

# MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE

Monday, October 16, 2023

2:00 p.m.

Hybrid Meeting

## Draft Minutes

Chair Stryker called the meeting to order at 2:00 p.m.

### 1. Roll Call

(00:13)

**Commissioners Present:** Kimberlee Stryker (Chair); Seth Brenzel, Abby Schnair, Patrick Carney, Janine Shiota

**Commissioner Absent:** Jessica Rothschild

**Staff Present:** Ralph Remington, Director of Cultural Affairs; Lex Leifheit, Deputy Director of Programs; Alyssa Ventre, Chief of Staff

Chair Stryker announced the hybrid meeting instructions.

Program Associate Paris Cotz announced public comment instructions.

Chair Stryker began the meeting reading the Arts Commission's land acknowledgement statement.

Chair Stryker announced changes to the order of the agenda.

### 2. General Public Comment

(6:45)

There was no public comment.

### **3. SFO Terminal 3 Modernization: Phase 3**

(8:08)

Terence Young, Project Designer, Gensler

Julia Katz, Project Manager, SFO

Ryan Feters, Architect, Gensler

The project team shared changes to the project since its last review in 2020. They explained that the additional changes will be shared during a new review in 2024 but went on to share the project background, current conditions, and updated renderings. They said the goal of the modernization is: seismic retrofit, upgrade mechanical systems, international operations (customs), and improve passenger experience/revenue generation.

They said the project adds additional gates for international travel as well as internal area renovations. They explained that the mechanical penthouse will be moved but will keep a similar architectural style. The team addressed comments from Phase 2 to make towers 'glassier' but after reviewing it will remain as designed. They said the art enrichment will be located in the 'dwell areas.'

Commissioners wanted to know the changes from Phase 2 since it was not addressed in the presentation. The team explained that the changes being made on the exterior is the mechanical penthouse ('airside') and that they will return for more changes to the 'landside' in 2024.

Commissioners had concerns about the curvature on the west wide of the terminal being diminished due to the need for additional aircraft clearance while also maximizing the interior experience.

Commissioners expressed concerns about the unification of materiality between the various terminals as they are constructed during different phases. The team said that each terminal should have its own identity based upon materials and technologies available at the time of construction. The team hoped that the buildings have the same level of finish as previously agreed upon during Phase 2 and that each terminal will look like it is part of the same family.

There was no public comment.

Commissioner Schnair, seconded by Commissioner Brenzel, moved to approve Phase 3 of the SFO Terminal 3 Modernization.

The motion carried by the following vote:

Ayes: Carney, Schnair, Shiota, Stryker, Brenzel

#### **4. SFMTA Potrero Bus Yard Modernization Project: Phase 1**

(27:27)

Tony Gill, Project Designer, IBI Arcadis

Chris Jauregui, Project Manager, Plenary Americas

Yancey Clayton, Architect, IBI Arcadis

Jennifer Moore, Landscape Architect, IBI Arcadis

Chair Stryker noted that the project team would be presenting new information based upon an informal review session held prior.

The team reviewed the various stakeholders and their roles, as well as the project schedule. They also reviewed their community engagement process.

The team shared that they updated the MTA entrance to only Mariposa Street, instead of 17<sup>th</sup> Street and Mariposa Street to make room for a bike lane and greenway. The team went into detail about the inner workings of the bus yard. The goal is to activate certain corners with various types of entrances on the exterior. The team explained the air conditioning for each level.

The team added a green wall to the north elevation on 17<sup>th</sup> Street, as well as on York Street. They said the two art enrichment opportunities are located on 17<sup>th</sup> Street. Mariposa Street entrance has roll-up doors for the entrance, in addition to another art enrichment opportunity. They added that the overall materials used are metal screening and glass cladding. They said the screening continues along Hampshire Street, and on Bryant Street the team shared the staff entrance as well as the public restroom. The explained that the rest of Bryant Street is slated for affordable housing that extends down to the street level.

The team shared the survey results from a study they conducted with the public regarding materials, specifically glass, metal screening and lighting. The team shared the street scape, including kiosks and landscaping.

Commissioners were concerned about the areas where housing and retail are located on the street level and want to know what will happen in actuality during construction. The team explained that the housing and retail component is on its own timeline with its own separate funding sources. The entire site will be demolished, but the timeline to build the housing developments is still in the works, with the hopes that the housing component is built concurrently with the bus yard component.

Commissioners wanted to know specifically how development would proceed on Bryant Street, where the housing component is integral to the bus yard component. The project team explained how the two components integrated. Commissioners also had questions about the landscaping, specifically trees. The team answered that they are still working with the Bureau of Forestry on the tree plan.

Commissioners had questions about MTA's approval process and the team shared their process, including the predevelopment agreement. Commissioner Schnair explain the overall civic design review process, as well.

Commissioners wanted the public to know that they all support this bold usage of public land, and hope that the funds come through in time for the two components to be built at once. Given this separation, commissioners encouraged the time to build a masterplan and guidelines so that the design may carry through.

There was no public comment.

Commissioner Brenzel, seconded by Commissioner Schnair, moved to approve Phase 1 of the SFMTA Potrero Bus Yard Modernization.

The motion carried by the following vote:

Ayes: Carney, Schnair, Shiota, Stryker, Brenzel

## **5. Staff Report**

(1:04:42)

Deputy Director of Programs, Lex Leifhet introduced herself to the committee.

There was no public comment.

## **6. New Business and Announcements**

(1:07:35)

Chair Stryker asked commissioners to review the current guidelines and make any suggestions or comments. Chair Stryker also asked commissioners to contribute a list of architects to provide to the Mayor for potential future commissioners.

There was no public comment.

## **7. Adjournment**

There being no further business, the meeting was adjourned at 3:11pm

Posted 10/24/23, 1:45pm, pc

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