



## Northeast Waterfront Advisory Group

Meeting: April 6, 2017

Draft Meeting Notes

**Members Present:** Alec Bash, Jane Connors, Jon Golinger, Bob Harrer, Bruno Kanter, Cathy Merrill, Stewart Morton, Carol Parlette

**Members Absent:** Diana Taylor, Stephanie Greenburg, Kim Bernet, Roy Chan, Arthur Chang, Michael Franklin, Flicka McGurrin, Michael Gougherty, Marina Secchitano, Bob Iwerson

**Port Staff Present:** Ming Yeung, Norma Guzman, Ricky Tijani, Jay Edwards, Dan Hodapp, Mark Paez

1. **Welcome and acceptance of [November 10, 2016 Meeting Notes](#)**

- Jane Connors welcomed the group and introduced Ming Yeung who will be the new Port staff lead for NEWAG
- One correction to page 4 of the November 10, 2016 Meeting Notes was noted. With that correction, the group accepted [the November 10, 2016 Meeting Notes](#)

2. **88 Broadway and 735 Davis Street – Update on John Stewart Company and BRIDGE Housing mixed-income and mixed-use development projects.** [\[Presentation Link\]](#) The project team, led by representatives from BRIDGE Housing, John Stewart Company and LMS Architects, presented an update to the project which was previously introduced to NEWAG on July 13, 2016. The project includes a mix of 125 units of family housing and 53 units of senior housing, a childcare center managed by YMCA, restaurant/café uses, and north-south and east-west mid-block passages. The architects presented their analysis of the historic district, including historic frame and infill, and bearing wall buildings that surround the project site. Mid-block passages would serve as a network of green and open space that includes a ribbon of undulating benches and plantings, and water and concrete elements throughout. The family housing building would include a commercial space at the ground floor of Broadway and Front Streets that could be used as a restaurant(s). Both buildings would include accessible roof deck areas for residents and an inaccessible green roof area. The architects presented proposed building materials and color samples and the outstanding issues they are working on with the Planning Department.

- The team has just completed their 100% schematic design.
- The next 6 months will be focused on completing their CEQA review and working with Planning.
- They hope to start design development and construction documents in 2018.
- Securing financing will dictate when construction can begin.

Responses to Questions:

- What are the services provided in the building? They include community rooms and support offices.

- What is the capacity of the child care center? 50 kids from early infant to preschool.
- When is review by the Historic Preservation Commission (HPC) scheduled? Anticipate December 2017/January 2018 after completion of environmental review.
- Has the project been presented to SF Heritage? The team is trying to schedule a meeting.
- Does the project include vehicle parking? No, just bicycle parking.
- How large is the retail space on Broadway? Can it be subdivided into smaller spaces? 5,000 square feet. The vision is for one restaurant but it could be subdivided into smaller spaces depending on market demands and feasibility.

Comments:

- Members expressed desire for the restaurant to be neighborhood-serving and moderately priced. Suggestion was made for a combined market/restaurant/café space that offers prepared foods but also includes a market.
- Comments were made on the buildings' setbacks, notches, and irregular window patterns as measures that would help avoid a "blocky" and institutional looking building.
- Comment was made that the light colors chosen appeared too modern. It was recognized that the colors on the screen may not accurately reflect the colors that are proposed. Darker colors encouraged to be more compatible with the historic district.

3. **Piers 31½ and Pier 31 and 33 Bulkheads – Update on the National Park Service (NPS) Alcatraz Ferry Embarkation site.** [[Presentation Link](#)] Brian Aviles, of NPS and Catherine Barner of the Golden Gate National Parks Conservancy (Conservancy), presented an update of the proposed project which was previously introduced to NEWAG at its July 13, 2016 meeting. The project involves incorporating the two bulkheads – Piers 31 and 33 - into the Pier 31½ marginal wharf area to create an integrated site for the Alcatraz tours, and adding a third ferry berth. The concept diagram envisions 3 zones – the embarkation pavilion (closest to Pier 33), civic plaza (center of Pier 31½ marginal wharf), and apres tour (closest to Pier 31). The Pier 33 bulkhead area would primarily include ticketing, retail and interpretive exhibits. The Pier 31 bulkhead would contain an interior cafe and public restrooms, along with outdoor seating on the plaza. Canopies on the marginal wharf would provide shelter as well as glass panels to provide wind protection. A "carpet" deck is proposed in the center where the public can gather and sit. Facades and new window treatments would be compatible with the historic façade.

- Currently undergoing CEQA review and hope to finish in fall 2017.
- Scheduled for HPC and BCDC review.

Comments:

- Members expressed positive impressions of NPS/Conservancy Lands End project.
- Several expressed desire to re-establish the historic train corridor through the Pier 33 bulkhead into the design and interpretive exhibit experience.
- Comment was made on exploring opportunities to ensure that the public could still participate in the Alcatraz experience without having to go through the site; consider locating the café in Pier 33 and interpretive exhibit space in Pier 31.
- Suggestion made to combine café and souvenir/retail space similar to Boudin.
- Encourage using a local food vendor.

4. **SFPUC Northshore Sewer Repair – Informational Presentation.** [\[Presentation Link\]](#) Noreen Chan, Project Manager for the SFPUC, presented the project which would occur along the Embarcadero between Pier 5 and Washington Streets. The work would complete critical sewer infrastructure which serves over 350,000 SF residents. Proposed impacts include: Northbound (NB) Embarcadero limited to 1 lane for 12 weeks, 9:00am to 4:30pm; Southbound (SB) Embarcadero limited to 1 lane for 6 weeks, 8am to 3:30pm, and to 2 lanes for 34 weeks, 8am to 5pm. The weeks above would be non-consecutive, coordinated with SFMTA, and take into account special events such as Giants games and cruise ship calls. Some limited, non-noisy nighttime work would occur for 1-2 nights, from 9pm to 5am that would limit both NB and SB Embarcadero to 1 lane. Alternative routes will be posted and outreach has begun.
- Contractor has not been selected; work hour closures and restrictions would be included in the contract. Contractor to return with traffic plans and schedules.
  - Hope to start work in summer of 2017 and continue to end of 2018.
  - Will return to NEWAG with more details on the closures once those have been determined.

Responses to Questions:

- Why can't work be done at night? The demolition work is very noisy so can't meet night noise permit.
- How were the hours selected? The SB lanes are typically busy from 8am to 9:30am with commuters. The hours were selected based on traffic counts and discussions with SFMTA. Will coordinate with SFMTA on final hours.
- Will the SB Embarcadero sidewalk also be closed? Yes, pedestrians will be re-routed at the crosswalks.
- What months will the work occur? Don't have contractor onboard yet so do not know yet.
- Will notice be sent out to the neighbors? Yes, fact sheets will be sent to neighbors. Will also provide more public information and there is a website.
- Are you considering to use the same contractor as before? Yes

Comments:

- Comment was made that the work is critical work that needs to be done. The SFPUC was responsive and communicative with the previous emergency work that was needed along the Embarcadero.
- Members commented on concerns with rodents, odor, public urination and homeless issues near staging equipment. SFPUC responded that they will make sure contractor does a better "housekeeping" job and will consider other efforts to prevent these nuisances.

5. **Project Updates and Announcements.**

- Next NEWAG Meeting tentatively scheduled for early June (in 2 months).
- Possible upcoming meeting topics discussed: Updates on: Pier 29; SFPUC project; Hotel/Teatro Zinzanni project; WLUP update by Committee members; and Proposition B legal challenge.
- Jane Connor suggested providing a survey to NEWAG members to provide feedback on ways to activate public access areas.

The meeting was adjourned at 7:00pm