



**Meeting of the Port Northern Advisory Committee (NAC)  
July 29, 2020 (5:30 to 7:30 pm)  
Virtual Public Meeting via Zoom**

**Meeting Notes**

**NAC Attendees**

Katy Liddell, (Co-Chair), South Beach/Rincon/Mission Bay Neighborhood Association  
Jane Connors (Co-Chair), Ferry Building, Hudson Pacific Partners  
Ted Choi, City Kayak, Pier 40  
Shani Krevsky, Exploratorium  
Marc Dragun, President, Brannan Homeowners Association  
Bruno Kanter, North Beach Neighbors  
Carol Parlette, Golden Gateway Commons Resident  
Bob Iwersen, The Gateway Resident  
Alec Bash, Alternate for Bob Iwersen  
Bob Harrer, Barbary Coast Neighborhood Association  
Ritika Puri, Watermark Homeowners Association  
Mahesh Katwani, Alternate for Ritika Puri  
Stewart Morton, San Francisco Heritage

**NAC Members Absent**

Flicka McGurrin, Pier 23 Café  
Pam Perez, Metro Events  
Kelsey Bauer, Alternate for Pam Perez  
Diana Taylor, Alternate for Bob Harrer

**Port Staff**

David Beaupre, Real Estate and Development, NAC Coordinator  
Patrick Foster, Planning and Environment, NAC Coordinator  
Don Kavanagh, Real Estate and Development, NAC Coordinator  
Byron Rhett, Chief Operating Officer  
Diane Oshima, Deputy Director, Planning and Environment  
Rebecca Benassini, Acting Deputy Director, Real Estate and Development  
Kimberley Beal, Real Estate and Development  
Ricky Tijani, Real Estate and Development

## **Presenters/Audience**

Ellen Johnck, RPA / Bay Area Council  
Howard Wong, Port Southern Advisory Committee (SAC)  
David Albert, Barbary Coast Neighborhood Association  
Simon Snellgrove, Pacific Waterfront Partners  
Angela Hobson, Pacific Waterfront Partners  
Jerome Guion, Pacific Waterfront Partners  
Shannon Fiala, BCDC  
Reid Boggiano, California State Lands Commission  
Gregg Miller, Coblenz Patch Duffy & Bass LLP  
William Hannan, Gateway Tenants Association  
Wayne Perry, Cornerstone  
Richard Dickerson, Manager, South Beach Marina Apartments and 88 King Street  
Kevin Conger, CMG Landscape Architects  
Laura Jessie, H+W Architects  
Diane Amato, local resident  
Alice Rogers. SB|R|MB NA  
Mark Hornberger, Hornberger + Worstell  
Anne Trickey, San Francisco Arts Commission  
Jeffrey Heller, Heller Manus

### **1. Announcements and Introductions**

*Patrick Foster* started off the meeting by providing a second round of Zoom instructions, including muting, turning on video, participant identification and affiliation, process to ask questions and provide comments (raise your “hand”), and participating in chat.

The participants agreed to schedule the recurring Northern Advisory Committee meetings at 5:30 PM on the 3<sup>rd</sup> Wednesday of every other month starting on September 16, 2020. These meetings will be virtual, facilitated by Zoom.

*David Beaupre, Patrick Foster, and Don Kavanagh* of the Port are available to answer questions or address comments.

*Diane Oshima* announced that *Byron Rhett*, the Port’s COO, is retiring mid-August 2020 after a long an illustrious career with the Port.

Participants were reminded to introduce themselves before speaking.

### **2. Approval of July 1, 2020 Draft Meeting Notes**

Both Katy Liddell and Jane Connors were happy with the NAC Meeting Notes from the July 1, 2020 meeting and no changes were recommended.

### **3. High Level Port Real Estate and Development Updates**

A. Shared Spaces – Restaurant Outdoor Dining.

Given indoor restaurant dining remains prohibited as a COVID control measure, the Port, in conjunction with the BCDC, implemented a program whereby its restaurant tenants can apply to use adjacent outdoor public spaces (within limits) for outdoor dining. Ten Port restaurant tenants have activated outdoor dining under the program and five more are anticipated to follow. The program runs through December 31, 2020 and it is possible the program may be extended.

