INTRODUCTION

20th Street Historic Buildings at Pier 70:
Office and industrial significant structures built between 1885 and 1941.
Totals approximately 300,000 square feet on seven acres.
Construction expected to commence early 2014;
First tenancy in 2015, project completed by 2017.
Rehabilitate the 20th Street Historic Buildings and make them a vibrant, integral part of the surrounding community.
**MILESTONES TO DATE**

- **February 11, 2011**: Port issued a Request for Interest (RFI) in the 20th Street Historic Buildings at Pier 70
- **September 23, 2011**: Orton Development Inc. responded to the RFI
- **October 4, 2011**: Port issued a Request for Proposals (RFP) to ten parties, including ODI
- **November 15, 2011**: Four Parties responded to the RFP, including ODI
- **February 28, 2012**: Port Commission awarded the opportunity to ODI
  - **May 14, 2012**: ODI and the Port sign an Exclusive Negotiating Agreement
  - **May 14, 2012**: ODI signs a License to Use Property (Access Agreement) with the Port
  - **July 10, 2012**: ODI presented its conceptual project to the Port Commission
  - **October 9, 2012**: Port Commission approved project term sheet
- **December 4th, 2012**: Business Terms approved by the San Francisco Board of Supervisors
- **July 15, 2013**: Capital Planning Committee considered use of Seismic Safety Loan Program
<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Port Commission Approval</td>
<td>November 2013</td>
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<tr>
<td>Board of Supervisors Approval</td>
<td>December 2013</td>
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<tr>
<td>Begin Construction</td>
<td>January 2014</td>
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<tr>
<td>First delivery of Buildings</td>
<td>April 2015</td>
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<tr>
<td>Project Completion</td>
<td>December 2016</td>
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Buildings are in urgent need of repair. 90% of utilities have been stolen; heavy weatherization and vandalism. Buildings are not ADA compliant, lack fire protection. Multiple construction types; High construction costs. Many regulatory agencies involved.
BUILDING IMPROVEMENTS

Seismic, ADA and Life Safety upgrades. New utilities stubbed out, sprinklers added to all buildings. Environmental conditions abated. Building exteriors, windows and roofs to be repaired and finished. Tenant Improvements. Project requires Local, State and Federal review as it will meet the Secretary of the Interior’s Standards for historic rehabilitation and receive federal tax credits.
**Historic Use:** Bethlehem Steel’s Headquarters, built 1917.

**Anticipated Use:** Top four floors will return to office use, either single or multi-tenant. Historic Commissary in Park Level may return to food production use.

**Expected Delivery:** 2nd quarter 2015
BUILDING 101
Seismic Shear Walls

Building 101 seismic upgrade using shear walls.
Historic Offices in the North Wing will be seismically reinforced and repaired.

Non-historic interior office walls will be removed.
New ADA accessible ramp at the grand entrance.
BUILDING 102

Historic Use: Houses BAE’s power distribution – Port is responsible for relocation.

Anticipated Use: Multiple offers from well-established San Francisco restaurateurs.

Expected Delivery: Approximately one year after electrical re-rerouting.
**BUILDING 102**  
**Potential Changes When Redeveloped**

Addition of new deck out North Side, potential mezzanines for dining, ADA ramp, and partial demolition removal of existing equipment and interior partitions.
BUILDING 102
Potential Changes When Redeveloped

102 ADA Ramp from 20th Street.
**Historic Use:** UIW headquarters and Navy Hospital Office.

**Anticipated Use:** Return to single tenant office or medical office use.

**Expected Delivery:** Building is unreinforced masonry and requires a seismic upgrade by code. Seismic design will affect small floor plate so final design depends on the tenant. New ADA Elevator to be installed.
BUILDING 104
Interior Alterations

Removing non historic office wall partitions
BUILDING 104
Roof Deck

Replacing rotted roof on 1941 addition and adding a small roof deck.
**BUILDING 113/114**

**Historic Use:** UIW and Bethlehem Steel Machine Shop.

**Anticipated Use:**
Three types of space:
1. East and West brick wings and Building 114;
2. Atrium, in concrete connector building built 1914;
3. Small existing historic offices and standalone structures.

**Expected Delivery:** December 2016
1. **East and West brick wings and Building 114:**
   - Light Industrial with ancillary uses including office, cafes, etc.
2. **Atrium, in concrete connector building built 1914:**
   - Publicly Accessible space, a link between
   - Crane Cove Park and the Piazza
   - Existing cranes will be moved to frame connector building
   - Steel and glass walls will be hung from cranes to flank atrium
   - Maintain historic view corridors
   - Uses: Retail, food service, public and private events.
   - Large doors to be installed on North opening.
3. Small existing historic offices and stand alone structures:
- Small retail.
BUILDING 113/114 Seismic

Existing steel mezzanine will be replicated on all sides to support roof and brick wall.
New concrete slab to provide lateral shear
Brick walls to be stabilized
Potential new roof
BUILDING 113/114
Seismic - Continued
BUILDING 113/114 Loading

Loading from the East and West
**Historic Use:**  Bethlehem Steel Foundry, Shop and Warehouse, constructed from 1916-1917

**Anticipated Use:**  Light industrial with ancillary uses.

**Expected Delivery:**  December 2016
BUILDING 115/116
Doors

New bifold doors at Eastern openings
BUILDING 115/116
Loading from the East and West
Concrete walls to be removed

Concrete walls to remain

Structural Steel

**BUILDING 115/116**

Seismic

New concrete slab to provide lateral shear.
Potential for additional mezzanines as part of tenant improvements.


**Historic Use:** Bethlehem Steel Heavy Warehouse, constructed 1944.

**Anticipated Use:** Light industrial.

**Expected Delivery:** December 2016
- Potential Mezzanines as part of tenant improvements
- New concrete slab
- Exterior either painted or treated with a clear coat finish.
- Remove damaged bottom panels of corrugated steel exterior walls and replace with new corrugated metal and new windows and doors on west exterior facing piazza.
PIAZZA & ATRIUM

Loading for tenants and traversable space.
Public and Private events anticipated.
Farmer’s Markets, Concerts, Performances, Exhibitions, Festivals
Food Service, e.g. Food Trucks.
Provisions for security/restricted access.
Initially surface parking will be managed by Port.
At least 1 parking space per 1000 square feet will be provided in the near term.
Port will continue to provide parking long term as part of a Pier 70-wide parking strategy.
20th Street Historic Buildings at Pier 70