

Staff Liaisons: Mayara Ruski Augusto Sa and Jobanjot Aulakh
Staff Email for Public Comment: cac@sfwater.org

ORDER OF BUSINESS

1. Call to order and roll call at 5:37pm

Members present at roll call: (4) Nagengast, Ekanem, Pierce, Pinkston**

Members Absent: (1) Evbuoma

Staff: Larry Berry, Emily Rogers-Pharr, Ronnie Versher, Sarah Minick, Erika Uribe, Kelsey Wilson, Suzanne Huang

** Member Pinkston left at 6:30pm. Quorum maintained.

2. Approve [July 13, 2021](#) Minutes

Motion was made (Pierce) and seconded (Ekanem) to approve the July 13, 2021 Minutes.

AYES: (4) Nagengast, Ekanem, Pierce, Pinkston

NOES: (0)

ABSENT: (1) Evbuoma

Public Comment: None

3. Report from the Chair

- Welcome members, staff, and the public
- Welcome Maika Pinkston, Environment Organization appointed by the Mayor to the Subcommittee

Public Comment: None

4. Public Comment: Members of the public may address the Committee on matters that are within the Committee's jurisdiction and are not on today's agenda

Public Comment: None

5. Presentation and Discussion: [Southeast Community Center at 1550 Evans Update](#), Larry Berry, Deputy Director, SECF, External Affairs, Emily Rogers-Pharr, Executive Director, SECF, External Affairs

Presentation

- 1550 Evans Update
- Construction Update
- Features of the New Center
- SECC Business Plan

- SECC Budget
- Staffing needs and opportunities
- Programs Framework & Levels of Service: programming aligned with mitigation and the community needs
- SECC Artwork
- Partnership Opportunities
- 1550 Evans Updates: space breakdown
- Thank you. Any questions?

Discussion

- **Member Pinkston** commented that the presenters mentioned that the center will serve middle income as well and asked if low income people will also be able to access the center.

Staff Rogers-Pharr replied that the center is for everyone, regardless of income level. Everybody is welcome and there will be opportunities for everyone. With respect to scholarships, low income families will pre-qualify, but the idea is to reach the people that are just above the low income standard and would not benefit. Everyone is welcome at the center. The SFPUC worked with their childcare providing partner to establish a scholarship opportunity that can help those families that are above the low-income level as well. This is a forgotten group within the community that is not often thought about in terms of service. We have an opportunity to serve all the folks that need help no matter what their income levels are. The plan is to ensure that everybody knows that they are welcome at the new center.

- **Member Ekanem** asked if there is any partnership with schools like San Francisco State and CCSF (City College of San Francisco).

Staff Berry answered that the development of the education center is still ongoing. The plan is to work in partnership with local educational institutions. However, that is not included in this current community center, but if organizations wish to have workshops and other engagement opportunities outside of traditional class, the current community center space is available for that.

Staff Rogers-Pharr added that we are actively hosting those conversations with our academic partners as well. We expect them to have a presence at the Center in some capacity in the current space and future spaces as well.

- **Member Ekanem** asked is there will be an online reservation system for indoor spaces and outside garden spaces.

Staff Berry replied affirmatively. Berry is currently working to identify the best system and we will go into contract with one of those companies. The system will include an online portal so people from the community can go on the website and apply to reserve a space. This will also entail an approval process to ensure that it is appropriate for the Center. Currently, we do not have a reservation system. The release of an online reservation system was impacted by the pandemic and the system was not needed since we could not have any events.

- **Chair Nagengast** asked if there will be permanent signage or other education engagement to teach people about wetlands and bioswales.

Staff Berry replied affirmatively. Another team within the San Francisco Public Utilities Commission is working on the educational content regarding the signage for different tours and educational groups in the future. All these features are being used as an educational opportunity for the community.

Member Pierce asked how actual community members can be prioritized in the online reservation system.

Staff Berry replied that the plan is to distinguish folks from within and outside the community.

Staff Rogers-Pharr added that this matter might be addressed during the CAC and Southeast Community Center Facility Commission joint meeting . The idea is to put policies in place to ensure that community member usage is the priority, as well as to adopt a fee schedule that is affordable and fair for the community. The goal is to remove barriers to access around competitive use of the space. The intention is to have a draft for your consideration along with our Southeast Community Facility Commission.

- **Chair Nagengast** commented that it would be helpful to link bioswales and wetlands and other water treatment features to possible future careers.

Staff Minick answered that those are great points and that SFPUC has a new Wastewater Enterprise green infrastructure maintenance team that launched during COVID after 11 years of research and data collection and they are working on this.

- **Member Ekanem** asked what will be in the education space until it gets built and if that space will be landscaped.

Staff Berry replied that the space dedicated to the education center will be landscaped and that there is irrigation in that space. Different ideas are being considered based on a community survey and feedback. It is possible that there will be a community garden there and it might be reserved by community members. The space will be landscaped and activated, so it will not be dead space.

- **Staff Rogers-Pharr** asked Berry to talk about the conversations around program development.

