



**Waterfront Plan Update
Resilience Subcommittee**
February 1, 2017 Meeting Notes

Subcommittee Members Present: Pia Hinckle, Grant Ballard, Aaron Hyland, Earl James, Peter Summerville, Dilip Trivedi

Absent: Jacquelyn Omotalade, John Tobias

Other Working Group Members Present: Linda Fadeke-Richardson, Ellen Johnck, Stewart Morton

Advisory Team Members Present: Max Lowenstein, Justin Semion, Keith Primdahl, Bill Tremayne, Nathan Nayman, Veronica Sanchez, Howard Wong

Port Staff: Carol Bach, Keven Brough, Anne Cook, Byron Rhett

Agency Staff: Mark Palmer (SF Environment), Tim Doherty (SFMTA), Lisa Starliper (DEM)

1. Welcome & Meeting Goals

Chair Pia Hinckle welcomed attendees, introductions were made, the [draft November 30, 2016 meeting notes](#) were approved and meeting goals were discussed.

2. Update re: Subcommittee Meeting Plan and February Working Group Meeting Schedule

Staff explained changes to the Working Group Meeting schedule as follows:

- February 8, 2017 - Land Use Subcommittee Meeting
- February 15, 2017 – No meeting
- February 22, 2017 – Full Working Group Meeting - Subcommittee Reports
- March 1, 2017 – Full Working Group Meeting – Designing for Resilience

The next Resilience Subcommittee meeting will be in late -March; at least 2 meetings will be needed to complete Subcommittee Work. Specific meeting dates will be provided as soon as possible. In the meantime, please hold Wednesday evenings in March and April.

3. Review and Discussion of Environmental Sustainability Policy Ideas and Guidance

Staff explained that they were bringing [Environmental Sustainability policy ideas](#) to the Resilience Subcommittee at this meeting to ensure discussion occurred before memories of the November 2nd

meeting faded. Future Resilience Subcommittee meetings will address the [Seawall Resilience Project](#), planning for sea level rise, interim and ongoing flood protection strategies, and leasing and development policies to promote resilience. These future Resilience Subcommittee discussions will benefit from the ideas and input received from all Working Group members and the public during the Working Group's February 22nd Joint Subcommittee Meeting and March 1st Designing for Resilience Workshop. Staff also intends to bring back policy and discussion ideas that reflect comments received during the November 30th discussion of emergency preparedness and disaster recovery at the Port.

4. Environmental Sustainability Policy Discussion Context

Staff explained that the 1997 Waterfront Land Use Plan included goals, policies and development standards throughout the Plan that addressed environmental concerns, but with a relatively light touch, as summarized in [1997 Waterfront Plan Goals, Policies and Development Standards that Address Environmental Sustainability](#). As discussed further in the Summary of Policy Discussions to Date – [Environmental Sustainability](#), some have been accomplished and others continue to apply and may be incorporated into the Waterfront Land Use Plan Update (WP Update), including the following:

- Provide “areas for nature, habitat, and environmental restoration” and “places that restore the environment and support wildlife habitat.”
- Provide “places to learn about waterfront activities and the Bay environments.”
- “Comply with all applicable environmental and water quality laws and regulations, and any related policies adopted by the Port Commission ... including storm water drainage policies for new construction and facility improvements.”
- “Protect the environment and ensure compatibility with adjacent uses when authorizing interim uses.”

Since 1997, however, the City and the Port have developed many more environmental policies and programs that apply to the Port's maintenance, leasing and redevelopment activities, shoreline habitat and public access projects, and ongoing efforts to remediate environmental contamination and protect water quality.

Port Staff has recommended developing a new environmental sustainability goal and related policies for the WP Update to:

- Elevate environmental stewardship as a key “value” and goal of the Waterfront Plan;
- Incorporate existing City and Port environmental sustainability requirements that affect waterfront land use, planning, development and construction;
- Align with the Port's new [2016-2021 Strategic Plan](#) objectives that address environmental sustainability; and
- Ensure that the Port's land use and planning decision-making processes continue to reflect environmental priorities.

Ultimately, the Waterfront Plan's new environmental sustainability goal and policies should reflect and be consistent with the significant planning and policy work in place and underway in the City and Bay Area, and also reflect best practices elsewhere. For this reason, in addition to information and discussions shared in the Working Group and Subcommittee meetings thus far, Port Staff reviewed many [policy documents](#) as it developed policy ideas and guidance for Subcommittee discussion.

Prior to the meeting, Port staff provided [Policy Context and Discussion Ideas](#) for the 4 Topics discussed below. **Staff reminded attendees that Subcommittee policy discussions will provide guidance to Port Staff as they draft proposed updates to the [1997 Waterfront Land Use Plan](#). The discussions are on-going and iterative, and will require further revision and reconciliation with ideas generated in the Land Use and Transportation Subcommittee meetings, full Working Group meetings, and other public forums, before ultimately being considered by the Port Commission.** The policy ideas provided are in regular text below, followed by comments in italics that were received during the February 1 meeting.

