



**Meeting of the Port Northern Advisory Committee (NAC)
November 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
Katy Liddell, (Co-Chair), South Beach/Rincon/Mission Bay Neighborhood Association
Alec Bash, Alternate for Bob Iwersen
Ted Choi, City Kayak, Pier 40
Marc Dragun, President, Brannan Homeowners Association
Bruno Kanter, North Beach Neighbors
Mahesh Katwani, Alternate for Ritika Puri
Shani Krevsky, Exploratorium
Stewart Morton, San Francisco Heritage
Ritika Puri, Watermark Homeowners Association
Flicka McGurrin, Pier 23 Café
Carol Parlette, Golden Gateway Commons Resident
Kimberley Patten, Metro Events (new, replacing Pam Perez and Kelsey Bauer)
Diana Taylor, Alternate for Bob Harrer

NAC Members Absent

Bob Harrer, Barbary Coast Neighborhood Association
Bob Iwersen, The Gateway Resident

Port Staff

Patrick Foster, Planning and Environment, NAC Coordinator
David Beaupre, Real Estate and Development, NAC Coordinator
Don Kavanagh, Real Estate and Development, NAC Coordinator
Kimberly Beal, Real Estate and Development
Rebecca Benassini, Deputy Director, Real Estate and Development
Dominic Moreno, SF Port, Maritime
Diane Oshima, SF Port, Planning and Environment
Ming Yeung, SF Port, Planning and Environment

Presenters and Audience

Farook Afsari
Reid Boggiano, California State Lands Commission
Brenda Bohn
Andrew Byrne, Grimshaw
C. Chen
Wahib Costandi
Rick Dickerson, Maynard/Rich Management Company of California
Earl Gee, Portside
Ellen Johnck, Ellen Joslin Johnck, RPA
Richard Kennedy, James Corner Field Operations
Kimiko Klein, Portside resident
Karla Kyrias
Ethan Lavine
Jane Li
Ting Liang, James Corner Field Operations
Leo Lin, Pacific Swimming
Clarke Miller, Strada Investment Group
Hoang Nguyen, Grimshaw
Pedro Ordenes, Water World Swim, LLC
Chris Ottati, Pacific Masters Swimming
Suni Petersen, South Beach Yacht Club
Phyllis Quinn
Catherine Reilly
Alice Rogers, SBRMB NA
Thomas Ryan
Patrick Ryan, RJSD
Margo Sulmont, Trammell Crow Company
Tom Weber
Penny Wells
Howard Wong, SAC Member

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, and Don Kavanagh of the Port are available to answer questions or address comments

2. Approval of September 15, 2021 Meeting Notes

Katy Liddell moved to approve the NAC Meeting Notes from the September 15, 2021 meeting. The Meeting Notes were approved.

3. Piers 30/32 & SWL 330 Community/Stakeholder Workshop

Presentation and opportunity for questions/comments on the proposed redevelopment of Piers 30/32 & SWL 330, including:

- a. Project Vision and Goals
- b. Public Access and Public Realm
- c. Proposed Public Outreach Program/Schedule

Presenters:

David Beaupre – SF Port, Real Estate & Development

Jesse Blout, Strada Investment Group

Clarke Miller, Strada Investment Group

Andrew Byrne, Grimshaw

Richard Kennedy, James Corner Field Operations

O&A

Marc Dragun

- Compliments on the presentation
- Several concerns
 - Proposal loads Piers with amenities, but seawall lot site will be carrying the cost with 850 residential units – encourage less amenities on piers and have residential units on SWL consistent with existing height limitations.
 - Pool
 - There are three pools within this general area open to the public. YMCA, 4 Seasons/Equinox Club, UCSF Mission Bay. Why will public come to this pool? There is no parking available, and the pool may not get much use.
 - Heating pool will be extremely expensive given the large size of the pool because it is sitting in cold bay water which will create a heat drain from the warmer pool
 - Shower/bathroom area – If open to the public you will have homeless in showers and bathrooms which will be much less desirable. Consider the public restroom near the Oracle Park stadium which has been taken over by unhoused people.

Response

- *Clarke Miller*
 - There are two differentiating factors for this pool from others; it is outdoor and Olympic sized (no other Olympic pools in the City except USF which is only

available to neighbors nearby). The pool can host competitions and should have a strong regional pull.

- Pool will be within concrete barge that will separate it from the cold bay waters.
- The team will explore heat exchange possibilities from the building HVAC but there are many technical aspects that need to be studied and addressed.

David Beaupre

- The Amenities on the Pier are meant to be an attraction for both local and regional visitors, additionally the pier must have a balance of both revenue generating uses and public amenities, consistent with what is in the Draft Waterfront Plan and the values expressed by the community in the development of the RFP.

