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

Michael Martin, Deputy Director Real Estate & Development
Rebecca Benassini, Assistant Deputy Director, Development
MEETING OVERVIEW

• RFI objective
• RFI background
  – About the Port
  – Public Trust
  – Embarcadero Historic District
  – Public Private Partnerships
  – Waterfront Land Use Plan Update
• RFI facilities
• Responding to the RFI
• Q&A
The Port’s objective is to find implementable public-oriented concepts that can help support the historic rehabilitation of these unique piers and public buildings.

The RFI welcomes responses from tenants and developers who have a great idea that they would like to see brought to life.
WHAT ARE PUBLIC–ORIENTED CONCEPTS?

public oriented =
Invites the public in.

- *Examples are*: arts and culture, recreational enterprises, assembly and entertainment, education, maritime (excursion and leisure), museums, specialty retail/food and beverage
  - These examples are not exhaustive
    - Port welcomes novel ideas for the public to access the piers.
ABOUT THE PORT

• Public Enterprise
• Burton Act and public trust
• 800+ acres, 500+ tenants, and 20M sq.ft. managed
**PUBLIC TRUST OBJECTIVES**

**Draft Trust Matrix**

<table>
<thead>
<tr>
<th>Trust Criteria</th>
<th>Scale</th>
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<tbody>
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<td>Historic preservation</td>
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<td>Harbor Fund revenues</td>
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<td>Revenue uses and lease terms to support financial feasibility &amp; amortize investment</td>
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Each project’s achievement of trust objectives will vary.
### PUBLIC TRUST OBJECTIVES

#### Illustrative ‘trust’ achievement

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EMBARCADERO HISTORIC DISTRICT

SAN FRANCISCO WATERFRONT AND EMBARCADERO HISTORIC DISTRICT

- 24+ mil YEARLY VISITORS
- $1.6B in public/private INVESTMENT
- 63+ acres of waterfront OPEN SPACE
- 300,000+ CRUISE PASSENGERS annually
- 25,000 attend Saturday FARMERS MARKET
- 1mil sq. ft COMPLETED new development
- 6.5mil sq. ft PLANNED new development
- 5+ mil FERRY RIDERS each year
WHY PARTNERSHIPS?

Port’s capital needs outstrip its capital budget.

10-yr Capital Need: $3.3 B

.vs. 10-yr Capital Resources
WHY PARTNERSHIPS?

Track record of successful public private partnerships.
• Update began in 2015
• Policy recommendations endorsed by Port Commission 8/14/18
  ➢ Strong desire for more and different public-oriented uses
  ➢ Rehabilitating Port historic buildings for public use is a public trust purpose
RFI PROCESS

RFI OPEN
Respondents review materials, attend presentations, submit questions, and submit responses.
DUE OCT. 31, 2018
Q3 2018

RFI RESPONSES PRESENTED PUBLICLY
Port presents summary of responses to Port Commission and Stakeholders to hear input.
Q4 2018

ISSUE RFP (AT PORT’S OPTION)
Port may prepare one or more subsequent RFPs based upon responses to RFI
Q1 2019

NEGOTIATION AND APPROVALS
Port and selected partner negotiate and take project through approvals

ULTIMATE OUTCOME
• Fully rehabilitated piers
• Financially feasible projects
• Including great public-oriented uses

VARIES
NORTHERN WATERFRONT

Pier 35

170,000 sq. ft. of floor area

- Adjacent to San Francisco’s top tourist attraction, PIER 39
- Open water views to north and east
- Primary pedestrian route to Fisherman’s Wharf
- 1-minute walk to E and F-line stop
- Accommodate existing uses or have a long-term implementation horizon

Pier 33

96,500 sq. ft. of floor area

- Alcatraz Welcome Center with 1M visitors per year
- $35M private investment committed to Alcatraz embarkation
- Along primary pedestrian route to Fisherman’s Wharf
- 5-minute walk to E and F-line stop
- Future use may not affect Alcatraz embarkation space

