

Northeast Waterfront Advisory Group

Meeting: June 13, 2018

Meeting Notes

Members Present: Jane Connors, Bruno Kanter, Flicka McGurrin, Cathy Merrill, Stewart Morton, Kimberley Patten (Alternate)

Members Absent: Alec Bash, Kim Bernet, Roy Chan, Arthur Chang, Michael Franklin, Jon Golinger, Michael Gougherty, Stephanie Greenburg, Bob Iwersen, Carol Parlette, Marina Secchitano, Melanie Westlake, Diana Taylor (Alternate)

Port Staff Present: Ming Yeung, Rebecca Benassini, Lindy Lowe, Matt Wickens

- 1. Welcome and acceptance of [April 4, 2018 Meeting Notes](#)**
 - Jane Connors welcomed the group and motioned for the acceptance of the April 4, 2018 meeting notes
 - No changes or comments were made and the group approved the meeting notes.
- 2. Upcoming Port Commission Matters of Interest.** Ming Yeung, Port planning staff, highlighted some of the upcoming agenda items on the July 10, 2018 Commission meeting that might be of interest to NEWAG members. She announced that there are no upcoming Waterfront Land Use Plan (WLUP) meetings and that the first Seawall Program Community Meeting will be held on June 21, 2018.
- 3. Update on Upcoming Exploratorium Exhibits.** [\[Link to Presentation\]](#) Shani Krevsky, Project Director of the Exploratorium, provided an update on upcoming Exploratorium exhibits and special events. The museum extended its hours of operation and its summer daytime schedule, and added several summer events such as a Community Night on Friday, July 13th. From May 26th through September 3rd, the Exploratorium will host an exhibition called “Inflatable: Expanding Works of Art” which presents a selection of large-scale, inflatable artwork that are distributed throughout the museum. On Saturday, June 16th a Light Play Festival that utilizes light, shadows, and cinema art will take place throughout the museum. This will be paired with a number of special site specific installations. From June 14 - 17, a Liminal Camera exhibit will be on display within the Pier 15 Entry Plaza and from June 14th through July 15th, an exhibit titled “Untitled Solar Array” will be on display within the Pier 15 bulkhead. These events are intended to activate spaces and encourage public activities at the Exploratorium.

Responses to Questions:

- Where will the inflatable exhibits be located? The inflatable exhibits are dispersed both inside and outside the Exploratorium.
- Can information on the inflatable exhibit be accessed online? More information can be accessed at the following page: [\[Link to Website\]](#)

Comments:

- One member suggested having a kinetic sculpture on the water, which could trigger BCDC review.

- 4. Update on SFPUC Sewer Repair Project.** [\[Link to Presentation\]](#). Noreen Chan, Project Manager for the San Francisco Public Utilities Commission, provided an update on the Drumm & Jackson Street Sewer Repair Project. The project is meant to rehabilitate aging infrastructure, while preventing service interruption. They now have a contractor who is working on-site. The construction utilizes Seawall Lot 351 (7 parking spaces) to access the sewer box and for safety and ventilation. Exploratory potholing along the Embarcadero will require the closure of 2 northbound lanes and 1 southbound lane for approximately 7 days in each location. The days would not necessarily be consecutive and would be scheduled around cruise calls, Giants games, and other special events. The SFPUC is currently working on a traffic plan with the SFMTA to determine the best days and times when work should occur. Proposed work hours would be on weekdays from 9:00 am – 4:30 pm for northbound lanes and 8:00 am – 5:00 pm for the southbound lane. The work along the Embarcadero is anticipated to occur sometime in July and the entire project is expected to be completed by October 2018. Additional outreach and notification will be conducted by the SFPUC once dates of the Embarcadero lane closures are determined. The project to upgrade the North Shore Force Main under the Embarcadero is anticipated to start in 2019.

Response to questions:

- Will runoff be segregated from sewage? Runoff will not be segregated from sewage because the facility is a combined sewer system. Work is being done at this time because it is a wet water facility and there is less flow in the sewer box during this time.
- Why can't work be done during off hours? The SFPUC explored construction work at night, but the project did not meet night noise requirements. Emergency projects conducted at night in the past were shut down due to excessive noise.

- Are rats an issue with this project? The Department of Public Health (DPH) conducted an investigation and confirmed that there is no issue with rats. If the SFPUC hears of any issues, it will work with DPH to deploy an extermination plan.
- Will this project coordinate with the construction at Drumm and Jackson? The construction at Drumm and Jackson is the same project. The Drumm and Jackson sewer rehabilitation project and Embarcadero potholing will be complete by October 2018.

