



TRANSBAY JOINT POWERS AUTHORITY

Maria Ayerdi • Executive Director

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE
MEETING MINUTES**

Tuesday, September 16, 2008
Yerba Buena Center for the Arts
701 Mission Street
2nd Floor Conference Room
San Francisco, CA

Meeting #014

5:30 p.m.

CITIZENS ADVISORY COMMITTEE

Jim Lazarus, Chair
Karen Knowles-Pearce, Vice Chair
Andrew Baglino
Adrian Brandt
Andrew Brooks
Richard Brooks
Michael Freeman
Peter Hartman
Adrienne Heim
Michael Kiesling
Shawn Leonard
David Milton
Jane Morrison
Jul Lynn Parsons
Norm Rolfe

Executive Director
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1. Welcome & Call to Order

The meeting was called to order by Jim Lazarus, Chair, at 5:37 pm. A quorum was formed by 9 of the 15 voting members as follows: Jim Lazarus, Karen Knowles-Pearce, Andrew Brooks, Richard Brooks, Michael Freeman, Michael Kiesling, David Milton, Jane Morrison, and Jul Lynn Parsons. Non-voting member Bob Beck was also present.

2. Approval of August 12, 2008, 2008 Meeting Minutes

Karen Knowles-Pearce made a motion to approve the Draft Meeting Minutes for the August 12, 2008 meeting and the motion was seconded by Richard Brooks. A vote was called by voice and the motion was unanimously moved and carried.

3. Staff Report – Ed Sum

Ed Sum, Engineering Manager for the Transbay Joint Powers Authority (TJPA), provided the Staff Report which included the following:

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- The next TJPA Board of Directors Meeting will be held on September 29, 2008 at 5:30 pm at City Hall, Room 416, San Francisco, CA.
- The Pelli Clarke Pelli Architects (PCPA) Draft Concept Validation Report is currently being reviewed by staff. The schematic design began two weeks ago.
- The AC Transit Board of Directors approved the Lease and Use Agreement at their meeting on September 10th. The agreement will serve as a model for agreements with other operators and will be presented to the TJPA Board for their approval at the September 29th meeting.
- The following community meetings were attended by TJPA staff members: Maria Ayerdi-Kaplan gave a presentation at the San Francisco Business Times Structures Breakfast meeting; staff provided an update to AC Transit on the Temporary Terminal Bay Area Ridership Taskforce on September 9, 2008; a Community Meeting was held at the Bayside Conference Room regarding the Transbay Temporary Bus Terminal on September 10th; and TJPA staff participated in the Folsom Street Fair on September 13th.
- The Planning Department will host a Transit Center District Plan meeting on September 17th at Golden Gate University, Room 2203 at 6:30 pm until 8:30 pm.

4. Redevelopment Schedule Update – Mike Grisso

Ed Sum introduced Mike Grisso, Project Manager from the San Francisco Redevelopment Agency. Mr. Grisso's presentation included the following information:

- A Request for Proposal (RFP) for Block 8 on Folsom Street; North Side between First and Fremont Street is scheduled to be issued in October with a nine month selection process.
- The development will include approximately 600 units in four buildings. The units in a 550-foot tower and adjacent townhouses will be market-rate with a 15% inclusionary affordable housing element. A podium building will be comprised entirely of affordable units.
- The San Francisco Redevelopment Agency has proposed to Caltrans to reconfigure the Fremont Street off-ramp by eliminating the 'Folsom Street Leg.' The reconfigured ramp would terminate at a 90 degree alignment to Fremont Street with exits to the north and south. The elimination of the 'Folsom Street Leg' will maximize space for development on Block 8.
- The new development will also include ground level commercial and retail space, and public amenities such as widened sidewalks and public space.

Jul Lynn Parsons asked if the new housing units will be adaptable for people with disabilities. Mr. Grisso commented that all of the new housing units will be adaptable to people with disabilities.

Michael Kiesling asked if this is a 'for-sale' development. Mr. Grisso responded that development would depend on the market for rental and sale units. The winning proposal would be the one that pays the highest price for the land. Based on current market conditions, it is expected that the affordable units would be rental units and that the Tower and townhomes would be market rate 'for-sale' units, but the developer will have the freedom to propose the mix of rental and 'for-sale' units that would proved the highest return.

Mr. Grisso stated that the project is not intended to encourage or discourage rental development. Block 8 will be the first of 12 blocks issued for development. They expect to get a mixture of both rental and 'for-sale' units over the 15 years it will take to develop the project area.

Jim Lazarus asked if there were any further questions from committee members or members of the public. There were none.

