

Northeast Waterfront Advisory Group

Meeting: October 17, 2018

Meeting Minutes

Members Present: Alec Bash, Kim Bernet, Jon Golinger, Bob Harrer, Bruno Kanter, Cathy Merrill, Stewart Morton, Kelsey Bauer (Alternate)

Members Absent: Roy Chan, Arthur Chang, Jane Connors, Michael Franklin, Michael Gougherty, Stephanie Greenburg, Bob Iwersen, Flicka McGurrin, Marina Secchitano, Melanie Westlake, Diana Taylor (Alternate)

Port Staff Present: Ming Yeung, Ricky Tijani, Lindy Lowe

1. Welcome and Acceptance of [June 13th, 2018 Meeting Notes](#)

- Alec Bash welcomed the group and motioned for the acceptance of the June 13th, 2018 meeting notes
- No changes or comments were made and the group approved the meeting notes.

2. Upcoming Port Commission Matters of Interest. Ming Yeung, Port planning staff, highlighted some of the upcoming agenda items on the October 23rd, 2018 Commission meeting that might be of interest to NEWAG members including a presentation on the Jefferson Street Phase 2 Project. She updated the members on the lease negotiations with Anchor Hospitality dba “Maya”, the respondent to the Pier 33½ restaurant RFP (former Butterfly), which will be presented at a later Commission meeting.

3. Update on Metro Events at Piers 27-29. [\[Link to Presentation\]](#)

Kelsey Bauer, from Metro Events, presented a summary of recent public events on Piers 27 & 29. Two public accessible fleet week events were held on October 5th and 6th. In addition to neighborhood flyers, signs were placed on the Embarcadero to draw crowds out onto the piers. Metro Events partnered with vendors such as Off the Grid and Rerezent clothing: Off the Grid provided one food truck per day and Rerezent Clothing & Entertainment provided live entertainment and additional vendors. The DJ set up and kids’ workshops were especially popular among the families. In addition, Denon & Doyle provided wireless headphones as part of a silent disco, which worked well for small groups, adding to the ambiance on the piers. Additional seating provided by Off the Grid created a VIP view of the airshow and parade of ships. Overall the activities were well received. The final events for 2018 will primarily cater to outdoor fitness events sponsored by Yoga Tree SF, Purusha Yoga, Bay Club, and Diakadi Fitness.

Some potential public events in 2019 include Fourth of July, Fleet Week, October Fitness Event, and a Spring Family Fun Day.

Response to Questions:

- How were the events publicized? Flyers were posted throughout the neighborhood. As some events were on short notice, social media posts on Instagram and Facebook were also created utilizing the Instagram handle, @partyonthe pier. On the day of events, chalked footprints were drawn from the sidewalk towards the tip of Pier 29 to draw the public out to the tip.
- How were the views from the tip of Piers 27 & 29? Due to unobstructed views, the experience was well received. Visitors regarded it as a VIP space because it was quiet and they had the option to stay as long as they wanted.
- What were overall attendance numbers like? Friday had less people out on the piers. Saturday had a total of 200-250 people throughout the day with 100 people at its most during Blue Angels.

Comments:

- As most of the NEWAG members were not aware of the events, one member suggested utilizing the Port's email list to outreach for future events.
- For more information, please contact info@metroevents.com

4. Update on 88 Broadway and Teatro ZinZanni Projects [\[Link to Presentation #1 & #2\]](#).

Ricky Tijani, Port development staff, provided an update on two projects: Seawall Lot 322-1 (88 Broadway and 735 Davis Streets) and Seawall Lots 323 & 324 (Teatro Zinzanni). Jay Wallace of TZK Broadway, LLC was also present to answer questions and provide additional comments.

SWL 322-1 – 88 Broadway and 735 Davis Streets

Ricky Tijani outlined the status of approvals to date. After completing CEQA and receiving a Certificate of Appropriateness, the project has also received Port Commission approval of the transaction documents. Next steps for the development include: submitting the application for tax credit allocation, and obtaining building permit and all financing commitments. In 2019 the project expects to close escrow and start construction. The development remains as planned to include 125 housing units for families, 53 units for seniors, a childcare center, ground floor retail/commercial spaces, and two mid-block passage ways, and open space.

SWL 323 and 324 – Teatro ZinZanni Project

Regarding the Teatro ZinZanni project, the Exclusive Negotiating Agreement (ENA) has been extended due to entitlement delays (to November 4th, 2019, if necessary).

Progress on the project includes endorsement of the required Term Sheet, outreach to stakeholders and the community, project design and evaluation development, as well as project financing. While comparing initial and current proposals, the amount of stories remains the same however the square footage has decreased by approximately 40,000 square feet. Other changes include the public park square footage now confirmed to be approximately 14,000 square feet and an increase of total project cost by \$11 million to a total of \$135 million. As the project expects to complete lease negotiations, Port Commission approval is tentatively expected in early 2019. The next steps for the remainder of the year for the developer include: completing CEQA review, identifying financing sources, determination of Public Trust, updating business formation documentation and entitlement and regulatory approvals. Completion of lease negotiation is projected to occur in February 2019 followed shortly by Port Commission and Board of Supervisor approvals.