B. Tenant Relief

All tenants, except for those with leases commencing April 1, 2020 or later, are eligible to defer base rent from March 1 through July 31, 2020. The Port developed an Opt-In program extending the deferral period to December 31, 2020 for those tenants that elected to participate in the program.

Of note, on August 25, 2020, the Port Commission approved a rent forgiveness program for approximately 200 Port tenants, comprised of sectors – Restaurant, Retail and Excursion; Maritime; and LBE entities.

C. Other COVID related updates

Lot A – Food Pantry, developed in conjunction with the San Francisco Giants and Marin Food Bank, is proving to be popular.

Backlands – Site prepped, and 120 trailers are in place with some being occupied by homeless individuals.

Pier 29 - The Port and the San Francisco Office of Economic and Workforce Development (OEWD) came to an agreement to allow OEWD to use Pier 29 shed for 30-days to accept delivery of PPE from the CalOES and break down the PPE into manageable amounts for distribution to San Francisco nonprofits for further distribution to eligible community businesses. OEWD reports smooth operations.

#### 4. Brief Project Updates

A. Teatro Zinzanni

This 192-room hotel and theater venue has been approved by the San Francisco Board of Supervisors. The Port and the developer are working on finalizing documents for the transaction. The master lease for the deal was slated to close late in 2020, but COVID has made it more challenging to line up financing. This will likely delay commencement of the project until mid-2021.

B. WETA Ferry Terminal

This project involved the expansion of the plaza that leads to new ferry boat slips and at the time of the meeting was almost complete pending completion of punchlist items. The plaza subsequently opened. WETA paid for and managed construction of the plaza. WETA is monitoring passenger circulation for compliance with COVID distance and face covering compliance.

C. Pier 22.5 Firehouse

DPW is managing the construction of the first floating firehouse for the San Francisco Fire Department. The structure has been designed and is being constructed on Treasure Island. The structure will be moored later this year and an extra four to five months will be required to fit it out to SFFD specifications.

Questions

A question was asked about the existing fire station at **Pier 22 ½**. The station will remain in place and used primarily to house a fire engine and for storage. Living quarters will be shifted to the new floating station.

There was a question about the status of the development at **88 Broadway** which is just behind the Teatro Zinzanni parcel. 88 Broadway encompasses two developments, one senior housing and the other a multifamily property. Both projects will have affordable rents and eligibility will be based on tenant household income. Construction is on schedule and the Senior Housing component is slated for completion at the end of 2020 and the multifamily in the first quarter of 2021. More information on how to apply will be provided when available. The contractor reported only one worker tested positive for COVID during construction.

Teatro Zinzanni was the subject of a timing question. Construction documents have been prepared and the project will be ready to go once financing is available. The developer is working to make sure the master lease and financing will simultaneously be in place so construction can proceed without delay due to these requirements.

**5. Piers 38 & 40 RFP**

*David Beaupre* gave an overview of this project with a slide presentation and discussed the RFP process and how Pacific Waterfront Partners (*Simon Snellgrove*) was selected as the developer. He mentioned that the former CWAG and NEWAG committees were active in the RFP process and that the final proposal was consistent with their values.

Simon Snellgrove also made a presentation and described the project in more detail with graphics and renderings. Operating, architectural, and landscape design partners joined the presentation and were available for questions.

Simon has been working on the project since 2013 and intended to make the development appealing to meet the needs of the local community, including families and less affluent neighbors that have different needs than tourists and office workers. Simon discussed racial equality and COVID issues and how both went into his plans by targeting LBE's including Cornerstone, his partner for program development and construction oversight.

*Wayne Perry* of Cornerstone said he was pleased to be part of the team and discussed Cornerstone's program and construction management experience, including the Cornerstone Institute which provides training and personnel for projects. Cornerstone Institute works on overall delivery of design and construction materials and is aiming to make Piers 38 and 40 a "world-class" destination with a focus on providing local minority business opportunities for training and contracts.

*Wayne Perry* further explained that part of the development will be community space with a focus on preserving existing tenants, and will include themes of art and culture throughout, and provide 2,500 sf of space for the Cornerstone Institute and more.