5. Environmental Sustainability Policy Topic #1 - Climate Change and Air Quality

Policy and Discussion Ideas:

1. Continue to minimize carbon emissions and maximize carbon capture by Port tenants and development partners.
Comments - What does "carbon capture" mean in this context? Carbon is "captured" through many activities that are or could be further implemented at the Port, including sustainable design, urban forestry, capturing carbon in soil and vegetation, composting, etc... Should include all types of greenhouse gas emissions, not just carbon (e.g. methane.) Also should address emissions from cars and boats (see 4, below).
2. Evaluate "carbon neutrality" as a goal for Port operations; continue to measure progress toward that goal through the Port's Climate Action Plan.
Comments – Climate change is a common theme throughout all 4 topics; it doesn't relate only to emissions and air quality. For example, there also is an operational and building design aspect. Consider going beyond carbon neutrality; may require off-site/offset or carbon credits (like at the airport) or a mitigation pool (e.g. plant trees elsewhere) to get to carbon neutral. Could also consider climate change efforts in procurement processes when selecting providers.
3. Explore new opportunities to improve energy efficiency; generate and use solar, wind or other renewable power; and facilitate use of alternative fuels, consistent with the City's 0-50-100-Roots policy.
Comments – Energy goals are changing in SF and at the State level (e.g. the City is focusing on how to eliminate natural gas use in SF by using electricity instead, and the State goal is 0 net energy by 2030, and 50% of all existing buildings retrofitted by 2030.
4. Continue and expand efforts to reduce emissions and promote the use of clean technology for water transportation and maritime operations (e.g. shoreside power, alternative fuels, etc.).
5. Consider incentives for carbon emissions reduction measures (e.g. energy efficiency and use of cleaner fuels and technologies), above those already mandated by existing regulations, in Port leasing and development activities.
6. Enhance data collection and sharing to establish baselines and better measure impacts of climate action policies and projects.
Comments – Port needs to "expand" data collection, not just enhance.
7. Collaborate with City and regional agencies to share information, pursue joint projects and jointly seek state and federal funding to meet Climate Action goals.

6. Environmental Sustainability Policy Topic #2 - Water Quality and Conservation

Policy and Discussion Ideas:

1. Continue to implement the City's existing Stormwater Management Requirements and promote additional implementation of "green infrastructure" to reduce the volume and improve the quality of stormwater runoff.

Comments - Consider applying the SMRs to smaller sites than required by existing regulations.

2. Continue the Port's ongoing program of inspection and repair of under-pier utilities to reduce discharges of wastewater and potable water to the Bay; seek opportunities in renovation or new construction to relocate utilities above-board.
3. Continue to remove deleterious fill from the Bay and shoreline, particularly where such fill degrades habitat or water quality (e.g. un-engineered shoreline debris, creosote-treated wood).
4. Prioritize beneficial reuse of dredged materials at approved facilities over in-Bay, ocean, or upland disposal.
5. Develop design, maintenance, and operational tools (e.g. solar-powered Big Bellies) to reduce the spread of garbage into the Bay.

Comments – Need more receptacles and/or fences/enclosures to prevent cigarette butts and trash from blowing into the Bay, particularly in high traffic/windy areas, and areas where there is food service or boating. Interpretive signage and other educational efforts should address the impact of trash on water quality and wildlife. Maybe could collaborate with boaters to make sure they have receptacles needed.

6. Promote remediation, redevelopment, and reuse of contaminated sites, particularly where such redevelopment can protect such sites from erosion or inundation.

Comments – Consider identifying contaminated sites at the Port and developing a long term plan to improve their condition and control leaching into the Bay. Initiate collaborative regional program to identify hot spots around the Bay and come up with solutions. Advocate to get known contaminated sites on list of sites to benefit from mitigation or fines (e.g. perhaps funding through RWQCB?)

7. Implement State and local water conservation and water reuse requirements and policies for new construction, renovation, parks and open spaces, and operations and maintenance.

Comments– it would be helpful to provide examples here. Consider establishing an overall Port target for water use reduction, and then hold tenants accountable for meeting their “share” of that reduction goal. Consider an “Educate – Encourage – Reward” approach.

8. Implement City requirements for new and redevelopment projects to design and construct infrastructure to use recycled water from off-site and reuse stormwater and wastewater on-site.

Comments - Consider also applying this to renovations and lease extensions.

7. Environmental Sustainability Policy Topic #3 - Natural Resources

Policy and Discussion Ideas:

1. Protect and maintain existing natural shorelines and habitat areas, including managing impacts of invasive species, predators, and public access.

Comments – Should also support adaptation of existing natural shorelines; consider impacts “on”(not just “of”) invasive species and predators; address impacts of sea level rise.

