



TRANSBAY JOINT POWERS AUTHORITY

Maria Ayerdi • Executive Director

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, September 18, 2007
Yerba Buena Center for the Arts
701 Mission Street
2nd Floor Conference Room
San Francisco, CA

Meeting #006

5:30 p.m.

CITIZENS ADVISORY COMMITTEE

Jim Lazarus, Chair
Karen Knowles-Pearce, Vice Chair
Andrew Baglino
Adrian Brandt
Richard Brooks
Tracy Cramer
Alfonso Felder
Peter Hartman
Adrienne Heim
Michael Kiesling
Shawn Leonard
Jane Morrison
Jul Lynn Parsons
Norm Rolfe
Dave Snyder

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1. Welcome & Call to Order

The meeting was called to order by Jim Lazarus, Chair, at 5:30 pm. A quorum was formed by 13 of the 15 voting members as follows: Jim Lazarus, Karen Knowles-Pearce, Andrew Baglino, Richard Brooks, Alfonso Felder, Peter Hartman, Adrienne Heim, Michael Kiesling, Shawn Leonard, Jane Morrison, Jul Lynn Parsons, Norm Rolfe, and Dave Snyder. Non-voting member Bob Beck was also present.

2. Approval of August 14, 2007 Meeting Minutes

Karen Knowles-Pearce made a motion to approve the Draft Meeting Minutes for the August 14, 2007 meeting and the motion was seconded by Richard Brooks. A vote was called by voice and the motion was unanimously moved and carried.

3. Update on the Design & Development Competition and review of the Jury Report

Bob Beck confirmed that the Citizens Advisory Committee (CAC) members have been added to the TJPA Board of Directors Agenda E-mail notification list per the CAC's request at the last meeting.

The CAC members discussed Design & Development Competition and the Jury Report including the following:

Selection / Negotiation Process

Jim Lazarus asked what the process regarding the Design and Development would be at the next TJPA Board Meeting. Bob Beck replied that Agenda Item 8 requests that the TJPA Board approve the Pelli Clarke Pelli Architects and Hines team and to authorize the Executive Director to enter into exclusive negotiations. The Competition Manager will give a high level presentation and there will be an opportunity for the TJPA Board to ask questions of staff, the Pelli Clark Pelli and Hines team, etc.

Norm Rolfe asked if the \$350,000,000 is a set amount or is negotiable, and Bob Beck explained that all entitlements are not in place and that the final figure will be a part of the negotiation process. Peter Hartman asked how much leeway will be given regarding the design elements, and Bob Beck responded he thinks they will move forward with the design of the Transit Center, but there may be adaptations to meet the needs of transit operations. Michael Kiesling commented that after such a lengthy process, the ranking of the firms reflected the team's financial proposals, and not in his opinion the best design.

When asked if there will be an opportunity for public comment at the TJPA Board Meeting, Bob Beck responded that there will be an opportunity for public comment after the question and answer period, but before the TJPA Board votes. Peter Hartman asked if the CAC will make a comment, and Bob replied the CAC can make a directive to make comment as a body. Karen Knowles-Pearce mentioned that, if an individual CAC member has a different conclusion from the CAC body, the individual CAC member can still give their opinion as a public person.

Building Height

A discussion regarding the proposed building height included a comment from Jane Morrison that she likes the Pelli design, but has concerns about the height. Bob Beck explained that in the Design & Development each team submitted proposals based on the current height limit of 550 feet and the height that they thought provided the optimal

economic proposal. Emilio Cruz added that the financial proposal was based on a height of 1,200 feet and that a reduced height would reduce the financial return. Peter Hartman asked the CAC members not to lose sight that this is funding for the project and asked what are the dollar amounts on the current zoning? Bob Beck responded that he was not sure of the exact amount, but that it is approximately 25% - 30%. Michael Kiesling commented that according to history, the taller the building, the more money. Jim Lazarus commented that he doesn't personally have a problem with the height, but does have a concern if planning decisions are made because of the potential benefit a public entity rather than sound planning principles. Jane Morrison asked if Pelli buys the lot, will the TJPA get the money up front, and Bob Beck responded that upfront payment would be for an "entitled" project with applicable planning approvals.

