

Port's Southern Advisory Committee (SAC)
October 26th 2022 Meeting Notes
6:00 – 8:00 pm Virtual Public Meeting via Zoom
Accepted by SAC on December 7, 2022

SAC Members in attendance:

Edward Hatter, Chair
Howard Wong
Chris Wasney
Karen Pierce
Roscoe Mapps
Mike Bishop

SAC Members Absent:

Chris Christensen
Kevin Lawson
Toby Levine
Katherine Doumani
Shirley Moore

Port and City staff in attendance:

Planning & Environment Division: David Beaupre, Mark Paez, Jai Jackson, Diane Oshima
Real Estate & Development Division: Kim Beal, Josh Keene
Maritime: Dominic Moreno

Others in attendance:

Ellen Johnck
Sharon Prager
Takija Gardner, YMCA
Jessica Doremus
Greg Champoux
Adam Zolot, Dogpatch Paddle
Noreen Weeden, SF Audubon
Rachael Del Monte
Mindy
MG

1. Introductions and Announcements (6:00 - 6:15)

- In memory of Michael Hamman for his work to improve the Southern Waterfront. Edward Hatter announced that Michael recently passed away and SAC members talked about Michael's strengths, qualities and contribution to the advisory committee. Meeting attendees observed a moment of silence in honor of Michael. David Beaupre mentioned the creation of a Michael Hamman scholarship fund.

2. Acceptance of Draft September 7th Meeting Notes (6:15 - 6:20)

The SAC postponed the acceptance of the meeting notes to the next SAC meeting.

3. Informational Presentation and Update on the Port's Maritime Portfolio

Dominic Moreno, Assistant Maritime Director, presented the Maritime Portfolio update for Andre Coleman. The presentation highlights include the following:

- Cruise calls at Piers 27 and 35 increased from 85 in 2019 to 113 in 2022 with the Ruby Princess and Carnival Miracle a population of approximately 6,000 passengers and staff are on or leaving the vessels.
- The Port has 180 acres of waterfront in cargo at Piers 80-96. Pier 80 is used for "roll-on-roll-off" (RORO) of automobiles and Piers 90-94 are the Port's dry bulk terminals. In addition, the Port offers long term berthing and hopes to attract offshore wind manufacturing uses to the Southern Waterfront. Piers 92-94 are used for the production of concrete.
- Hyde Street Harbor and Fisherman's Wharf support the fishing industry. Pier 45 processes \$1 million of fish each day. The Port is in the process of allowing the sales of fish and crab by fishers directly from their vessels.
- Excursion water transport includes 5 million passengers annually before the COVID-19 pandemic. Ferry ridership is at 60 percent of pre-pandemic volumes. Port excursion business include sightseeing and dinner cruises.
- The Port is exploring the use of the former Pier 68 shipyard as a creative multi-purpose maritime complex that will include barge operations, marine exploration and educational institutional uses.
- The Maritime Portfolio growth target activities include lay berthing opportunities, water recreation uses such as Spinout Fitness and the South Beach Harbor Youth Sailing Program that offers scholarships. A recent addition to the waterfront is the ferry boat Klamath berthed at Pier 9 and includes rooftop public access and a

museum space. The Port hopes to participate in the growth of offshore wind turbine equipment.

Committee Comments and Questions and Staff responses

The diversity of maritime uses in the Port's portfolio is impressive. The cruise ship calls generate revenue for the local economy and expansion of this use could be beneficial if the Port can address the environmental impacts. The city of Barcelona can accommodate 10 cruise vessels at one time, does the Port have a master plan for this important waterfront use? Dominic explained that the Port can accommodate three vessels at a Piers 27, 30-32 and 35 and wants to grow this business line but is limited by air quality regulatory requirements. The regulatory requirements limit the Port to 19 calls per berth annually unless it can provide shoreside (plug-in) electrical power. Currently Pier 27 is the only berth with this capability and this constraint limits the Port's growth of the cruise business. David Beaupre added that the redevelopment of Piers 30-32 would include a cruise ship berth and other community benefits.

What are the benefits of fishers selling from their vessels and what are the times of the sales? Dominic explained that fish sales from vessels allow fishers to offer their product at wholesale prices and an app called "Fish Finder" provides information on when and where fish sales are occurring or scheduled.

