



## Northeast Waterfront Advisory Group

Meeting: July 13, 2016

### Meeting Notes

Members Present: Stewart Morton, Michael Gougherty, Alec Bash, Jane Connors, Bob Harrer, Arthur Chang, Roy Chan, Carol Holland, Cathy Merrill, Bruno Kanter

Absent: Kim Bernet, Michael Franklin, Jon Golinger, Bob Iwersen, Flicka McGurrin, Marina Secchitano, Diana Taylor

1. Introduction and welcome
  - Jane Connors welcomed the group and introduced Joe Luttrell who was present on behalf of Jon Golinger
  - The group accepted the [May 4, 2016 Meeting Notes](#)
2. Pier 31½ National Park Service (NPS) Term Sheet for Alcatraz Island Ferry Service Memorandum of Understanding

Rebecca Benassini, Port Development Assistant Deputy Director, presented the status of the Pier 31½ National Park Service (NPS) Term Sheet for the Alcatraz Island Ferry Service Memorandum of Understanding (MOU). The MOU will ensure that the embarkation point to Alcatraz island remains at Pier 31½ for the long-term. The project proposes to expand the existing terminal, make public access improvements, and utilize currently vacant square footage at the Pier 31 bulkhead to expand the site's existing retail and café services. Alcatraz Island sees more than 1 million visitors per year and limits the number of daily visitors. NPS proposes to add a third berth to offer alternative water-excursion tours to visitors who cannot get tickets to sold-out ferry tours to Alcatraz Island to National Park Service points of interest around the Bay. The Term Sheet was approved at the July 12, 2016 Port Commission meeting. Negotiation took two years and assigned rent rates according to proposed site improvements and uses. The lease update will result in net rent gains for the Port over a 30-year period. The NPS is responsible for selecting a ferry operator through the established federal concession procurement process and has selected the Golden Gate National Parks Conservancy (Cosnervancy) as NPS's exclusive partner for operating the visitor contact station, retail, and café.

- Port's site revenues will increase from \$2 million to \$3.2 million, after rent credits are provided in the initial 4 years of the lease to offset the ferry operator's and the Conservancy's initial investments
- Utilities will be moved up from the substructure to the building to protect them from sea level rise
- Service to Alcatraz will not be disrupted during construction just as the Ferry Building operations were not disrupted during recent substructure improvements
- The Port's next major steps are to draft the lease language and negotiate the MOU; NPS already started the draft National Environmental Protection Act review and Environmental Impact Study

#### Responses to Questions.

- Who will provide security? The provision of security has not been addressed to date.
- Who is responsible for the café lease? The Conservancy is responsible for the café and the restaurant.
  - Who will be restaurant tenant? Currently, no restaurant tenant is selected or assigned to the site. NPS and the Conservancy are to select the restaurant tenant to draw people to the site.
- Are there San Francisco Bay Conservation and Development (BCDC) fill requirements? Building a new berth will require the addition of fill and BCDC typically requires corresponding fill removal. The removal could take place somewhere else in the City or in the Bay.
- Who is responsible for substructure investments? Port is responsible and is looking into repairs to enable a 50-year lease term in the MOU.
- What is the expected scope of the ferry bidding pool? The Term Sheet allows non-Port tenants to bid on the provision of ferry service.
- Does this project take into account the schedule of Seawall Resiliency Program improvements? The NPS improvement schedule fits with the estimated schedule of Seawall repairs. The Port is actively working to coordinate improvements between the Seawall and other sites.
- Is the NPS MOU and ferry and Conservancy leases the Port's first 50-year agreements since Sea Level Rise improvement awareness and prioritization began? The NPS MOU is for 30 years with two 10-year extension options. Earlier this year, the Pier 1 Prologis lease was signed for a 66-year term. The Port assigns SLR improvements to tenants while maintaining the right to terminate lease if the property is deemed unsafe to occupy.
- Is the Port involved with the Lucas museum? No, the Treasure Island Development Authority may have some knowledge. The Water Emergency Transportation Authority (WETA) would revise ferry improvement plan to accommodate changes.

#### 3. Seawall Lot 322-1 Affordable Housing at 88 Broadway.

The Port of SF has been collaborating with the Mayor's Office of Housing and Community Development on the Request for Proposals (RFP) for the development of a mixed-use affordable housing and commercial project at Seawall Lot 322-1 at 88 Broadway. The RFP was noted as being highly prescriptive, requesting mixed-income units and commercial space and development teams meeting certain minimum professional requirements. The winning proposal was submitted by a team led by BRIDGE Housing, John Stewart Company, LMS Architects. Representatives from this team shared their enthusiasm for the project and discussed the programming and conceptual design for the two-building site.

- All of the selected team members have San Francisco experience
- John Stewart Company manages affordable housing sites throughout the State and is committed to providing social services with partners like the Housing Authority. The firm manages a similar mixed-use, affordable housing site near 88 Broadway called, "North Beach Place."
- LMS Architects has experience with affordable housing for seniors and veterans, green design, and historic neighborhoods.
- In terms of next steps, on August 9<sup>th</sup>, the Port Commission will hear the winning team's programming and conceptual design presentation. In this case, NEWAG received information before the Port Commission, but this is not the typical sequence. There are many regulatory review processes, including California Environmental Quality Act review, to come.
- Project team is committed to community engagement and will continue to work with community on future design process.

#### Responses to Questions.

- There were some questions about the proposed exterior materials and window placements. The project team affirmed that the renderings presented were conceptual, not actual design drawings.

#### Comments shared:

- Regarding the project's location at the foot of Broadway, the "gateway" into Broadway Street commercial corridor:
  - The proposed ground floor live-work spaces may enliven street life
  - Difference active uses proposed on all sides of the site (childcare center, playground interior) to activate the site frontages
- Regarding the residential unit and income mix:
  - This will be the first project to receive funding from the Citywide affordable housing bond, Proposition A
  - The project will include middle income housing, which is defined as dwelling for households with up to 120% of area median income for a family of four

- There will be units to house formerly homeless as part of the Citywide initiative to provide permanent housing to those in shelters and on the street
- Regarding parking
  - The possibility of including public parking is under review for feasibility. The project team has included in its proposal, car share services, which would serve non-residents as well, and bicycle onsite parking and storage.
  - Onsite pedestrian passageways are being provided to enrich pedestrian experience as they walk by onsite amenities.
- Regarding community engagement process
  - Feeling that community input (including the suggestion of a passageway) helped to produce a better project
  - The appreciation of community involvement in the RFP and design process
- Comments regarding mixed uses on site
  - The retail and restaurant tenants are not typically not known at this time in the process but rather closer to mid-construction
  - The YMCA will manage the childcare center offering opportunity for mixed income residents living in and out of the development as there is a pent-up demand for childcare in the area

#### 4. Project Updates

- Regarding the Pier 29 Re-tenanting RFP, Remy Monteko of Jamestown provided a brief update on the process. Jamestown has been in communication with neighborhood groups including the Barbary Coast and the Telegraph Hill Dwellers. Jamestown is currently under negotiation with the Port and will provide further project updates as the negotiation advances.

5. The next meeting is tentatively scheduled for September 7, 2016.