

# RFI for Rehab Opportunity for Six Historic Buildings

*May 5, 2011*  
*Pre-Submittal Conference*

Lynda Swanson, RFI Pjt Mgr

# Welcome & Introductions

- Pier 70 Team Introductions
  - Byron Rhett, Deputy Dir., Planning & Development
  - Carol Bach, Assistant Deputy Dir., Env't'l Health & Safety
  - Jonathan Stern, Assistant Deputy Dir., Waterfront Dev't
  - David Beaupre, Waterfront Planner, Master Plan Lead
  - Kathleen Diohep, RFI author, Pier 70 Project Manager
  - Mark Paez, Historic Preservation Planner
- Attendees Introductions
- Structure of Conference

# Housekeeping

- Register at [www.sfport.com/Pier70](http://www.sfport.com/Pier70).
- Copies of RFI, Application Form, Master Plan Summaries are at front table; see Website for full Master Plan, background documents.

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## Land Use &amp; Environment

## ► Planning &amp; Development

## ► Projects

- [Blue Greenway Project](#)
- [Brannan Street Wharf](#)
- [China Basin Seawall Lot 337 \(SWL 337\)](#)
- [Embarcadero Historic District](#)
- [Embarcadero Parking and Transportation](#)
- [Embarcadero Promenade](#)
- [The Exploratorium](#)
- [Ferry Building Area Planning](#)
- [Fisherman's Wharf Planning](#)
- [Pier 27 Cruise Terminal Design](#)
- [Pier 70 Area](#)
- [Pier 90-94 Backlands Planning](#)
- [Seawall Lot 351](#)
- [Southern Waterfront Planning](#)
- [Southern Waterfront Gateway Sites Planning](#)
- [Project Archite](#)

## ► Community Advisory Groups

## ► Environmental Programs

## ► Waterfront Land Use Plan

## ► Parks &amp; Open Space

## ► Project Map

[Home](#) » [Land Use & Environment](#) » [Projects](#) » [Pier 70 Area](#)

TEXT FONT SIZE

## Pier 70 Area



### DEVELOPMENT PARTNER SOLICITATIONS



### MASTER PLANNING INFORMATION



### SITE CONDITIONS

Pier 70 is a Port of San Francisco site that is approximately 69-acres located in the City's Central Waterfront, generally between Mariposa and 22nd Street, east of Illinois Street. This site has been identified as a future National Historic District due to its over 150-years of continuous operations in Ship Building and Repair, the role it has played in the industrialization of the Western United States, the war efforts and architectural and engineering feats.

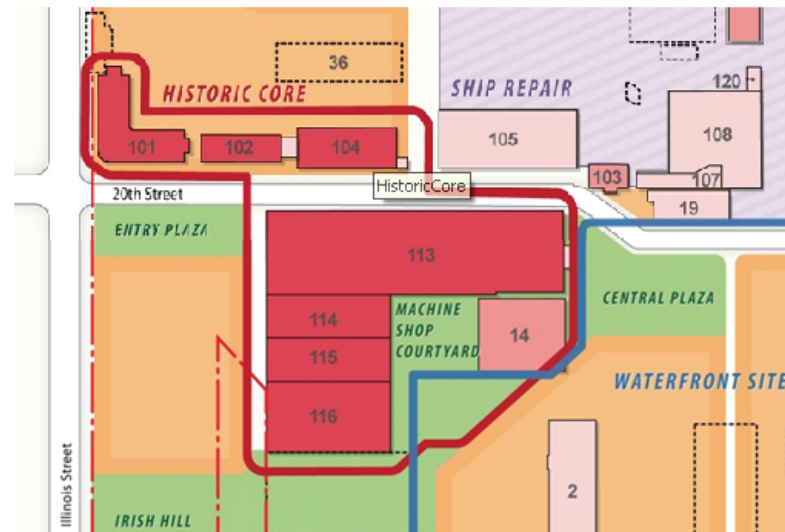
The Port of San Francisco working with its regulatory partners and through an extensive community planning process recently completed a [Pier 70 Preferred Master Plan](#). The Preferred Master Plan outlines an approach to rehabilitate historic resources, provide new shoreline open space, allow for new infill development, continue the historic ship repair operations and conduct environmental remediation and infrastructure improvements where required.

