



**Meeting of the Port Northern Advisory Committee (NAC)
March 17, 2021 (5:30 to 7:30 pm)
Virtual Public Meeting via Zoom**

Meeting Notes

NAC Attendees

Jane Connors (Co-Chair), Ferry Building, Hudson Pacific Partners
Marc Dragun, President, Brannan Homeowners Association
Ritika Puri, Watermark Homeowners Association
Bob Harrer, Barbary Coast Neighborhood Association
Ted Choi, City Kayak, Pier 40
Bruno Kanter, North Beach Neighbors
Carol Parlette, Golden Gateway Commons Resident
Shani Krevsky, Exploratorium
Bob Iwersen, The Gateway Resident
Alec Bash, Alternate for Bob Iwersen
Mahesh Katwani, Alternate for Ritika Puri
Howard Wong, AIA, SPUR, SF Heritage (SAC member)

NAC Members Absent

Katy Liddell, (Co-Chair), South Beach/Rincon/Mission Bay Neighborhood Association
Stewart Morton, San Francisco Heritage
Flicka McGurrin, Pier 23 Café
Pam Perez, Metro Events
Kelsey Bauer, Alternate for Pam Perez
Diana Taylor, Alternate for Bob Harrer

Port Staff

David Beaupre, Real Estate and Development, NAC Coordinator
Patrick Foster, Planning and Environment, NAC Coordinator
Don Kavanagh, Real Estate and Development, NAC Coordinator
Diane Oshima, Deputy Director, Planning and Environment
Ming Yeung, Planning and Environment

Kimberly Beal, Real Estate and Development
Kent Nishimura, Real and Development
Grace Park, City Attorney's Office

Presenters and Audience

Jesse Blout, Strada
Clarke Miller, Strada
Andrew Byrne, Grimshaw
Richard Kennedy, Field Operations
Joe Arellano
Patricia Ash
George Dowdall
April Fame, Pacific Waterfront Partners
Bruce Goldetsky
Mark Hornberger HWI Architects
Ellen Johnck, Ellen Johnck Consultants
Paul Liao
Hoang Nguyen, Grimshaw
Wayne Perry
Rai Saurabh
Alice Rogers, SB|R|MB|NA
Patrick Ryan, RJS Design
Jen San Juan, SF Giants
Simon Snellgrove, Pacific Waterfront Partners
Adam Voelker, Trammell Crow Company
Di Amato

1. Announcements and Introductions

Patrick Foster started off the meeting by providing a round of Zoom instructions, including muting, turning on video, participant identification and affiliation, process to ask questions and provide comments (raise your “hand”), and participating in chat.

Participants were reminded to introduce themselves before speaking.

David Beaupre, Patrick Foster, Dan Hodapp and Don Kavanagh of the Port are available to answer questions or address comments.

The next meeting is scheduled for May 19, 2021.

Approval of March 17, 2021 Meeting Notes

Jane Connors was happy with the NAC Meeting Notes from the January 20, 2021 meeting and no changes were recommended.

2. Piers 38 & 40 and 30/32 Approved ENAs and Schedules

David Beaupre discussed concepts and the next steps involved Exclusive Negotiating Agreements (“ENA”) for the two projects. This presentation included preliminary timing estimates. The agenda included links to the staff reports for each location.

David was thanked for his presentation.

3. Piers 30/32 & SWL 330 Project Overview.

Jesse Blout, Clarke Miller, Richard Kennedy, and Andrew Byrne of the Pier 30/32 development team made a presentation covering the Pier 30/32 and SWL 330 project overview, its goals, and outreach plans. The presentation was informative and stimulated comments and questions – summarized below:

- *Bruno Kanter* thanked the team for its presentation and great attention to detail but expressed concerns about the proposal for SWL 330 (the residential component).
 - The tall structure creates a wall, which turns its back on the city and has no apparent integration with the piers. The speaker felt that the sketch showing "massing without articulation" seemed more in context with the waterfront neighborhood as opposed to the renderings shown with a cut-out center and built-up towers. In other words, a more level, overall reduced height building seemed more appropriate.
 - He liked the proposals for the piers but wants to see better integration with the residential component.
 - The development team appreciated the comments and concerns and mentioned conducting design charrettes to review design and engage the community on the SWL portion of the project.
- *Ritika Puri* echoed Mr. Kanter’s comments and was also focused on the apartments slated for SWL 330
 - What are the heights of the structures and is there any effect on the Watermark, specifically if the 4th floor outdoor pool could be seen. The concept of access and how it will change and was mentioned as a concern.
 - The development team said the current proposal calls for a 15-floor, 160’ tower on the north corner and a 20-floor, 210’ building on the south corner.
 - Is this development project a single project or could it be split into separate developments?
 - The piers cannot be developed without the residential as it contributes significantly to the costs of constructing and operating the new piers.
 - Will the bay terraces access be limited to tenants or open to the public?
 - Both terraces will be purely public and activated with restaurants and other public-serving amenities. The terraces will be closed after the restaurants close for the night.

- *Alec Bash* said that at Pier 27 (Cruise Ship Terminal) there is lots of public access, but compromises (i.e., closures) were made due to maritime security issues.
 - Wants to know if the east berth will create similar issues or is access limited to south side of the pier.
 - The difference between Pier 27 and Piers 30/32 is the Pier 27 apron is approximately 25’ to 30’ wide with gangways provided for ship servicing activities. The east apron of the Piers 30/32 development is 60’ wide and maritime staff have said they need to secure the first 20’ from the edge and the remaining 40’ would be dedicated for public access.
 - Suggested a charrette is needed to address concerns specifically related to the apartments.
 - The development team understands this need and will make it a priority.

- *Bob Harrer* mentioned that the apartments will be a big topic of discussion in a charrette and may need more than one charrette session.
 - The ENA provides an “off ramp” if there are regulatory issues that are inconsistent with the project. At this point are there any regulatory concerns?
 - The Port has had past regulatory struggles with this location. The team is in very early discussions with BCDC and the State Lands Commission. The solution is to identify concerns early in the process and work jointly to solve.
 - Development team echoed the need to flesh out community policy issues before time-consuming elements arise. For example, the technical details of the project compared to the trust requirements needs feedback from relevant agencies – an approximate two to three-month process.

- *Marc Dragun* considers that the towers are too large for the immediate neighborhood and prefers a standard zoning compliant approach that complies with the Waterfront Plan. This will better comply with waterfront plan and zoning restrictions.

- *Ted Choi* was impressed with the plan and appreciated the non-profit management and recreational activities. However, he was not a fan of the surfacing on the residential towers.

In closing, *Jane Connors* felt that this information was a good start and is looking forward to the next steps.

The Development team reiterated that this presentation is only the start of the public outreach process and looks forward to significant future engagement on the project design with the community. They also offered to meet with any community members to continue the discussion whenever convenient.

4. Adjourn

The meeting was adjourned at 7:05 PM.