Staff Berry replied that the SFPUC currently has several community assets such as College Hill Learning Garden and Hummingbird Farm among others, which have well established educational programming for community members. The Southeast team is working with the Arts and Education team to check what opportunities are available and can be brought to the current center, as well as finding opportunities to work with local organizations to activate the space more. Once we get a little bit further along with the signage and the content, we will be engaging our education team to bring some of those opportunities over into the neighborhood at the new center, so the community will not need to go to

other neighborhoods to learn the lessons they can learn now at Hummingbird Farm and College Hill Learning Garden.

- **Staff Minick** added that her team would be happy to help with signage. These facilities were designed to comply with the Stormwater Management Ordinance.

Staff Rogers-Pharr welcomed Minick's input regarding signage.

- **Member Ekanem** asked what the lighting plan for the center is. Ekanem also asked if the spaces will be open after it gets dark and what type of lighting will be in place for safety.

Staff Rogers-Pharr responded that the center will be very well lit after hours. The sculpture by Mildred Howard will also be lit. Additionally, we will host evening events and evening opportunities. With respect to safety, the perimeter of the building is gated with secure gates and onsite security.

- **Member Ekanem** suggested looking into neighborhood preference that will be used in housing to establish priority to community people.

Staff Berry responded that this is something that is being considered.

Member Ekanem asked what the programming requirements for anchor tenants and community hub tenants are.

Staff Berry responded that it will be aligned with the mitigation and programs framework that the community has decided on. Examples of that can include workforce development, economic advancement, programming for young people, transitional age youth, and high school support. Everything that comes into the new Center and the tenants will have a chance to review the programs framework to see if their programming is aligned with the community needs and the mitigation.

Staff Rogers-Pharr added that the Southeast Facility Community Commission did adopt a resolution recommending a public process for transparency, efficiency, effectiveness, and quality of programming. We are also developing KPIs (Key Performance Indicators) to ensure that our tenant partners, whether they are anchor tenants or short-term partners, are meeting those mitigation standards and acting accordingly.

Member Ekanem asked if the KPIs will be made publicly available or if it is part of their lease.

Staff Rogers-Pharr replied that they will be part of the lease and they will be publicly available.

Member Pierce asked how to ensure that 99 positions are actually entry level into a career with the city and not just abusing eager interns. Pierce offered to discuss this offline.

Staff Rogers-Pharr replied that this can be discussed offline and it would be great to chat more about those opportunities and hear from you as an alumna of the 99 series.

Public Comment: None

6. **Presentation and Discussion:** [Upper Islais Creek Watershed](#), Sarah Minick, Utility Planning Division Manager, Wastewater Enterprise

Presentation

- Agenda
- The settlement with the Regional Board was publicly noticed. The SFPUC will be investing over six hundred million dollars on flood resilience per that settlement. The largest investment is the Alemany project. The settlement make space to investigate alternative ways to increase resilience in the area. The plan is now tied to the settlement.
- Flood Extent
- Upper Islais Creek Watershed and Lower Alemany
- Why a watershed approach?
- Working Goal Statement
- Transforming Islais Creek Valley
- Historical Hydrology
- 5-Year Storm Flood Extent: the table shows land use groups susceptible to flooding and it shows that three quarters of the flood extent is in the right of way
- 100-Year Storm Flood Extent
- Environmental Justice Communities
- What Would a Watershed Approach Look Like? The strategy means soaking up water in the upper watershed, slow the leftover water down in the middle watershed, and protect people from the remaining flood waters.
- Soak it Up Precedents
- Slow it Down Precedents
- Protect Precedents
- Toolkit: lists different technologies available under each strategy
- Equity and Community Engagement
- 400 Alemany Boulevard
- 4280-4284 Folsom Street
- 358-378 Alemany Boulevard
- 330-346 Alemany Boulevard
- 300 Alemany Boulevard
- Alemany Market
- Industrial Street
- Equity and Community Engagement
- Equity and Community Engagement: Milestones

Discussion

- **Member Pierce** commented that there has been a lot of engagement with various city agencies primarily coordinated by the Planning Department. When the feedback is not what the departments were looking for, the departments disengage and find pseudo community partners to partner with and then acknowledge that there was no significant community engagement. The City pulls back when the feedback is not what was expected.

Staff Minick answered that no engagement will take place this year. The way the settlement is structured and how the flooding project is, we need to knit this whole watershed together.

- **Member Pierce** commented that the project area floods often and asked what the plan for the Alemany Farmers Market is, which is the first and longest running farmers' market in the state. It is the only access to fresh food that four different neighborhoods have right now. It is a critical component. Member Pierce also asked if there are any plans to restructure or develop that market.

Staff Minick answered that there is no plan yet and a watershed plan will be developed within one year. The SFPUC is engaging with the Planning Department to understand all prior work and to learn about the proposal for flood resilient housing that would restructure the Farmers' Market. The SFPUC has also been hearing from the District's Supervisor about making sure that work has continuity. We are going to be adaptively managing in terms of how we can solve flooding and work with all these stakeholders. If it turns out that we cannot do anything and should not do anything on the Farmers' Market site, that will be part of our findings. We must understand that parcel's place in the puzzle and do some synthesizing from all the findings. The honest answer is that there is no plan for now and that there are many options.

