

**DRAFT**  
**Meeting Notes for the Special Meeting**  
of the  
**Port's Southern Advisory Committee (SAC)**

**DATE:** Wednesday, October 6, 2021

**TIME:** 6:00 – 8:00 pm

**LOCATION:** Virtual Public Meeting via Zoom

**Members in attendance:**

Ed Hatter, Co-Chair  
Chris Wasney  
Howard Wong  
Mike Bishop  
Katherine Doumani  
Chris Christensen  
Roscoe Mapps

**Members Absent:**

Kevin Lawson  
Shirley Moore  
Jessica Fontenot  
Michael Hamman  
Toby Levine, Co-Chair  
Karen Pierce

**Port and City staff in attendance:**

Planning & Environment Division: Diane Oshima, Mark Paez, Jai Jackson, Ming Yeung, Carol Bach, Ryan Wassum

Real Estate & Development Division: Kim Beal, Josh Keene, David Beaupre, Ricky Tijani, James Hurley

Communications Division: Randy Quezada

Finance and Administration: Stephanie Tang

**YMCA and Associated Capital Representatives in Attendance:**

Maureen Boyer, Kevin Simmons, Maureen Joyce, Nora Mancina

**Dogpatch Hub Representatives in Attendance:**

JR Eppler, Bruce Huie, Janet Carpinelli, John Ramsbacher, Dana Bolstad

**Premiere Structures Representative in Attendance:** Paul Osmundson

**Brookfield Representatives in Attendance:** Kelly Pretzer, Catherine Reilly and Vincent Chang and Chris Obayda of Grimshaw Architects

**Others in attendance:**

Ted Choi, City Kayak and Northern Advisory Committee member

Donovan Lacy

Daphne Magnawa

Dick Ba

Nor

Alice Rogers, South Park Resident

Brian

Geoffrey Johnson

Y. Jewett

Penny Wells, Bay Water Trail

Jamie Brunning-Miles

Ryan Lee

Susan Eschweiler

Bab Fitz

Kevin Norman

Liz Mullen

Takija Garcher

Kartik Gathani

**1. Introductions and Announcements**

Co-Chair Edward Hatter announced that there was less than a quorum of members present and began the meeting.

Port staff and SAC members recognized Brendan O'Meara for his service as a member of the Port's Maritime Division and contributions, as well as support of the work of the advisory committee.

**2. Acceptance of Draft August 25<sup>th</sup> 2021 SAC [Meeting Notes](#) (6:15 – 6:20)**

The SAC members postponed the adoption of the meeting notes due to the absence of a quorum.

**3. Informational Presentation on the Crane Cove Park Historic Buildings (671 Illinois – Kneass and Bldg. 49) Request for Proposals**

Jamie Hurley, Port Development Project Manager provided a slide presentation that can be accessed by clicking on this [link](#). The presentation provided a summary of the background that led to the Port's issuance of the RFP including the goals that were presented to the SAC for comment prior to issuance. Jamie said that representatives of each of the respondent teams were present at the meeting and would be provided an opportunity to speak at the end of the staff presentation. Jamie concluded by stating that the YMCA proposal scored well on the financials and explained that the Port would deliver an upgraded Building 49 core and shell that includes accessibility upgrades but not seismic upgrades.

SAC members commented in support of the YMCA proposal and questioned the proposed construction budget of the other respondent because it appeared to be excessively low. SAC members also asked about the timing of the project stating that they hoped it could be advanced to meet the needs of Crane Cove Park. The project team indicated that additional building upgrades are proposed to make the building and operations more sustainable, but that this work would not result in significant delays.

The SAC also received public comment in favor of the YMCA proposal.

Jamie addressed the proposals for the development of 671 Illinois Street (Kneass Building) by stating that the Premiere Structures proposal scored higher due to the financials, but that the Dogpatch Hub proposal was strong in its community based programming. Jamie reported that the review and scoring resulted in a one-point difference between the proposals. Jamie talked about the goals for the proposal that sought a community based use program, but that also seek to minimize risk to the Port by having a partner with community uses that are economically feasible. He also explained that Port staff will seek direction from the Port Commission regarding whether to re-issue the RFP and that staff and the Commission will consider comments from tonight's meeting.

