

South Beach / Rincon / Mission Bay Neighborhood Association Meeting

Monday July 12, 2021

MINUTES

6:00PM-7:00 PM

ZOOM
VIDEO-CONFERENCE MEETING

ATTENDEES	4 Officers, 3 Directors, 4 Presenters, 12 residents
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NEXT VIRTUAL MEETING: MONDAY 8/9, 6 PM; CONGESTION PRICING

TOPIC	Temporary Transbay Terminal Site
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- **WELCOME + INTRODUCTIONS** (Alice Rogers)
Tonight’s meeting is being co-hosted by The East Cut CBD.
- **Merchant “Meet and Greet”: Tel Hi Neighborhood Center – Child Care Center in Mission Bay**
Tonight, we met Ashley Latoof (Marketing/Communications Director), Nestor Fernandez (Executive Director), and Yvonne Curley (Development Director) of the Tel Hi Neighborhood Center. They presented on the new Child Care Center estimated to open in Mission Bay in September. Tel Hi is a San Francisco non-profit, founded 131 years ago. They are based in the North Beach neighborhood but have programs in other SF neighborhoods. They serve infants, toddlers, and preschoolers; they support kids in afterschool events, tutoring and language classes; they serve adults and seniors for exercises, workshops, etc. They also provide daily meals. Currently, their clients range from 3 months to 98 years old. They are expanding into Mission Bay with an Early Childhood Education Center. Services will be available to 200 families. Located at 188 Pierpoint Lane (between the two Uber buildings). 6,000 square foot indoor facility with a 4,300 square foot outdoor playground. The program will be open Monday thru Friday. For more info on the Tel Hi Mission Bay Childcare Center, click [here](#). To view their PowerPoint presentation, click [here](#).
- **Block 2 of the Temporary Transbay Terminal Site – Long Term Plan**
Andrew Robinson, Executive Director of the East Cut CBD, introduced Julia Katz (Commercial Developer of Mercy Housing) and Kate Voshell (Project Manager of Chinatown Community Development Center) to present on Block 2 of the site.

Kate Voshell began the presentation. The Transbay Terminal Site is bound by Folsom, Howard, Beale, and Main Streets. It is segmented into three ‘blocks’. Block 2 is the end closest to Folsom Street. It will include two 9-story residential buildings, each serving 30-80% AMI (Area Median Income) families and seniors, and 20% supportive housing for formerly homeless. Mercy will develop the Family Building (195 units) and CCDC will develop the Senior Building (153 units). Ground floor space will include Retail spaces, a childcare center, a community room, and outdoor courtyards. 5-story townhouses will face the “Block 3” (center) Transbay Park. Construction for both expected to begin September 2023 and complete August 2025.

Julia Katz then spoke about the proposed retail spaces. They are seeking input from what the local residents want; to see what best fits. They’ve heard the need for an affordable small grocery store. Other suggestions: a Korean/Japanese market, a hardware store, a deli, barbecue or grab-n-go food options, ethnic foods, arts for kids, dance school, pottery. Also, a suggestion to have one space shared by 2-3 food stalls to support smaller, family-owned businesses.

In the end, Block 3 (center area) will be a 1-acre park and Block 4 (Howard Street end) will be high rise housing (market rate and affordable).

- **Interim Plan for the Temporary Transbay Terminal Site**

Andrew Robinson discussed the interim plans for the site (until construction begins on the permanent plans). The East Cut CBD and three other partners have replied to an RFQ to activate this site for the interim 2 years. They wish to create some vibrancy in the area. They've settled on the name "**The Crossing at East Cut**" for this interim site. They sought input from the community via a survey. Responses included: outdoor food and drink options, a farmer's market, outdoor retail, and recreational opportunities. The current plans call for a large beer garden surrounded by retail kiosks, two micro soccer fields, two pickle ball courts, a kid's play area, a dog space, other fitness areas, and an outdoor cinema. The Howard Street end will be 'flex space' to be used for big events, etc. Targeted to begin with phase 1 to open late August. Food trucks will be used as an interim until the kiosks are in place. Phase 2 might include art and cultural events. There are plans for 'special days' featuring certain foods or cultures.

Followed by Q&A.

To view the Zoom meeting recording, click [here](#). Password: M5DZ7G\$8

Next Virtual Zoom Meeting: Monday, August 9th, 6pm; Congestion Pricing