

**JOINT MEETING OF THE CENTRAL WATERFRONT ADVISORY GROUP (CWAG)
AND THE SOUTHERN WATERFRONT ADVISORY COMMITTEE (SWAC)**

DECEMBER 5, 2019

DRAFT MEETING NOTES

**Port of San Francisco, Pier 1 the Embarcadero– Bayside Conference Room
Embarcadero at Washington Street, San Francisco
5:30 – 7:30 p.m.**

Central Waterfront Advisory Group Members Attendees

Toby Levine, Mission Bay Resident

Howard Wong, Heritage/SPUR

Ted Choi, City Kayak Pier 40

Katy Liddell, South Beach/Rincon/Mission Bay Neighborhood Association (SBRMBNA)

Jamie Whitaker, SBRMBNA

Katherine Doumani, Dogpatch

Neighborhood Association

CWAG Members Absent:

Ralph Wilson, Potrero Boosters

Jasper Rubin, SFSU Geography Department

Ritika Puri, The Watermark HOA

Manager

Chris Wasney, Historic Preservation Architect

Marc Dragun, The Brannan HOA

Southern Waterfront Advisory Committee Attendees

Karen Pierce, Public Health Coordinator

Michael Hamman, India Basin Neighborhood Association

SWAC Members Absent

Olin Webb, Bayview Representative

Shirley Moore, Bayview Representative

Mike Bishop, Hanson Aggregates

Kevin Lawson, Port Tenant & Bayview Representative

Kevin Gibbons, ILWU Local 34

Port Staff:

Mark Paez, CWAG Coordinator

Brendan O’Meara, Maritime Marketing Manager

Kent Nishimura, Property Manager

Phil Williamson, Development Manager
David Beaupre, Development Project Manager
Ricky Tijani, Development Project Manager
Crezia Tano-Lee, Senior Real Estate Analyst
Dominic Moreno, Maritime
Christine Maher, Development Project Manager
Kelila Krantz, SF Fellow
Katie Petrucione, Chief Finance Officer
Michael Martin, Director of Real Estate
Tiffany Tatum,
Carlos Colon, Finance

Audience

Alice Rogers, SBRMBNA Association
Stewart Morton, NEWAG
Aaron Golbus, Silverado

1. Announcements and Introductions

Mark Paez announced the upcoming Port Commission items of interest:

December 10, 2019

Executive Director's Report

- Embarcadero Safe Navigation Center Update

Item 11A. Informational presentation on public comments, responses and proposed revisions to the Draft Waterfront Plan, and Draft Project Description for the CEQA environmental review process.

Item 12A. Request approval of a fee waiver for a revocable license and encroachment permit that allows the Aquarium of the Bay to install 16 sea lion sculptures in public spaces along the waterfront....

Item 12A. Informational presentation on PASHA Operations and Local Hire Performance at Pier 80.

Item 13A. Request authorization to issue an RFP for the development, lease and operation of a mixed-use project at Piers 30-32 and/or Seawall Lot 330....

Item 13B. Request approval of Mission Rock project street names.....

2. Approval of Minutes

October 16, 2019 Draft CWAG Minutes – Postponed to the next advisory group meeting
July 24th and September 25th SWAC Minutes – Postponed to the next advisory group meeting

3. Request for Qualifications (RFQ) for Waterfront “Pop-up” Special Events

Mike Martin, Deputy Director for Real Estate made a slide presentation that can be viewed [HERE](#) and stated that the goal of the program is to activate waterfront open spaces as an outcome of the Waterfront Plan Working Group recommendations. He explained that the Port has been passive about marketing these opportunities that can temporarily activate Port facilities and are less encumbered with the costs of providing ADA access and other Building Code upgrades. Mike stated that the Port is seeking qualifications and would match up the pool of qualified entities with specific facilities and return to the advisory groups for input before proposing “pop-up” uses in the neighborhood. He continued by stating that the

locations being considered include the tip of Pier 29, Piers 30-32, Bayfront, Crane Cove and Heron's Head Parks for a variety of cultural, food and beverage, retail (Farmers Markets, makers), athletic and art exhibition type events. Mike stated that the minimum qualifications would include a proven track record of delivering events on time and within budget and the ability to work with community stakeholders. He also stated that the schedule would be to hold an informational hearing at the Port Commission in January followed by authorization to issue the RFQ in February, responses would be due in April and a pool of qualified entities formed by May with operations commencing by Summer. In conclusion Mike stated that the RFQ would follow many of the public values expressed in earlier RFP discussions with Port advisory groups:

- Public Orientation
- Equitable Access
- Transportation Management and Mitigation of Impacts
- Local Business Enterprise Participation

Advisory Group Comments and Questions:

Question: Have you considered additional sites like Warm Water Cove or the end of Amador Street and will you allow temporary structures?

