waterfront public "playground" where families can engage in water-oriented recreation, welcoming and accessible for a diverse Bay Area population and its visitors

## • Maritime Uses

- Youth Sailing- activating Brannan St. Wharf
- Human Powered Craft facilities
- A water-borne transportation hub
- A new Marina

## • Public-Oriented Uses

- Affordable Restaurants & Pop-up retail
- Public Access on Aprons and in historic buildings
- Pier 40 Market Place
- Free Activities and Events

## • Revenue Generating Uses

- Office
- Retail Commercial
- Berthing

## • Investment

- \$383 million investment
- Full Seismic and Resilience
- Improvements Consistent with Secretary Standards





# Pacific Waterfront Partners




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## Pier and Use

## PWP Proposal

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### Pier 38

Office	165,000
Retail & Restaurant	13,000
<u>Exterior Retail</u>	<u>5,000</u>
<i>Pier 38 Total</i>	<i>182,000</i>

### Pier 40

Office & PDR	61,000
Retail	2,000
<u>Exterior Retail &amp; Temporary</u>	<u>2,000</u>
<i>Pier 40 Total</i>	<i>65,000</i>

### Project Total<sup>1</sup>

**247,000**

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<sup>1</sup> Excludes ticketed berthing. Also, PWP's 74,000-square-foot outdoor market at Pier 40 will be made available to selected tenants with "no minimum rent" and PWP does not include this area in its calculation of rentable square footage.



## *San Francisco Waterfront Partners III, LLC*

### *Sponsors:*

- Pacific Waterfront Partners, LLC, Montgomery Advisors, Invesco

### *Managing Member:*

- Pacific Waterfront Partners, LLC

### *Project Management Partner:*

- Cornerstone Transportation Consulting, Inc.

### *Workforce Development Partner:*

- Cornerstone Institute For Anointing, Inc.

### *Introduction to Cornerstone:*

- **BUILD** a World Class Training Facility for the SF Community
- **TRAIN** SF Residents and Increase Job Opportunity
- **SUSTAIN** Access and Inclusion for Local Minority Businesses

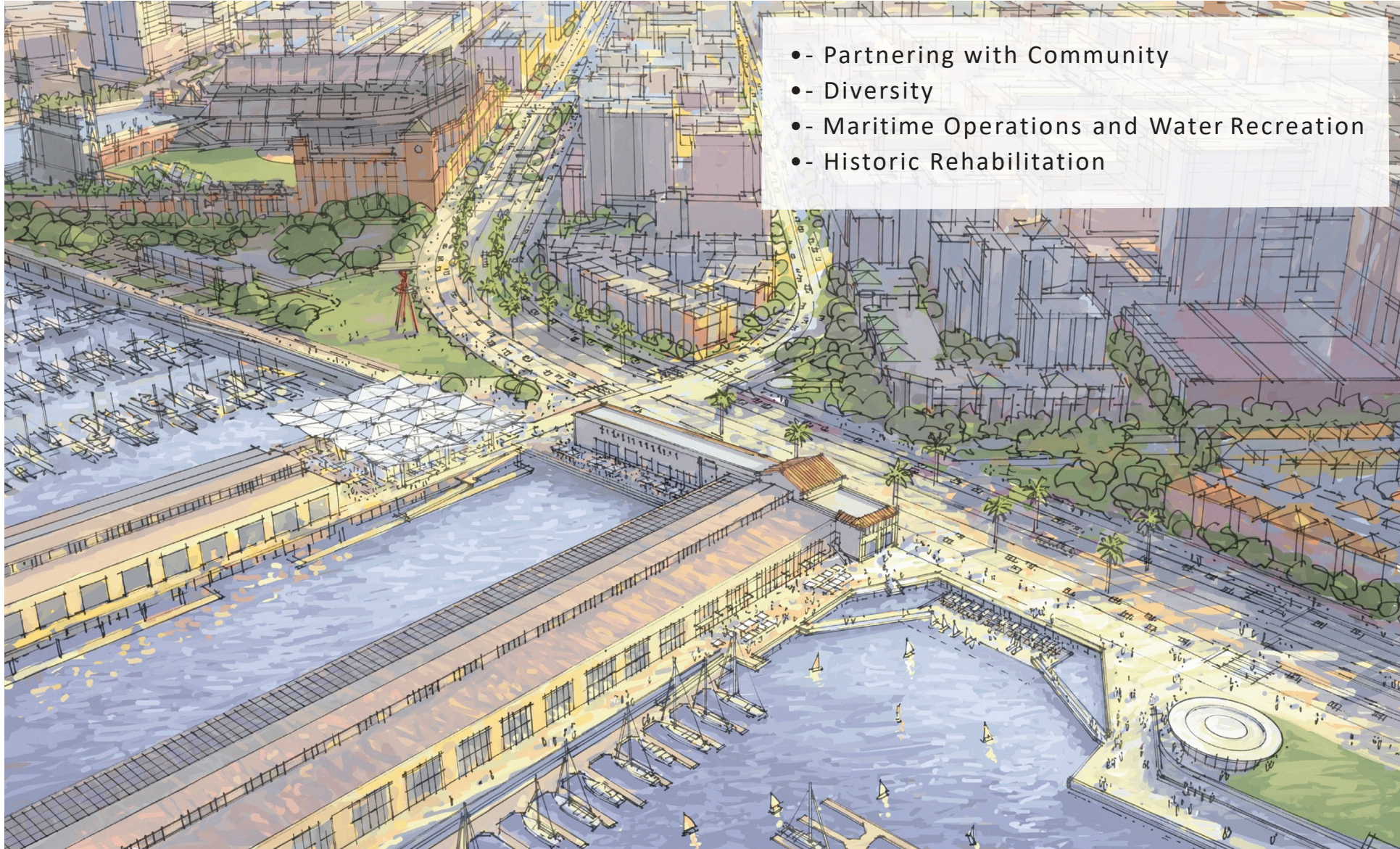
### *OUR OTHER Partners*

The Community, The Port, The Maritime Tenants, The Restaurateurs, Our Non-Profits, Our Team Members



