

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
5th DAY OF MARCH 2013**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p.m. on the 5th day of March 2013, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:09 p.m. Roll call was taken.

Madame Chair Christine Johnson - present
Theodore Ellington - present
Vice-Chair Mara Rosales - present
Darshan Singh – present

Commissioner Mondejar was absent.

2. Announcements

Madame Secretary Jones read announcements regarding the following:

- A. The next regularly scheduled Commission meeting will be held on Tuesday, March 19, 2013 at 1:00 p.m. at City Hall, Room 416.
- B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting.
- C. Announcement of Time Allotment for Public Comments.

3. Report on actions taken at previous Closed Session meeting, if any – None.

4. Matters of Unfinished Business – None.

5. Matters of New Business:

CONSENT AGENDA - None.

REGULAR AGENDA

- a) Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally approving a Combined Basic Concept and Schematic Design for a new commercial project on Block 40 in Mission Bay South, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, an amendment to the Block 40 Major Phase, and four variances to the Mission Bay South Design for Development; Mission Bay South Redevelopment Project Area. (Discussion and Action) (Resolution No. 4-2013)

Presenters: Tiffany Bohee, Executive Director; Catherine Reilly, Project Manager Mission Bay; Seth Hamalian, Mission Bay Development Group, representing property owner FOCIL-MB, LLC; George Bridges, Contract Compliance Specialist

PUBLIC COMMENT

Speakers: Corinne Woods, Mission Bay CAC; Sarah Davis, member of Mission Bay Steering Committee and CAC

Ms. Woods stated that the CAC strongly supports this project and also displayed overheads of parks considered for inclusion in the project.

Ms. Davis stated that in order to attract people to work in this neighborhood, there is a need for schools, open space, childcare and parks to make it appear more friendly and diverse.

Commissioner Singh requested clarification on height limit on buildings in the project as well as parking for bikes. Mr. Singh also asked about the total dollar amount of this project.

Mr. Hamalian responded that the two towers would be limited to 160' for the occupied office space and may be able to go up to 180'. He added that the office space with the most buildings designed for office space would go up to 169' and 167' but maintain 180' limit for mechanicals. Mr. Hamalian responded that they had left design room for additional bike space but wanted the anchor tenant of the building to move that item. He stated that some car parking spots in the garage could be eliminated for bike parking. Mr. Hamalian responded that the overall dollar amount of the project is roughly \$500 to \$600 million.

Commissioner Ellington requested additional clarification about bike and car parking. He also asked about how many lanes the future Owen Street would have and about the median strip.

Ms. Reilly responded that the developers had set aside additional space for significant increase in bike parking if needed, which is protected, and located up against the front. She stated that there is, as normal, one parking space per 1000 sq. ft., but if a building has biotech, they can add one additional parking space. Overall they have a minimum of 664 parking spaces, but can go up to 680 spaces if they can demonstrate biotech, and if 100% biotech they can go higher, which would be additional 100-200 spaces. Ms. Reilly responded that Owen Street will be four lanes, two lanes either way, with a median in front of the building with landscaping maintained by UCSF. As a result, an additional turn lane will be necessary. Ms. Reilly added that there will be no median on the opposite side of Owen.

Commissioner Rosales inquired about who is responsible for maintenance of the parks.

Ms. Reilly responded that the two parks to the South will be part of the 41 acres on city and port property leased to the Commission to maintain until 2043 using funds from District #5 and when they do their annual maintenance budget, they come up with a fee that they then pass on to the property owners. She clarified that private owners pay into a fee which the Commission collects. Ms. Reilly added that they hired MJM Management Group to do the day-to-day management.

Madame Chair Johnson inquired about how far down the new Owen Street will go.

Ms. Reilly responded that it will dead end at Mariposa at Hwy 280 and turn into Channel Street.

Madame Chair Johnson inquired about the plans for transit along 16th Street and particularly where mass transit users will be let out. She added that when you drive along 16th Street, the UCSF shuttle stops closer to railroad tracks and inquired if they are considering special crossings for that area. Ms. Johnson also inquired about Mission Bay greening and wanted to know how the rooftop spaces will be used, and, specifically, if there is going to be parking on the roof.

Ms. Reilly responded that the 22-line will cross over continuing to 4th Street, loop around and come back out. She stated that there are no stops identified right now but there will probably be one at the hospital entrance and also possibly on the east side of 16th and Owens and 4th and 16th. Ms. Reilly added that where the bus stops are located is outside the scope of this project, and they need to involve MTA in this. She added that they would like a dedicated bus line for this project.

