



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, October 11, 2011
Transbay Joint Powers Authority
201 Mission Street, Suite 2100
San Francisco, CA

Meeting #039

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
Maria Ayerdi-Kaplan

201 Mission St. #2100
San Francisco, California 94105
415-597-4620 phone
415-597-4615 fax

1. Call to Order

The meeting was called to order by Jim Lazarus, Chair, at 5:30 pm. A quorum was formed with 12 of the 15 voting members present as follows: Jim Lazarus, Andrew Brooks, Anthony Dimas, Michael Freeman, Kelly Gregory, Steve Im, Marcus Krause, David Milton, Jane Morrison, D'Arcy Myjer, Pascale Soumoy, and Marla Wilson.

2. Approval of September 13, 2011 Meeting Minutes

Chair Lazarus asked if there were any comments or corrections to the September 13, 2011 Draft Meeting Minutes and there were none. Anthony Dimas made a motion to approve the September 13, 2011 Meeting Minutes and the motion was seconded by Jane Morrison. A vote was called by voice and the motion was unanimously carried.

3. Transit Center District Plan Presentation (Joshua Switzky – San Francisco Planning Department)

Mr. Switzky provided a view of the Transit Center District Plan area and discussed schedule milestones. The Draft Transit Center District Plan was published on November 19, 2009 and the Draft EIR was published on September 28, 2011. There will be a Draft EIR comment hearing on November 3, 2011 and the Draft EIR comment period will end November 14, 2011. Final EIR and Transbay Center District Plan adoption hearings will be in February 2012. Mr. Switzky encouraged all to send any comments on the Transit Center District Plan directly to him prior to the comment deadline. The Transit Center District Plan can be downloaded from the San Francisco Planning Department website at <http://transitcenter.sfplanning.org>. Hard copies and CD's are available at the San Francisco Planning Department.

The Transit Center District Plan proposes to increase height limits for several buildings in the Transit Center District Plan area with the tallest being the Transit Tower at 1,000 feet. Land use is being zoned to encourage commercial use and the plan area's build-out potential was discussed. A goal of the plan is to improve the streets space by making changes such as increasing the sidewalks to 21 feet, expanding dedicated transit lanes, and adding mid-block signalized crosswalks in long blocks.

The Transit Center District Plan recommends reducing non-residential parking by 50%, adding a public open space at 2nd and Howard Street, and encouraging connection from adjacent buildings to the Transit Center Park. A full historic survey was done and the plan recommends expanding the historic district and adding 3 buildings as City landmarks. The possibility of adding a Sustainable Resource District to include a combined heat and power system and a recycle/non-potable water system is included.

There will be a cost to make these changes. Mr. Switzky gave an overview of the anticipated public improvement costs and potential revenues from impact fees and/or a Mello-Roos special tax which are under review. A question was asked about the calculation of charges and Mr. Switzky advised that the general benefits have not been fully calculated, but he expects that a cost/benefit analysis will be done in the next few months. Bob Beck commented that the TJPA will benefit directly from the increased heights on the Transit Tower site and Parcel F which will increase their values.

The area at the northeast corner of Second and Howard Streets is recommended to be open public space. Mr. Beck advised that because the rail throat structure will be underneath the area, any building would have a limited development potential to a 2-3 stories and it is thought that the open space could be a better use.

Marcus Krause asked if, because of new residences, the Transit Center District Plan recommends adding any schools to the area. Mr. Switzky replied that the Planning Department has not included an addition of schools in the area and that ultimately the Unified School District has jurisdiction regarding schools. There have been provisions made for a new school in the Mission Bay area.

Andrew Brooks asked given the current economic condition if the additional commercial space would be leased. Mr. Switzky commented that the Transit Center District Plan is a 20 year plan and does not assume that all the building would be built in the next 5 to 10 years. Little development opportunities remain North of Market and the future of commercial development is expected to focus on areas in the South of Market. Under the planning code, 950,000 sq. ft. of office space can be entitled per year and if a year's allocation is not used it can be rolled over. At this time there is backlog of 4 million sq. ft. of potential entitlement.

