File No. 251202 **Committee Item No.** _____
Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

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Board of Supervisors Meeting **Date:** January 13, 2026

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☐	☐	

Prepared by: Jocelyn Wong **Date:** January 9, 2026
Prepared by: _____ **Date:** _____

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2025 DEC 01 PM03:04

December 1, 2025

Rafael Mandelman, Board President
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
City of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Subject: ***Appeal of CEQA Emergency Exemption for Disassembly and Removal of the Vaillancourt Fountain from Embarcadero Plaza***

Dear President Mandelman and Supervisors:

I file this appeal on behalf of Docomomo US/Northern California (Docomomo NOCA), a chapter of Docomomo US, a non-profit organization dedicated to documenting and conserving the Modern Movement's buildings, sites, and neighborhoods. Docomomo NOCA challenges the Arts Commission's approval of an emergency CEQA exemption for proposed deaccession and removal of the Vaillancourt Fountain from Embarcadero Plaza by the Recreation and Park Department (the Department). The CEQA exemption determination by Environmental Review Officer Lisa Gibson on October 31, 2025, is attached. The Arts Commission proceeded to approve the project on November 3, 2025.

The grounds for appeal of the exemption determination are that the project does not conform to the requirements of CEQA for an exemption.

The Vaillancourt Fountain, designed by Canadian sculptor Armand Vaillancourt and completed in 1971, is the centerpiece of Embarcadero Plaza, designed by renowned landscape architect Lawrence Halprin and completed in 1972. Together, the Fountain and Plaza represent a commitment to participatory public spaces, and the Fountain's historic significance is recognized for its Abstract Expressionist and Brutalist design and its role in establishing San Francisco's nationally renowned public art program. The City's Planning Department formally determined on October 29, 2025, that the Fountain is a historic resource, automatically triggering CEQA's protections. The action affirmed that the Fountain is an eligible individual historic resource, in addition to its status as a contributing element to the Market Street Cultural Landscape Historic District, which was established in the Better Market Street EIR (certified 2019).

Regardless of the Fountain's historic status, Docomomo NOCA appreciates that at this stage the Board's review of the project must focus on evidence of the illegality of the Arts Commission's approved emergency exemption. While thus limiting this discussion, context is relevant. The City's multi-year administrative process illustrates a textbook violation of CEQA's prohibition of project pre-commitment. With *no* public review of potential significant environmental impacts such as likely destruction of a historic resource, or identification of feasible mitigations and alternatives—*e.g.*, better fencing and patrolling of the fountain site—the Department proposed to remove the Fountain to facilitate a park redesign long before declaring any "emergency." The proposed emergency exemption occurred in tandem with pre-approval. (*See Save Tara v. City of West Hollywood* (2008) 45 Cal. 4th 116.)

CEQA allows a lead agency to rely on a statutory exemption for emergency—thus eliminating environmental review—only for a narrowly construed "sudden, unexpected occurrence." (Pub. Resources Code, § 21060.3; *see Western Municipal Water Dist. v. Superior Court* (1986) 187 Cal. App. 3d 1104; *Los Osos Valley Associates v. City of San Luis Obispo* (1994) 30 Cal. App. 4th 1670.) There has been no such occurrence here. The worn condition of the historic fountain is the logical outcome of the Department's calculated, long-term deferred maintenance. The exemption is a pretextual device to unlawfully bypass the mandatory EIR process that must analyze

and/or mitigate any potential impact to the historic fountain and the Market Street Cultural Landscape Historic District. The record discloses the Department's goal of demolition; once the fountain is removed from its site, it will surely not return. And such a fate cannot be considered by this Board without an EIR process.

As will be further explained and documented at the appeal hearing, the administrative record paints a clear picture: the Department decided to remove the Vaillancourt Fountain in late 2024 to make way for a pre-planned park renovation. Funding was secured for project management along with the explicitly declared strategy to use the removal of the fountain to "avoid an EIR."

The emergency exemption is not supported by the facts. It is intended to rationalize a pre-approved project, violating the definitions of emergency established in California law.

Please uphold this appeal, set aside the approval action and CEQA exemption, and require an EIR before consideration of removing the Fountain from Embarcadero Plaza. The City must openly analyze preservation alternatives and engage in bona fide community engagement regarding the overall renovation project.

Thank you for your consideration.

Sincerely,



Susan Brandt-Hawley

cc: Lisa Gibson, Environmental Review Officer

San Francisco Planning

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San Francisco, CA 94103
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October 31, 2025

RE: Statutory Exemption for San Francsico Recreation and Parks Department (SFRPD) Emergency Project – Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain)

Project Description

The San Francisco Recreation and Park Department (SFRPD) proposes to address a significant public safety hazard at Embarcadero Plaza by disassembling and removing the Embarcadero Fountain by Armand Vaillancourt ("Vaillancourt Fountain" or "Fountain"). This action is intended both to eliminate an immediate safety risk and also to facilitate further investigation into the Fountain's deteriorating structural integrity and carry out any necessary emergency repairs identified during that process.

The Fountain, located within the Embarcadero Plaza (Block/Lot: 0233/035), was designed by Armand Vaillancourt and completed in 1971 as part of Lawrence Halprin's overall design for the plaza. The Fountain has been inoperable since May 2024, when its last functioning pump failed. The proposed project would be implemented over approximately two months and would include disassembling the Fountain, transporting its components to a secure off-site storage facility for a period of three years, and conducting a thorough inspection of both interior and exterior elements. The process would support a detailed evaluation of potential options for the Fountain's future rehabilitation, relocation or reinterpretation.

A detailed project description prepared by SFRPD (Attachment A) outlines the urgent need for project implementation to prevent and mitigate a public health and safety risk. As described in the document, the project is necessary to eliminate an immediate public health risk posed by the Fountain's structural vulnerabilities, which are compounded by the ineffectiveness of existing security measures implemented by SFRPD to restrict public access. This determination is supported by multiple reports and memoranda (the "Conditions Assessment") prepared by qualified professionals, including a structural observation and evaluation report prepared by DCI Engineers dated May 19, 2025 (Attachment C) and a letter of concurrence with DCI Engineers' conclusions prepared by the San Francisco Department of Building Inspection (SFDBI) dated October 27, 2025 (Attachments B). In its letter, SFDBI concludes, based on an inspection conducted by staff engineers on October 15, 2025 and review of the Conditions Assessment, that the Fountain "should remain vacated and secured from public access until the hazardous conditions are abated."

Determination

Based on the SFRPD's determination that the project is necessary to prevent and mitigate a public health emergency and therefore constitutes an emergency project, as outlined in the project description, the Planning Department has determined that the project is statutorily exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines sections 15269. Specifically, under CEQA Guidelines section 15269(c), the following emergency projects are statutorily exempt from CEQA:

> "Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility."

The Planning Department has determined that the project falls within the scope of the emergency projects described under section 15269(c), as it involves actions necessary to prevent or mitigate a significant public safety hazard. Specifically, the project includes the removal of the Fountain to eliminate immediate safety risks, along with further investigation into its deteriorated structural integrity and the implementation of any necessary emergency repairs identified during this process. As outlined in the project description (Attachment A), failure to timely implement the project would pose an imminent risk to public health and safety, including the potential for serious injury to persons or loss of life. (See also CEQA Guidelines section 15269(b): "Emergency repairs include those that require a reasonable amount of planning to address the anticipated emergency.")

Lisa Gibson
Environmental Review Officer

October 31, 2025
Date

Attachments

A. Project Description submitted by SFRPD on October 30, 2025
B. Letter prepared by SFDBI dated October 27, 2025
C. Vaillancourt Fountain Conditions Assessment prepared by Page & Turnbull dated June 2, 2025, including Structural Observation and Evaluation Vaillancourt Fountain report prepared by DCI Engineers dated May 19, 2025

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SUSAN L BRANDT-HAWLEY

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1 Dec 2025
Date

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For Variance Appeal

Memo

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From:	BOS Legislation, (BOS)
To:	"susanbh@me.com"; "admin@docomomo-noca.org"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Merlone, Audrey (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Sheyner, Tania (CPC); Zushi, Kei (CPC); Madland, Sarah (REC); Ng, Beverly (REC); Summers, Ashley (REC); Bradley, Stacy (REC); Goodwin, Eoanna (REC); Remington, Ralph (ART); Ventre, Alyssa (ART); Chou, Mary (ART); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PLANNING DEPT RESPONSE: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026
Date:	Monday, January 5, 2026 12:35:00 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board is in receipt of a response received from the Planning Department for the Special Order before the Board of Supervisors on **January 13, 2026, at 3:00 p.m.** regarding the appeal of the CEQA determination of Statutory Exemption of the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project.

Please find the following link to the document for the matter:

Planning Department Response - January 5, 2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Best regards,

Jocelyn Wong
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T: 415.554.7702 | F: 415.554.5163
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(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

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STATUTORY EXEMPTION APPEAL

Embarcadero Fountain (a.k.a. "Vaillancourt Fountain") Removal

Date:	January 5, 2026
To:	Angela Calvillo, Clerk of the Board of Supervisors
From:	Lisa Gibson, Environmental Review Officer – (628) 652-7571 Kei Zushi, kei.zushi@sfgov.org – (628) 652-7495
RE:	**Board File No. 251202** **Planning Record No. 2025-010275APL** **Appeal of Statutory Exemption for Embarcadero Fountain Removal**
Hearing Date:	January 13, 2026
Attachment:	A – Statutory Exemption for San Francisco Recreation and Parks Department (SFRPD) Emergency Project – Embarcadero Fountain dated October 31, 2025
Project Sponsor:	Eoanna Harrison Goodwin, SFRPD, (628) 652-6645 Stacy Radine Bradley, SFRPD, (628) 652-6610
Appellant(s):	Susan Brandt-Hawley on behalf of Docomomo US/Northern California (Docomomo NOCA)

Introduction

This memorandum and the attached documents are a response to the letter of appeal to the board of supervisors (the board) regarding the planning department's (the department) issuance of a statutory exemption under the California Environmental Quality Act (Public Resources Code section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387) (CEQA determination) for the proposed Embarcadero Fountain (Fountain; also known as "Vaillancourt Fountain") removal project.

The department, pursuant to CEQA Guidelines section 15269, issued a statutory exemption for the project on October 31, 2025, finding that the proposed project is exempt from CEQA. The statutory exemption, including its three attachments, is provided as Attachment A to this appeal response.

The appellant submitted a supplemental appeal letter on January 2, 2026. Based on a preliminary review, the department finds that the supplemental letter does not present any new evidence that would alter the Department's response to the appeal. The department may prepare a supplemental response letter to respond in further detail.

The decision before the board is whether to uphold the CEQA determination and deny the appeal, or to overturn the CEQA determination and return the project to the department for additional environmental review.

Site Description and Existing Use

The Embarcadero Fountain is located at the northeast corner of the Embarcadero Plaza (Block/Lot 0233/035) in San Francisco's Financial District, and is a part of the Civic Art Collection under the jurisdiction of the San Francisco Arts Commission (SFAC). The Embarcadero Plaza is located on an 89,118-square-foot parcel which is located at the northwest corner of The Embarcadero and Market Street, between the Ferry Plaza and The Embarcadero Center. Block/Lot 0233/035 is under the jurisdiction of the Recreation and Park Department, is zoned P (Public) and is in an OS (Open Space) height and bulk district that is generally maintained by the San Francisco Recreation and Parks Department (SFRPD).

Project Description

SFRPD proposes to disassemble and remove the Embarcadero Fountain for storage and further analysis, in order to both eliminate an immediate public safety risk and facilitate further investigation into the Fountain's deteriorating structural integrity and hazardous materials used in its construction. SFAC approved the project on November 3, 2025. Any future repair and replacement or reimagination of the Fountain will be subject to any required CEQA review.

The Embarcadero Fountain was designed by Armand Vaillancourt and completed in 1971 as part of Lawrence Halprin's overall design for the plaza. The Fountain has been inoperable since May 2024, when its last functioning pump failed. The proposed project would be implemented over approximately two months and would include disassembling the Fountain, transporting its components to a secure off-site storage facility for a period of up to three years, and conducting a thorough inspection and analysis of both interior and exterior elements. The process would support a detailed evaluation of potential options for the Fountain's future rehabilitation, relocation or reinterpretation.

Background

On October 31, 2025, SFRPD (hereinafter project sponsor) filed an application with the department to obtain a CEQA determination for the project.

On October 31, 2025, the department determined that the project was statutorily exempt under CEQA Guidelines section 15269 and issued a statutory exemption for the project.

On November 3, 2025, SFAC approved the project by resolution no. 1103-25-214.

On December 1, 2025, Susan Brandt-Hawley, on behalf of Docomomo US/Northern California (Docomomo NOCA) filed an appeal of the statutory exemption determination.

On December 4, 2025, the department determined that the appeal was timely.

CEQA Statutory Exemption

Statutory exemptions are created by the State Legislature to exempt certain projects from the purview of CEQA, in order to achieve other policy goals deemed important enough to justify forgoing further environmental review. A project that qualifies for a statutory exemption generally is not subject to CEQA regardless of whether it has the potential to significantly affect the environment, unless otherwise specified in the criteria for eligibility for the exemption.

CEQA Section 21080(b)(4) and CEQA Guidelines section 15269 exempt from CEQA certain emergency actions or projects that meet the criteria set forth by the Legislature. Specifically, under CEQA Guidelines section 15269(c), the following emergency projects are statutorily exempt from CEQA:

> "Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility."

To determine whether a statutory exemption applies to a proposed project, the sole question for the agency is whether the project fits within the language of the exemption. An agency's factual findings that a statutory exemption applies to a project are subject to the substantial evidence standard of review. (*North Coast Rivers Alliance v. Westlands Water Dist.* (2014) 227 Cal.App.4th 832, 850.) This means that a court will uphold an agency's finding that a statutory exemption applies if enough relevant information and reasonable inferences from this information support a conclusion, even though other conclusions might be reached. CEQA Guidelines section 15384 provides that: "…Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence… Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts."

Planning Department Responses

The following responses address the concerns raised in the appeal letter.

Response 1: The department's determination that the project qualifies for the emergency statutory exemption is supported by substantial evidence in the record, as required under CEQA. The appellant fails to demonstrate otherwise.

The appellant asserts that the department's determination that the project qualifies for the emergency statutory exemption is not supported by the facts. In general terms, the appellant contends that the project does not meet the requirements of the emergency statutory exemption and that no emergency exists to justify the department's exemption determination. However, as discussed in greater detail in the responses that follow, the appellant's original letter dated December 1, 2025 fails to explain how the exemption

determination does not comply with CEQA and does not identify *any supporting facts, evidence, or expert opinion* to substantiate these assertions.

Rather, the appellant states that they intend to present such explanations or evidence for the first time at the January 13, 2026, appeal hearing, in violation of section 31.16(b)(1). Specifically, the appeal letter dated December 1, 2025, states, "As will be further explained and documented at the appeal hearing, the administrative record paints a clear picture: the Department decided to remove the Vaillancourt Fountain in late 2024 . . . ."

The appellant submitted a supplemental appeal letter on January 2, 2026. Based on a preliminary review, the department finds that the supplemental letter does not present any new evidence that would alter the Department's response to the appeal. The department may prepare a supplemental response letter to respond in further detail.

As explained in the statutory exemption, which includes attached documentation by the Department of Building Inspection and qualified experts regarding the Fountain's condition, the department's determination to issue the statutory exemption is supported by substantial evidence in the administrative record in compliance with CEQA.

Response 2: Contrary to the appellant's assertion, the City did not commit to the project prior to conducting the required environmental review. The project was not pre-approved or funded before the declaration of emergency, as inaccurately claimed by the appellant.

CEQA compliance is required prior to approval of a proposed project. SFAC did not take action to approve removal of the Fountain prior to the November 3, 2025, hearing, and funds were not allocated for the project prior to that date. The City properly issued a CEQA determination prior to project approval. Therefore, no commitment to the project was made before the department determined that the project is statutorily exempt from CEQA. The appellant fails to describe any actions by which a City agency pre-committed to, pre-approved, or funded the project, what form this alleged pre-commitment, pre-approval, or funding authorization took, or when it occurred. No further response is required.

Response 3: The City is not required to evaluate environmental impacts resulting from the proposed project, including impacts to historic resources, or consider feasible alternatives to the project or mitigation measures because the project is statutorily exempt.

As discussed in this appeal response, the department's determination to issue the emergency statutory exemption is supported by substantial evidence in the administrative record in compliance with CEQA. Thus, contrary to the appellant's assertion, no further environmental review is required for the project under CEQA. A statutory exemption is not required to consider project alternatives or include mitigation measures to reduce project impacts; these topics are required in EIRs and, in the case of mitigation measures, in mitigated negative declarations (MNDs). Consequently, given the urgent nature of the project and consistent with CEQA requirements, neither the planning department (nor any other city agency) is required to develop or consider feasible alternatives to the project or mitigation measures before approving the project.

Response 4: The City properly invoked an emergency statutory exemption that complies with all applicable CEQA requirements, including the statutory definition of "emergency." The department is not required to consider how the Fountain became an immediate hazard in determining the project's eligibility for an emergency statutory exemption under CEQA.

CEQA's emergency statutory exemption applies when a project is necessary to prevent or mitigate an immediate threat to life, health, property, or essential public services. See CEQA Guidelines § 15269(c) (actions necessary to prevent or mitigate an emergency) and CEQA Section 21060.3 (defining "emergency" as a sudden, unexpected occurrence involving a clear and imminent danger requiring immediate action). Under this exemption, the question is whether the project fits the exemption's terms, not how the hazard arose. This statutory exemption applies regardless of potential historic resource impacts.

The appellant asserts that no "sudden, unexpected occurrence" exists and alleges the City allowed the Fountain to deteriorate through "calculated, long-term deferred maintenance." These assertions are unsupported and immaterial to the exemption analysis. CEQA does not require the lead agency to evaluate the origin or intent behind a hazard; it requires a determination whether urgent action is necessary to address a clear and imminent danger. The appellant provides no facts or evidence demonstrating that the project is not necessary to prevent or mitigate an emergency, nor does it explain how any alleged intentional conduct would disqualify a project that otherwise meets the statutory criteria.

Substantial evidence in the administrative record demonstrates that the Fountain presents a clear and imminent threat to public health and safety requiring immediate action. This evidence includes the facts presented in the project description prepared by SFRPD as part of their project application, which is Attachment A to the statutory exemption, and the Structural Observation and Evaluation Report prepared by DCI Engineers, which is Appendix G to Attachment C (Vaillancourt Fountain Conditions Assessment) to the statutory exemption. As those documents describe, structural engineers at DCI Engineering have documented severe and ongoing structural deterioration, including cracked and deteriorated concrete, advanced corrosion of embedded structural steel, and missing or failed critical structural elements that support the weight of the fountain. Most significantly, one of the Fountain's approximately 10-ton cantilevered concrete arms has experienced partial structural failure and is now bearing on an adjacent arm, resulting in unintended load redistribution and a demonstrable loss of structural capacity. This means the Fountain is structurally unsafe and could fail at any time, posing a serious risk to public safety if immediate action is not taken.

Investigations further confirm that the Fountain's as-built conditions do not conform to its design drawings. Ground-penetrating radar identified missing or discontinuous reinforcing steel, including the absence of reinforcement in the back wall, and a missing post-tensioning rod that reduces the capacity of at least one arm of the Fountain by approximately 25 percent. Structural engineers concluded that the 710-ton structure does not meet current seismic or safety standards and is likely to yield or deform under both design-basis and maximum-considered earthquake loads. These risks are exacerbated by the Fountain's location on unconsolidated fill and Bay Mud and by pervasive internal corrosion.

The structural report further concludes that both the previous exposure to water inside the fountain, and the Fountain's current location have accelerated its structural deterioration. The report notes both that the internal steel tubes are heavily corroded due to prolonged water immersion during its 44 years of operation

and its past and continued exposure to the humid marine environment, and that this corrosion likely compromises the structural integrity and load-bearing capacity of these elements. Further investigation is required to quantify the full extent of the structural deterioration. DBI has reviewed and concurred with the independent structural assessments, directed that the site remains vacated and secured, and advised the City to abate the hazardous conditions consistent with the engineers' recommendations.

The record also documents breaching of fencing and security measures intended to restrict public access. Despite interim controls, individuals have entered the structure, including sleeping within the concrete tubes, at a site located in one of the City's most heavily trafficked civic spaces and the frequent location of large public gatherings.

Together, these documented conditions, expert findings, and agency determinations constitute substantial evidence of a sudden and escalating public safety emergency.

The language of the statutory exemption, as well as the statutory definition of "emergency," do not depend on the ways in which a hazard came into existence. Further, potential impacts on historic resources do not alter the project's eligibility for the exemption.

For the above reasons, the department's determination to issue the emergency statutory exemption is supported by substantial evidence in the administrative record in compliance with CEQA. The appellant has not provided any facts or evidence demonstrating otherwise.

Conclusion

The department has determined, based on substantial evidence in the record, that the proposed project is statutorily exempt from further environmental review under CEQA on the basis that it meets the definitions and criteria set forth in CEQA Guidelines section 15269 and CEQA section 21060.3. The appellant cannot demonstrate that the department's determination is not supported by substantial evidence.

For the reasons stated above and in the department's determination, the CEQA determination complies with the requirements of CEQA, and the project is exempt from further environmental review pursuant to the cited statutory exemption. Therefore, the department respectfully recommends that the board uphold the statutory exemption determination and deny the appeal.

Attachment A – Statutory Exemption for San Francisco Recreation and Parks Department (SFRPD) Emergency Project – Embarcadero Fountain dated October 31, 2025

San Francisco Planning

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October 31, 2025

RE: Statutory Exemption for San Francsico Recreation and Parks Department (SFRPD) Emergency Project – Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain)

Project Description

The San Francisco Recreation and Park Department (SFRPD) proposes to address a significant public safety hazard at Embarcadero Plaza by disassembling and removing the Embarcadero Fountain by Armand Vaillancourt ("Vaillancourt Fountain" or "Fountain"). This action is intended both to eliminate an immediate safety risk and also to facilitate further investigation into the Fountain's deteriorating structural integrity and carry out any necessary emergency repairs identified during that process.

The Fountain, located within the Embarcadero Plaza (Block/Lot: 0233/035), was designed by Armand Vaillancourt and completed in 1971 as part of Lawrence Halprin's overall design for the plaza. The Fountain has been inoperable since May 2024, when its last functioning pump failed. The proposed project would be implemented over approximately two months and would include disassembling the Fountain, transporting its components to a secure off-site storage facility for a period of three years, and conducting a thorough inspection of both interior and exterior elements. The process would support a detailed evaluation of potential options for the Fountain's future rehabilitation, relocation or reinterpretation.

A detailed project description prepared by SFRPD (Attachment A) outlines the urgent need for project implementation to prevent and mitigate a public health and safety risk. As described in the document, the project is necessary to eliminate an immediate public health risk posed by the Fountain's structural vulnerabilities, which are compounded by the ineffectiveness of existing security measures implemented by SFRPD to restrict public access. This determination is supported by multiple reports and memoranda (the "Conditions Assessment") prepared by qualified professionals, including a structural observation and evaluation report prepared by DCI Engineers dated May 19, 2025 (Attachment C) and a letter of concurrence with DCI Engineers' conclusions prepared by the San Francisco Department of Building Inspection (SFDBI) dated October 27, 2025 (Attachments B). In its letter, SFDBI concludes, based on an inspection conducted by staff engineers on October 15, 2025 and review of the Conditions Assessment, that the Fountain "should remain vacated and secured from public access until the hazardous conditions are abated."

Determination

Based on the SFRPD's determination that the project is necessary to prevent and mitigate a public health emergency and therefore constitutes an emergency project, as outlined in the project description, the Planning Department has determined that the project is statutorily exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines sections 15269. Specifically, under CEQA Guidelines section 15269(c), the following emergency projects are statutorily exempt from CEQA:

> "Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility."

The Planning Department has determined that the project falls within the scope of the emergency projects described under section 15269(c), as it involves actions necessary to prevent or mitigate a significant public safety hazard. Specifically, the project includes the removal of the Fountain to eliminate immediate safety risks, along with further investigation into its deteriorated structural integrity and the implementation of any necessary emergency repairs identified during this process. As outlined in the project description (Attachment A), failure to timely implement the project would pose an imminent risk to public health and safety, including the potential for serious injury to persons or loss of life. (See also CEQA Guidelines section 15269(b): "Emergency repairs include those that require a reasonable amount of planning to address the anticipated emergency.")



October 31, 2025

Lisa Gibson
Environmental Review Officer

Date

Attachments

A. Project Description submitted by SFRPD on October 30, 2025
B. Letter prepared by SFDBI dated October 27, 2025
C. Vaillancourt Fountain Conditions Assessment prepared by Page & Turnbull dated June 2, 2025, including Structural Observation and Evaluation Vaillancourt Fountain report prepared by DCI Engineers dated May 19, 2025

Daniel Lurie, Mayor

Kat Anderson, Commission President
Philip A. Ginsburg, General Manager

Project Description

The proposed project involves the Embarcadero Fountain by Armand Vaillancourt (the 'Vaillancourt Fountain') completed in 1971 as part of Lawrence Halprin's Embarcadero Plaza design. The fountain has been inoperable since May 2024, when the last of its functioning pumps failed. For the reasons described below, the Recreation and Park Department (RPD) proposes to disassemble and store the fountain in order to remove a significant public safety risk and perform further investigation into the deteriorated structural integrity of the fountain.

Disassembly of the fountain would occur over a period of approximately two months, which includes safely dismantling the concrete arms with cranes and shoring, transporting and storing components off-site, and cataloguing and documenting each piece for assessment. This process will begin no sooner than 90 days after the SF Arts Commission takes its approval action, following the required notice to the artist and interested members of the community under state law.

Basis for Request

Studies commissioned by RPD have revealed significant structural deterioration of the fountain. This includes evidence that one of the cast concrete arms of the fountain has settled onto and is now being physically supported, in part, by another cast concrete section below it. This added weight, estimated at 10-11 tons, exceeds the weight that the lower arm was designed to support, stressing the supporting structure for both arms. Additionally, the reports indicate that cracking of the concrete tubes, missing members and other evidence visible from outside the fountain are indicators of potentially significant additional corrosion and damage inside the structure that cannot be examined without disassembling the fountain. The reports also showed asbestos containing materials and lead paint in the fountain and pump room. Together, the known and suspected structural damage to the fountain, along with the presence of hazardous materials, the leaking substructure and dangerous conditions of the electrical and plumbing systems of the fountain, create a significant public health and safety hazard. As a result, RPD immediately fenced off the fountain and added signage warning the public to keep away after receiving the reports.

The fountain, as originally designed, was intended to be physically interacted with by the public through the "lily pad" walking path and a metal staircase. Starting in the 1990's, the fountain also became an attraction for skateboarders. Without water flowing through the fountain and into the catch basins, the fountain appears even more accessible for climbing, graffiti, skateboarding and even sleeping. As a result, the security fencing has been repeatedly breached, and the fountain accessed by the public despite RPD's efforts to secure it. Because the fountain is located in a highly trafficked area of the City's downtown, the likelihood that visitors or San Franciscans might interact with the fountain is high. And, because of the known and anticipated damage to the interior of the fountain and the hazardous materials in its members, the fountain currently poses a significant risk to public safety. Because the fountain is located in a marine environment, on unsuitable Bay Mud and unconsolidated fill, and was subject to 30,000 gallons of water passing through it for over 50 years leading to significant internal corrosion, that risk will continue to increase with time. As a result, RPD has concluded that waiting up to 18 months to perform an Environmental Impact Report in order to remove and further investigate the scope of the deterioration would pose an unacceptable risk to the public. RPD believes that the proposed project satisfies the requirements under CEQA for an emergency project, exempt from further CEQA review.

Background

As part of RPD's capital planning for Embarcadero Plaza North and Sue Bierman Park East, RPD commissioned a series of reports which included a *Conditions Assessment* by Page & Turnbull, a *Structural Observation and Evaluation* by DCI Engineers, *Ground Penetrating Radar Survey* (Non-destructive Testing) by Applied Materials Engineering, and a *Hazardous Materials Survey* by North Tower Environmental, to evaluate the existing condition of the fountain (the "Conditions Assessment"). While RPD's process for that potential project is still underway, the reports concluded that the fountain presents a risk to public health and safety for the following reasons:

- **Severe structural deterioration**: The pre-cast concrete "arms" of the fountain exhibit extensive cracking, spalling, and material loss caused by moderate to severe corrosion of internal reinforcing steel, reducing the fountain's ability to support its own weight and resist seismic forces.

  DCI Engineers identified a particularly critical condition involving the cane-shaped tube (T6), which has settled onto and is now physically bearing on the H-shaped (T4–T5) section below it.

According to the structural drawings, these large tubular elements were designed to act independently, with no direct load transfer between them. The current configuration means the T6 element—constructed of reinforced concrete and internal steel plates weighing 10-11 tons—is now imposing unintended forces on the T4–T5 assembly, which was not designed to carry this additional load.

DCI concluded that the stress cracks observed in the H-shaped section were likely caused by these unanticipated forces, resulting from the deformation and settlement of the cane-shaped tube due to yielding of the internal steel plates and corrosion of the reinforcing and post-tensioning rods that once stabilized the connections.

This unplanned load redistribution between structural members introduces a significant life-safety concern, as it demonstrates that one of the fountain's massive concrete "arms" has already experienced partial structural failure and is now bearing weight in ways never intended in the original design.

Because the fountain's other arms and joints contain similar concealed steel components—many showing comparable cracking and corrosion—engineers cannot rule out the possibility of similar deformations elsewhere without disassembly and inspection.

These conditions collectively indicate a risk of progressive or localized collapse under self-weight, environmental loading, or seismic activity.

- **Discontinuous reinforcing and missing rebar (Ground Penetrating Radar findings):** Ground-penetrating radar (GPR) testing confirmed the presence of reinforcing steel in some areas but revealed discontinuous or missing reinforcement patterns in others. The report indicated that the precast elements along the back-wall of the fountain are unreinforced. However, the original drawings indicate that these free-standing units are anchored to the mat foundation.

  The GPR results also showed that in several locations, reinforcing was discontinuous and not connected between the tubes. The original structural drawings indicate that typical reinforcement, beyond the steel plates and tension rods, within the precast concrete sections is minimal. Since the reinforcement is not continuous or connected between the tubes, it does not provide strength to support the tubes. The scanning report correlates with this reinforcement design configuration.

The assessment team cautioned that the actual condition of the embedded steel cannot be verified without destructive exploration or disassembly, meaning the extent of missing or failed reinforcing remains unknown.

This uncertainty represents an additional life-safety risk, as the compromised reinforcement could lead to brittle failure or localized collapse under loading or seismic stress.

- **Missing structural element**: DCI Engineers confirmed that at least one of the primary post-tensioning rods—the critical steel elements that hold the massive precast concrete "arms" in tension and resist bending—is missing. Each of these rods helps anchor and stabilize the cantilevered sections, and the loss of even one reduces the load-bearing capacity of that section by roughly 25 percent.
  The exposed connection where the rod should be located shows advanced corrosion and deterioration of surrounding steel, suggesting that other internal tension rods and weld plates may also be partially failed, fractured, or detached. Because these structural members are embedded deep within the concrete tubes and enclosed by welded steel plates, their condition cannot be visually inspected or tested without disassembly.

  This missing element is likely not an isolated failure, but rather an indicator of more widespread, hidden damage within the fountain's internal framework.
  Without dismantling the structure, it is not feasible to determine how many of these rods or internal plate connections have been compromised by corrosion, deformation, or loss of material.

  This uncertainty poses a serious life-safety concern, as the fountain's stability depends on the integrity of these concealed components. The failure of additional rods or connections could trigger progressive or localized collapse, especially under seismic loading or vibration from nearby activity.

- **Unsuitable foundation soils**: The fountain is built on unconsolidated fill and Bay Mud, which are highly susceptible to settlement and liquefaction during seismic events, further undermining structural stability.

- **Seismic non-compliance**: Even under ideal material conditions, structural engineers determined the fountain's structure, which weighs an estimated 710 tons, does not meet current seismic or safety standards and is likely to yield or deform under both Design Basis and Maximum Considered Earthquake loads.

- **Corroded structural connections and supports**: Steel anchor plates, pedestal supports, and welded joints show advanced corrosion and section loss, indicating a risk of localized failure.
- **Flooded, non-compliant vault**: The underground pump vault is a confined space that does not meet OSHA standards and routinely floods due to failed waterproofing, creating electrical and structural hazards for maintenance personnel.
- **Failed waterproofing and ongoing water infiltration**: Water intrusion into structural components continues to accelerate corrosion, concrete cracking, and the degradation of electrical and mechanical systems.
- **Unseen corrosion of supporting elements.** In addition to the corrosion of internal steel connecting rods that was observed by DCI, the structural report notes that additional internal corrosion is also likely pervasive throughout the steel plate lining that is used to reinforce the precast concrete elements of the fountain, which significantly decreases the ability of the fountain to withstand future seismic events. The extent of this corrosion cannot be determined without disassembly of the affected elements of the fountain.

Taken together, these conditions represent a life-safety emergency: the fountain's structural system is failing, its subsurface environment is unstable, and its infrastructure cannot be safely accessed or maintained.

In addition, the Conditions Assessment revealed the presence of additional public health hazards. Specifically, the Hazardous Materials Investigation revealed that the fountain contains multiple regulated substances that pose health risks to workers and the public:

- **Lead-based paint** throughout the fountain structure and pump room on railings, doors, and equipment, much of it in deteriorated condition.
- **Asbestos-containing materials (ACM)** confirmed in pipe insulation, gaskets, and boiler components, and presumed ACM in the waterproofing membrane beneath the fountain basin and at the joints of structural steel connections.

The **combination of lead and asbestos** contamination means any future work on or near the structure requires specialized abatement and environmental remediation to protect workers and the public.

- In response to these findings, RPD fenced off the fountain in June 2025, installed mesh barriers on the open concrete tubes, and safety signage to restrict public access. Despite these measures, the security fencing has been repeatedly

breached. Staff have documented incidents of vandalism, graffiti, and evidence of individuals cutting through mesh panels to enter and sleep inside the fountain's concrete tubes.

- **June 9, 2025:** RPD installed mesh barriers on the open concrete tubes, fencing around the perimeter, and safety signage to restrict public access.
- **August 5, 2025:** Vandalism reported at the fountain where mesh screens blocking access to the tunnels were cut.
- **September 15, 2025:** Maintenance crews cleaned out interior tubes and replaced damaged mesh with reinforced material. Personal belongings—including a mattress and clothing—were recovered, indicating frequent occupancy within the structure.
- **September – October 2025:** Staff repaired gate and fencing surrounding perimeter
- **October 29, 2025:** Staff responded to an attempted breach at the main gate located behind the fountain.

The department has reinforced the perimeter and continues to monitor and repair damage across multiple trades. While the City has fenced off the fountain to restrict public access, the structure remains vulnerable to further deterioration and unauthorized entry, posing ongoing hazards to the public and City staff.

DBI has reviewed the Conditions Assessment and concurs with the finding that the fountain, in its current state, constitutes a public safety hazard. Both RPD and DBI have determined that the immediate priority is to eliminate the potential for injury and further deterioration. However, additional investigation into the full extent of corrosion, hazardous materials, and structural failure cannot be conducted safely without first dismantling the fountain.

With the concurrence of DBI, RPD is investigating more robust fencing and security coverage. However, these measures are not sustainable in the long term. Robust fencing and continuous security monitoring is prohibitively expensive; even the most secure fencing can be breached by determined individuals; and maintaining the fountain in a fully cordoned state would create a prolonged blighted condition in this highly visible civic space.

Construction activities are anticipated to occur over approximately two months and will include the careful disassembly of the fountain, transportation of components, and secure off-site storage for a period of three years. This process will allow for a thorough inspection

of the interior and exterior of the disassembled elements and a detailed evaluation of potential options for future rehabilitation or reinterpretation.