4. YMCA Lease of Building 49 at Crane Cove Park

Jamie Hurley, Port Development Project Manager, introduced the item by providing a brief history of the project. The combined Port/YMCA slide presentation can be viewed by clicking on this [link](#). Jamie provided key milestones in the development process:

- Port community outreach on RFP goals and values 2020/21
- Port issuance of RFP August 2021
- Port Commission approved resolution selecting the YMCA October 2021
- Lease negotiations and tenant due diligence on-going
- Port Commission/Board of Supervisors approval late 2022/early 2023
- Building construction (nine months) March 2023 to end of 2023

Takija Gardner presented an update by announcing that the YMCA partnered with Dogpatch Paddle and Daily Driver for a food concession. Takija talked about how these partnerships and uses are consistent with the Y's diversity, equity and inclusion goals and mission to build healthy and sustainable communities. She explained that the YMCA serves 30,000 households per year and that many of its gym memberships are subsidized. The YMCA has 14 branches in the city with six swimming pools and offers day pass as well as long term memberships. Takija stated that the proposed use program will contribute to the activation of Crane Cove Park with the food concession and the public restrooms that are located in Building 49. She also stated that the program will result in a \$5 million investment in this

Port asset and will generate Port revenue and new job opportunities.

Jamie concluded the presentation by outlining the following next steps:

- The YMCA will invest \$5-6 million in Building 49 leveraging the Port's \$3 million investment into the rehabilitation of the core and shell
- The Port hopes to finalize the 10-year lease (with two possible 10-year lease extensions) in December 2022
- Review development details with the SAC November/December 2022
- Port Commission/Board of Supervisors approval late 2022/early 2023

Committee Comments and Questions and Staff responses

SAC member Roscoe Mapps announced that he has been a member of the Bayview YMCA Board of Directors for many years and said he can attest to their support of equity and trusts the capability of the YMCA.

This is a great mixed-use neighborhood focused project that will help to activate the park and neighborhood. Building 49 is architecturally significant and there should be historians involved in the project. The building rehabilitation should consider the use of illumination, color and signage to enliven the building.

Mark Paez, Port Historic Preservation staff, responded by explaining that Building 49 is a contributing resource within the Union Iron Works Historic District and that all work will be reviewed by Port staff for consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS). He said that the use of illumination, color and signage are all within the realm of possible improvements. Mark also reported that Building 49 core and shell work was reviewed by Port staff and its historic preservation consultant, Architectural Resources Group, and determined consistent with the SOIS. Mark also noted that this review process would not involve the National Park Service, as was the case with the 20th Street historic buildings that were rehabilitated by Orton Development utilizing Federal Rehabilitation Tax Credits.

David Beaupre added that the proposed openings and uses will increase the visibility and bring life into the building.

Takija stated that the YMCA will work within the parameters of the Port to accomplish their program and that the project architect is ELS Architecture from Berkeley and that the firm has significant experience with YMCA projects and historic buildings.

There was a question about the potential for swimming in the bay at Crane Cove Park. David responded by stating that swimming is discouraged and not allowed due to marine traffic including the future 16th Street ferry service at Bayfront Park

near the Chase Center. He explained that the armor stone treatment securing the sediment cap that contains offshore contaminated soil is hazardous due to its jagged surface texture.

There were questions about the significant cost of the partial rehabilitation of Building 49 and the proposed 10-year lease term (with two possible 10-year lease extensions) and the amount of revenue the Port anticipates from the deal? Jamie responded by explaining that the lease includes a series of extension options and that it will take 34 years for the YMCA to fully amortize their investment. Jamie also stated that the Port anticipates annual revenue from the lease to be approximately \$67,000 (net) and that the Port will provide rent credits to the YMCA for some of their capital costs and for the maintenance of the public restrooms. He reported that the exact scope of work and cost has yet to be finalized and that it may or may not include a seismic retrofit of the building and that this will evolve and lead to a detailed scope of work that will be approved by the Port and the YMCA.

There were questions about potential impacts on the use of the park during construction and a request that the Port include conditions in the lease to minimize impacts on the use of the park? David responded by stating that the core and shell work was completed and construction had little impact on the use of the park. He also stated that the exact construction staging for the YMCA project will be determined when the YMCA selects a construction contractor.

Jamie closed the item by thanking the SAC and stating that the Port will keep them updated as the project advances through the approval process.

5. Quick Updates and Requests for Future SAC Meetings

Next SAC Meeting: David reported that due to the Thanksgiving holiday the Port suggests consolidating the November and December meetings and asked SAC members if Wednesday, December 7th is a date that works for their schedules. David agreed to send out a Doodle Poll to the membership to identify a preferred meeting date.