Mr. Hamalian responded that there will be green on top of the garage and there will be access to the garage rooftop from adjoining office space. He stated that it has not been definitively decided what to put on the rooftops, but there be trees and gardens on the roof where possible. He added that it will definitely not be used for parking. Mr. Hamalian added that very often the very tops of buildings are impacted by mechanics (elevators, etc.) and thus, are not ideal for outdoor living.

Commissioners inquired about local hire, reminded the team that local hire requirements are 50% and requested that someone go through the list of requirements and goals for Mission Bay. Commissioners inquired as to whether they are satisfying the goals for the WBE or MBE categories for Mission Bay.

Mr. Bridges responded that for the professional services contracting goals for Mission Bay, they are working under an owner participation agreement signed in 1998. For professional consultants, the goals are 20% for minority firms and 18% for women-owned firms. For construction, the subcontracting goals are 31 percent for minority-owned businesses and 10% for women-owned businesses. Local hire for construction will be 50% goal for total workforce hours and they will work closely with Mission Hall to identify opportunities for people who live in San Francisco to work on the project. In 2012, Mission Bay achieved 40% local hire. Mr. Bridges responded that they are close to 42% for the Professional Services contract for overall MBE/WBE and the goal is 38%. He added that the goal for construction is 41% and they are at 9-10% MBE/WBE, and for SBE they are at 24-25%.

Commissioner Rosales requested a more drilled down report on these numbers in the future.

Madame Chair Johnson asked about the EIR in Mission Bay and how they made the determination that the variances in the new project are still within the guidelines of the EIR.

Ms. Reilly responded that the EIR for this project is programmatic, which does not consider each parcel separately but looks at a conservative large-scale massing and considers the potentials. The reason they find that the variances are consistent with the EIR is that they are small enough and the EIR variances do not create any negative impacts, so they are achieving the intent of the design for development and the overall plan. Ms. Reilly added that as they progress, some additional studies might be necessary, for instance, the shadow and wind studies performed for the towers.

Executive Director Bohee clarified that this EIR is both project as well as programmatic.

Madame Chair Johnson inquired about childcare and whether the childcare center will be open to the neighborhood or just for the tenants. She also inquired as to whether there was any possibility that

the space designed for childcare will not end up being used for this purpose should a potential childcare anchor tenant want more space or want the commercial space to be expanded.

Mr. Hamalian responded that this ultimately is driven by anchor tenants and by how large the center actually needs to be. He stated that typically what they have seen is that child care centers do not want to be exposed to single tenant risk but do want that anchor tenant. Often times they look to the anchor tenant for a guaranteed minimum, figure out what the guaranteed minimum number of slots is that the company will be able to fill and then operate on a larger scale for expanding enrollment. Mr. Hamalian added that sometimes companies have so much need that they ask for all the space.

Commissioner Singh inquired as to what the completion date of this project is.

Mr. Hamalian responded that typically the construction cycle for these buildings takes two years. He added that they hope to be done with schematic drawings, then design drawings and construction permits by year end with occupancy by end of 2015. Because of the scale of this project being almost 700,000 sq. ft., it might go in phases like a pair of buildings at one end and a pair at the other end.

Madame Chair Johnson stated that she would like the Commission to see some of the final elements of this project and have Commission involvement with some of the final choices and inquired as to whether that could be done.

Executive Director Bohee responded that changing the delegation authority would require a change to the OPA, but an informational memo or presentation to the Commission would be possible as design progresses and once the full complement of professional services is added.

Madame Chair Johnson went over exactly what the Commission will be voting on for this item and listed out every item that is subject to review: architectural finishes, landscape design and art, design of parking and design of trash & recycling areas, loading docks and utility space, service yards and building signage subject to review and diversity and local hire practices. Ms. Johnson stated that she wanted to add rooftop design and programming to also be subject to further review.

Ms. Reilly suggested that they simply add rooftops to the already established language in the appropriate places in the existing resolved clause of the Resolution No. 4-2013 so as not to have to add all new language to the OPA.

Commissioner Singh motioned to move this item and Commissioner Ellington seconded this item.

Madame Secretary Jones called for a voice vote on this item.