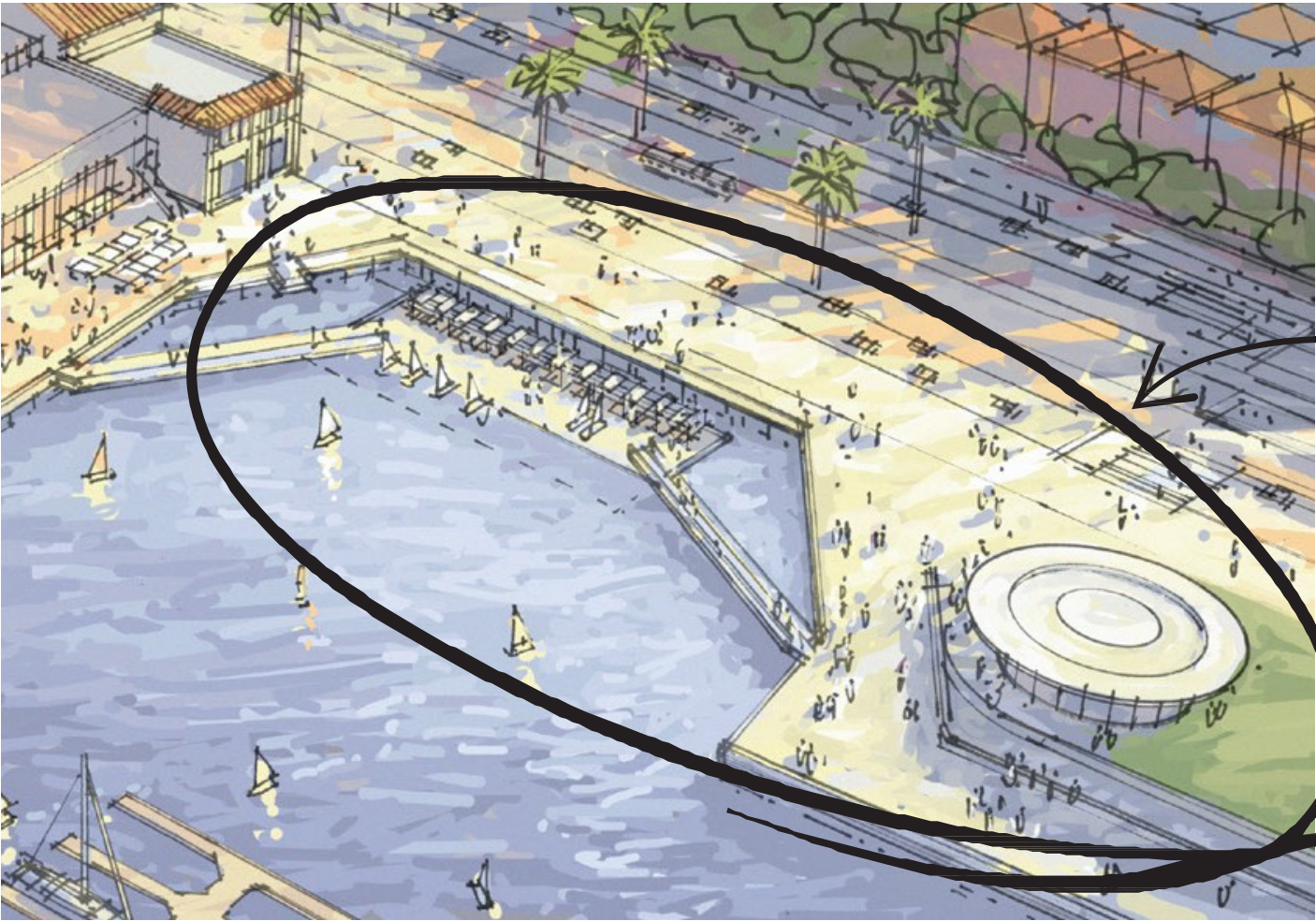


# Fulfilling Port Objectives





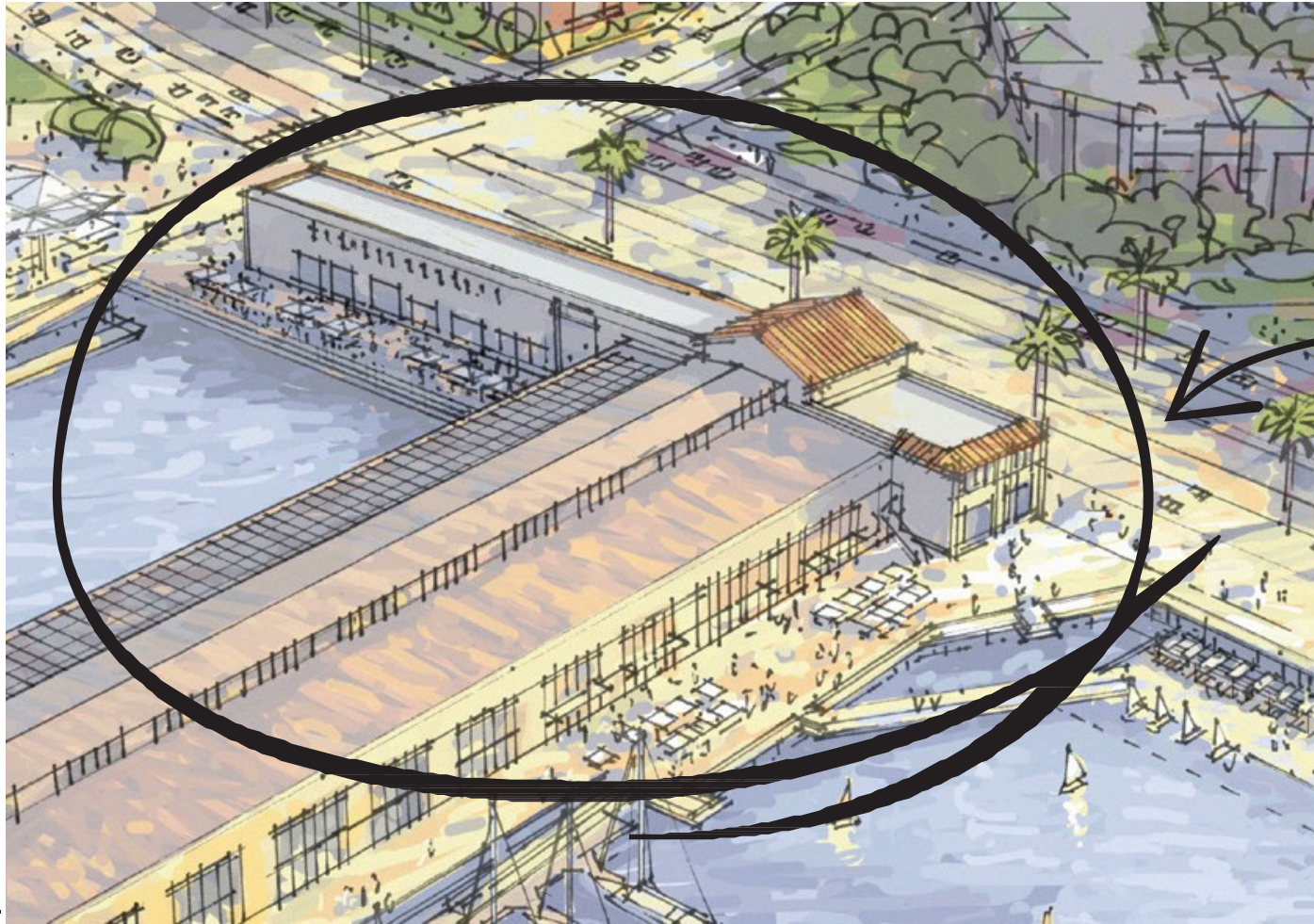
# Partnering with the Community



- Youth Sailing Program/  
