

Port of San Francisco Embarcadero Historic District Piers Request for Interest

In this Request for Interest (RFI), the Port is seeking responses with public-oriented concepts for sites in the Embarcadero Historic District in two categories: (1) Full building(s) or "Master Tenant" Responses or (2) Less than full building or "Smaller Tenant" Responses.

Respondents in the Master Tenant category have a vision for entire buildings, including one or more structures named in this RFI. Master Tenant respondents have the experience to execute a complex rehabilitation project for an historic structure over water and to operate such a facility under a long-term lease.

Respondents in the Smaller Tenant category are experienced in operating the proposed use and in managing a tenant improvement construction project. Respondents should assume the facility will be in a cold shell condition in their response. Respondents who feel they qualify for both categories (a Master Tenant candidate that also operates a public-oriented use) are invited to respond to all information below.

All answers are non-binding and will help the Port generate a better understanding of the possibilities for the future of the Embarcadero Historic District piers. View the RFI: <http://bit.ly/sfport-piers-rfi>. Learn more: <https://sfport.com/historic-pier-opportunities-partnership>. Email questions to Rebecca Benassini, Port Assistant Deputy Director Waterfront Development Projects, at historicpiers@sfport.com.

Please start by providing your email address and then proceeding to the next section. If at any point, you would like to save your responses and quit the form, click "NEXT" in each section and click "SUBMIT" in the final section. You will be emailed a link to your form. Responses can be edited until Wednesday, October 31, 2018 at 5:00 p.m., PDT. The Port of San Francisco will not consider responses until after the RFI closes.

Email address *

All Respondents

All respondents should provide the following information via this online form. Click "NEXT" at the end of this section.

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1. Indicate whether this response is for the Master or Smaller Tenant Category or both.

Master Tenant

Smaller Tenant

2. Name of responding entity

Fletcher Studio

3. List the names of key personnel, describe their roles, and detail their relevant experience in the space provided.

DAVID FLETCHER, Principal + Owner, RLA, ASLA.

Founding Principal of Fletcher Studio, David Fletcher is a Landscape Architect with 28 years of project experience. He has significant experience in the design and project management of a variety of public space, open space planning, commercial and mixed use projects, green infrastructure, and streetscape projects. This experience has given David the design ability and technical experience to complete the conceptual, schematic and permanent portions of the project scope.

CORY HALLAM, Principal, ASLA.

Cory has over thirteen years of design and project management experience and has been working as a landscape designer in the Bay Area for eleven years. His deep passion for design and the culmination of art, science, technology and the natural and the built environments, along with his experience, allows Cory to design spaces that improve quality of life and inspire engagement with the natural world while creating social interactions in everyday life. Cory's understanding of the construction process and his extensive experience working with allied professionals allows him to be great a member to any team. Cory's recent projects include South Park (720,000 sf Public Park in San Francisco), 30 Otis (Public Plaza, Public Art, Roof Deck & Podiums at the intersection of S Van Ness Ave, 12th St, and Otis St), 510 Townsend (Public Passage & Roof Deck), 1201 Tennessee (Public Passage & Plaza, Bioretention gardens, Streetscape), and Dogpatch/Potrero Public Stairs.

LAUREN EWALD, Senior Associate, RLA, ASLA.

Lauren Ewald is a project manager and landscape architect with six years of experience designing and managing a range of projects including large urban mixed-use districts, city streetscapes, green infrastructure, public parks, high-end resort communities, multi-family housing, and forest cemeteries. She is focused on creating beloved public spaces that are inventive and contextually appropriate. She has unique experience using innovative community engagement tactics to better understand a community's desires. Lauren's recent projects include the 22nd Street Master Plan, Jackson Park Master Plan, Dogpatch Public Realm, and Marshall Square (Public Plaza and Commercial Tenant Amenities).

The Fletcher Studio team would coordinate with the Port and interested parties to guide the design of the Historic Piers into a fully accessible and dynamic space that would demonstrate a unique, one-of-a-kind urban transformation.

4. Describe proposed use(s) of the Port's Historic Piers. Include (a) a description of the use, (b) how the use is public-oriented, (c) types of populations targeted for service, and (d) how it complements and responds to existing nearby uses and conditions in the Embarcadero Historic District.

Fletcher Studio envisions a space that provides a variety of amenities, including: resident artist studio spaces, food and beverage service, play areas for all ages, cafe spaces, planted areas, art installations, public bathrooms, music and performing stages, flexible and fixed seating, with all services fully accessible. We look to the unique revitalization of the Cherry Street Pier in Philadelphia, PA, as well as the ongoing work along Seattle's Waterfront, particularly at Pike Place Market and MarketFront Promenade.

Our goal would be to help create a truly publicly-oriented place that allows the full array of San Francisco residents, Bay Area neighbors, and visitors to enjoy a place emblematic of San Francisco's vibrant arts, culture, music, and design. In this way, we envision a public, flexible pier space that serves market driven functions, and also celebrates San Francisco's various communities and facilitates meaningful civic engagement by creating a space that is unique, enlightening, exciting, and inclusive. In this way, the project embraces the industrial, artistic, and entrepreneurial spirit of the Embarcadero Historic District.

