



Port of San Francisco

Teatro ZinZanni

OVERVIEW

The Port of San Francisco and TZK Broadway LLC, in a public/private partnership, are proposing a state-of-the-art venue to house Teatro ZinZanni and its historic “Spiegel tent” along with revenue-generating hotel uses. This project includes a 40-foot boutique hotel with approximately 200 rooms, retail and commercial spaces, and a new privately funded approximately 7,500 square-foot public park and ground area. Though privately financed, owned, and maintained, the park will be opened to the public and programmed to host permissible events. The building will be LEED certified, incorporating a variety of sustainable practices and complying with the Port’s and City’s Green Building Codes. A key-design feature of the project is the Spiegel tent housed in a glass-walled gazebo, with its theater staging area visible to nearby pedestrians. This unique site is bounded by The Embarcadero, Broadway, Davis, and Vallejo Streets, and will be a gateway to Chinatown and North Beach neighborhoods.

Teatro ZinZanni was a Port tenant for approximately 11 years, and its proposed return to the waterfront has garnered support from the community, artists, business, labor, and the City.

The Port is working with the Mayor’s Office, Office of Economic and Workforce Development (OEWD), and the project sponsors along with their architects, general contractor, and consultants. In 2016, both the Port Commission and Board of Supervisors endorsed the preliminary business terms toward drawing up the necessary legal documents and seeking required regulatory approvals to be moving the project forward. Construction is expected to start in 2018, and this development is expected to open for business by 2020.

PROJECT GOALS

- Preserve and enhance one of San Francisco’s unique music and performance venues.
- Create living wage jobs and provide business opportunities for local businesses.
- Incorporate a variety of sustainable practices, including use of recycled construction materials, installation of high-efficiency building systems and appliances, storm water management, zero-waste operations, and green building standards.
- Add economic vitality by providing revenues from a hotel and dinner-theater operations to diversify the Port’s asset portfolio and support the durability of the Port’s lease revenue.

SCHEDULE AND BUDGET

It is anticipated that the Teatro ZinZanni Project will be completed in 2019 at a cost of \$124 million.*

<u>Phase</u>	<u>Budget</u>	<u>Duration</u>	<u>Start</u>	<u>Finish</u>
Predevelopment (Design, Permitting and finance)	\$30 million	30 months	2014	2017
Construction	\$94 million	24 months	2018	2019
Operation	\$28 million	Long term	2020	2070

*Preliminary budget and schedule is subject to change.

FOR MORE INFORMATION

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