

BOARD OF DIRECTORS

LONG TERM PLANNING COMMITTEE

Wednesday, March 2, 2016

PHCD Office 1819 Trousdale

5:00-6:30 PM

Minutes

1. **Call to Order** – Chair Lawrence Cappel, PhD at 1710 hours
Present: Lawrence Cappel, PhD, Wade Aubry, MD, Mark Johnson, Dan Quigg, Sarki Sarkisian
Guest presenters: Prakash Pinto, Candace Hathaway, Joel Roos.
Other: Nirmala Bandrapalli, Dennis Zell **Staff:** Cheryl Fama, Ashley McDevitt
Absent: David Cropper, Ricardo Ortiz, Michael Brownrigg
2. **Welcome new member** – Nirmala Bandrapalli
3. **Approval of Minutes from February 3, 2015:** Minutes were approved as written.
4. **The Trousdale – Construction Report:** – J. Roos, PUDC
Mr. Roos reported there were three bidders for the project, with bids at \$52.3, \$53.7 and \$54.3 million, with SJ Amoroso being the low bid. The permit is in process, and Nova Partners predicts a mid-April start on construction. Mr. Sarkisian asked if there have been any changes in the plans that would require negotiation with Amoroso. Mr. Roos replied nothing anticipated that would be troublesome. Mr. Sarkisian asked if the subcontractors were listed in the bids. Mr. Roos replied that they were listed. Mr. Quigg asked if Amoroso bid last time. Mr. Roos replied that they had not. He said just the shoring agreement has to be completed. Ms. Fama commented that signing the contract is pending contingent upon securing additional debt.
5. **Peninsula Wellness Community** – P. Pinto, Pinto + Partners
Ms. Fama reported about the neighborhood engagement plan, and the meeting of the Joint Burlingame Council. Mr. Roos reported that weekly meetings with city staff have started. A draft of the EIR will occur in mid-spring, and planning and council meetings towards the end of the year. Design guidelines are set for May or June. Ms. Fama mentioned that concurrent is the recruiting of a development consultant, and two people have already been interviewed, but they are seeking at least two more with good experience to be interviewed by the Board. Mr. Pinto presented on the March 12th neighborhood engagement session, that will focus on how the project relates to the surrounding neighborhoods. There will also be a Burlingame Joint Council and Planning Commission Study Session on March 19th, which will include zoning and heights as part of the EIR submittal.



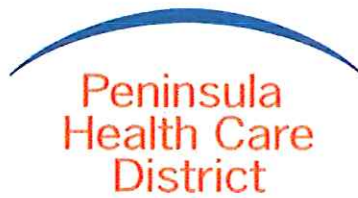
For the neighborhood engagement session, they want to explain to community members how buildings relate to streets and other buildings, zoning of the site, and review the helipad and flight paths. **Chair Cappel** asked if we knew what height the buildings would be. **Mr. Pinto** responded that buildings would be about 4-5 stories and 60 feet, which would reduce the original square footage by about 36%. He continued his presentation and showed before and after views of various streets within the project, traffic flow, intersections and pedestrian crossings.

Ms. Hathaway reported a frequent comment at the February 8th scoping session was integration with the neighborhood and "neighborhood making". Rather than focus on design guidelines, which can be confusing to some, there was emphasis on how the project would interface with the community. There will also be emphasis on three areas: educating community members on what the concepts are about, giving examples of building and construction terms and concepts where they can indicate their preferences, and carry forward the ideas to the planning commission and the city council. When the specific interests of community members are identified, smaller working group meetings will be established. It's anticipated that the pocket park will be a major interest. **Ms. Bandrapalli** asked if neighbors could make comments on the website. **Ms. Hathaway** confirmed that they can, and if they want to comment via snail mail, the postage is prepaid. **Ms. Bandrapalli** also suggested that a laptop be brought to the meeting so neighbors can sign up onsite. **Chair Cappel** asked if there is much traffic on that part of the website. **Ms. McDevitt** responded that she'll have to ask the Communications team who can track that via Google Analytics. **Ms. Fama** mentioned that feedback was received that the Peninsula Wellness Community page of the website is not easy to find unless you know to look for it, so the homepage banner will be looked at to see if it can be made more prominent. There are also several meetings where PHCD has been invited to present information regarding the PWC Project.

Ms. Fama reported on March 19th Burlingame Joint Council and Planning Commission Study Session. She stated that they will inform them of the debt, and the multiple steps in informing and engaging the community. **Mr. Pinto** mentioned that the council will need to be updated on the changes, as they haven't reported to them since March, 2015. **Chair Cappel** asked if a developer has to be chosen by the time the EIR is approved in December, 2016- January, 2017.

Mr. Roos responded that it's not required to get certified, but it may be practical to do so. **Chair Cappel** asked at what point in the project will the expenses dramatically increase.

Mr. Roos responded probably not until months after the EIR approval. **Mr. Pinto** mentioned that it depends on the phasing of the project, which will depend on the developer. **Mr. Zell** mentioned that he wonders what the hospital might be planning, and how to separate PWC from them in terms of design. **Mr. Sarkisian** commented that with the helipad, the hospital has limited its ability to expand. **Mr. Navarro** asked if there was strong sentiment that the helipad would not be used very much. **Mr. Zell** responded yes. **Mr. Navarro** said that it seems more likely that helicopter transport would more likely go to UCSF or Stanford. **Ms. Fama** said



that the city approved 24 trips per year, or 8 per month. **Chair Cappel** commented that the first part of the project needs to be decided to answer many community and tenant questions. **Ms. Fama** said choosing a developer will be a key, and should be done within the next couple of months. **Mr. Zell** concurred that it will ultimately be the developers decision. **Chair Cappel** commented that health care is changing so quickly that all decisions will have to be fluid and flexible. **Mr. Aubry** commented that there's a trend towards consolidation, and that there will be competition among different groups. **Mr. Zell** asked the committee how the Trousdale project might affect the Peninsula Wellness Community Project. **Mr. Sarkisian** commented that originally all of PHCD acreage was going to be used for senior housing and activities, and that has evolved to multi-uses. **Ms. Fama** said the project has developed to be multi-generational and more useful for different populations. **Mr. Pinto** mentioned that the buildings are built to be flexible to accommodate changing uses and populations. **Chair Cappel** concluded that the tasks will be to find the developer and creative ways to finance.

Adjournment: The meeting was adjourned at 18:35 hours.

Written and submitted by Paul Wright, Office Coordinator

APPROVED: _____

A handwritten signature in black ink, appearing to read "Lawrence W. Cappel", is written over a horizontal line.

DATE: _____

4-6-16

Lawrence W. Cappel, PhD, Committee Chair

