



**Public Meeting of the Port's Northern Advisory Committee (NAC)
May 15, 2024 (5:30 to 7:30 pm)
In-person at Pier 1 and remote via MS Teams**

Meeting Notes

NAC Members Present

Katy Liddell, (Co-Chair), South Beach/Rincon/Mission Bay Neighborhood Association
Jane Connors (Co-Chair), Ferry Building, Hudson Pacific Partners
Ted Choi, City Kayak, Pier 40
Shani Krevsky, Exploratorium
Marc Dragun, Brannan Homeowners Association
Stewart Morton, San Francisco Heritage
Carol Parlette, Golden Gateway Commons Resident
Flicka McGurrin, Pier 23 Café
Bob Iwersen, Gateway Apartments
Alec Bash, Alternate for Bob Iwersen
Ritika Puri, Watermark Homeowners Association
Mahesh Katwani, Alternate for Ritika Puri
Stan Hayes, Telegraph Hill Dwellers

NAC Members Absent

Bruno Kanter, North Beach Neighbors
Vivian Perez, Metro Events
Bob Harrer, Barbary Coast Neighborhood Association
Diana Taylor, Alternate for Bob Harrer
Al Fontes, Alternate for Stan Hayes

Port Staff

Patrick Foster, Planning and Environment, NAC Coordinator
Sandi Oberle, Real Estate and Development, NAC Coordinator
Dan Hodapp, Planning and Environment
Ryan Wassum, Planning and Environment
Mark Paez, Planning and Environment
Amy Cohen, Real Estate and Development
Phil Williamson, Real Estate and Development
Wyatt Donnelly-Landolt, Real Estate and Development
Kimberley Beal, Real Estate and Development

Presenters

Iowayna Peña, Mission Rock / SF Giants
Chris Pearson, Jane Connors, and Lillian Brauner, Hudson Pacific

Audience

Jill Manton, SF Arts Commission
Rebeka Rodriguez, SF Arts Commission
Yennga Khuong, Mission Rock / SF Giants
Joshua Karlin-Resnick, Mission Rock / SF Giants
Mark Parry, Hudson Pacific
Chris Pearson, Hudson Pacific
Alice Rogers, SB/R/MBNA
Jen San Juan
Ian Paul McCathern
Simon Snellgrove
Katie Lombardy
Wendy McArthur
Kallie Ford
Nancy Shanahan
Alex Collins
Ikonija Lopez
D. Drue
Simon Snellgrove

1. Announcements and Introductions (5:30 - 5:45 pm)

- Next NAC meeting is tentatively scheduled for July 17, 2024.
- Brief update on Piers 30-32 project
 - On April 30th, the Board of Supervisors approved a fiscal feasibility finding and endorsed the term sheet for the Piers 30-32 & Seawall Lot 330 project.
 - This key approval allows the project to move forward with the Environmental Review process and design approvals.
- New art piece at Pier 1
 - The Port of San Francisco is partnering with the San Francisco Arts Commission (SFAC) to place a sculpture temporarily on the Embarcadero.
 - The work is entitled *As Sounds Turn to Noise*, by artist Thomas J Price.
 - The bronze sculpture is 9 feet tall and will be located just outside here on the sidewalk next to Pier 1 for a period of six months starting in early June.
 - Committee Question (D. Drue) – Any insurance? Worried about vandalism.
 - Dan Hodapp – Yes the lease has an insurance requirement which indemnifies the Port, and the Arts Commission will be responsible for maintenance.
 - Amy Cohen - We also have security cameras nearby
- Roll call for committee members.

2. Approval of Draft Meeting Notes: NAC March 20, 2024 meeting (5:45 - 5:50pm)

Notes approved by Katy Liddell and Jane Connors.

- 3. Mission Rock Development:** Project update with Q&A on the status of Phase 1 at Mission Rock, including the recently opened China Basin Park. – Iowayna Peña, Mission Rock / San Francisco Giants (5:50 - 6:15pm)

Q&A

- Ted Choi – How do kayakers access the water, and how is it working out so far?
 - Yennga Khuong – currently no formal kayak launch locations, hoping to introduce in phase 2, the sandy area is not quite a beach as it does not directly access the water.
- Ian Paul McCathern – Recently toured the canyon and really enjoy the new park. Very thoughtful design. On some days in the park there are off leash dogs in the large grassy area instead of the dog run. Is there anything we can do to encourage folks to keep dogs on leash? For people running/biking next to park it can be dangerous.
 - Yennga Khuong – We are balancing many interests on site, many dog owners like the open lawn but we are open to suggestions. Looking to provide some positive/playful signage to keep dogs on leash. Thanks for sharing that concern.