At this time, there is no proposal for the fountain's subsequent disposition—whether restoration, relocation, reinterpretation, or demolition. Any such proposal will be determined at a later date by the appropriate City bodies and will be subject to all applicable public review processes, including environmental review under the California Environmental Quality Act (CEQA).

Preliminary cost estimates developed by an independent third-party cost estimator in June 2025 indicate that full restoration of the fountain to its original intended function and a safe, code-compliant condition would cost approximately $29 million in construction costs alone. This estimate includes seismic retrofitting, hazardous materials abatement, replacement of mechanical and electrical systems, construction of a new pump station, waterproofing, and accessibility upgrades. The Embarcadero Plaza North and Sue Bierman Park East project will be subjected to all required CEQA review when the proposal has been further articulated. RPD currently proposes only to address the life safety concerns posed by the fountain in its current state, and therefore requests analysis of this emergency project under CEQA. Any future restoration, relocation or repurposing of the fountain will be subject to further review and approval by the Arts Commission.

ATTACHMENTS:

Exhibit A: Plan

Exhibit B: Photos

Exhibit C: Background Reports

- Conditions Assessment
- Accessibility Assessment
- DBI Letter
- Cost Estimate
- Vaillancourt Fountain HRR

Attachment B

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

October 27, 2025

Ms. Sarah Madland
Director of Policy and Public Affairs
San Francisco Recreation and Park Department
501 Stanyan Street
San Francisco, CA 94117

Re: Vaillancourt Fountain at Embarcadero Plaza

Dear Director Madland:

Per your request, we reviewed the report of Structural Observation and Evaluation for the Vaillancourt Fountain prepared by DCI Engineers, dated May 19, 2025, and stamped by Jeffrey Brink, S.E. (License No. S-6142).

On October 15, 2025, Department of Building Inspection (DBI) engineering and inspection staff observed the existing condition of the Vaillancourt Fountain to be generally consistent with DCI Engineers' observations in the report. Specifically, DBI staff confirmed that visible material features of Vaillancourt Fountain display corrosion and degradation.

Based on the DCI report and staff inspection, DBI confirms the Vaillancourt Fountain site should remain vacated and secured from public access until the hazardous conditions are abated. DBI advises following the recommendations outlined in the DCI report and strengthening the existing security measures until remedial work can be completed.

Sincerely,

Patrick O'Riordan, C.B.O.
Director

Attachment C

PAGE&TURNBULL

VAILLANCOURT FOUNTAIN CONDITIONS ASSESSMENT

SAN FRANCISCO, CALIFORNIA
[24146A]

PREPARED FOR
San Francisco Recreation and Park Department

June 2, 2025

FINAL



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INTRODUCTION

STUDY SUMMARY

Purpose

Page & Turnbull has been retained by the San Francisco Recreation and Park Department (RPD) to prepare a conditions assessment of Vaillancourt Fountain, located in Embarcadero Plaza in San Francisco, California. Vaillancourt Fountain (1971, Armand Vaillancourt) is a monumental reinforced concrete sculpture designed to be an interactive and engaging feature of the public space. This conditions assessment shall serve to inform plans for how to treat the fountain as part of proposed renovation to the public space which includes Embarcadero Plaza. This conditions assessment is further supported by as-built documentation in the form of a laser scan and 3D digital model; a hazardous materials investigation and report; and a non-destructive testing program to identify existing reinforcing within the concrete. Evaluation of the condition of the pumps, which we understand to be non-functional, is outside the scope of this investigation and report.

Summary of Findings

This assessment of the Vaillancourt Fountain included visual assessment of the surface materials; ground-penetrating radar (GPR) scanning to corroborate the reinforcing shown in the historic structural drawings; structural analysis and assessment of the fountain under a variety of load conditions, including seismic; and hazardous materials sampling and analysis. This section summarizes the key findings of each report. The complete findings are included in the full reports in the appendix.

The surface materials exhibit small cracks and spalls found in the pre-cast concrete wall panels and larger cracks and spalls in the hollow concrete “arms.” Ground-penetrating radar (GPR) testing confirmed the presence of reinforcing steel in the precast concrete arms, at 12” on center with 3-1/2” to 4” of cover typically. The GPR testing also confirmed the presence of additional steel at the “elbows” of the arms, although destructive testing would be needed to verify whether the as-built condition of these connections is consistent with the original structural details from ca. 1969 drawings (Appendix C). Most of the deterioration observed appears to be the result of that reinforcing and embedded steel corroding within the concrete, which appears to be exacerbated locally by galvanic corrosion occurring between steel rods and the bronze end caps; in one location observed, the bronze cap and steel rod appear to be missing. That corroding reinforcing is concerning because it reduces the capacity of the fountain to self-support and resist the forces of potential earthquakes. Based on the historic drawings and the results of the GPR survey, the structural engineers modeled and evaluated the expected behavior of the sculpture in a seismic event, and found that even under ideal material conditions, the force demands on the fountain

under the Maximum Considered Earthquake (MCE) and the Design Basis Earthquake (DBE) under current codes will likely exceed the capacity of the existing structural system. The modeling suggests that under the conditions of a Maximum Considered Earthquake (MCE) or Design Basis Earthquake (DBE), the structure is likely to yield and deform, beyond that deformation which is already apparent in some of the stress cracking in the concrete. The report further notes that the seismic risks are likely amplified by shallow concrete mat foundation over the soils below the fountain, which are most likely unconsolidated fill and Bay Mud based on geotechnical investigations of neighboring sites. Ideally the mat foundation would "float" on these soils, however these conditions are highly susceptible to a combination of long-term settlement concerns and liquefaction during seismic events.

The hazardous materials testing found lead-based and lead-containing paint in the beige paint present in the pump room, on the pump room enclosure and access hatch, as well as the fountain bridge railings. Asbestos containing materials (ACM) were confirmed in mechanical components, including in the pump room pipe insulation, the boiler rope gasket, and other sampled gaskets. Historic drawings further indicate that asbestos was used to protect the structural steel at the joints of the sculpture, however samples were not taken at these locations due to their sensitivity. The presence of ACM at these joints presents a complication for future treatment and will need to be taken into account. Additionally, several other suspected ACM materials were not accessible during the sampling effort, including the waterproof membrane, the fire doors to the pump room, and the sealants, ribbing material, gaskets, and insulation at the boiler interior, and should be treated as asbestos-containing material (ACM) unless future testing confirms otherwise. Samples of caulking and sealant were also tested for polychlorinated biphenyl (PCB) content, but no PCBs were found.

While assessment of the mechanical and electrical systems was outside the scope of this team's investigation, a prior report by RPD maintenance staff as provided and consulted to provide additional information about the conditions of those systems. This report, which is included as Appendix H, indicates that both the mechanical and electrical systems have exceeded their serviceable life and require replacement. Additionally, the vault where much of the infrastructure is located is noted to be an unsafe confined space according to current Occupational Safety and Health Administration (OSHA) standards and is thus no longer accessible to maintenance staff. The below-grade waterproofing for the fountain basin and the vault have failed, leading to water infiltration and flooding which further undermine the structure, systems, and safety of the fountain and its supporting infrastructure.

Overall, Vaillancourt Fountain exhibits a range of deterioration that must be addressed for it to continue to be enjoyed safely. That said, the fountain does not appear to have yet deteriorated

beyond repair, though certain systems and components have, and there may be a variety of approaches to treatment to be explored in future phases that could stabilize and restore it.

Document Organization

Following in this Introduction, this report begins with a discussion of the historic context and significance of the fountain, as well as identification if its character-defining features and historic photographs. The report continues with an assessment of the existing conditions of the fountain, followed by a summary of the conclusions of that assessment. Specific treatment recommendations for the fountain are outside the scope of this report, as future treatment approaches will be dependent on decisions regarding the future of the fountain more generally.

PROJECT INFORMATION

Location

Embarcadero Plaza (Block/Lot 0233/035)
Market & Steuart Streets
San Francisco, CA 94105

Project Methodology

Page & Turnbull's staff and consultants conducted two site visits for the purposes of documentation and testing: the first on Friday, February 14, 2025, and the second on Tuesday, February 24, 2025. During the site visit on February 14, consultants conducted a laser scan of the fountain for the purposes of as-built documentation; took small, 1"-diameter samples for the purposes of hazardous materials analysis; and conducted a ground-penetrating radar (GPR) survey of the structure to identify embedded reinforcing within the concrete. On February 24, staff from Page & Turnbull's Preservation Architecture Studio conducted a visual and limited hands-on, non-destructive conditions assessment of the fountain, identifying areas of deterioration and recording them through annotated drawings and digital photographs. DCI conducted a site visit on April 8 to observe the existing conditions and visually evaluate the structure, a document review process of the historic drawings and as-built 3-D model of the fountain, and performed computer modeling to analyze the performance of the system under different load conditions.

Project Team

Owner/Client

San Francisco Recreation and Park Department
McLaren Lodge, 501 Stanyan Street

San Francisco, California

Architect & Architectural Historian

Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, California

Structural Engineer

DCI Engineers
135 Main Street, Suite 1800
San Francisco, California

Materials Testing Consultant

Applied Materials Engineering
980 41st Street
Oakland, California

Environmental Testing Consultant

North Tower Environmental
1485 Bayshore Blvd, #185
San Francisco, California

As-Built Drawing Consultant

Locus Laser Scanning
P.O. Box 876
Sonoma, California

HISTORICAL CONTEXT

HISTORICAL CONTEXT SUMMARY

Vaillancourt Fountain was designed by Canadian sculptor Armand Vaillancourt and completed in 1971. The fountain is located at the northeast corner of the Embarcadero Plaza, which was designed by landscape architect Lawrence Halprin in a joint venture with architects Mario Ciampi and John Savage Bolles and fully completed in 1972.[1] The fountain and Embarcadero Plaza were funded and constructed as part of the Golden Gateway redevelopment project (officially, Embarcadero-Lower Market Project Area E-1), under the auspices of the San Francisco Redevelopment Agency (SFRA). Vaillancourt Fountain is in the City and County of San Francisco Civic Art Collection (Accession No. 1971.46), which is managed by the San Francisco Arts Commission.[2]

Vaillancourt Fountain was conceived as one element of a large urban open space within the Golden Gateway redevelopment project area. At the same time Halprin, Ciampi, and Bolles were designing Embarcadero Plaza, Halprin was also working on a major comprehensive redesign of Market Street. Halprin's early concept designs for the plaza include a large site for a monumental fountain, in keeping with his experimentations with urban open space and fountains as locations of interactive "participation" and movement.[3] The fountain itself was selected through an invited design competition with entries from five internationally renowned sculptors.

All five submissions to the design competition were monumental Abstract Expressionist fountains. The jury, which included Halprin, Ciampi, and Bolles, selected Vaillancourt's design stating that they felt the design would "bring into complete play all the elements of plasticity and movement and delight that the great fountains achieved. It will combine an endless variety of effects of water, motion, light, sound, and sculpture into complete unity [...] it will involve spectators and encourage their participation in the Plaza."[4] In particular, the fountain was expected to have a dynamic, kinetic interplay with the Embarcadero Fountain behind as cars could be seen to move through the fountain.

Vaillancourt's fountain design can be described as part of the broad Abstract Expressionist movement in post-World War II art, which is decidedly non-figurative. Jackson Pollock and Mark Rothko, among many others, were important early figures particularly in the New York School and

[1] Most commonly known as Vaillancourt Fountain, the fountain was sometimes called the "Grand Fountain," "Embarcadero Fountain," or "*Québec Libre!*"
[2] "The Embarcadero Fountain," San Francisco Arts Commission, accessed February 19, 2025, https://kiosk.sfartscommission.org/objects-1/info/1460.
[3] Lawrence Halprin Collection, Architectural Archives, University of Pennsylvania, Notebooks (1966), 014.III.B.17.16-20.
[4] Alfred Frankenstein, "A Concrete, Environmental Event" *San Francisco Examiner*, April 16, 1967, 25.

are associated with painting, but the movement also extended to sculpture, including notable figures such as David Smith, Isamu Noguchi, and Louis Nevelson (*Sky Tree* by Nevelson is located in the Embarcadero Center). The term Brutalism—used to describe a late twentieth century architectural style characterized by the use of exposed concrete and plastic forms—has not typically been used within the art world. However, Vaillancourt Fountain makes expressive use of exposed concrete in a manner that is aligned with Brutalist architecture. The fountain is also an early example of monumental, participatory urban fountains constructed across the country in the 1960s through 1980s.

EXISTING HISTORIC STATUS & PRIOR EVALUATIONS

The property is not currently listed in the National Register of Historic Places or as a local Article 10 Landmark. According to the San Francisco Property Information Map, Embarcadero Plaza (0233/035) is currently assigned a Planning Department Historic Resource Status of "B - Unknown/Age Eligible."[5] However, Embarcadero Plaza is listed in the California Register of Historical Resources (California Register) as a contributor to the Market Street Cultural Landscape Historic District, and Vaillancourt Fountain is a contributing feature.[6]

Page & Turnbull has evaluated Vaillancourt Fountain for historic eligibility as an individual object in a Historic Resources Report (HRR), which was submitted to RPD on May 15, 2025. The HRR has not yet been reviewed by the San Francisco Planning Department. The findings of the HRR conclude that Vaillancourt Fountain is eligible for listing in the National Register and California Register as an individual object under Criterion A/1 (Events) and Criterion C/3 (Design) with a period of significance of 1971. Under Criterion A/1, Vaillancourt Fountain is significant as one of the early examples of public art sponsored by the San Francisco Redevelopment Agency (SFRA), as the result of one of only three public art design competitions run by SFRA, and as the most publicly prominent public artwork conceived and funded through SFRA as part of their broader public art program—which significantly contributed to the range of public art in San Francisco and influenced the 1985 Downtown Plan and its on-going 1%-for-art program. Under Criterion C/3, Vaillancourt Fountain is significant as a distinctive example of a late twentieth century monumental and participatory urban fountain that expresses the characteristics of the Abstract Expressionist movement in sculpture and Brutalist

[5] San Francisco Planning Department, Property Information Map, https://sfplanninggis.org/pim/.
[6] January Tavel, ICF, Department of Parks and Recreation (DPR) 523 forms, Justin Herman Plaza (March 30, 2016), 12, included in in "Appendix 6: Cultural Resources Supporting Information" of the Better Market Street Project Draft Environmental Impact Report (February 27, 2019), Planning Department Case No. 2014.0012E, State Clearinghouse No. 2015012027, which was accessed online February 2025, https://sfplanning.org/project/better-market-street-environmental-review-process#info; and "Appendix E: Correspondence" in *Better Market Street Project: Final Environmental Assessment with Finding of No Significant Impact and Final Section 4(f) Evaluation*, prepared by the State of California Department of Transportation (September 2020), PDF pages 251 and 256 of 532.

movement in architecture. Despite alterations to the setting of the fountain, including the demolition of Embarcadero Freeway and alterations to Embarcadero Plaza, the fountain retains sufficient historic integrity to convey its significance.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state historic designation, the essential physical features (or character-defining features) that enable the property to convey its historic identity and reason for significance must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles, or that convey an association with significant persons or patterns of events. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, materials, and spatial relationships. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity.

The character-defining features of the Vaillancourt Fountain include:

- Siting within Embarcadero Plaza
- Angular, irregular shaped concrete pool with stepped outer ledge
- Square, concrete “lily pad” path through the fountain
- Configuration and assemblage of multiple square, pre-cast concrete hollow core “arms” at various projecting angles with fourteen channels for water
- Precast-concrete panel hollow wall along the north and east sides, with narrow water collection pool
- Exposed, rough texture of the pre-cast concrete elements
- Visible metal bolts
- Two metal stairs accessing pedestrian viewing platforms with metal railings.

HISTORIC PHOTOGRAPHS



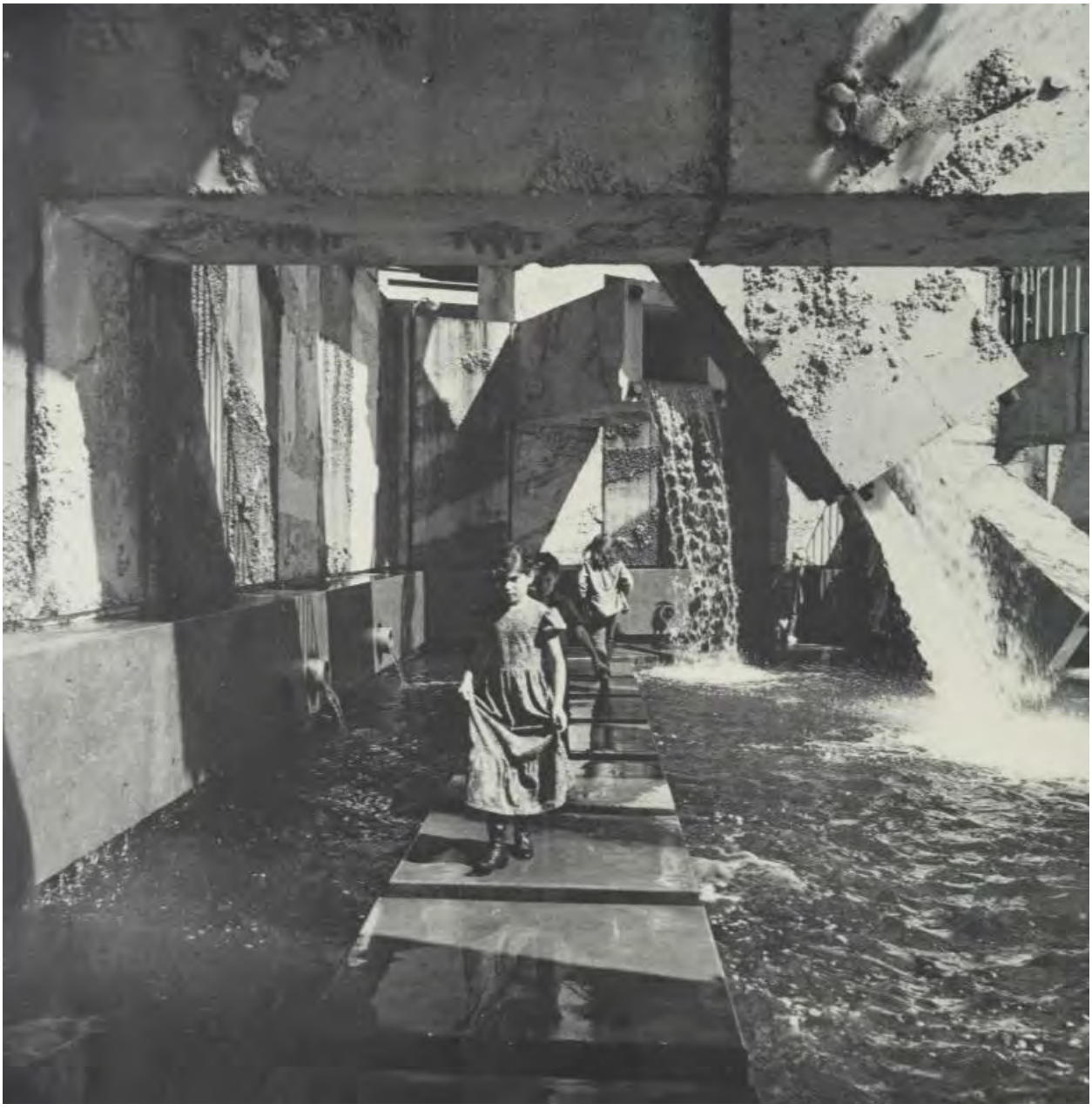
Vaillancourt Fountain, ca.1970, looking east toward the Ferry Building. Source: San Francisco Public Library.



Vaillancourt Fountain ca.1971-1973. Source: San Francisco Redevelopment Agency.



East wall of Vaillancourt Fountain, ca.1970. Source: San Francisco Public Library.



Vaillancourt Fountain ca.1971-1973. Source: San Francisco Redevelopment Agency.

SURFACE MATERIALS CONDITIONS ASSESSMENT

The following section contains Page & Turnbull's evaluation of the visible surface materials of the Vaillancourt Fountain's character-defining features, particularly the concrete components and features and the steel stairs and railings. For evaluation of the structural components and systems, please refer to Appendix G.

CONDITIONS ASSESSMENT RUBRIC

The fountain element conditions within this section are assessed according to a "good," "fair," and "poor" rating system as defined below, and further described according to the glossary of deterioration which follows the rating system.

Good (G)

The element/feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance, including cyclical cleaning, painting, and maintenance of sealants and/or caulking.

Fair (F)

The element/feature is in fair condition if either of the following conditions are present:

- There are early signs of wear, failure, or deterioration, though the component and its features are generally structurally sound and performing their intended purpose; or
- There is limited failure of a component of an element or feature.

Poor (P)

The element/feature is in poor condition if any of the following conditions are present:

- The features are no longer performing their intended purpose; or
- Features are missing; or
- Deterioration or damage affects more than 25% of the component; or
- The element or feature shows signs of imminent failure or breakdown.

Unknown (U)

The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

GLOSSARY OF DETERIORATION

BIOLOGICAL GROWTH	E.g. algae, moss, lichen, mildew, mold, or mushrooms.
CORROSION	**Minor:** Surface corrosion, no pitting or section loss; **Moderate:** Some pitting and scaling, but no significant section loss; **Severe:** Deep pitting and/or greater than 10% section loss.
CRACK	An individual fissure, clearly visible to the naked eye, resulting from separation of one part from another. **Hairline:** width less than .004 inches (.1mm); **Small/Fine:** width greater than .004 inches but less than .04 inches (.1 mm to 1 mm); **Medium:** width greater than .04 inches but less than .08 inches (1 mm to 2 mm); **Large:** wider than .08 inches (2 mm).
DISCOLORATION	Change of the material color in hue, value, and/or chroma. Includes moist areas characterized by darkening due to dampness; bleaching resulting from chemical or environmental weathering of the material surface; and staining, such as from deposits of oxides from metallic elements.
EFFLORESCENCE	Powdery salt on surface caused by migration of water through material; especially on masonry.
FAILING PAINT	Missing paint, peeling, crazing, and bubbling.
GRAFFITI	Intentional and illicit engraving, scratching, cutting, or application of paint, ink, or similar matter on the material surface.
HOLES	**Small:** Less than 1” diameter; **Medium:** 1”–3” diameter; **Large:** 3”–6” diameter; **Extra Large:** Greater than 6” diameter.
INCIPIENT SPALL	Material that is at risk of breaking, fragmenting, loosening, or falling off; especially on masonry.
MAP CRACKING	Multiple fine, connected cracks; especially on plaster
MECHANICAL DAMAGE	Damage from external sources, e.g. gouges.
SOILING	Deposit of a very thin layer of exogenous particles, e.g. soot, soil, etc., giving a dirty appearance to the material surface.
SPALL	Loss of material; especially on masonry.

CONDITIONS ASSESSMENT

The surface materials of Vaillancourt Fountain are generally in fair condition overall. The primary material for the elements of the fountain is reinforced concrete used in a variety of shapes and applications. Secondary materials observed include bronze end caps, steel stairs and railings for accessing the pedestrian viewing platforms, and the glass tubes of the integrated light fixtures. The following conditions assessment is generally organized by character-defining feature, with the addition of the integral lighting. The observed conditions are further illustrated on the Conditions Diagrams included as Appendix D.

Concrete Pool

According to the original design drawings (Appendix A) and pool and plaza structural drawings (Appendix B), the structure of the concrete pool includes a concrete pad over drainage rock, topped with a concrete slab that is sloped toward a series of drains within the plan of the pool. This pool structure appears to be in generally fair condition, with some settlement cracking of typically medium width. At the cracks, and also at joints in the concrete, there is biological growth, including but not limited to moss and grass. There is also soiling of the surface of the pool, particularly with the fountain turned off as it was at the time of survey. The metal grate over the sump pit on the north side of the pool is exhibiting surface corrosion that appears to be occurring underneath either a galvanized material or coating, resulting in a bubbling effect with relatively circular patterns of corrosion. Additionally, a maintenance summary provided by RPD notes that the existing waterproofing membrane in the basin has failed, resulting in water intrusion to the structure and the potential for associated structural damage.



Typical overall condition of concrete pool, looking north.



Typical condition of concrete pool and connections between concrete pool and hollow pre-cast concrete “arms,” showing cracking, biological growth, soiling, and corrosion at connections.



Typical corrosion at metal grate over sump pit.

Concrete “Lily Pad” Pedestals

The concrete pedestals are generally in good condition, exhibiting some chipping at the edges and soiling, but otherwise appear sound without significant cracking, incipient spalls, or other spalling.



Typical overall condition of concrete “lily pad” pedestals, north side of fountain, looking west.



Typical overall condition of concrete “lily pad” pedestals, east side of fountain, looking southeast.



Typical overall condition of concrete “lily pad” pedestals, north side of fountain, looking east.

Hollow, Pre-Cast Concrete Arms

The concrete of the pre-cast concrete arms of the fountain is generally in fair to poor condition. Most exhibit some combination medium to large cracks, as well as spalls and incipient spalls. The majority of this deterioration appears to be a result of moderate to severe corrosion of the steel reinforcing within the pre-cast sections. A pattern of more significant cracking was also observed at high stress locations such as at structural transitions and connections. Exposed edges and both interior and exterior corners appear the most vulnerable to this type of deterioration. In particular, there is advanced corrosion in most of the locations where the bronze caps sit at the ends of the steel reinforcing, suggesting that galvanic corrosion may be an exacerbating factor, especially in the marine environment. In on location the cap is missing, and the steel rod within could not be verified. There is ferrous staining in numerous locations where iron oxides have been carried down the face of the elements with the flow of water. There is biological colonization in the form of algae or lichen colonies on the surface of the concrete, as well as limited observed plant colonization in the form of ferns at the joints between the pre-cast sections, which is indicative of retained or infiltrating moisture. There is dark soiling running down from many of the horizontal or nearly horizontal

surfaces of the arms. There is also localized evidence of graffiti, primarily in the form of overpaint, in certain areas that are accessible to pedestrians either from the ground, or from the stairs and viewing platforms.



Overall view of fountain, particularly the hollow, pre-cast concrete "arms," looking north.



Overall view of fountain, particularly the hollow, pre-cast concrete "arms," looking northeast.



Overall view and condition of hollow, pre-cast concrete arms of fountain, looking east.



Overall view and condition of hollow, pre-cast concrete arms of fountain, looking north.



Central crack at lower side of projecting column, typical condition. Northeast elevation pictured.



Incipient spalling and cracking at joint of vertical column, typical condition. Northeast elevation pictured.



Spalling at the outer corners of the projecting column, typical condition. Image taken facing south.



Incipient spall and cracking at joint of projecting column, typical condition.



Cracking at the joint along the underside and side of projecting column, typical condition.



Corrosion of metal fixtures, typical condition. Photo facing west from viewing platform.



Incipient spalling and cracking at joint of projecting column, typical condition. Biological growth within several cracks.



Cracking at joint along the underside of projecting column, typical condition.



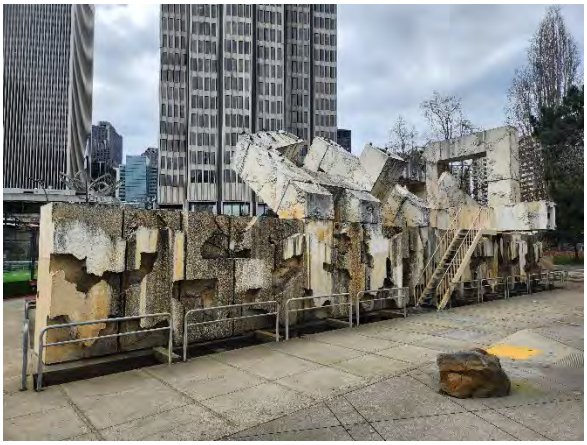
Spalling, incipient spalling, cracking, and corrosion of copper fixtures. Typical condition.



Incipient spalling at upper joint of projecting column. Typical condition.

Hollow, Pre-Cast Concrete Panel Wall

Observation of the pre-cast panel wall of the fountain was limited to the visible faces of each section, but from these surfaces it appears to be in generally fair condition, exhibiting early signs of deterioration. There are areas of crazing with hairline to small cracks, particularly in the irregular projections on the rear face of the panels; these cracks are most likely the result of surface shrinkage during the drying and curing process. Some small cracks run from edge to edge along a non-linear, irregular path, which could be from a variety of causes, including thermal stress or settlement. There are some instances of spalls and incipient spalls, most often at the upper corners where reinforcing, anchors, or other ferrous embedments have corroded. There is widespread discoloration from a variety of sources: efflorescence, soiling, ferrous staining, localized graffiti (and overpaint), and suspected mineral encrustation. There is also biological colonization of the surface primarily from algae and/or lichen, indicative of retained moisture which can contribute to the corrosion of reinforcing in the concrete.



Overall view of the hollow, pre-cast concrete panel wall, east side of fountain looking northwest.



Overall view of the hollow, pre-cast concrete panel wall, east side of fountain looking northeast.



Hairline crack, typical condition. Southern edge of the northeast elevation pictured.



Cracks at base, typical condition. Northeast elevation pictured.



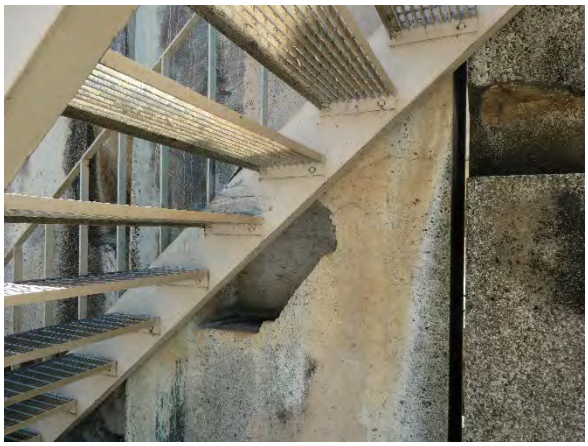
Incipient spalling adjacent to metal fixture, typical condition. Northeast elevation pictured.



Incipient spalling at the joint beneath metal stair platform, typical condition. Northeast elevation pictured.

Steel Stairs, Viewing Platforms, & Railings

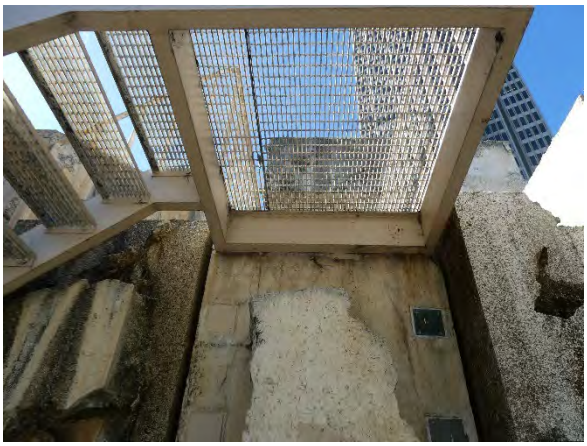
The original steel stairs, viewing platforms, and railings are painted a light buff color similar to the color of the finished concrete, and are in generally good condition. There is some soiling on the underside of the stairs and landings, as well as some localized surface corrosion and minor paint loss. Where the steel viewing platforms connect to the concrete structure, there are incipient spalls and evidence of corrosion, however it is not clear from only visual assessment whether the corroding member is the connection between the platform and the concrete or just other reinforcing within the concrete. This condition may compromise the long-term stability and safety of the platforms and should be evaluated further, particularly if the platforms are to remain accessible.



Typical condition of the underside of the painted steel stairs on the east side of the fountain, exhibiting soiling but minimal if any corrosion.



Typical overall condition of painted steel stairs on the east side of the fountain.



Typical condition of underside of east viewing platform landing and stairs.



Typical condition of platform and landing railings.



Detail of spalled concrete at the edge of the railing attachment.



Typical condition of the painted steel stairs with soiling, and some minor surface corrosion at edges of the landing frame.



Typical condition of the painted steel stairs to the viewing platforms.



Detail of typical cracking and spalling around the bottom of the viewing platforms due to corrosion of the supporting and reinforcing steel.

Glass Cylinders of Light Fixtures

The light fixtures do not appear to still be functional, and a few of the glass cylinders have chipped or broken off (approximately 6 of the latter), however most of the glass cylinders are intact and appear to be in otherwise good to fair condition. Some have been partially painted where graffiti has been covered. The electrical lamping components of the light fixtures were not evaluated as part of this assessment, however the maintenance report from RPD indicates that the lighting system has deteriorated beyond repair and requires replacement to restore functionality.



Typical glass cylinders on the underside of the hollow, pre-cast concrete arms.



Detail of glass cylinders in the hollow pre-cast concrete arms, associated cracking, and efflorescence.



Detail of glass cylinders in the hollow pre-cast concrete arms, associated cracking, and efflorescence.



Detail of broken and painted glass cylinders in the hollow pre-cast concrete arms.

CONCLUSIONS

Vaillancourt Fountain exhibits a range of deterioration that must be addressed for it to continue to be enjoyed safely. There is widespread corrosion of the structural steel, which in turn is causing cracking and spalling of the surface concrete – as that concrete coverage fails, it allows yet more water to reach the reinforcing and accelerates the corrosion, particularly in the marine environment of the San Francisco Bay. As reported by RPD maintenance staff, the mechanical and electrical systems of the fountain, including the lighting and pumps for the fountain, are beyond their serviceable life and the pump room is no longer compliant with OSHA standards as a confined space, and will require replacement to restore those elements of the fountain.

Of greatest concern is the deteriorated condition of the structural system, which even under ideal material conditions is insufficient to resist the force demands on the fountain under the Maximum Considered Earthquake (MCE) and the Design Basis Earthquake (DBE) under current codes. The modeling, which used idealized material properties and cross-sections, suggests that under the conditions of a Maximum Considered Earthquake (MCE) or Design Basis Earthquake (DBE), the structure is likely to experience yielding, deformation, and localized failure. The observed corrosion of the reinforcing structural steel further reduces the capacity of the structural system beyond its original design capacity, and increases the risk of damage or failure during an earthquake. The risks to the structural system would likely be further amplified by the soil conditions at the site since the foundation is a mat slab over unconsolidated fill and Bay Mud.

The presence of hazardous materials, including lead and asbestos in the coatings, fireproofing, gaskets, and waterproofing, will complicate efforts at repair and restoration and require remediation and specialized environmental practices during the work to protect the workers and the public (Appendix F).

However, the fountain overall does not appear to have yet deteriorated beyond repair even as individual systems and components have. A variety of treatment approaches may be explored in future scopes of work to reinforce and upgrade the structural system, remediate the hazardous materials, replace the supporting infrastructure (e.g. pumps and pump room), treat the existing corrosion (both visible and concealed), repair the cracked and spalled concrete, and potentially inhibit future corrosion through separation of dissimilar metals and the use of certain coatings and/or passive cathodic protection.

