

**PORT OF SAN FRANCISCO
NORTHEAST WATERFRONT ADVISORY GROUP**

Meeting Notes – December 2, 2015 Meeting

NEWAG Members in Attendance:

Jane Connors, Co-Chair
Jon Golinger
Michael Gougherty
Stephanie Greenburg
Bob Harrer
Bob Iwerson
Bruno Kanter
Cathy Merrill
Stewart Morton
Carol Parlette

Port/City Staff in Attendance:

Byron Rhett, Port
Diane Oshima, Port
Ricky Tijani, Port
Marc Lozovoy, Port
Norma Guzman, Port
Benjamin Amyes, HSA
Robert Walsh, HSA

NEWAG Members Not in Attendance:

Alec Bash, Co-Chair
Arthur Chang
Michael Franklin
Flicka McGurrin
Marina Secchitano

1. Call to Order, Roll Call

Co-Chair Jane Connors called the meeting to order.

2. Approval of Draft Minutes

The September 9, 2015 and October 7, 2015 minutes were approved.

3. SWL 324 Teatro ZinZanni & Hotel development design presentation

Ricky Tijani introduced Annie Jamison of TZK Broadway, LLC and Mark Hornberger of Hornberger + Worstell Architects. Annie introduced the retained landscape architect, Cathy Merrill of Merrill Morris. Cathy Merrill also serves as a NEWAG member. Annie explained that TZK has presented the project to community organizations and introduced Mark to provide it to the NEWAG. Mark presented the proposed site plan including programming, pedestrian circulation, and aesthetics. He then responded to questions and concerns pertaining to façade materials, articulation, sidewalk activation, vehicular access, parking and street orientation.

Bob Iwerson asked about parking requirements and sidewalk width, to which Mark replied that the City does not require parking and that the design team considered the daily fluctuations in access demand. Bruno Kanter commented on the Broadway Street gateway into North Beach and the building's window articulation. Mark responded that the Broadway frontage design is in-progress but is planned to provide indoor-outdoor programming. Stewart Morton commented on the proposed color of the brick material, questioning whether it was compatible with the other brick buildings in the Northeast Waterfront Historic District. Carol Parlette commented on bird excrement, taxi queuing, and façade arches. Bob Harrer expressed interest in the proposed façade arches. Jon Golinger inquired about curb cuts, the activation of Broadway, and a clarification for the rendering of the enclosed park in the site plan. Mark responded that there will be no curb cuts on The Embarcadero or Broadway and that the design team will further assess the building's rapport with the public realm. The TZK team is submitting applications to the SF Planning Department to initiate City review of the project.

4. New Introductions

Diane Oshima introduced Kim Bernet as a new member of the NEWAG representing the Exploratorium, who is the Administrative Director for Institutional Advancement. Kim is replacing Leah Baumbach, who has left the Exploratorium. Norma Guzman is the new planner in the Port's Planning & Development team who will help to staff the NEWAG meetings.

5. Pier 29 Bulkhead Re-Tenancing RFP

Mark Lozovoy from the Port's Real Estate Division provided an update to the Pier 29 Request for Proposals and NEWAG members expressed interest in participating in the process. The discussion was a follow-up to the July 8, 2015 NEWAG meeting in which Byron Rhett discussed the opportunity to re-tenant the ±20,000 s.f. site with a use that would invite new people to the waterfront and not compete with existing Port retail and restaurant businesses. While the bulkhead formerly served as storage and parking, the Port seeks an activated use open to the public. The site presents an opportunity for eclectic design, art and maker-inspired tenants. This RFP opportunity provides some flexibility to invite creative proposals, which will be reviewed by an advisory panel. To include neighborhood input in this process, a NEWAG member will be invited to be a member of Pier 29 Re-Tenancing advisory panel. Michael Gougherty asked about proposed tenancy terms and Jon Golinger asked about sought-after tenant types. Bob Harrer would like to see sample potential uses and opportunities for input during the RFP process. Cathy Merrill inquired about criteria for tenant selection including bonus points for creative proposals. Byron Rhett suggested guidance from the upcoming Port Commission staff report to steer community participation during the RFP process.

6. El Nino Temporary Back-Up Emergency Shelters @ Pier 29 and Pier 80

Brad Benson of the Port's Special Projects team introduced Benjamin Amyes and Robert Walsh with Human Services Agency (HAS). In preparation for El Nino

weather events from December 2015 through March 2016, HSA identified emergency shelters and storage sites throughout the City. The Port will host two Tier 2 “back-up” shelter sites; in a portion of the sheds at Pier 29 and Pier 80. These facilities would be put into operation, if needed, and would provide temporary shelter for up to 100 people from the local area during storm events. Each indoor shelter would have city staff to provide 24-hour services including food, portable sanitation, sleeping tents, personal storage and roving security. The HSA will utilize 96-hour national weather service updates and, once storm events have passed, will assist shelter guests with the return to their previous locations. Staff will clean and store materials including tents and sleeping mats in the Pier 29 pier shed. HSA will present the MOU at the December 9th Port Commission meeting. Jon Golinger suggested two Port-owned parking lots, Piers 19 and Pier 23, as additional locations. Brad responded that part of Pier 19 shed is leased for tenant storage uses and that Pier 23 is planned for temporary support uses during Super Bowl 50 events. The Port offered Pier 29 shed because staging and transportation access would be well-served from the Ground Transportation Area, off The Embarcadero. Bob Harrer inquired about likelihood of use, to which Benjamin responded that it was uncertain due to weather unpredictability. Cathy Merrill inquired about smaller facilities and Robert responded that the primary shelter locations are located in the Tenderloin. Carol Parlette inquired about security and community resources such as 311 and Brad responded that roving security staff is planned as part of the program.

7. Project Updates and Announcements

Diane Oshima closed the meeting with a summary of ongoing projects and corresponding planning for the next NEWAG meeting. At the December 8th Port Commission meeting, the Super Bowl 50 Host Committee will provide a status update for the “Super Bowl City” fan village events taking place from January 30th to February 7th. This event will involve the temporary closure of southbound Embarcadero from Washington Street to Don Chee Lane (just north of Mission Street). The Port Commission will also consider authorization of the Pier 29 Bulkhead Re-Tenancing RFP, and the El Nino back up shelters at Pier 29 and Pier 80.

The next NEWAG meeting is tentatively scheduled for February 10th.

The meeting was adjourned shortly after 7:00pm.