- 4. Ferry Building and Plaza:** Presentation and discussion of the Ferry Building Enhancement Plan, a project focused on exterior improvements to the North Arcade, South Wedge, and Ferry Plaza intended to increase public engagement and programming into the evening hours. – Chris Pearson, Jane Connors, and Lillian Brauner, Hudson Pacific (6:15 - 7:15pm)

Q&A

- Katy Liddell – I really like the improvements to the south driveway, currently it can be confusing in that area. Is there any interest in the old Slanted Door restaurant space?
 - Jane Connors – We currently have several potential tenants looking but nothing is final yet.
- Bob Iwersen – Are the farmers market vendors on the south side going to have enough space?
 - Jane Connors – Yes, we've been working with vendors and Foodwise to ensure the spacing will work.
- Stewart Morton – I still have a problem with the proposed canopy. Walking in from Market Street the canopy would block the arches on the main floor, so it seems inappropriate to have a permanent canopy there. The photos in the Page and Turnbull report have been taken from a ladder in the middle of roadway and the report says everything is appropriate for the Secretary of Interior standards because nothing new other than the glazing will be attached to the building, and therefore doesn't break any of the rules. That isn't true because it does affect the front architecture on the west elevation. I understand the canopy will provide shade but it doesn't mention anything about the wind factor. Will the gusty wind conditions be addressed? Does Gott's have a problem with the sun?
 - Jane Connors – We don't have wind protection on the bayside café zones, and we've found the most common request is for heaters and lighting which are included in the proposal. Gott's has used umbrellas in the past for sun.
 - Dan Hodapp – The Port has said specifically we don't want walls to block the views.

- Ted Choi – We addressed the building facing west, south, and east. What about the north side, it is also dark so wondering if you can light it? Also would a Christmas market or beer garden be an option? Always thought these should be near the transit areas.
 - Jane Connors – We are looking at lighting solutions potentially for the future.
 - Lillian Brauner – Yes we like the Christmas markets and want to continue those.
- Stan Hayes – The Telegraph Hill Dwellers love this building as the iconic heart of San Francisco and there are so many changes that have been made that we appreciate. However, for reasons we've stated before, we continue to oppose the permanent enclosure of the historic arcades, the designation of the market zones, and the addition of the permanent canopy structure on the Embarcadero frontage. That would potentially cause a loss of 12,000 sqft of public access. We're concerned that the private restaurant use and canopy will impair what is a wonderful architectural sweep along the Embarcadero, and that the future expansion on the south side could be a long term threat to the farmers market. We do not want the ferry building to be transformed from a marketplace to a restaurant and entertainment venue. We are hopeful Hudson can address this, and the priority would be getting rid of the proposed canopy.
- Simon Snellgrove – I think Hudson Pacific is doing a great job and taking a lot of care to enhance this asset. I agree it is the center point of the city's soul on the waterfront, but it is a very large industrial building that can be foreboding to the public and the architects here have done a terrific job with a light, noninvasive addition. I agree with Jane and her team that when you walk past the arches they are dark and uninviting. The canopy can invite people in, the lighting will warm the building which can help the cold, grey nature of the building and the original cold blueish lighting. The 5ft walkway behind the canopy is a great asset as well. Don't want us to lose this opportunity to improve the building, especially with big challenges ahead.
- Alec Bash – There have been many thoughtful comments. The most recent comments by Simon are the ones I identify with most. I walk along the Embarcadero a lot, and activating the space in front of the building with more seating/amenities will create more of a public space and more excitement. It is such a wonderful building, helping to fill its full potential as a gathering place is important, and will attract tenants. This is both a historic space and a people space, helping it to be a magnet for the public will be best for the city.
- Alice Rogers – I'd like to echo what Alec was saying. I have great respect for the work of the architects, I know this is controversial and want to honor the iconic status of the building, but I also find it very foreboding at night and think it's a missed opportunity not to activate it into the evening as a beacon. This doesn't feel like a commercial land grab but instead doubles down on activation principles. In SOMA they have closed down POPOs and instead added lights to a nearby area, this could do something similar at the ferry building. It is important to be thinking about hours beyond just daylight and I'm supportive of the project.
- Ted Choi – I support the activation but the design looks permanent and would be difficult to take away or adjust. Would prefer to reduce that feeling by having something less solid like umbrellas. Same with the planters, something lighter that could be moved easily might address some reluctance. It would be best to make the same improvements on the south side to maintain the symmetry of the building.
- Katie Lombardy – There is a lot of room for activation here, and many ways to make the building less foreboding without excluding non-paying customers. My chief objection is the restaurant use because it is for paying customers. This could become an exclusionary zone, please think about improvements that could be for everyone without obstructing the formal face of the building. The

glassed arcades are good but should be for the general public. Keep it more like a civic plaza and less like a series of restaurants. There are many public places that have a mix of retail and general public seating.

- Bob Iwersen – I appreciate all of the comments. Currently this area is fairly dismal, it feels cold and even in the middle of the day it is a big concrete area sparsely used. Making it more useful is a good idea. Having more public than private uses is also a good idea but overall it could use more enhancement and activity.