APPENDIX

A. 1969 ORIGINAL DESIGN DRAWINGS

B. 1969 POOL AND PLAZA STRUCTURAL DRAWINGS

C. 1969 SCULPTURE STRUCTURAL DRAWINGS

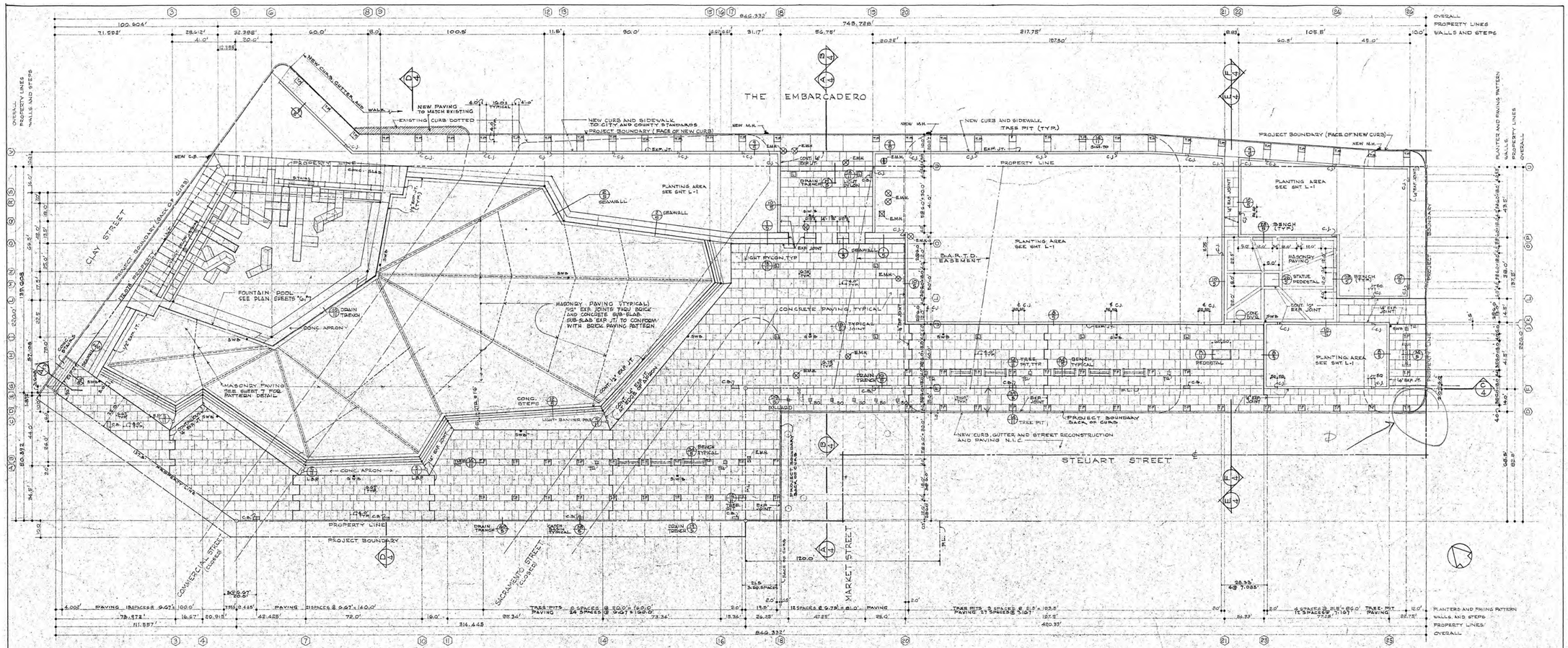
D. CONDITION DIAGRAMS

E. REINFORCING INVESTIGATION REPORT

F. HAZARDOUS MATERIALS TESTING REPORT

G. STRUCTURAL ASSESSMENT REPORT

H. RPD MAINTENANCE REPORT



NOTE:
FOR WORK INCLUDED BEYOND THE PROJECT BOUNDARY, SEE NOTE 16, SHEET 1.

SYMBOLS AND ABBREVIATIONS

A.B.	ANCHOR BOLT	EL. ELEV.	ELEVATION	L.B.P.	LIGHT BANNER POLE	T.P.	TRASH RECEPTACLE
ALT.	ALTERNATE	E.M.H.	EXISTING MANHOLE COVER, ADJUSTED TO NEW LEVEL OF GRADE OR PAVING ELEV. & LINE EXTENDED	INV.	INVERT	V.C.P.	VITREOUS CLAY TILE
C.B.	CATCH BASIN			N.I.C.	NOT IN CONTRACT	T/C	TOP OF CURB
C.I.	CAST IRON	E.J. EXP. JT.	EXPANSION JOINT	P.L.	PROPERTY LINE	T/W	TOP OF WALL
C.J.	CONSTRUCTION JOINT	EQ.	EQUAL	S.	SLOPE	SWB	STREET WASHER BOX
C.O.T.G.	CLEAN-OUT TO GRADE	GALV.	GALVANIZED	S.S.	STORM SEWER		NEW FRAME & COVER ON EXIS. MAN HOLE
℄	CENTER-LINE	G.I.	GALVANIZED IRON	O/C.	ON CENTER		NEW CATCH BASIN
EA.	EACH	L.	LIGHT PYLON	T.P.	TREE POCKET TREE PIT		

SECTION LETTER / SHEET NUMBER — SECTION SYMBOL
DETAIL NUMBER / SHEET NUMBER — DETAIL SYMBOL
MEASURING POINT
CENTER LINE OF SCULPTURE ELEMENT
NEW CATCH BASIN
EXISTING MAN-HOLE
NEW STORM SEWER
EXISTING STORM SEWER

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

LAYOUT PLAN

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

SCALE: 1" = 20'-0"
DATE: JAN. 25, 1969
DRAWN BY: W.R. B.N.

2

SHEET 2 OF 12

MARKET ST — Original Design Drawings
EMBARCADERO PLAZA

5.2

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EMBARCADERO PLAZA TO OCTAVIA STREET
SAN FRANCISCO

SHEET 20 OF 34

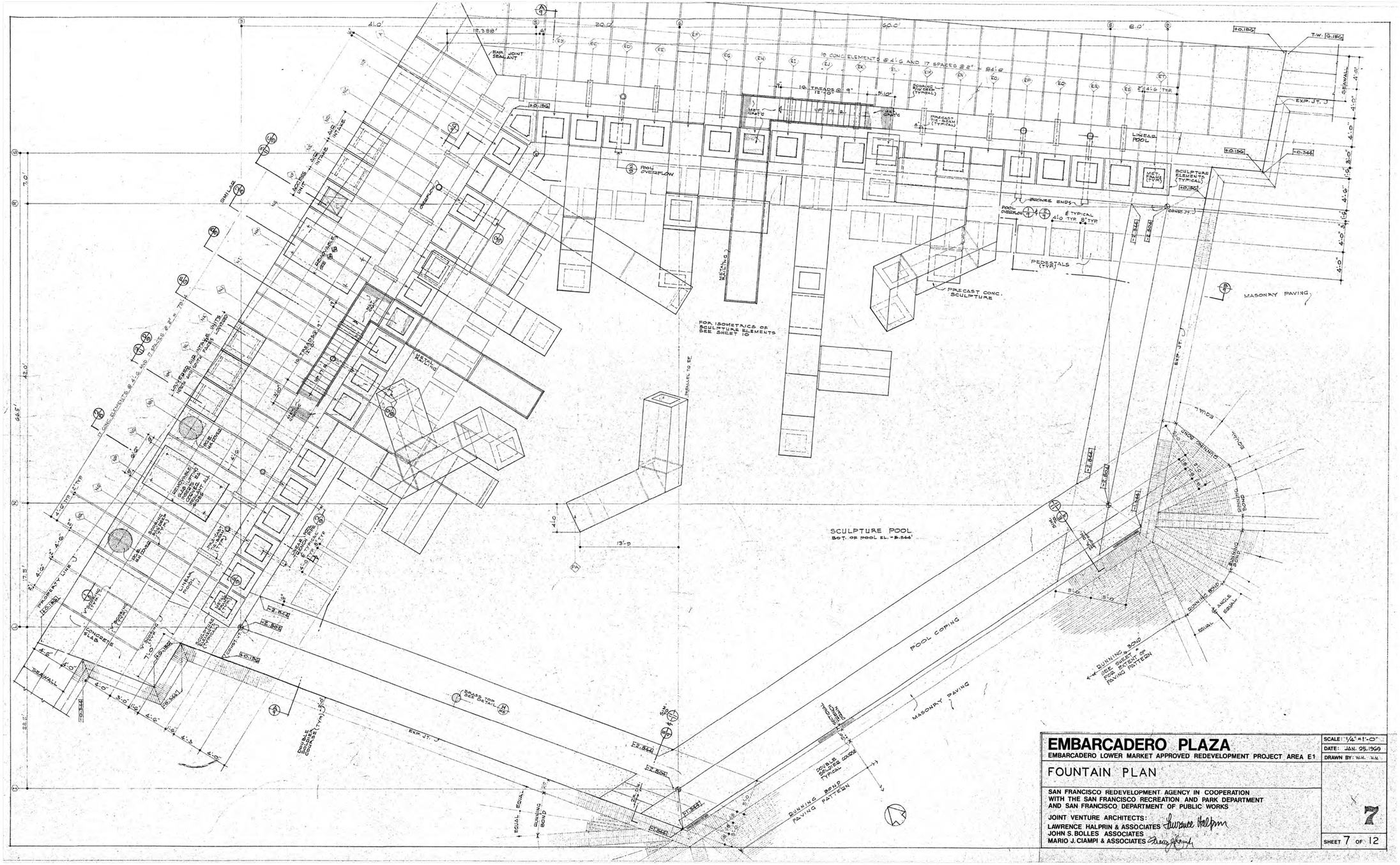
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MARKET ST

Original Design Drawings
EMBARCADERO PLAZA

5.3

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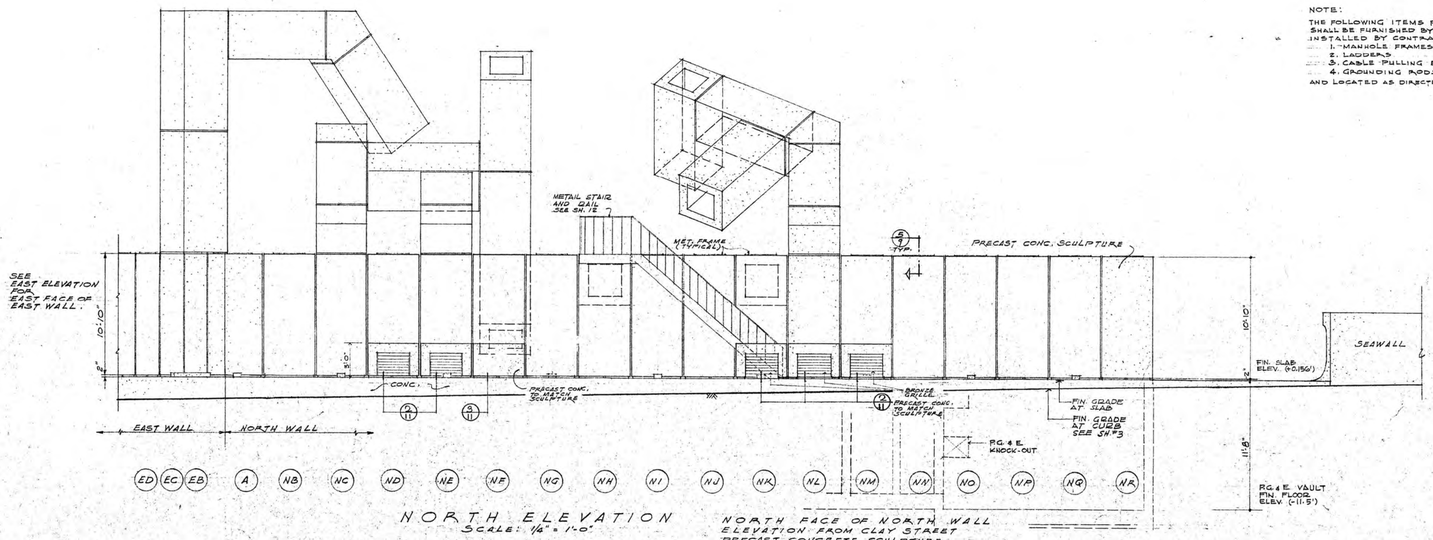
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EMBARCADERO PLAZA TO OCTAVIA STREET
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SHEET 21 OF 34
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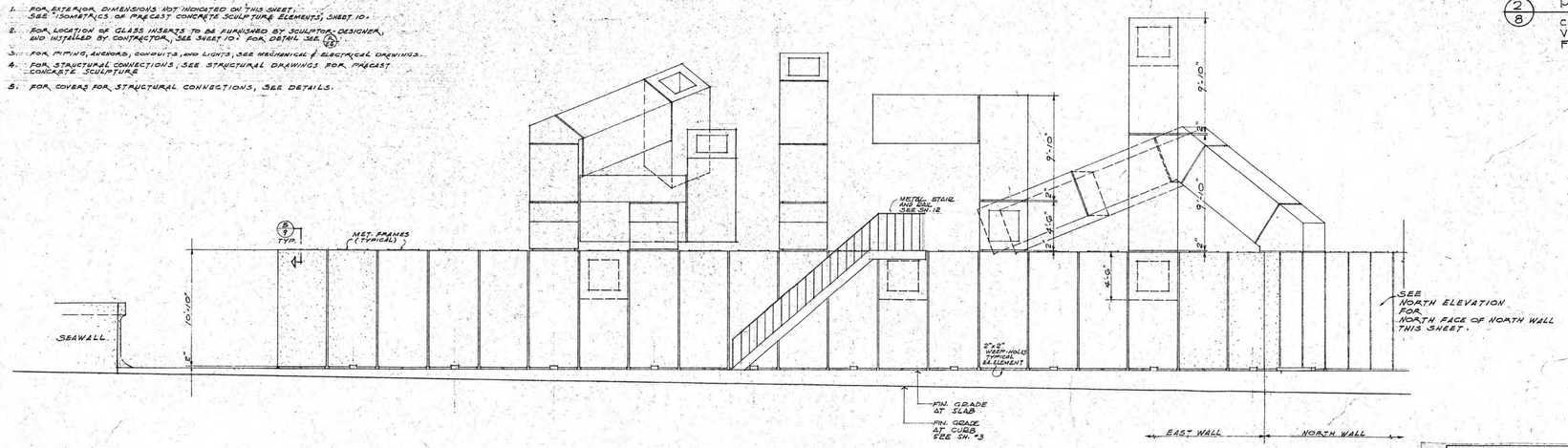


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH FACE OF NORTH WALL
ELEVATION FROM CLAY STREET
PRECAST CONCRETE SCULPTURE

NOTES:

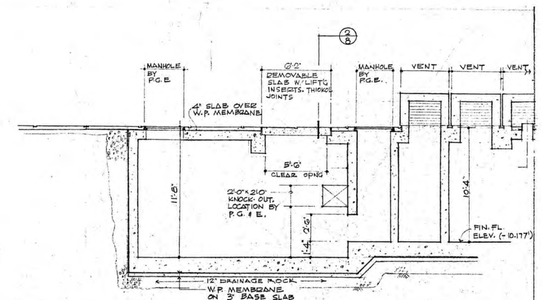
1. FOR EXTERIOR DIMENSIONS NOT INDICATED ON THIS SHEET, SEE "ISOMETRICS OF PRECAST CONCRETE SCULPTURE ELEMENTS", SHEET 10.
2. FOR LOCATION OF GLASS INSERTS TO BE FURNISHED BY SCULPTOR-DESIGNER, AND INSTALLED BY CONTRACTOR, SEE SHEET 10 FOR DETAIL SEE (5/10).
3. FOR PIPING, ANCHORS, CONDUITS, AND LIGHTS, SEE MECHANICAL & ELECTRICAL DRAWINGS.
4. FOR STRUCTURAL CONNECTIONS, SEE STRUCTURAL DRAWINGS FOR PRECAST CONCRETE SCULPTURE
5. FOR COVERS FOR STRUCTURAL CONNECTIONS, SEE DETAILS.



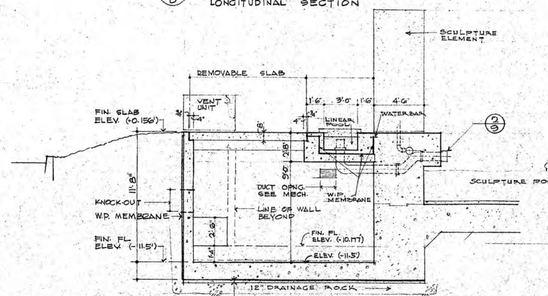
EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAST FACE OF EAST WALL
PRECAST CONCRETE SCULPTURE

NOTE:
THE FOLLOWING ITEMS FOR P.G.&E. VAULT SHALL BE FURNISHED BY P.G.&E. AND INSTALLED BY CONTRACTOR:
1. MANHOLE FRAMES AND COVERS
2. LADDERS
3. CABLE PULLING EYES.
4. GROUNDING RODS
AND LOCATED AS DIRECTED BY P.G.&E.



1/8 P.G.&E. VAULT 1/4"=1'-0"
LONGITUDINAL SECTION



2/8 P.G.&E. VAULT 1/4"=1'-0"
CROSS SECTION THRU MECHANICAL VAULT SIMILAR. SEE SH. 9 FOR VARIATIONS.

EMBARCADERO PLAZA
EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCALE: 1/4" = 1'-0"
DATE: JAN. 25, 1969
DRAWN BY: H.N.

SCULPTURE ELEVATIONS

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

X 8

SHEET 8 OF 12

MARKET ST

Original Design Drawings
EMBARCADERO PLAZA

5.4

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SAN FRANCISCO CO. COUNTY

SAN FRANCISCO

CALIFORNIA

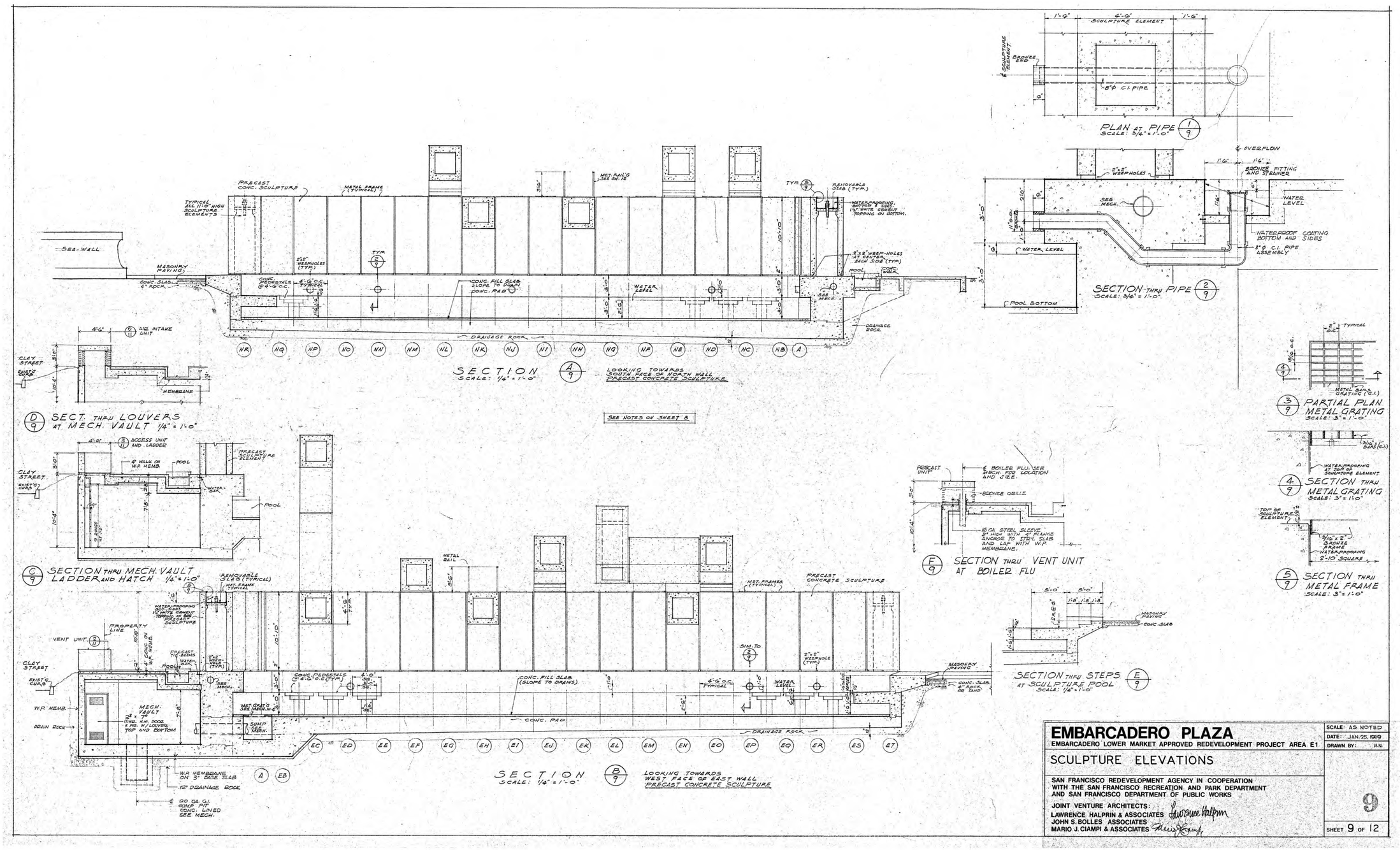
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EMBARCADERO PLAZA
EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCULPTURE ELEVATIONS

SCALE: AS NOTED
DATE: JAN. 25, 1969
DRAWN BY: H.N.

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
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9

SHEET 9 OF 12

MARKET ST
Original Design Drawings
EMBARCADERO PLAZA

5.5

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SHEET 23 OF 34

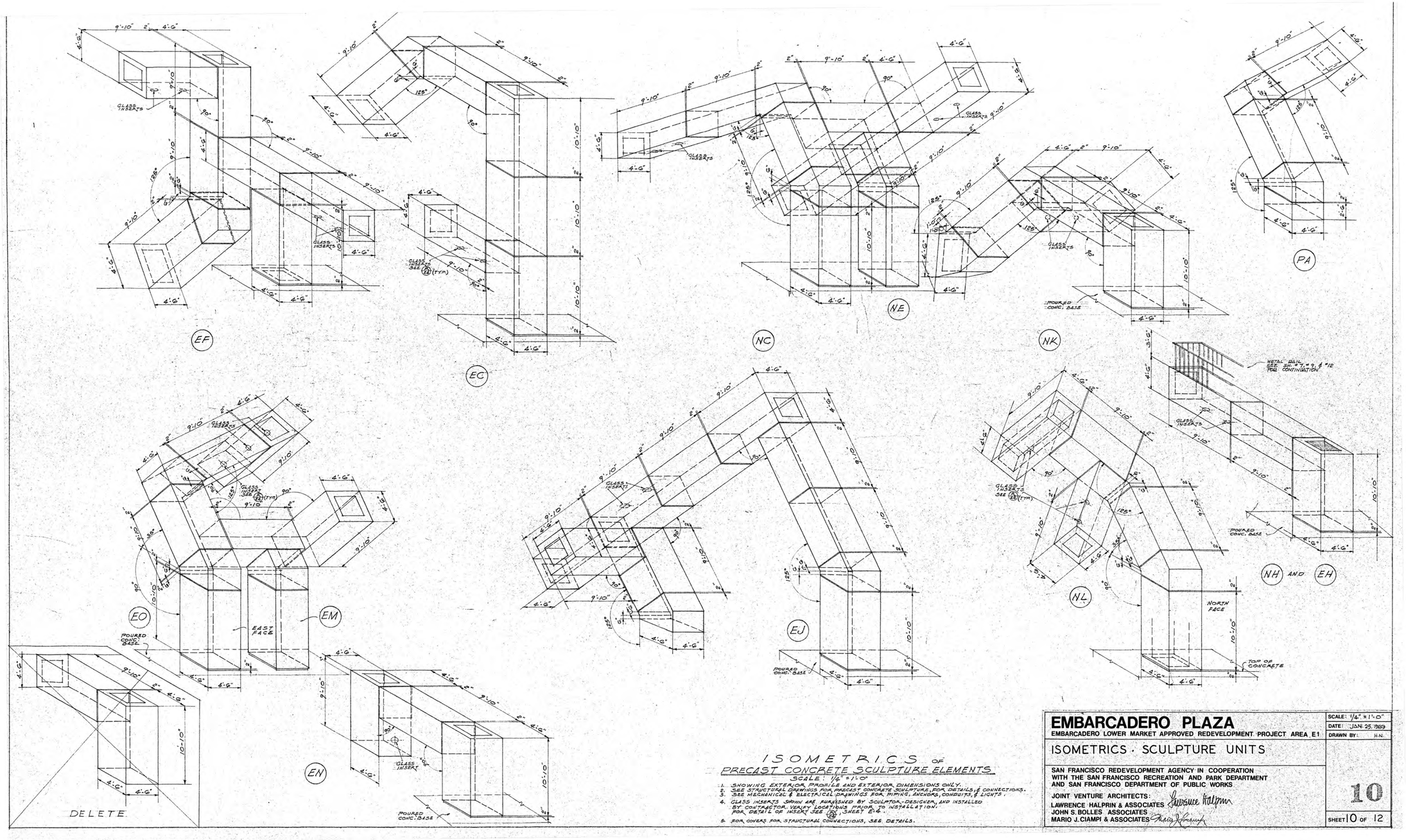
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ISOMETRICS OF PRECAST CONCRETE SCULPTURE ELEMENTS

SCALE: 1/4" = 1'-0"

1. SHOWING EXTERIOR PROFILE AND EXTERIOR DIMENSIONS ONLY.
2. SEE STRUCTURAL DRAWINGS FOR PRECAST CONCRETE SCULPTURE, FOR DETAILS & CONNECTIONS.
3. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR PIPING, ANCHORS, CONDUITS, & LIGHTS.
4. GLASS INSERTS SHOWN ARE FURNISHED BY SCULPTOR-DESIGNER, AND INSTALLED BY CONTRACTOR. VERIFY LOCATIONS PRIOR TO INSTALLATION. FOR DETAIL OF INSERT SEE (A), SHEET E-4.
5. FOR COVERS FOR STRUCTURAL CONNECTIONS, SEE DETAILS.

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

ISOMETRICS · SCULPTURE UNITS

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
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JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

SCALE: 1/4" = 1'-0"
DATE: JAN. 25, 1969
DRAWN BY: H.N.

10

SHEET 10 OF 12

MARKET ST

Original Design Drawings
EMBARCADERO PLAZA

5.6

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EMBARCADERO PLAZA TO OCTAVIA STREET
SAN FRANCISCO COUNTY
CALIFORNIA

SHEET 24 OF 34

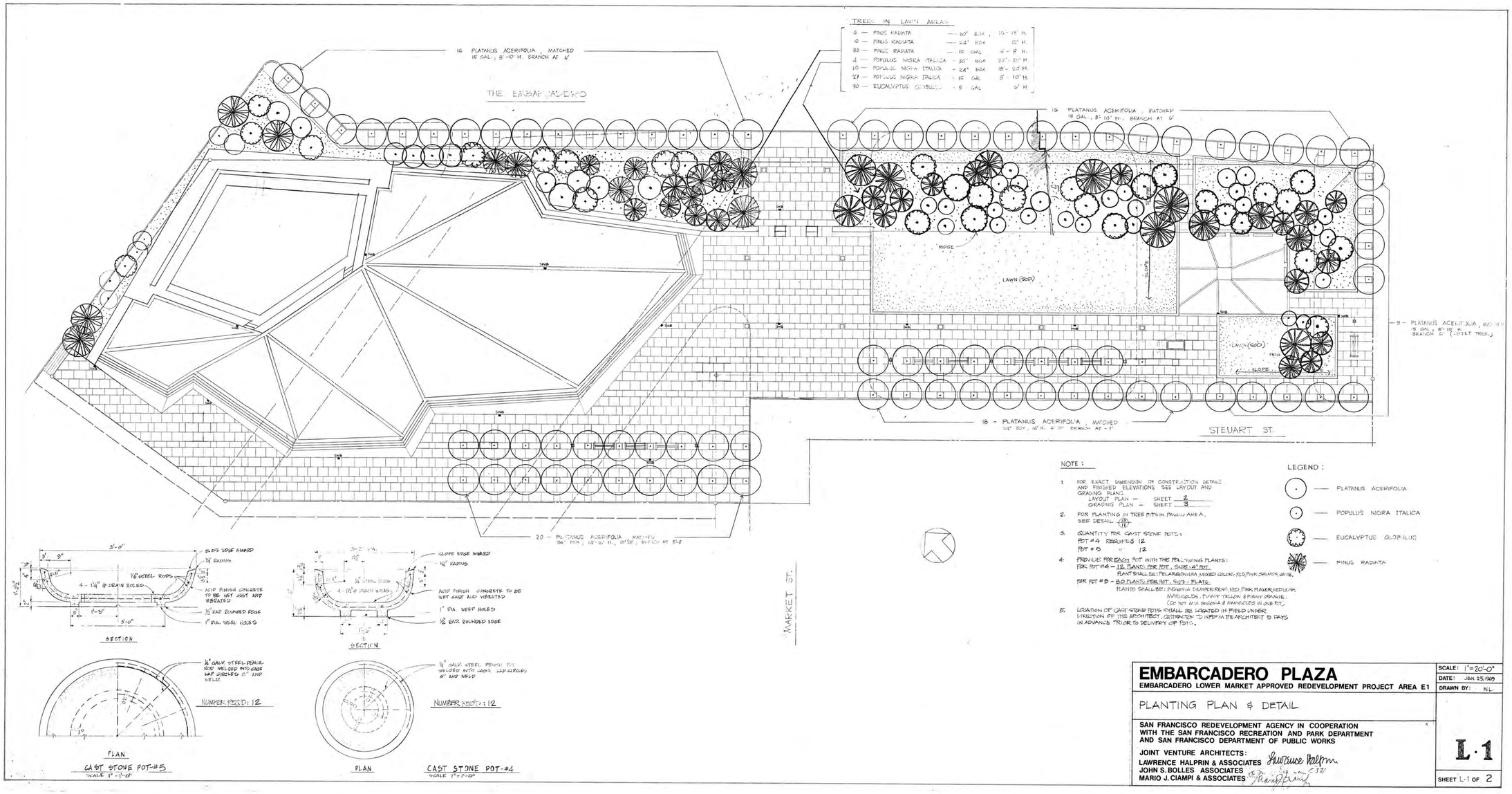
HISTORIC AMERICAN LANDSCAPES SURVEY
CA-164

LIBRARY OF CONGRESS INDEX NUMBER

SAN FRANCISCO

MARKET STREET
RECORDING PROJECT 2022
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN LANDSCAPES SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF DRAWING.



EMBARCADERO PLAZA	SCALE: 1"=20'-0"
EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1	DATE: JAN 25 1969
	DRAWN BY: N.L.
PLANTING PLAN & DETAIL	L-1
SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	SHEET L-1 OF 2
JOINT VENTURE ARCHITECTS: LAWRENCE HALPRIN & ASSOCIATES JOHN S. BOLLES ASSOCIATES MARIO J. CIAMPI & ASSOCIATES	

MARKET ST Original Design Drawings
EMBARCADERO PLAZA

5.7

Notes:
1. This drawing is a reproduction of an original January 25, 1969 construction drawing by Joint Venture Architects (Lawrence Halprin & Associates, John S. Bolles Associates, Mario J. Ciampi & Associates). The original is copyrighted and held by The Lawrence Halprin Collection, the Architectural Archives, University of Pennsylvania. The drawing has not been field verified and is reproduced at 1"=32'.

MARKET STREET
EMBARCADERO PLAZA TO OCTAVIA STREET
SAN FRANCISCO COUNTY
CALIFORNIA
SHEET 25 OF 34
HISTORIC AMERICAN LANDSCAPES SURVEY CA-164
LIBRARY OF CONGRESS INDEX NUMBER

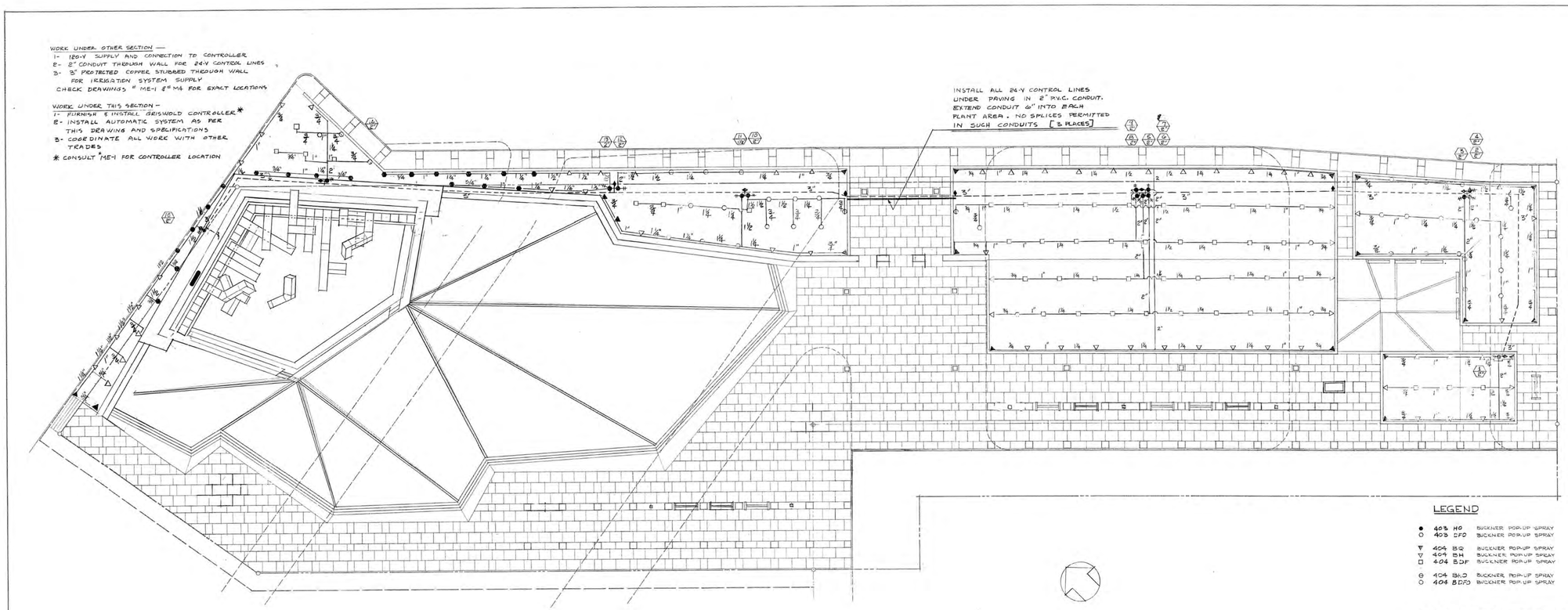
MARKET STREET
RECORDING PROJECT 2022
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
SAN FRANCISCO

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN LANDSCAPES SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF DRAWING

WORK UNDER OTHER SECTION —
1- 120-V SUPPLY AND CONNECTION TO CONTROLLER
2- 2" CONDUIT THROUGH WALL FOR 24-V CONTROL LINES
3- 3" PROTECTED COPPER STUBBED THROUGH WALL FOR IRRIGATION SYSTEM SUPPLY
CHECK DRAWINGS " ME-1 & " M4 FOR EXACT LOCATIONS

WORK UNDER THIS SECTION —
1- FURNISH & INSTALL GRISWOLD CONTROLLER *
2- INSTALL AUTOMATIC SYSTEM AS PER THIS DRAWING AND SPECIFICATIONS
3- COORDINATE ALL WORK WITH OTHER TRADES
* CONSULT ME-1 FOR CONTROLLER LOCATION

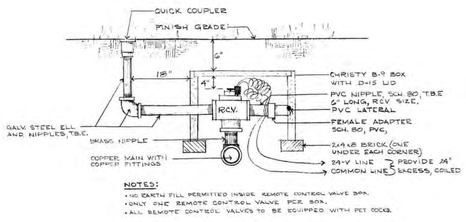
INSTALL ALL 24-V CONTROL LINES UNDER PAVING IN 2" P.V.C. CONDUIT. EXTEND CONDUIT 6" INTO EACH PLANT AREA. NO SPLICES PERMITTED IN SUCH CONDUITS [3 PLACES]



LEGEND

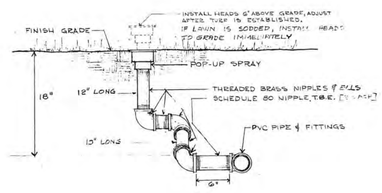
●	403 HQ	BUCKNER POP-UP SPRAY
○	403 SFQ	BUCKNER POP-UP SPRAY
▼	404 BQ	BUCKNER POP-UP SPRAY
▽	404 BH	BUCKNER POP-UP SPRAY
□	404 BDF	BUCKNER POP-UP SPRAY
⊕	404 BHD	BUCKNER POP-UP SPRAY
○	404 BDFD	BUCKNER POP-UP SPRAY

◆ P3LT BUCKNER QUICK COUPLING VALVE
H-● 200 E SERIES-GRISWOLD REMOTE CONTROL VALVE WITH PET COCK
▬ 210E-24V GRISWOLD CONTROLLER
(3) —CONTROLLER STATION —RCV. SIZE
——— 120-200 PSI, N.S.P. PVC. PLASTIC PIPE WITH SCHEDULE 40 FITTINGS.
— — — TYPE "L" COPPER MAIN LINE PIPE.
NOTE: 65-PSI. 100 GPM.