SAC members questioned the Port's definition of the development opportunity and whether such a small building should be required to generate revenue to the Port. Some members also expressed displeasure at having the historic structure converted to Class A office space adjacent to Crane Cove Park. Members asked about the historic preservation considerations and Jamie explained that Mark Paez, the Port's Historic Preservation staff, evaluated the development concepts and provided a technical memorandum that was considered by the review panel. They also asked it was possible for the respondents to merge and submit a joint proposal and Jamie informed them that the Port was open to such a response. Jamie said he would return to the SAC for comment if it was determined that a new RFP would be issued.

The SAC received public comment in favor of the Dogpatch Hub proposal for the Kneass Building citing that the Dogpatch neighborhood has experienced explosive growth without the necessary community facilities to support the

population and because the Hub proposal was truly community based. The public also pointed out that the Dogpatch Hub proposal included a budget \$10 million less than Premiere Structures and urged the SAC to recommend the Port Commission re-issue the RFP with clear values that reflect the community's comment in favor of community benefit verses revenue.

After hearing public comment the SAC discussed sending a letter to the Port Commission to express its support for the YMCA and to ask the Commission to issue a new RFP for the Kneass Building. Port staff explained that a draft letter documenting the SAC and public comment at the meeting and recommending the issuance of a new RFP for the Kneass Building could be circulated to all SAC members for their consent. Co-Chair Hatter asked that staff prepare a letter for member comment.

#### **4. Pier 70 Mixed-Use (Waterfront Site) Development Project Update for Parcel A – Informational Presentation on new design and proposed Design For Development (D4D) amendment**

Ryan Wassum, Port Urban Designer, introduced the item by providing an update on the status of the development project and explained that significant changes to the previously approved design for a building on Parcel A and the occupancy program require SAC comment and Port Commission as well as City Planning Commission approvals. Kelly Pretzer, Brookfield Properties, followed with a slide presentation that can be accessed by clicking this [link](#). Kelly talked about the project phasing and provided an update on the horizontal development including the Building 15 move and planning for upcoming special events. She also addressed the development of Parcel A with a Mass Timber office building that was presented to the Central Waterfront Advisory Group (CWAG) in 2019. She continued by explaining that the design of the building is inflexible and cannot accommodate life science uses so Brookfield decided to start a new design process. Kelly also explained the conflict between the D4D and the Pier 70 Special Use District resulting from the potential life sciences occupancy that requires an amendment of the D4D.

Vincent Chang and Chris Obeyda of Grimshaw Architects followed Kelly with a slide presentation of their new design that can be accessed by clicking on this [link](#). The design team talked about the drivers of the new design and how that translated into the utilization of a building module that provides the flexibility lacking in the previous design. They stated that the new building would be the same square-footage and consistent with the site context including the 90-foot height limit and the Design for Development (D4D) Agreement requirements. They talked about the D4D provisions that require development on Parcel A to reference the height and scale of the adjacent historic Building 113. The team members also talked about the materiality of the building that will be constructed of concrete.

SAC members asked questions about the need for the new design and the amendment of the D4D. Members expressed disappointment that the new design would be less sustainable and wanted assurance that the ground floor retail uses to activate the street would be provided regardless of the occupancy of the upper floors of the building. The SAC members also encouraged the team to consider a textured concrete to give the building a masonry like appearance. The design team responded by explaining that the new building was designed for longevity and would include solar panels and a module that allows for other uses.

## 5. Quick Updates and Requests for Future SAC Meetings

Mark Paez, announced that the draft October 27<sup>th</sup> 2021 regular meeting agenda may include the following items and that staff will send further details as soon as the agenda items are confirmed:

- Piers 80 - 96 Maritime and Industrial Land Use Discussion (follow-up to the September 29<sup>th</sup> SAC Waterfront Tour)
- PG&E Overview of Piers 39 to 43.5 Offshore Sediment Remediation Project and Lease for Pier 96 Construction Staging and Sediment Material Handling Facility

Project Progress Tracking Reports\*

- [Public Works Cargo Way Sewer Project](#)
- [SF PUC BCTD electrical power transmission infrastructure](#)
- [SF PUC Islais Creek Outfall Crossing Replacement Project](#)
- [PUC Southeast Treatment Plant and Islais Creek Digesters Update](#)
- [Herons Head Park Improvement Project](#)
- [Seawall Lot 344 COVID-19 Temporary Housing](#) (updated July 2021)

\*click on project titles listed to view progress reports

## 6. Adjourn