

San Francisco Historic Piers Request for Interest

# PIERS 38-40



PACIFIC  
WATERFRONT  
PARTNERS, LLC

PORTMAN HOLDINGS



## Introduction

Pacific Waterfront Partners, LLC (PWP) has twice submitted proposals to the Port for the redevelopment of Pier 38, with the most recent submittal in 2013. We are pleased to respond to the Port's RFI and consider this an excellent opportunity to not only update our previous proposal, but to **expand the scope to include Pier 40**, where the synergies of the two sites

will enable an important urban space that will connect the local neighborhood to the Bay using the maritime activity and connection to the water to create a truly special area.





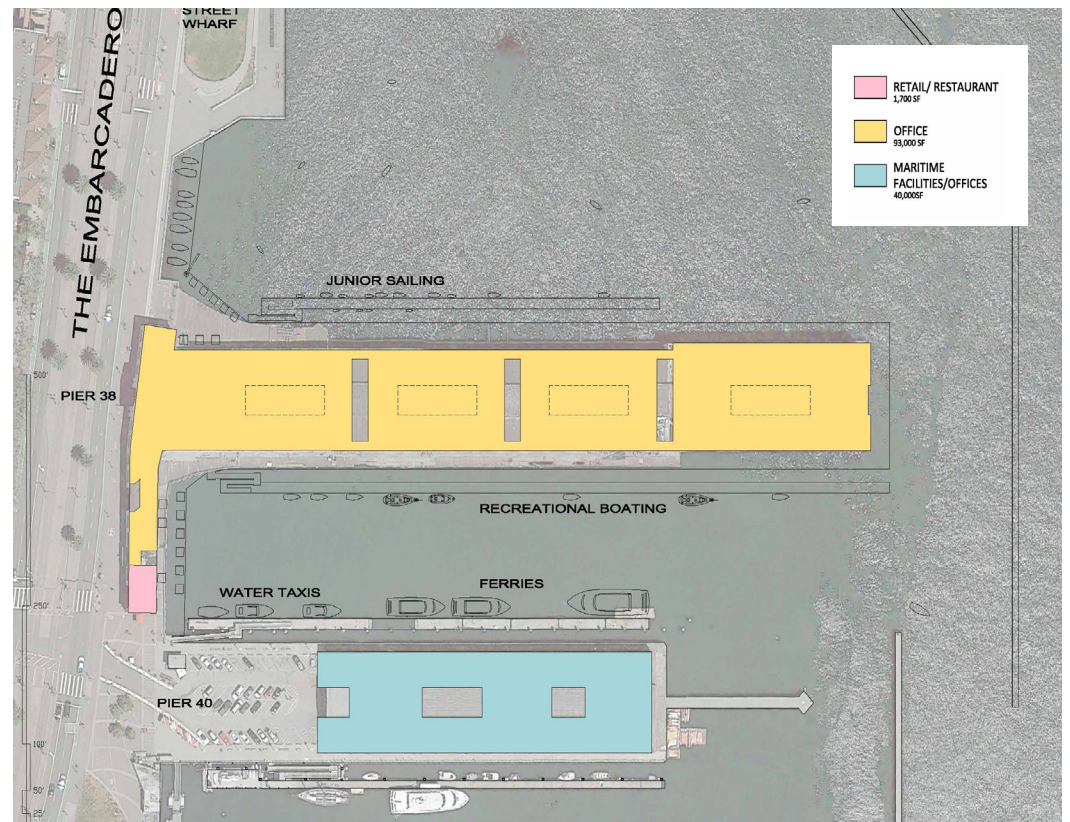
- |  |                                |   |                                |   |                      |
|--|--------------------------------|---|--------------------------------|---|----------------------|
|  | RETAIL/<br>RESTAURANT          |  | OFFICE                         |  | PUBLIC<br>FACILITY   |
|  | POP-UP DINING/<br>NIGHT MARKET |  | MARITIME<br>FACILITIES/OFFICES |  | PUBLIC<br>OPEN SPACE |



# Major Maritime Changes

We propose to modify our prior vision in the following ways:

- Expand the scope to **combine Pier 38 with Pier 40 to improve overall planning and create more recreational and commercial boating facilities with more efficient management.**
- Repair and replace ferry and water taxi landings on the North side of Pier 40, leaving space inboard on the south side of the float for kayakers and small boats.
- Add free public berthing for boats under 40 feet and additional water taxi landings on the south apron of Pier 38.
- Add junior sailing facilities on the north apron of Pier 38, extending to a Junior sailing float between the Pier 38 apron and the Brannan Street Wharf park and provide a free boat hoist to launch small boats.
- **Extend the Pier 40 seawall to protect Pier 38 and the Junior sailing and berthing facilities on the North side.**





# Changes to Restaurant Programming

- Change the programming of the restaurants proposed in our prior submittal to more casual and more affordable operations.
- Apply what we have learned from the development and management of Piers 1 ½, 3 and 5 to include the infrastructure for restaurants in to the base building to lower the capital cost and thereby the effective rents for the operators.
- Include “pop-up” restaurants, Asian Style food courts and night markets to **provide the public more affordable ways of enjoying the Waterfront.**



Pop-up restaurants provides for more casual and more affordable operations.

