

# South Beach / Rincon / Mission Bay Neighborhood Association Meeting

## Monday June 14, 2021

MINUTES

6:00PM-7:00 PM

ZOOM  
VIDEO-CONFERENCE MEETING

<b>ATTENDEES</b>	3 Officers, 2 Directors, 5 Presenters, 18 residents
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NEXT VIRTUAL MEETING: MONDAY 7/12, 6 PM; ~~RINCON HILL PROJECTS BEING DEVELOPED~~ TEMP TERMINAL SITE, RETAIL/SERVICES

<b>TOPIC</b>	Mission Rock Update
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- **WELCOME + INTRODUCTIONS** (Alice Rogers)
  
- **Merchant "Meet and Greet": HealthySpot**  
 Tonight, we met Emily Wallace (Senior Marketing Manager), Stephanie Coelho (Store Manager), and Deana (Area Manager) from HealthySpot in Mission Bay (4<sup>th</sup> Street at China Basin Street). They have other locations in Rockridge, north Berkeley, as well as southern CA. Their Mission Bay location opened in 2019. HealthySpot is a service-oriented pet store offering high quality food and pet supplies. They provide custom consultations specific to your pet. In addition to offering grooming and small dog day care services, they sponsor community events and partner with other pet-related companies for on-site events. For more info, visit their website [www.healthyspot.com](http://www.healthyspot.com). See attached PDF for additional information and a special **10% discount offer**.
  
- **An update on the Piers 38/40 Rehabilitation Project**  
 April Fame (Vice President of Development) and Claudia Tomasi (Community Relations Manager) of Pacific Waterfront Partners presented an update on the Piers 38/40 Rehabilitation Project. This latest iteration (the 3<sup>rd</sup> plan in several years) calls for a mix of office and light industrial space, restaurants and an affordable open air market, public open space and open space, and recreational activities, plus limited commercial / recreational berthing. Project tenants and visitors will arrive via transit or other modes of shared or active transportation as site parking will be minimal.  
The project will meet historic preservation standards, as required, will invest in the seismic retrofit needed on the sea wall along its boundary, and will construct an innovative barrier around its perimeter to protect against the projected effects of sea-level rise.

The office space will be the revenue generator for ~~most of the~~ site development and will support many of the community benefits (such as the Youth Sailing Center ~~intended to be affordable for anyone interested~~ and the recreational areas). Traditional brick and mortar restaurants will offer indoor and outdoor seating, and Marketplace restaurants on the public plaza (at Pier 40) will be comprised of local affordable food vendors, supported by very low rents and 'plug-and-play' stalls that will minimize vendor investment. At Pier 40, Frankie's Java House will remain; The Bike Hut will remain but perhaps be moved slightly to make way for the proposed public plaza (currently the parking lot at Pier 40).

The north edge of Pier 38 ~~North~~ will be dedicated to private vessels; the waterway basin between Piers 38 and 40 will be dedicated to commercial vessels (i.e., water taxis, ferries). Current maritime businesses located in Piers 38/40 are encouraged to stay.

Community-dedicated spaces include the Youth Sailing Center (Pier 38 North). BAADS (Bay Area Assoc of Disabled Sailors) and the South Beach Yacht Club have been approached to partner in supporting the Youth Sailing Center. Bayside recreational activities may include a pool, a basketball ½ court, or a beach volleyball court.

One idea is to activate the southern ~~lawn area~~ aportion of the Brannan Street Wharf with a kiosk (perhaps offering coffee, snacks) to act as a gathering space.

Events and programming are also being considered (movies on the water; night markets and seasonal markets at the Pier 40 public plaza, etc).

Both piers would allow for a promenade around each shed along the sides and back (facing the bay). Promenades will include seating and lighting, perhaps fire pits.

The plan will address such things as solar energy, wind mitigation, noise issues, traffic issues, sea level rising, etc.

The estimated project completion date is Spring 2025. The project will cost around \$400M. It is financed but will be dependent on raising additional funds.

To view Pacific Waterfront Partners' presentation deck, click [here](#).

**Followed by Q&A.**

**To view the Zoom meeting recording, click [here](#). Password: WW4#h%P@**

**Next Virtual Zoom Meeting: Monday, July 12<sup>th</sup>, 6pm; ~~Rincon Hill projects being developed~~ co-presented with the East Cut CBD, the two development teams selected to build affordable housing on the ~~Temporary Trans-bay~~ Temporary Transbay Terminal site will introduce their projects and focus on gathering neighborhood input on the ground floor spaces slated for neighborhood-serving retail and services.**