

# Pier 70 -- 20<sup>th</sup> St. Historic Buildings



Presentation to SPUR  
Brown Bag Lunch Talks  
February 2, 2011

***Request for Interest:  
Rehabilitation Opportunity***

Six Historic Buildings  
At Pier 70

Port of San Francisco



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&  
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Project Manager, RFI



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# Part 1: Overview and Context

## Kathleen Diohep



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# Pier 70 View to West & North







## PIER 70

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# PREFERRED MASTER PLAN



PORT OF SAN FRANCISCO  
APRIL 2010

# Preferred Master Plan



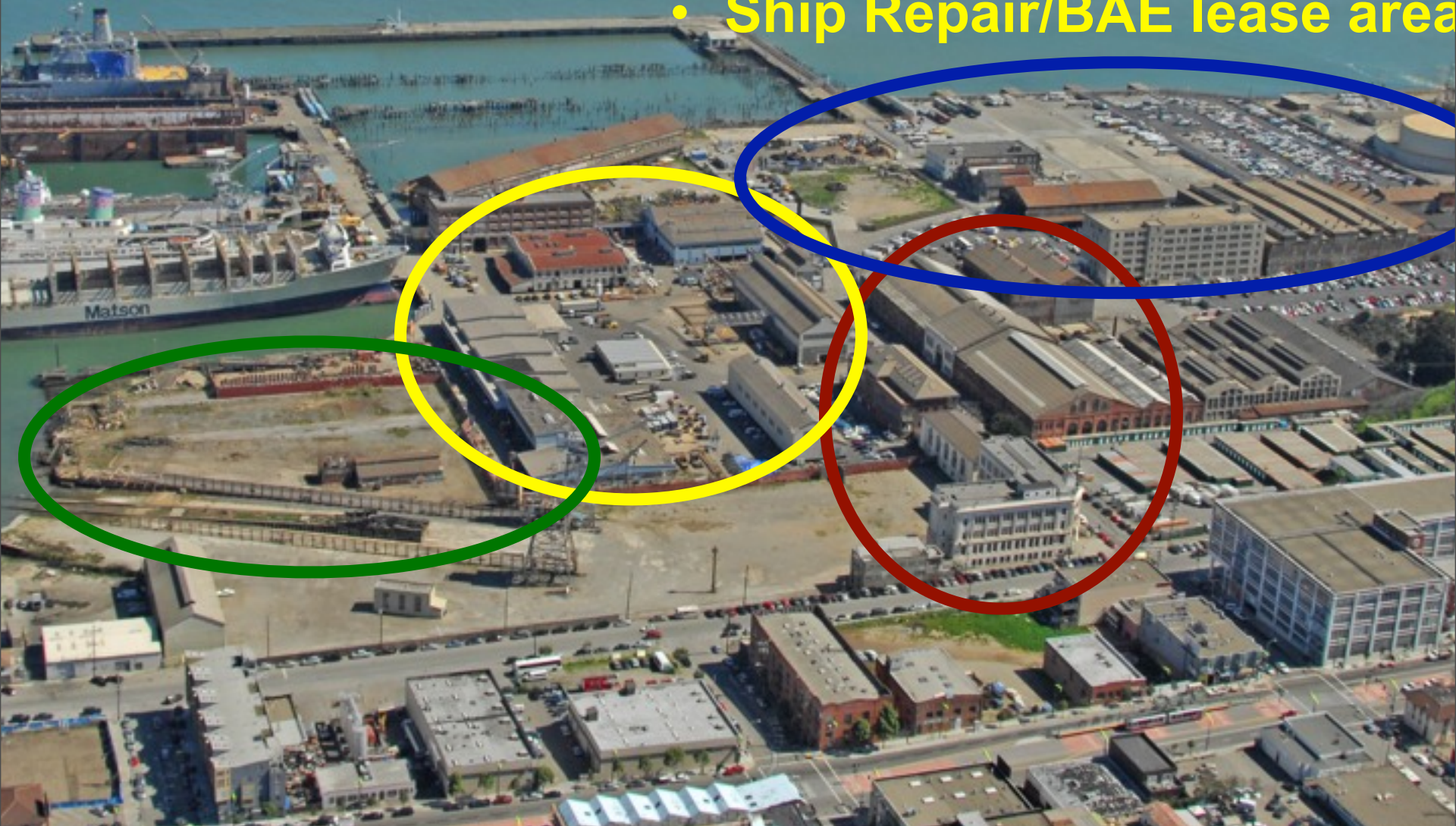
# Multi-Pronged Implementation

- New Public Finance Tools
- 20<sup>th</sup> Street Historic Buildings
  - Temporary Shoring/Repairs
  - Seek Users/Developers
- Waterfront Site – Jobs/Tax Generator
- Crane Cove Park
- Continued Search for Public Funds





