

**1) Attendance:**

Present: Sarah Davis, Donna Dell’Era, Michael D. Freeman, Yoyo Murphy, Catherine Sharpe, Terezia Nemeth

Excused Absence:

Absent: Alfonso Felder

**2) Discussion / Action Item: SFMTA's 3rd Street Quick-Build Project - 10 minutes**

Description of Item: SFMTA staff will provide an overview on its 3rd Street project which will upgrade existing bicycle facilities, enact curb improvements, and provide for pedestrian safety improvements on the 3rd Street corridor from the Lefty O’Doul Bridge to Townsend Street. This project is currently underway and is projected to finish by end of March 2024.

**Copy of Presentation:** <https://sfocii.org/sites/default/files/inline-files/Item%20%20-%20SFMTA%27s%203rd%20Street%20Quick-Build%20Project.pdf>

**Presenter:** Elizabeth Chen (SFMTA)

**Discussion highlights**

- Project will deliver a protected bike lane on 3rd Street between Townsend Street and the Lefty O’Doul Bridge as well as pedestrian upgrades. The project will also reduce the double left hand turn lane from Berry to 3<sup>rd</sup> Street to a single left hand turn lane.
- Improvements are part of the Vision Zero efforts. This section of 3<sup>rd</sup> Street between the Lefty O’Doul Bridge, King Street and Townsend Street was targeted because it is heavily car-centric and because there is a bicycle connectivity gap there, where bicycle lanes temporarily end before they continue via adjacent streets. There have been higher than average collisions of all types along this section of 3<sup>rd</sup> Street.
- Outreach on the project included surveys and workshops and occurred over a 5-month period.
- Construction has already started and work will be complete before Opening Day at Oracle Park.

**Q&A Highlights**

- Three through lanes will be open at all times during construction on 3<sup>rd</sup> Street between Berry and Townsend Streets. Only one traffic lane is being eliminated (right lane on King Street northbound) but that is not expected to cause much disruption.
- The Lefty O’Doul bridge pedestrian access has been closed but PW is aiming to open it for the start of the baseball season. On either end of Lefty O’Doul pedestrians have access via public sidewalks. Bikes are legally allowed to ride on sidewalks surrounding / south of Oracle Park. SFMTA staff expects that the connecting bike lanes will encourage cyclists to ride within the bike lanes versus the Lefty O’Doul pedestrian path.
- The added bike lanes will connect with Bay Trail lanes south of the Lefty O’Doul Bridge. SFMTA can look at adding raised cross walks for pedestrian crossings that cut through the cycle tracks but this work would have to be authorized under a different project.

Discussion item - no action taken.

**3) Discussion/Action Item: Blocks 41-43 Parcel 2 (1650 Owens) Gladstone Institute Addition**

**Project: Mission Bay South Project Area Document and Design Amendments** – 15 minutes

*Description of Item:* Gladstone Institute will provide details on its proposal to expand its existing building located at 1650 Owens Street by approximately 100,000 square feet for life sciences uses. The addition will require amendments to the approved design, Major Phase, Mission Bay South Redevelopment Plan, Owner Participation Agreement and Design for Development for the Mission Bay South Project Area. Gladstone previously provided an overview of the proposed addition at the July 13, 2023 CAC meeting. This agenda item requires a vote from the CAC.

**Copy of Presentation:** <https://sfocii.org/sites/default/files/inline-files/Item%203%20-%20Blocks%2041-43%20Parcel%202%20%281650%20Owens%29%20Gladstone%20Institute%20Addition%20Project.pdf>

