



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, September 13, 2011
Transbay Joint Powers Authority
201 Mission Street, Suite 2100
San Francisco, CA

Meeting #038

5:30 p.m.

CITIZENS ADVISORY COMMITTEE

Jim Lazarus, Chair
Andrew Brooks, Vice Chair
Anthony Dimas
BJ Dietz Epstein
Michael Freeman
Kelly Gregory
Steve Im
Marcus Krause
David Milton
Jane Morrison
D'Arcy Myjer
Ted Olsson
Nathan Rapp
Pascale Soumoy
Marla Wilson

Executive Director
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At 5:35 pm Vice-Chair Brooks asked Robert Beck to proceed with the Staff Report off the record as there were not enough members to form a quorum at that time.

1. Call to Order

At 5:45 pm a quorum was formed and the meeting was called to order Vice Chair Brooks. The following 11 voting members were present: Andrew Brooks, BJ Dietz Epstein, Michael Freeman, Steve Im, Marcus Krause, David Milton, Jane Morrison, Ted Olsson, Nathan Rapp, Pascale Soumoy, and Marla Wilson.

2. Approval of July 12, 2011 Meeting Minutes

Vice-Chair Brooks asked if there were comments or corrections to the July 12, 2011 Draft Meeting Minutes and there were none. Ted Olsson made a motion to approve the July 12, 2011 Draft Meeting Minutes and the motion was seconded by Marcus Krause. A vote was called by voice and the motion was unanimously carried.

3. Construction Update (Steve Rule – Turner Construction)

Demolition was complete at the end of August. Evans Brothers performed 55,000 craft hours without incident or injury. 92 cubic yards of concrete have been recycled which is enough to fill 28 Olympic size swimming pools. 15,000,000 pounds of steel has been recycled. 5 out of 6 utility packages are nearing completion with only a few minor close-out items remaining. The 6th package is under contract and utility work should start in the first quarter of next year. The 301 Mission temporary wall is 100% complete and the Buttress, Shoring and Excavation (BSE) work has begun. The shoring wall has been completed in Zone 4 and the rigs have been moved to Zone 1 and 2. Yesterday, production shaft drilling was started which will go 240' to bedrock. Pre-trenching continues. Mr. Rule pointed out where work is being done and discussed the BSE timeline. He commented that more wood piles had been located and were being extracted.

Ted Olsson ask it these wood piles could be used to make wood benches for the new Transit Center and Mr. Rule replied that they do not have creosote on them and that they would have to be set aside.

Vice-Chair Brooks asked if there were any further questions or comments and there were none.

4. Transit Center Design Update – Randy Volenec (Pelli-Clarke-Pelli Architects) and Steve Lochte (Brand + Allen Architects)

Bob Beck announced that Pelli-Clarke-Pelli Architects (PCPA) delivered the 90% specifications and drawings to TJPA on August 24th. The 90% construction documents (CD) are divided into 2 packages with the first being the Sub-Structure Package for below grade work which includes the structural foundation, train box wall and rail concourse floor and the second being the balance of the Phase 1 Transit Center package. PCPA will produce the 100% CD's for the Sub-Structure Package in 2 months (November 2011) and this package will be advertised for bid in February 2012. 95% Phase 1 CD's are due in November and 100% in March 2012. There will be some "late packages" that will not be complete until needed to take advantage of the latest technology. Completion of the 90% CD's were a major undertaking and to give you an idea of the scale, there were 1,751 drawings, 6 volumes of specifications and with a delivery weight of 950 pounds.

Randy Volenec said that there had been a great many changes between the 50% CD's and the 90% CD's and would like to update the TJPA CAC on some of the important changes. One significant change was to add elevator vestibules and breezeways in response to the concern of water getting into open outdoor elevators. Locations and designs were shown. Another addition

is the Park Café will be located in the central plaza area on the park level. It has been designed to be round and made of glass with double doors around ¾ of the area that can be opened in nice weather. It will have a radiant floor that can be used for heating or cooling depending on the need. The Beale Street lobby has been redesigned to make it a more important enhanced entrance. It will be a 2 story space, glass, open, inviting, and have an option of having a media wall.