Ellington - yes
Rosales - yes
Singh - yes
Johnson - yes

ADOPTION: IT WAS VOTED BY 4 COMMISSIONERS WITH ONE ABSENT, THAT RESOLUTION NO. 4-2013, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING A COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR A NEW COMMERCIAL PROJECT ON BLOCK 40 IN MISSION BAY SOUTH, PURSUANT TO THE

OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB, LLC, AN AMENDMENT TO THE BLOCK 40 MAJOR PHASE, AND FOUR VARIANCES TO THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- b) Workshop on the proposed Moscone Convention Center expansion project and its impact on Successor-Agency owned property in Yerba Buena Gardens; former Yerba Buena Center Redevelopment Project Area. (Discussion)

Presenters: Tiffany Bohee, Executive Director; Denise Zermani, Development Specialist, Real Estate Division; Adam Van de Water, Office of Economic and Workforce Development; Kotting Luo, Associate, Skidmore, Owings & Merrill, Architects; Dick Shaff, General Manager, Moscone Center; Jon Ballesteros, Vice President, Public Policy, San Francisco Travel Association

PUBLIC COMMENT

Speakers: Helen Sause, Bill Carney, Board member of Yerba Buena Gardens Festival; John Elberling, President of the Todco Group

Ms. Sause expressed concern about the treatment of the gardens as a result of the expansion. She noted that when they were first developing the center, documents were signed with the master developer and they came to an understanding with the City that no further changes would be made to the gardens. She felt that further compromise of the gardens will diminish their well being in Moscone Center as well as the experience of many thousands of visitors to the convention center each year. She asked to see drawings so the community can be made aware of the impact and share their thoughts on the expansion.

Mr. Carney, a former project manager for Yerba Buena, bore witness to the long history between the Center and the gardens. He reminded the Commission that the gardens were not created for the buildings but for the community and the district. Mr. Carney asked the Commission to consider the continuous wellbeing of the gardens and mentioned specific items that give rise to concern: the massing of the buildings, windows on the buildings; air circulation, and cutting off the bridge that provides a public link between two open spaces.

Mr. Elberling supported the expansion of Moscone Center but his concern was with the elders in the district and asked the Commission to attempt to resolve the pedestrian access and safety issues of the area which are a major concern for the senior population. Mr. Elberling added that this expansion should make the gardens better, not worse, and asked that they be open about the management plan for the gardens.

Commissioners asked about the duration of the construction, what kinds of disruption will take place while the project is going on, what the busiest times of the year are for the convention and whether there is a ballroom at the convention center now. They also asked if they are coordinating with other agencies in the area that are already doing construction.

Mr. Luo responded that there are four construction phases and they are doing this so that planned events in the Center can still take place. He explained that the first phase involves the esplanade expansion on the corner; the second phase is when the connection under Howard Street will be made, which is estimated to take about 15 months. He stated that heavy construction time will take 3-6 months. Mr. Luo responded that they are in the process of getting the necessary permits from the Department of Public Works to identify what the optimal times are to minimize disruption to offices

and residences. He added there is a moratorium on any work between November and January. Mr. Luo responded that the two largest conventions are Green Forest and Oracle and that they do currently have a ballroom.

Mr. Van de Water responded that they hope to get into the construction phase by the end of 2014. He emphasized the challenges of this project working within a heavy traffic area, a resident populated area and an active convention center and of trying to continue work while convention events are still going on.

Mr. Luo responded that there is a definite need to coordinate with other developers and gave as an example the MOMA expansion which will start in July 2013. He added that they are currently trying to format some of the traffic patterns that the projects will generate in order to minimize some of the destructions to pedestrians.

Madame Chair Johnson inquired about whether hotel space demand is keeping up with the increasing convention space demand. She asked about the numbers of people that attend the conventions, asked for clarification as far as what exhibition space means and asked about transit plans are being made in consideration of the expanded center.

Mr. Van de Water responded that hotels in San Francisco pay for 2/3 of the project costs and are economically motivated to support this expansion since 27% of their room nights come from conventioners. He explained that hotels in the City pay up to 1 ¼ % of their hotel room nights to pay for this expansion. He indicated that the result of mail-in ballots sent out to hotels by the Moscone expansion district management was that 97% of all hotels responded in the affirmative to self-assess to pay for this expansion.