Community Kiosk



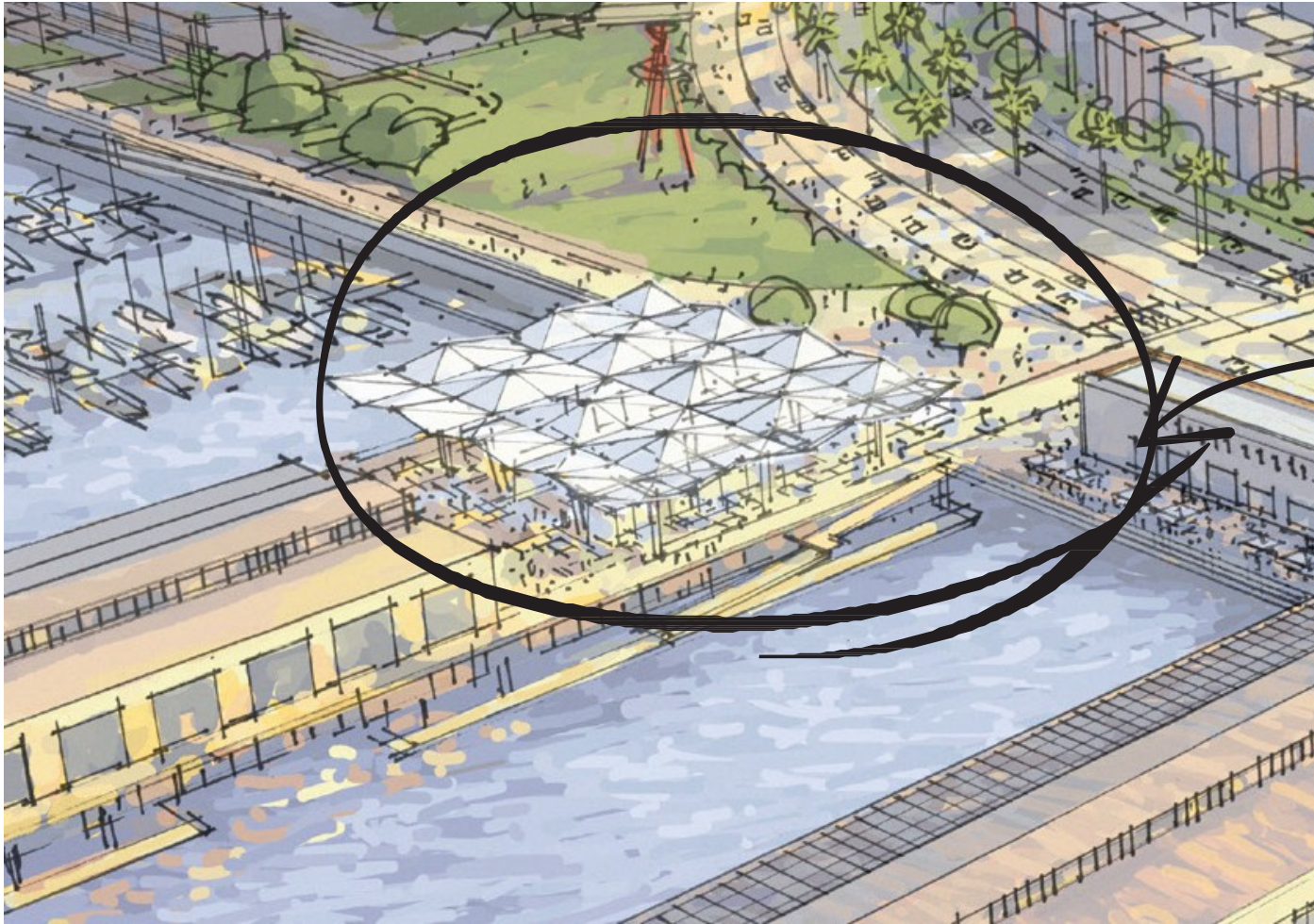
# Partnering with the Community



- History Walk and Port Walk
- Public Area Activation
- Restaurants and Outdoor Dining