- **Member Ekanem** commented that it is important to prioritize the community of people that are the impacted area. It is important to not rely on people that do not live in the area. The people who live there should be given preference as they are ones that get impacted.

Staff Minick answered that renters' voices need to be heard in the process, as they are the ones living in the area. However, the owners might need to be heard as well if we are trying to change the public realm. Minick also asked the members to help SFPUC connect with the people that live in that area.

Member Ekanem commented suggested announcing it as a new assessment, which usually draws people to it.

- **Member Pierce** commented that she is concerned about housing replacing the Alemany Market and keep the market going in an open space in the middle of this housing complex. This would mean that current residents who live in public housing and subsidized housing would have to cross gates and barrier to access the space that houses expensive housing and that will not feel welcoming. That space is not only used by the closer residents, but it is used by residents from the Portola, Silver Terrace, Bayview, and Visitation Valley, and they would feel excluded if the Planning plan goes forward. Additionally, the wealthier residents might impact the produce price at the Alemany Market when expensive condos are built in that area. Member Pierce expressed her preference for the three-tiered plan because any one those options can be applied to this area. It would be great to see those kinds of resilience options come to fruition. The actual plant is in the middle of the plain along these wetlands and the plant is in the "protect" portion. Member Pierce asked what that entails and if SFPUC is taking advantage of the opportunity to truly be innovative with the "soak it up" and "slow it down" strategies.

Staff Minick answered it is not part of the settlement, but it will later on. This type of project should be a three-year project anyway and the hope is that SFPUC finishes the upper watershed space in time to be relevant and get this pivot in approach, then hopefully the same strategy can be applied to the lower watershed. That also relates to the other conversation that we have been having around the Joint Benefits Authority on how to leverage that conceptual work and make it real. It would be great if there was a Joint Benefits Authority for the whole resilience corridor.

Member Pierce commented that the targeted area is the most vulnerable and it is the lowest part of the neighborhood and has lower income people. Pierce added that small businesses along the corridor need to be considered as well. Most of them are extremely long-term neighbors and they tend to bear the brunt of the property damage from the floods and car accidents.

- **Chair Nagengast** asked what the best time is to reengage and how the CAC can best support this work.

Staff Minick responded that she would like to update the CAC on project milestones and get the member's feedback. The Commission should get an update by the end of the year.

Member Pierce commented that she would like to engage further.

Staff Minick suggested targeting November for an update.

- **Staff Minick** asked members to contact people that would like to give feedback about the project.

Member Pierce asked where to send people's comments as there is a lot of community engagement surrounding this issue.

Public Comment: None

7. Staff report

- Reminder about empty seats.
- Brief announcement about the survey results
- Full CAC Chair will present the CAC's Annual Report to the Commission on October 12, 2021

Public Comment: None

8. Future Agenda Items and Resolutions

- Overflow Minimization Projects – *tentatively November*
- Upper Islais Creek Watershed Update – *tentatively November*
- Treasure Island and Wastewater
- Southeast Treatment Plant Update
- Nano plastics in the Bay – Monitoring
- Environmental Justice Analysis briefing
- Environmental Justice in Capital Projects
- Watershed Stewardship Grants
- Next Generation Green Infrastructure

- Racial Equity Plan – Funding to Support the Plan
- Job Creation at the Plant – City Works and Apprenticeship Program
- Wastewater – Train and Training
- Wastewater CAC staff
- Asset Management Integration – Wastewater policy and capital projects
- Green Infrastructure Program and Resolution Update
- Wastewater Communications Update
- Stormwater Management Ordinance and the Southeast Treatment Plant
- Upcoming Construction
- Workforce Programs and Qualifications

Treasure Island Field Trip

Adopted Resolutions for Follow Up

- Resolution in Support of SFPUC Class A Biosolids Local Distribution Program [adopted August 21, 2018](#)
- Resolution in Support of Cityworks Interns Recommendations [adopted in November 21, 2017](#)
- Resolution in Support of Equitable Green Infrastructure Implementation throughout the Southeast Sector of San Francisco and throughout the City [adopted June 20, 2017](#)
- Resolution Urging SFPUC Commission to Initiate Planning and Environmental Review for Building a New Community Center at Third and Evans and to Direct Staff to Develop an Interim Greenhouse Environmental and Workforce Development Program [adopted on October 18, 2016](#)
- Resolution Supporting the SFPUC to Conduct Robust Community Engagement to Determine the Community's Preference for Remodeling Southeast Community Facility at 1800 Oakdale or Building a New Community Center at 1550 Evans [adopted on January 19, 2016](#)

Public Comment: None

- 9. Announcements/Comments** The next scheduled meeting of the Wastewater Subcommittee will take place on November 9, 2021. Visit www.sfpuc.org/cac for final confirmation of the next meeting date.

Public Comment: None

10. Adjournment

Motion was made (Pierce) and seconded (Ekanem) to adjourn the meeting.

Meeting was adjourned at 7:20 pm