NOTES:
- NO EARTH FILL PERMITTED INSIDE REMOTE CONTROL VALVE BOX.
- ONLY ONE REMOTE CONTROL VALVE PER BOX.
- ALL REMOTE CONTROL VALVES TO BE EQUIPPED WITH PET COCKS.

TYPICAL VALVE INSTALLATION
NO SCALE



TYPICAL SWING JOINT RISER INSTALLATION
NO SCALE

	EMBARCADERO PLAZA EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1	SCALE: 1"=20'-0" DATE: JAN 25, 1969 DRAWN BY: G.B.
	IRRIGATION PLAN & DETAIL	L-2
GEORGE W. BELL IRRIGATION CONSULTANT	SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS JOINT VENTURE ARCHITECTS: LAWRENCE HALPRIN & ASSOCIATES JOHN S. BOLLES ASSOCIATES MARIO J. CIAMPI & ASSOCIATES	SHEET L-2 OF 2

MARKET ST Original Design Drawings
EMBARCADERO PLAZA

5.8

Notes:
1. This drawing is a reproduction of an original January 25, 1969 construction drawing by George W. Bell, Irrigation Consultant and Joint Venture Architects (Lawrence Halprin & Associates, John S. Bolles Associates, Mario J. Ciampi & Associates). The original is copyrighted and held by The Lawrence Halprin Collection, the Architectural Archives, University of Pennsylvania. The drawing has not been field verified and is reproduced at 1"=32'.

LIBRARY OF CONGRESS INDEX NUMBER

HISTORIC AMERICAN LANDSCAPES SURVEY
CA-164

SHEET 26 OF 34

CALIFORNIA

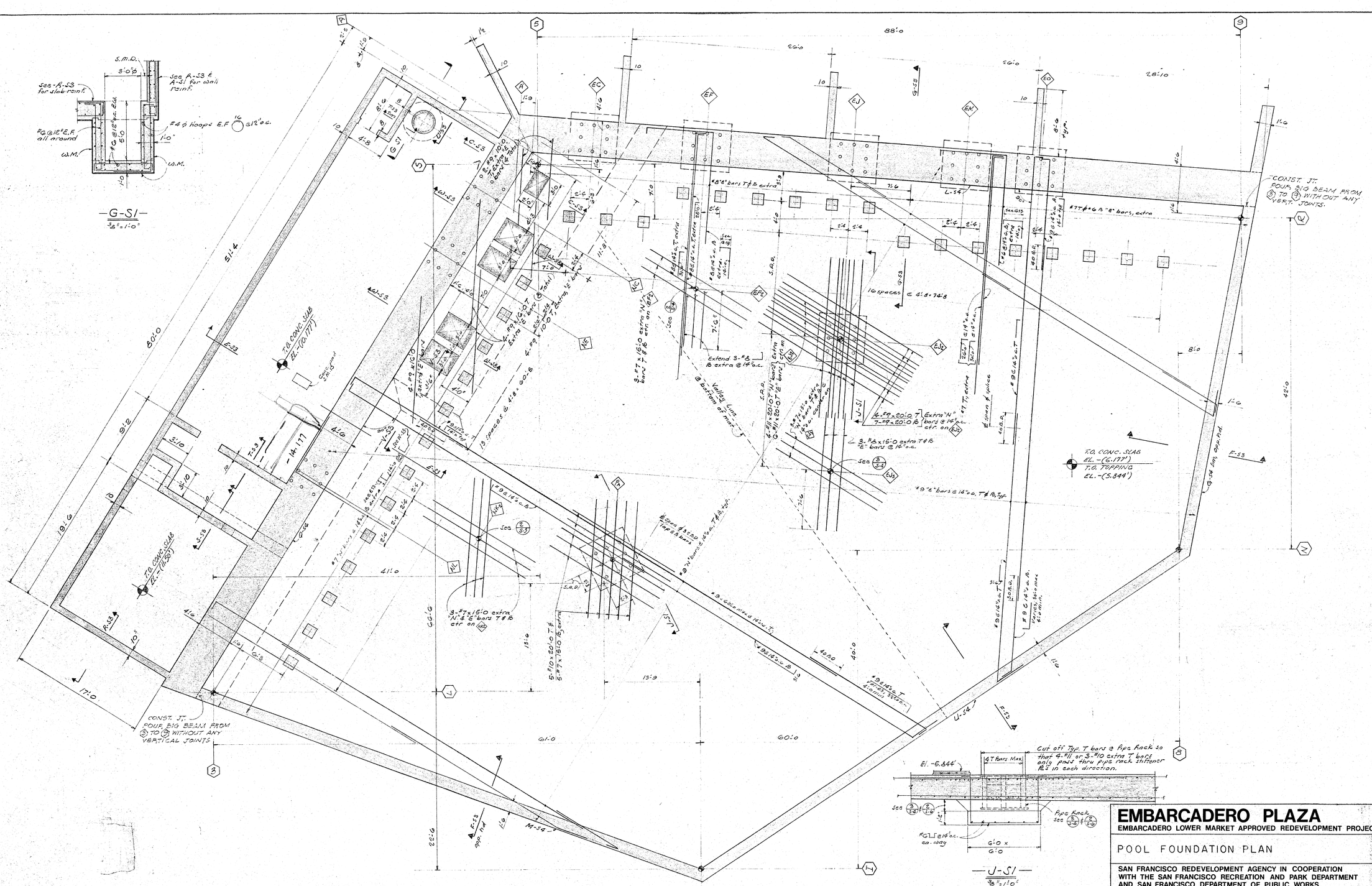
MARKET STREET
EMBARCADERO PLAZA TO OCTAVIA STREET
SAN FRANCISCO COUNTY

SAN FRANCISCO

MARKET STREET
RECORDING PROJECT 2022
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN LANDSCAPES SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF DRAWING

—G-S1—
3/8"=1'-0"


88'-0
28'-10
80'-0
51'-4
19'-6
17'-0
41'-0
60'-0
22'-6
T.O. CONC. SLAB EL.-(6.177')
T.O. CONC. SLAB EL.-(11.50')
T.O. CONC. SLAB EL.-(6.177')
T.O. TOPPING EL.-(5.844')
CONST. JT. POUR BIG BEAM FROM ③ TO ④ WITHOUT ANY VERTICAL JOINTS.
CONST. JT. POUR BIG BEAM FROM ③ TO ④ WITHOUT ANY VERT. JOINTS.
16 spaces @ 4'-8"=74'-8
19 spaces @ 4'-8" = 88'-8
Valley Line @ bottom of mat
Extend 3-#8 B extra @ 14" o.c.
#9 @ 14" o.c. B
#9 @ 14" o.c. T
#9 @ 14" o.c. T & B, typ.
#9 @ 14" o.c. B, typ.
#9 @ 14" o.c. T, typ.
#9 @ 14" o.c. T & B
#9 @ 14" o.c. T, extra
#9 @ 14" o.c. B, extra
#9 @ 14" o.c. T, extra, 4'-0" min.
#9 @ 14" o.c. B, extra, 4'-0" min.
#9 @ 14" o.c. T, extra, 4'-0" min. each side of joint
#9 @ 14" o.c. B, extra, 4'-0" min. each side of joint
#9 @ 14" o.c. T, extra, 4'-0" min. each side of joint, typ.
#9 @ 14" o.c. B, extra, 4'-0" min. each side of joint, typ.
#9 @ 14" o.c. T & B, extra, 4'-0" min. each side of joint
#9 @ 14" o.c. T & B, extra, 4'-0" min. each side of joint, typ.

Note: See E-53 for dim., details & reinf. not noted or shown. Extend all top bars 40 ø into G-53 & hook all bot. bars @ f.s. of bracket.

— A-52 —
3/8"=1'-0

— B-52 —
3/8"=1'-0

Note: Sculpture not shown see SCULPTURE PLAN

TOP OF STRUCT. CONC. EL. +7.(.156')

EL. +(.196')

EL. -(2.804')

EL. -(1.344')

POOL OPENING

Brick paving on 4" conc. slab. S.A.D.

Brick paving, on 4" conc. slab, reinf w/ 6x6-10/10 W.W.M.; on 2" sand. S.A.D. for extent, e.j.'s & paving.

FOUNTAIN POOL PLAN AT COPING
4"=1'-0

EMBARCADERO PLAZA
EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

POOL COPING PLAN

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

SCALE: 4"=1'-0"
DATE: JAN. 25, 1969
DRAWN BY: R.S.
S-1276

S2

SHEET S2 OF 4

—A-S3—

—B-S3—

—C-S3—

—F-S3—

—G-S3—

—E-S3—

—Ja-S3—

—Ka-S3—

—H-S3—

—I-S3—

—J-S3—

—K-S3—

—L-S3—

—M-S3—

—N-S3—

—P-S3—

—Q-S3—

—R-S3—

—S-S3—

—T-S3—

—U-S3—

—V-S3—

—W-S3—

—X-S3—

—Y-S3—

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCALE: 1/2"=1'-0"

DATE: JAN. 25, 1968

DRAWN BY: R.S.

POOL SECTIONS & DETAILS

S 1276

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

S3

SHEET S3 OF 4

GENERAL NOTES & TYPICAL DETAILS

"General Notes & Typical Details" apply to all details, sections and drawings unless otherwise shown or noted.
Features of construction not fully shown shall be of the same character as shown for similar conditions.
Elevations: S.A.D. for datum.
Dimensions: Contractor shall verify all dimensions before starting work and the Architect shall be notified immediately of any discrepancies found.
Codes: All materials, workmanship and construction shall be in accordance with the requirements of applicable local codes and ordinances.
Existing Conditions: Contractor shall verify dimensions and elevation of existing construction and other existing conditions at the site.

SYMBOLS AND ABBREVIATIONS

A.B.	- Anchor bolts	o.o	- Out to out
B.D.	- Bar diameters	P.E.M.	- Premoulded e.j. filler
Bm.	- Beam	S.A.D.	- See Architectural Drawings
c.c.	- Center to Center	S.E.D.	- See Electrical Drawings
c.j.	- Cold joint or construction joint	S.M.D.	- See Mechanical Drawings
		S.P.D.	- See Plumbing Drawings
℄	- Centerline	T. & B.	- Top and Bottom
Cont.	- Continuous	T. W.	- Top of Wall
D.L.	- Dead Load	Typ.	- Typical
e.j.	- Expansion Joint	U.O.N.	- Unless otherwise noted
El.	- Elevation	(V)	- Vertical
E.W.	- Each Way	w/	- with
F.O.C.	- Face of Concrete	W.M.	- Waterproof Membrane
F.S.	- Far side	W.W.M.	- Welded Wire Mesh
Gd. Bm.	- Grade Beam	C-54	- Section "C" on Sheet S4
(H)	- Horizontal	3/A4	- Detail "3" on Sheet S4
L.L.	- Live Load	P4/Pc	- Precast concrete in Sect.
N.S.	- Near Side		- Poured in place concrete in section
N.W.C.	- Normal Wt. Concrete		- Elev. bottom of footing
o.c.	- on center		- Brick shown in section

FOUNDATION NOTES

See Soils Report entitled "Report, Soil Investigation, Ferry Building Park, San Francisco, Calif. for San Francisco Redevelopment Agency" dated May 5, 1966 as prepared by Harding, Miller, Lawson & Assoc., 64 Woodland Ave., San Raphael for information pertaining to subsurface conditions and recommendations regarding foundation material.

Design soil pressures are 2000 psf, D.L., & 3000 psf, D.L. + L.L.

CONCRETE NOTES

Concrete shall have minimum 28 day compressive strength f'c as follows:

	f'c	Type	Max Size Agg.	Max Slump
U.O.N.	3000psi	HRC	1½	4
Walls	3000p.s.i.	HRC	¾	4

NOTE: Water cement ratio shall be less than 6 gal. per sack.

Reinforcing steel shall be ASTM-A15 Intermediate Grade steel bars with ASTM A-305 deformations.

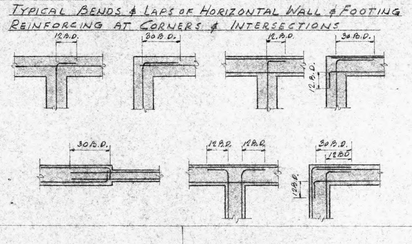
Unless otherwise noted, all dimensions shown for location of reinforcing steel are to the face of the main bars and denote clear coverage. Concrete coverage shall be as follows:

3" where concrete is deposited directly against ground.
2" where concrete is exposed to ground but placed in forms.
1-½" for bars or mesh in slab on ground, beam and column bars.
1" for T & B slab bars and bars at exterior face of wall.
3/4" for bars at interior face of walls.

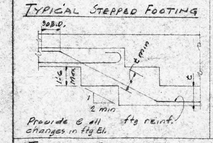
Laps and splices shall be 32 bar diameter with 1'-3 minimum. Stagger splices in adjacent bars.

Dowel all (V) and (H) reinforcement in walls, columns, etc. to supporting footings, beams and walls with bars of same size and spacing as bar doweled. Dowels to extend 32 diameters into supporting members and lap 32 diameters with bar doweled.

TYPICAL BENDS & LAPS OF HORIZONTAL WALL & FOOTING REINFORCING AT CORNERS & INTERSECTIONS

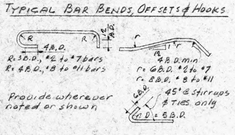


TYPICAL STEPPED FOOTING

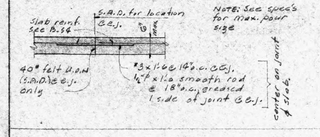


Provide ℄ at all changes in ftg el.

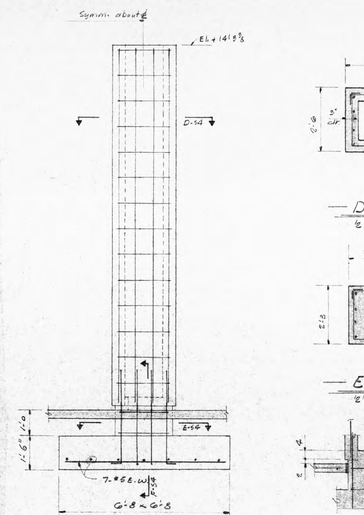
TYPICAL BAR BENDS, OFFSETS & HOOKS



TYPICAL CONSTRUCTION JOINT, C.J. & TYPICAL EXPANSION JOINT, E.J. AT SLAB ON GRADE



Note: See specs for max. pour size

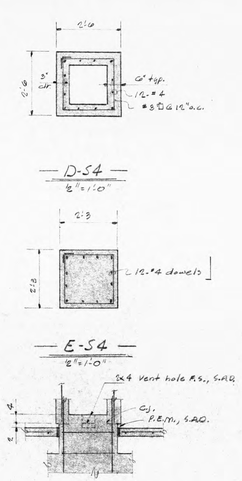


Note: S.A.D. for number & location

TYPICAL LIGHT PYLON

— H-S4 —

½" = 1'-0"

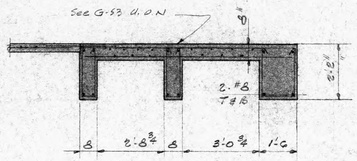


— D-S4 —

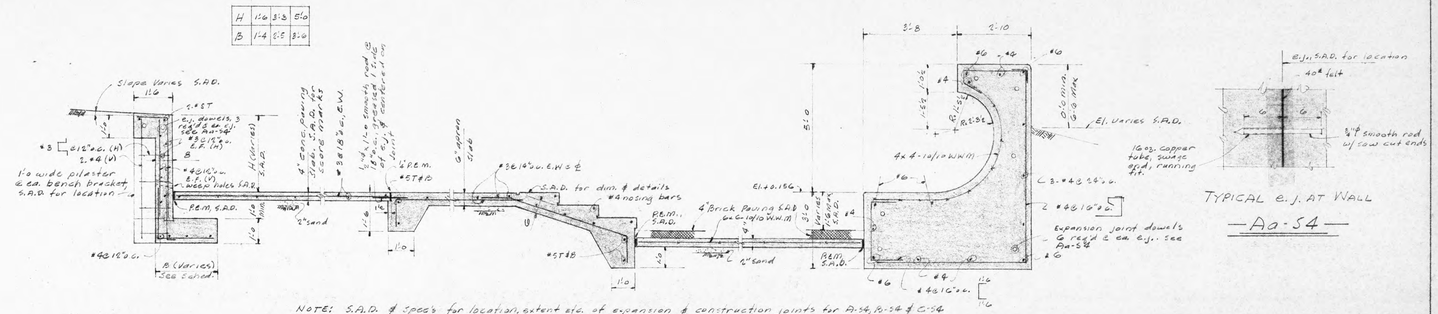
½" = 1'-0"

— F-S4 —

½" = 1'-0"



— J-S4 —



TYPICAL E.J. AT WALL

— A-S4 —

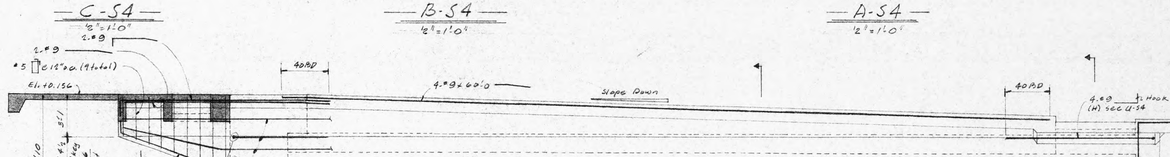
NOTE: S.A.D. & Specs for location, extent etc. of expansion & construction joints for A-54, B-54 & C-54

— C-S4 —

½" = 1'-0"

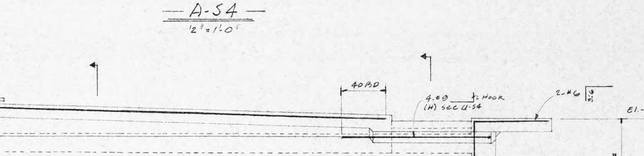
— B-S4 —

½" = 1'-0"



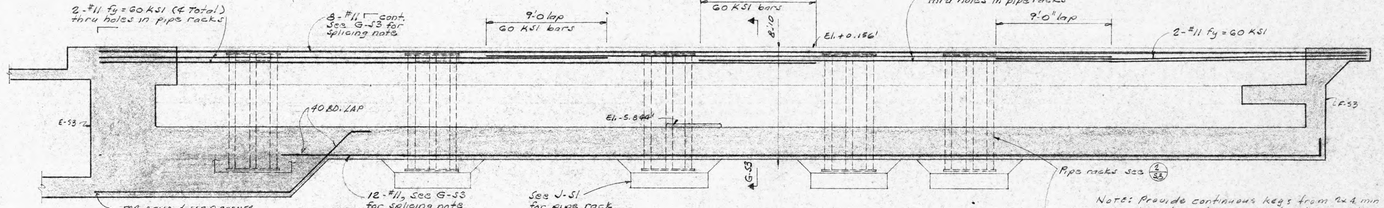
— A-S4 —

½" = 1'-0"



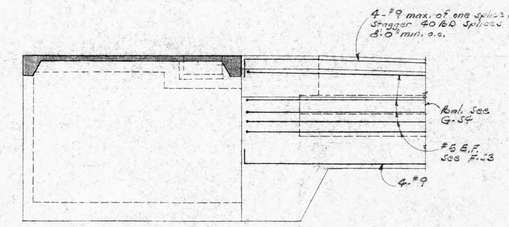
— G-S4 —

4" = 1'-0"

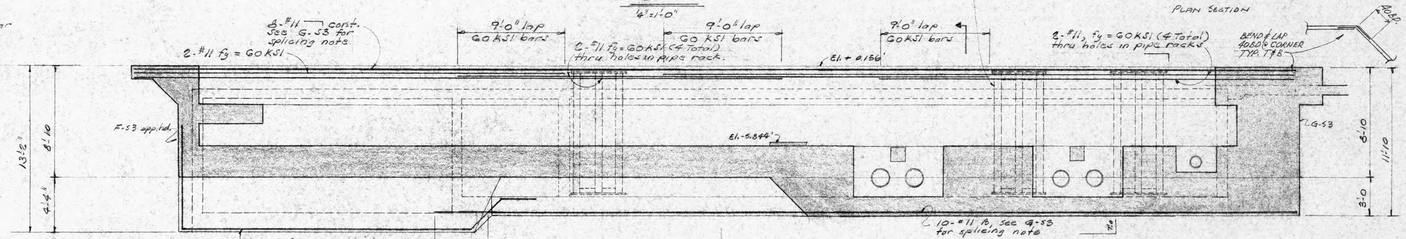


Note: Provide continuous keys from 9x4 min. (typ. side waterstop) & continuous waterstop @ all (V) e.j.'s in G-56, L-56, Q-54 & U-54

PLAN SECTION

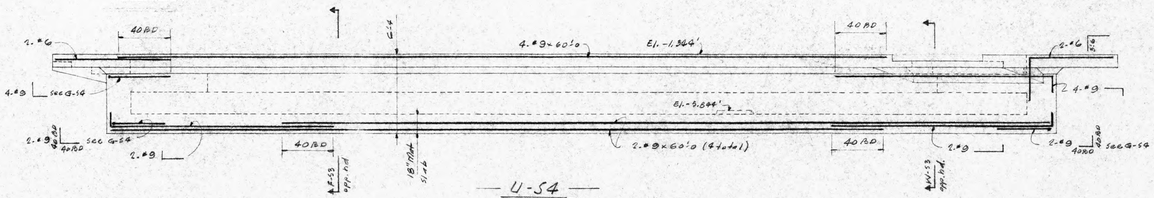


— M-S4 —



— Q-S4 —

½" = 1'-0"



— U-S4 —

½" = 1'-0"

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

POOL & PLAZA SECTIONS

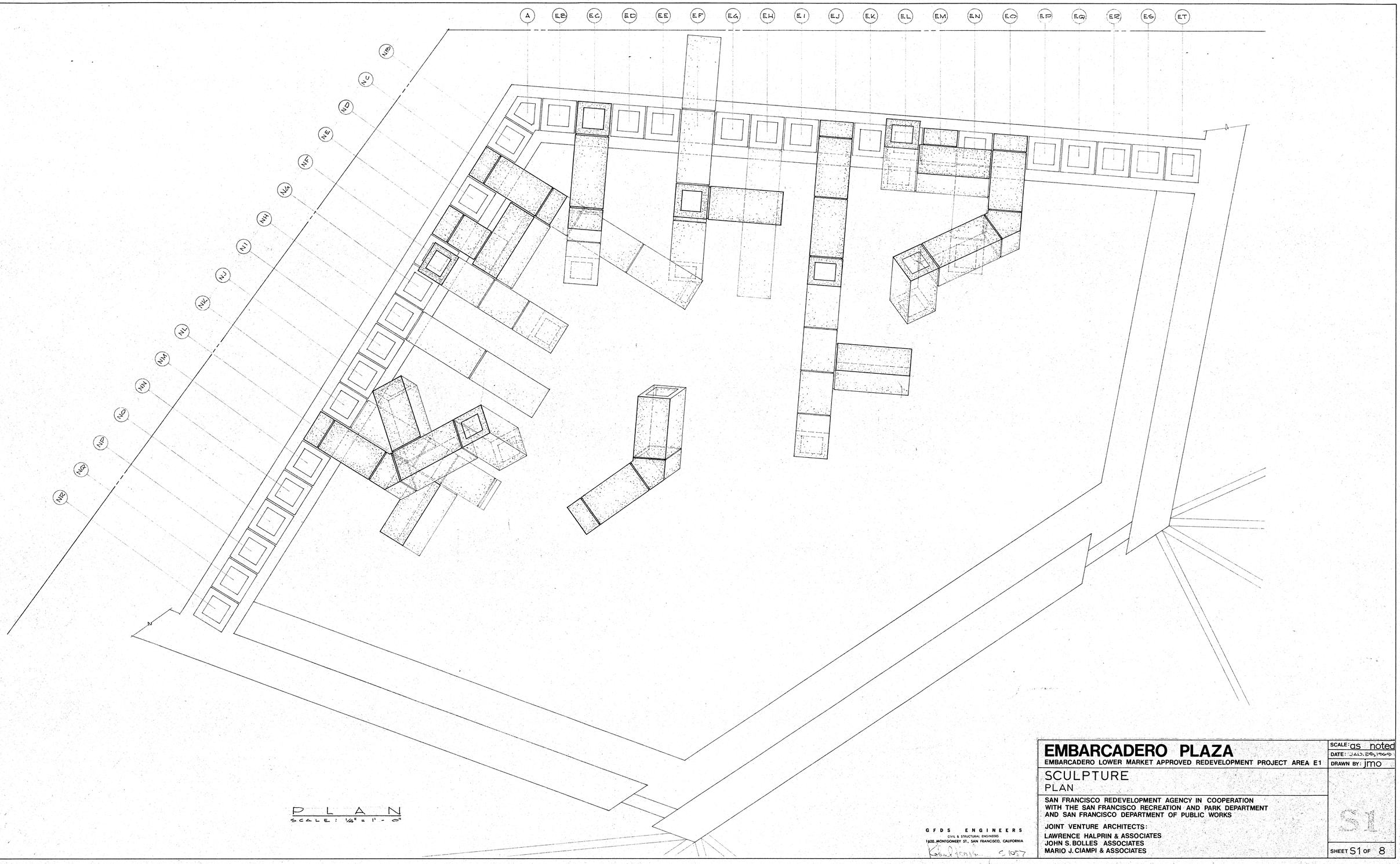
SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

SCALE: As Noted
DATE: JAN. 25, 1968
DRAWN BY: R.S.
Roger Sawyer S 1276

S4

SHEET S4 OF 4



PLAN
SCALE: 1/4" = 1'-0"

GFDS ENGINEERS
CIVIL & STRUCTURAL ENGINEERS
1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA
© 1977

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCALE: as noted
DATE: JULY 28, 1978
DRAWN BY: jmo

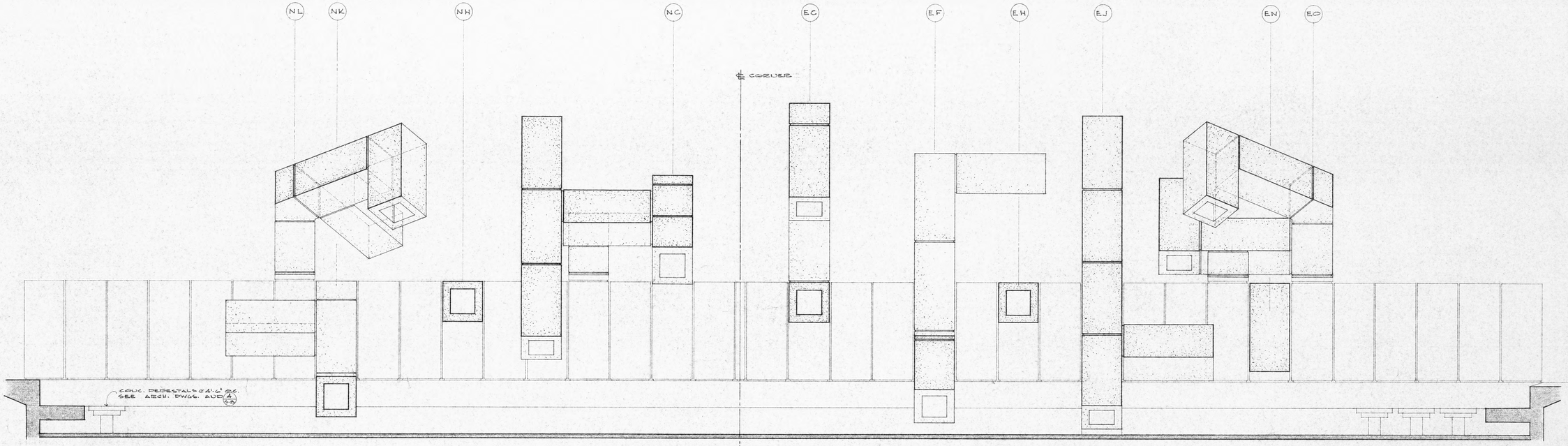
SCULPTURE
PLAN

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

S1

SHEET S1 OF 8



ELEVATION N
1/4" = 1' - 0"

ELEVATION E
1/4" = 1' - 0"

GFDS ENGINEERS
CIVIL & STRUCTURAL ENGINEERS
1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCULPTURE
ELEVATIONS

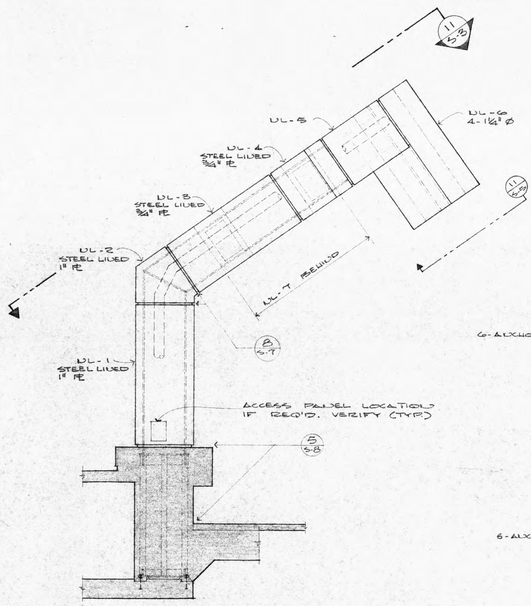
SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

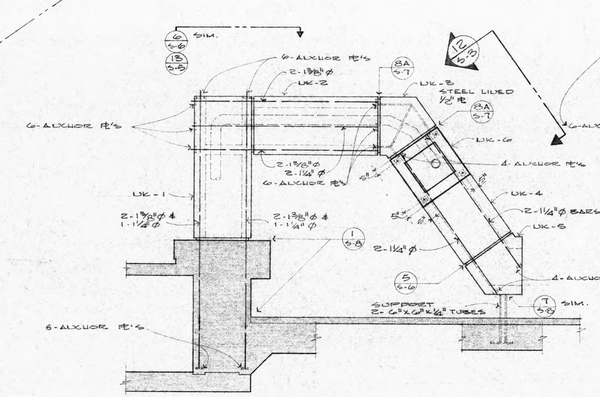
SCALE: as noted
DATE: JAN. 25, 1973
DRAWN BY: jmo

S2

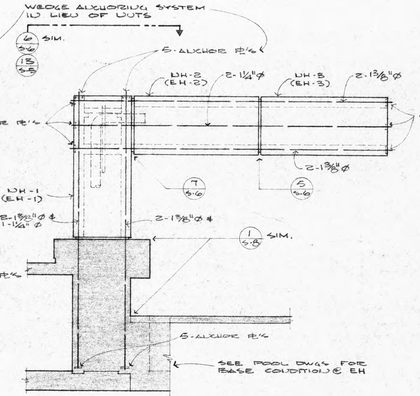
SHEET S2 OF 8



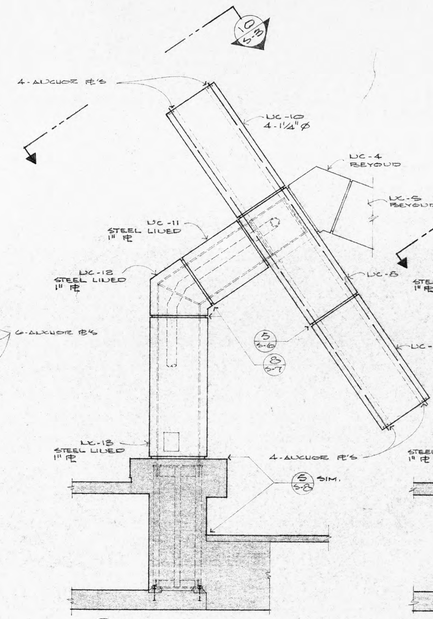
1 5-8 STRUCTURE UL - ELEVATION
¼" = 1' - 0"



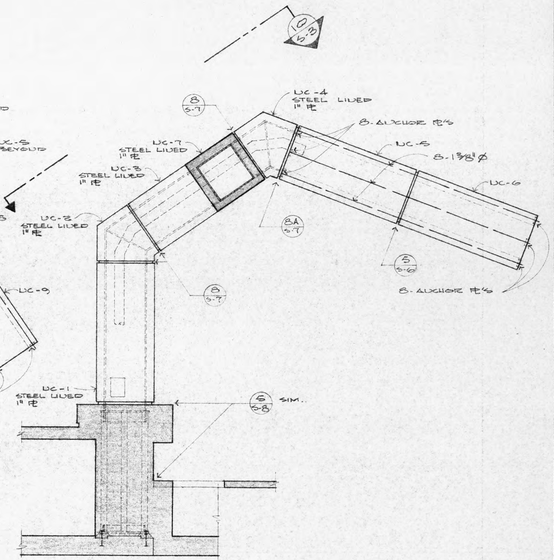
2 5-8 STRUCTURE UK - ELEVATION
¼" = 1' - 0"



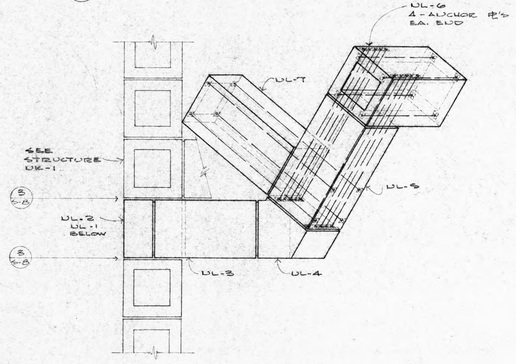
3 5-8 STRUCTURE UH & EH - ELEV.
¼" = 1' - 0"



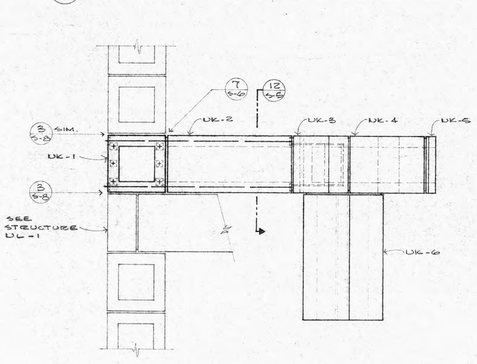
4 5-8 STRUCTURE UC - ELEV.
¼" = 1' - 0"



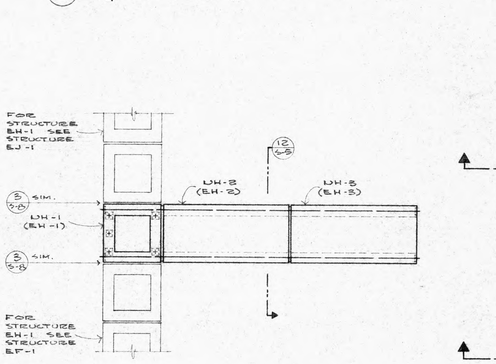
5 5-8 STRUCTURE UC - SEC.- ELEV.
¼" = 1' - 0"



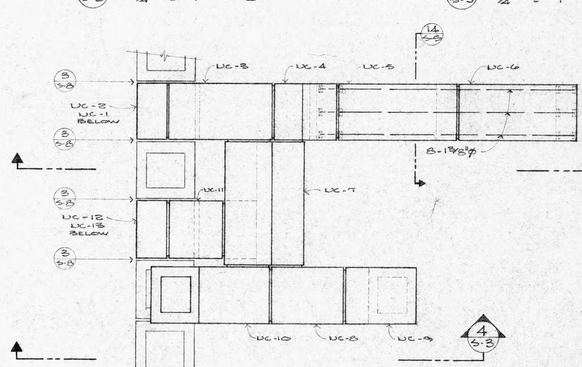
6 5-8 STRUCTURE UL - PLAN
¼" = 1' - 0"



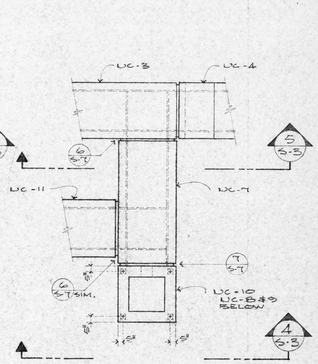
7 5-8 STRUCTURE UK - PLAN
¼" = 1' - 0"



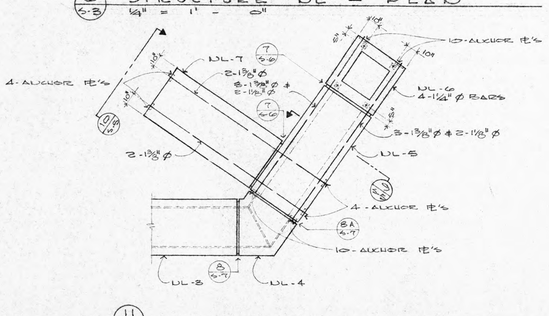
8 5-8 STRUCTURE UH & EH - PLAN
¼" = 1' - 0"



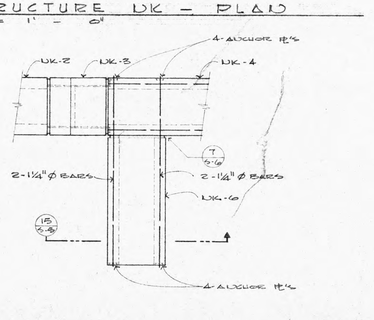
9 5-8 STRUCTURE UC - PLAN
¼" = 1' - 0"



10 5-8 ¼" = 1' - 0"



11 5-8 ¼" = 1' - 0"



12 5-8 ½" = 1' - 0"

NOTES:

1. ALL BARS SHOWN ARE SPECIAL STRESSTEEL BARS (ULT. STRENGTH 160 KSI MIN.)
2. SEE SCHEDULE ON SHEET S-6 FOR ANCHOR RE SIZES, ETC.
3. GENERAL CONTRACTOR SHALL COORDINATE NUMBER AND LOCATIONS OF ALL ACCESS OPENINGS, ETC. REQUIRED FOR ERECTION AND INSTALLATION OF WATER LINES AND ELECTRICAL CONDUITS. IT WILL BE PERMISSABLE TO LEAVE OUT STIFFENER PLATE PANELS DURING ERECTION SUBJECT TO PRIOR APPROVAL OF ARCHITECT.