Pier 31

89,000 sq. ft. of floor area

- Alcatraz Landing Café with 1M visitors per year
- $35M private investment committed to Alcatraz embarkation
- Along primary pedestrian route to Fisherman’s Wharf
- 5-minute walk to E and F-line stop
- Future use may not affect Alcatraz embarkation
# Northern Waterfront

## Pier 29 & 29 ½

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>124,000 sq. ft. of floor area</td>
<td>22,500 sq. ft. open-air tip</td>
</tr>
<tr>
<td>Heavy foot traffic between Fisherman’s Wharf and Ferry Building</td>
<td>Recent repairs to façade and utilities</td>
</tr>
<tr>
<td>300,000+ cruise passengers travel through area yearly</td>
<td>Ground access along 800-ft. south face</td>
</tr>
</tbody>
</table>

## Pier 19, 19 ½ & 23

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<tr>
<td>308,000 sq. ft. of floor area</td>
<td>Recent upgrades to roof and utilities</td>
</tr>
<tr>
<td>Next door to Exploratorium</td>
<td>Heavy foot traffic between Fisherman’s Wharf and Ferry Building</td>
</tr>
<tr>
<td>5-minute walk to E and F-line stop</td>
<td>Largest facility in the RFI</td>
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## CENTRAL WATERFRONT

### Agricultural Building

- **33,000 sq. ft. of floor area**
- Potential expansion to +55,000 sq. ft. floor area
- Convenient transit access in all directions
- Ferry Building is neighbor to north
- Downtown Ferry Terminal neighbor — expansion, 2019
- Matchless location for many concepts

### Pier 26

- **152,000 sq. ft. of floor area**
- Mission Revival Front
- 5-minute walk to Salesforce Transit Center
- 2-minute walk to KT and N Muni Metro Rail
- 5-minute walk to Rincon Park & Brannan Street Wharf
- Along key pedestrian route to AT&T Ballpark

### Pier 28

- **100,000 sq. ft. of floor area**
- Mission Revival Front
- 10-minute walk to Salesforce Transit Center
- 5-minute walk to KT and N Muni Metro Rail
- 5-minute walk to Rincon Park & Brannan Street Wharf
- Along key pedestrian route to AT&T Ballpark
CENTRAL WATERFRONT

Pier 38

- 153,000 sq. ft. of floor area
- Potential pairing with Pier 40 response
- Unobstructed views along 880 ft. length to north and 120 ft. east
- 15-minute walk to Salesforce Transit Center and Caltrain Station
- 5-minute walk to KT and N Muni Metro Rail
- 5-minute walk to AT&T Ballpark

Pier 40

- 88,000 sq. ft. of floor area
- Potential pairing with Pier 38 response
- Potential pairing with South Beach Marina
- 15-minute walk to Salesforce Transit Center and Caltrain Station
- 3-Minute walk to AT&T Ballpark and KT Muni Metro Rail
- Continuation of water recreation space

Pier 48

- 212,000 sq. ft. of floor area
- Unobstructed views of AT&T Ballpark
- $1B+ to be invested in Mission Rock Project
- New neighborhood in heart of Central Waterfront
- Adjacent to growing Mission Bay
- Partner with Mission Rock development entity as Master Tenant
HOW DO I RESPOND?

Via online application

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 waterfrontpartnerships@sfpport.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 21, 2018 at 5:00 p.m., PDT. The Port of San Francisco will not consider responses until after the RFI closes.

* Required

Email address *

Your email

Next
HOW DO I RESPOND?

Start form, stop at any point, and return (link to your form will be emailed to you).

Opportunity to email additional information in pdf, if desired.
HOW DO I LEARN MORE?

• Review the RFI website

• **Sign-up** for the Embarcadero Historic District Piers RFI mailing list.

• Attend the RFI Open House in early October.

• Check RFI Q&A, updated as questions come in.
THANK YOU!

CONTACT:

historicpiers@sfport.com

REBECCA BENASSINI
(415) 274-0548