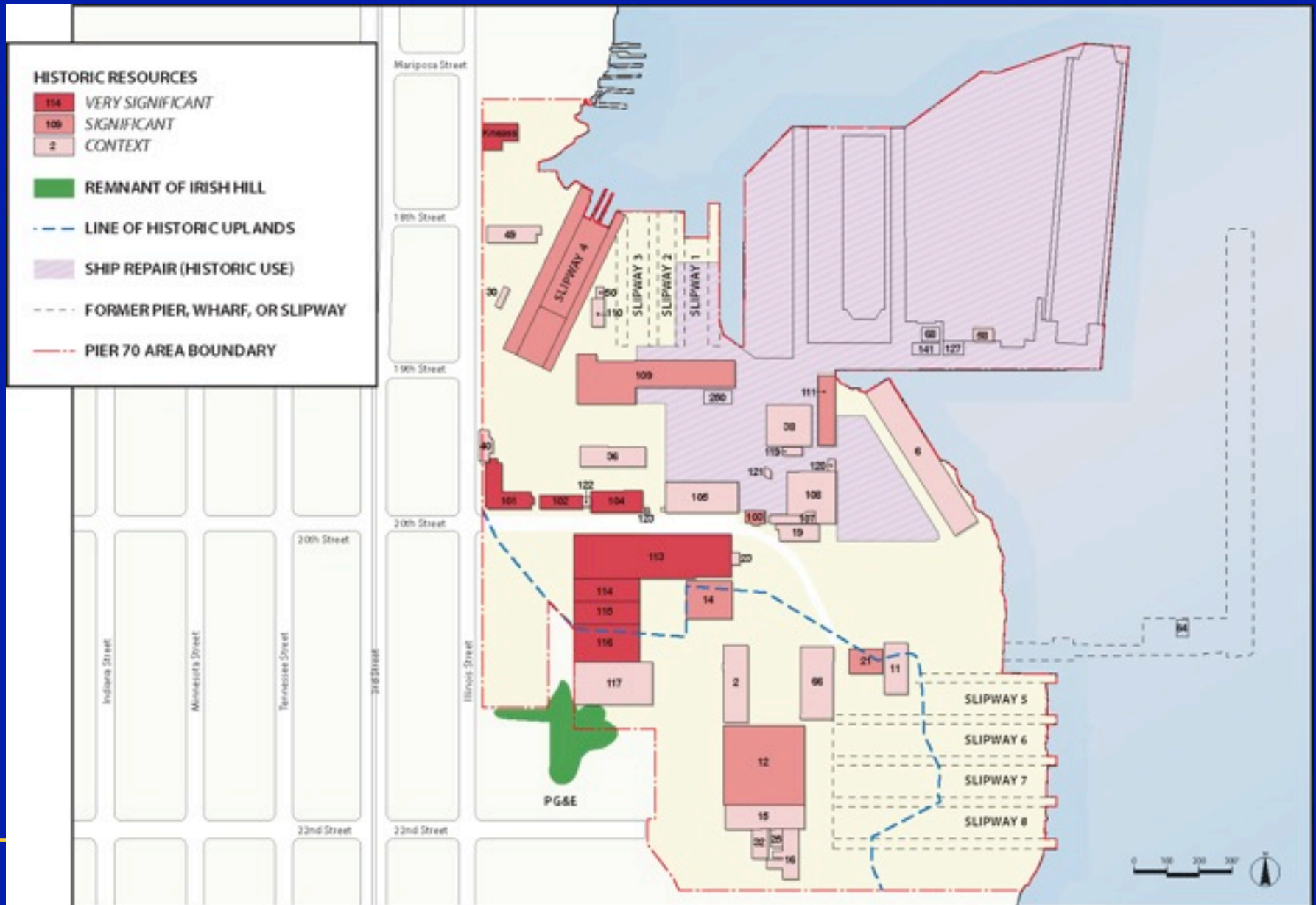
- **Crane Cove Park**
- **20<sup>th</sup> St Historic Buildings**
- **Waterfront Site**
- **Ship Repair/BAE lease area**







# Historic Buildings Priorities



# Request for INTEREST

- Not traditional RFP
- Looking for exciting concepts
- RFP process to follow
- Refine rehabilitation program, costs, financing plan



# Part 2: The RFI

## Lynda Weisberg Swanson



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# Pier 70 View to East w/ Historic Core