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCULPTURE
PLANS & ELEVATIONS

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

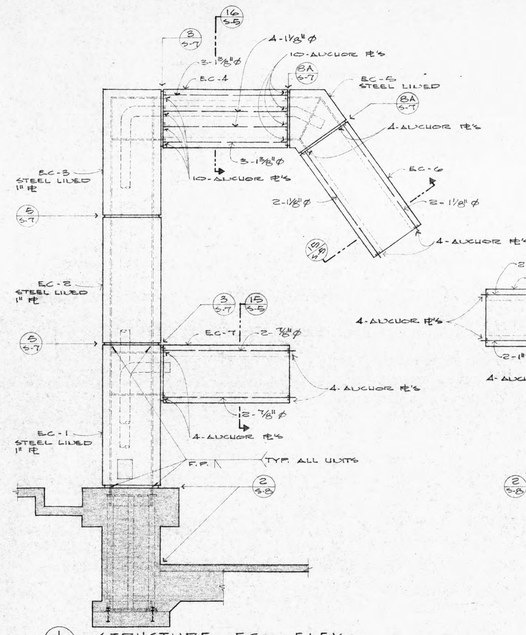
JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

GFDS ENGINEERS
CIVIL & STRUCTURAL ENGINEERS
1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA

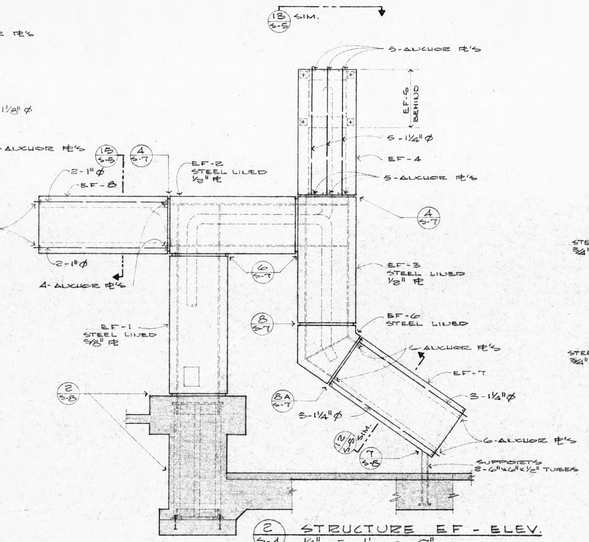
SCALE: as noted
DATE: JAN. 25, 1974
DRAWN BY: jmo

S3

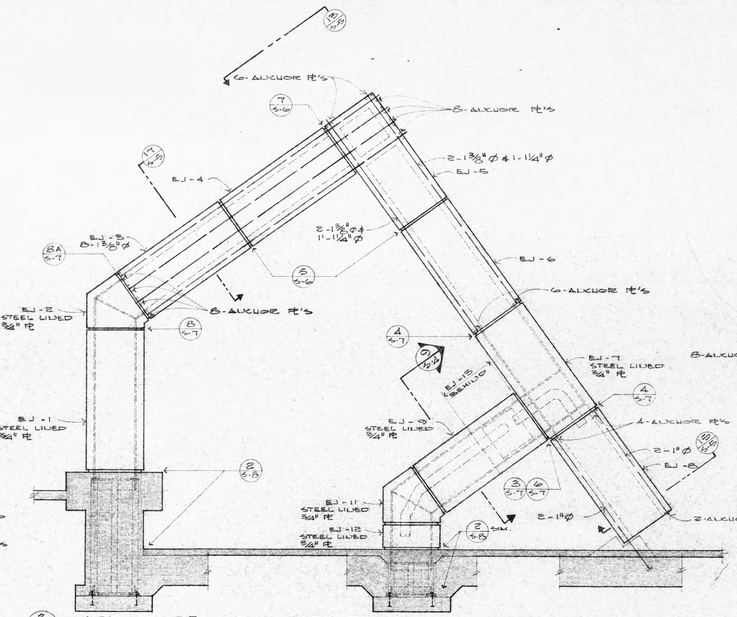
SHEET S3 OF 8



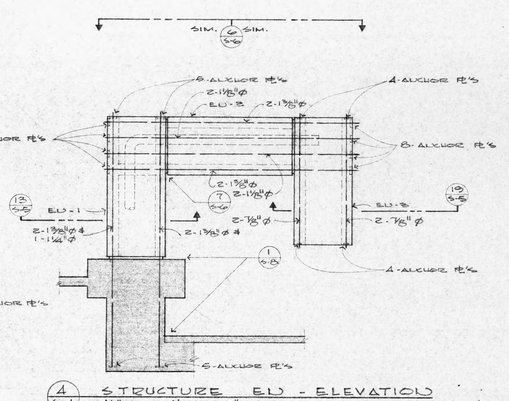
1 STRUCTURE EC - ELEV.
S-4 ½" = 1' - 0"



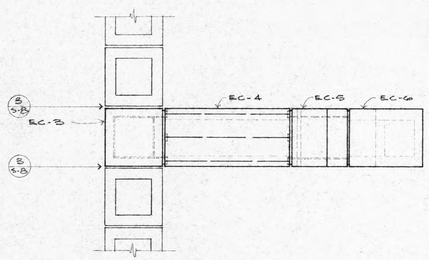
2 STRUCTURE EF - ELEV.
S-4 ½" = 1' - 0"



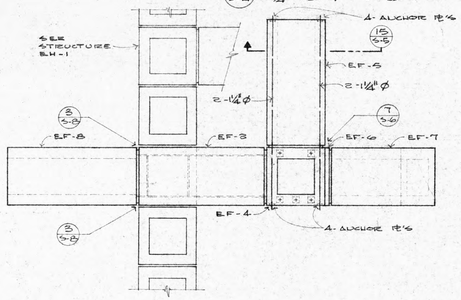
3 STRUCTURE EJ - ELEVATIONS
S-4 ½" = 1' - 0"



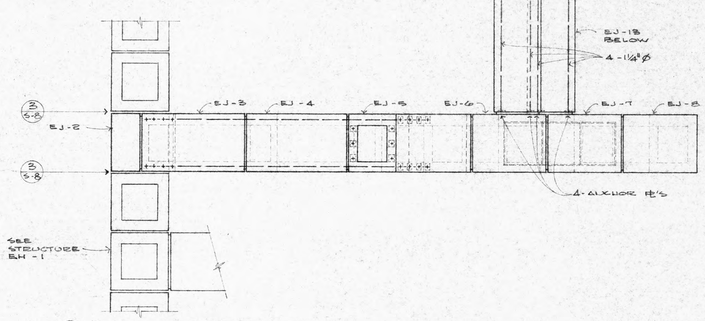
4 STRUCTURE EJ - ELEVATION
S-4 ¼" = 1' - 0"



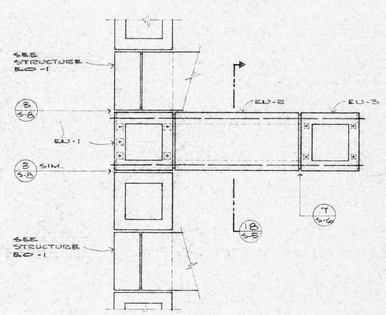
5 STRUCTURE EC - PLAN
S-4 ¼" = 1' - 0"



6 STRUCTURE EF - PLAN
S-4 ¼" = 1' - 0"



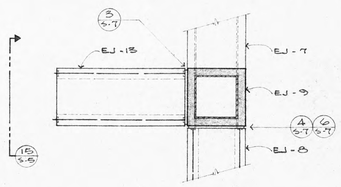
7 STRUCTURE EJ - PLAN
S-4 ¼" = 1' - 0"



8 STRUCTURE EJ - PLAN
S-4 ¼" = 1' - 0"

NOTES:

1. ALL BARS SHOWN ARE SPECIAL STRESSTEEL BARS (ULT. STRENGTH 160 KSI MIN.)
2. SEE SCHEDULE ON SHEET S-6 FOR ANCHOR HE SIZES, ETC.



9
S-4 ¼" = 1' - 0"

GFDS ENGINEERS
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1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCULPTURE
PLANS & ELEVATIONS

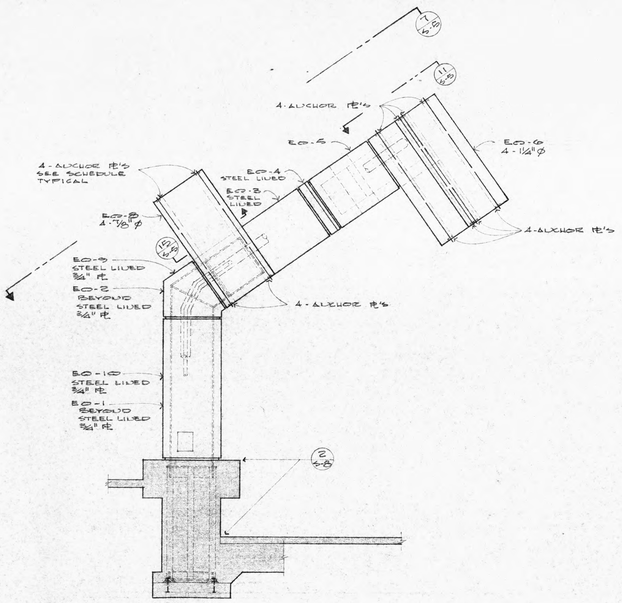
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JOINT VENTURE ARCHITECTS:
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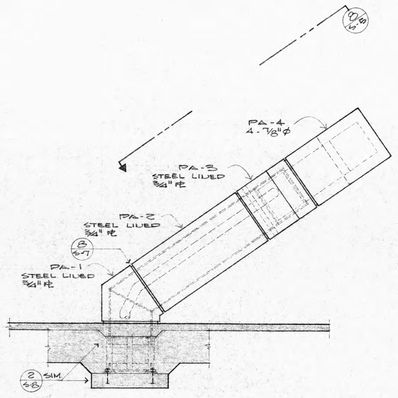
SCALE: as noted
DATE: JAN. 25th, 1965
DRAWN BY: jmo

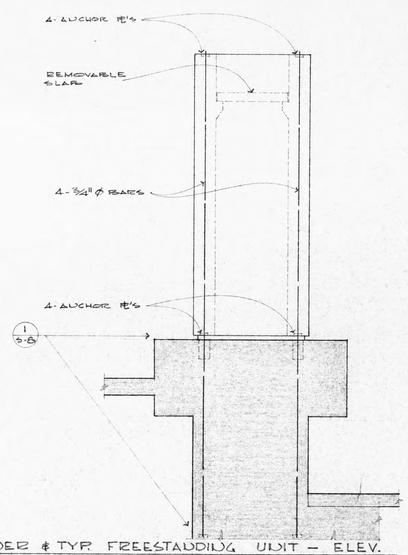
S4

SHEET S4 OF 8

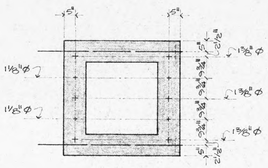


2 STRUCTURE PA – ELEVATION
S-6 · ½" = 1' - 0"

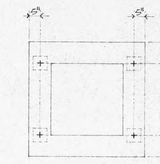




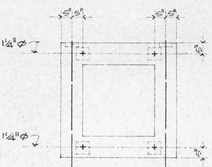
3 CORDER & TYP FREESTADDING UDIT – ELEV.
S-5 · ½" = 1' - 0"



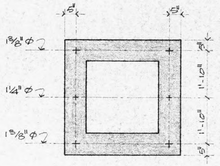
9 SECTION
S-8 · DL-8



10 END VIEW
S-8 · DL-7

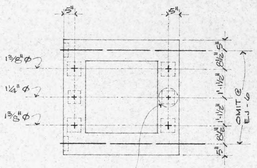


11 END VIEW
S-5 · DL-6; EC-6



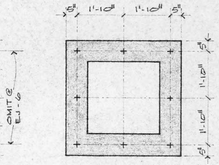
ALL 1¼"Ø @ EF-7

12 SECTION
S-8 · DK-2; DH-2 & 3; EH-2 & 3; EF-7 (SIM.)



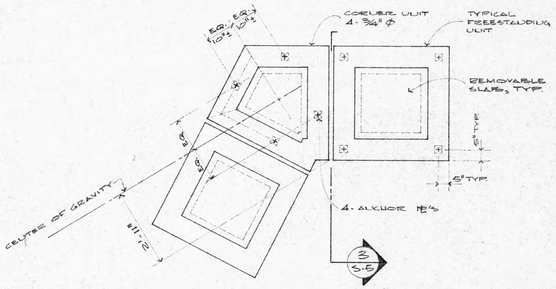
OMIT 1-1¼"Ø @: EF-4, EJ-1, EH-1 & DH-1

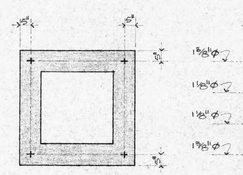
13 END VIEW
S-5 · DK-1; DH-1; EH-1; EF-4(SIM.); EJ-5; EJ-6(SIM.); EJ-1



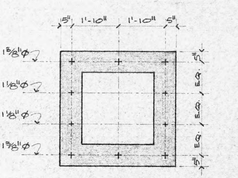
8 - 1⅜"Ø

14 SECTION
S-5 · DC-4 & 6

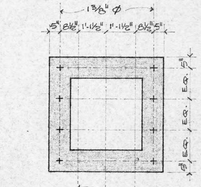




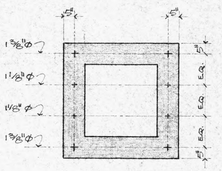
15 SECTION
S-8 · DC-8,9,10; DK-6; EC-6,7; EF-5,8; EJ-8,15; EO-8; PA-4



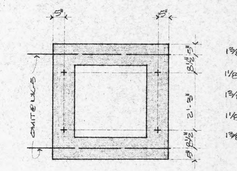
16 SECTION
S-8 · EC-4



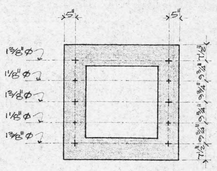
17 SECTION
S-8 · EJ-3 & 4



18 SECTION
S-8 · EJ-2

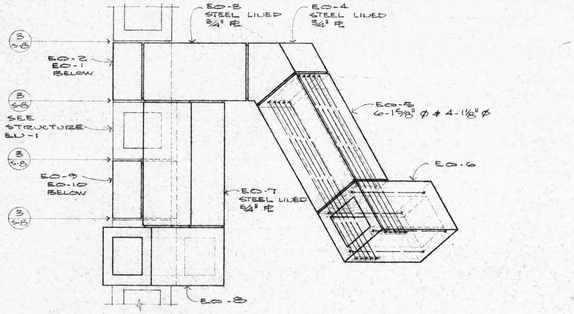


19 SECTION
S-8 · DK-4; DK-5(SIM); EJ-3

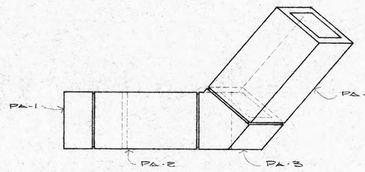


20 SECTION
S-8 · EC-5

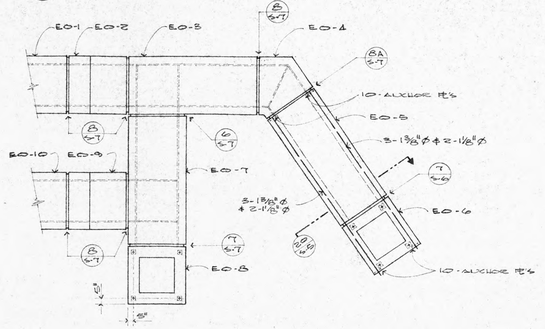
BAR LOCATIONS AT POST TENSIONED ELEMENTS
½" = 1' - 0"



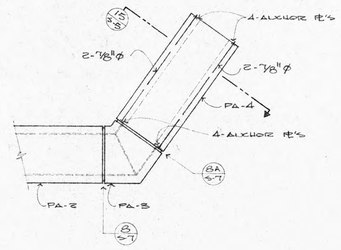
4 STRUCTURE EO – PLAN
S-8 · ¼" = 1' - 0"



5 STRUCTURE PA – PLAN
S-8 · ¼" = 1' - 0"



7 S-5 · ¼" = 1' - 0"



8 S-5 · ¼" = 1' - 0"

6 CORDER & TYP. FREESTADDING UNIT – PLAN
S-5 · ½" = 1' - 0"

GENERAL NOTE:
SEE SCHEDULE ON SHEET S-6 FOR ANCHORPLATE SIZES, ETC.

GFDS ENGINEERS
CIVIL & STRUCTURAL ENGINEERS
1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA

EMBARCADERO PLAZA
EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCALE: as noted
DATE: JAN. 25, 1984
DRAWN BY: jmo

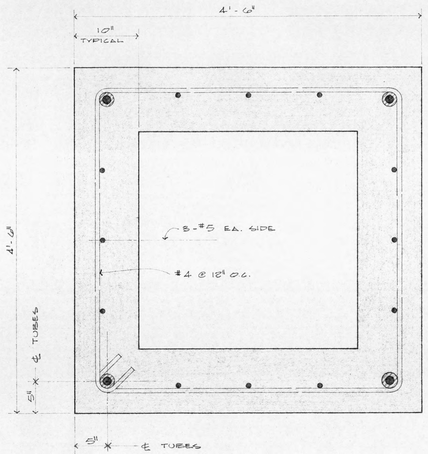
SCULPTURE
PLANS, ELEVATIONS & DETAILS

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

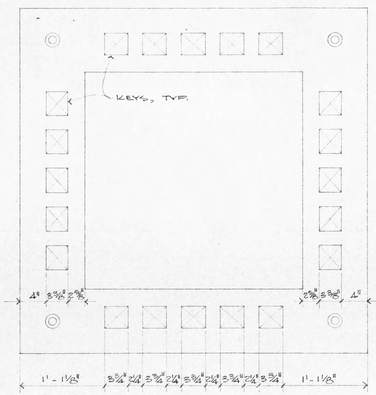
JOINT VENTURE ARCHITECTS:
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JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

S5

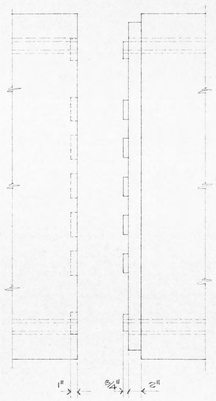
SHEET S5 OF 8



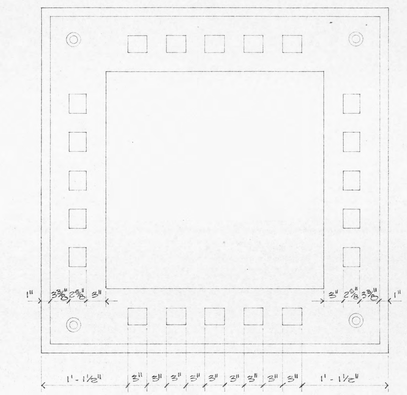
1 SECTION - TYP. POST TENSIONED ELEMENT
5-6 1½" = 1'-0"



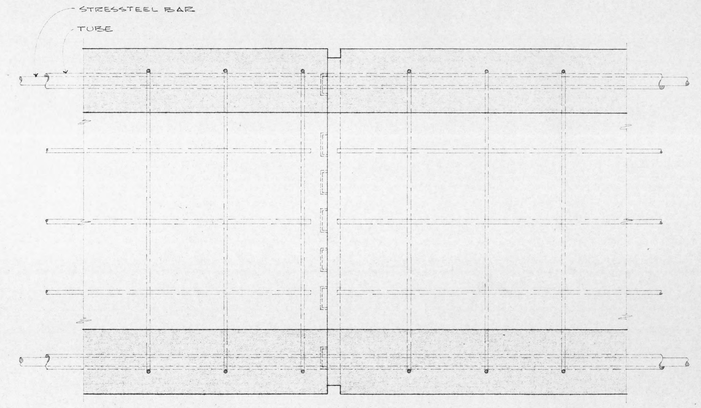
2 END VIEW - TYPICAL
5-6 1½" = 1'-0"



3 SIDE VIEW OF ENDS
5-6 1½" = 1'-0"

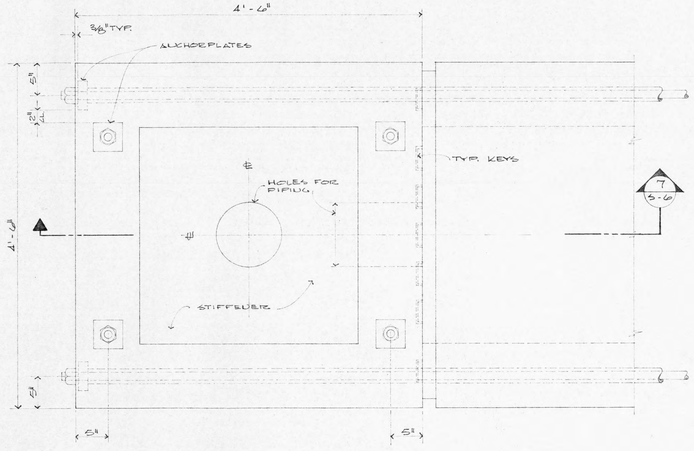


4 END VIEW - TYPICAL
5-6 1½" = 1'-0"



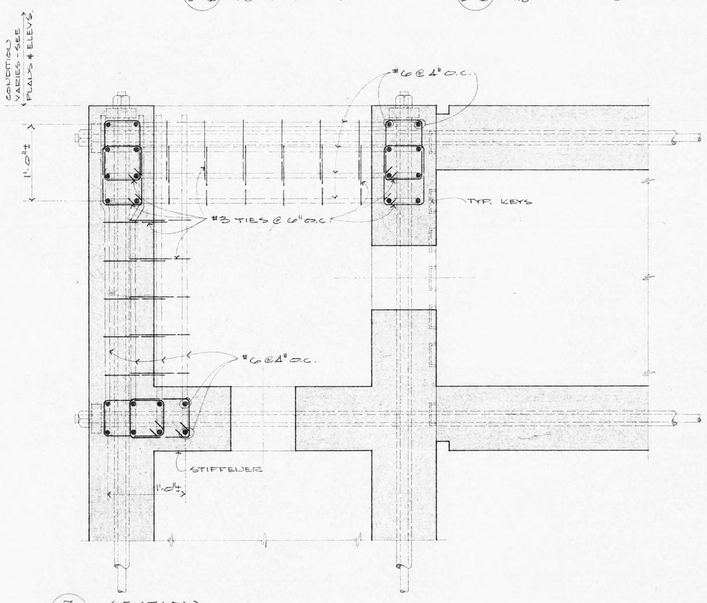
NOTE: BEFORE JOINING UNITS, SURFACES IN CONTACT AND KEYS SHALL BE COVERED WITH EPOXY GROUT.

5 SECTION IN JOINT - TYP. END CONNECTION OF POST TENSIONED ELEMENTS
5-6 1½" = 1'-0"

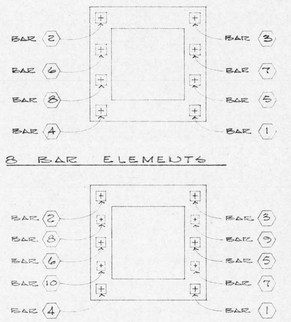


NOTE:
SIZE, NUMBER & LOCATIONS OF BARS & ANCHOR PL'S VARY - SEE PLANS & ELEVS.

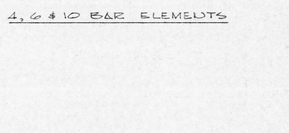
6 PLAN - CONNECTION FOR PERPENDICULAR ELEMENTS
5-6 1½" = 1'-0"



7 SECTION
5-6 1½" = 1'-0"



8 BAR ELEMENTS



4, 6 & 10 BAR ELEMENTS

SEQUENCE BARS NUMBER	MAXIMUM STRESS TO BE APPLIED IN ADDITION TO PREVIOUS	BAR DIA.	FINAL DESIGN LOAD	ANCHOR PL SIZE
1	30ᵏ	1⅜" ϕ	142ᵏ	6½" x 6½" x 2"
2	70ᵏ	1¼" ϕ	118ᵏ	6" x 6" x 1¾"
1	120ᵏ OR FINAL STRESS	1⅛" ϕ	95ᵏ	5½" x 5½" x 1¾"
2	80ᵏ OR FINAL STRESS	1" ϕ	75ᵏ	5" x 5" x 1½"
3	80ᵏ OR FINAL STRESS	⅞" ϕ	58ᵏ	4½" x 4½" x 1½"
4	150ᵏ OR FINAL STRESS	¾" ϕ	42ᵏ	4" x 4" x 1"
3	70ᵏ OR FINAL STRESS			
5	150ᵏ OR FINAL STRESS			
6	150ᵏ OR FINAL STRESS			
BALANCE	STRESS SYMMETRICALLY IN ORDER SHOWN BY NUMBERS.			

GENERAL NOTE:
ANCHOR PL'S SHALL BE EITHER THREADED OR DRILLED FOR PASSAGE OF BARS. UNTHREADED ANCHOR PL'S SHALL HAVE NUTS. ALL AS REQUIRED ABOVE AS DIRECTED TO ALLOW FOR PROPER SEQUENCE OF INSTALLATION.

EXCEPTION: FOR STRUCTURE UNIT & ELEV. USES WEDGES IN LIEU OF NUTS.

NOTE: ALL ANCHOR PLATES, NUTS, WEDGES & END 1' OF BARS TO BE GALVANIZED.

8 STRESSING SEQUENCE & ANCHOR PL SIZES
5-10

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CIVIL & STRUCTURAL ENGINEERS
1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCULPTURE

SECTIONS & DETS. - POST TENSIONED ELEMENTS

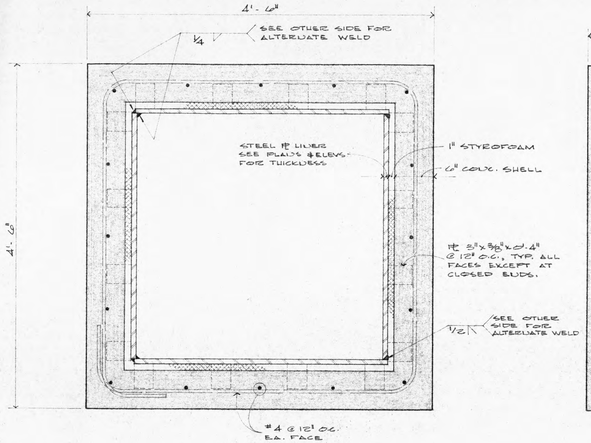
SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

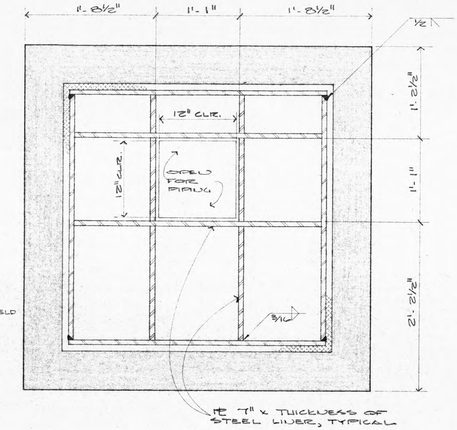
JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

SCALE: as noted
DATE: JAN. 23, 1969
DRAWN BY: jmo

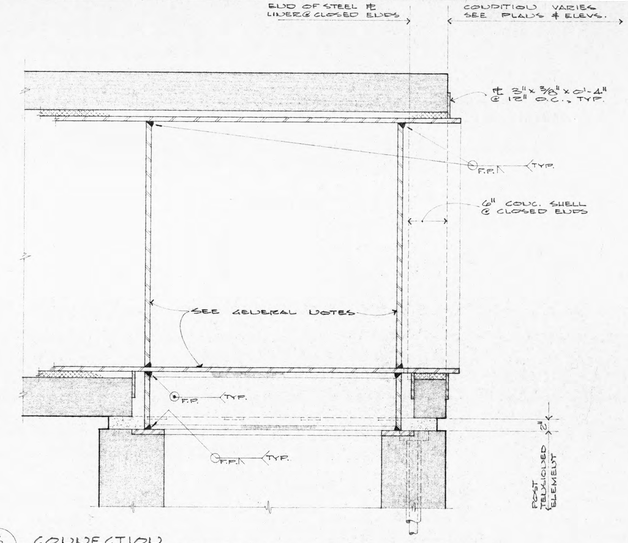
S6

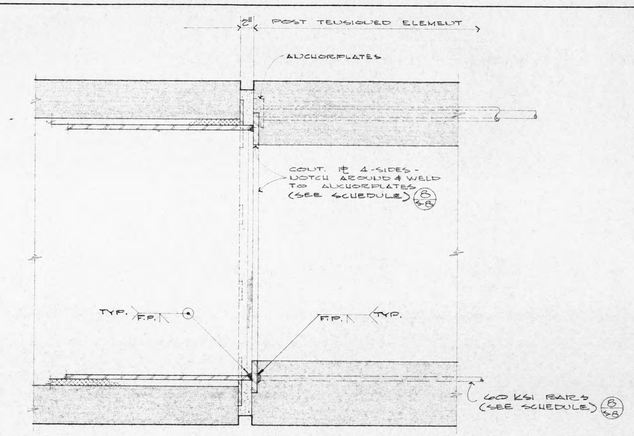
SHEET S6 OF 8





NOTE:
SEE MECH. DWGS. FOR VARYING CONDITIONS.



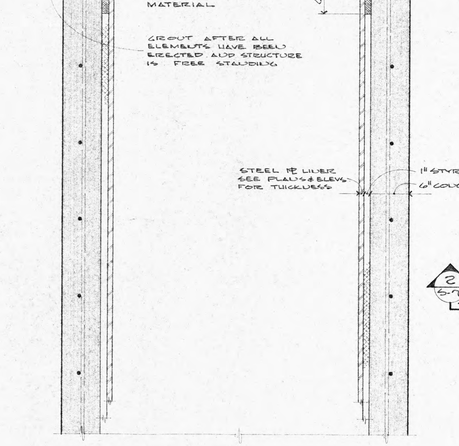


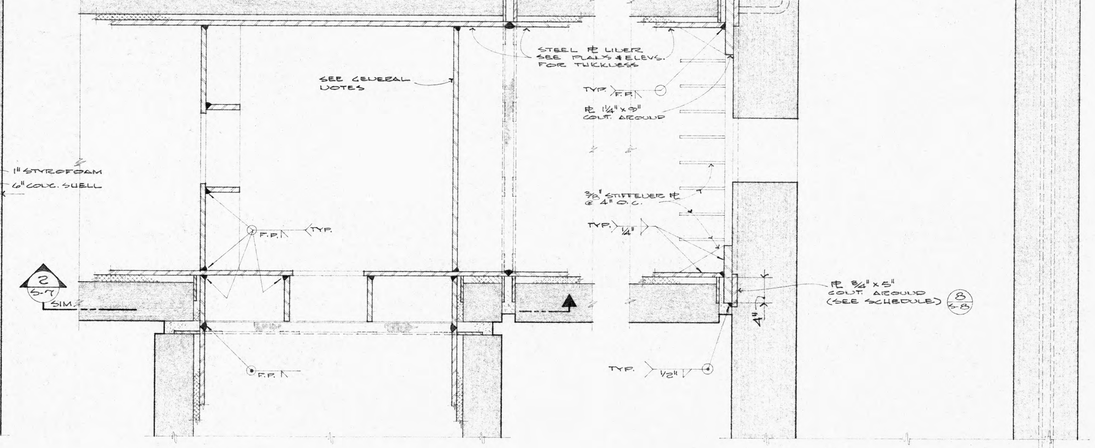
1 / 5-7 SECTION - TYP STEEL LINED ELEMENT
1½" = 1' - 0"

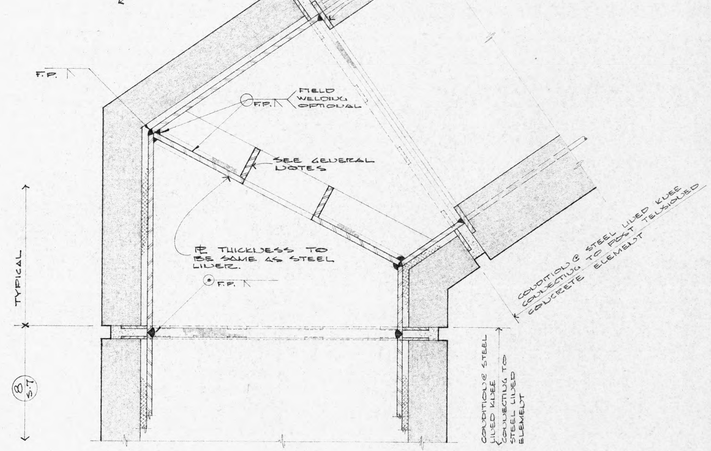
2 / 5-7
1½" = 1' - 0"

3 / 5-7 CONNECTION
1½" = 1' - 0"

4 / 5-7 CONNECTION
1½" = 1' - 0"







5 / 6-7 TYP END CONNECTION
1½" = 1' - 0"

6 / 5-7 CONNECTION
1½" = 1' - 0"

7 / 5-7 CONNECTION
1½" = 1' - 0"

8 / 6-8 8A / 5-7 SECTION - TYPICAL KNEE & CONNECTIONS
1½" = 1' - 0"

GENERAL NOTES:
AT ALL OPENINGS & PIPING THROUGH LINER ℄'S AND STIFFENER ℄'S PROVIDE REINFORCING SIMILAR TO DET. 6 / 5-7

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Folder 102 - 5107

EMBARCADERO PLAZA
EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCALE: as noted
DATE: JAN. 28, 1969
DRAWN BY: jmo

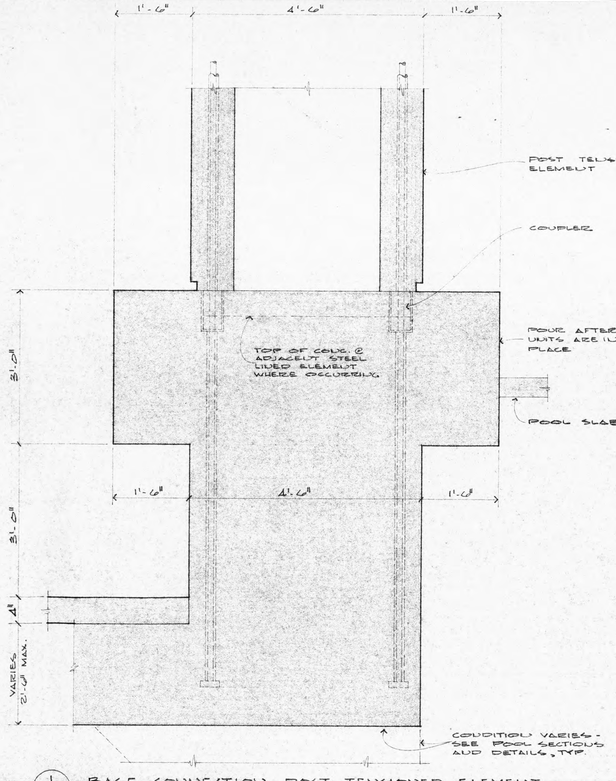
SCULPTURE
SECTIONS & DETS. - STEEL LINED ELEMENTS & CONNS.