Ted Olsson asked what the status of the funicular is and Mr. Beck commented that an inclined elevator is being considered. Mr. Olsson also expressed interest in the High Line Park in New York City. Mr. Beck replied that when he visited it he noticed that looking down on the City streets gave him a different perspective on the city.

Mr. Volenec introduced Steve Lochte of Brand + Allen Architects a local San Francisco firm working with PCPA who were asked to analysis the retail plan and provide recommendations. Mr. Lochte commented that some of the most significant changes between the 50% and 90% CD's are regarding retail. Retail goals included having a strong focus on food and targeting local office and residential customers as well as transit riders. The second floor retail critical mass has been repositioned so that retail would be concentrated. These changes increase financial feasibility, enhance pedestrian flow, and provide continuity of the retail experience in the first 2 blocks. Changes were made to the street level plan to increase pedestrian visibility of retail. 2 new walkthrough/entry point areas were added to increase ease of pedestrian access, circulation and new corner spaces were created. Seating in the center of the walkthrough areas was also added. The original plan had 1 very large loading dock for the entire project and the new plan splits the loading dock into two smaller loading docks and adds an additional freight elevator. With the new plan, supplies can be delivered nearer to where retail stores are located and traffic/delivery congestion will be reduced. Mr. Lochte showed additions of escalators and locations and sample images of a food hall (Grand Central Station) and food court. Storefronts on the street level will be able to extend out (pop out) from the face of the building. Within certain guidelines, retailers would have the opportunity to customize their storefront to retain their character and identity and the customization would overcome the visual "all glass" homogeneous look. Corners could not have pop outs. Several examples of possible storefront tenant spaces were shown. Mr. Lochte reviewed the overall retail space areas and their possible uses. Some will be vented for food preparation and some will not. The 3 kinds of food service that are envisioned are full service, food hall (fresh premade food to pick up & go), and food court (sit and eat) to draw people to the Transit Center on a continuous basis. The amount of space available for an individual retail tenant area will be flexible.

Vice-Chair Brooks thanked Mr. Volenec and Mr. Lochte for a very interesting presentation and asked if Mr. Lochte could return some time in the future. Vice-Chair Brooks also expressed an interest in seeing the elevator vestibules and breezeways from a different visual perspective at a future meeting.

A member of the public asked if a retail store has a delivery and the loading dock in their area is not available if they could get their delivery in the other loading dock and Mr. Volenec answered yes.

Vice- Chair Brooks asked if CAC members had any further questions or comments. There were none.

5. Public Comment

Vice-Chair Brooks asked if there were any questions or comments from the Public. Mr. Patrick distributed a Notice of Building Permit Application Medical Cannabis Dispensary from the San Francisco Planning Department. He feels that this would not benefit the area and suggested that if the TJPA feels the same that it take action to respond to the notice in a timely manner.

6. CAC Member Comments & Future Agenda Requests

Vice-Chair Brooks asked if any CAC Member had a future agenda request. David Milton requested a financial update at next meeting. Bob Beck agreed and also said that he plans to invite Joshua Switsky of the San Francisco Planning Department to return as the Transit Center Plan Draft EIR/EIS is due to be released at the end of this month. Ted Olsson said he appreciates updates on California High Speed Rail and presentations on art.

7. Adjourn

Vice-Chair Brooks asked if there was a motion to adjourn. Michael Freeman made a motion to adjourn the meeting and it was seconded by Ted Olsson. The meeting was adjourned at 7:10 p.m.

10. Next Meeting

The next meeting is scheduled for October 11, 2011.

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [Campaign and Gov't Conduct Code, Article II, Chapter 1, § 2.100, et seq.) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone (415) 252-3100, fax (415) 252-3124 and web site: www.sfethics.org.