**Presenter:** Vince McGovern, Leo Buendia, Kate Coffaro (Gladstone owner representative, architect and project manager)

**Discussion Highlights**

- The goal of the design was to tie the architecture of the addition to the existing building so that it would read as one building and not an addition. The design team took the articulation and modularity of the existing building into account when they designed the addition. The team also studied the use of lighting to emphasize the expression of the building.
- The roof screening considered community feedback – rather than one long screen it is now proposed to be broken up into different segments. The roof will also feature a rooftop terrace.
- The project will add a row of trees along the pedestrian pathway at the southern edge of the site. The building's main entrance will be off this pathway. The design team and Gladstone are looking at programming spaces around this pedestrian path so that they are active and make a strong connection between the public realm and the building, for instance looking at social gathering spaces and meeting rooms on the ground floor and lab and science spaces on the upper floors.
- The project timeline is as follows: Gladstone hopes to receive its entitlements in the Fall of 2024 and will initiate fundraising efforts for the project at the start of the entitlement process this summer.

**Q&A Highlights**

- Some attendees complimented the design proposal.
- The fin blades shown in the renderings for the project are a mitigation measure for a wind exceedance that is projected to happen for a very limited time (one hour on one day per year). The material is a screen mesh. Gladstone is going to consider adding signage elements to the fin blades if allowable.
- In response to a question on expected traffic conditions, Gladstone shared that the traffic study completed did not show any negative impacts due to the proposed addition. Gladstone

also completed a mode share survey for its employees and found that while some do drive, many take shuttles or get to work through alternative modes.

- There will not likely be any conflicts with the construction of the Mission Bay elementary school as the Gladstone project will begin after the school has already completed construction.
- The planned rooftop for the addition will not be open to the public (Gladstone employee use only).

**Action:** Co-Chair Nemeth made a motion to recommend amendments to the Plan Area documents (including the MBS Redevelopment Plan, Design for Development, Owner Participation Agreement, Major Phase Application and Basic Concept / Schematic Design) to accommodate the proposed Gladstone expansion be brought to the OCII Commission for review and approval. Co-chair Sharpe seconded. All other members present were in favor.

#### 1. **Announcements and Updates** – 10 minutes

- **OCII** – Marc Slutzkin provided an update.
  - Marc Slutzkin assumed the role of Deputy Director of Projects at OCII in the Fall of 2023 and was acting as Interim Mission Bay Project Manager for the past few months. In March, Gretchen Heckman assumed the role of Mission Bay Project Manager.
- **Mission Bay Development Group** Luke Stewart provided an update.
  - Bayfront Park update. Crews have been working on concrete pours and trenching for future SFPUC conduit to be installed.

#### *Public Comment*

- A community member asked about the amount of time between completion of the P22 Bayfront Park and opening. OCII staff reported that City departments are working together to determine if it's possible to fast track the acceptance process by receiving permission for the Port to legislatively accept the park. Construction related sign off inspections are expected to begin as early as June.
- **San Francisco Recreation and Parks Department** Brandon Young provided an update.
  - Gardeners added planting in P1 and the Berry Street Dog Park. Mulching will be happening across the park system over the next few months.
  - The Kids' Park slide has a crack and has been taken offline for repairs.
  - RPD continues to have Gardeners and Custodians out in MB Parks 7 days a week.

#### *Public Comment*

- A community member commented that it seemed like Park Rangers hours had decreased recently. RPD staff offered to have a Ranger representative attend the next meeting for questions.
- A community member reported on ponding outside of the Pavilion building after rainy weather. RPD staff reported they've already issued a work order for their Capital team to investigate.
- A community member reported that there are still issues with off leash dogs in the dog parks and is hoping for a stronger SFPD or RPD Ranger presence on this matter.

- **San Francisco Port** No update at this time.
- 2. **Chair Update** – The Chair encouraged community members to attend an upcoming Zoom meeting on the Railyards Project pertaining to the 4<sup>th</sup> and King Caltrain station on March 19th.
- 3. **Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters)** – 5 minutes

A community member urged attendees to fill out the Mission Bay School Access Plan survey issued by SFCTA by March 17th as they are trying to gather feedback.

A community member provided an update on the City's sea level rise work.

A representative from Golden State Warriors gave a Chase Center event update:

- 3/31 Chase Center will have an Easter-related community event

**Meeting Closure** – 6:15 PM