*Simon* added that the project is intended to tie the community and the Bay and sacrificed rentable area to achieve this. The development will include contemporary architecture but maintain historic standards and provides economic opportunities that are difficult to access in the open market. He went on to say that capital for the project development will be a combination of bond financing, establishment of a community financing district, and boating grants.

After these presentations there were questions and comments:

### **Marina**

Multiple people commented on the proposed marina:

- Will the new breakwater help with storm surge?
- What will the expanded marina add to the community?
- Will the development make the Bay more accessible for swimming kayaks, bicycles, etc?
- Will the marina make it more difficult to access the bay?
- Is the basin big enough to turn large boats?

*David Beaupre* said the marina will provide protection from sea level rise and storm damage that is becoming more common. The marina will also provide a place for water-based recreation.

*Simon* added that the marina at Pier 40 does not have enough slips so there will be demand for space in the new marina. Maritime architects have been engaged to design the marina and basin to ensure the marina is functional and financially attractive. The marina will be designed to be more egalitarian to avoid the private

and locked upscale appearance of other marinas. The design intent is to be appealing to the public and encourage water-based recreation and Bay access. The marina plans will evolve to best balance these components.

### **Youth Sailing**

Several comments related to existing youth sailing programs and how the planned water uses will coordinate and support these programs, as well how the development contemplates enough space in the basin for new/existing youth sailing. There was a suggestion that any youth sailing program be coordinated with the South Beach Harbor Youth Sailing program so that they complement one another and are not duplicative.

*Simon* said the plan is to work with existing youth sailing programs if possible and not duplicate the function and use. The intent of the development is not to create an exclusive marina but one that can serve the broadest range of the public.

### **Traffic and Noise**

There were multiple comments about traffic and noise – particularly from restaurant and entertainment uses, including concerts. Parking issues are likely to emerge, particularly when the San Francisco Giants are playing at Oracle Park and some would like to see designated parking zones for Lyft/Uber operations. There was a request to establish operational hours that avoid noise disruption late into the evenings and nights.

*Simon* and *David* both emphasized that the project is in the early stages of planning and these issues were considered in the plan so far (the canopy is intended to help inhibit sound transmission) and the developer will continue to engage with the community on these issues.

### **Design and Operations**

There was a concern about the appropriateness or size of the youth sailing center building in the Brannan Street Wharf park. The concept could be supported depending on the use and size.

The plan will undergo extensive modeling to find the right size and mix of uses. The developer plans more discussion about this topic.

### **Financing**

Another NAC committee member said he likes the project and its diversity goals but is concerned about its revenue generating prospects and wondered if high rents will be required from office and market rate retail tenants.

Pre-COVID, high technology tenants were targeted for the office space and even though the office market is in flux, tech companies are still likely prospects to pay premium rents. The marina is another component of the plan to generate revenue

both for the equity programs and operations. Further, space will be included for small start-up restaurants to operate CAM free. Also, the developer's consultants concluded that the proforma revenue is achievable. The developer is willing to accept lower returns than typical to meet the social equity goals of the development.

## **COVID**

There was a mention about how the plan will address COVID issues, particularly related to air circulation

*Simon* said that open air is important and will design to that end, aiming for neutrality. However, the current COVID situation is not permanent, and the design needs to consider a less restrictive future COVID environment.

## **Competition for Ferry Building**

It was mentioned that the Ferry Building may not like this potential future competition.

The Ferry Building believes the development will not undercut their tenants and concluded that more choices along the waterfront will bring more visitors to benefit all.

In summary:

- The NAC felt the design is inspiring and the vision is strong.
- There was an appreciation of PWP's focus on a variety of uses – office , retail, water sports, public docking, and access for all.
- The NAC liked the retail leasing's intent to make the restaurants and market stalls showcase an array of ethnically diverse, affordable food options and provide a space for small business incubation.
- There was a recognition and appreciation of the diversity of land and water-based public uses.
- Appreciation for the approach to the sea wall and sea-level rise resilience improvements.
- The developer should engage with the NAC Committee members and they have a wealth of knowledge and experience.
- The diversity and equity components are appreciated.
- Concerns raised about noise from restaurant and public uses.
- Concerns raised about traffic.

## **6. Adjourn**

The meeting was adjourned at 7:23 PM.