Response: These sites are challenged but the Port is open to considering all sites and ideas. Temporary buildings would be allowed.

Question: What period of time are you considering?

Response: Less than a couple of months because we don't want to take away from the underlying use as a park or other Port open space but that the operation must be able to recoup their investment.

Comment: While we support the proposed use the "Pop-up" operations should enhance existing businesses such as nearby restaurants and if successful could be a good test to see if the market will support similar permanent uses.

Question: Pier 70 Partners is an example of a recent "Pop-up" that was very successful. Have you considered relocating Cirque de Soliel to Piers 30-32?

Response: Yes, but the cost of upgrading these piers to support a permanent use are prohibitive.

4. Port Economic Impacts Policy

The presentation made by Katie Petrucioni, Chief Financial Officer, with assistance from Tiffany Tatum, Port Community Outreach Coordinator and Kelila Krantz, San Francisco Fellow can be viewed [HERE](#).

This is a follow up to the presentation made to the CWAG in February 2019 when the Port announced that its goal is to leverage its economic activity to advance social equity through Port contracts, open space, hiring (both Port and Port tenant) and leasing. One example of a Port initiative related to this policy is the response to illegal dumping at Heron's Head Park where the Port relied on the collaboration with the local community to address the problem. The Port is seeking community input that can be considered in the refinement of the plan to be followed with the development of an implementation plan (including metrics for monitoring) and Port Commission approval in June 2020.

CWAG/SWAC Comments and Questions:

Question: Who was contacted in the development of the proposed plan?

Response: Community Business Districts, District 10 Supervisor Walton, Bucher Town Merchants Association, PASHA, seniors and other users of local parks and open spaces

Question: Is there a vision statement for the project and can it be expanded beyond District 10 to encompass the entire city?

Response: The Port Commission direction to staff was for a pilot project for District 10.

Question: What help do you need for the project and how can the advisory groups help?

Response: Community input and the ability to build trust with the community is critical to the success of the project. It would be helpful for staff to have a point of contact from each of the advisory group that we can outreach to when issues come up in between the scheduled project updates.

Question: Are there opportunities for children in District 10 neighborhoods to learn about the Port and what it does and engage in the program through field trips, etc. People (especially children) don't know where goods come from and the impact that this has on the community.

Response: The SF PUC's overnight tour of the City's utility system could be an outreach model that the Port may want to consider.

The advisory groups expressed support for the work done by Port staff and welcomed Katie to return in Spring 2020 with the proposed plan.

5. Central and Southern Waterfront Updates

Maritime Cargo Update

Brendan O'Meara, Maritime Marketing Manager, presented the Maritime Cargo update that can be viewed [HERE](#). Brendan's presentation is summarized as follows:

Pier 80

PASHA transport of automobiles increased from 30,082 in 2018 to 146,000 in 2019. The projection for 2020 is 160,000 vehicles and the Port is working with the tenant on a proposal to also import vehicles at Piers 92-94.

Pier 96

Pier 96 is being used as a batch plant to mix aggregates and sand for concrete for city projects. The volume remains consistent at 1,397,828 tons and helps to reduce trucking of materials. The aggregate originates from British Columbia, Canada and the sand is from the San Francisco Bay and authorized by the Bay Conservation and Development Commission.

San Francisco Bay Railroad

SF Bay Railroad has a new lower emission locomotive. The historic locomotive was decommissioned and is displayed as a site artifact. The railroad exports contaminated soil to a Utah waste disposal site.

Advisory Group Questions and Comments:

Comment: Because the Southern Waterfront Community insisted the contaminated soil from the Chase Event Center site was removed rather than capped in place. SF Bay Rail transported the soil to the Utah disposal site.

Question: What happened to the railroad tunnel enlargement project?

Response: The project is dead despite significant work on the project by Port staff.

Questions: Are there other opportunities that the Port is considering for maritime cargos?