Chair Lazarus asked if there were any further questions or comments and there were none.

4. Staff Report – Robert Beck (TJPA Staff Liaison)

Mr. Beck reported that the Redevelopment Agency had requested and received proposals for Blocks 6 & 7. There had been an \$18 million minimum and 4 proposals were received; therefore, it looks like there is interest. Last month the CAC requested a financial update and it is scheduled for the November CAC meeting. Design is progressing. The 90% design documents that were delivered in August have been reviewed and currently comments are being discussed with the design team. The concrete elements of the substructure will be finalized in November and it is anticipated that this bid package will be issued in February 2012.

Chair Lazarus asked if there were any question or comments regarding the Staff Report and there were none.

5. Construction Update - Robert Beck (TJPA Staff Liaison)

The current construction utility work is wrapping up. The AWSS (fire department high pressure water system) utility work is scheduled to start in the first quarter of 2012. An overview of the work currently being done under the Buttress/Shoring/Excavation (BSE) package was given including a description of the work zones, photos of the pre-trenching work, the BSE timeline, and the buttress shaft construction work. Traffic bridges supported by piles will start to be constructed in April 2012 and in place by July 2012. Mr. Beck explained where they would be located, how they would be constructed, and how traffic will be shifted when they are in use. There will also be a trestle deck that will run down the full length of the Transbay site and will be what the contractors will work from during excavation.

David Milton commented that he understood that the buttress would not have rebar. Mr. Beck responded that only the northernmost and southernmost buttress piles will have rebar. He described that because the piles are intended to overlap and work together, the drilling of piles will typically be sequenced so that every other pile will be drilled and then a third shaft will be drilled cutting through the first two.

Chair Lazarus asked if there were any further question or comments and there were none.

6. Structural Design Update (Albert Chen – Thornton Tomasetti)

Mr. Chin discussed design and testing work that is being done to address seismic concerns. He explained the seismic affect that the approximately 55,000 tons of roof park soil would have and the desire to minimize the impacts of that weight. The Transit Center lies between the Hayward and the San Andreas faults. The building has been designed to act as 3 independent structures and there is a seismic joint between the building and the DTX throat structure.

Mr. Chin provided an overview of the structural framing design and the full scale testing being done at UCSD and how the eccentric brace frame dissipates earthquake forces. He went on to describe the impact of the high ground water table and the need to use tie-downs to resist uplift despite the heavy loads from the Park.

A member of the public, Jim Patrick, asked if it was possible for the Transit Center to reach a harmonic frequency during an earthquake similar to the Tacoma Narrows Bridge collapse. Mr. Chin responded that the wind forces in the Tacoma Narrows incident are fundamentally different than the seismic forces that the Transit Center would experience. He went on to say that vibration studies had been done and special features have been put in place to reduce the vibration from buses and earthquakes.

7. Public Comment

Chair Lazarus asked if any member of the public had any comments or questions.

Mr. Patrick had two comments. Mr. Patrick suggested the TJPA consider using the same tunnel machine as the Central Subway and advised that the cannabis club issue hearing had been delayed a month and encouraged the TJPA to take an active position.

Another member of the public asked if ground water that would come up around the train box and damage other buildings. Mr. Chin responded that because the ground water table is so vast relative to the volume displaced by the trainbox it should not appreciably change the ground water level. He also asked if there is rebar in the matt foundation and the answer was yes.

8. CAC Member Comments & Future Agenda Requests

Chair Lazarus mentioned that the next scheduled CAC meeting is also Election Day and asked if the TJPA should consider changing the date. Bob Beck agreed to poll the CAC members if they would be available if the date was changed to a week earlier or later than currently scheduled.

Chair Lazarus asked if there were any further questions, comments or agenda requests and there were none.

9. Adjourn

Chair Lazarus adjourned the meeting at 6:45 p.m.

10. Next Meeting

The next meeting is scheduled for November 8, 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.