PRODUCTION - INVENTION - EDUCATION - ART

20th Street Historic Buildings at Pier 70

A REJUVENATED DYNAMIC COMMUNITY
ORTON DEVELOPMENT, INC.

• Large-scale rehabilitation and redevelopment projects
• Specializing in historic preservation and environmental remediation
• 30 years, over 16 million square feet, approximately 60 projects
• Office, industrial, research and development, art and performance, museum, loft, and warehouse space
VALUES-DRIVEN DESIGN ATTRACTS PREMIER TENANTS

ODI creates value with world-class design to counter vacancy, urban blight, environmental damage, structural challenges, and functional obsolescence, with a specialty in repositioning historic properties.

ODI projects attract premier tenants with deftly designed, highly efficient workplaces that result in great productivity at competitive rents.
PROJECT UPDATE

- Noonan Building Lease, improvements and on-site office
- Access Agreement, substantial due diligence, seismic investigations and solutions
- Exclusive Negotiating Agreement, financial modeling, term sheet negotiations
- “Great Listening Tour” community outreach
- CEQA Analysis, project scope and uses
- Design/Construction - vision scope techniques developed, and costings
- Tenant Tours and market investigations
- Financial Modeling and bank, tax credit, and financing options analyzed
- Assembled Team - San Francisco-based and local business enterprises
Orton Development, Inc.
Marcy Wong Donn Logan Architects
Nibbi Bros General Contractors
Nabih Youssef Associates
Bill Callaway, of SWA
Ajmani & Pamidi, Inc.* **
Sherwood Design Engineers*
ARS*
CTBT San Francisco

*denotes LBE (local business enterprise)
** denotes small and minority-owned businesses
PROJECT GOALS

- Return buildings to use and profitability
- Provide security and address site safety risks
- Reverse deterioration and prevent incipient collapse
- Deliver exciting public space
- Create vibrant productive community
CONSTRUCTION SCOPE

- Repair physical structures to cold shell condition
- Upgrade utilities
- ADA compliance
- Seismic reinforcement
- Repair/replace roofing, windows, HVAC and doors
- Abate building environmental conditions
- Preserve historic resources consistent with Interior Secretary’s standards
- Oversee tenant improvements
BUILDING 101 –
BETHLEHEM STEEL OFFICE BUILDING

- Gateway to Pier 70 historic district
- Historic, multi-tenant offices on four floors, ground floor food service and retail, serving both street and Crane Cove Park.
BUILDING 102- POWER HOUSE

- Restaurant, office, project amenities, e.g. meeting rooms, gym, and classroom facilities, or restaurant kitchen.
- Redevelopment subject to re-routing BAE’s current electrical systems.
BUILDING 104
UNION IRONWORKS OFFICE BUILDING

- Potential ground floor retail or show rooms with single or multi-tenant office space above.
- Possible third floor night watchman’s unit
BUILDINGS 14
WAREHOUSE

• Open building up to Piazza to the west, potential for expanding day lighting.
• Anticipated uses include recreation or light industrial with ancillary retail and office.
BUILDINGS 113 & 114
UNION IRONWORKS
MACHINE SHOP & FOUNDRY

- Incipient collapse advisory: mezzanine bracing system around building’s interior

- Large scale manufacturing and light industrial or arts-related uses with smaller “maker” units with ancillary retail.
NOTE: SEISMIC ELEMENTS SHOWN ARE EXEMPLAR; EXACT LOCATIONS AND CONFIGURATIONS OF BRACES & MEZZANINE DIAPHRAGMS ARE TBD.
Building 113 - Floor Plan

Main Level Mezzanines
To Piazza

(2) Mez.
(1) Mez.

Sketch for Truss 2E Level

5 June 2012

MW

Note: Seismic elements shown are exemplary; exact location and configurations of beams & mezzanine diaphragms are T.O.D.

RWDL ARCHS
STRENGTHEN ROOF

DIAPHRAGM

N/S AND E/W SEISMIC STRUTS AND BRACE - CONFIG. TBD

UPPER DIAPHRAGM / (N) MEZZANINE & STRUCT. LINKS

ADD DIAPHRAGM W/ (N) MEZZANINE & STRUCT. LINKS

NOTE: SEISMIC SOLUTION WITH BRACES & STRUCT. MEZZANINES SHOWN IS EXEMPLARY & T.B.I.D.

REPAIR/REPLACE DETERIORATED BRICK; PROVIDE STRUCTURAL INTEGRITY TO MASONRY

20TH ST.

(N) EAST MEZZ

(E) WEST MEZZ,

(N) GRADE BEAMS & FLOOR

(E) FOUNDATION & FLOOR

BUILDING 113 - SECTION LOOKING EAST

5 JUNE 2012

MW
BUILDINGS 115 & 116 – UNION IRONWORKS WAREHOUSE

- Highly efficient, flex work spaces combining buildings, yard, traditional infrastructure, and state-of-the-art data capabilities
- Light industrial, mixed use and/or tenants with associated office and retail
PUBLIC AREAS

• **20th STREET**: a rejuvenated pedestrian-focused street with local flavor, featuring vibrant “maker” showrooms, retail and amenities

• **ATRIUM**: soaring glass flanked entry through building 113, connecting 20th street and the piazza

• **PIAZZA**: the “public foyer” of the project and for the community: a place to gather at all times of the day to eat, drink, see performances, shop at green markets, attend fairs, events and happenings.

• **COMPLEMENT TO CRANE COVE PARK**: access throughout 20th street buildings and Crane Cove Park, including amenities, like food service, available to park goers.
1. Complete initial community outreach: “great listening tour”: July 2012
2. Submit Term Sheet, DDA and Lease Form for approvals: Summer 2012
3. Inventory historic resources and prepare CEQA documentation in cooperation with the Port: Summer-Fall 2012
4. Enter into a DDA and begin construction: Winter 2012-Spring 2012
5. Complete Shell Improvements: December 2014
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