

Project Factsheet

Teatro ZinZanni – SWL 324 Hotel Development

COST AND SCHEDULE

Phase	Budget	Duration	Start	Finish
Predevelopment Cost	\$29 million	84 months	2016	2027
Construction/Soft Cost	\$139.5 million	24 months	2027	2029
FF&E/OS&E/Tech	\$13.9 million	Longterm	2027	2029
Operation		Longterm	2029	2073
Total	\$142.4 million			

PROJECT SCOPE

Mixed-Use Development - 164-room hotel, Teatro ZinZanni theater-dinner space and park

Partnership between the Port of San Francisco and TZK Broadway LLC (public/private)

- 164-room, 4-story luxury lifestyle hotel
- Teatro ZinZanni dinner-theater venue
- ~14,000 sq. ft. public park
- **Design Highlights**
 - LEED-certified building
 - Historic “Spiegeltent” in a glass-walled gazebo

Community Support - Strong backing from artists, businesses, labor, and city officials

Goals

- Preserve and enhance a unique San Francisco music and performance venue
- Incorporate sustainable practices, including Green Building Standards
- Generating revenue for Port



Regulatory Milestones

- 2016: Port Commission and Board of Supervisors endorsed preliminary terms.
- 2018: Final Mitigated Negative Declaration (FMND) approved under CEQA.
- 2019: Port Commission approved lease and schematic drawings (Resolution 19-36).
- 2020: Board of Supervisors approved lease (Resolution No. 05-20)
- COVID-19 Delay – 2021-2025
- 2026: Port Commission approved LDDA Amendment to extend the Close of Escrow to June 2027
- 2026: Port Commission approved Revised Lease Terms
- 2026: Seek Board of Supervisors approval of the Revised Lease Terms and Hotel Development Incentive Agreement

FOR MORE INFORMATION

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