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION
WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT
AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

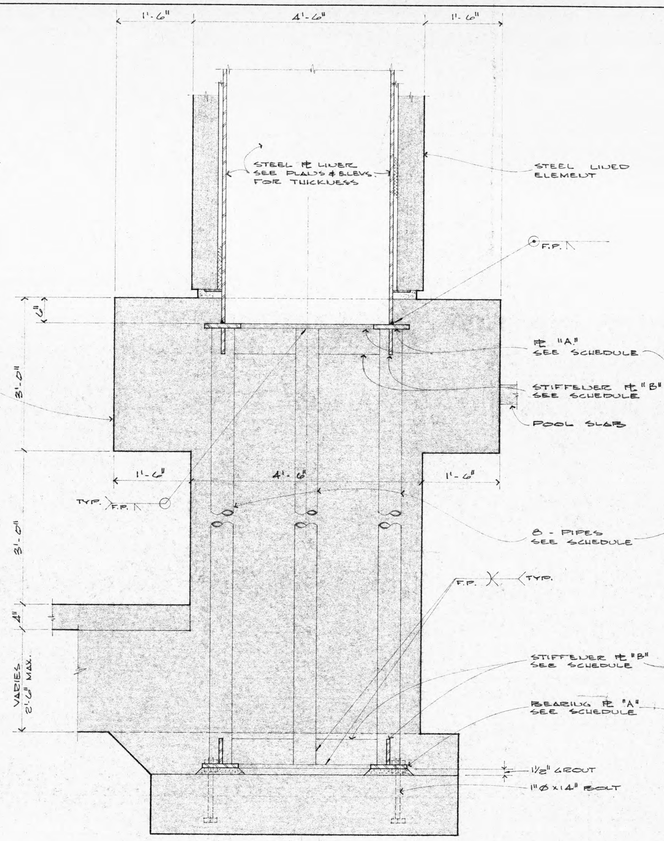
JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

S7

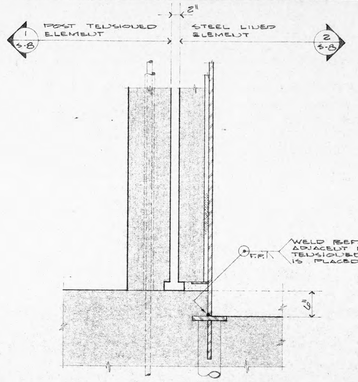
SHEET S 7 OF 8



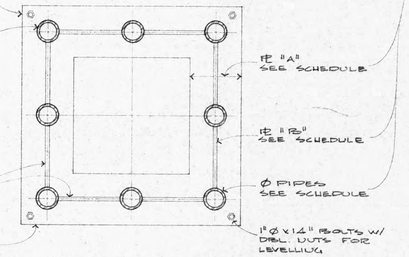
1 S-8 BASE CONNECTION - POST TENSIONED ELEMENT
1" = 1' - 0"



2 S-8 BASE CONNECTION - STEEL LINED "E" ELEMENTS
1" = 1' - 0"



3 S-8 SECTION
1" = 1' - 0"

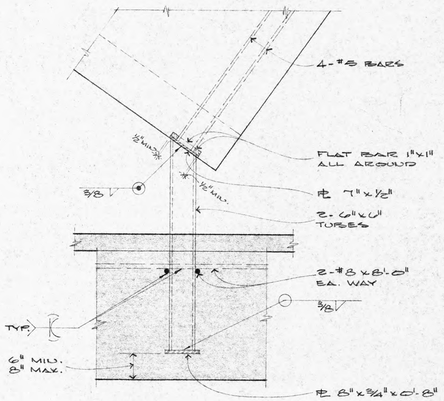


PLAN - PIPE RACK

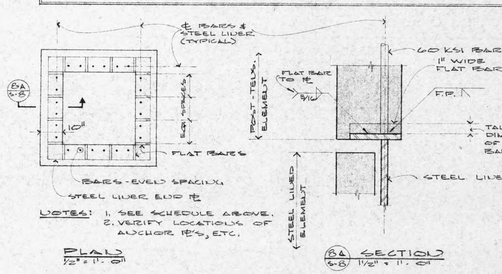
STRUCTURE	Ø PIPE	℄ "A"	℄ "B"
UL	8-5"ØXX STRGTH.	5½" x 1¾"	8" x ⅝"
EC	"	"	"
UC (1 @ 15)	8-4"ØXX STRGTH.	8½" x 1½"	"
EF	8-5"Ø x STRGTH.	6" x 1½"	6" x ⅝"
EJ (1 @ 12)	"	"	"
ED (1 @ 10)	"	"	"
PA	8 - 4" Ø STD	5½" x ⅝"	4" x ½"

6 S-8 PIPE RACK SCHEDULE

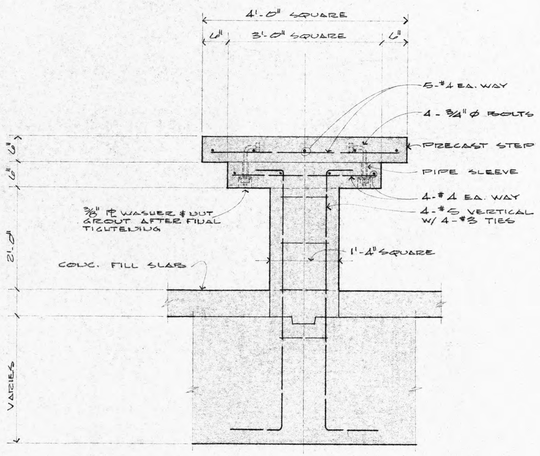
UNIT	℄ SIZE	LUMBER & SIZE (60 KSI BEARS (EACH FACE)	FLAT BARS (EACH FACE)
UL-5	5" x 1"	7 - #9	4 - 1" x 1½"
UC-5	5" x 1"	7 - #9	4 - 1" x 1½"
UC-8		4 - #5	4 - 1" x 1½"
EC-4 (BOTH ENDS)	7" x 1"	5 - #9 x 8'-3"	4 - 1" x 1½" x 8"
EC-6 @ 7	6 x ½"	6 - #5 x 3'-0"	3 - 1" x 1¼" x 6"
EF-4 @ 7	6 x ⅝"	8 - #6 x 3'-6"	3 - 1" x 1" x 6"
EJ-3	7 x ⅞"	6 - #9	4 - 1" x 1½" x 8"
EJ-6	5" x ¾"	6 - #8 x 41'-6"	4 - 1" x 1½" x 6"
EJ-8	6" x ½"	6 - #5	3 - 1" x 1" x 6"
ED-3	5" x ⅞"	5 - #9	4 - 1" x 1½" x 6"
ED-8		4 - #5	3 - 1" x 1" x 6"
PA-4	6" x ½"	6 - #5	3 - 1" x 1" x 6"
UK-2 @ 4	7" x ¾"	8 - #6	4 - 1" x 1½" x 8"



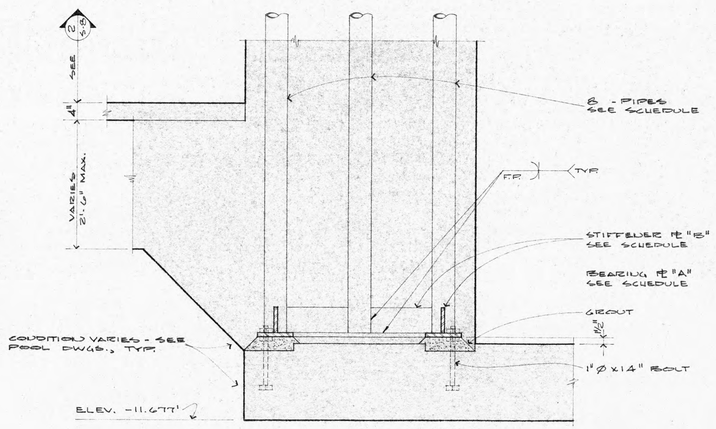
7 S-8 SUPPORT TUBE DET.
1" = 1' - 0"



8 S-8 STEEL LINER END ℄ SCHEDULE & DETAILS



4 S-8 PRECAST CONCRETE PEDESTAL
1" = 1' - 0"



5 S-8 BASE CONNECTION - STEEL LINED "D" ELEMENTS
1" = 1' - 0"

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1620 MONTGOMERY ST., SAN FRANCISCO, CALIFORNIA

EMBARCADERO PLAZA

EMBARCADERO LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E1

SCALE: as noted
DATE: JAN. 25, 1988
DRAWN BY: jmo

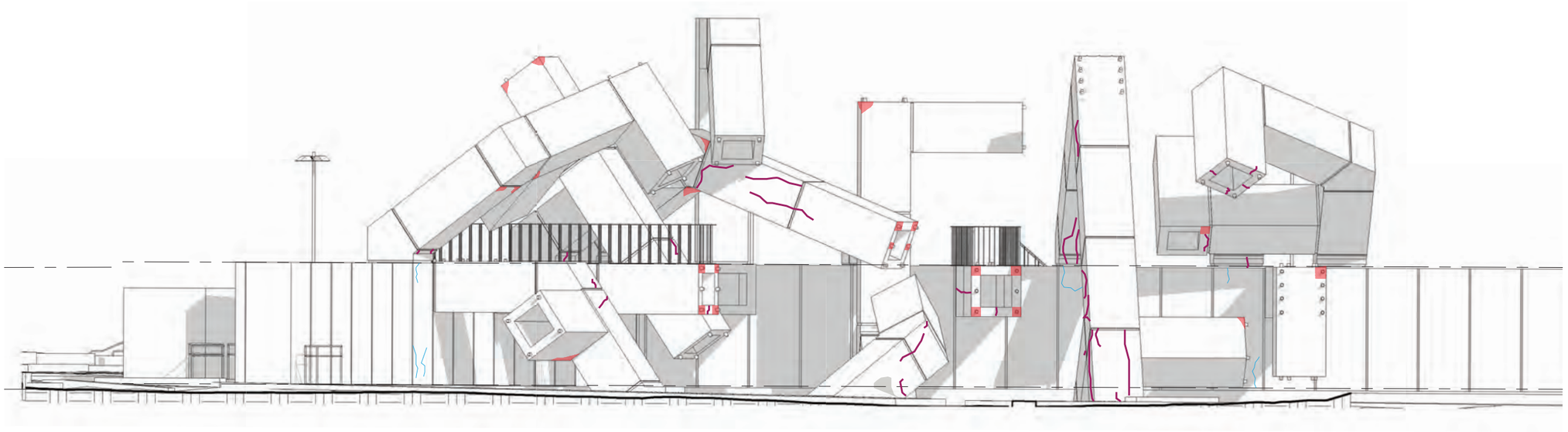
SCULPTURE
BASE, FOUNDATIONS, SECTIONS & DETAILS

SAN FRANCISCO REDEVELOPMENT AGENCY IN COOPERATION WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT AND SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

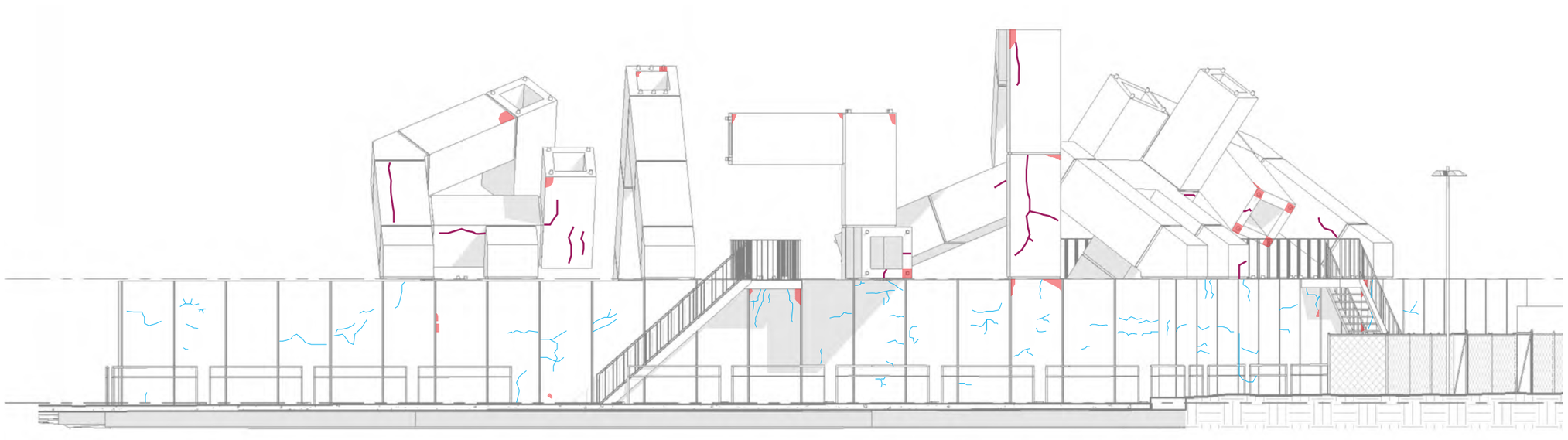
JOINT VENTURE ARCHITECTS:
LAWRENCE HALPRIN & ASSOCIATES
JOHN S. BOLLES ASSOCIATES
MARIO J. CIAMPI & ASSOCIATES

S8

SHEET S8 OF 8



WEST ELEVATION



EAST ELEVATION

LEGEND

- SPALLING
- CRACK
- HAIRLINE CRACK

Conditions Assessment
Annotated Elevation Drawings

VAILLANCOURT FOUNTAIN

PAGE&TURNBULL

APPLIED MATERIALS & ENGINEERING, INC.
980 41st Street
Oakland, CA 94608
Tel: (510) 420-8190
FAX: (510) 420-8186
e-mail: info@appmateng.com

February 20, 2025

Project No.: 1250111C

Ms. Carolyn Kiernat
PAGE & TURNBULL
170 Maiden Lane, 5th Floor
San Francisco CA 94108

Email: Kiernat@page-turnbull.com

Subject: Non-destructive Testing
Vaillancourt Fountain, San Francisco, CA

Dear Ms. Kiernat:

As requested, Applied Materials & Engineering, Inc. (AME) has completed ground penetrating radar (GPR) scans of the precast concrete sculpture for reinforcing steel and potential connections at the subject location.

PROCEDURES & RESULTS

GPR Survey Vaillancourt Precast Concrete Tubes

Ground Penetrating Radar (GPR) was used to survey the precast concrete tubes for reinforcing steel patterns and potential connections of the various angles/cantilevered sections.

Additional scans were made at the rear wall near the staircase to determine if the formed rough shapes protruding from the precast concrete were reinforced. No reinforcing was detected in the rough shapes protruding at rear wall.

Results of our GPR survey are shown in Table I.

Photos 1 through 4 show location and laid out markings (blue and red) where scans were conducted.

Please call if any questions arise.

Sincerely,

APPLIED MATERIALS & ENGINEERING, INC.

Brandon Antos
Project Manager

Reviewed by:

Armen Tajirian, Ph.D., PE
Principal

TABLE I

GPR SURVEY OF PRECAST CONCRETE TUBES TEST RESULTS

VAILLANCOURT FOUNTAIN ART

Embarcadero, San Francisco, CA

AME Project No. 1250111C

Photo I.D. *	Surveyed Area Description Summary
1	Precast tube reinforcing spacing is 12" on center each way with 4" and 3½" cover from outside face.
2	The precast tubes appear to have some sort of connection/through bolt or pipe holding cantilevered sections together. See red markings in Photo 2. Red markings indicate potential through bolt connections which line up with end caps at exterior of precast tube. Blue marking indicates reinforcing steel.
3	Steel plate at end cap.
4	Rear wall near staircase. No reinforcing at protruding precast formed shapes.

*See attached Photos 1, 2, 3 and 4.



Photo 1. Side view of one of the tubes with GPR scan markings on the face of the tube.



Photo 2. Red GPR scan markings indicate a rod of an unknown material connecting the tubes.



Photo 3. Steel plate at end cap.



Photo 4. Rear wall – no reinforcing steel was found.

NORTH TOWER ENVIRONMENTAL
Hazardous Material Consultants

PRE-CONSTRUCTION HAZARDOUS MATERIAL SURVEY

Page & Turnbull
Vaillancourt Fountain
Embarcadero Plaza
San Francisco, California



PREPARED BY:
North Tower Environmental
1485 Bayshore Boulevard, #185
San Francisco, California

March 13, 2025
Revision 01 - April 25, 2025

PRE-CONSTRUCTION HAZARDOUS MATERIAL SURVEY

Page & Turnbull
Vaillancourt Fountain
Embarcadero Plaza
San Francisco, California

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A. Executive Summary	**……**	**Page Number 1**
B. Introduction	**……**	**Page Number 1**
C. Asbestos Survey and Findings	**……**	**Page Number 1**
D. Lead Paint Survey and Findings	**……**	**Page Number 3**
F. PCB Bulk Sampling	**……...**	**Page Number 5**
F. Limitations	**……...**	**Page Number 5**
G. Conclusions	**……..**	**Page Number 6**

ATTACHMENTS

Table 1 - Summary of Asbestos Sample Results
Table 2 - Summary of Lead Paint Chip Results
Table 3 - Summary of Lead Paint Chip Results

APPENDICES

Appendix A Consultant Certificates
Appendix B Laboratory Reports – Asbestos PLM
Appendix C Laboratory Reports – Lead AA
Appendix D Laboratory Reports – PCB
Appendix E Sampling Location Diagrams
Appendix F Photos

A. EXECUTIVE SUMMARY

This summary is not to be read as a stand-alone document. The report shall be read in its entirety. The reader must review the detailed information provided in the accompanying text. Any interpretation, use and conclusion resulting from the data contained in this report is the responsibility of the reader.

North Tower Environmental (NTE) conducted a Pre-Construction Hazardous Materials Survey at the request of Page and Turnbull. The survey was conducted at the Vaillancourt Fountain located at the Embarcadero Plaza (Market Street and Steuart Street) in San Francisco, California. Sampling was limited to inspecting the sculpture, fountain basin, surrounding walkways and associated pump room for visible and accessible suspect Asbestos Containing Material (ACM) and Lead Based Paint (LBP) and Polychlorinated Biphenyl (PCB) sealant/building material.

B. INTRODUCTION

NTE was requested by Page and Turnbull to conduct a Pre-Construction Hazardous Materials Survey for visible and accessible ACM and LBP at the Vaillancourt Fountain located at the Embarcadero Plaza (Market Street and Steuart Street) in San Francisco, California. Building materials and areas impacted by the planned construction project include the sculpture, fountain basin, surrounding walkways and pump room.

Drawings and as-built plans were not provided to NTE for this project. The approach used to achieve the stated objective did not involve destructive surveying methods, such as breaking into wall voids or penetrating inaccessible wall or ceiling cavities to locate suspect materials, except for an attempt to access a potential waterproofing membrane beneath the fountain basin. NTE was able to use a concrete core drill to reach a depth of 1ft below ground surface at the fountain basin and did not encounter waterproofing membrane material. It should be assumed that a waterproofing membrane is present beneath the fountain basin and contains ACM.

The survey and report were conducted and issued by Pedro Rico and Carolyn Henry, Cal/OSHA Certified Asbestos Consultants and CDPH accredited professionals. Consultant certifications are contained in Appendix A.

C. ASBESTOS CONTAINING MATERIAL SURVEY AND FINDINGS

Bulk Asbestos Sample Collection and Testing Procedures: Bulk samples were collected from various suspect ACM and LBP. The sampling was limited to the scope of the planned renovation project. The samples were collected by cutting the materials with a razor knife, hammer, and/or scraping with a handheld chisel.

Laboratory results are presented in Tables 1 and 2, and laboratory reports are contained in Appendix B. All samples, along with a completed chain of custody, were delivered to LA Testing of Huntington Beach, California. LA Testing is accredited by the National Institute of Standards and Technology and by the National Voluntary Laboratory Accreditation Program. Bulk asbestos samples were analyzed by polarized light microscopy (PLM).

During the inspection 49 bulk samples of suspected asbestos containing material were collected. The Sample Location Diagram contained in Appendix E identifies the area where the bulk asbestos samples were collected.

Suspect materials in inaccessible locations (such as within some wall and ceiling cavities, and under sub-floors and behind mirrors/panels), if present, may not have been characterized by this survey. Such materials, if encountered, should be treated as ACM until and unless sampling and analysis conducted in accordance with EPA requirements reveal this to be otherwise. The identification and analysis of these materials should be conducted as the materials are encountered and prior to their disturbance.

Asbestos Sampling Results: Based on the sample analysis and findings, below is a list of the materials that have been determined to contain asbestos along with the corresponding NESHAPS category:

Asbestos Material	NESHAPS Category
Waterproof Membrane (Presumed)	Category II Non-Friable
Pump Room Pipe Insulation	Regulated Asbestos Containing Material - Friable
Boiler Rope Gasket	Regulated Asbestos Containing Material - Friable
Gaskets	Category I Non-Friable

The NESHAP and AHERA regulations define ACM as material containing more than 1% asbestos; materials containing less than 1% asbestos are not ACM under NESHAP or AHERA. However, Cal/OSHA worker protection regulations define asbestos containing construction material (ACCM) to be any material containing greater than 0.1% asbestos by weight. The California Division of Occupational Safety and Health (Cal/OSHA) defines four classes of asbestos-related construction work (Class I, Class II, Class III, and Class IV) which are regulated under the Construction Safety Orders for Asbestos. These work classes and their respective requirements pertain to materials containing more than 1% asbestos.

Analytical Results

A total of forty-nine (49) bulk samples of visible and accessible suspect ACM were collected during the survey. For a detailed listing of all materials sampled, refer to attached Table 1, Summary of Asbestos of Asbestos Sample Results (PLM) and Appendix B. The summary below is a compilation of the distinct types of materials and locations, reported by the laboratory, to contain detectable concentrations of asbestos.

SUMMARY OF ASBESTOS SAMPLING RESULTS			
Asbestos Containing Material	**Location**	**% Asbestos (Chrysotile)**	**Estimated Quantity**
Pipe Insulation	Pump Room (Note: This insulated pipe run exits the room through a wall opening, presumably to the exterior underground area)	40%	2 lf
Gaskets	Pump Room (at pipes throughout)	40 %	60 Gaskets
Boiler Rope Gasket	Boiler Door	60%	40 lf
Sealants, Ribbing Material, Gaskets and Insulation	Boiler Interior - Concealed /Inaccessible	Presumed ACM	No Applicable
Waterproof Membrane	Category II Non-Friable	Presumed ACM	Not Applicable
Fire Doors	Pump Room	Presumed ACM	Not Applicable

D. LEAD PAINT SURVEY AND FINDINGS

Background

The U.S. Department of Housing and Urban Development (HUD) is the federal agency responsible for assessing public housing for Lead-Based Paint (LBP) hazards, and HUD has developed and published procedures for use in measuring LBP in residential settings. HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (HUD, June 1995, with 1997 Chapter 7 Revision) are recognized as the industry standard for assessing LBP in residential properties. Although the HUD Guidelines do not directly apply to non-residential facilities, they do provide an industry benchmark for the testing and assessment of lead in soil, dust, and paint.

For reference purposes, HUD and the U. S. EPA define "lead-based paint" as paint having a concentration of lead equal to or greater than 1.0 milligram per square centimeter (1.0 mg/cm^2) by X-ray fluorescence (XRF) analyzer, or greater than 0.5% by weight [5,000 parts per million (ppm)] by laboratory analysis. For the purposes of this report, the sample may also have a lower lead content and be considered Lead Containing Paint (LCP), which is any paint indicating detectable concentrations of lead but less than 1.0 mg/cm^2 (0.5 % by weight).

The Cal/OSHA Construction Industry Safety Orders for Lead (8 CCR §1532.1, et. seq.) apply to all construction work (including renovation) where an employee may be exposed to lead, and the standard regulates construction work practices involving any detectable concentration of lead. Therefore, all construction-related work performed on surface coatings or building components containing detectable concentrations of lead must be done in compliance with the requirements of this standard.

CDPH also regulates lead-related construction (as well as the generation and control of lead hazards) in residential and public buildings. CDPH uses the same definition of "lead-based paint"

as do HUD and EPA. CDPH enforces Title 17 of the California Code of Regulations, Division 1, Chapter 8 governing the Accreditation, Certification, and Work Practices for Lead-Based Paint and Lead Hazards (17 CCR §35001, et. seq.).

Lead Sampling Results

Bulk paint chip samples were collected from representative visible and accessible suspect painted surfaces that may be impacted during plan roof repair activities. The sampling was limited to the scope of the planned renovation project. The samples were collected by cutting and scraping the materials with a razor knife and/or scraping with a handheld chisel. Laboratory results are presented in Table 2 and laboratory reports are contained in Appendix C. A total of 13 bulk paint samples were submitted to the lab for Flame Atomic Absorption (Flame AA) analysis, along with a completed chain of custody, and were delivered to Micro Analytical Laboratories of Emeryville, California.

Laboratory results indicated that lead was present in the painted surfaces listed below. Table 2 contains a detailed listing of the materials tested for lead. Painted surfaces not sampled as part of this survey should be assumed to contain lead unless bulk paint chip sampling and laboratory analysis determines otherwise.

SUMMARY OF LEAD SAMPLING RESULTS		
Vaillancourt Fountain, San Francisco, California		
Type	**Material**	**Location**
Lead-Based Paint	Pump Room: Beige, Red and Gray Paint and other color paints	Pump Room: Throughout on painted surfaces including pumps, tanks and associated components; steel; steel bases/framing; doors/frames; all piping, conduits, lines; flanges; motors; ladder and associated components; Walls and Ceilings
Lead-Containing Paint	Fountain Area: Beige Paint and all other painted/coated surfaces	Fountain Area: Pump Room Fenced-In Enclosure Steel Posts; Metal Door/Hatch Access to Pump Room; and Railings
	Pump Room: Dark Blue and Gray Floor Paint	Pump Room: Painted Floors and Boiler

Lead Paint Hazards

Painted surfaces and coatings throughout the building interior and exterior inspected as part of this survey were noted to be in deteriorated condition in many areas, as documented in photos in Appendix F. The damaged paint includes primer and paint coatings on the exterior railings, support posts, doors and throughout the pump room interior. Suspect lead-containing debris and dust noted on horizontal surfaces and floor throughout the pump room should be cleaned and remediated.

E. POLYCHLORINATED BIPHENYL BULK SAMPLING

NTE conducted sampling for visible and accessible suspect polychlorinated biphenyl (PCB) containing building materials. The sampling was intended to provide information concerning suspected PCB-containing materials that could require removal and disposal per 40 CFR 761. NTE identified two suspect PCB sealants that were part of the fountain.

Two (2) caulking/sealants were sampled from the building exterior. Samples were submitted to EMSL Analytical of Indianapolis, Indiana, under chain-of-custody procedures for analysis according to the U.S. EPA method SW846 8082A.

Analytical results reported that the bulk samples did not contain PCBs above the laboratory detection limit. Table 3 contains a summary of the PCB analytical results. The PCB laboratory analytical report is contained in Appendix D of this report.

F. LIMITATIONS

The reported results in this report are intended for discussion and informational purposes only. These results should not be solely used in the preparation or design of specific asbestos abatement response options without the supplement of additional field-specific and material-specific information.

The judgments, conclusions, and recommendations described in this report pertain to the conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein and this report is not intended for use in future evaluations of the facility unless an update is conducted by a Certified Asbestos Consultant familiar with currently used asbestos survey practices and this subject facility.

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G. CONCLUSIONS and RECOMMENDATIONS

Asbestos Containing Material:

- The intent of sampling was to identify visible and accessible suspect Asbestos Containing Material (ACM), Lead Based Paint (LBP) and polychlorinated biphenyl (PCB) building materials expected to be impacted during the upcoming planned construction project. Materials not identified in this report that are present or discovered at the site must be assumed to contain ACM, LBP and/or PCBs until sampled and proven otherwise.

- Asbestos Containing Material identified in this survey report includes insulated pipes, pipe system gaskets, boiler door gaskets, the boiler interior and fire doors. ACM is also presumed to be present in the pump room fire doors and the waterproofing membrane concealed beneath the fountain floor/basin concrete slab.

- If planned renovation work will disturb asbestos containing materials, the asbestos should be abated by a licensed, certified, and registered asbestos abatement contractor prior to renovation activities. Abatement should be performed in accordance with a site-specific asbestos abatement specification and/or asbestos abatement work plan.

Lead Paint:

- Lead Based Paint and Lead Containing Paint were identified during this survey. All work to be performed on surfaces coated with any detectable level of lead, the contractor must comply with Cal/OSHA Construction Safety Orders, Lead, Section 1532.1, Title 8, CCR and CDPH Title 17.

- Painted surfaces and coatings inspected as part of this survey were noted to be in deteriorated condition on the exterior railings, support posts, doors and throughout the pump room interior. Suspect lead-containing debris and dust noted on horizontal surfaces and floor throughout the pump room should be cleaned and remediated.

- Paint and other suspect lead containing materials not sampled as part of this survey should be assumed to contain lead until and unless they are sampled by a CDPH-certified Inspector/Assessor, analyzed by an accredited laboratory, and reported to have no detectable concentrations of lead.

Polychlorinated Biphenyl Bulk Sampling:

- NTE conducted sampling for visible and accessible suspect polychlorinated biphenyl (PCB) containing building materials to provide information concerning suspected PCB-containing materials that could require removal and disposal per 40 CFR 761. NTE identified two suspect PCB sealants that were part of the fountain basin. Analytical results reported that the bulk samples did not contain PCBs above the laboratory detection limit.

