

Northeast Waterfront Advisory Group

Meeting: June 22, 2017

Meeting Notes

Members Present: Cathy Merrill, Mike Gougherty, Bob Harrer, Bruno Kanter, Jon Golinger, Alec Bash, Jane Connors, Arthur Chang, Roy Chan, Stewart Morton

Members Absent: Carol Parlette, Diana Taylor, Stephanie Greenburg, Kim Bernet, Michael Franklin, Flicka McGurrin, Marina Secchitano, Bob Iwerson

Port Staff Present: Diane Oshima, Ming Yeung, Brendan Hurley, Dan Hodapp, Grace Mitchell

1. Welcome and acceptance of April 6, 2017 Meeting Notes

- Jane Connors welcomed the group and motioned for the acceptance of the April 6 meeting notes
- Update on the SFPUC Northshore Sewer Repair (presented at the April 6, 2017 meeting). The project is likely to go out to bid next week. There will be an opportunity at one of the next meetings to present more details on the project.
- Acknowledgement that tonight does not have a robust agenda, but meetings will be held periodically regardless because last year there were complaints of not enough meetings (due to not enough agenda items).

2. Waterfront Land Use Plan Update. NEWAG members Jane Connors, Stewart Morton, and Jon Golinger are on the Waterfront Plan Working Group (Working Group) and presented an informal update on its progress on the Waterfront Plan Update project. The Working Group is developing recommendations to update the Waterfront Land Use Plan (WLUP) to use over the next 10-15 years; the WLUP, and was produced in response to a ballot measure, which calls for the Plan to be reviewed and updated every five years. This is the first comprehensive update. Three phases or parts comprise the update process. Part 1 consisted primarily of briefing the committee on Port issues and information. Presently, Part 2 is nearing its end. During Part 2, three subgroups (resilience, transportation, and land use) work independently (all three NEWAG members are in the land use subgroup) to produce Part 2 subcommittee reports. The WLUP committee will come together to propose six to seven topics (maritime uses, port leasing and long-term development, design principles for resiliency projects, etc.) for the WLUP update. Part 3 will focus on more specific subarea planning

Current points of note:

- The Port cannot “develop our way out of a problem.” Developer money is only one source of money; public funds (such as the \$350 million bond on this November’s ballot to subsidize the seawall repair, or potential tax revenue from nearby hotels) and private fundraising (such as demonstrated by Exploratorium and Pier 24) are others.
- At the most recent WLUP Land Use subcommittee meetings (6/21), a more specific policy for public-oriented uses was endorsed, to advocate for diverse, economically accessible uses such as recreation, cultural/academic institutions, artist galleries, etc. along the Port.
- The Land Use subcommittee also agreed to support Port leases for intermediate terms of more than 10 years.. Presently, most Port leases are for shortterms of 5-10 years, or long-term development leases of 50-66years. There is interest and value in something intermediate to allow financing of pier repairs and deferred maintenance, and the lease review process should not take years in itself. This change will also reflect the fact that unknown factors such as sea level rise and the sea wall may cause hesitant development.
- There has been discussion in how to find a variety of business partners willing to undertake the expensive restoration of piers. Hotels have emerged as one possibility of saving the piers, but they would only be implemented on one or two piers, per voter approval. Emphasis was placed on the fact that they are merely one possibility of financing. For example, if a hotel were built, could it be used to finance recreation and park projects on adjacent piers? The successes and challenges along the Port over the last 10-15 years have been looked to for guidance.
- There was a request made to the members present in how to approach the public process. Suggestions included: the possibility of one Port Commissioner present at each advisory meeting; sending a NEWAG representative to Commission meetings so that they have a presence in front of the Port Commission. The latter was greeted favorably by many members. Diane Oshima mentioned that in the past it has been problematic if committees raise an issue before the Commissioners know it themselves. The challenge thus remains how to bring comments from advisory meetings to the Commissioners for active discussion.