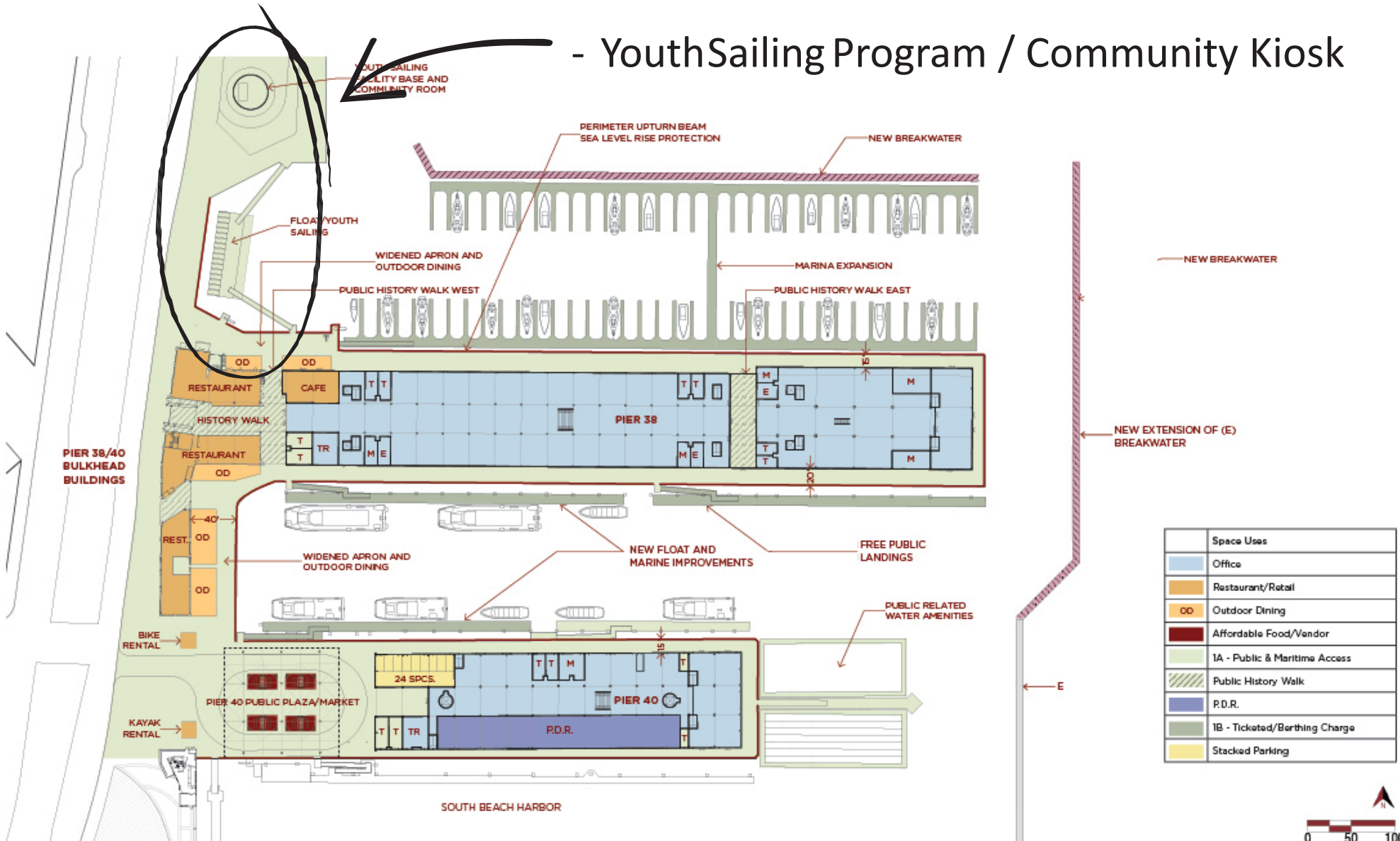
# Partnering with the Community



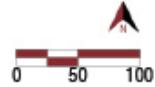
- Covered Public Plaza - Latin American Food Market and Eight Diverse Restaurant Start Ups