TABLE 1

Asbestos Sampling Results - Polarized Light Microscopy (PLM) Analysis

Vaillancourt Fountain Survey, San Francisco, California

Fountain Sampling			
Sample Number	**Building Material**	**Location**	**Asbestos Content**
NT-5006-021425-FC-1A	Fountain Concrete	South East Inner Wall (Upper)	None Detected
NT-5006-021425-FC-2A	Fountain Concrete	Square Platform Base	None Detected
NT-5006-021425-FC-3A	Fountain Concrete	Square Platform Pad	None Detected
NT-5006-021425-FC-4A	Fountain Concrete	North East Pool/ Fountain Floor-6" Depth	None Detected
NT-5006-021425-FC-5A	Fountain Concrete	West Middle Wall	None Detected
NT-5006-021425-FC-6A	Fountain Concrete	Perimeter Waterway Wall	None Detected
NT-5006-021425-SC-1A	Sculpture Concrete	Section #10 Inner Wall	None Detected
NT-5006-021425-SC-2A	Sculpture Concrete	Section #8 Inner Wall	None Detected
NT-5006-021425-SC-3A	Sculpture Concrete	Section #8 Outer Texture	None Detected
NT-5006-021425-SC-4A	Sculpture Concrete	Section #6 Outer Texture	None Detected
NT-5006-021425-SC-5A	Sculpture Concrete	Section #2 Inner Wall	None Detected
NT-5006-021425-PC-1A	Pebble Concrete	Fenced-In Pump Room Access Enclosure Area - Wall - Similar to SC	None Detected
NT-5006-021425-PC-2A	Pebble Concrete	Fenced-In Pump Room Access Enclosure Area - Wall - Similar to SC	None Detected
NT-5006-021425-CA-1A	Caulking	Fenced-In Pump Room Access Enclosure Area - Square Access Panel	None Detected
NT-5006-021425-CA-2A	Caulking	Fenced-In Pump Room Access Enclosure Area - Square Access Panel	None Detected
NT-5006-021425-BC-1A	Black Coating / Tar	Sculpture Section #6 - Steel Post Base at Fountain/Pool Floor	None Detected
NT-5006-021425-BC-2A	Black Coating / Tar	Sculpture Section #8 - Lower Inner Wall	None Detected
NT-5006-021425-BC-3A	Black Coating / Tar	North East Fountain/Pool Floor Drain	None Detected
NT-5006-021425-CA-1B	Caulking	Fountain Perimeter Waterway at Side Wall Metal Plate - North	None Detected

TABLE 1

Asbestos Sampling Results - Polarized Light Microscopy (PLM) Analysis

Vaillancourt Fountain Survey, San Francisco, California

Sample Number	Building Material	Location	Asbestos Content
Fountain Sampling			
NT-5006-021425-CA-2B	Caulking	Fountain Perimeter Waterway at Side Wall Metal Plate - East	None Detected
NT-5006-021425-CA-1C	White Caulking	Fountain Perimeter Wall Seam at Waterway - North	None Detected
NT-5006-021425-CA-2C	White Caulking	Fountain Perimeter Wall Seam at Waterway - East	None Detected
NT-5006-021425-CA-1D	Gray Caulking	Sidewalk Slab - East	None Detected
NT-5006-021425-CA-2D	Gray Caulking	Curb - East	None Detected
NT-5006-021425-SC-1A	Sidewalk Concrete	Floor - East of Fountain	None Detected
NT-5006-021425-SC-2A	Sidewalk Concrete	Floor - North of Fountain	None Detected
NT-5006-021425-GBM-1A	Gray Brick and Mortar	Floor - East of Fountain	None Detected
NT-5006-021425-GBM-2A	Gray Brick and Mortar	Floor - North of Fountain	None Detected
NT-5006-021425-RBM-1A	Red Brick and Mortar	Floor - West of Fountain	None Detected
NT-5006-021425-RBM-2A	Red Brick and Mortar	Floor - West of Fountain	None Detected
Fountain Mechanical Pump Room Sampling			
NT-5006-021425-C-1A	Concrete	Pad at Filtered Water Tank Lines- S/SW	None Detected
NT-5006-021425-C-2A	Concrete	East Closet- East Wall	None Detected
NT-5006-021425-C-3A	Concrete	Floor - Main Pump Room - West	None Detected
NT-5006-021425-G-1A	***Gasket***	***Pump #2 -24" Elbow***	***40% Chrysotile***
NT-5006-021425-G-2A	***Gasket***	***Pump #1 - Flange at South Wall***	***40% Chrysotile***
NT-5006-021425-G-3A	***Gasket***	***Pump #4 - Flange at South Wall***	***40% Chrysotile***
NT-5006-021425-PI-1A	***Pipe Insulation***	***East Closet- Upper Conduit at Concrete Wall***	***40% Chrysotile***
NT-5005-021425-PI-2A	***Pipe Insulation***	***East Closet- Upper Conduit at Concrete Wall***	***40% Chrysotile***
NT-5006-021425-PI-3A	***Pipe Insulation***	***East Closet- Upper Conduit at Concrete Wall***	***40% Chrysotile***

TABLE 1

Asbestos Sampling Results - Polarized Light Microscopy (PLM) Analysis

Vaillancourt Fountain Survey, San Francisco, California

Fountain Sampling			
Sample Number	**Building Material**	**Location**	**Asbestos Content**
NT-5006-021425-PI-1B - Wrap	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler-Main Pump Room	None Detected
NT-5006-021425-PI-1B - Insulation	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler-Main Pump Room	None Detected
NT-5006-021425-PI-2B - Wrap	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler-Main Pump Room	None Detected
NT-5006-021425-PI-2B - Insulation	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler-Main Pump Room	None Detected
NT-5006-021425-PI-3B- Wrap	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler-Main Pump Room	None Detected
NT-5006-021425-PI-3B- Insulation	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler-Main Pump Room	None Detected
NT-5006-021425-RI-1A	Rope Insulation	East Closet - 8" Cast Iron Pipe at Concrete Wall	None Detected
NT-5006-021425-RI-2A	Rope Insulation	East Closet - 8" Cast Iron Pipe at Concrete Wall	None Detected
NT-5006-021425-RI-1B	Rope Insulation	East Closet - 4" Abandoned Metal Conduit at Concrete Wall	None Detected
NT-5006-021425-RI-2B	Rope Insulation	East Closet - 4" Abandoned Metal Conduit at Concrete Wall	None Detected
NT-5006-021425-BG-1A	***Boiler Door Gasket***	***Main Pump Room at Boiler***	***60% Chrysotile***
NT-5006-021425-BG-2A	***Boiler Door Gasket***	***Main Pump Room at Boiler***	***60% Chrysotile***
NT-5006-021425-IP-1A	Insulation Paper	East Closet - 8" Cast Iron Line at Concrete Wall	None Detected

TABLE 2

Lead Paint Chip Sampling Data - Flame AA Analysis

Vaillancourt Fountain Survey, San Francisco, California

Sample Number	Sample Date	Sample Information	Sample Location/Substrate	Condition	Sample Results (% by weight)
NT-5006-021425-L01	2/14/2025	Beige and Red Paint	Main Pump Room- Pump #2 Metal Flange Cap	Deteriorated	8.40%
NT-5006-021425-L02	2/14/2025	Beige and Red Paint	Main Pump Room - Pump #1 - 24" Metal Elbow	Deteriorated	0.49%
NT-5006-021425-L03	2/14/2025	Beige and Red Paint	Main Pump Room - 12" Cast Iron Pipe Between Pump 3 & 4	Deteriorated	6.80%
NT-5006-021425-L04	2/14/2025	Beige and Red Paint	Main Pump Room - 4" Metal Gas Supply Conduit	Deteriorated	11%
NT-5006-021425-L05	2/14/2025	Beige Paint	Main Pump Room - 9" Cast Iron Pool Drain Line	Deteriorated	9.00%
NT-5006-021425-L06	2/14/2025	Gray and Red Paint	Main Pump Room - Pump #4 Metal Motor	Deteriorated	0.25%
NT-5006-021425-L07	2/14/2025	Gray and Red Paint	Main Pump Room - NE Metal Ladder Rails	Deteriorated	0.34%
NT-5006-021425-L08	2/14/2025	Beige and Red Paint	Main Pump Room - Pump #1 Steel Base/Frame	Deteriorated	0.50%
NT-5006-021425-L09	2/14/2025	Gray Paint	Main Pump Room- Concrete Floor	Deteriorated	0.42%
NT-5006-021425-L10	2/14/2025	Beige and Gray Paint	Main Pump Room - Metal Door at Electrical Room	Deteriorated	0.31%
NT-5006-021425-L11	2/14/2025	Dark Blue Paint	Main Pump Room - Metal Boiler	Deteriorated	0.02%
NT-5006-021425-L12	2/14/2025	Beige Paint	Fenced-In Pump Room Access Enclosure - Metal Post - Good	Good	0.03%
NT-5006-021425-L13	2/14/2025	Beige Paint	Pump Room Square Access Door - Metal - Damaged	Deteriorated	0.31%
NT-5006-021425-L14	2/14/2025	Black Paint/ Coating	Sculpture Section #8 - Steel Post at Fountain/Pool Floor - Damaged	Deteriorated	< 0.0064%
NT-5006-021425-L15	2/14/2025	Beige Paint	Sculpture Section #6 - Outer Concrete Wall - Good	Good	< 0.0064%
NT-5006-021425-L16	2/14/2025	Beige and Green Paint	Sculpture Bridge #1 (North) - Metail Railings - Some Damage	Deteriorated	0.13%

TABLE 3

SUMMARY OF PCB SAMPLE RESULTS (EPA 8082 Analysis)

Vaillancourt Fountain Survey, San Francisco, California

Sample Number	Sample Date	Building Material	Location	PCB Analysis Result
NT-5006-PCB-1A	02/14/25	Caulking	Fountain to Waterway Seam - Street Level	None Detected
NT-5006-PCB-1B	02/14/25	Caulking	Perimeter Waterway at Metal Plate - Street Level	None Detected

APPENDIX A
(CONSULTANT CERTIFICATIONS)

APPENDIX B

(ASBESTOS LABORATORY REPORTS / CHAIN OF CUSTODY DOCUMENTATION)

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

http://www.LATesting.com / hblab@latesting.com

LA Testing Order:	332504551
Customer ID:	NORT49
Customer PO:	
Project ID:	

Attention:	Carolyn Henry	**Phone:**	(415) 933-8170
	North Tower Environmental	**Fax:**	(415) 933-8171
	1485 Bayshore Boulevard	**Received Date:**	02/19/2025 9:50 AM
	#185	**Analysis Date:**	02/19/2025
	San Francisco, CA 94124	**Collected Date:**	02/14/2025
Project:	NT-5006 / VAILLACOURT FOUNTAIN SURVEY - SAN FRANCISCO, CALIFORNIA		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
NT-5006-021425-C-1A *332504551-0001*	PAD AT FILTERED WATER TANK LINES - S/SW - CONCRETE	Gray Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
NT-5006-021425-C-2A *332504551-0002*	EAST CLOSET - EAST WALL - CONCRETE	Gray Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
NT-5006-021425-C-3A *332504551-0003*	FLOOR - MAIN PUMP ROOM - WEST - CONCRETE	Gray/Blue Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-G-1A *332504551-0004*	PUMP #2 - 24" ELBOW - GASKET	Gray/Black/Rust Fibrous Homogeneous		60% Non-fibrous (Other)	**40% Chrysotile**
NT-5006-021425-G-2A *332504551-0005*	PUMP #1 - FLANGE AT SOUTH WALL - GASKET	Gray/Black/Rust Fibrous Homogeneous		60% Non-fibrous (Other)	**40% Chrysotile**
NT-5006-021425-G-3A *332504551-0006*	PUMP #4 - FLANGE AT SOUTH WALL - GASKET	Gray Fibrous Homogeneous		60% Non-fibrous (Other)	**40% Chrysotile**
NT-5006-021425-PI-1A *332504551-0007*	EAST CLOEST - UPPER CONDUIT AT CONCRETE WALL - PIPE INSULATION	Beige Fibrous Homogeneous		60% Non-fibrous (Other)	**40% Chrysotile**
NT-5006-021425-PI-2A *332504551-0008*	EAST CLOEST - UPPER CONDUIT AT CONCRETE WALL - PIPE INSULATION	Beige Fibrous Homogeneous		60% Non-fibrous (Other)	**40% Chrysotile**
NT-5006-021425-PI-3A *332504551-0009*	EAST CLOEST - UPPER CONDUIT AT CONCRETE WALL - PIPE INSULATION	Beige Fibrous Homogeneous		60% Non-fibrous (Other)	**40% Chrysotile**
NT-5006-021425-PI-1B-Wrap *332504551-0010*	INSULATED WATER LINE TO WEST BOILER - MAIN PUMP ROOM - HARD-PACK PIPE INSULATION	White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
NT-5006-021425-PI-1B-Insulation *332504551-0010A*	INSULATED WATER LINE TO WEST BOILER - MAIN PUMP ROOM - HARD-PACK PIPE INSULATION	Beige Fibrous Homogeneous	15% Min. Wool	85% Non-fibrous (Other)	None Detected
NT-5006-021425-PI-2B-Wrap *332504551-0011*	INSULATED WATER LINE TO WEST BOILER - MAIN PUMP ROOM - HARD-PACK PIPE INSULATION	White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected

Initial report from: 02/19/2025 19:24:09

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

http://www.LATesting.com / hblab@latesting.com

LA Testing Order:	332504551
Customer ID:	NORT49
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
NT-5006-021425-PI-2B-Insulation *332504551-0011A*	INSULATED WATER LINE TO WEST BOILER - MAIN PUMP ROOM - HARD-PACK PIPE INSULATION	Beige Fibrous Homogeneous	15% Min. Wool	85% Non-fibrous (Other)	None Detected
NT-5006-021425-PI-3B-Wrap *332504551-0012*	INSULATED WATER LINE TO WEST BOILER - MAIN PUMP ROOM - HARD-PACK PIPE INSULATION	White Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
NT-5006-021425-PI-3B-Insulation *332504551-0012A*	INSULATED WATER LINE TO WEST BOILER - MAIN PUMP ROOM - HARD-PACK PIPE INSULATION	Gray Fibrous Homogeneous	20% Min. Wool	80% Non-fibrous (Other)	None Detected
NT-5006-021425-RI-1A *332504551-0013*	EAST CLOSET - 8" CAST IRON PIPE AT CONCRETE WALL - ROPE INSULATION	Brown/White Fibrous Heterogeneous	30% Cellulose 25% Synthetic	45% Non-fibrous (Other)	None Detected
NT-5006-021425-RI-2A *332504551-0014*	EAST CLOSET - 8" CAST IRON PIPE AT CONCRETE WALL - ROPE INSULATION	Brown/Gray Fibrous Heterogeneous	35% Cellulose 30% Synthetic	35% Non-fibrous (Other)	None Detected
NT-5006-021425-RI-1B *332504551-0015*	EAST CLOSET - 4" ABANDONED METAL CONDUIT AT CONCRETE WALL - ROPE INSULATION	Brown/White Fibrous Heterogeneous	30% Cellulose 30% Synthetic	40% Non-fibrous (Other)	None Detected
NT-5006-021425-RI-2B *332504551-0016*	EAST CLOSET - 4" ABANDONED METAL CONDUIT AT CONCRETE WALL - ROPE INSULATION	Brown/White Fibrous Heterogeneous	60% Synthetic	40% Non-fibrous (Other)	None Detected
NT-5006-021425-BG-1A *332504551-0017*	MAIN PUMP ROOM AT BOILER - BOILER DOOR GASKET	Tan/Rust Fibrous Homogeneous		40% Non-fibrous (Other)	**60% Chrysotile**
NT-5006-021425-BG-2A *332504551-0018*	MAIN PUMP ROOM AT BOILER - BOILER DOOR GASKET	Tan/Rust Fibrous Homogeneous		40% Non-fibrous (Other)	**60% Chrysotile**
NT-5006-021425-IP-1A *332504551-0019*	EAST CLOSET - 8" CAST IRON LINE AT CONCRETE WALL - INSULATION PAPER	Brown/Tan/Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected

Initial report from: 02/19/2025 19:24:09

#332504551

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Turn Around Time: RUSH | 6 Hours | 24 Hours | 48 Hours | 72 Hours

Analysis: AA | Lead | PLM | OTHER | TTLC | Wipe

Chain of Custody Record

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Remarks or Area
NT-5006-021425-C-1A	2-14-25	Concrete	Pad at Filtered Water Tank Lines - S/SW	
NT-5006-021425-C-2A	2-14-25	Concrete	East Closet - East Wall	
NT-5006-021425-C-3A	2-14-25	Concrete	Floor - Main Pump Room - West	
NT-5006-021425-G-1A	2-14-25	Gasket	Pump #2 - 24" Elbow	Main Pump Room
NT-5006-021425-G-2A	2-14-25	Gasket	Pump #1 - Flange at South Wall	Main Pump Room
NT-5006-021425-G-3A	2-14-25	Gasket	Pump #4 - Flange at South Wall	Main Pump Room
NT-5006-021425-PI-1A	2-14-25	Pipe Insulation	East Closet - Upper Conduit at Concrete Wall	
NT-5006-021425-PI-2A	2-14-25	Pipe Insulation	East Closet - Upper Conduit at Concrete Wall	
NT-5006-021425-PI-3A	2-14-25	Pipe Insulation	East Closet - Upper Conduit at Concrete Wall	
NT-5006-021425-PI-1B	2-14-25	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler - Main Pump Room	
NT-5006-021425-PI-2B	2-14-25	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler - Main Pump Room	
NT-5006-021425-PI-3B	2-14-25	Hard-Pack Pipe Insulation	Insulated Water Line to West Boiler - Main Pump Room	
NT-5006-021425-RI-1A	2-14-25	Rope Insulation	East Closet - 8" Cast Iron Pipe at Concrete Wall	
NT-5006-021425-RI-2A	2-14-25	Rope Insulation	East Closet - 8" Cast Iron Pipe at Concrete Wall	

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 13:47	Jonathan Santore (EFX		2/19/25 9:50a

OrderID: 332504551

#332504551

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Chain of Custody Record

Turn Around Time:	**RUSH**	6 Hours	24 Hours	48 Hours	72 Hours
Analysis:	**AA**	**Lead**	**PLM**	**OTHER**	**TTLC**
		Wipe			

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Remarks or Area
NT-5006-021425-RI-1B	2-14-25	Rope Insulation	East Closet - 4" Abandoned Metal Conduit at Concrete Wall	
NT-5006-021425-RI-2B	2-14-25	Rope Insulation	East Closet - 4" Abandoned Metal Conduit at Concrete Wall	
NT-5006-021425-BG-1A	2-14-25	Boiler Door Gasket	Main Pump Room at Boiler	
NT-5006-021425-BG-2A	2-14-25	Boiler Door Gasket	Main Pump Room at Boiler	
NT-5006-021425-IP-1A	2-14-25	Insulation Paper	East Closet - 8" Cast Iron Line at Concrete Wall	

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 1347			

OrderID: 332504551

LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

http://www.LATesting.com / hblab@latesting.com

LA Testing Order:	332504553
Customer ID:	NORT49
Customer PO:	
Project ID:	

Attention:	Carolyn Henry	**Phone:**	(415) 933-8170
	North Tower Environmental	**Fax:**	(415) 933-8171
	1485 Bayshore Boulevard	**Received Date:**	02/19/2025 9:50 AM
	#185	**Analysis Date:**	02/19/2025
	San Francisco, CA 94124	**Collected Date:**	02/14/2025
Project:	NT-5006 / VAILLACOURT FOUNTAIN SURVEY - SAN FRANCISCO, CALIFORNIA		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
NT-5006-021425-FC1A *332504553-0001*	SOUTH EAST INNER WALL (UPPER) - FOUNTAIN CONCRETE	Gray/Black/Beige Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-FC2A *332504553-0002*	SQUARE PLATFORM BASE - FOUNTAIN CONCRETE	Gray/Black/Beige Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-FC3A *332504553-0003*	SQUARE PLATFORM PAD - FOUNTAIN CONCRETE	Gray/Tan/Black Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
NT-5006-021425-FC4A *332504553-0004*	NORTH EAST POOL/FOUNTAIN FLOOR - FOUNTAIN CONCRETE	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-FC5A *332504553-0005*	WEST MIDDLE WALL - FOUNTAIN CONCRETE	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-FC6A *332504553-0006*	PERIMETER WATERWAY WALL - FOUNTAIN CONCRETE	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-1A *332504553-0007*	SECTION #10 INNER WALL - SCULPTURE CONCRETE	Gray/White/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-2A *332504553-0008*	SECTION #8 INNER WALL - SCULPTURE CONCRETE	Gray/Tan/Peach Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-3A *332504553-0009*	SECTION #8 OUTER TEXTURE - SCULPTURE CONCRETE	Gray/Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-4A *332504553-0010*	SECTION #6 OUTER TEXTURE - SCULPTURE CONCRETE	White Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-5A *332504553-0011*	SECTION #2 INNER WALL - SCULPTURE CONCRETE	White Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
NT-5006-021425-PC-1A *332504553-0012*	FENCED-IN PUMP ROOM ACCESS ENCLOSURE AREA - WALL - PEBBLE CONCRETE	Gray/Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-PC-2A *332504553-0013*	FENCED-IN PUMP ROOM ACCESS ENCLOSURE AREA - WALL - PEBBLE CONCRETE	White Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected

Initial report from: 02/19/2025 19:45:02

LA Testing
5431 Industrial Drive Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / hblab@latesting.com

LA Testing Order: 332504553
Customer ID: NORT49
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
NT-5006-021425-CA-1A *332504553-0014*	FENCED-IN PUMP ROOM ACCESS ENCLOSURE AREA - SQUARE ACCESS PANEL - CAULKING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-2A *332504553-0015*	FENCED-IN PUMP ROOM ACCESS ENCLOSURE AREA - SQUARE ACCESS PANEL - CAULKING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-BC-1A *332504553-0016*	SCULPTURE SECTION #6 - STEEL POST BASE AT FOUNTAIN/POOL FLOOR - BLACK COATING / TAR	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-BC-2A *332504553-0017*	SCULPTURE SECTION #8 - LOWER INNER WALL - BLACK COATING / TAR	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-BC-3A *332504553-0018*	NORTH EAST FOUNTAIN/POOL FLOOR DRAIN - BLACK COATING / TAR	Black/Rust Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-1B -Caulk *332504553-0019*	FOUNTAIN PERIMETER WATERWAY AT SIDE WALL METAL PLATE - NORTH - CAULKING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-1B -Concrete *332504553-0019A*	FOUNTAIN PERIMETER WATERWAY AT SIDE WALL METAL PLATE - NORTH - CAULKING	Tan/Black Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-2B *332504553-0020*	FOUNTAIN PERIMETER WATERWAY AT SIDE WALL METAL PLATE - EAST - CAULKING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-1C *332504553-0021*	FOUNTAIN PERIMETER WALL SEAM AT WATERWAY - NORTH - WHITE CAULKING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-2C *332504553-0022*	FOUNTAIN PERIMETER WALL SEAM AT WATERWAY - EAST - WHITE CAULKING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-1D -Caulk *332504553-0023*	CONCRETE CURB/SIDEWALK SEAM - EAST - GRAY CAULKING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 02/19/2025 19:45:02

LA Testing
5431 Industrial Drive Huntington Beach, CA 92649
Tel/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com / hblab@latesting.com

LA Testing Order:	332504553
Customer ID:	NORT49
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
NT-5006-021425-CA-1D -Concrete *332504553-0023A*	CONCRETE CURB/SIDEWALK SEAM - EAST - GRAY CAULKING	Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
NT-5006-021425-CA-2D *332504553-0024*	CONCRETE CURB/SIDEWALK SEAM - EAST - GRAY CAULKING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-1A *332504553-0025*	SIDEWALK SLAB - EAST - SIDEWALK CONCRETE	Tan Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-SC-2A *332504553-0026*	CURB - EAST - SIDEWALK CONCRETE	Gray Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
NT-5006-021425-GBM-1A-Brick *332504553-0027*	FLOOR - EAST OF FOUNTAIN - GRAY BRICK AND MORTAR	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-GBM-1A-Mortar *332504553-0027A*	FLOOR - EAST OF FOUNTAIN - GRAY BRICK AND MORTAR	Beige Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
NT-5006-021425-GBM-2A-Brick *332504553-0028*	FLOOR - NORTH OF FOUNTAIN - GRAY BRICK AND MORTAR	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-GBM-2A-Mortar *332504553-0028A*	FLOOR - NORTH OF FOUNTAIN - GRAY BRICK AND MORTAR	Tan Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
NT-5006-021425-RBM-1A-Brick *332504553-0029*	FLOOR - WEST OF FOUNTAIN - RED BRICK AND MORTAR	Red Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
NT-5006-021425-RBM-1A-Mortar *332504553-0029A*	FLOOR - WEST OF FOUNTAIN - RED BRICK AND MORTAR	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
NT-5006-021425-RBM-2A-Brick *332504553-0030*	FLOOR - WEST OF FOUNTAIN - RED BRICK AND MORTAR	Red Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
NT-5006-021425-RBM-2A-Mortar *332504553-0030A*	FLOOR - WEST OF FOUNTAIN - RED BRICK AND MORTAR	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected

Initial report from: 02/19/2025 19:45:02

#332504553

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Chain of Custody Record

Turn Around Time: RUSH | 6 Hours | 24 Hours | 48 Hours | 72 Hours

Analysis: AA | Lead | PLM | OTHER | TTLC | Wipe

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Remarks or Area
NT-5006-021425-FC-1A	2-14-25	Fountain Concrete	South East Inner Wall (Upper)	
NT-5006-021425-FC-2A	2-14-25	Fountain Concrete	Square Platform Base	
NT-5006-021425-FC-3A	2-14-25	Fountain Concrete	Square Platform Pad	
NT-5006-021425-FC-4A	2-14-25	Fountain Concrete	North East Pool/Fountain Floor	6" depth
NT-5006-021425-FC-5A	2-14-25	Fountain Concrete	West Middle Wall	
NT-5006-021425-FC-6A	2-14-25	Fountain Concrete	Perimeter Waterway Wall	
NT-5006-021424-SC-1A	2-14-25	Sculpture Concrete	Section #10 Inner Wall	
NT-5006-021424-SC-2A	2-14-25	Sculpture Concrete	Section #8 Inner Wall	
NT-5006-021424-SC-3A	2-14-25	Sculpture Concrete	Section #8 Outer Texture	
NT-5006-021424-SC-4A	2-14-25	Sculpture Concrete	Section #6 Outer Texture	
NT-5006-021424-SC-5A	2-14-25	Sculpture Concrete	Section #2 Inner Wall	
NT-5006-021424-PC-1A	2-14-25	Pebble Concrete	Fenced-In Pump Room Access Enclosure Area - Wall	Similar to SC
NT-5006-021424-PC-2A	2-14-25	Pebble Concrete	Fenced-In Pump Room Access Enclosure Area - Wall	Similar to SC
NT-5006-021425-CA-1A	2-14-25	Caulking	Fenced-In Pump Room Access Enclosure Area - Square Access Panel	

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 1338	Jonathan Santore (EFX)		2/19/25 9:50a

OrderID: 332504553

#332504553

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Turn Around Time: RUSH | 6 Hours | 24 Hours | 48 Hours | 72 Hours

Analysis: AA | Lead | PLM | OTHER | TTLC | Wipe

Chain of Custody Record

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Remarks or Area
NT-5006-021425-CA-2A	2-14-25	Caulking	Fenced-In Pump Room Access Enclosure Area - Square Access Panel	
NT-5006-021425-BC-1A	2-14-25	Black Coating / Tar	Sculpture Section #6 - Steel Post Base at Fountain/Pool Floor	
NT-5006-021425-BC-2A	2-14-25	Black Coating / Tar	Sculpture Section #8 - Lower Inner Wall	
NT-5006-021425-BC-3A	2-14-25	Black Coating / Tar	North East Fountain/Pool Floor Drain	
NT-5006-021425-CA-1B	2-14-25	Caulking	Fountain Perimeter Waterway at Side Wall Metal Plate - North	
NT-5006-021425-CA-2B	2-14-25	Caulking	Fountain Perimeter Waterway at Side Wall Metal Plate - East	
NT-5006-021425-CA-1C	2-14-25	White Caulking	Fountain Perimeter Wall Seam at Waterway - North	
NT-5006-021425-CA-2C	2-14-25	White Caulking	Fountain Perimeter Wall Seam at Waterway - East	
NT-5006-021425-CA-1D	2-14-25	Gray Caulking	Concrete Curb / Sidewalk Seam - East	
NT-5006-021425-CA-2D	2-14-25	Gray Caulking	Concrete Curb / Sidewalk Seam - East	
NT-5006-021425-SC-1A	2-14-25	Sidewalk Concrete	Sidewalk Slab - East	
NT-5006-021425-SC-2A	2-14-25	Sidewalk Concrete	Curb - East	
NT-5006-021425-GBM-1A	2-14-25	Gray Brick and Mortar	Floor - East of Fountain	
NT-5006-021425-GBM-2A	2-14-25	Gray Brick and Mortar	Floor - North of Fountain	

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 1338			

OrderID: 332504553

#332504553

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Turn Around Time: RUSH | 6 Hours | 24 Hours | 48 Hours | 72 Hours

Analysis: AA | Lead | PLM | OTHER | TTLC | Wipe

Chain of Custody Record

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Remarks or Area
NT-5006-021425-RBM-1A	2-14-25	Red Brick and Mortar	Floor - West of Fountain	
NT-5006-021425-RBM-2A	2-14-25	Red Brick and Mortar	Floor - West of Fountain	

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 1538			

OrderID: 332504553

APPENDIX C

(LEAD LABORATORY REPORTS / CHAIN OF CUSTODY DOCUMENTATION)

LA Testing
5431 Industrial Drive, Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com hblab@latesting.com

LA Testing Order: 332504548
CustomerID: NORT49
CustomerPO:
ProjectID:

Attn: **Carolyn Henry**
North Tower Environmental
1485 Bayshore Boulevard
#185
San Francisco, CA 94124

Phone: (415) 933-8170
Fax: (415) 933-8171
Received: 2/19/2025 09:50 AM
Collected: 2/14/2025

Project: **NT-5006 / VAILLACOURT FOUNTAIN SURVEY - SAN FRANCISCO, CALIFORNIA**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	Collected	Analyzed	Weight	RDL	Lead Concentration
NT-5006-021425-L12 *332504548-0001*	2/14/2025	2/19/2025 Site: FENCED-IN PUMP ROOM ACCESS ENCLOSURE - METAL POST Desc: BEIGE PAINT	0.2562 g	0.0064 % wt	0.032 % wt
NT-5006-021425-L13 *332504548-0002*	2/14/2025	2/19/2025 Site: PUMP ROOM SQUARE ACCESS DOOR - METAL Desc: BEIGE PAINT	0.2195 g	0.0073 % wt	0.31 % wt
NT-5006-021425-L14 *332504548-0003*	2/14/2025	2/19/2025 Site: SCULPTURE SECTION #8 - STEEL POST AT FOUNTAIN/POOL FLOOR Desc: BLACK PAINT/COATING	0.327 g	0.0064 % wt	<0.0064 % wt
NT-5006-021425-L15 *332504548-0004*	2/14/2025	2/19/2025 Site: SCULPTURE SECTION #6 - OUTER CONCRETE WALL Desc: BEIGE PAINT	0.2715 g	0.0064 % wt	<0.0064 % wt
NT-5006-021425-L16 *332504548-0005*	2/14/2025	2/19/2025 Site: SCULPTURE BRIDGE #1 (NORTH) - METAL RAILINGS Desc: BEIGE AND GREEN PAINT	0.2584 g	0.0064 % wt	0.13 % wt

Michael Chapman

Michael Chapman, Laboratory Manager
or other approved signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
Analysis following Lead in Paint by LA Testing SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by LA Testing Huntington Beach, CA AIHA LAP, LLC-ELLAP Accredited #101650, CA ELAP 1406

Initial report from 02/19/2025 17:09:20

#332504548

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Turn Around Time: RUSH 6 Hours 24 Hours 48 Hours 72 Hours

Analysis: AA Lead PLM OTHER TTLC
Wipe

Chain of Custody Record

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Paint Condition
NT-5006-021425-L12	2-14-25	Beige Paint	Fenced-In Pump Room Access Enclosure - Metal Post	Good
NT-5006-021425-L13	2-14-25	Beige Paint	Pump Room Square Access Door - Metal	Damaged
NT-5006-021425-L14	2-14-25	Black Paint / Coating	Sculpture Section #8 - Steel Post at Fountain/Pool Floor	Damaged
NT-5006-021425-L15	2-14-25	Beige Paint	Sculpture Section #6 - Outer Concrete Wall	Good
NT-5006-021425-L16	2-14-25	Beige and Green Paint	Sculpture Bridge #1 (North) - Metal Railings	Some Damage

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 1340	Jonathan Santos (EFX)		2/19/25 9:50a

OrderID: 332504548

LA Testing
5431 Industrial Drive, Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com hblab@latesting.com

LA Testing Order: 332504550
CustomerID: NORT49
CustomerPO:
ProjectID:

Attn: **Carolyn Henry**
North Tower Environmental
1485 Bayshore Boulevard
#185
San Francisco, CA 94124

Phone: (415) 933-8170
Fax: (415) 933-8171
Received: 2/19/2025 09:50 AM
Collected: 2/14/2025

Project: **NT-5006 / VAILLACOURT FOUNTAIN SURVEY - SAN FRANCISCO, CALIFORNIA**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	Collected	Analyzed	Weight	RDL	Lead Concentration
NT-5006-021425-L01 *332504550-0001*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - PUMP #2 METAL FLANGE CAP Desc: BEIGE AND RED PAINT	0.273 g	0.64 % wt	8.4 % wt
NT-5006-021425-L02 *332504550-0002*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - PUMP #1 - 24" METAL ELBOW Desc: BEIGE AND RED PAINT	0.298 g	0.032 % wt	0.49 % wt
NT-5006-021425-L03 *332504550-0003*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - 12" CAST IRON PIPE BETWEEN PUMP 3 & 4 Desc: BEIGE AND RED PAINT	0.2892 g	0.64 % wt	6.8 % wt
NT-5006-021425-L04 *332504550-0004*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - 4" METAL GAS SUPPLY CONDUIT Desc: BEIGE AND RED PAINT	0.2937 g	0.64 % wt	11 % wt
NT-5006-021425-L05 *332504550-0005*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - 9" CAST IRON POOL DRAIN LINE Desc: BEIGE PAINT	0.2995 g	0.64 % wt	9.0 % wt
NT-5006-021425-L06 *332504550-0006*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - PUMP #4 METAL MOTOR Desc: GRAY AND RED PAINT	0.2693 g	0.0064 % wt	0.25 % wt
NT-5006-021425-L07 *332504550-0007*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - NE METAL LADDER SIDE RAILS Desc: BEIGE AND GRAY PAINT	0.2854 g	0.0064 % wt	0.34 % wt
NT-5006-021425-L08 *332504550-0008*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - PUMP #1 STEEL BASE/FRAME Desc: BEIGE AND GRAY PAINT	0.2556 g	0.032 % wt	0.50 % wt
NT-5006-021425-L09 *332504550-0009*	2/14/2025	2/19/2025 Site: MAIN PUMP ROOM - CONCRETE FLOOR Desc: GRAY PAINT	0.3827 g	0.0064 % wt	0.042 % wt

Michael Chapman

Michael Chapman, Laboratory Manager
or other approved signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
Analysis following Lead in Paint by LA Testing SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by LA Testing Huntington Beach, CA AIHA LAP, LLC-ELLAP Accredited #101650, CA ELAP 1406

Initial report from 02/19/2025 17:10:22

LA Testing
5431 Industrial Drive, Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com hblab@latesting.com

LA Testing Order: 332504550
CustomerID: NORT49
CustomerPO:
ProjectID:

Attn: **Carolyn Henry**
North Tower Environmental
1485 Bayshore Boulevard
#185
San Francisco, CA 94124

Phone: (415) 933-8170
Fax: (415) 933-8171
Received: 2/19/2025 09:50 AM
Collected: 2/14/2025

Project: **NT-5006 / VAILLACOURT FOUNTAIN SURVEY - SAN FRANCISCO, CALIFORNIA**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	Collected	Analyzed	Weight	RDL	Lead Concentration
NT-5006-021425-L10	2/14/2025	2/19/2025	0.2873 g	0.0064 % wt	0.31 % wt
332504550-0010	Site: MAIN PUMP ROOM - METAL DOOR AT ELECTRICAL ROOM Desc: BEIGE AND GRAY PAINT				
NT-5006-021425-L11	2/14/2025	2/19/2025	0.31 g	0.0064 % wt	0.015 % wt
332504550-0011	Site: MAIN PUMP ROOM - METAL BOILER Desc: DARK BLUE PAINT				

Michael Chapman, Laboratory Manager
or other approved signatory

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Analysis following Lead in Paint by LA Testing SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by LA Testing Huntington Beach, CA AIHA LAP, LLC-ELLAP Accredited #101650, CA ELAP 1406

Initial report from 02/19/2025 17:10:22

#332504550

NORTH TOWER ENVIRONMENTAL

1485 Bayshore Blvd., Suite 185, San Francisco, CA 94124 (415) 347-7089

Turn Around Time: RUSH | 6 Hours | 24 Hours | 48 Hours | 72 Hours

Analysis: AA | Lead | PLM | OTHER | TTLC | Wipe

Chain of Custody Record

Project Number: NT-5006	**Project Name:** Vaillacourt Fountain Survey - San Francisco, California
Project Manager: Carolyn Henry	**Comments:** Please e-mail results to pedro@northtowerenv.com and carolyn@northtowerenv.com

Sample Number	Date	Sample Information	Sample Location	Paint Condition
NT-5006-021425-L01	2-14-25	Beige and Red Paint	Main Pump Room - Pump #2 Metal Flange Cap	Damaged
NT-5006-021425-L02	2-14-25	Beige and Red Paint	Main Pump Room - Pump #1 - 24" Metal Elbow	Damaged
NT-5006-021425-L03	2-14-25	Beige and Red Paint	Main Pump Room - 12" Cast Iron Pipe Between Pump 3 & 4	Damaged
NT-5006-021425-L04	2-14-25	Beige and Red Paint	Main Pump Room - 4" Metal Gas Supply Conduit	Damaged
NT-5006-021425-L05	2-14-25	Beige Paint	Main Pump Room - 9" Cast Iron Pool Drain Line	Damaged
NT-5006-021425-L06	2-14-25	Gray and Red Paint	Main Pump Room - Pump #4 Metal Motor	Some Damage
NT-5006-021425-L07	2-14-25	Beige and Gray Paint	Main Pump Room - NE Metal Ladder Side Rails	Damaged
NT-5006-021425-L08	2-14-25	Beige and Red Paint	Main Pump Room - Pump #1 Steel Base/Frame	Damaged
NT-5006-021425-L09	2-14-25	Gray Paint	Main Pump Room - Concrete Floor	Damaged
NT-5006-021425-L10	2-14-25	Beige and Gray Paint	Main Pump Room - Metal Door at Electrical Room	Some Damage
NT-5006-021425-L11	2-14-25	Dark Blue Paint	Main Pump Room - Metal Boiler	Damaged

Relinquished By:	Signature:	Date:	Received By:	Signature:	Date:
Pedro Rico		2-17-25 1347	Jonathan Sandoval (FEDEX)		2/19/25 9:50a

OrderID: 332504550

APPENDIX D

(PCB LABORATORY REPORTS / CHAIN OF CUSTODY DOCUMENTATION)

McCampbell Analytical, Inc.
"When Quality Counts"

Analytical Report

WorkOrder: 2503H14

Report Created for: North Tower Environmental, Inc

1485 Bayshore Blvd., #185
San Francisco, CA 94124

Project Contact: Pedro Rico
Project P.O.:
Project: NT-5006; Vaillancour Fountain, SF

Project Location: San Francisco, California
Project Received: 03/25/2025

Analytical Report reviewed & approved for release on 03/27/2025 by:

Tracy Babjar
Project Manager

The report shall not be reproduced except in full, without the written approval of the laboratory. The analytical results relate only to the items tested. Results reported conform to the most current regulatory standards, where applicable, unless otherwise stated in a case narrative.

1534 Willow Pass Rd. Pittsburg, CA 94565 ♦ TEL: (877) 252-9262 ♦ FAX: (925) 252-9269 ♦ www.mccampbell.com
CA ELAP 1644 ♦ NELAP 4033 ORELAP

McCampbell Analytical, Inc.
"When Quality Counts"

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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: North Tower Environmental, Inc **WorkOrder:** 2503H14

Project: NT-5006; Vaillancour Fountain, SF

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
CCV	Continuing Calibration Verification.
CCV REC (%)	% recovery of Continuing Calibration Verification.
CPT	Consumer Product Testing not NELAP Accredited
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
LCS2	Second LCS for the batch. Spike level is lower than that for the first LCS; applicable to method 1633.
LQL	Lowest Quantitation Level
MB	Method Blank
MB IS/SS % Rec	% Recovery of Internal Standard or Surrogate in Method Blank, if applicable
MB SS % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit [1]
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
NA	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit [2]
RPD	Relative Percent Difference
RRT	Relative Retention Time
RSD	Relative Standard Deviation
SNR	Surrogate is diluted out of the calibration range

[1] MDL is the minimum measured concentration of a substance that can be reported with 99% confidence that the measured concentration is distinguishable from method blank results. Definition and Procedure for the Determination of the Method Detection Limit, Revision 2, 40CFR, Part 136, Appendix B, EPA 821-R-16-006, December 2016. Values are based upon our default extraction volume/amount and are subject to change.

