

South Beach | Rincon | Mission Bay Neighborhood Association Meeting

January 9, 2017

Mission Rock Update + Neighborhood Retail

In Attendance: 6 Board members + 6 presenters + 24 residents

Welcome/Introductions: Alice welcomed the group.

Announcements:

Bruce Agid reports that there will be a meeting of the Mission Bay Elementary School Steering Committee on January 11th with Board of Education President Matt Haney and a representative of Supervisor Jane Kim's Office to lay out next steps to get the school built. The Steering Committee consists of members from the Neighborhood Association, South Beach D6 Dem Club and Mission Bay Families. After the meeting, they will share notes on next steps and look for assistance as appropriate.

Gary advised that while the South Beach NERT training, starting Tuesday 1/10, is already full, there are other trainings available throughout the city. Please check the NERT website for schedule and locations.

Mission Rock Update:

Presenters Roscoe Mapps and Fran Weld (SF Giants) and Kristen Hall (Perkins & Will design) were joined by Phil Williamson (SF Port) for an update on this project. Their previous visit to our NA group was in 2015.

Seawall Lot 337 (aka Lot A behind AT&T Park) and Pier 48. 28 acres + pier. Bound by China Basin Park on the north (facing McCovey Cove/AT&T Park), Piers 48 and 50 (Terry Francois Blvd) on the east, 3rd Street on the west, and Mission Rock Street on the south.

Project to include 8 acres of park/open space, 12 mixed-use buildings. Includes a central plaza, a 'working waterfront' wharf experience between Piers 48 and 50, numerous pedestrian walkways. 1500 residential units. The ground floor retail spaces will be small store fronts, 'mom & pop' businesses. Pier 48 will be rehabilitated and become the expanded home for Anchor Brewing.

This project will be a model for sustainability focusing on renewable energy, carbon reduction, and water conservation using bay-source cooling to reduce water usage.

Phasing of the project:

1. Begin with four buildings at the north end plus China Basin Park.
2. New Parking Garage at south end.
3. Mission Rock Square (the central plaza)
4. Terry Francois Blvd and the waterfront

The draft EIR will be completed in February 2017. The design package will be presented to the SF Board of Supervisors in July/August 2017.

There will be an Open House held in late March at the SF Port offices for public review and comment of this project.

Followed by Q&A.

For details on this project, go to <http://missionrock.org/about.html>

Or <http://sfport.com/sites/default/files/FileCenter/Documents/5666-3-12-13%20slide%20deck%20for%20337%20website.pdf>

To sign up and receive project updates, go to <http://missionrock.com/#>

Neighborhood Retail Updates:

Presenters Jessica Birmingham and Rhonda Diaz of Cushman & Wakefield realtors. They have worked in the neighborhood for several years: Beacon commercial spaces for the past 8 years, Pier 70, MB360, and currently working on the retail spaces for the upcoming Golden State Warriors complex. They advise that San Francisco has one of the lowest retail vacancies in the country.

They were asked the question “Why are there so many empty retail spaces in our neighborhood?” Many reasons – wide streets and heavy car traffic do not allow for a pedestrian-friendly ‘neighborhood’ feel. Proximity to Hwy 280, Bay Bridge also bring challenges. Some retailers would rather wait until there is more development in Mission Bay before committing to a retail space.

Both Jessica and Rhonda applaud the Mission Rock project for its many details including pedestrian-safety walkways and design of store front accessibility.

NA Board Director Mike Anthony advises that Erika Elliott of Colliers (real estate consultant) could not attend tonight’s meeting, but did share the following regarding new tenants slated to come into Mission Bay:

Core Power Yoga is coming to MB360.

UPS is coming to Strata.

The Pond – a children’s and mom’s exercise and play area (start-up) is also coming to Strata.

Cole Hardware is in discussions at Block 6 (4th Street near China Basin).

Several little ethnic and specialty food tenants are also in discussions at Block 7 (across from Block 6).

Resident Peggy Fahnestock reports of two new businesses in the Mercy Housing building (4th at Channel): Mizu spa and Casey's Pizza.

Followed by Q&A.

For anyone who has suggestions of retailers they'd like to see in the neighborhood, please contact Jessica.Birmingham@cushwake.com or Rhonda.Diaz@cushwake.com

Our Next Meeting: Monday, February 13th from 6p to 7p.