The Preferred Master Plan will be the framework used to [solicit development partners](#) to assist the Port in implementing the Plan vision.

[Pier 70 - 20th Street Historic Buildings RFI](#) | [Press Information](#)



## Pier 70 Area - 20th Street Historic Buildings RFI



\*click historic building number for specific building data

### [Request for Interest - Pier 70 Area: 20th Street Historic Buildings RFI \(PDF\)](#)

- Issued: Wednesday, February 16th, 2011
- Pre-Submittal Meeting: Thursday, March 24th, 2011
- Due date: Wednesday, June 1st, 2011
- RFI Application (Forthcoming)
- Respondent Certifications (Forthcoming)

**RFI Update**  
**Email Registration →**

Privacy by SafeSubscribe<sup>SM</sup>

For Email Newsletters you can trust

### Background Documents:

- [New Pier 70 Approved Staff Report, 3-3-2010 \(PDF\)](#)
- [New Pier 70 Approved Staff Report, 5-8-2010 \(PDF\)](#)
- [Secretary of the Interior's Standards for Rehabilitation](#)
- [Pier 70 Environmental Investigation Executive Summary \(PDF\), Nov. 2010, Treadwell & Rollo](#)
- [Pier 70 Preferred Master Plan, April 2010](#)
- [Environmental Background Material](#)
- [Market Study \(PDF\), Dec. 2007, Economic Planning Systems, Inc.](#)
- [Financial Feasibility Analysis, 2010, Economic Planning Systems, Inc.](#)

### Building Data Links:

# Structure of Pre-Submittal Conference

- Pier 70 Overview
- Review of RFI Offering
- Q&A on the RFI
- Tours of RFI Buildings & Next Steps

# **Pier 70 Overview**

## **Kathleen Diohep**

# Pier 70

## San Francisco's Next Waterfront Transformation





***Pier 70 Vision:***

***Create a vibrant and authentic historic district that re-establishes the historic activity level, activates new waterfront open spaces, creates a center for innovative industries, and integrates ongoing ship repair operations.***