Bruno Kanter

- Impressed with the two piers proposal and articulation/detail of design.
- Why is seawall lot tabled when it needs the most work to catch up?
 - Concern about scale, should be thought about together with the Piers economically, aesthetically.
 - Need to consider ways to reduce mass/number of units.
- Concern about far end of complex being used as cruise terminal
 - Will this block views and should this be considered as part of the architecture?
 - Should ships be parked parallel to the piers instead?
 - Expected frequency of cruise ships?

Response

- *David Beaupre*
 - Need to split meetings on piers and seawall lot due to time constraints.
 - Piers going first for feedback due to active conversations with regulatory partners about this proposal.
 - Agree that the two projects need to be looked at together and cannot stand separately – we don't know how often the deep-water berth will be used – this berth is essential to future marine operations, and is naturally scouring so does not need ongoing dredging (which is important to the Port).
 - The Port found through the Waterfront Plan process that many folks are attracted to the end of piers that have maritime activities.
 - There were similar concerns at Exploratorium, but they have ended up appreciating the maritime presence because it brings more people to the area.
- *Shani Krevsky*
 - At the Exploratorium many science vessels and Navy ships (Fleet Week) have berthed at the end of Pier 15/17, but no cruise ships. The vessel presence is well received.

RJ

- Likes wide aprons, some related questions on the design:
 - Will you be able to walk all the way around both piers like Exploratorium?
 - Would it be possible to widen the apron on the North side of Pier 30 which has such a great view?

- Able to rent kayaks/paddle boards and use kayaks under the east berth when no ships there?
- The water garden area looks small and may not be a practical use of the space.
- Likes the corner views with the bay and city terraces. Recommends having a mix of restaurants – upscale and to-go/cheaper options.

Response

- *Clarke Miller*
 - We focused on design of promenades on the south sides of each building and none is currently planned on north side of Pier 30.
 - Very expensive to build new deck area, trying to be prudent with funds.
 - Although there is no plan for an expanded north apron, there is full circular access within the project from Embarcadero to east berth and back.

Penny Wells

- Likes plan as a veteran kayaker. She suggested making space available to an outfitter that provides boat storage so locals can keep kayak on site. The ability to rent boats/watercraft would be good too

Response

- *Clarke Miller* – agrees with this idea, one idea is to provide kayak storage underneath pier deck.

Shani Krevski

- Important to consider how to draw people to the end of pier – Exploratorium has a similar challenge. Agrees with the focus on south aprons which will likely be warmer/sunnier. There will be a lot of wind due to massing/placement of amenities between piers.
- How is the project addressing sea level rise and sustainability goals?

Response

- *Clarke Miller*
 - Agrees north side is colder/windier side and they are considering this in the design.
 - Sea level rise – Plan is to rebuild piers which will allow for a higher elevation to account for future projected sea level rise
 - Will be several feet higher than today, final height not yet determined
 - Considering curbs around piers to minimize splash – can raise floor level within buildings if necessary.
- *Andrew Byrne*
 - Sustainability is embedded in the overall project design.
 - Exploring the possibility of creating a net zero building or net zero “ready” building at a minimum.
 - Will pursue a timber framed design which will allow for a lighter frame and less loading on piers.

Ellen Johnck, Co-chair Maritime Commerce Advisory Committee

- Encourages consideration of value of project to maritime mission of the Port.

- Strada has been great at recognizing this is a unique deep-water berth that does not need dredging.
- Access to bay/berthing is key to emergency access/embarkation.
- Happy to see investment in addressing sea level rise and investment in Piers as critical economic assets for the Port which will benefit the rest of the waterfront.
- The project will contribute greatly to the integrity of the Embarcadero Historic District – public activation is key.

Ted Choi

- Does the pool provide for wheelchair access?
- Part of the ramp looks like it does not float – algae buildup will likely be an issue.
- Rental outfitters for kayaks, etc. would be a good idea at this location.
- Why proposing small islands in the water room, not larger islands/wetlands?

Response

- *Richard Kennedy*
 - The design of ramps is ADA compliant; they are designed as gangways which are flexible as tide moves. At low tide when the ramps are steepest, they are still ADA compliant.
 - Floating wetlands are designed with a smaller size which allows them to be tethered to the bottom of the bay and can be moved as desired to provide for different arrangements over time.
- Howard Wong
 - Not all public spaces built recently work well. Consider what worked at the other sites.
 - The sunnier south side of the piers will be a better investment.
 - Varied spaces along the piers are important as opposed to a single large open space.
 - Irregular patterns and curves will help create spontaneity in design, e.g., consider an island in the middle of the piers.
- Stewart Morton
 - Very exciting project, very much in favor of the two-pier project instead of one pier.
 - New construction in an historic district will require close attention to Secretary of Interior’s standards for historic preservation. How much time have you spent with Secretary of Interior’s standards and where is this seen in drawings?
 - Retaining piles is a nice feature.
 - Floating wetlands are great, but there are too many trees – these likely won’t last very long, encourage more of an industrial design/aesthetic.