Response: Yes, the Port is looking for opportunities to import cement to the City which is currently being trucked in from the South Bay.

Question: How many people work at Pier 80?

Response: Pier 80 is being used for exporting automobiles.

The advisory groups thanked Brendan for the update and he announced that there would be an informational presentation on PASHA operations and local hire performance at the December 10th Port Commission meeting.

Mission Rock Development at Seawall Lot 337 and Pier 48

Phil Williamson, Development Project Manager, gave an update on the status of the Giants project stating that the project began in 2008 and the goal is to complete the development by 2025. Phil's slide presentation can be viewed [HERE](#). He explained that the voters approved a ballot measure in 2016 that set the allowable building heights and that the project would include 1,200 dwelling units, 11 buildings and eight acres of parks. He talked about Phase one of the project that is scheduled to be completed by 2022 and that the Giants have leased the office space to Visa Corporation for their west coast headquarters. Phil said that the Phase 1 buildings are now undergoing a schematic design review process by staff at the Port and the Planning Department and highlighted a change to the proposed China Basin Park that now proposes tidal shelves at the shoreline. He also mentioned that the staff is preparing to seek authorization from the Port Commission for the schematic design of the park, a park management plan and for the naming of the project's internal streets.

Question: How will the tidal shelves work and how will dogs be managed in the proposed park?

Response: The shelves will be submerged at high tide and will drain at low tide. The Port and BCDC are still evaluating this proposed feature of the park and are especially interested in the on-going maintenance of the shelves. The park will include a designated dog area in the southeast corner of the park.

Question: What triggers development of the other three parcels?

Response: The environmental impact report approvals for the development specify the timing of the other phases of the development and the relationship between the production of office and housing.

Comment: There needs to be a loading area for kayaks with a 15-minute zone and it's important for kayakers to be able to access the water from the park.

Response: More details on the kayak launch are expected in a later phase and the pedestrian ramp in the park can provide access into the water.

Question: What's the status of Pier 48?

Response: The Giants have a 10-year option on Pier 48 and the facility is used as a special event venue. The hope is to maintain the maritime use on the south side of this pier.

Pier 70 Mixed-Use Project (Brookfield Development)

Christine Maher, Development Project Manager, provided the advisory groups with a project update. Christine's presentation can be viewed [HERE](#). Highlights from Christine's presentation include the following:

- The Pier 70 Special Use District allows for the construction of 3,000 dwelling units, commercial office space, retail and parks.
- The Brookfield development consists of three phases.
- Phase 1 which is now underway includes construction of 700 dwelling units, 3 acres of open space, the rehabilitation of Building 12 (including raising the building to address sea level rise) a contributing resources to the Union Iron Works Historic District and the construction of a new residential condominium building on Parcel E2 and a new office building on Parcel A.
- Development on Parcel K North at the corner of 20th and Illinois Streets will be simultaneous with the construction of housing on Parcel E2.
- Action items coming up at the Board of Supervisors include the Community Finance District issuance of bonds, the proceeds of which will to pay of the Ports development costs. Also, an amendment of the Design For Development (D4D) is being proposed to allow for a technical change in the definition of the number of floors on the site although it would not result in an increase in height.

Advisory Group Comments and Questions:

Questions: Are the project sponsors aware of the City's movement away from natural gas to electricity?

Response: Yes, the project sponsors are aware of this and are considering this but will plumb the buildings for natural gas.

Chase Event Center Transportation Access

David Beaupre, Development Project Manager, reported that SF MTA's outreach to area residents about access since the opening of the event center had received favorable responses. David explained that the parking regulations on Terry Francois Boulevard were too complex and had resulted in the towing of 100's of vehicles and that the Port is working with MTA to simplify and balance the needs of park users and the Technology Network Companies (TNC's). He talked about the plan to be able to provide the technology to update the support

the LED signs and to reserve Third Street between 16th and Mariposa with less restrictions. David concluded by stating that the mode split for events ranging in size from 15,000 to 20,000 people showed a very healthy split between walking, bicycles and buses.

Advisory Group Comments and Questions

Question: How do the regulations impact the boat club?

Response: On event days parking in the lot is limited to 90 minutes in order to discourage event center patrons from parking.

Comment: More Lyft bicycle capacity is needed

Response: The Port can ask Lyft to add more capacity or allow bikes to be locked outside of stations.

7. Public Comment

- No general comments were received.

8. Adjourn