

**JOINT MEETING OF THE CENTRAL AND NORTHEAST
WATERFRONT ADVISORY GROUPS
SEPTEMBER 18, 2019
DRAFT MEETING MINUTES
Port of San Francisco, Pier 1 the Embarcadero– Bayside Conference Room
Embarcadero at Washington Street, San Francisco
5:30 – 7:30 p.m.**

Central Waterfront Advisory Group Member Attendees:

Katy Liddell, South Beach/Rincon/Mission Bay Neighborhood Association (SBRMBNA)
Jamie Whitaker, SBRMBNA
Chris Wasney, Preservation Architect
Ted Choi, City Kayak Pier 40
Howard Wong, SF Heritage & SPUR
Toby Levine Mission Bay Resident
Katherine Doumani, Dogpatch Neighborhood Association
Ralph Wilson, Potrero Boosters

CWAG Members Absent:

Marc Dragun, The Brannan HOA
Ritita Puri, The Watermark HOA
Jasper Rubin, SFSU Geography Department

Northeast Waterfront Advisory Group Member Attendees

Jane Connors, The Ferry Building
Stewart Morton, San Francisco Heritage
Bruno Kantor, North Beach Neighbors
Cathy Merrill, SPUR
Kelsey Bauer, Metro Events
Bob Iwersen, Golden Gate Tenants Association
Alec Bash, City At-Large

NEWAG Members Absent

Kim Bernet, Exploratorium
Roy Chan, CCDC
Arthur Chang, San Francisco Tomorrow
Michael Franklin, Levi's Plaza Property Mgmt
Michael Gougherty, WETA
Stephanie Greenburg, SoTel
Jon Golinger, Telegraph Hill Dwellers

Carol Parlette, Golden Gateway Commons
Marina Secchitano, Inland Boatman's Union of the Pacific
Ficka McGurrin, Pier 23 Café
Bob Harrer, Barbary Coast Neighbors

Port Staff

Ryan Wassum, Design Review Planner
Peter Albert, Real Estate
Rebecca Benassini, Assistant Deputy Director of Development
Mark Paez, CWAG Coordinator
Patrick Foster, NEWAG Coordinator
Diane Oshima, Deputy Director Planning & Environment
Byron Rhett, Chief Operating Officer
Mike Martin, Deputy Director of Real Estate
Dan Hodapp, Urban Design Planner

Audience

Alice Rogers, South Beach Rincon Mission Bay Neighborhood Association
Simon Snellgrove, Pacific Waterfront Partners
Reiman Reynolds, Pacific Waterfront Partners
Catherine Reilly, Brookfield
Amy Neches, TMG
David Cropper, TMG
Cyrus Sanandaji, Presidio Bay
Bill Hannan, GGTA/BONA
Mark Parry, Hudson Pacific
David Wessel, Architectural Resources Group
Matt Berglund, Handel Architects
Tucker Marshall, Handel Architects
Katie Wilson, Handel Architects
Kabir Seth, Handel Architects
Miles Kersten, Handel Architects
Catrina Lemesauy, Presidio Bay
Peter Birkholz, Page & Turnbull

1. Announcements and Introductions

Next regular meeting of the CWAG is scheduled for October 16th 2019.

September 24th Port Commission items of interest include:

- Executive Director's Report: California Preservation Foundation President's Award for the Pier 70 Mixed Use Project – Design for Development.
- Mission Rock Development approval of Phase 1 Budget and Park Plan.
- Informational update on Crane Cove Park fundraising strategy.
- Pier 14 Temporary Art Installation

CWAG member Chris Wasney reported that he is a member of the California Preservation Foundation Board of Director and sat on the awards jury. He explained that the jury found the Design for Development Agreement to be innovative in the promotion of architectural creativity for new development within a historic district and to be a progressive approach to historic preservation. Information on the awards ceremony can be viewed [HERE](#).

Mission Rock Development Phase 1 (Seawall Lot 337) – Rebecca Benassini

The Port Commission will approve transaction documents on September 24th for the parks programming, operations, maintenance and special events. The commission will approve the Phase 1 budget of \$145 million for horizontal improvements. The Giants will be presenting Phase 1 to the CWAG at the October 16th meeting.