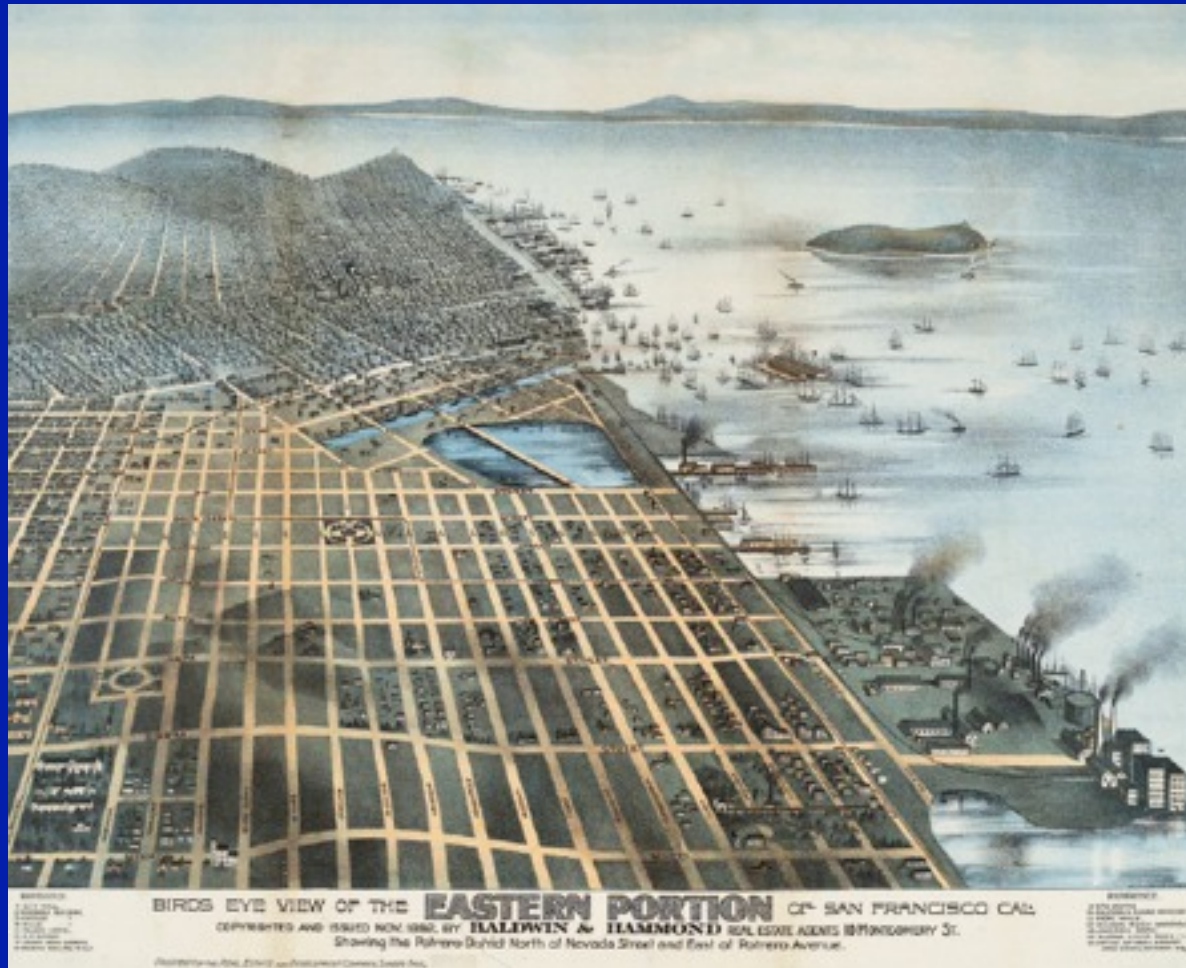


# Part 2: The RFI – Rehabilitation Opportunity

- Brief history of Pier 70
- Buildings offered
- What Pier 70 can be



# Brief 126 Year History of Pier 70 (1892 map)



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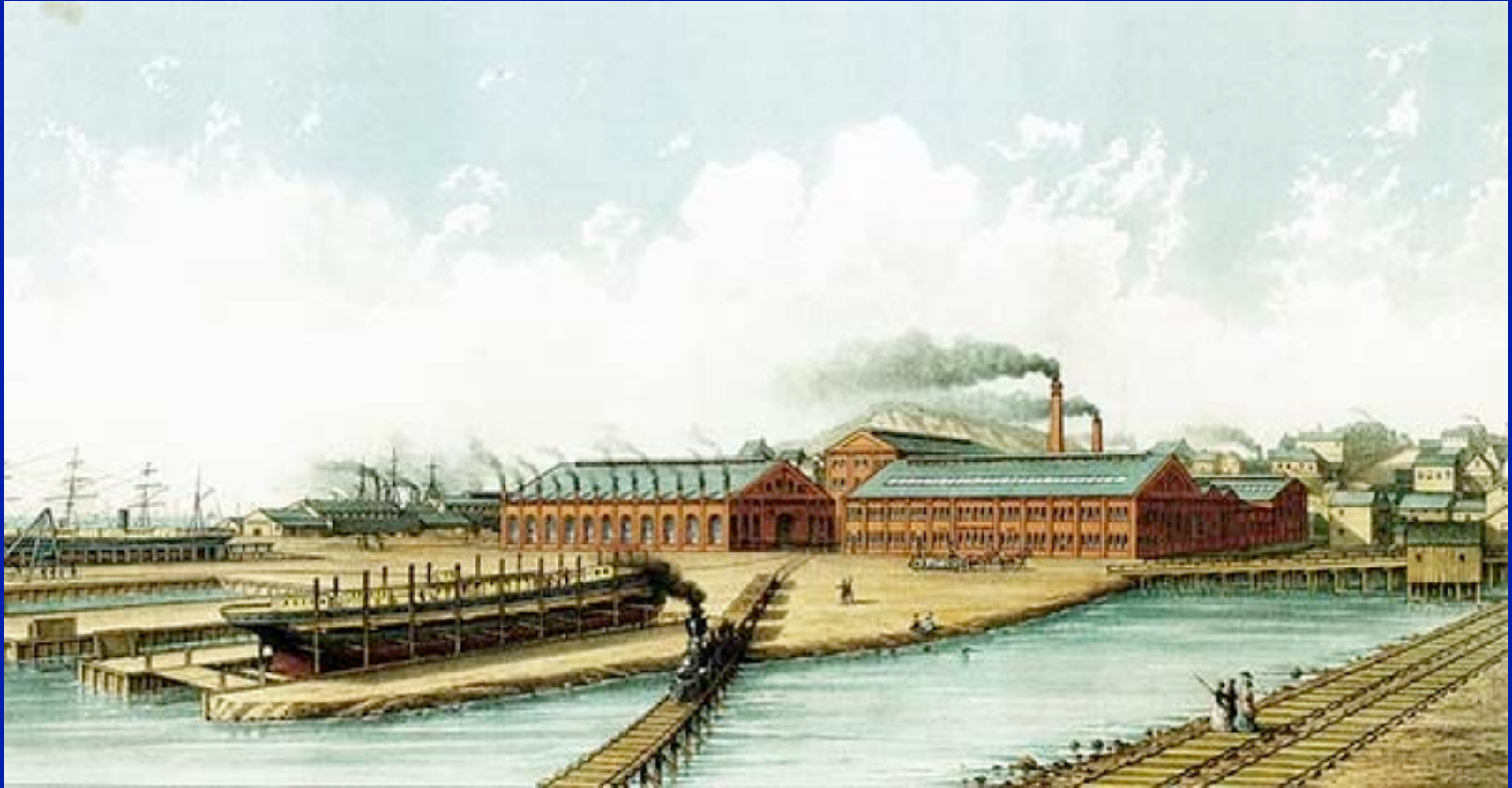


# Pier 70

- One of only two..with Newport News, VA..  
Historic maritime-industrial sites still intact
- Now the longest continually-operating  
shipyard in the nation



# Union Iron Works 1885-1905





# UIW

- Began Western industrialization via mining
- Largest steel-hull shipyard of its time
- Imported skilled European workers
- Built large number of historic ships
- Sold to Bethlehem Steel in 1905





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# 1885: First steel-hulled ship SS Arago



# 1898 Ferry Berkeley at Ferry Bldg





# RFI Buildings from this Period

- 1885-1886: UIW Machine Shop
- 1896: UIW Office Building



# 1885-86 UIW Machine Shop



# 1896 UIW Office Bldg



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# Bethlehem Steel 1906-1918



# 1906-1918

- SF Earthquake brought changes to area
- WW I – huge contracts with US Navy
- Cruisers, destroyers, submarines  
Pioneering industrial technology
- 66 submarine destroyers built at SF Yard





# 1906 Boy Apprentices



# 1918 Irish Hill cottages



# RFI Buildings from this Period

- 1912: Bethlehem Steel Power House
- 1917: Bethlehem Steel Administration Bldg
- 1916-17: UIW Foundry and Warehouse
- 



# 1912 Beth. St. Power Hse #1



# 1917: Beth. Steel Adm Bldg



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# 1916-17 UIW Fdry & Whse (Ctyd with Heavy Whse)



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# Pier 70: 1919-1945

- 1936 SF Shipyard modernized; renamed “Potrero Yard”
- 1940 Bethlehem Steel largest shipbuilder in US at full capacity; 74 built WW II
- 2500 ships repaired in 3+ years
- Ships built at Yard and lost at Pearl Harbor include the USSs *California, Maryland, Nevada, Pennsylvania*





# RFI Buildings from this Period

- 1941: WWII Heavy Warehouse



# 1941: WW I Heavy Whse



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# 1946 - Current

- Post-war: non-maritime equipment manufacturing
- Bethlehem Steel out of business
- Cruise and military ship repair remain
- Temporary uses on rest of site



# 1965 Last Ship Built at Pier 70 SS Bradley



# 1960s BART Tube Last Major Commercial Project at Pier 70



# Buildings Offered



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# *Request For Interest: Rehabilitation Opportunity*

- On 20<sup>th</sup>/ Illinois - Front door to new Waterfront Site of 2.5 million gsf....
- Six historic bldgs spanning 1885-1941
- Critical to National Historic District
- Exceptional for architecture, views, scale
- Will enjoy a new Crane Cove Park





# UIW Machine Shop 1885-86





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Monday, February 7, 2011



# Machine Shop

- Importance: Very Significant Bldg
- *State of Repair:* Red-tagged as Unreinforced Mas. Bldg
- *Port undertaking partial seismic stabilization in 2011*
- Size: 100,000 sq ft \*\*\*
- Est. Rehab: \$50 M. (\$501/sf total)
- Reuse: Public orientation or access





# UIW Office Bldg 1896



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# UIW Office Bldg 1896

- Importance: Very Significant
- *State of Repair:* Red-tagged as  
*Unreinforced Masonry*  
*Bldg*
- Size: 38,000 sq ft
- Rehab Cost: \$18 M. (\$431/sf)
- Reuse: Office



# Bethlehem Steel Admin Bldg 1917



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# Bethlehem Steel Admin Bldg

- Importance: Very Significant
- Size: 56,000 sq ft
- Est. Rehab: \$25 M. (\$383/sf)
- State of Repair: Fair-Poor
- Reuse: Office, hotel, mixed



# Bethlehem Steel Power House #1 1912



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# UIW Power House

- Importance: Very Significant
- Size: 8,000 sq ft
- State of Repair: Good to Fair
- Rehab Cost: \$4.5 M (\$536/sf)
- Reuse: Retail, restaurant, entertainment



# UIW Foundry/Warehouse 1917



# UIW Foundry/Warehouse

- Importance: Significant
- Size: 74,000 sq ft
- State of Repair: Good-Fair
- Est. Rehab: \$31 M. (\$427/sf)
- Reuse: Courtyard & Retail/  
parking use (currently in use by Port  
Maintenance)





# WW II Heavy Warehouse 1941



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# Heavy Warehouse

- Importance: Contributes to NHD
- State of Repair: Good-Fair
- Size: 39,000 sq ft
- Rehab Cost: \$21.5 M. (\$1,348/sf)
- Reuse: if for Office



# PIER 70 – WHAT IT CAN BE



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# Future of Pier 70 can be similar to Embarcadero in time

- *Port City* by Michael Corbett is a rich history of San Francisco's Embarcadero waterfront.
- *Port City* is the first book to tell the comprehensive—and largely unknown—story of the City's port, which played a central role in the development of the city.
- An introduction by Mike Buhler and Jay Turnbull
- *Port City* is \$65 (plus tax and S&H) and proceeds benefit San Francisco Heritage.



# Next Steps



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# Schedule: Development Solicitations

- Waterfront Site Request for Qualifications
  - Issue RFQ August 30, 2010
  - Responses Due Jan 13, 2011
  - Evaluate Winter 2011
  - Select Spring 2011
- 20<sup>th</sup> St Historic Buildings Request for Interest:
  - Issue RFI February 8, 2011
  - Responses Due June 1, 2011
  - Evaluate Summer 2011
  - Issue RFP(s) Fall/Winter 2011



# Port Commission Next Steps\*

- Feb 22, 2011 Waterfront Site Developer Presentations
- Mar 22, 2011 Informational Hearing on Waterfront Site Developer Submittal Evaluations
- Mar/April 2011 Select Waterfront Site Developer
- Summer 2011 Consider interest in 20<sup>th</sup> Street Buildings
- Fall 2011 Next Steps on Historic Buildings  
*Action will depend on interest received*

*\*Schedule subject to change based on Port Commission Direction*





# *Thank You*



Monday, February 7, 2011