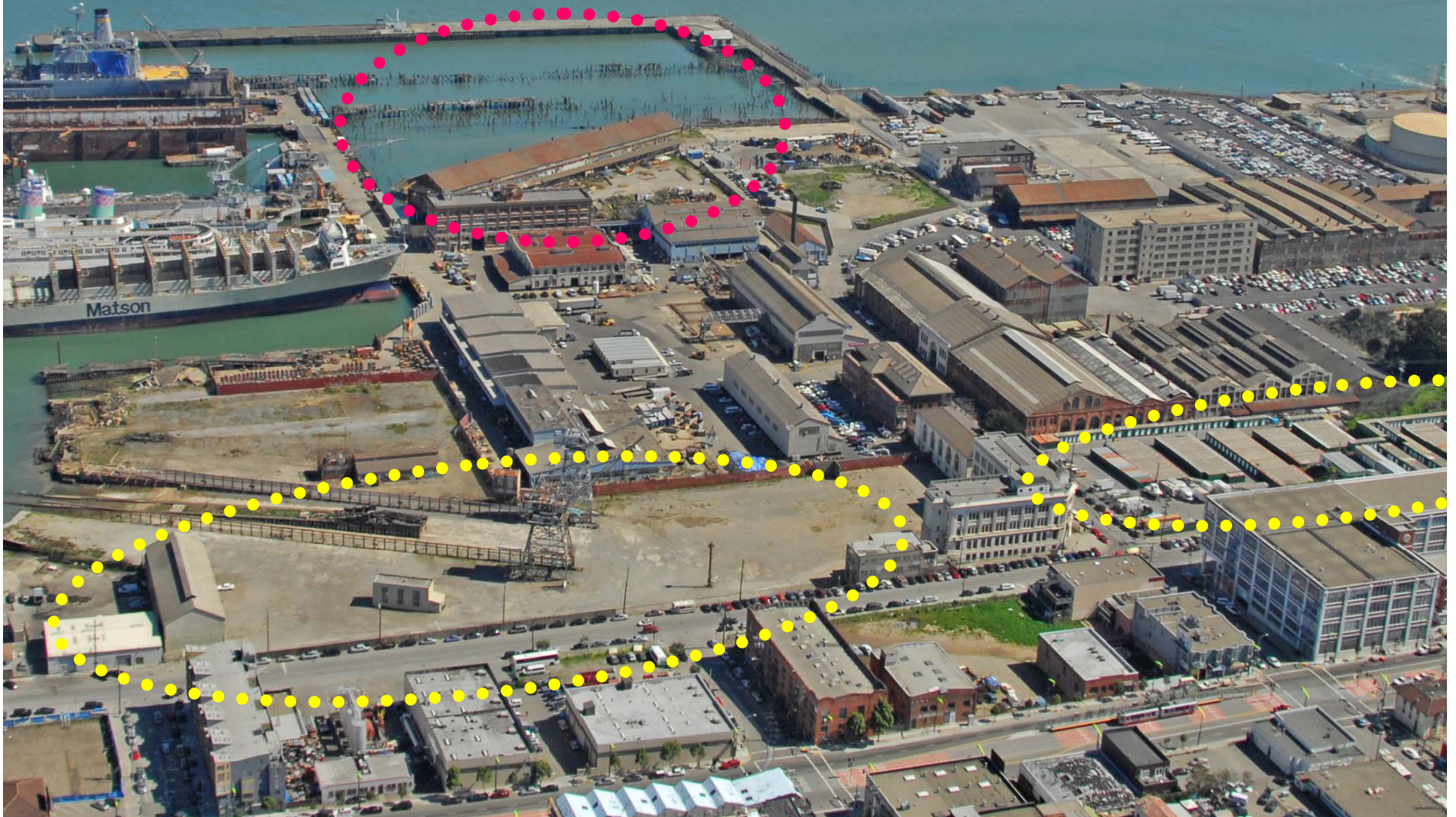


- **Ship Repair/BAE lease area**
- **Waterfront Site**
- **Crane Cove Park**
- **20<sup>th</sup> St Historic Buildings**





- Historic Buildings near/in Ship Repair
- Illinois Street Parcels



# RFQ Development Opportunity

- Propose, design, entitle and operate project on 25 ac of waterfront
- Maximum 2.5 million sf of new space
- Rehabilitate about 260,000 sf of historic bldgs





# PIER 70

## WATERFRONT SITE

SAN FRANCISCO PORT COMMISSION

FORESTCITY

- + A Culture of Experimentation and Creativity
  - + The Waterfront's Edge Ecology
  - + History of Manufacturing, Industry & Transportation
- = A DYNAMIC WATERFRONT WHERE EXPERIENCE DRIVES PLACE**

# RFQ Development Opportunity

- Infrastructure
- Major waterfront park
- Uses:
  - Office, R&D, Light Industrial
  - Waterfront Commercial & Maritime Industrial
  - Ancillary commercial to support project

# RFQ Link to RFI

- Waterfront Site Developer responsible for:
  - Overall site entitlement
  - Infrastructure financing plan
  - Slipways Park
  - Expertise in development strategies & financing
- New construction creates land value & tax revenues

# Request for INTEREST

- Not traditional RFP
- Plan focused on prioritizing buildings
- Looking for exciting concepts
- RFP process to follow
- Refine rehab program, costs, financing