Responses to Questions:

- Where are you now in the process? The WLUP update is presently at the end of Part 2. Two more meetings are scheduled (7/12 and 7/20) before the end of Part

2. There are still decisions to be made; for example, the most recent meeting discussed sea wall lots.

- Has there been input from the development community at the WLUP meetings? Are they represented on committees? They are not on committees. Sometimes developers, such as Jamestown, will attend meetings. They will often perform their own analysis and will sometimes present it, but not necessarily. Presently, all projects are conceptual.
- Has the State Lands Commission (SLC) made comments about the public trust? Initially there were representatives from SLC that attended almost every meeting. The Executive Director, Jennifer Lucchesi, has attended some of the meetings and has expressed the need for an “evolving trust” and flexibility in trust interpretation. The Port has showed that there is flexibility in working with historic properties within National Register-listed historic districts, as demonstrated in their creativity with the Ferry Building.
- Is there a possibility of including funds for undergrounding the Embarcadero in November’s \$350 million bond for the sea wall? Likely not because the exact amount needed for undergrounding is unknown.

3. **Pier 27-29 Cruise Terminal Plaza Temporary Art Installation.** Dan Hodapp, Dana Blecher (Director of Cultural Affairs for the Consulate General of Israel for the Pacific Northwest), and Matt Passmore (founding artist of MoreLab in Oakland, CA) presented a project sponsored by the City Arts Commission and the Israeli Consulate to install a temporary (2-year) sculpture at Pier 27. Temporary art does not need Port Commission approval, but it was presented to the Commission, and now to NEWAG, to show how it celebrates San Francisco’s sister city relationship with Haifa, Israel. In 2016, a San Francisco mayoral delegation signed, in Haifa, a memorandum of understanding where both San Francisco and Haifa agreed to join a cultural collaboration program, focusing on the two cities’ strengths of art, innovation, and technology. This project is a manifestation of that program. Artists in both cities designed a tower installation called “Point of View,” wherein each installation features an identical tower, a 360-degree camera, and a periscope that streams a live feed of the other city’s coast. The tower will be situated on a steel plate with anchor bolts to absorb mass load and wind-load, and made of structural steel, featuring ultra-high-definition video. The periscope will be controlled in the tower. At night, the tower will light up with LEDs, and each will have a lamp facing up and facing down (so as not to create light nuisance for nearby residents). The tower will be coated in tenement paint (color: marine gray) that is easy to clean and touch up, making for simple maintenance.

Responses to Questions:

- How wide is the base? 10 ft. square.
- Is it ADA compliant? Yes.
- What do people in Haifa see? Can they see people walking around? It can be adjusted 360 degrees, and pointed out toward the Bay. The lens is wide enough to see people on the ground as well.
- What will the sign in front of it say? It will explain the relationship to Haifa, and invite people to participate.
- Is there a signage plan to draw people in? How will people not just walk by it? The Arts Commission is working on that, but there will definitely be signs to draw people in.
- Is there an additional monitor, so that other people beyond the periscope can see the view, making for a more communal experience? Matt Passmore responded that that was a great idea. He also noted that the live stream will be available on Earthcam's website, both in San Francisco and Haifa, and the website could be noted on signage as well.
- Is Haifa funding this? They are providing most of the money, but there is a small amount from the Arts Commission.
- What is the budget? TBD, because this has grown into a different level of collaboration between the two cities.
- How does the sculpture coincide with the café that is to be built at Pier 27? They are adjacent to one another but not overlapping.
- During evening hours, will there be security to prevent people from sleeping under the structure? The structure is very open at the bottom, so it is not a shelter—per suggestions from the Port. The sculpture is also fairly close to the sidewalk, for visibility purposes.
- What will be done to prevent seagulls? This is to be determined, but there are many options available for additions placed on the top to discourage seagulls.

Comments:

- This looks great, and is different from the existing art along the Port.

4. Next Steps

- A future meeting will include the SFPUC Northshore Sewer Repair project when they are ready to present their construction plans and scenario.
 - i. Question: Will the 88 Broadway and Teatro Zinzanni projects return to NEWAG? Can we comment before it is decided? (There was concern that NEWAG did not agree with much that had been presented.) There are

other hearings and reviews scheduled for the project. It was suggested that if there is a change in status, that could be reported to NEWAG. A project status sheet could be added to future meeting agendas or mailings. The dates were not established.

- ii. Comment: Even just a brief update would be good. It would be fine if the Staff compiled it, accompanied by current drawings, etc.
- The group will be updated via emails about meetings for the WLUP so that members can participate and make comments. Part 3 has not yet been scheduled because Part 2 is still being finished (mid-July as the goal of finishing); the Land Use subcommittee still needs to finalize recommendations and findings. Part 3 will involve more specific subarea planning. Everyone on the NEWAG list will receive information and be invited to participate.
- WETA has started pile driving for the Downtown Ferry Terminal project.

The meeting was adjourned at 6:30 PM.