5. Temporary Terminal Update – Phil Sandri

Ed Sum introduced Phil Sandri, Project Manager for the Temporary Terminal. The discussion and PowerPoint presentation included the following updates:

- An update on the Temporary Terminal site located on Folsom, Main, Howard and Beale Street was given.
- The current site; the location of two single stories buildings and parking garage was discussed.
- Descriptions of future bus locations for the following were given: AC Transit, Muni, Samtrans, Golden Gate Transit, WestCat, Metered parking/Casual carpool and ParaTransit.
- The Temporary Terminal will contain an open air space and canopy. The future site will primarily be used by AC Transit.
- During peak time there will be pre-paid sections, cash receipt machine for single riders and round trip tickets for daily riders.
- The Main entrance for pedestrians is on Beale Street crossing Howard Street.
- The AC Transit building located on Folsom is 800 square foot, which is for the operation side on AC Transit.
- A 3-D Video of the Temporary Terminal site was shown.
- Archaeological Testing will be completed in September 2008
- Construction Notice to Proceed November 1, 2008. Re-bid for the Temporary Terminal will be October 1, 2008.
- Phase 1 Competition (Closer Existing Terminal) is scheduled for August 2009.
- Phase 2 Completed (Full Temporary Terminal Operation) is scheduled for October 2009.
- East Loop demolition is scheduled for September 2009.
- Transit Center Building is scheduled to be completed (Close Temporary Terminal) January 2014.

Richard Brooks asked if they plan to use PresidiGo Shuttle at the Temporary Terminal. Phil Sandri answered that it is something the TJPA will have to look into, because PresidiGo Shuttle would have to be re-routed.

Bob Beck commended that the parking lot currently managed by Caltrain will remain open until October 31, 2008 and construction will begin November 1, 2008.

Jim Lazarus asked if there were any further questions from the committee members or members of the public. There were none.

6. Transit Center Hazardous Materials Research: Gas Plant: - Will Spargur

Ed Sum introduced Will Spargur; Project Engineer with the PMPC team. The discussion and PowerPoint presentation included the following:

- Land contamination due to past land uses was outlined. The area where the Transbay Terminal sits was the industrial heart of San Francisco during the 19th century. Most of the waste was deposit in the street, yards and the Bay.
- In 1850, Yerba Buena Cove was the site where the Transbay Terminal is now located. Around 1830 and 1850 the development of gas lighting was introduced.
- Peter Donohue built the San Francisco Pacific Gas Company to produce coal gas adjacent to Yerba Buena Cove to be near the business district, the industrial district and Rincon Hill where a wealthy neighborhood was established.
- Manufacturing gas from coal required heating the coal in an environment without air. They would put coal in long cast iron chambers 8 feet long and one foot in diameter high. The gas escaping from the coal would pass through a water bath to remove impurities and stored in gas holders for distribution.
- The San Francisco Pacific Gas Company had six gasholders which were 60 feet in diameter and could each hold 3,500 cubic feet of gas.
- In the first year of operation, the San Francisco Pacific Gas Company had about 237 customers. A year later they had more than doubled the number of customers to 537.
- Waste materials from the gasification process were discharged into Yerba Buena Cove.
- The site where the San Francisco Gas Company originally stood is between First, Fremont, Howard and Natoma Streets.
- When 199 Fremont Street was built, they removed 10 feet of soil contaminated with coal tar, and the developers of 301 Howard Street encountered similar contamination. The eastern end of the Transbay Terminal site is expected to have similar contamination although perhaps not to the same extent as 199 Fremont Street.
- The Plant operated from 1854 until 1891. Around 1891, they started to produce petroleum based gas in California which was cheaper. Coal gasification was too expensive to be sustained.

Jim Lazarus asked what plans were in place to deal with the coal tar. Mr. Spargur responded that in the area where the Temporary Terminal is located there are many environment issues. The construction will not require significant excavation and will not reach the coal tar. Most of the excavation will be in the top 10 feet which is primarily post-earthquake fill on that area.

Mike Grisso commented that when Redevelopment turns the Temporary Terminal development site over to the developers the area below grade will be garage space that will service both the low rise and high rise building, and the soils which contain the tar are at an elevation where they will all be removed.

Jim Lazarus asked if there were any further questions from the committee members or members of the public. There were none.

7. Public Comment

Chair Jim Lazarus asked if there is further public comment. There was none.

8. CAC Member Comments & Future Agenda Requests

Jim Lazarus reported that he had received a letter from the San Francisco Childcare Planning and Advisory Council (CPAC) asking that TJPA include a child care center in the planning and design of the Transbay Terminal Project. Jim Lazarus asked if the TJPA staff is responding to the letter. Bob Beck reported that CPAC had also written to the TJPA and that the feasibility of including a childcare facility was being evaluated.

Jim Lazarus commented on the success of AB 3034, the High Speed Rail bond measure that the Governor signed recently and will be on the November ballot.

Karen Knowles-Pearce asked if any of the funds will go towards the Transbay Terminal project. Jim Lazarus responded that \$9 billion is intended to be the State share of the cost of the San Francisco, Los Angeles and Anaheim route. Federal and private partners are expected to fund the balance of the initial development cost. The remaining \$950 million will be allocated State wide for various projects, but the Transbay program may be eligible for a share of both funding pools.

Jane Morrison asked, in light of the recent train accident in southern California, if there have been any high speed rail train accidents in the past. Jim Lazarus responded that there has never been a high speed rail accident anywhere in the world.

Chair Jim Lazarus asked if there were any other member comments or future agenda requests. There were none.

9. Next Meeting

The next meeting is scheduled on Tuesday, October 14, 2008.

10. Adjourn

The meeting was adjourned by Chair Jim Lazarus at 6:40 p.m.

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.