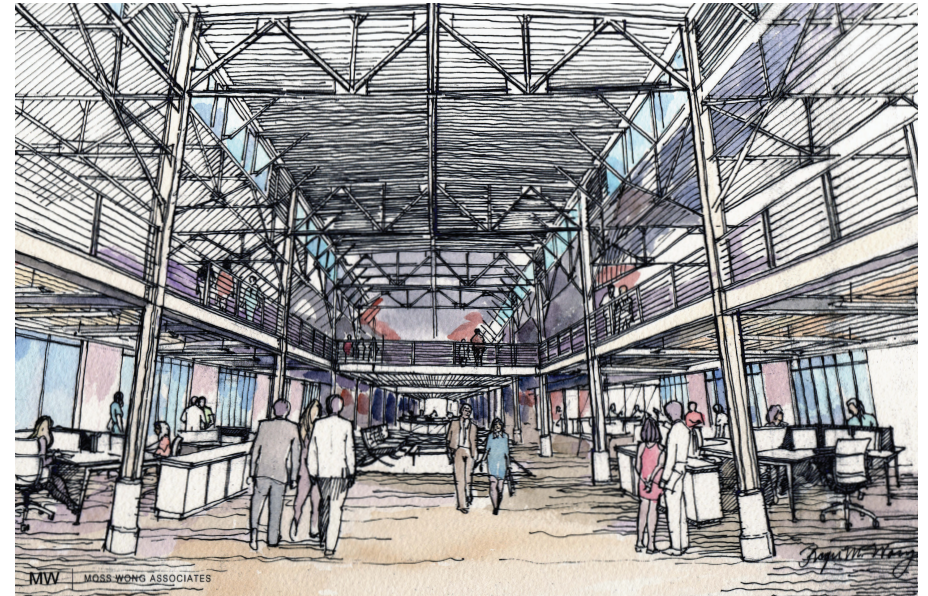
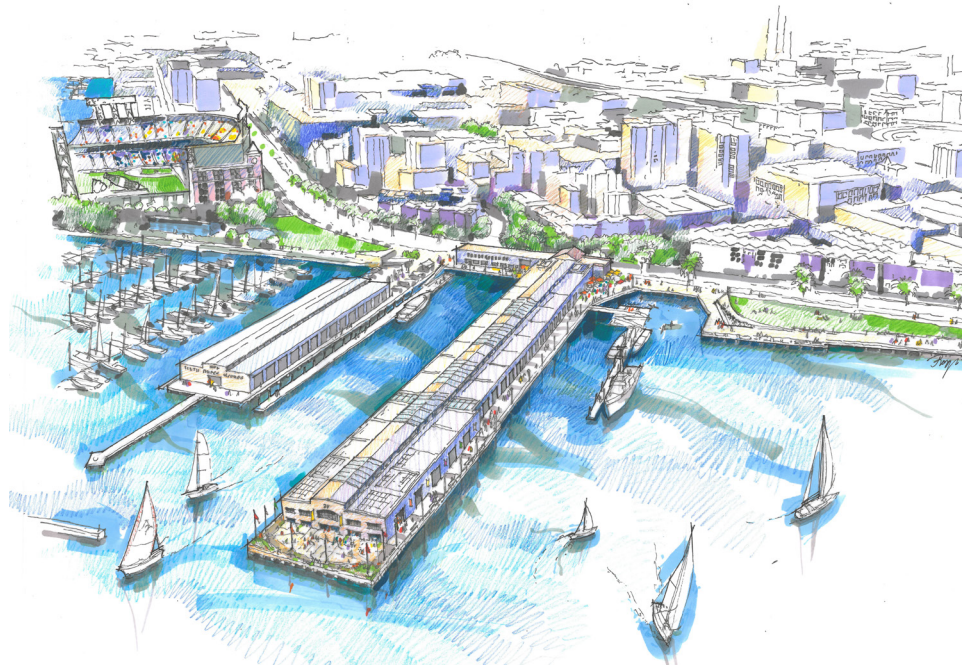


Asian Style food courts and night markets provide the public with affordable ways to enjoy the Waterfront.



# Innovations in Sustainability

- **Eliminate parking** except for the verge of Pier 40 where only short-term loading and unloading would be permitted for marina visitors.
- Re-examine **using Bay water cooling** in place of cooling towers.
- Include **extensive solar paneling** on the roofs of both sheds and feed in to electric grid.
- Provide power docks for **recharging electric water taxis**.







**The synergies of Pier 38 and Pier 40 sites will activate an important urban space, connecting the local neighborhood to the Bay. With increased recreation and restaurant offerings and stellar views, it will be a truly special place.**



# Team

## DEVELOPMENT TEAM

Lead Development will be a partnership of:

- **Pacific Waterfront Partners, LLC** (PWP)
- **Portman Holdings** (PH)

Development, Project Management and Operations consultants:

- **Tideline**, Water Taxi Center operations
- **Cornerstone Concilium**, Construction and Project Management

## ARCHITECTS & ENGINEERS

- **Moss Wong**, Design Consultant
- **Page & Turnbull**, Historic Preservation Architect
- **Rutherford + Chekene**, Structural Engineer
- **Moffatt & Nichol**, Maritime Engineer
- **Meyers + Engineers**, Mechanical and Electrical Engineer

## ATTORNEYS

- Ruben, Junius & Rose, Land Use
- Remy Moose Manley, CEQA
- Farella Braun + Martel, Historic Tax Credits
- CohnReznick, Historic Tax Credit Auditors

## FINANCIAL PARTNERS

PWP has partnered with, managed for, and/or arranged financing with:

- California State Teachers' Retirement System, (CalSTRS)
- Invesco
- US Bank
- Bank of America
- First Republic Bank

Portman Holdings' recent financial partners include, amongst others:

- AIG Global Real Estate
- Canyon Capital Advisors
- J.P. Morgan
- PCCP
- PNC Bank
- Regions Bank
- SunTrust Bank



PORTMAN HOLDINGS



PAGE & TURNBULL



MEYERS+  
ENGINEERS

