



For Immediate Release
February 4, 2020

Port of San Francisco Seeks Development Partner for Piers 30-32 and Seawall Lot 330

The Port of San Francisco issued a request for proposals to rehabilitate and activate Piers 30-32 and Seawall Lot 330, proposals due April 3, 2020

San Francisco, CA - The Port of San Francisco today issued a request for proposals (RFP) for the rehabilitation and activation of Piers 30-32 and Seawall Lot (SWL) 330 along the Embarcadero waterfront in South Beach. The RFP is soliciting proposals for the entire site or individual proposals for either Piers 30-32 or SWL 330. Proposals are due April 3, 2020.

“The Piers 30-32 and Seawall Lot 330 development RFP offers a unique opportunity to activate two undeveloped sites at the front door of a thriving waterfront community,” said Elaine Forbes, Executive Director of the Port of San Francisco. “Developing these sites will close a gap along the Embarcadero, creating new valuable community assets for neighbors and visitors alike. Reviewing proposals for each site will present us with fresh perspectives and new opportunities.”

The Port is seeking a financially feasible, resilient mixed-use development of quality design with publicly accessible space that attracts people to the waterfront and enhances maritime operations and water recreation. The Port worked closely with the community to identify priority values that include social equity and celebration of this extraordinary location and encourages proposals that include such uses as museums, arts & culture, assembly & entertainment, education, food & beverage, excursion & leisure maritime and specialty retail on Piers 30-32, as well as housing, hotel and community-serving retail on SWL 330.

Activation and rehabilitation of Piers 30-32 and SWL 330 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. Investment in these sites now will provide residents and visitors more recreation opportunities and services with greater access to the Bay while ensuring that the piers are resilient to seismic and projected sea level rise. Additionally, the Port recently released an RFP for development at historic Piers 38 and 40 which will further enliven this section of the waterfront.

“Piers 30/32 and Seawall lot 330 are key properties in the central waterfront area, and are loaded with potential,” said Alice Rogers, President of the South Beach | Rincon | Mission Bay Neighborhood Association. “The piers offer a signature development opportunity, one that neighbors feel should be carefully crafted to cultivate the unique assets of its over-the-bay location and complement the historic maritime district in which it resides. With its call for mixed



and diverse uses, the Port has offered a deep toolbox for the creative use of the two sites. And the seawall lot across the Embarcadero—on which neighbors would like to see expedited development—is ideally situated to either augment development on the piers or harmonize with the adjacent South Beach/Rincon mixed use neighborhoods.”

Piers 30-32 were built in 1912 as deep-water ship-berthing facilities that took advantage of their naturally self-scouring location on the Waterfront. They were extended east in 1926, and then spanned by a deck that effectively joined the two Piers in 1950. A fire in 1984 destroyed the Piers’ sheds and historic bulkhead buildings. Piers 30-32 today are only partially used for surface automobile parking because the deteriorating condition of its substructure severely limits which portions of the facility can safely bear heavy loads. However, much of the Piers’ 13 acres are still safe enough to host temporary special events, such as the X Games and the Pro Beach Volleyball Tour, and the eastern edge is still intermittently used as a deep-water berth, including but not limited to berthing for Navy ships during Fleet Week.

Since the late 19th Century, SWL 330 was used as a rail yard for the State Belt Railroad (and later, the San Francisco Belt Railroad), Rail operations ceased in 1993. Since then, SWL 330 was paved and used for surface automobile parking. In 2019, 46,600 sq. ft. (roughly half) of SWL 330 site was leased by the Port to the City for use as the Embarcadero SAFE Navigation Center, a temporary facility designed to offer low-threshold, high-service residential programs and services for adults experiencing homelessness in San Francisco and operated by the Department of Homelessness & Supportive Housing. The initial term of this temporary use is two years, with a possible and conditional extension of two additional years with Port Commission approval.

The Port’s goal is to negotiate a long-term ground lease for Piers 30-32 and SWL 330 (not to exceed 66 years). The offering includes approximately 574,000 square feet (approximately 13 acres) of unenclosed deck atop substructure at Piers 30-32 and 101,500 square feet of unenclosed surface lot at SWL 330.

The selected respondent will be required to secure entitlements, make substantial improvements to the site, and pay rent to the Port. Residential and hotel uses are permitted on SWL 330 only; they are prohibited on Piers 30-32; the Port seeks a variety of other use types to activate the piers. 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 project at Piers 30-32.
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/piers3032> or <http://sfport.com/swl330>.



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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