Mr. Shaff responded that there would not necessarily be more bodies as a result of the expansion, but that the expansion will allow them to sustain these numbers. He explained that exhibition space means more revenue generation and adding more exhibit space will allow for more events but not bring in more attendees. Mr. Shaff responded that exhibition space means the size of the exhibit that presenters have and the expansion means that exhibitors can have larger exhibits. He added that they have lost some groups because Moscone Center has been too small for some exhibits. Pure trade shows will probably bring in more of the public, but Oracle or Salesforce conventions will most likely not bring in any more conventioners. Mr. Shaff added that there will definitely be more hotel development as a result of the Center expansion.

Mr. Luo responded that they will have normal bus drop-offs on the north side. However, on the south side, it is more complicated because passengers get off on the wrong side of the bus. As a result, they have created a bus drop off lane on the right side so as buses pull in, passengers get dropped off and then cross over the street to get to the sidewalk. They have designed for 12 bus loading spots and will be relying on the new subway station on 4th Street and Folsom as well.

Madame Chair Johnson stated that it appears that there will be 12 buses crossing in front of pedestrians as well as bicyclists and inquired how they can continue to keep this area bike-friendly. Ms. Johnson inquired if they can ensure that one lane will be kept open for bicyclists at all times during conventions.

Mr. Van de Water responded that they are working with transportation staff at the Planning Department and currently they have a bike lane along the north side and are considering a dedicated cycle track at a different elevation with a barrier along the north side so it would be more protected

than it is today. He added that the Planning Department is also contemplating making Howard St. two-way and having cycle tracks on both sides of the street.

Madame Chair Johnson inquired about local hire.

Mr. Luo responded that it is 25% and will go up to 30% and clarified that this means labor. He stated that the General Contractor has already been hired and that the 30% will be triggered when subcontractor is brought in. Other percentages will be determined later on when they figure out what types of materials they will be using, etc.

Madame Chair Johnson inquired about the design of the bridges and the logic of having the public bridge abutting the secure bridge.

Mr. Van de Water responded that this is still under contemplation and that currently there is a complicated grade there and an opportunity to improve that connection. He added that they want to accommodate the success of being able to travel to different destinations without having to cross Howard St. Mr. Van de Water indicated that a double bridge concept has been suggested but they are still working on this and wanted to share this with the Commission before any decisions are made. He added that they still need to have meetings with the community and other interested parties on this topic.

Commissioner Rosales expressed concern about this not being a robust public engagement process and about any adverse activity on this very popular community center area.

Mr. Ballesteros responded that they had to wait until they had the Moscone Expansion District and the funding for the project [was approved by the Board of Supervisors] and that they are now able to move forward and have begun the outreach process. He indicated to the Commission that they are committed to maintaining that outreach effort and added that they will have a website up by the end of the week so the public can follow expansion plans.

Madame Chair Johnson asked about the design process that will take place in the future.

Mr. Luo responded there are two parts: one is the outreach and the other involves obtaining approvals and/or permits from various city agencies, such as from the Art Commission for civic design review, from the Planning Department for the bridges and for the preservation of the pedestrian thoroughfare between the buildings, for closures of lanes and/or streets and for construction set ups throughout the construction period.

Commissioner Rosales commented that she liked the idea of simplifying pedestrian travel and access to the Moscone Center and Yerba Buena Gardens.

6. Public Comment on Non-agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period. It is strongly recommended that members of the public who wish to address the Commission should fill out a "Speaker Card" provided by the Commission Secretary, and submit the completed card to the Commission Secretary.

Speakers: Terry Collins, President, KPOO Radio

Mr. Collins spoke about live broadcast of the Agency meetings, which they did from 1999 until the dissolution of the Agency. He stated that many people have called and requested that they continue the broadcast and he wanted to discuss this with the Commission.

7. Report of the Chair

Madame Chair Johnson reported that she would include the matter of the KPOO broadcast during budget discussions at a later meeting.

8. Report of the Executive Director

Executive Director Bohee stated that her report constitutes a forward planning of meetings and a draft Commission meeting calendar projected out through June including implementation and land use actions, budget and informational workshops. Ms. Bohee clarified that the phrase "Meeting date" is the actual date that Commission will review or take action on an item and "Lodging date" is an internal deadline when documents must be completed and ready to go.

9. Commissioners' Questions and Matters

Commissioner Singh stated that he thought it critical that the KPOO broadcast be reinstated.

10. Closed Session - None.

11. Adjournment

It was moved by Commissioner Singh, seconded by Commissioner Ellington and unanimously carried that the meeting be adjourned at 3:44 p.m.

Respectfully submitted,



Natasha Jones
Interim Commission Secretary

ADOPTED: