PORT OF SAN FRANCISCO
REQUEST FOR INTEREST IN PUBLIC-ORIENTED SPACES

Elaine Forbes, Executive Director
Diane Oshima, Michael Martin, and Rebecca Benassini
14 pier facilities need major capital or seismic upgrades

Request for Interest Locations:
- Pier 35 (maintaining secondary cruise ship berth operations)
- Pier 33 (portions of bulkhead and shed)
- Pier 31 (portions of bulkhead and shed)
- Pier 29 & 29 1/2
- Pier 23
- Pier 19 & 19 1/2
- Agriculture Building
- Pier 26
- Pier 28
- Pier 38
- Pier 40 (maintaining water recreation uses)
- Pier 48 (in connection with Mission Rock Project)
**Goal:** To explore reopening additional Embarcadero Historic District Pier structures & meet public trust objectives

**Public Trust Objectives**
- Historic preservation
- Seismic/life safety
- Maritime operations
- Public access
- Resources for Port capital improvements
- Public-oriented uses

**Financially Feasible Projects with**
- Seismic upgrades
- Historic rehabilitation
- Trust and public-oriented uses
- Revenue generating uses

**The RFI Process:**
- To be issued on July 2018
- Invite statements of interest from:
  - Public-oriented uses (e.g. arts, entertainment recreation, cultural/museums, makers, education entities)
  - Large operators & developers who can finance full pier rehabilitation projects
  - Small operators seeking smaller tenancies
- RFI to test market interest
- RFI responses will inform Port Commission on possible future RFPs for pier rehabilitation development solicitations
WATERFRONT LAND USE PLAN UPDATE
&
PUBLIC TRUST OBJECTIVES
Waterfront Plan Working Group recommendations, endorsed by Port Commission, include:

- Embarcadero Historic District rehabilitation, to open more piers for a wider variety of public-oriented activities.
- Public trust objectives and financial strategies to support economically feasible pier leases and projects.
PUBLIC TRUST OBJECTIVES

• Visitor, public-oriented and maritime uses inside the pier
• Historic preservation
• Pier repairs & seismic upgrade
• Public access & maritime berthing outside the pier
• Revenue uses and lease terms to support financial feasibility & amortize pier investment
• Harbor Fund revenues to Port to finance other waterfront capital improvements
• Waterfront Plan Update is resetting the framework and criteria for a successful publicly-owned waterfront

• Partnerships are needed to achieve Embarcadero Historic District public trust objectives
WHY PARTNERSHIPS?

- Limited Port Capital Resources
- High Pier Capital Needs
WHY PARTNERSHIPS?

An efficient delivery method to meet costly safety upgrades needed for a public-oriented project.

Waterfront Plan Land Use Subcommittee
Analysis of Rehabilitation Options for Embarcadero Historic District Piers – March 22, 2017
WHY PARTNERSHIPS?

Port track record for opening sites to the public through successful public-private partnerships
RFI RESPONSES AND FEEDBACK
52 RESPONSES RECEIVED BY OCT 31

Respondent by Tenant Type

- Master, 20, 38%
- Smaller, 18, 35%
- Master or Smaller, 9, 17%
- Partner, 5, 10%
RESPONSES BY CATEGORY

1. Education, Training, Incubator, Innovation: 9
2. Live Performance, Entertainment, Attractions: 8
3. Food and Beverage: 7
4. Museum and Cultural Exhibition: 7
5. Waterfront-wide concept & partnerships: 7
6. Active Recreation: 5
7. Art, Makers, and Assoc. Retail: 4
8. Maritime excursion, charter, and transportation: 3
9. Mixed use: 2
FEEDBACK SURVEY

Survey available tonight.

Responses are online:

Survey is online:

Port of San Francisco Embarcadero Historic District Facilities Request for Interest: Response Feedback

From August 1 to October 31, 2018, the Port of San Francisco solicited public-oriented concepts for historic facilities in the Embarcadero Historic District. This Request for Interest (RFI) sought responses from small businesses and master tenants for 13 historic piers and the Agriculture Building in need of rehabilitation.

The overall goal of the RFI and potential future Request for Proposals (RFP) is to maximize Public Trust Objectives (http://bit.ly/public-trust-objectives) for the Embarcadero Historic Piers as much as possible, including:

- Historic Preservation
- Seismic/Life Safety Improvements and other Capital Repairs
- Interior uses serving the public
- Revenue generation

The Port received 52 diversified reuse ideas to the RFI. Before delving deeply into whether or how the concepts may be physically or financially feasible or how they may be permitted, the Port needs to hear from the public. You may view the responses on the RFI Response webpage http://bit.ly/piers-rfi-responses. Provide feedback on the RFI concepts through this online form...
RFI PROCESS UPDATE

Tonight
- RFI Responses Open House

Dec 11, 2018
- Port Commission RFI Responses Informational Report

Feb 2019
- Port Commission RFP Strategy Informational Report

Mar/April 2019
- Action item at Port Commission, RFP(s) authorization
• 9 stations
  – Response titles, excerpts from response, & entire response
  – May provide written comments
  – Surveys available at each station
THANK YOU!

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