



For Immediate Release
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Port of San Francisco Seeks Development Partner for Historic South Beach Piers 38 and 40

The Port of San Francisco issued a request for proposals to rehabilitate and activate Piers 38 and 40

San Francisco, CA - The Port of San Francisco today issued a request for proposals (RFP) for the rehabilitation and activation of Piers 38 and 40 along the Embarcadero waterfront in South Beach.

“The development offering at Piers 38 and 40 present a unique opportunity to bring back to life one-of-a-kind historic piers in an extraordinary location,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The Port’s goal is to provide the South Beach community and visitors access into these historic piers, greater access and connection to the Bay, and vibrant and diverse experiences on Port facilities. The Port has a responsibility to safeguard the Embarcadero National Register Historic District and developing these piers now will also provide the resources to ensure seismic and sea level rise resilience, so that we can enjoy these piers and our waterfront for generations to come.”

The Port is requesting creative project proposals to ensure these historic piers can be accessible, resilient, and enjoyable for the public. The rehabilitation, historic preservation, and activation of these Piers is key to the continued waterfront evolution, while maintaining the integrity of the Embarcadero National Register Historic District. The Port is seeking a financially solvent, resilient mixed-use development with publicly accessible space that attracts people to the waterfront and enhances maritime operations and water recreation. Priorities include arts and culture, assembly and entertainment, education, food and beverage, excursion and leisure maritime, museums, recreation, and specialty retail and office.

Activation and preservation of Piers 38 and 40 is timely as the South Beach neighborhood continues to grow and the Central SOMA Plan is expected to bring thousands of new residents and employees to the area. Investing in these piers now will provide residents and visitors greater access to the bay and the waterfront while ensuring that the piers are resilient to seismic and projected sea level rise.

“The central waterfront neighborhoods are looking forward to seeing the results of the Port's RFPs for Piers 38 and 40,” said Alice Rodgers, President of the South Beach | Rincon Mission Bay Neighborhood Association “There are a growing number of examples around the City where the public is being actively invited in to enjoy buildings with a mix of uses, and we think these piers can be similarly activated to add to the vitality of our waterfront.”



The Port's goal is to negotiate a long-term ground lease for Piers 38 and 40 (not to exceed 66 years). The piers are located at The Embarcadero and Townsend Street. The offering includes approximately 176,000 square feet of interior bulkhead and shed space, 56,600 square feet of outdoor space, and a 20,000 square feet of surface parking lot. The entire space can be developed.

The selected respondent will be required to secure entitlements, make substantial improvements to the site; pay rent to the Port; and operate and maintain new and historic buildings and open space. Residential and hotel uses are prohibited in the piers; the Port seeks a variety of other use types to activate this important stretch of the waterfront. The Port's objectives in issuing this RFP are:

1. Attract Diverse Uses and People
2. Enhance Maritime operations and Water Recreation uses.
3. Deliver rehabilitated, seismically strengthened, and resilient Historic Resources.
4. Engage and Partner with the Community stakeholders
5. Assemble capital and pay market-based rents to Port.

For more information and to download the RFP please visit: <http://sfport.com/southbeachpiers>

This RFP follows a three-month long request for interest that received over 50 responses for creative public uses for 13 historic finger piers and the Agriculture Building along the Embarcadero Historic District. Responses come from a variety of entities ranging from prospective master tenants, small businesses, nonprofit organizations, and design firms.

The Port will issue development RFPs for Piers 30 and 32 and Seawall Lot 330 in Winter 2020. The Port Commission will consider issuing RFPs for Piers 19, 23, 29, and 31 along the Northern Waterfront in Summer 2020.

The Port of San Francisco manages the waterfront as the gateway to a world-class city, and advances environmentally and financially sustainable maritime, recreational and economic opportunities to serve the City, Bay Area, and California.

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