5. Briefing on Request for Interest (RFI) from Prospective Master and Smaller Tenants for Public Oriented Concepts for Historic Pier Facilities in the Embarcadero Historic District – [\[Link to Presentation\]](#)

Rebecca Benassini, Assistant Deputy Director of Development at the Port of San Francisco, provided a briefing on the Embarcadero Historic District RFI, which aims to make the waterfront more publicly oriented while recognizing the financial realities of upgrading the piers. EPS found that it would cost approximately \$74-\$100 million for pier rehab/seismic upgrades. To fund these improvements, high revenue generating uses (tech, PDR, offices, etc.) would need to support lower revenue generating, public-oriented uses (art gallery, recreation center, etc.). A challenge with this task is that there is not a lot of market data on public uses. The RFI is intended to solicit interest for both these types of uses and to better understand the market demand for these uses. The RFI website is officially running and can be found [here](#). Submittals will be accepted until September 2018, and responses will be presented to the Port Commission for feedback. Depending on the responses from the RFI, the Port may follow-up with an RFP.

Response to questions:

- When will the public have access to the RFI? The RFI is anticipated to be available the first week of July and submittals will be due around Labor Day.
- What does the submission entail? Details will be in the RFI but generally, the applicant needs to describe which piers they are interested in and the proposed uses and project proposal.
- Is there a ranking criteria? Submittals will not be ranked.
- Can developers respond to just one property? Yes.
- Are seismic conditions of the piers included? There will be some information on the conditions of the piers included.
- In light of the Jamestown pullout, how will the Port negotiate with developers and be a partner? That project taught the Port that flexibility is key, and we are learning as we do cost estimates.

6. Update on Seawall Earthquake Safety Program (Seawall Program): [\[Link to Presentation\]](#)

Matt Wickens and Lindy Lowe, members of the Port's Seawall Team, provided an update on the Seawall Program. The program is focused on seismic and sea level rise risk and aims to provide the Port and the City with the tools to address current and future risk over time. A large earthquake, which is likely to occur within the next 20 years, may result in liquefaction and ground movement that will cause serious damage to the Embarcadero roadway, transit corridor and waterfront area. Coastal flooding does not pose an immediate risk, but will become more urgent over time. A multi-hazard risk assessment is currently being completed to evaluate vulnerability and resulting consequences on exposed assets and services from both seismic and flood hazards. This assessment involves collaborating with other agencies to understand the tangential effects of seawall failure. A number of funding sources are being pursued, which include Federal agencies as well as State, City, and private sources. The Army Corps of Engineers recently announced a New Start, which will initiate a General Investigation feasibility study that will complement the Seawall Program. The Seawall Program entails three elements – strengthen, adapt, and envision – which will allow the Port to respond to risks and conditions in a way that is transparent and accountable, while addressing the temporal nature of these expected events. A Geotechnical Exploration Pilot Study was completed May 2018. This study probed the ground to evaluate soil performance and will lead to improved confidence in the seismic analysis results, limiting conservatism and potentially reducing the associated retrofit cost. An expanded study covering the remainder of the Seawall Program Area (Fisherman's Wharf to AT&T Ballpark) will take place between August and December 2018. The schedule will be coordinated with impacted tenants and stakeholders on an individual basis. Numerous events and outreach efforts have taken place to inform the public about the Seawall, and the first Seawall Program Community Meeting will take place on June 21st, 2018. This will turn into quarterly community meetings alongside the creation of working groups and stakeholder committees.

Response to questions:

- Are there any other projects competing for the City GO Bond? There is no competition. The City has made a commitment to the Seawall Program.
- What other events will take place? The public can sign up for walking tours on the Seawall website [\[Link to website\]](#). They are very popular and sold out until August.
- Who is responsible for areas outside of the Port's jurisdiction? The Port is coordinating closely with other City departments and regional agencies. The Port is forging the path for a resiliency strategy and the region is looking to us as a resource.

- Who has an accurate design of the Seawall? The geotechnical study is being used to understand the true location of the seawall. The seawall was built in segments, using different methods, which has resulted in an incomplete inventory of the structure. The consulting team has compiled a database of all Seawall records including original drawings, bicentennial reports, and other documents from past retrofit projects.
- What are the risks to infrastructure and health? The public health department has conducted a vulnerability assessment and the team will work to incorporate these findings in the multi-hazard risk assessment.

Comments:

- Any cobble stones that are extracted in this process should not be thrown away. The Seawall team intends on finding a use for them and honoring the past.
- Committee members expressed their desire for information to be made transparent.
- An information table should be set up at the Ferry Building's Saturday Farmers Market.

7. Next Steps – Future Agenda Items; Other Business Matters.

- Stewart Morton reported on the Pier 22.5 Fire Station Project changes and review by BCDC's and the Port's design review boards and the Historic Preservation Committee (HPC).
- Kimberley Patten shared that the Bloomberg Square Mile Race will occur on August 3rd in the Piers 27-29 General Transportation Area. Set-up for the event will occur the day before from 7 am to 4 pm and the event itself will occur from 6-9:30pm. Metro Events will provide NEWAG members and subscribers notice of upcoming events at Piers 27-29 directly through email.
- Ming Yeung requested that NEWAG members contact her with topics they want covered at future NEWAG meetings.

The meeting was adjourned at 6:29 p.m.