

Fort Baker Waterfront Partners

Boat Shop RFQ Response Summary

Proposed Concept, Program and Activities

Fort Baker Waterfront Partners LLC (“Fort Baker Waterfront Partners”), a yet to be formed California limited liability company, intends to develop the Fort Baker Boat Shop consistent with the goals set forth in the original 1998 Fort Baker Plan and 1999 Final Environmental Impact Statement. It is contemplated that Equity Community Builders LLC and Passport Resorts LLC will be members and managers of Fort Baker Waterfront Partners and that its other members will include local individuals as well as both nonprofit and for-profit organizations committed to furthering the mission of the National Park Service and the Golden Gate National Recreation Area.

The planning documents mentioned above outlined a vision for the Fort Baker waterfront as a center for “community meeting and program space with supporting food and beverage service, bicycle rental, restroom and other visitor activities.” Fort Baker Waterfront Partners proposes to fulfill that vision by rehabilitating the Boat Shop and adjacent buildings into a variety of meeting and gathering spaces, a general store, bar and grill, and public serving marina.

We intend to meet all of the NPS’s objectives for the project including a sensitive rehabilitation of these historic resources, guided by our experience with the Secretary of the Interior’s Standards for the Rehabilitation of Historic Places, providing year round access to them by the public to enjoy our affordable food and beverages, meeting spaces and educational programs, and designing it, financing it and operating it in a manner that respects the NPS’s mission to “preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations”.

Our experience developing and managing Cavallo Point Lodge will inform the choices made at the Boat Shop, to ensure that those projects, as well as others in Fort Baker and the nearby Marin Headlands, complement each other, rather than compete with each other. We see the Boat Shop as the more accessible and affordable community meeting place at Fort Baker, and a more casual alternative dining experience for visitors to Fort Baker. It will be the final rest and relaxation stop for those spending the day hiking the trails of the Headlands or visiting the Discovery Museum or Marine Mammal Center, and a place for visitors from all over the world, as well as the local community, to learn about the Golden Gate National Park, the Golden Gate Bridge, and the maritime history of San Francisco Bay. Specifically, the Boat Shop building will be converted into a public meeting space that will serve community groups, Fort Baker “park partners” - including the Institute at the Golden Gate and other groups.

The new bar and grill will be moved to the ground floor of the Boat Shop building, ensuring the most accessible and safe pathway to the facility and the most historically compatible way to capture the views of the Golden Gate bridge. There will also be a General Store in the Boat Shop building, which will serve as an information center and will sell National Park and Golden Gate National Recreation Area related interpretive merchandise and other items that may help facilitate achieving the National Parks Services’ and Golden Gate National Parks Conservancy’s missions.

The adjacent sheds will be converted into a variety of compatible uses. Building 665 (the “Marine Repair Building”) could be improved to provide boat building space, as well as workshop/repair space for the Tamalpais Outrigger Club. Building 699 (“the welding shop”) could be converted into a medium size “boardroom” meeting space that would be available to community and other groups. Building 664 will continue to serve as storage space.

Consistent with the National Park Service plan for the site, the existing marina, comprised of approximately 71 slips and supporting docks in various states of disrepair, could be replaced with a number of moorings for day visitors to the site. A repaired dock, serving those boats tying up with a “Mediterranean tie” to the moorings, will allow for easy access to the Boat Shop facilities, and water taxi service to and from various tourist destinations, including Alcatraz, Crissy Field, Sausalito, Pier 39, the Ferry Building, and AT&T Park.

Programming and Community Partnerships

We have been in discussion with, and welcome new or continued participation at the Boat Shop, with the following groups:

- The Golden Gate National Parks Conservancy
- The Presidio Yacht Club
- The Tamalpais Outrigger Club
- The Red and White Fleet
- The San Francisco Maritime Parks Association
- The Richardson Bay Maritime Association

Design, Development and Management Team

- Equity Community Builders (ECB) – Developer of Cavallo Point Lodge (Fort Baker); The Thoreau Center for Sustainability/Tides Center, Bay School, Building 38 (Presidio); Marin County Day School, Marin Academy (Marin); David Brower Center, Ed Roberts Campus, East Bay Center for the Performing Arts (East Bay)
- Passport Resorts- Hotel Management, Cavallo Point Lodge; Owners and operators of the Post Ranch Inn (Big Sur)
- Architectural Resources Group (ARG)- Historic Architect for Cavallo Point Lodge, Ahwahnee Hotel, Lodge at the Presidio and numerous other projects for the NPS.

For more information, or to speak with a representative of the Fort Baker Waterfront Partners please email Ted Lieser (ted@ecbsf.com) or Peter Heinemann (pheinemann@passportresorts.com).