# Partnering with the Community

- YouthSailing Program / Community Kiosk

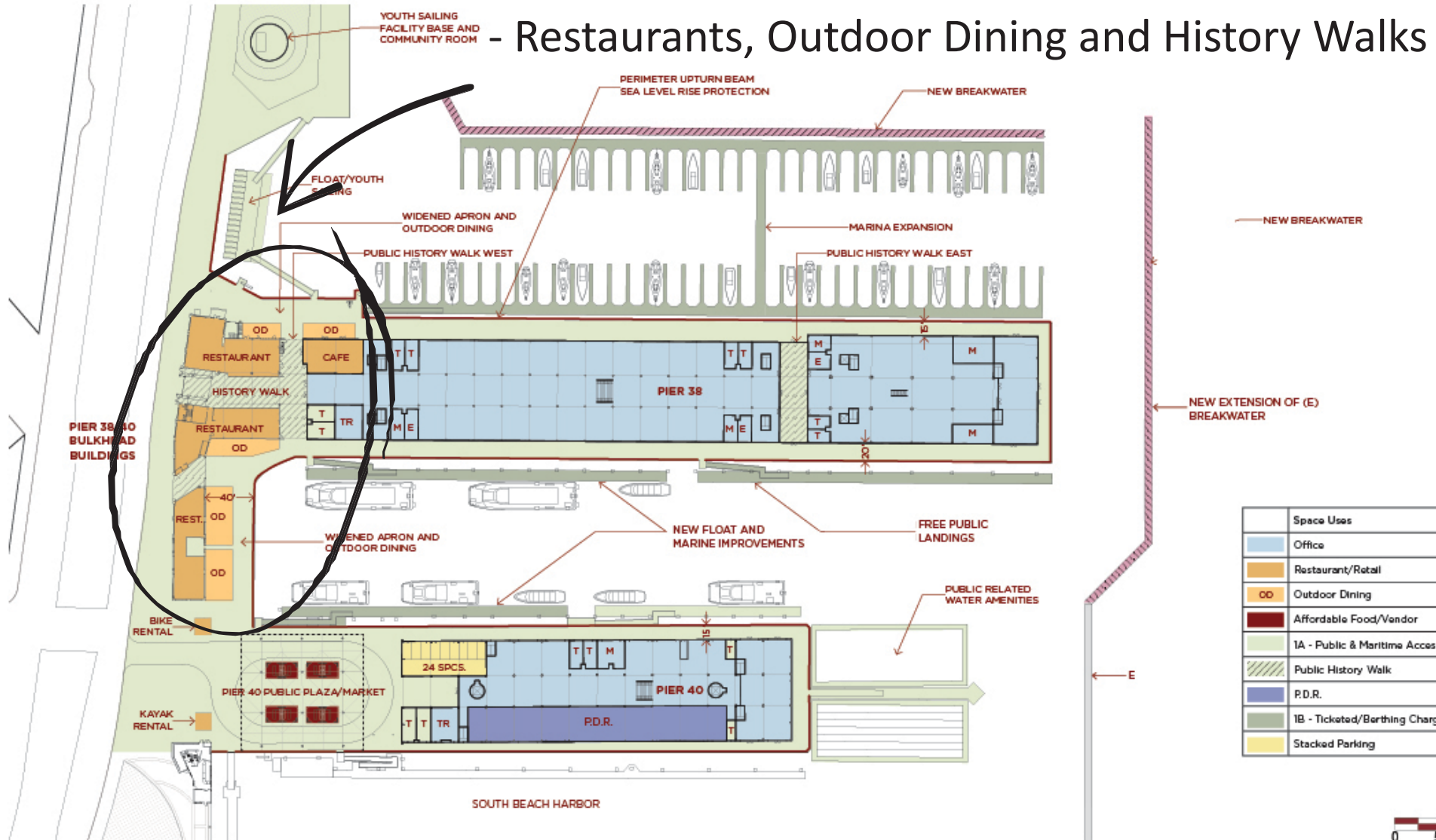


Space Uses	
	Office
	Restaurant/Retail
	Outdoor Dining
	Affordable Food/Vendor
	IA - Public & Maritime Access
	Public History Walk
	P.D.R.
	IB - Ticketed/Berthing Charge
	Stacked Parking



