



TRANSBAY JOINT POWERS AUTHORITY

Maria Ayerdi • Executive Director

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

Tuesday, June 12, 2007
Yerba Buena Center for the Arts
701 Mission Street
2nd Floor Conference Room
San Francisco, CA

Meeting #003

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, Adrian Brandt, Richard Brooks, Tracy Cramer, Peter Hartman, Adrienne Heim, Michael Kiesling, Jane Morrison, Jul Lynn Parsons, Norm Rolfe, and Dave Snyder. Non-voting member Bob Beck was also present.

2. Approval of May 8, 2007 Meeting Minutes

Adrian Brandt made a motion to approve the Draft Meeting Minutes for the May 8, 2007 meeting and the motion was seconded by Karen Knowles-Pearce. A vote was called by voice and the motion was moved and carried.

3. San Francisco Redevelopment Area (SFRA) Transbay Redevelopment Plan Presentation

Mike Grisso of the San Francisco Redevelopment Agency gave a PowerPoint presentation providing an overview of the current plans for the Transbay Redevelopment Project Area. In his presentation, Mr. Grisso explained the land parcel transfer from the State of California to the City to be used for the benefit of the Transbay Transit Center. He showed and discussed the 40 acre Transbay Redevelopment Area, how it has been divided into 2 zones, and reviewed the differences between the zones. Mr. Grisso described the development plans for Zone One which includes 12 acres of property currently owned by the State to be developed as market rate and affordable housing units and retail space. He showed how this area will compliment the new Rincon Hill area. Mr. Grisso explained that zoning requirements for Zone Two which includes the new Transbay Transit Center and tower are still under review by the San Francisco Planning Department and that a range of possible heights has been given to those teams participating in the Design and Development competition. He also reviewed the Streetscape and Open Space Plan for the entire Transbay Redevelopment Area included the public space created by the widened sidewalks along Folsom, Main & Beale Streets.

Question and answer period included:

Adrian Brandt asked whether the tax increment available to the Transbay Project was the entire property tax or just the amount that the property tax revenue increased due to redevelopment. Mr. Grisso replied that conventionally tax increment referred only to the amount by which revenues increased, but because these properties were formerly State parcels and generated no property taxes, in this case the increase would equal the entire property tax proceeds.

Norm Rolfe asked whether a parking initiative currently being circulated would have any affect on the parking requirements for the project area. Mr. Grisso indicated that the parking requirements in Zone One of the redevelopment area provided for a minimum of zero parking spaces per unit to a maximum of one per unit. If an initiative effected the City's parking policy, it would not impact the parking requirements within Zone

One although the Redevelopment Agency could, if it chose, modify the requirements within Zone One to match the surrounding neighborhood.

Karen Knowles-Pearce suggested that more substantive thought be given to housing for the middle class. Mr. Grisso agreed that it was important and advised a large percentage of the affordable units will be priced at 100% of the medium income range. Mr. Grisso suggested visiting www.sfraaffordablehousing.org/ for more information on affordable housing and income limits.

Dave Snyder asked about a bicycle lane on Beale and Main streets. Mr. Grisso replied that although there are not dedicated bicycle lanes on Beale and Main, they will have a “shared” lane, that there are dedicated bicycle lanes on nearby streets, and that the streetscape elements planned for Main and Beale should slow and calm traffic. He went on to state that, if a dedicated bicycle lane was created, the room would be taken from the green space making the green space far less usable.

Peter Hartman mentioned that he lives in a recently developed building and that he believes approximately 90% of the building’s residents work in San Francisco.

Jul Lynn Parsons asked about accessibility. Mr. Grisso replied that the plan calls for 100% of the affordable units to be built as accessible.

4. BART/MUNI Metro Connector Update

Guy Hollins, Agency Coordinator, gave a brief PowerPoint presentation on the BART/Muni Metro Pedestrian Connector Study Progress.

Question and answer period included:

Michael Kiesling asked if the Connector had been discussed with Caltrain. Mr. Hollins replied that conversations with Caltrain had been focused on Caltrain schedules and ridership projections and less on the connector.

Richard Brooks asked if there had been a consideration to include commercial space in the connector tunnels. Mr. Hollins responded that it had been discussed and that right of way space was a constraint. Emilio Cruz advised that it is also necessary to make sure possible retail in the tunnel would not compete with retail in the terminal and the community at large.

Andrew Baglino asked how the number of people using the tunnel was modeled and whether tunnels in other cities were evaluated for comparable demand. Bob Beck advised that ridership, employment centers, and transit connections were primary factors in deriving demand.

5. Fiscal Year 07/08 Budget

Julie van Hoff, TJPA Finance Manager, gave a PowerPoint presentation reviewing the breakdown of budget categories, expenses, and revenues.

Question and answer period included:

Tracy Cramer asked what the benefit of an Owner Controlled Insurance Plan (OCIP) would be. Bob Beck responded that benefit may be derived by combining all contractors insurance instead of each contractor getting individual policies and that it would be expected that the contractor's bids to do the work would be reduced if an OCIP was in place. A review of the OCIP concept is underway to see if this would be desirable for this project.

6. Design and Development Competition Update

Bob Beck provided a PowerPoint update on the progress of the Design and Development competition and provided key dates. Notably is a public presentation scheduled for August 6, 2007 at 6:00 PM to be held at the Board of Supervisors Chambers, Room 250 at City Hall. This presentation will also be broadcasted live on SFGTV on either Channel 26 or 72 (TBD) and will be webcast live at http://www.sfgov.org/site/sfgtv_index.asp?id+13353.

7. Public Comment

No Public Comment.

8. Committee Comments

Richard Brooks asked about the number of staff currently used to operate the terminal and the level of staffing it is anticipated will be required to operate the new terminal. Bob Beck replied that we can make a presentation on current and historical Caltrans and California Highway Patrol staffing levels and that the TJPA and the Program Management Team were currently studying future staffing and operating funding requirements.

Jim Lazarus invited CAC Committee members to bring any future Agenda ideas they may have to Bob Beck's attention.

9. Next Meeting

Several members have a conflict with the next scheduled meeting on July 10, 2007. July 11th was proposed as an alternate date. By show of hands not enough voting members would be available on either day to form a quorum. Because two members were absent, Bob Beck will contact the members to determine when the next meeting will take place.

10. Adjourn

A motion to adjourn was made, seconded and passed. The meeting was adjourned by Chair Lazarus at 7:10 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.