2. Incorporate dual-purpose green infrastructure in stormwater management, flood control, and public realm improvements to promote biodiversity and provide ecological value.
3. Seek opportunities to build natural infrastructure (e.g. wetlands, horizontal levees, and “living shorelines”) and habitat into shoreline stabilization or improvement projects; build a “soft” waterfront edge where feasible and appropriate.

Comments – Soft edges should be a priority, not the default. Port should consider whether it can develop baselines and targets for wildlife and habitat so it can then

measure progress against those targets. Consider Waterfront Plan policies that call for future Port-specific plans for topics that are too specific for the Waterfront Plan, like a water quality plan, habitat plan, etc. This would be similar to the more detailed Waterfront Plan Design Guidelines that followed the 1997 Waterfront Plan.

4. Seek opportunities to protect and create a mosaic of different kinds of in-water and shoreline habitat; consider opportunities to integrate habitat into design and construction of in-water structures such as oyster baskets, or textured vertical surfaces.
5. Work with partners to remediate contaminated sediment and support Bay-wide efforts to improve sediment quality and healthy fishing in the Bay.

Comments – Role of tidal marshes; need to reduce/eliminate contaminated food chain.

6. Seek partnerships and funding to support research and implementation of innovative habitat restoration methods that will improve biodiversity and ecological function around the Port and the Bay.

Comments – Should add targets around biodiversity so Port can aim at them. Can the Port lead the way on slowing down ships outside the Bay to protect whales?

7. Continue to work with partners to offer environmental education and community activities at Heron Head's Park and Pier 94.
8. Seek locations and opportunities for new and expanded programs and signage along the waterfront to engage and educate local communities and visitors.

Comment – Consider opportunities that will arise as the Bay Water Trail unfolds. Also there could be educational opportunities at marinas and other facilities.

9. Encourage and collaborate with local stakeholders (tenants, community groups, schools, non-profits and other institutions) to broaden the volunteer and stewardship base, further engage the public in improving the health of the waterfront, and instill a conservation ethic.

Comments: Could educate public about feral cats, discourage cat-feeding, encourage native landscaping, discourage butterfly releases. Consider tenant and public education and outreach goals for all sustainability "topics", not just natural resources.

General Comments: Financial considerations may not be accurately accounting for the true benefit of habitat services. How is Port going to pay for all this? Consider the financial impact of imposing more environmental obligations than are currently required on leases or lease renewals for small business, "legacy" businesses, and maritime tenants/businesses.

8. Environmental Sustainability Policy Topic #4 - Green Building, Leasing and Development

Policy and Discussion Ideas:

1. Continue to implement the Port's Green Building Standards and applicable provisions of the City's Environment Code in new construction and renovation to meet LEED standards, conserve water, and improve energy, and use healthier or environmentally preferred building materials.

Comments – Policy should somehow reflect the principle that preservation is the greenest approach to building. Also should reference the National Park Services sustainability guidelines for historic resources.

2. Work toward Zero Waste by implementing Port and City requirements and policies that promote reuse, recycling, and composting in construction and operations.

Comments - Provide more specific examples of how to get to zero waste, especially in tenant's operations. For example, make sure there is space reserved for recycling bins

and pick-up operations. Include educating and partnering with tenants; encourage reuse of existing buildings.

3. Implement the City's Better Roofs Ordinance, which requires new commercial and residential buildings to install rooftop solar for heat or electricity.
4. Seek opportunities to plan land uses and lease Port property to promote "district level" sustainability measures, such as those occurring within the Port's Maritime Eco-Industrial Center, to promote reuse and recycling of materials, and reduce transportation and related air emissions from construction activities on and off Port lands.

Comments – Seems this reflects two distinct policy ideas: 1) encouraging sustainable districts like SF's "2030 District" concept; and 2) co-locating synergistic land uses like those at the Port's Maritime Eco-Industrial Center to share resources and minimize impacts. They should be separately addressed.

5. Implement integrated pest management practices in Port and tenants' facilities and operations to reduce use of toxic materials in indoor and outdoor environments.
6. Monitor evolving best practices and explore new technologies to achieve progressively higher levels of resource efficiency and sustainability in leasing and development projects over time.

Comments – Also should assess opportunities to update environmental requirements and goals in existing "older" leases, lease extensions and operations (e.g. build in more opportunities to improve the environment over time. See above re: how this might affect small, legacy, and maritime businesses.

7. Market and message a green SF Port in Port development and leasing activities.

Comments – Consider, for example, "seek opportunities to identify, promote and grow the number of businesses at the Port that meet the City's Green Business Standards." Consider how to incentivize tenants to be greener, save water, etc. (e.g. rent credits or other tenant assistance). Needs to be a reasonable expectation that environmental goals can be achieved over time, especially for maritime tenants. Expensive capital improvements will require tenant assistance to accomplish.

9. Next meetings

- February 15, 2017 – No meeting
- February 22, 2017, 6-8pm at Pier 1 – Full Working Group Meeting - Subcommittee Reports
- March 1, 2017, 6-8pm at Pier - Full Working Group Meeting – Designing for Resilience
- Late March/April – To be determined