Labor at the waterfront is transitioning away from its traditional industrial purposes, but the revitalized architecture and landscape of the Piers can express historic industrial materials and configurations through design. Simultaneously, the Piers can engage with labor in a contemporary fashion by inclusively recognizing the diverse array of labor that makes up a significant portion of contemporary San Francisco. Inviting local artisans, craftspeople, performers, designers, musicians, and community agencies to work and engage with the public in the historic piers can demonstrate a commitment to collective uplift and representation. Such an approach would allow the Port to facilitate civic engagement between visitors, residents, businesses, and artists - creating a precedent setting opportunity for public space along urban waterfronts. We feel this sort of approach achieves 3 key goals: allows opportunities for market based revenue, affords a variety of people and agencies an opportunity to interface with the public, and to collectively create a unique environment that connects both the Pier's legacy and the city's future.

5. Provide a summary of your experience related to the operation described in (4).

Fletcher Studio has consistently worked to collaborate with civic agencies, non-profits, community groups, and fellow designers, artists, and scientists, whenever the opportunity presents itself. We bring a large network of talented community partners, political allies, and organizers that we believe could help us work with the Port to create a truly public minded space that creates a one-of-a-kind experience in the Bay Area.

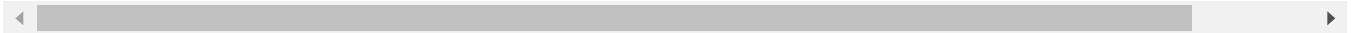
Our current projects at Jackson Park, Phase-0 Pier 70, and our work on South Park has helped build our experience with large scale organizing, permitting, and design collaboration with multiple partners.

6. Provide information about your preferred location. Information on the sites included the RFI can be found at <http://bit.ly/sfport-piers-rfi-facilities> and <https://sfport.com/historic-pier-opportunities-partnership>.

In questions 6. a. - 6. d. describe the site(s) of interest.

6. a. Rank your preferred pier facility location(s) with 1 as your first choice.

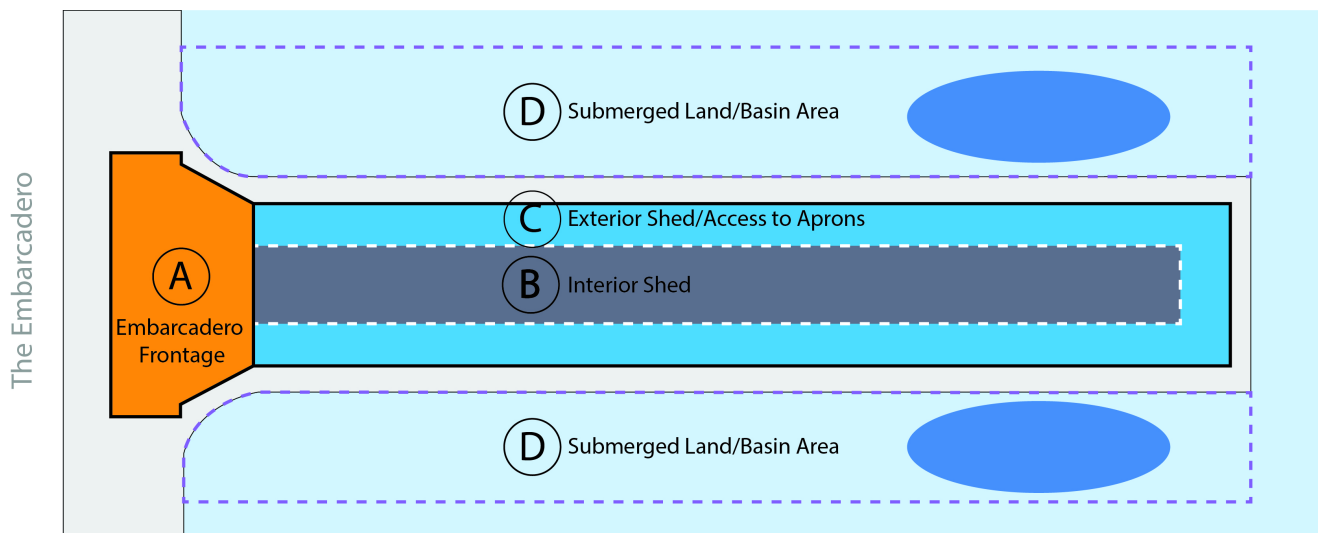
	1	2	3	4	5	6	7	8	9	10	11
Pier 35	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 33	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 31	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 29½ & 29	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 23	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 19½ & 19	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agriculture Building	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 26	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 28	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 38	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 40	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pier 48	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



6. b. Using the image below, select your preferred area(s) of the pier facility. If the Agriculture Building is your preferred location, proceed to 6. c.