CWAG/NEWAG questions and comments:

Please confirm Giants delivery of childcare center in Phase 1 of the project and ownership and management of the proposed parks.

Response:

Yes, the project will include a childcare center but will check on delivery schedule and if a specific building has been identified this use. The Parks will be owned by the Port and managed by the Port and the Giants.

Teatro Zinzanni/Kenwood (TZK) Hotel, The Embarcadero at Broadway – Rebecca Benassini

The Port Commission approved the transactions documents and the matter is now scheduled for approval by the Board of Supervisor's and expects to break ground Spring of 2020.

CWAG/NEWAG questions and comments:

The project sponsor has paid very close attention to the applicable Northeast Waterfront Historic District design standards.

Ferry Building Exterior Stone Repair and Painting – Jane Conners, Hudson Pacific and David Wessel, Architectural Resources Group.

The building's Colusa Sandstone exterior was painted with a cement based coating in the 1980's and unpainted mortar joints allow the building to breath and moisture to escape. As a part of the 2003 rehabilitation the building was painted but the color quickly faded to its current blue appearance. The stone exterior will be repaired and flashing installed at the parapet to minimize further water damage to the stone. The proposed color will be a very close match to the natural greenish brown color of Colusa Sandstone and a 100% permeable acrylic that will not impact negatively impact the building's exterior. The slides David presented can be reviewed [HERE](#).

CWAG/NEWAG questions and comments:

Why is the work being phased, do the mortar joints provide adequate ventilation for the stone to breathe and moisture to escape, will the color be stable and how was the color determined.

Response:

The proposed phasing has been designed to minimize the potential impacts on the building tenants and the public. Architectural Resources Group has analyzed the color of freshly cut Colusa Sandstone and the chemistry of the proposed coating.

2. Approval of Draft Minutes

Approved without corrections July 17th 2019 meeting minutes.

3. Piers 38 and 40 Request for Proposal – David Beaupre

The Port is seeking advisory group input on the public values and priorities that should be included in the RFP for the rehabilitation of the two piers. The RFP is scheduled to be released in November. David's presentation can be viewed [HERE](#). The port expects to issue an RFP for piers north of the Ferry Building early next year. The Port is seeking to achieve a balance between public oriented uses and the need to generate revenue to fund the rehabilitation and

other public benefits. The Port believes the South Beach piers could enhance recreational opportunities, excursion berthing and capitalize on the foot traffic generated by the ballpark.

CWAG/NEWAG questions and comments:

The children's Playground near the Harbor Master's Building should be identified as a priority for renovation as a public benefit to be provided by the project

We understand that in order to support the seawall repair and pier rehabilitation costs the Port needs to allow the pier sheds to be occupied by private office space. It will be important for the Port take steps to prevent a public backlash against projects that propose office uses.

The CWAG/NEWAG Supports replacing parking in front of Pier 40 to make better use of the facility and to leverage maritime activities. In addition to leveraging excursion uses at Pier 40 the Port should also make this a priority for Pier 38.

The Port should consider building flexibility into the RFP so that project sponsors can cluster uses in one pier to allow for public oriented uses in other piers. Using a formulaic approach where every pier is full of office uses with a restaurant in the bulkhead would not be desirable. The Port should learn from its successful projects north of the Ferry Building to create a more organic mixture of uses.

Response: the RFP will set parameters for proposed development concepts to meet public trust objectives.

The Port should consider including some of the concepts included in the Genoa aquarium that incorporate places for people to think about immigration and emigration and creative places that foster the development of solutions to human problems. The project should also provide flexibility to accommodate future uses. The RFP should emphasize the piers relevance to water; maritime use; maritime design value and to tell story of the Port. Further, interpretive materials should educate and respond to the environment and address climate change and resilience.

The Port should also consider public access and wayfinding signage to special events. The further away an event space is from the Embarcadero promenade the more attention needs to be given to the provision of disabled access, needed public amenities such as public restrooms if the public is to be attracted to attend and to stay for longer periods of time at such events.

Public Comment:

Assuming the Port wants more sailing, there needs to be an extension to the breakwater to accomplish wave attenuation to protect against storm surge and sea level rise.

Response: Yes, wave attenuation will be considered in the RFP. Also, RFP respondents are free to propose a marina but the Port is not seeking such a use.

