



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, February 12, 2013
Transbay Joint Powers Authority
201 Mission Street, Suite 2100
San Francisco, CA

Meeting #046

5:30 p.m.

CITIZENS ADVISORY COMMITTEE

Jim Lazarus, Chair
Andrew Brooks, Vice Chair
BJ Dietz Epstein
Michael Freeman
Mark Garcia
Kelly Gregory
Steve Im
Jane Morrison
D'Arcy Myjer
Ted Olsson
Sandra Padilla
Nathan Rapp
Pascale Soumoy
Todd Williams
Marla Wilson

Executive Director
Maria Ayerdi-Kaplan

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1. Call to Order

The meeting was called to order by Andrew Brooks, Vice-Chair, at 6:20 pm when a quorum was formed with 8 of the 15 voting members present as follows: Andrew Brooks, BJ Dietz Epstein, Michael Freeman, Jane Morrison, D'Arcy Myjer, Sandra Padilla, Pascale Soumoy, and Marla Wilson. The Staff Report and Construction Update were given unofficially prior to the quorum being formed.

2. Approval of October 9, 2012 Meeting Minutes

Due to a lack of a quorum, this item was moved to #7 below.

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

The Staff Report was provided unofficially prior to the formation of a quorum.

4. Construction Update - Steve Rule (Turner Construction)

The Construction Update was provided unofficially prior to the formation of a quorum.

5. Presentation on Transit Tower Design – Paul Paradis (Hines)

Mr. Paradis' presentation included renderings of the Transit Tower building, Mission Square, and the 5th floor connection between the Transit Tower and the Transbay Transit Center park. He discussed special features of each of these areas and retail possibilities. The Transit Tower will be 1,070 feet tall and 61 floors. The floors in the building will be raised so that the air for heating and cooling can run through and give the tenant more control. Other services can also take advantage of the raised floor so they may not require dropped ceilings. There will be 3 levels of underground parking providing approximately 400 spaces. They are researching attaining LEED Platinum. The General Contractor is a joint venture between Clark Construction and Hathaway Dinwiddie.

Vice-Chair Brooks asked if there were any questions or comments and a member of the public suggested that the Transit Tower would be a good home for the Bay Area Toll Authority and Metropolitan Transportation Commission (MTC) and asked what the rental rates will be. Mr. Paradis welcomed the suggestion and replied that the rates will be competitive with other new buildings.

6. Presentation on 181 Fremont Tower Design – Steve Shanks (SKS Investments) and Jeffrey Heller (Heller Manus Architects)

Mr. Shanks advised that the 181 Fremont Tower is located adjacent to Zone 4 of the Transbay Transit Center and that it is within the Transit Center District Plan (TCDP) whose goals include increasing density and improvements to the public realm. 181 Fremont Tower will be a 52 floor mixed use building (office/residential) with some retail space, a poetry garden, and a sky bridge on the 5th floor that will connect to the Transbay Transit Center park. They are planning for LEED Gold, but also looking into LEED Platinum.

Mr. Heller explained that 181 Fremont Tower is zoned as the second highest tower. He gave an overview of the building's exterior architectural features and explained the benefits both visually and functionally of the exoskeleton, the notch between the office and residential floors, and the subtle patterns on the building. The project will be a total of 546,000 sq. ft. which will include 415,000 sq. ft. of office space, 135,000 sq. ft. of residential space (74 units), and 2,000 sq. ft. retail space on the ground and fifth floors.

Vice-Chair Brooks asked if there were any questions or comments and Sandra Padilla asked about parking and was told that parking ratios are restricted to 7% for office, they are below 1 to 1 for residential, and they are planning for a great deal of bicycle/scooter parking.

7. Approval of October 9, 2012 Meeting Minutes

Vice-Chair Brooks asked if there were any comments or corrections to the October 9, 2012 Draft Meeting Minutes and there were none. D'Arcy Myjer made a motion to approve the October 9, 2012 Meeting Minutes. A vote was called by voice and the October 9, 2012 Meeting Minutes were unanimously approved.

8. Public Comment

Vice-Chair Brooks asked if any member of the public had any comments or questions and there were none.

9. CAC Member Comments & Future Agenda Requests

Vice-Chair Brooks mentioned he would like information regarding the 280 Freeway proposed changes at a future meeting. He asked if there were any further questions, comments or agenda requests and there were none.

10. Adjourn

Vice-Chair Brooks adjourned the meeting at 7:00 p.m.

10. Next Meeting

The next meeting is scheduled for March 12, 2013.

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.