- A. Embarcadero Frontage: Access to The Embarcadero and associated foot, bicycle, and automobile traffic; lots of natural light; architecturally beautiful exterior; often two stories.
- B. Interior Shed: Spacious, open area that can be outfitted to suit your needs; minimal natural light; high ceilings; single story.
- C. Exterior Shed/Access to Aprons: Beautiful, open water views; immediate bay access; immediate truck delivery access.
- C. & D. Exterior Shed/Access to Aprons and Submerged Land/Basin Area
- A.-D. Master Tenant Whole Pier
- Other:

Layout of Pier Facility



6. c. Describe the areas and the portions of the site(s) you propose to occupy.

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6. d. Check all aspects of your preferred site(s) that influence your pier selection

- Location on The Embarcadero
- Proximity to pedestrian traffic
- Proximity to the Ferry Building
- Proximity to AT&T Park
- Proximity to the Cruise Terminal
- Proximity to tourist attractions
- Access to public transportation - MUNI
- Access to public transportation - BART
- Access to public transportation - Ferry
- Facility width
- Facility height
- Facility ingress/egress
- Facility apron access
- Facility square footage
- Facility architecture
- Berthing space
- Access to water

Other:

We would develop a holistic vision in alignment with our design intent in any possible location.

Master Tenant Respondents

Respondents in the Master Tenant category of responses provide the following information via this online form. All answers are non-binding. Click "NEXT" at the end of this section.

Smaller Tenant Respondents should skip this section by clicking "NEXT" below.

View the RFI: <http://bit.ly/sfport-piers-rfi>. Learn more: <https://sfport.com/historic-pier-opportunities-partnership>. Email questions to Rebecca Benassini, Port Assistant Deputy Director Waterfront Development Projects, at historicpiers@sfport.com.

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7. Describe in paragraph form the operational concept including public-oriented use mix, such as: Where in the facility would different uses be located? Approximately how much space would be dedicated to different use-types (e.g., publicly-oriented uses, higher-revenue generating uses)? How would the public experience the facility, including public access to the building perimeter, views of and access to the Bay, maximizing access to and enjoyment of the historic elements of the building interiors, and minimizing the private feel of non-public uses?

We would work the Port and potential partners to identify a viable space and would select and locate programmatic items as appropriate. Our vision would seek to maximize public access to as much pier space as possible, including interior and exterior environments. Our goal would be to provide a walkable fully accessible circulation so that amenities, services, rentable space,

In our vision, public open spaces and corridors would serve as the overall framework and connective infrastructure on each Pier. Each private unit would interface with public open space, thus inviting the public to engage with private operations, for example - an rentable artist studio would be lockable but could also open out in a public court for specific events or to simply foster engagement. In this way, an artist's studio, or series of artists studios, would allow them a space to work but help create a public marketplace for their work.

8. Describe in paragraph form the physical improvements concepts. Please keep in mind that enhancements and alterations to the structures must be consistent with Secretary of the Interior Standards for Historic Rehabilitation.

We would seek to maintain the historic integrity of the pier space as much as possible and would develop a framework for programmatic definition that would allow occupants the ability to temporarily configure the space for the duration of their tenancy. As can be seen in Philadelphia's Cherry Street Pier, the historic structure is maintained and programmatic insertions create a durable, but non-permanent installation in the space.

9. Describe in paragraph form how you would access sufficient capital to complete an undertaking like the rehabilitation of a full pier structure or structures.

We would coordinate with the City of San Francisco and Port of San Francisco along with our collaborators in the private sector, city community groups, and Bay Area organizations to generate funding to rehabilitate a pier, or portion of a pier to sufficient standards to allow universal accessibility and the programmatic functions indicated in previous sections.

Smaller Tenant Respondents

Respondents in the Smaller Tenant category of response provide the following information via this online form. All answers are non-binding. Click "NEXT" at the end of this section.

Master Tenant Respondents should skip this section by clicking "NEXT" below.

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7. Provide a range of rental rates in dollars per leasable square foot per month for a triple net lease that the proposed operation can pay.

n/a

8. a. Would you be willing to make capital improvements to your preferred pier facility that would last beyond your lease term?

Depends on the deal

No

Other: n/a

8. b. Provide an approximate amount of tenant improvement funding you can advance to prepare space for your operation.

n/a

9. Provide a range of number of years of lease term you would anticipate requiring to amortize the tenant improvement investment in (8).

n/a

Additional Information

Both Master and Smaller Tenant Respondents, click "SUBMIT" below to complete the Port of San Francisco Embarcadero Historic District Piers Request for Interest. If you have any additional information you would like to submit with your RFI response, please email these items to historicpiers@sfport.com with "Historic Piers Additional RFI Information" in the subject line.

You will be emailed a link to your form and you will be able to make changes to your responses until the RFI closes on Wednesday, October 31, 2018 at 5:00 p.m., PDT. The Port of San Francisco will not consider responses until after the RFI closes.

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