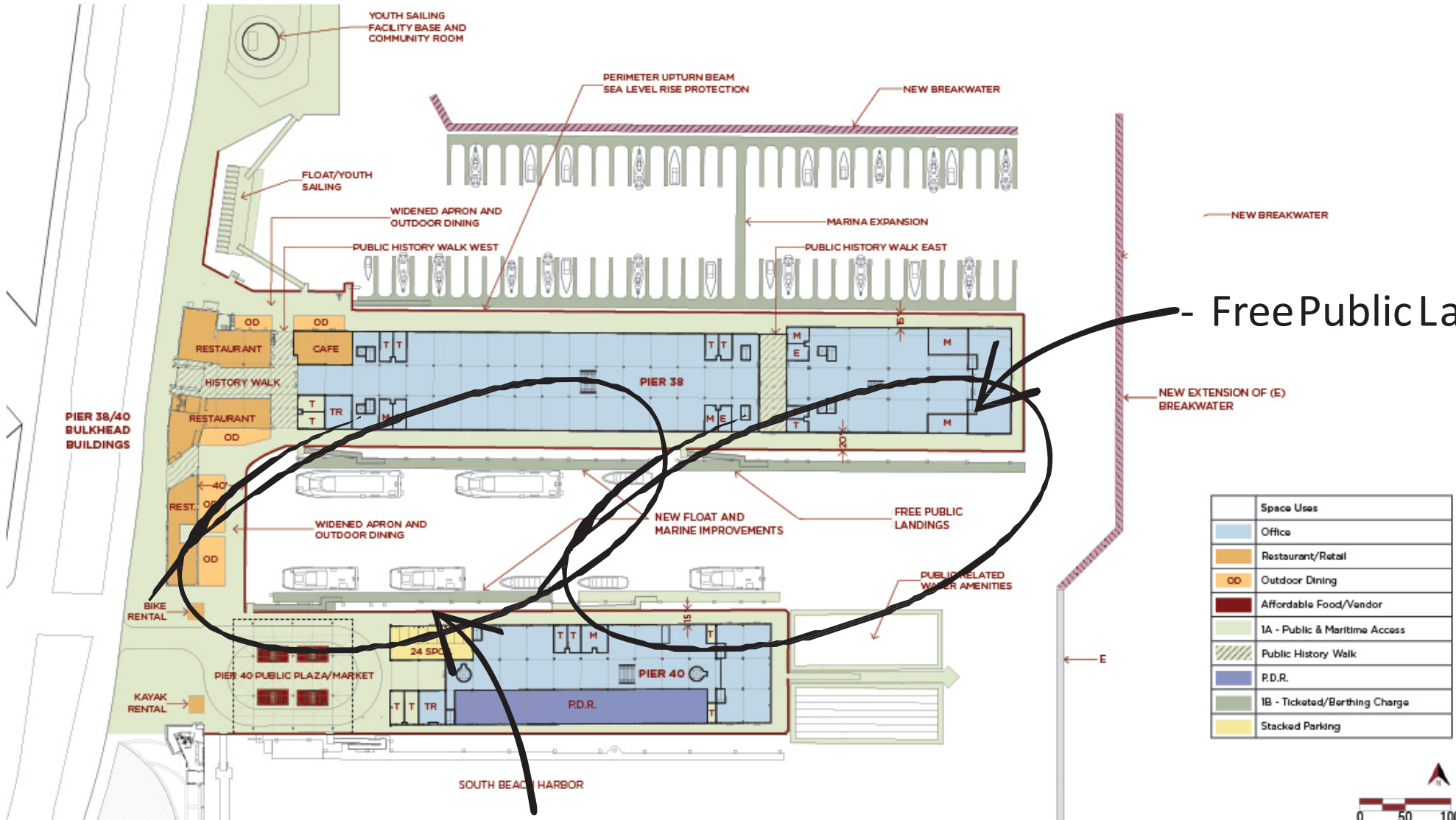


# Partnering with the Community





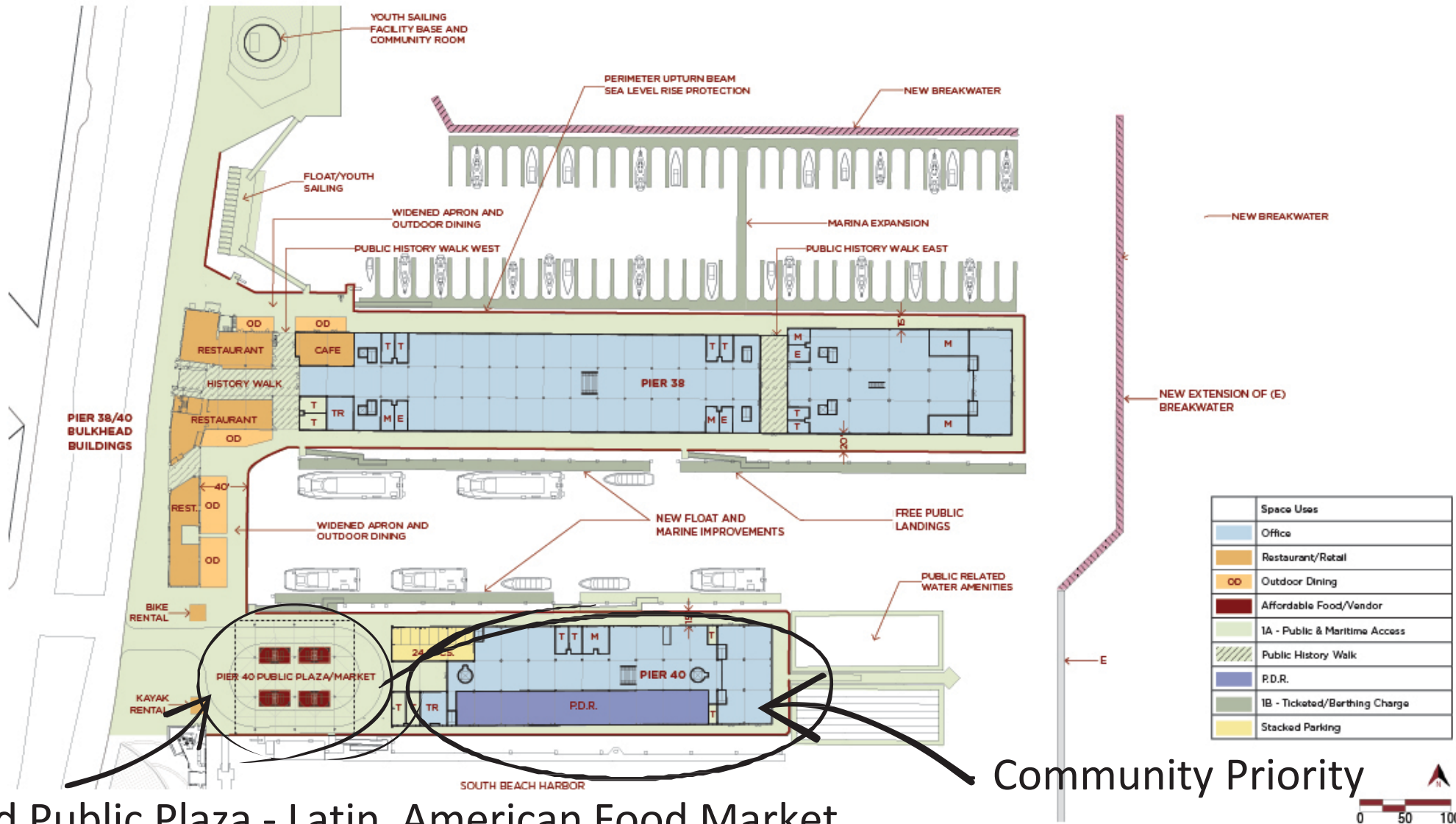
# Partnering with the Community



- Free Public Landings