Will the RFP provide sea level rise specifics in terms of elevation and has the Port considered raising the elevation of the piers?

Response: Yes, the RFP will include Port guidance on sea level rise and resiliency including the new elevation required to respond to these future conditions. The Port needs to stay focused and will address the technical aspects of the seawall.

The RFP should call for more opportunities for public engagement and opportunities for the public to experience the historic piers by allowing the public to access lobbies and/or conference rooms within proposed office uses.

The advisory groups thanked David for his presentation and concluded the item.

Several NEWAG members excused themselves from the meeting

4. Pier 70 – Parcel K North (PKN) – Amy Neches, TMG Partners and Cyrus Sanandaji, Presidio Bay Investments

Ryan Wassum introduced the item and provided a brief explanation of the history of the project review process that led up to the meeting including the previous CWAG reviews on May 15th and June 5th 2019.

The project team informed the CWAG of work they had done to address the concerns of the Dogpatch and Potrero Hill community and Supervisor Walton. They also talked about the parallel design process that was about to commence for the public plaza fronting the PKN site at the corner of 20th and Illinois Streets. Cyrus explained the changes to the project design that Handel Architecture team had accomplished. The design changes were summarized and can be viewed on the presentation slides [HERE](#):

- The north east corner of the building pivoted to expand the view of Building 113 from the proposed public plaza at the corner of 20th and Illinois Streets adding 12 to 1,300 square-feet of additional space to the plaza that is envisioned as stadium seating with landscaping.
- The pivot exposes more of the buildings base at the garage level of the north wall.
- The top band of the building was lightened to accentuate the lower portion of the building, the top floor balconies were enlarged and the proposed glazing at this level would now be flush.
- The updated design would still comply with the requirements of the Design for Development Agreement.
- The Michigan Street frontage would now include five additional walk-up dwelling units at the ground floor and the indoor bicycle lounge was relocated north of the parking garage entrance on this frontage.
- The private open space between the two buildings was revised to eliminate the steps and residential entry and the public viewing and seating area was enhanced to approve the appearance and increase the activation of the base of the building along Michigan Street.

- Electrical poles along the 20th and Michigan Street frontages would remain until 2021 when the SF PUC Bay Corridor Transmission infrastructure within Illinois Street is completed and operational.
- In response to Port staff comments the first-floor fitness center for building residents was relocated to the northeast corner of the building to provide eyes on the public plaza.

Cyrus concluded by announcing that the design team would be hosting a September 23, 2019 design charette to get community input on the design for the public plaza and stated that the team would return to a future CWAG meeting when they had completed the schematic design of the plaza.

CWAG questions and comments:

The stepping back of the building at the northeast corner really address our concerns about expanding the view of the west elevation of the iconic Union Iron Works Machine Shop, Building 113. Also, the changes to the windows on the sixth floor of the north façade, to eliminate the projection, helps to improve the architectural design of the building. The CWAG is very encouraged by the architectural team's sensitivity to its concerns and appreciates the collaboration it took on the part of all parties to achieve this result. The garage entrance near the northeast corner of the building on Michigan Street is less than ideal but the seating area along Michigan Street is now more substantial. Shifting the garage entrance to the south would help improve the design of the east elevation and the pedestrian experience on Michigan Street. Special attention should be given to the design of the residential entrances on Michigan Street so that the mistakes made in the development of Mission bay are not repeated. Will the design changes address our concerns about the shading and shadows on the proposed public plaza? What materials will be used in the design of the public plaza? CWAG involvement in the review process has helped to improve the design of the project and its compatibility with the historic district. CWAG thanked the entire project team.

Response: Cyrus responded by stating that the pivot of the building to expand the view of Building 113 would reduce the amount of shadow cast on the plaza. He explained that it was not possible to shift the garage entrance to the south away from the corner of 20th and Michigan Streets because vehicle access is limited to the north end of Michigan Street. Cyrus also said that because the design of the plaza had yet to commence it was still unknown what materials would be used in its construction and encouraged CWAG members to attend the September 23rd community design charette. When asked when the residential development would break ground Cyrus responded by stating that if all goes well construction would begin in September 2020 and it would take two years to complete.

5. Adjourn. The meeting adjourned at 7:26pm