Response to Questions:

SWL 322-1 – 88 Broadway and 735 Davis Streets:

- When will construction be complete? For 88 Broadway, construction is projected to be complete by 2021.
- Have there been any major design changes since the last time the project was presented? Leddy Maytum Stacey Architects were not present for full comment, however, it was confirmed that changes were made to the infill frames to meet front setback requirements.
- Have there been any decisions on the type of restaurant? The developer will ultimately decide after reaching out for input from both the community and restaurant consultant.

SWL 323 and 324 – Teatro ZinZanni Project:

- Who is responsible for landscaping? At the moment, the drawings are representative of what is to come. A landscaping firm has not been confirmed.
- Will the park be fenced in? The park will not be fenced in but the hotel will have security on staff. The project intends to have the park fully accessible.
- Will the sidewalk be enlarged? No. While landscaping still needs to be finalized, they are open to working with the community to see what makes sense and what is appropriate. Programming will have both hard and softscape design to remain fully accessible and accommodating to small groups.

- From an event perspective, what is the rough capacity of the tent? The historic 40-foot-tall spiegel tent is expected to host up to maximum of 285 theater seats next to a lobby area and the back-of-the-house space. They plan on opening the back-of-the-house to the park for appropriate events; for example, if a wedding were held at the hotel, guests could enjoy drinks outside before going inside for the celebration.

Comments:

- From a previous meeting it was brought up that communication has been effective between 88 Broadway and the developers. Connecting utilities and coordinating utility runs has kept the project timeline efficiently on track with minimal interference into public space.
- Regarding the Teatro ZinZanni tent, there is an open door represented in the “Park View Looking South” rendering. This door leads to the back-of-the-house space next to the tent and is designed as egress. There is also a stage located right behind it. The park is not intended to be a big event space. Some expected program examples for the park include small group gatherings, like wedding guests. The park would provide space for a variety of informal activities, such as family and community picnics, neighborhood yoga and tai chi classes, programming for toddlers and young children, educational events for elementary school students, and pedestrian strolling, and sitting, etc.

5. **Briefing on Port Resilience Planning.** [\[Link to Presentation\]](#). Lindy Lowe, Port staff, provided an update on the Port’s resilience and sustainability planning and coordination with other City departments. This coordination includes looking at ways to equitably, efficiently, and ecologically increase resilience. As part of the plan, interconnected challenges the Port would like to address include: earthquakes, infrastructure, climate change, sea level rise, and economic diversity and opportunity. By recognizing these as part of existing and current issues the Port will be able to communicate the hazards and incorporate resilience into adaptive planning and decision-making frameworks. These planning efforts include a Citywide Sea Level Rise Assessment, Hazard and Climate Resilience Plan, Climate Action Strategy, and other Department Plans, Projects and Programs. Recently the Port has been selected for an Army Corps New Start, which is also known as a General Investigation. The Army Corps and the Port staff have already begun to have weekly working meetings, have created a working group comprised of other City departments, have created an executive group that includes representatives from other City departments including Public Works, SFPUC, and SFMTA and will hold a resource agency meeting on November 27th to discuss the effort and possible environmental and regulatory issues that will be involved in the alternatives. There will

also be three public meetings held in three geographic areas – in the area from the Aquatic Park to Mission Creek, in the Mission Creek area and in the Islais Creek area. These public meetings will begin in Summer. Updates on other projects include a project focused on Islais Creek being led by MTA, Planning and the Port and is being funded by a Caltrans resilience grant. This project will build off of the work completed by the Resilient by Design team earlier this year and will coordinate closely with the Army Corps effort. Lastly, an overview of the Seawall Program was presented, listing current and future flooding risks, program priorities and amount for funding, adaptive framework to respond to future changes, as well as ways to use the framework as an engine to make decisions over time. Three elements from the program – Strengthen, Adapt, and Envision - will allow the Port to respond to risks and conditions in a transparent and accountable manner. The Adapt plan will be updated every five years and the Envision plan every ten years in order to accommodate changing understanding of hazards, conditions, and priorities. The Seawall Program has held two community meetings with the third being held at the end of January. The focus of that meeting will be goals and objectives for all three elements, as well as the assets and risks and will include conversations around trade-offs and priorities for the Strengthen and Adapt priorities in the near and mid-term.

Response to Questions:

- Is the Army Corps funding the project? Over the next few years, investigations will be conducted to determine the Federal interest and identify a federal project that is in the Federal economic interest and the Port, who is the local sponsor, and the city, a critical partner, will likely identify a locally preferred alternative. Federal funding will be determined and may be followed by local funding. Commitment and support from local community can often lead to more funding from federal sources. The Army Corps conducts a cost-benefit analysis on projects so it will be important for the community to weigh in on local needs and priorities.
- Is there an example of past work that the Army Corps has been involved in? A recent example is the South Bay Shoreline study with the Coastal Conservancy. The Coastal Conservancy's mandate includes wetland conservation and public access so the project addressed a mix of the marshes and levees.

6. Next Steps – Future Agenda Items; Other Business Matters.

- Responses for the historic piers RFI are due on October 31st.
- Ming Yeung requested that NEWAG members contact her with topics they want covered at future NEWAG meetings.

The meeting was adjourned at 6:45pm.