Concerns were voiced about the tower height and fire and earthquake safety. Bob Beck stated that the anticipated design and new building guidelines take these concerns into consideration.

Park / Transit Center Activity

There was a discussion in which some CAC members cited instances where elevated parks are less assessable, not easily seen from the street, and therefore not used while other members described locations where elevated parks were well used and a success.

Jim Lazarus believes a 5 acre park is a positive if it can be made useful for residents and commuters. The desire for the Park to have active as well as passive activities was discussed including a possible roll for Rec. & Park and programmed events. Concerns regarding wind effects, people in park at night being "hidden" and security were mentioned. Emilio Cruz commented that having green space gives added value for those in the Tower and other buildings that look down on a beautiful park. Karen Knowles-Pearce felt that there is a difference between buildings that have "roof top gardens" which give the impression of being only for that building's tenants use and "green space" where everyone is welcome. She also feels that people's attitudes in the City are changing and cited the willingness of people to take public transportation to the ball park as an example. Richard Brooks suggested that the park could be a museum type opportunity to demonstrate cleaning up the environment.

The CAC felt that making the Transit Center and Park "active" all day round would provide both opportunities and be a challenge to the TJPA. Suggestions were made and discussed regarding retail opportunities, leasing space for programs or events, and a hotel in the Tower. Peter Hartman noticed that the Pelli proposal was for office only and did not include mixed use. He feels a hotel would be of great value in keeping the area active in the evening hours. Norm Rolfe agreed especially if the hotel lobby was on the same floor as the Park. Jim Lazarus felt that a hotel would be great and would change the dynamics of the area.

Tony Bruzzone mentioned that although the Pelli Clarke Pelli proposal does not include housing, it will still make a significant financial contribution to the development of affordable housing. Because the Tower will be in a redevelopment area, an affordable housing fee will be applied to the office space development.

Adrienne Heim asked who will choose the retail stores and voiced her concern they be a draw to the area. Bob Beck replied that the TJPA and TJPA Board will choose and that they also feel that it is very important to keep the center active and vibrant.

CAC Comment

Chair Jim Lazarus recapped the CAC concerns including Park use and how to activate it and the desire for a hotel. He polled the CAC members regarding heights and most members were fine with tall buildings with the exception of Jane Morrison would like a 500 foot Tower. Karen Knowles-Pearce likes slimmer towers. Richard Brooks spoke in favor of height and density, but did voice a concern about where it would stop. Emilio Cruz commented that there are buildings in Beijing of 1,000 feet and in Chicago to 1,500 feet where they also have the factors of wind and earthquake.

Peter Hartman likes the public art aspect of the SOM proposal with the partnership to house the Sutro Collection and Richard Brooks reminded everyone that the Pelli design had the “interactive art” water art activated by bus movement. Karen Knowles-Pearce feels that art work in any form should be encouraged.

Action: Vote to Endorse the Jury Recommendation of Pelli Clarke Pelli Architects and Hines

Richard Brooks made a motion that the TJPA CAC endorse the Jury Recommendation of Pelli Clarke Pelli Architects and Hines and Karen Knowles-Pearce seconded the motion. Jim Lazarus called for a vote by show of hands and there were 9 members in favor, 0 opposed, and 4 abstained.

Action: Vote to Endorse the Design & Development Process

A voice vote was taken with 11 in favor and 2 opposed.

Action: Chair Jim Lazarus will review his meeting notes and together with Vice-Chair Karen Knowles-Pearce will compose a TJPA CAC Comment to be presented at the September 20, 2007 TJPA Board of Directors Meeting.

4. Public Comment - None

5. Next Meeting

The next meeting is scheduled on Tuesday, October 9, 2007.

6. Adjourn

The meeting was adjourned by Chair Lazarus at 6:50 PM.

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code Sections 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, Suite 801, San Francisco, CA 94102, telephone (415) 554 -9510, fax (415) 554-8757 and web site: sfgov.org/ethics.