# **Review of RFI Offering**

## **Lynda Swanson**

# Pier 70 RFI Buildings Site

## View East on 20<sup>th</sup> off Illinois



# RFI Six Historic Buildings

## View North - Context Plan View





# 1885 UIW Machine Shop (Bldg 113-114)

- Photo by Ralph Wilson





# Double Row of Arches - West



# Close-up of Upper Story - West



# Connector Bldg Added - 1914





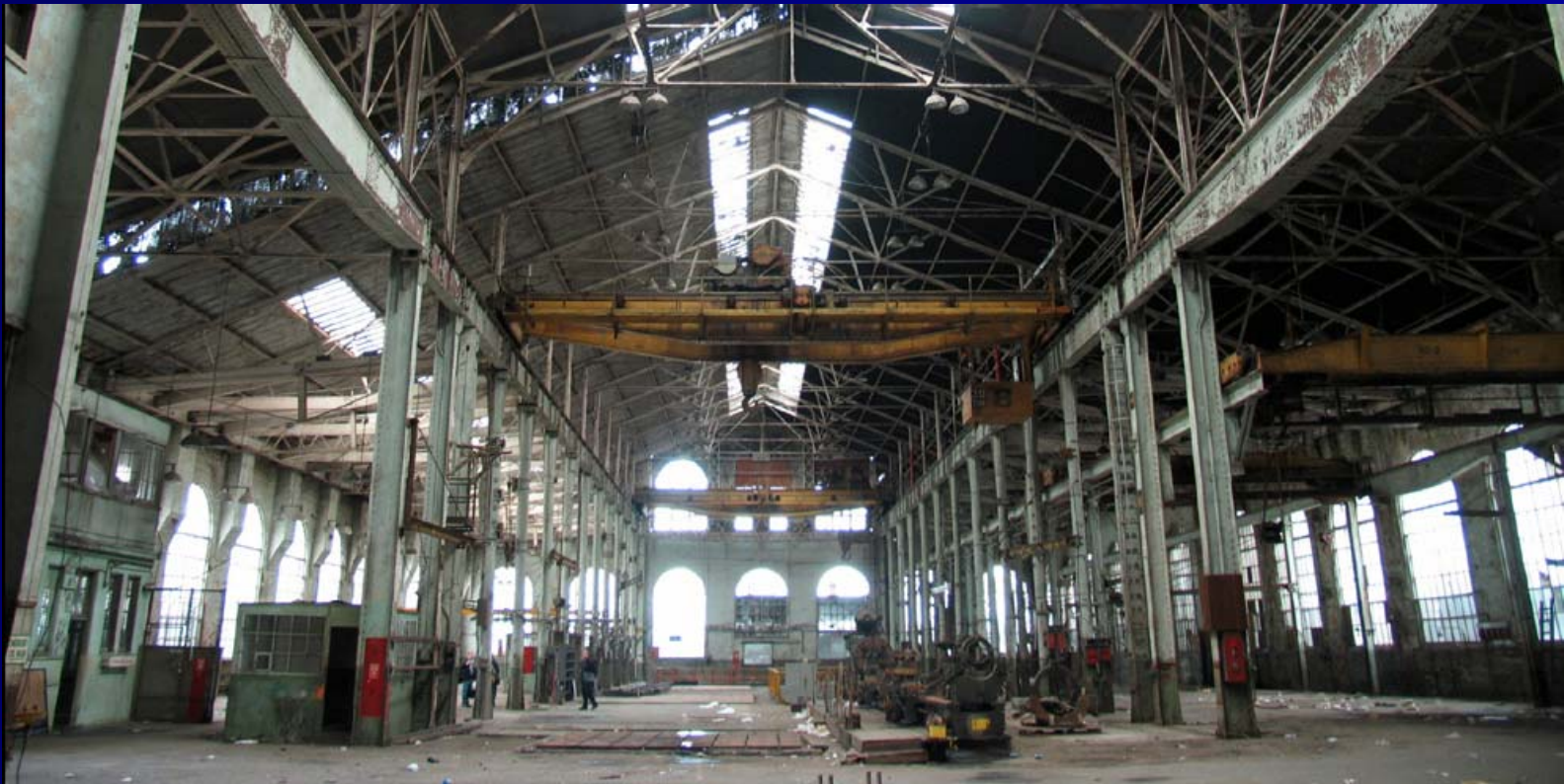
# 11 Bays of American Round Arches - East End



