

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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April 24, 2014

TO: Design Review Board Members

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653 lgoldzband@bcdc.ca.gov)
Ellen Miramontes, Bay Design Analyst (415/352-3643 ellenm@bcdc.ca.gov)

SUBJECT: Draft Minutes of April 7, 2014 BCDC Design Review Board Meeting

1. **Call to Order and Attendance.** The Design Review Board's Chair, John Kriken, called the meeting to order at approximately 6:05 p.m. Other Design Review Board members in attendance included Vice Chair Steve Thompson, Cheryl Barton, Ephraim Hirsch, Stefan Pellegrini, Michael Smiley and Gary Strang. BCDC staff in attendance included Bob Batha, Steve Goldbeck, Lindy Lowe, Brad McCrea, Jaime Michaels, Ellen Miramontes, and Ming Yeung. The Port's Waterfront Design Advisory Committee members in attendance included Chair Dan Hodapp, David Alumbaugh, and Marsha Maytum.

2. **Approval of Draft Minutes for the March 10, 2014 Meeting.** The Board approved the minutes from this meeting with no revisions.

3. **First Pre-Application Review of Piers 30-32 Mixed-Use Development (Sports Arena and Event Center, Offices and Team Practice Facilities, Parking Garage, Retail and Other Commercial Uses, Maritime Operations, Municipal Fire Station, and Public Access) and Seawall Lot 330 Mixed-Use Development (Residential, Hotel, Retail, Restaurant, and Parking).** The Board conducted its first pre-application review of a proposal by the Port of San Francisco and GSW Arena, LLC to develop a project at Piers 30-32 on The Embarcadero, between Bryant and Brannan Streets, in the City and County of San Francisco. The Piers 30-32 project is associated with the proposed development of Seawall Lot 330, located west of Piers 30-32 on The Embarcadero and bounded by Bryant and Beale Streets, which is located outside of Commission's jurisdiction. The proposed Piers 30-32 project would involve: the construction of an approximately 128-foot-high, 695,000 gross square feet ("GSF") arena with seating capacity for over 18,000 patrons, a team practice facility, office space, and a community room; an approximately 26,000 GSF event hall; a three-level, 100,000 GSF retail center at Herb Caen Way fronting on The Embarcadero; a two-level, approximately 18,000 GSF municipal firehouse; a three-level, 234,411 GSF parking garage for 500 vehicles with an ingress/egress point along The Embarcadero and crossing Herb Caen Way; a 3,280-square-foot water taxi docking facility; a temporary large ship berthing facility at the eastern pier edge; and public access entry points, plazas, terraces, and promenades. The project would also involve the relocation of Red's Java House on the piers and the reconstruction of the pile-supported piers at Piers 30-32. At Seawall Lot 330, located outside of the Commission's jurisdiction, a residential, hotel, retail and parking project is proposed.

For a transcript of the meeting proceedings, including the project presentation, Board questions, public comments, Board discussion and the applicant's response, please see the attached transcript.



Making San Francisco Bay Better

DRB MINUTES
April 7, 2014

a. **Staff Presentation.** Jaime Michaels introduced the project and the issues identified in the staff report.

b. **Project Presentation.** Brad Benson with the Port of San Francisco provided a general introduction to the project and project representatives and then introduced the project architect, Craig Dykers with Snohetta, who presented the project in great detail.

c. **Board Questions.** The Board and Committee members asked many clarifying questions regarding the project.

d. **Public Comment.** Ten members of the public made comments.

e. **Board Discussion.** The Board and Committee discussed the project and asked additional clarifying questions of the applicant.

f. **Board Summary and Conclusions.** In summary, the Board grouped project issues into major categories, including project massing, circulation, security, public spaces, project character, and views. Further, the Board recommended that additional analyses be undertaken to explore and better understand the following areas of inquiry:

(1) The project's relationship to and effect on views of the Bay and the Bay Bridge from the Embarcadero and various points on the project site—an animated study of a 3-D model was suggested;

(2) How the project would fit into the existing context given its massing and character;

(3) Specific project areas, including: the northeast entry corner, the eastern façade, a possible pier extension at the southeast corner, the design character of retail along the Embarcadero; the parking garage, including loading and docking facilities;

(4) How to provide security within public access areas;

(5) The mix and compatibility of uses at the site;

(6) The micro-climate conditions that would be created by the design;

(7) On- and off-site vehicular, pedestrian, and bicycle circulation particularly on basketball game/non-game days, cruise ship berthing days, and Giants' game days;

(8) Project construction impacts;

(9) Site access for persons with disabilities throughout the project site, and specifically at the North Entry Court;

(10) Seismic stability of piers—including the Commission's Engineering Criteria Review Board's analysis—and resilience to future sea level rise;

(11) On-site lighting and noise;

(12) Programming of public space areas, including on and near the water; and

(13) Landscaping and building materials.

The Board recommended that the project proponents initiate additional studies, and recommended that the staff consider strategies for presenting study results and continued Board review. For example, the Board discussed the possibility of focusing subsequent reviews on a single issue or multiple topics, e.g., program of open space, circulation and lighting, architecture, etc. The Board discussion ended with an understanding that the project would return for further review, analysis, and input at a later date.

g. **Project Proponent Response.** Craig Dykers thanked the Board for their comments, stated that he would take all of them into consideration and would be happy to provide the information requested.

5. **Adjournment.** Mr. Kriken adjourned the meeting at approximately 8:30 p.m.

Respectfully submitted,

ELLEN MIRAMONTES
Bay Design Analyst