



PRESS RELEASE
For Immediate Release

Port of San Francisco
Offers Six Historic Pier 70 Buildings for Rehabilitation

*Includes Victorian-era grand Machine Shop and
Two Bethlehem Steel Classical Revival Buildings*

SAN FRANCISCO, Calif., Wednesday, February 16, 2011– The Port of San Francisco today issued a Request for Interest (RFI) seeking developers or users to rehabilitate one or more of the 20th Street Historic Buildings at Pier 70, located on San Francisco’s Central Waterfront.

A handful of the city’s most beautiful, rarest, and most imperiled buildings are being made available for rehabilitation to the right users by the Port of San Francisco. Most built during the earliest period of San Francisco’s shipbuilding era – from the late 1880s through the early 20th century -- these six buildings, line 20th Street off Illinois, just south of the new UCSF Research Campus at Mission Bay.

Working closely with the community over a three year period, the Port defined a vision for Pier 70 as a whole prioritizing these buildings for investment, but not prescribing the future uses. These are extraordinary, one-of-a-kind structures calling for creative approaches to reuse. The RFI is explicitly to locate a variety of novel, interesting, lively, public-oriented uses at the entrance to the historic street to attract people to visit 20th Street, an extension of the adjacent Dogpatch neighborhood near Potrero Hill.

“San Francisco preserves and celebrates its past” said Mayor Ed Lee. “The City has successfully rehabilitated the Ferry Building, the Palace of Fine Arts, and City Hall. I am confident that, with the right partners, these extraordinary buildings from our shipbuilding past can serve today’s institutions, industries and businesses.

Responding to the RFI requires completing a brief form discussing the reuse concept. At this early stage, the Port is not requiring identified capital sources or rehabilitation plans. Following review of the interest in these buildings, the Port expects to invite proposals for one or more of the 20th Street Historic Buildings to determine the details of the rehabilitation and structure the needed public/private partnership(s).

“The Port and its stakeholders have worked long and hard to reach this pivotal point in the future of this truly historic place. With a vision defined, a framework in place for attracting public and private investment, and a growing interest in Pier 70 and the

surrounding neighborhood, now is the time to attract the private, public, and non-profit sector parties to rehabilitate these buildings,” said Port Executive Director Monique Moyer.

The buildings themselves evoke an era when even industrial buildings were constructed as near-cathedrals: the enormous Union Iron Works Machine Shop, built in 1885-86 is clad in rose-colored brick, with a 60’ interior height, building-length skylights and row-upon-row of high arched windows down the entire façade. Its companion building is the UIW Office Building, a Renaissance Revival structure built in 1896, with rounded porticos, two-story arched windows, and a copper “headband” topping its façade.

Two Classical Revival buildings put up by the 1905 successor to UIW, Bethlehem Steel, at the height of the City Beautiful Movement, are appointed in hardwoods, marble, brass, and elegant tile. The Administration Building, finished in 1917, was built at the corner as the grand entry to the Shipyard. It was the most modern and impressive office building of its time. Next to it is the Power House, built five years earlier. Like the Jessie Street Station in downtown San Francisco, it is an elegant Beaux Arts structure built to house four large air compressors used by the shipyard (and still there, like large sculptures).

The final two structures are a metal-clad foundry-and-warehouse dating from 1916, with unusual windows and monitor skylights and a basic heavy warehouse, dated to 1941, housing more huge cranes; both were used during the round-the-clock emergency shipyard work carried out all through World War II. Altogether, more than 40 structures on 69 acres at Pier 70 contribute to what the Port expects will be the next National Historic District in San Francisco.

The opportunity to locate in a new historic district, at the entry to a new waterfront development and in buildings with a remarkably entertaining history should prove enticing to the right users. Two public parks will, in time, be created right on Pier 70, a Waterfront Park at the eastern edge and Crane Cove Park just north of the RFI buildings.

The RFI, followed by a later project proposal, is a new approach to seeking development partners. It is structured to focus on the future uses for the buildings and to minimize the initial costs required to explore this rehabilitation opportunity. The Port hopes to attract interest from organizations that need new facilities for their own use, as well as real estate developers.

This RFI comes on the heels of the recent Request for Qualifications for developers to develop 25 acres at the eastern edge of Pier 70 primarily for jobs focused, office and/or biotech purposes. The Port received a strong response to that offering and expects to choose a developer this spring. That RFQ process is a separate effort from the RFI; however, all future tenants, and the existing ship repair operation, will collaborate on creating the future Pier 70.

A Pre-Submittal meeting will be held on Thursday, March 24, 2011, 10:00 a.m., at the Port’s office at Pier 1.

Complete RFI submittals must be received at the Port by June 1, 2011 to receive first consideration. The Port anticipates inviting proposals for these buildings later in 2011.

The Port has embarked on a new vision for Pier 70, one that will *create a vibrant and authentic historic district that re-establishes the historic activity level, activates new waterfront open spaces, creates a center for innovative industries, and integrates ongoing ship repair operations.* The recently completed *Pier 70 Preferred Master Plan* provides the framework for this transformation.

To view the RFI, Pier 70 Master Plan, or other site-related documents, please visit:
www.sfport.com/pier70

The Port of San Francisco is an enterprise agency of the City and County of San Francisco that oversees a broad range of maritime, commercial and public-access facilities along the City's waterfront that are held in public trust for the people of San Francisco.

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