# Machine Shop Interior with Cranes - West



# 60' High Skylights Run Length of Building – West w/ Cranes





# 1895 UIW Admin Bldg (104) (George Percy & Frederick Hamilton)



# Portico with Projecting Cornice & 2<sup>nd</sup> Copper Cornice





# Rear Iron Stairs and Railings



# Lobby Stairs to 2<sup>nd</sup> Floor



# 1941 Interior Alterations



# 1917 Beth. Steel Admin Bldg (101) (Frederick H. Meyer)



# Octagonal Lobby with Marble Stairs





# Main Stair – Wood and Brass



# Close-up of Stair Banister



# View from Lobby to North Wing





# Paneled Office – First Floor



# Decorative Ceiling



# 1912 Beth. Steel Power House (Charles Peter Weeks)





# Hipped Roof, Mission Tiles, Shell Motif, Copper Cornice



# Interior: Compressed Air Turbines & Electrical Substation





**Not shown: Gabled Ceiling,  
Glass Carrera Wainscoting,  
Tiled Floor**



# 1916-17

## Beth. Steel Warehouses (Bldgs 115-116)



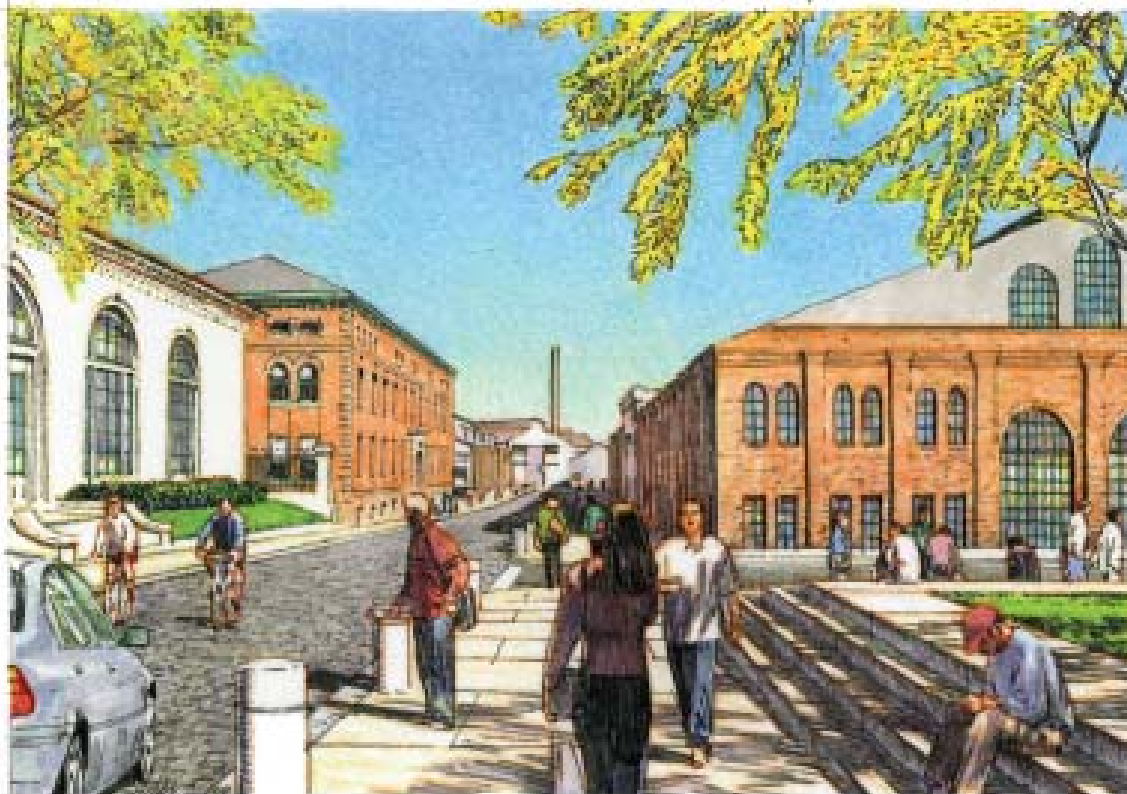
# 1941 Beth. Steel Heavy Warehouse (Bldg 14)



# Role of Pier 70 Master Plan

- Three years of community planning preceded by 5+ of initial efforts
- Set goals, context, priorities, implementation strategy
- Set objectives, land uses & activities





# PIER 70

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## PREFERRED MASTER PLAN



PORT OF SAN FRANCISCO  
APRIL 2010

# **Selected Master Plan Goals for Historic Preservation**

- New National Historic District
- Rehabilitation of extraordinary buildings
- Conformity with SOI Standards
- Particular focus: 1885 UIW Machine Shop