Response

- *Andrew Byrne* – would like to follow up with Stewart in more detail on preservation aspects of the project. There will be a positive change by reinstating two finger piers. Will need to investigate more how to best satisfy preservation requirements.
- Earl Gee
 - Programming seems massively inflated.
 - Portside residents are very concerned about shared wall and massing along the waterfront, please engage with us further.

- Leo-Lin
 - The proposed Olympic pool is designed for competition and is much larger than other public pools nearby.
 - Public accessibility provides many options compared to other pools that are restricted or require payment.
 - The pool will provide a great opportunity for people to learn to swim. This is a public service we should not lose track of.
 - Outdoor pools are much more attractive to the public than indoor pools.

New Section: Chat Comments/Questions

Katy Liddell

- Will this walk (through the project and along the piers) be accessible?
 - Clarke Miller said the project will be fully accessible.

Flicka McGurrin

- How do kayaks get out to the bay, perhaps through the deep-water moorings?
- Will the pool water come from the bay, or will it be chlorinated fresh water?
- How is the temperature controlled?
 - Clarke Miller
 - There are multiple paths to the bay for kayakers, either under the piers to the north or south or directly east parallel to the pool.
 - The pool shown in the renderings was designed to be bay water filled; however, we are exploring a traditional heated freshwater pool to expand its attractiveness to as broad an audience as possible.

Katy Liddell

- You probably want some casual small dining spots on lower levels for swimmers to buy a snack.

Flicka McGurrin

- Suggested one freshwater pool and one saltwater pool, similar Sutro Baths.
- If the pool is a concrete barge, does it move with bay water movement?
- Having an unfenced pool is illegal.
 - David Beaupre - The pool would be secured (fenced) but open to the public

Suni Petersen

- How about using the pool area for other water activities such as young children's paddle board lessons, remote controlled model sailboats, etc.
- Likes the stepped design of the buildings on seawall lot with space between because it echoes the theme of the piers.

Pedro Ordenes

- This kind of pool in the middle of a city like San Francisco would get the attention of international swimming sports entities.

- If international swimming competitions are held this would make the pool a recognized worldwide icon.
- When the pandemic started, and pools closed, Aquatic Park was one of the places most visited for swimming activities.

Flicka McGurrin

- If the deep-water berth is for cruise ships, traffic created by deliveries by large semi-trucks cannot be ignored specifically during passenger on/offloading. Chaos does exist when a cruise ship comes in at Pier 27
 - David Beaupre
 - If ship provisioning was necessary, it would occur in the off-peak times (approximately 11:00 PM to 6:00 AM).
 - Note the design of the project accommodates large trucks.
 - Port is thinking cruise ships that go to these piers would not require provisioning.

Ritika Puri

- What is the maximum height of the pier and building development?
 - Hoang Nguyen
 - Maximum height for development on the Pier 30/32 is 40'

Suni Petersen

- Will bicycles and wheeled personal vehicles be accommodated?
- Many sailboats from South Beach marina come into the space between south Pier 32 to north Pier 38 providing more interesting activities to watch.
- The buildings will provide wind protection for this area.

Brenda Bohn

- There is an eco-pool in Lausanne, Switzerland that uses natural sea grass, etc. to keep it clean. Solar panels are used to collect power for heating water.

Flicka McGurrin

- During the pandemic the number of swimmers at aquatic park grew enormously
- Cold bay water should not be an issue as many swimmers love it.
- The Dolphin Swimming and Boating Club and the South End Rowing Club at Aquatic Park could be consulted for more information.

Pedro Ordenes

- Many projects like this one exists in Europe, Canada, etc. They are attractive to neighborhood users as well as to visitors to the pools.
- Swimming is growing in popularity. This past winter many more people took up swimming and we have many visitors looking for open pools.
- The few Olympic size pools are old.

Suni Petersen

- Will the floating wetlands be planned to attract wildlife or are they too small? If wildlife could be attracted to these places, they could be used to educate the public about the importance of wetlands.
 - Richard Kennedy
 - The wetlands would surely attract birds and waterfowl, and we agree that there is educational potential with these features - perhaps to speak to the habitat and cleansing function of wetlands, the loss of historic wetlands around the bay and innovations to create new forms of urban ecology.
 - It would be a good idea to explore how to keep the sea lions off the structures. South Beach Marina has had several docks ruined from sea lions taking up residence.
4. David Beaupre - If you want to sign up for notices for future meetings on this project, please sign up using this link: <https://signup.e2ma.net/signup/1918847/1914697/>
5. **Adjourn** – The meeting was adjourned at 7:30 PM.