- Ferry and Water Taxis

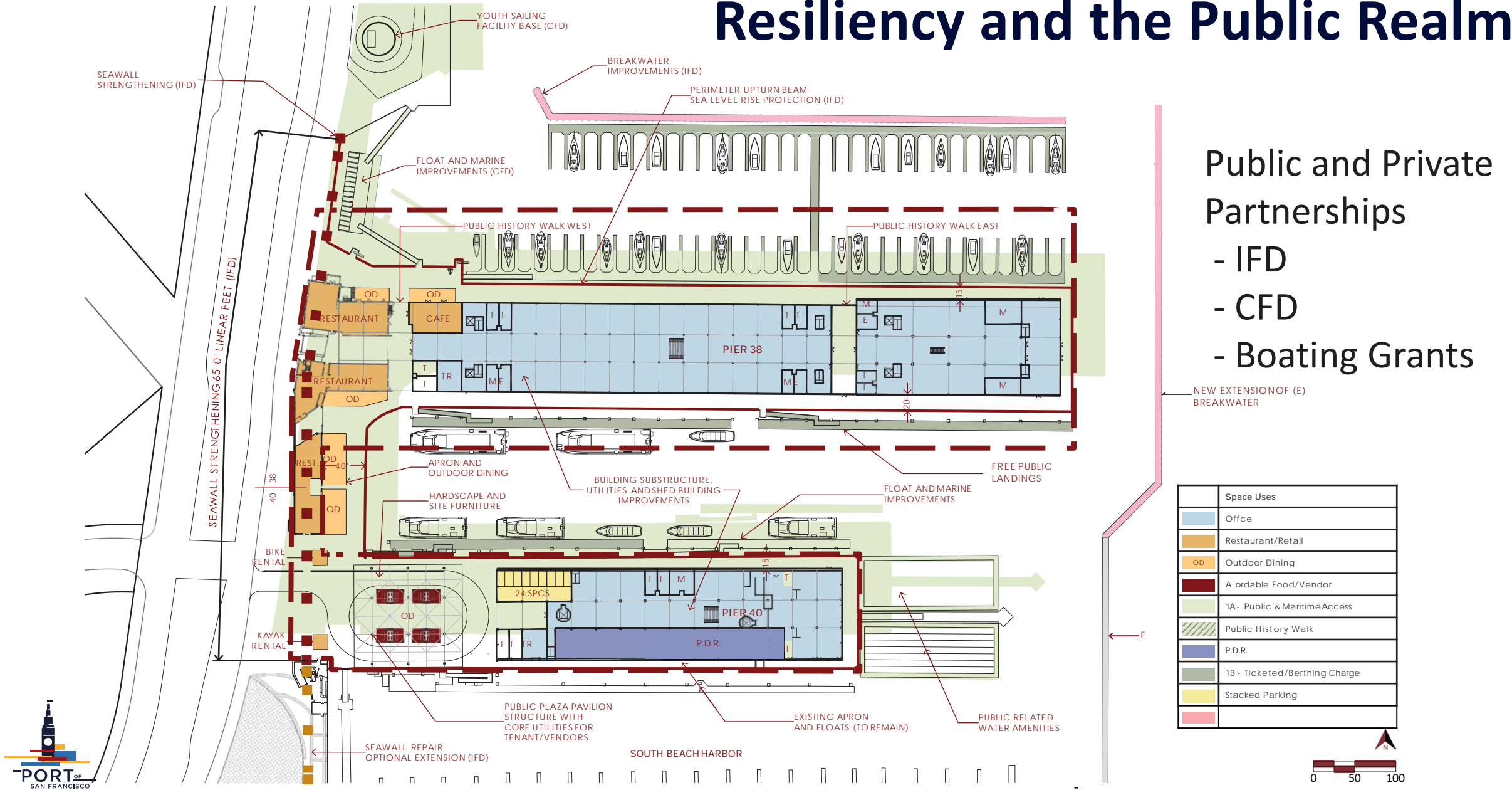
# Partnering with the Community



Covered Public Plaza - Latin American Food Market and Eight Diverse Restaurant Start Ups

