

**Northeast Waterfront Advisory Group**

Meeting: November 1, 2017

DRAFT Meeting Notes

**Members Present:** Jane Connors, Alec Bash, Stewart Morton, Carol Parlette, Melanie Westlake, Judy Irving and Carol Verburg (alternates for Jon Golinger), Bruno Kanter, Bob Iwerson

**Members Absent:** Kim Bernet, Roy Chan, Arthur Chang, Michael Franklin, Jon Golinger, Michael Gougherty, Stephanie Greenburg, Bob Harrer, Bob Iwersen, Bruno Kanter, Flicka McGurrin, Cathy Merrill, Marina Secchitano, Diana Taylor

Port Staff Present: Ming Yeung, Diane Oshima, Dan Hodapp, Ricki Tijani, Jay Edwards

**1. Welcome and acceptance of [June 22, 2017 Meeting Notes](#)**

- One correction on page 1 of the June 22, 2017 Meeting Notes was noted. With that correction, the group accepted the June 22, 2017 Meeting Notes.

**2. Appointment of Melanie Westlake to NEWAG.** Jane Connors introduced Melanie Westlake to the group and provided a brief description of her background. Melanie is currently the Event Manager for Metro Shore Services at Pier 27 and Pier 35. From 2008 to 2013, she was the Event Manager for Pier 39 and for more than three of those five years, was a member of the Fisherman’s Wharf Community Benefit District and the Fleet Week Committee. After her time with Pier 39, she moved to Honolulu, Hawaii and was the Event Manager for a local destination management company. She joined Metro Shore Services in February 2015.

**3. Staff Update to 88 Broadway and Teatro Zinzanni Projects.** Ricky Tijani, project manager, provided an update on both projects. The 88 Broadway project was previously introduced to NEWAG on July 13, 2016, and returned for an update on April 6, 2017. The project includes a mix of 125 units of family housing on the Port-owned site, SWL 322-1, and 53 units of senior housing on the adjacent City-owned lot at 375 Davis. The project would also include a childcare center, restaurant/café uses, and north-south and east-west mid-block passages.

- The project is currently undergoing CEQA and NEPA review.
- A Notice of Availability of and Intent to Adopt a Preliminary Mitigated Negative Declaration for the project has been posted by the Planning Department on October 25, 2017 and comments are due by November 27, 2017.

- The project is scheduled to be reviewed by the Waterfront Design Advisory Committee (WDAC) on December 11, 2017.
- The developer is currently negotiating a term sheet with Port staff to inform the Port lease of the site to the developer.
- They hope to take the term sheet to the Port Commission by the end of 2017 for its endorsement and approval of the lease by February or March 2018.
- They hope to close escrow in August 2018, start construction in late 2018 and complete construction in 2020.

Responses to Questions:

- Did the project go to the Historic Preservation Commission (HPC)? Were any changes made to the project from their comments? Not yet. The project was reviewed by the Architectural Review Committee of the HPC. ARC had a few comments on the design. Those comments are being addressed with City Planning staff and will be presented to HPC in early 2018 when a Certificate of Appropriateness will be sought.

As proposed, the Teatro Zinzanni project includes a theatre/dinner space, a hotel with approximately 200-rooms, and a public park at the north end of the site (SWLs 323 and 324).

- The project has received term-sheet endorsements from the Port Commission and the board of Supervisors.
- The developer has been working with Port staff to incorporate the term sheet provisions into a proposed lease for the site.
- The project will be reviewed by the HPC in April 2018.
- The project is currently undergoing CEQA review and is scheduled for a preliminary Mitigated Negative Declaration in early 2018.
- Once CEQA is complete, the project will be presented to the Port Commission and Board of Supervisors for lease approval.
- They hope to start construction by the end of 2018.

Responses to Questions:

- Were there any changes made to the project to address view corridor concerns along Vallejo Street? ARC was supportive of the design and suggested minor design revisions. The building footprint will be kept as proposed. The HPC will be reviewing all of the design comments and how the proposed final recommended design has responded, when the project is presented to the HPC in February 2018 for a Certificate of Appropriateness.

**4. Pier 31 ½ and Pier 31 and 33 Bulkheads.** [\[Presentation Link\]](#) Jay Edwards, Port representative, introduced Christina Wallace, of the Golden Gate Parks Conservancy, who provided an update on the project. The project was last presented to NEWAG on April 6, 2017. The site is divided into three main zones: Embarkation, Disembarkation, and Civic Plaza, and interpretation will focus on the themes: Port, Protection, Prison and Protest. The project was reviewed by the DRB/WDAC on August 7, 2017, where it was well-received and received comments primarily on seating, interpretation, and wayfinding and signage. The project team is developing further details on these three topics and have hired Macchiato (who previously worked on the Presidio and Land's End visitor's centers) to work on interpretation. NEPA and NHPA review were completed in September 2017 with a Finding of No Adverse Effect.