# RFI Development Objectives

- Promote public uses & appreciation of waterfront; enliven entry at 20<sup>th</sup> St
- Concepts that can secure needed funds to rehabilitate
- Adaptive reuse consistent with Sec. of Interior standards

# Development Objectives...

- Publicly-oriented or accessible use for UIW Machine Shop
- Adaptive reuse programs that promote site's history & importance
- Connections to eastern neighborhoods



# Development Objectives...

- Sustainable development programs
- Jobs for local workers through entire process
- Promote broad range of land uses

# Implementation Strategy

- Chapter 10 of Master Plan
  - Secure public resources
  - Reduce entitlement uncertainty for developers
  - Collaborate with regulatory agencies

# Implementation Strategy...

- Secure public resources
  - Port obtained enhanced public financing tools (Prop D and IFD)
  - Tools leverage anticipated increases in property taxes, hotel taxes and sales taxes.
  - New Mello-Roos financing also available

# Implementation Strategy...

- Reducing Entitlement Uncertainty
  - Port taking lead on public trust issues
  - Prop D process for approving financial and land use plans thru Board of Supervisors



# Implementation Strategy...

- Collaborating with regulatory agencies
  - Environmental data for entire site and by building
  - National Historic District process moving forward

# Historic Preservation Priorities

- Use private sector expertise to:
  - Identify uses
  - Determine cost-effective strategies
  - Access historic and new markets tax credits

# Historic Preservation Priorities

- Private Sector Resources...
  - Rehabilitate historic resources
  - Maintain & operate buildings

# RFI Opportunity

- Project concepts must fulfill Master Plan and RFI Objectives
- Application not costly to respond; will broaden base of potential responders
- RFI open to entities for their own use and to traditional developers



# RFI Opportunity...

- Respondents must demonstrate organizational capacity for complex project
- Must meet other goals to craft financially viable projects

# RFI Opportunity ...

- Encouraged uses:
  - Visitor-serving retail, commercial, entertainment, cultural uses
  - Museum, exhibition, performance spaces
  - Educational, institutional uses that bring the public to the site

# RFI Opportunity ...

- Encouraged uses:
  - Office, biotech, R&D that support adaptive reuse
  - Light industry, PDR, arts-related studios, exhibit spaces

# Evaluation Criteria: Concept

- Ability to meet Port objectives
- Fit of concept to Master Plan goals and Secretary of Interior standards
- Users or experience in securing tenants



# Evaluation Criteria: Capacity

- Organizational capacity to develop proposed project
- Financial and other resources to achieve same

# Evaluation Criteria: 20<sup>th</sup> St

- Fit of use with other buildings & Pier 70 overall
- Enhance creation of Pier 70 as a new destination

# RFI Submittal Requirements on Application Form

- List buildings of interest & Respondent
- Describe concept, uses, market rationale
- Name primary use or user with detail on population, sub-tenancy

# Submittal Requirements...

- Discuss rehab proposed
- Identify how development to be managed
- Describe operations, why seeking to move, timing of move



# Submittal Requirements...

- Additional info - limit of 5 pages
- Include annual report or similar
- Complete Respondent Certification Form
- See details in RFI, p. 25 & following

# Anticipated Schedule

- June 1: submittals by this date given 1<sup>st</sup> consideration
- Fall 2011 Subsequent RFP(s), if any, would be issued

# Anticipated Schedule...

- Fall 2011 or later:
- Commission award exclusive negotiation opportunity for individual or multiple buildings

# Anticipated Schedule...

- Thorough process follows:
  - Negotiation,
  - Deal terms;
  - Review with public, Port Commission, regulatory bodies, public officials,
  - Approval of Development Agreement and long-term lease



# Q&A

# Tour Interest

- May 13 @ 9:30
- May 13 @ 3:30
- If sufficient demand, may add other tours

# Next Steps

- Conference Q&A listed on Website
- Tour opportunities on Web Site and email to *registered list*
- May 5, 2011 – Second Pre-Bid Submittal Conference
- Email [Lynda.Swanson@sfport.com](mailto:Lynda.Swanson@sfport.com)