Community Priority

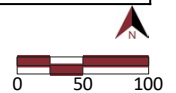
# Resiliency and the Public Realm



## Public and Private Partnerships

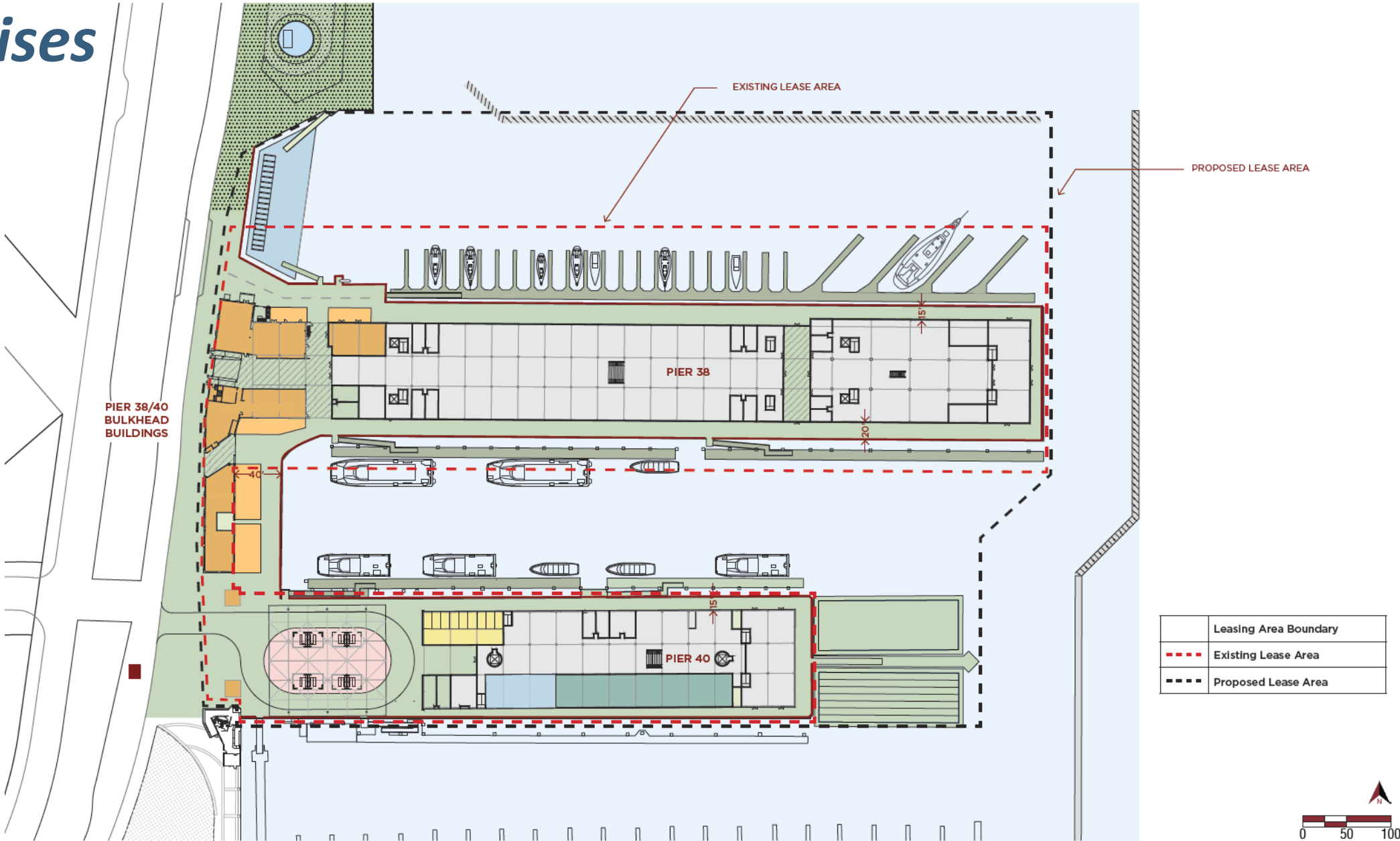
- IFD
- CFD
- Boating Grants

Space Uses	
	Office
	Restaurant/Retail
	Outdoor Dining
	Aordable Food/Vendor
	1A- Public & Maritime Access
	Public History Walk
	P.D.R.
	1B - Ticketed/Berthing Charge
	Stacked Parking



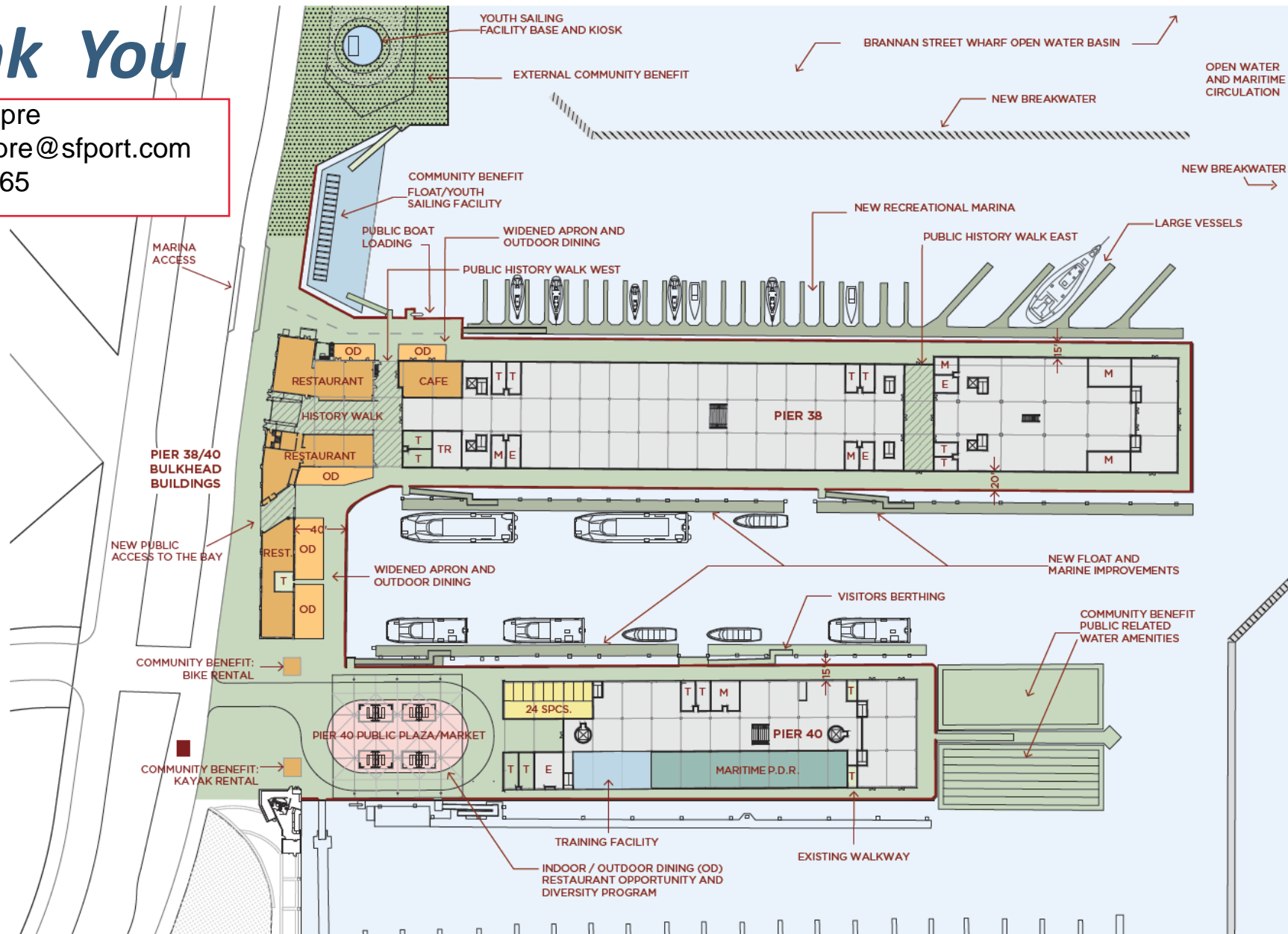


# Premises



# Thank You

David Beaupre  
 david.beaupre@sport.com  
 415-215-5465



Areas	USF	%
General Office	170,058	51%
Public Open Space	108,952	32%
Restaurants	21,595	7%
Restaurant Opportunity and Diversity Program	20,000	6%
Maritime P.D.R. / Training Facility	12,639	4%
<b>Total</b>	<b>333,244</b>	<b>100%</b>

Legend	
	1A - Public & Maritime Access
	Restaurant / Retail
	Public History Walk
	1B - Ticketed / Berthing Charge
	Maritime P.D.R.
	Community Benefit
	Stacked Parking
	External Community Benefit
	Restaurant Opportunity and Diversity Program
	Outdoor Dining
	General Office