- The project is currently undergoing CEQA review and a Notice of Intent to Adopt a Mitigated Negative Declaration is expected in mid-November 2017.
- The project will return to the DRB/WDAC on January 22, 2018.
- The National Park Service (NPS) plans to release their prospectus at the end of 2017 (after CEQA is completed) and select a concessioner by mid-2018.
- Construction is expected to begin mid-2019.

Responses to Questions:

- Will the large NPS arrowhead monument sign be located at the entrance? Yes, the large, iconic sign is important to have so that all visitors – foreign or domestic – can identify the site. It may get bigger and be located closer to the street.
- Is landscaping part of the project design? Planting may be added to the site but would be used more for interpretation rather than as landscaping.
- Have Native American tribes been consulted? No, not formally. Have not started on the content of the interpretive exhibits. Those exhibits (under “Protest”) might be better included on Alcatraz.
- Will there be a gift shop? Yes but considered interpretive retail where items sold have a connection with history and are not just tchotchkes.
- Has loading for ubers and pedicabs been considered? Yes, that is being designed and considered now.
- Is bike parking being provided? Yes, both for employees and for visitors. More detail will be shown at DRB/WDAC meeting in January.

Comments:

- One member commented that some plantings could soften up the site.

- Another member commented that it was decided that trees east of the Embarcadero was determined not fit in with the industrial nature of the piers.
- Comment was made that the project should consider operational aspects of how boats embark and disembark.

- 5. Drumm & Jackson Streets Sewer Improvements.** [[Presentation Link](#)] Noreen Chan, Project Manager for the SFPUC, presented the project and the updates since the last presentation to NEWAG on April 6, 2017. The SFPUC has decided to do further investigation for the force main work on the Embarcadero and to separate the Drumm/Jackson sewer box rehabilitation work and field work on the Embarcadero from the rest of the project in order to minimize the possibility of larger impacts of unforeseen conditions in the middle of construction. The first part of the work will be mainly by trenchless methods to repair the large concrete box sewers along Drumm/Jackson that will require minimal excavation. The force main project will commence at a later date after the field work is completed. For the first project, contractors will be working inside the boxes during the summer months which may require closure of one lane of traffic along Drumm Street but SFMTA bus service will not be impacted. The field work along the Embarcadero would involve potholing in two locations to look for the existing pipe bends and trustblocks. SFPUC anticipates this to take no more than 7 days of work for each location. Depending on the contractor's means and methods, the field work may need to occur during low-tide. If work must occur during the day, the SFPUC would stick to the work schedule previously presented of closing up to two lanes of traffic northbound, Monday through Friday from 9am to 4:30pm, and one lane of traffic southbound, Monday through Friday, from 8 am to 5pm. If work is to occur at night, the Contractor will be required to employ a non-noisy method and meet night noise requirements. The Embarcadero work would not occur during special event days, cruise call days or two hours before and after Giants games.
- SFPUC plans to get contractor on-board in March 2018; total construction time would be 8 months.
  - Once SFPUC has the more defined schedule and closure requirements, it will share this on their website.
  - To address rodent issue/concern raised at the last meeting – SFPUC is working with DPH to mitigate prior to construction, including possible baiting.
  - To address possible homeless encampment issues raised at the last meeting – SFPUC does not anticipate a lot of construction equipment being stored at the site. Police department to address if things do occur.

Responses to Questions:

- Will Public Works pave this area before work begins as part of their larger SFMTA project? No, Public Works will skip paving this area until excavation work occurs after the force main project and then pave afterwards.
- Will the Drumm/Jackson Sewer Box Rehabilitation result in total street closures?  
The main access point to the sewer boxes will be through an existing hatch at SWL 351 which will involve the use of 7 parking spaces. There will be a new hatch created at the corner of Drumm/Jackson, and the contractors will also use existing manholes along Drumm Street for access. The street will not be closed but one lane closure on southbound Drumm Street will be needed for worker safety.
- Why is there a loop in the force main?  
The reason that the North Shore Force Main does the loop is because a large portion of the force main on The Embarcadero was constructed inside the Jackson Transport Storage. The remaining portion of the Force Main was constructed by open cut and the alignment was most likely to avoid the footings of the old Embarcadero Freeway.
- Will Sunday Streets be impacted by the project? SFPUC will coordinate with Sunday Streets. Possibility that it would be considered a special event and closure would not occur on Embarcadero.

**6. Next Steps – Future Agenda Items**

- One member inquired about the Pier 29 bulkhead project status. Port staff responded that the project is still working through approvals and that there is no construction date set.
- The group was asked to think of future agenda items to include on future meetings in 2018 in order to ensure a full agenda and regular meetings every 2-3 months.
- The next NEWAG meeting is tentatively scheduled for January 2018. Possible future topics include an update on the Public Works Embarcadero re-paving project and an update on the WLUP process.

The meeting was adjourned at 6:15p.m.