[2] RL is the lowest level that can be reliably determined within specified limits of precision and accuracy during routine laboratory operating conditions. (The RL cannot be lower than the lowest calibration standard used in the initial calibration of the instrument and must be greater than the MDL.) Values are based upon our default extraction volume/amount and are subject to change.

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Glossary of Terms & Qualifier Definitions

Client: North Tower Environmental, Inc **WorkOrder:** 2503H14

Project: NT-5006; Vaillancour Fountain, SF

SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
TNTC	“Too Numerous to Count;” greater than 250 colonies observed on the plate.
TZA	TimeZone Net Adjustment for sample collected outside of MAI's Coordinated Universal Time (UTC). (Adjustment for Daylight Saving is not accounted.)
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Analytical Report

Client:	North Tower Environmental, Inc	**WorkOrder:**	2503H14
Date Received:	03/25/2025 14:14	**Extraction Method:**	SW3546/3630C
Date Prepared:	03/26/2025	**Analytical Method:**	SW8082A
Project:	NT-5006; Vaillancour Fountain, SF	**Unit:**	mg/kg

Polychlorinated Biphenyls (PCBs) Aroclors w/ Column Style Clean-up

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
PCB-1A / Fountain to Waterway Seam	2503H14-001A	Caulk	02/14/2025 13:15	GC40 03262592.d	314004

Analytes	Result	RL	DF	Date Analyzed
Aroclor1016	ND	10	20	03/27/2025 06:30
Aroclor1221	ND	10	20	03/27/2025 06:30
Aroclor1232	ND	10	20	03/27/2025 06:30
Aroclor1242	ND	10	20	03/27/2025 06:30
Aroclor1248	ND	10	20	03/27/2025 06:30
Aroclor1254	ND	10	20	03/27/2025 06:30
Aroclor1260	ND	10	20	03/27/2025 06:30
PCBs, total	ND	10	20	03/27/2025 06:30

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	111	70-130	03/27/2025 06:30

Analyst(s): EEV

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
PCB-1B / Perimeter Waterway at Metal Plate	2503H14-002A	Caulk	02/14/2025 13:20	GC40 03262593.d	314004

Analytes	Result	RL	DF	Date Analyzed
Aroclor1016	ND	10	20	03/27/2025 06:45
Aroclor1221	ND	10	20	03/27/2025 06:45
Aroclor1232	ND	10	20	03/27/2025 06:45
Aroclor1242	ND	10	20	03/27/2025 06:45
Aroclor1248	ND	10	20	03/27/2025 06:45
Aroclor1254	ND	10	20	03/27/2025 06:45
Aroclor1260	ND	10	20	03/27/2025 06:45
PCBs, total	ND	10	20	03/27/2025 06:45

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	112	70-130	03/27/2025 06:45

Analyst(s): EEV

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	North Tower Environmental, Inc	**WorkOrder:**	2503H14
Date Prepared:	03/26/2025	**BatchID:**	314004
Date Analyzed:	03/27/2025	**Extraction Method:**	SW3546/3630C
Instrument:	GC40	**Analytical Method:**	SW8082A
Matrix:	Caulk	**Unit:**	mg/kg
Project:	NT-5006; Vaillancour Fountain, SF	**Sample ID:**	MB/LCS/LCSD-314004

QC Summary Report for SW8082A w/ Column Clean-up

Analyte	MB Result	MDL	RL	SPK Val	MB IS/SS %REC	MB IS/SS Limits
Aroclor1016	ND	0.050	0.050	-	-	-
Aroclor1221	ND	0.050	0.050	-	-	-
Aroclor1232	ND	0.050	0.050	-	-	-
Aroclor1242	ND	0.050	0.050	-	-	-
Aroclor1248	ND	0.050	0.050	-	-	-
Aroclor1254	ND	0.050	0.050	-	-	-
Aroclor1260	ND	0.050	0.050	-	-	-
Surrogate Recovery						
Decachlorobiphenyl	0.053			0.05	106	70-130

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Aroclor1016	0.15	0.15	0.15	101	98	70-130	3.53	20
Aroclor1260	0.16	0.15	0.15	105	102	70-130	2.04	20
Surrogate Recovery								
Decachlorobiphenyl	0.055	0.056	0.050	111	112	70-130	1.11	20

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 2503H14 **ClientCode: NTE**

☐ WaterTrax ☐ CLIP ☐ EDF ☒ EQuIS ☒ Dry-Weight ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
☒ Detection Summary ☐ Excel

Report to:
Pedro Rico
North Tower Environmental, Inc
1485 Bayshore Blvd., #185
San Francisco, CA 94124
415-740-8969 FAX: 41-933-8171

Email: pedro@northtowerenv.com
cc/3rd Party: carolyn@northtowerenv.com;
PO:
Project: NT-5006; Vaillancour Fountain, SF

Bill to:
Accounts Payable
North Tower Environmental, Inc
1485 Bayshore Blvd., #185
San Francisco, CA 94124
carolyn@northtowerenv.com

Requested TAT: 3 days;

Date Received: **03/25/2025**
Date Logged: **03/25/2025**

Lab ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
2503H14-001	PCB-1A / Fountain to Waterway Seam	Caulk	2/14/2025 13:15	☐	A	A										
2503H14-002	PCB-1B / Perimeter Waterway at Metal Plate	Caulk	2/14/2025 13:20	☐	A	A										

Test Legend:

1	8082_PCB_SG_Caulk	2	PRDisposal Fee	3		4	
5		6		7		8	
9		10		11		12	

Prepared by: Lilly Ortiz

Comments:

NOTE: Soil samples are discarded 60 days after receipt unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: NORTH TOWER ENVIRONMENTAL, INC
Client Contact: Pedro Rico
Contact's Email: pedro@northtowerenv.com

Project: NT-5006; Vaillancour Fountain, SF
Comments

Work Order: 2503H14
QC Level: LEVEL 2
Date Logged: 3/25/2025

☐ WaterTrax ☐ CLIP ☐ EDF ☐ Excel ☐ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

LabID	ClientSampID	Matrix	Test Name	Cont./ Comp.	Bottle & Preservative	U**	Head Space	Dry-Weight	Collection Date & Time	TAT	Test Due Date	Sediment Content	Hold	Sub Out
001A	PCB-1A / Fountain to Waterway Seam	Caulk	SW8082A (PCBs w/ Column Style Clean-up)	1	Plastic Baggie, Medium	☐	☐	☐	2/14/2025 13:15	3 days	3/31/2025		☐	☐
002A	PCB-1B / Perimeter Waterway at Metal Plate	Caulk	SW8082A (PCBs w/ Column Style Clean-up)	1	Plastic Baggie, Medium	☐	☐	☐	2/14/2025 13:20	3 days	3/31/2025		☐	☐

NOTES: * STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- ISM prep requires 5 to 10 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 6 to 11 days from sample submission). Due date listed on WO summary will not accurately reflect the time needed for sample preparation.

- Organic extracts are held for 40 days before disposal; Inorganic extract are held for 30 days.

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

U = An unpreserved container was received for a method that suggests a preservation in order to extend hold time for analysis.**

Cont./Comp. = Containers /Composites

RUSH! **General COC** MAI Work Order # 2503H44

McCAMPBELL ANALYTICAL, INC.

1534 Willow Pass Rd. Pittsburg, Ca. 94565-1701
Telephone: (877) 252-9262 / Fax: (925) 252-9269
www.mccampbell.com main@mccampbell.com

CHAIN OF CUSTODY RECORD

Turn Around Time:	1 Day Rush		2 Day Rush		3 Day Rush	●	STD		Quote #										
J-Flag / MDL		ESL		Cleanup Approved		Dry Weight		Bottle Order #											
Delivery Format:	PDF	●	GeoTracker EDF		EDD		CLIP EDT (DW)		Detect Summary										

Report To: Pedro Rico & Carolyn Henry Bill To: Same

Company: North Tower Environmental

Email: pedro@northtowerenv.com and carolyn@northtowerenv.com

Alt Email: Tele: 415-846-4270

Project Name: Vaillancour Fountain, SF Project #: NT-5006

Project Location: San Francisco, California PO #

Sampler Signature:

SAMPLE ID Location / Field Point	Sampling Date	Sampling Time	#Containers	Matrix	Preservative	Analysis Requested: PCBs 8082A
PCB-1A / Fountain to Waterway Seam	2-14-25	1315	1	Bulk/Caulking	Ice	X
PCB-1B / Perimeter Waterway at Metal Plate	2-14-25	1320	1	Bulk/Caulking	Ice	X

MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

* If metals are requested for water samples and the water type (Matrix) is not specified on the chain of custody, MAI will default to metals by E200.8.

Please provide an adequate volume of sample. If the volume is not sufficient for a MS/MSD a LCS/LCSD will be prepared in its place and noted in the report.

Comments / Instructions

Relinquished By / Company Name	Date	Time	Received By / Company Name	Date	Time
Pedro Rico / North Tower Env.	3-25-25	1414		3/25/25	1414

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SW=Seawater, S=Soil, SL=Sludge, A=Air, WP=Wipe, O=Other

Preservative Code: 1=4°C 2=HCl 3=H_2SO_4 4=HNO_3 5=NaOH 6=ZnOAc/NaOH 7=None

Temp 5.1 °C ✓ Initials LO

1459

Page ___ of ___

McCampbell Analytical, Inc.
"When Quality Counts"

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Sample Receipt Checklist

Client Name:	North Tower Environmental, Inc	Date and Time Received:	3/25/2025 14:14
Project:	NT-5006; Vaillancour Fountain, SF	Date Logged:	3/25/2025
		Received by:	Lilly Ortiz
WorkOrder №:	2503H14 Matrix: Caulk	Logged by:	Lilly Ortiz
Carrier:	Client Drop-In		

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐		
Chain of custody signed when relinquished and received?	Yes	☑	No	☐		
Chain of custody agrees with sample labels?	Yes	☑	No	☐		
Sample IDs noted by Client on COC?	Yes	☑	No	☐		
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐		
Sampler's name noted on COC?	Yes	☐	No	☑		
COC agrees with Quote?	Yes	☐	No	☐	NA	☑

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☐	No	☐	NA	☑
Custody seals intact on sample bottles?	Yes	☐	No	☐	NA	☑
Shipping container/cooler in good condition?	Yes	☑	No	☐		
Samples in proper containers/bottles?	Yes	☑	No	☐		
Sample containers intact?	Yes	☑	No	☐		
Sufficient sample volume for indicated test?	Yes	☑	No	☐		

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	NA	☐
Samples Received on Ice?	Yes	☑	No	☐		
(Ice Type: WET ICE)						
Sample/Temp Blank temperature	Temp: 5.1°C				NA	☐
ZHS conditional analyses: VOA meets zero headspace requirement (VOCs, TPHg/BTEX, RSK)?	Yes	☐	No	☐	NA	☑
Sample labels checked for correct preservation?	Yes	☑	No	☐		
pH acceptable upon receipt (Metal: <2)?	Yes	☐	No	☐	NA	☑

UCMR Samples:

pH tested and acceptable upon receipt (200.7: ≤2; 533: 6 - 8; 537.1: 6 - 8)?	Yes	☐	No	☐	NA	☑
Free Chlorine tested and acceptable upon receipt (<0.1mg/L) [not applicable to 200.7]?	Yes	☐	No	☐	NA	☑

Comments:

APPENDIX E

(SAMPLE LOCATION DIAGRAMS)

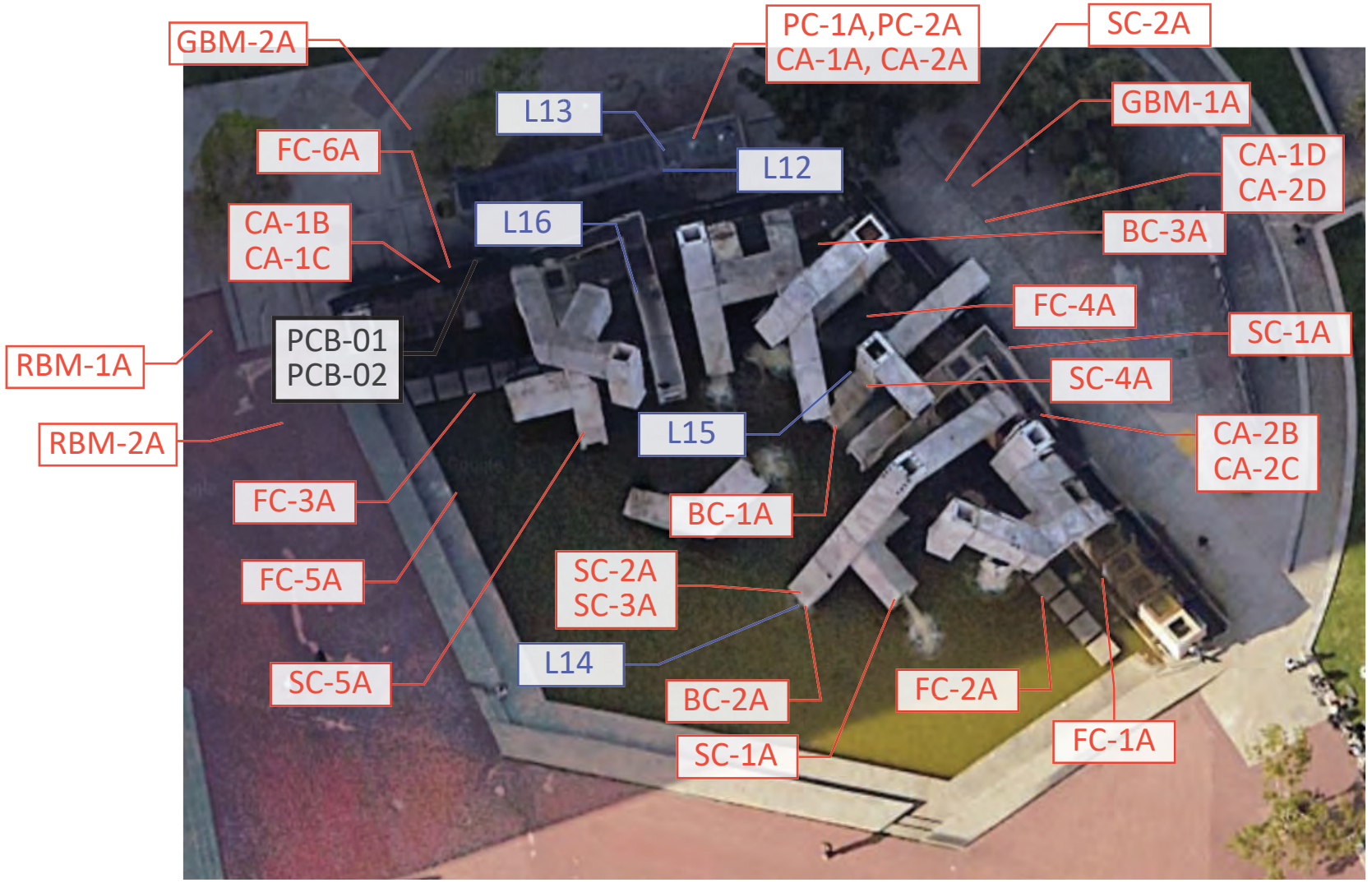


*photo source: google earth

APPENDIX D
Sample Location Map
(Not to Scale)

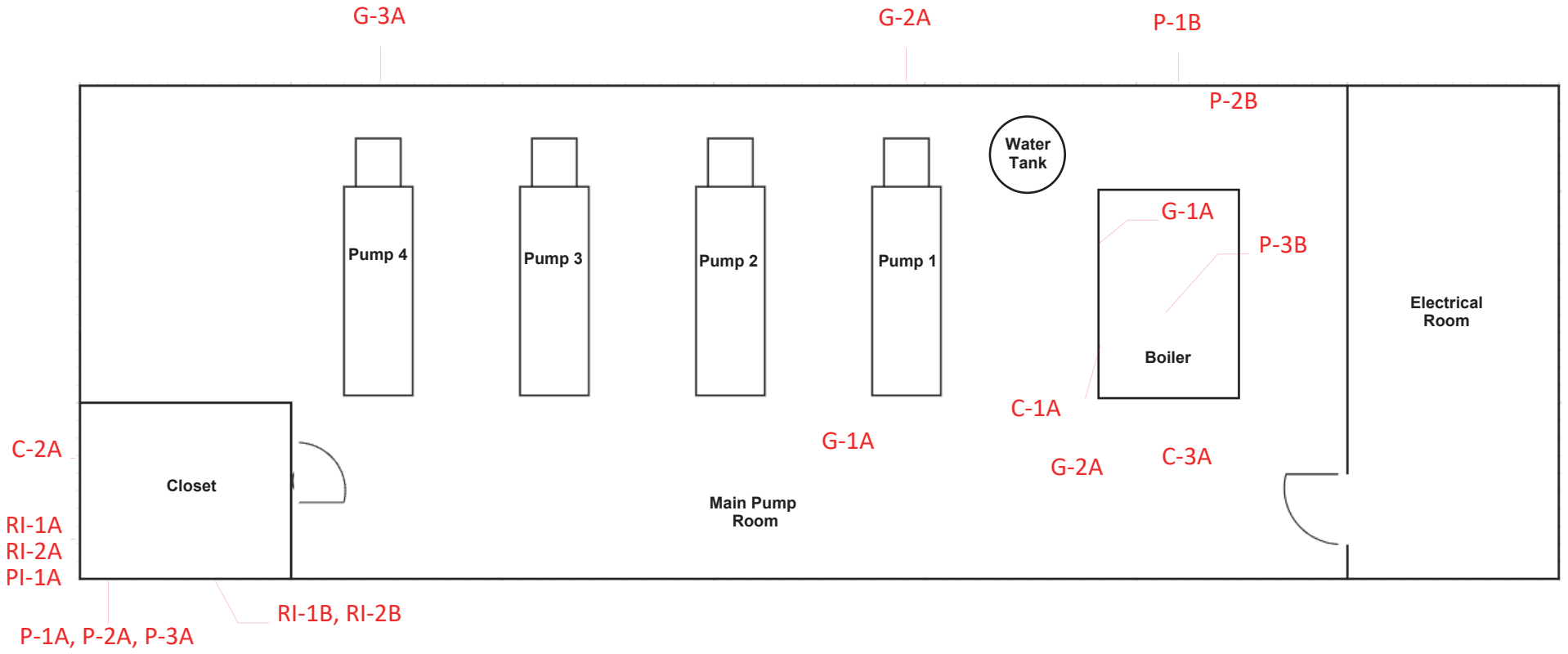
Vaillancourt Fountain
Embarcadero Plaza
San Francisco, California

NORTH TOWER ENVIRONMENTAL
Hazardous Material Consultants

N
Project North

Date: March 14, 2025

RED = Asbestos Samples, BLUE = Lead Samples



APPENDIX D (Figure 2)
Sample Location Map
(Not to Scale)
Vaillancourt Fountain
Pump Room
Embarcadero Plaza
San Francisco, California

NORTH TOWER ENVIRONMENTAL
Hazardous Material Consultants

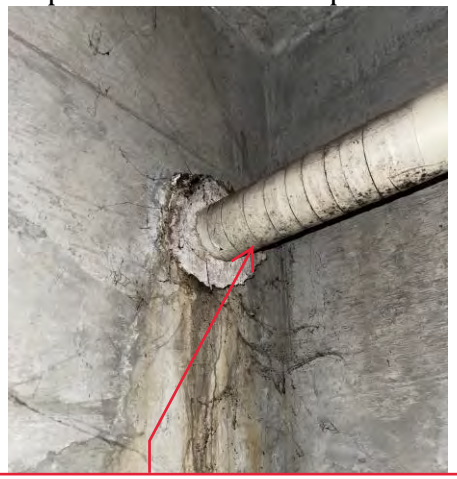
N
Project North

Date: April 1, 2025

RED = Asbestos Samples, BLUE = Lead Samples

APPENDIX F - PHOTOS

Photo # 1
Description: ACM[1] Pipe Insulation at Pump Room Closet



This is the only area where ACM pipe insulation was identified. This insulated pipe run exits the room through a wall opening, presumably to the exterior underground area)

Photo # 2
Description: ACM[1] Pipe Gasket and Multiple LBP[2] Surfaces at Main Pump Room

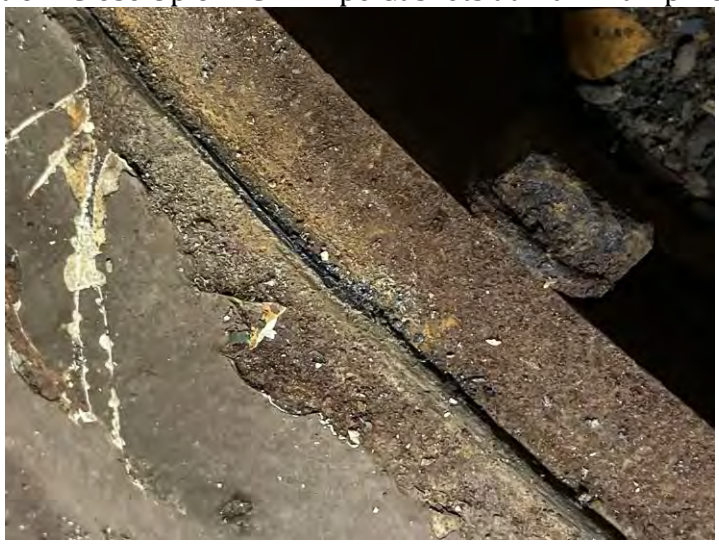


Photo # 3
Description: ACM[1] Boiler Rope Gasket at Main Pump Room



Boiler Interior is Presumed ACM Sealants, Ribbing Material, Gaskets and Insulation (Concealed/ Inaccessible)

Photo # 4
Description: Close Up of ACM[1] Pipe Gaskets at Main Pump Room



[1]ACM=Asbestos-Containing Material, [2]LBP=Lead-Based Paint, [3]LCP=Lead-Containing Paint, [4]ND=No Asbestos Detected In

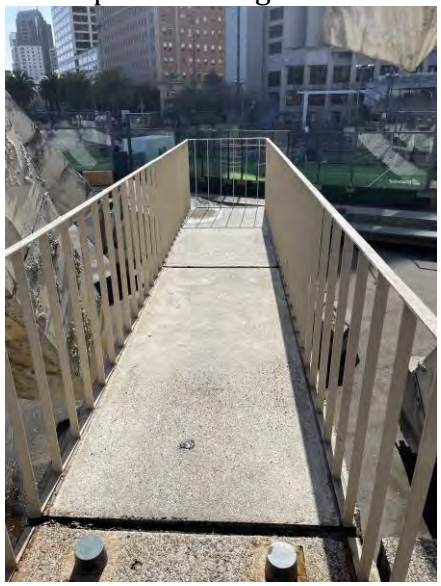
Photo # 5
Description: ACM[1] Gaskets at Pipe Flanges and Caps, LBP[2] and LCP[3] Surfaces Throughout Main Pump Room



Photo # 6
Description: ACM[1] Gaskets at Pipe Flanges and Caps, LBP[2] and LCP[3] Surfaces Throughout Main Pump Room



Photo # 7
Description: LCP[3] at Sculpture Railings and Staircases



[1]ACM=Asbestos-Containing Material, [2]LBP=Lead-Based Paint, [3]LCP=Lead-Containing Paint, [4]ND=No Asbestos Detected In

DCI ENGINEERS

www.dci-engineers.com

Structural Observation and Evaluation
Vaillancourt Fountain
Embarcadero Plaza | San Francisco, CA

Prepared For:
PAGE & TURNBULL

May 19, 2025

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Suite 1800
San Francisco, CA 94105
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PROJECT OVERVIEW

Vaillancourt Fountain, located within Embarcadero Plaza in San Francisco, is a sprawling urban structure designed by Canadian artist Armand Vaillancourt and constructed in 1971. The fountain is situated across the Embarcadero from the San Francisco Ferry building and covers nearly a quarter (¼) acre of land including the pool that encompasses it. The modernist fountain structure was constructed when the double-deck elevated Embarcadero Freeway ran along the waterfront in front of the Ferry Terminal. Research on the fountain indicates it was designed to activate the urban landscape in front the Embarcadero Freeway and distract visitors from the harshness and noise of the viaduct.

The fountain's structure is assembled from precast concrete tubes, which are configured at various angles and into various assemblages to create "pipes". These pipe elements were designed to facilitate the flow of water, which fell into the pool below the fountain (reference *Figure 1* through *Figure 3*). Water no longer flows through the "pipes" and the pool no longer contains water. It is understood the pump system within the fountain failed years ago and has not been repaired. The precast concrete tubes and sunken pool are supported on a variable thickness concrete mat foundation.

DCI Engineers (DCI) was engaged by Page & Turnbull to perform a structural evaluation of the Vaillancourt Fountain. The scope of the evaluation includes a review of available documentation or reports related to the fountain, a visual observation of the fountain's existing conditions, and a structural analysis to establish anticipated performance during a seismic event. This report is intended to address each of those three items.



Figure 1: Vaillancourt Fountain Circa 2007– Courtesy of Wikipedia Open Source



Figure 2: Vaillancourt Fountain – April 2025



Figure 3: Vaillancourt Fountain – April 2025

STRUCTURAL OBSERVATION

SITE VISIT AND DOCUMENT OVERVIEW

DCI visited the fountain site on April 8, 2025, to observe existing conditions and visually evaluate the structure. The fountain was not operational due to the noted maintenance problems with the pump system. Therefore, no water was flowing and there was no water within the sunken pool. The drained pool allowed additional access to observe not only the entirety of the pre-cast concrete tube elements, but also the supporting structures that would normally be below the waterline.

As part of the document review process, DCI was able to reference architectural drawings and a three-dimensional Building Information Model (BIM), which were developed by *Page & Turnbull* architects (reference *Figure 4*). The original structural drawings were also available. These drawings are contained in two separate packages, both dated January 25, 1969. One set of structural drawings covers the site-built mat foundation that supports the fountain and tubes. The other set, prepared by DFDS Engineers, addresses the precast concrete elements. Finally, a material survey report, which consisted of survey scanning of the pre-cast concrete tubes, was also available. This report, which was generated by *Applied Materials & Engineering, Inc.*, was utilized to correlate and confirm the reinforcement within the precast concrete drawings.

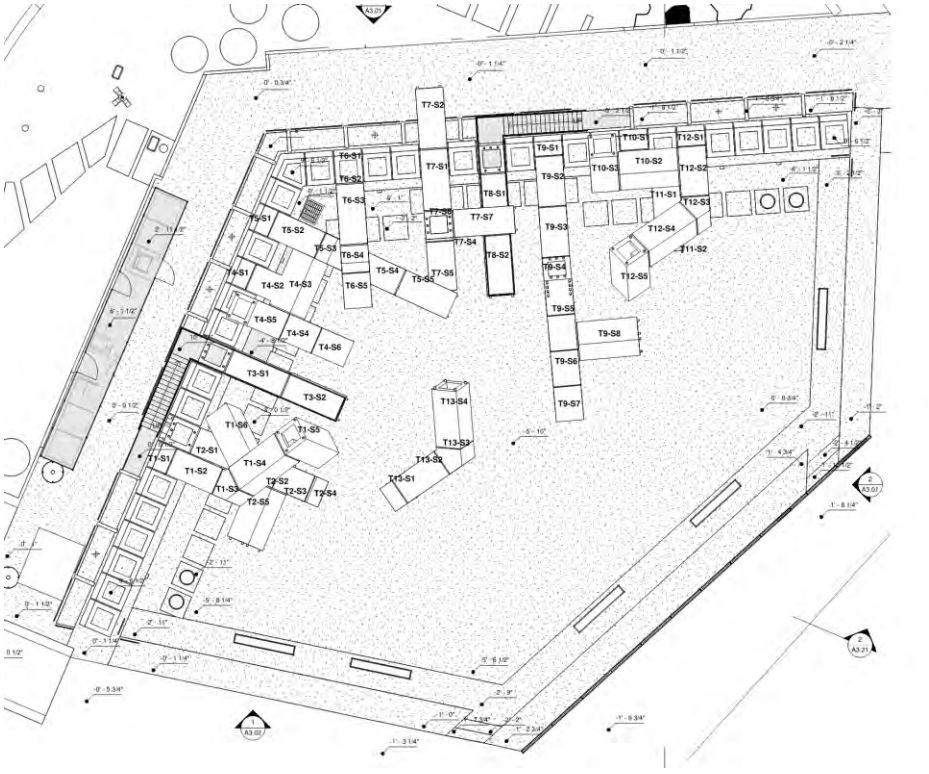


Figure 4: Vaillancourt Fountain Schematic Plan – Courtesy Page and Turnbull

STRUCTURAL SYSTEM

As noted, the fountain structure consists of hollow, precast concrete tube sections arranged across the fountain's pool to form "pipes". The standard precast sections are four and-a-half feet (4'-6") square and ten to eleven feet (10'-0" to 11'-0") long. As shown in the original structural drawings, there are two types of precast tubes. Precast concrete "shell" tubes are reinforced with an internal, steel plate box lining, while the remainder of the concrete tubes are locked together with continuous, high-strength steel tension rods. These high-strength tension rods are denoted as "post-tensioned" elements in the original drawings and are sleeved longitudinally through steel pipes embedded in the tubes. The concrete wall thicknesses are six (6") inches and ten (10") inches for the steel plate lined tubes and post-tensioned tubes respectively. For the steel-lined tubes, the steel plates are connected to the concrete shell with regularly spaced steel tabs and isolated from the concrete shell by a one-inch-thick foam-filled gap. Given the above composition and dimensions, both types of precast concrete sections have an individual weight of approximately ten (10) tons (20,000 pounds).

The steel-lined, precast concrete shell tubes are typically located within the vertical segments of the pipes and are utilized to anchor the precast to the mat foundation. Conversely, the steel tension rod sections of precast concrete are typically situated within the cantilevered, horizontal sections of the pipes. Connections between the steel-lined tube segments are accomplished utilizing partial penetration welds along the entire perimeter of the joint. Grout was utilized to fill in the joint gaps after erection and installation of the structure. The existing details also indicate that asbestos was utilized extensively for fire protection at the joints. At transition joints between the two systems, the steel plates from the steel-lined elements are welded to anchor plates that attach to the rod system.

Protruding, cylindrical caps are observable at the ends of most precast concrete tubes and designate anchor locations of the steel tension rods. In locations where these anchor caps are damaged or missing, embedded steel pipes can be seen running longitudinally through the precast concrete tubes (reference *Figure 5* through *Figure 7*).

Most of the precast concrete tubes that have additional steel rods form the more dramatic shapes within the fountain, including the extensive cantilevers. These cantilevered precast concrete tubes extend 30 feet or more from the back-wall façade of the fountain where they are anchored. Other precast concrete tubes that extend off the back-wall façade and land within the fountain are supported by steel tube sections, which are founded at the base of the pool and cast-in with the mat foundation.

The original structural drawings indicate that typical reinforcement, beyond the steel plates and tension rods, within the precast concrete sections is minimal and consists of #4 or #5 rebar at twelve inches (12") on center in each direction. This reinforcement is most likely designed and installed for shrinkage and crack control. Since the reinforcement is not continuous or connected between the tubes, it does not provide strength to support the tubes. The *Applied Materials & Engineering, Inc.* scanning report correlates with this reinforcement design configuration.

The scanning report also indicated that the precast elements along the back-wall of the fountain are unreinforced. However, the original drawings indicate that these free-standing units are anchored to the mat foundation with ¾" diameter bars at each corner.



Figure 5: Vaillancourt Fountain - Cantilevered Elements Showing Tension Rods and Caps



Figure 6: Vaillancourt Fountain – Cantilevered Elements Showing Tension Rods and Caps



Figure 7: Vaillancourt Fountain - Cantilevered Observation Deck and Fountain Elements.

FOUNDATION SYSTEM AND GEOTECHNICAL CONDITIONS

Geotechnical information related to the site, including geotechnical borings from adjacent, development, indicates the area of the fountain is underlain by poor soils. Specifically, the top twenty feet (20') to forty feet (40') of soil consists of poorly consolidated fill. This fill was placed following the construction of San Francisco's sea walls, which progressively extended the shoreline eastward beyond its original location at approximately Sansome Street. The fill likely consists of variable materials, including fragments of old structures. Underneath the fill, to a depth of approximately ninety feet (90') to 120 feet (120') below surface grade is soft Bay Mud. This soft Bay Mud covers much of the San Francsico Bay and is a highly organic mixture of silts and sands.

As previously noted, the fountain is supported on a variable thickness concrete mat foundation. Ideally, the mat allows the fountain to "float" on top of the unconsolidated fill and soft Bay Mud. However, these soils conditions are highly susceptible to a combination of liquefaction during an earthquake as well as long-term settlement concerns.

VISUAL OBSERVATION

Various signs of structural damage and deterioration due to corrosion were observed during the site observation. At the floor of the sunken pool, various precast frame sections were observed to be supported on 6x6 steel tube pedestals or concrete pedestals. All the steel tubes were noted to be heavily corroded (reference *Figure 8*). This is expected as a result of the constant immersion in water when the fountain was operational, as well as the continued exposure to the corrosive effects of the humid San Francisco marine air. The corrosion damage observed most likely impacts the structural integrity and ultimately the capacity of these steel tubes.



Figure 8: Vaillancourt Fountain - Corroded Steel Tubes and Spalled and Cracked Concrete

As mentioned, many of the precast concrete tube sections are connected by steel rods inserted through embedded steel tubes. These steel rods are anchored at square steel plates, which are embedded at the ends of the precast concrete tubes. The anchored steel rods are then covered with the previously noted conical caps to protect them from weather. At multiple sections, significant concrete spalling was documented behind the anchor plates. In addition, spalling at the joints between the precast concrete sections was observed in numerous locations. These spalled areas have further exposed the embedded steel anchor plates, as well as the reinforcement within the concrete, and facilitated extensive corrosion of the steel elements. Although it is not observable, the documented corrosion suggests the steel liner plates within the vertical precast concrete tubes are also likely experiencing significant corrosion and degradation.



Figure 9: Vaillancourt Fountain - Showing Spalled Ends

The corrosion has also led to rust stains along the surface of the precast concrete. Many of the rust stains extend down from the anchor plates and cylindrical caps. Based on this observance, it is likely the steel rods connecting the precast concrete tubes have also begun to rust, are in various states of corrosion, and have compromised strength (reference *Figure 9* through *Figure 12*).

At one of the suspended cantilevered precast tube sections, the conical end cap has fallen off. This missing cap exposes the embedded steel tube, which is intended to house the steel connection rod. However, the steel connecting rod is missing, and the exposed steel tube and anchor plate are heavily corroded (reference Figure 11). As a result of the missing steel connecting rod, the structural integrity of this precast section is significantly compromised. There are only four (4) steel rods connecting this precast concrete section together; the single missing rod reduces the capacity of this section by 25 percent (25%).



Figure 10: Vaillancourt Fountain - Spalled and Cracked Concrete and Corrosion of Steel Elements



Figure 11: Vaillancourt Fountain – Showing Corroded End Plate and Absence of Thru Rod and Spalled Concrete Surface



Figure 12: Vaillancourt Fountain Cracked and Spalled Concrete and Water Damage Stains

At the interface between the cantilevered, cane-shaped tube (designated as section "T6" by the Page & Turnbull drawings) and the H-shaped cantilevered tube (designated as section T4-T5 on the Page & Turnbull drawings), various longitudinal, significant cracks were observed. These cracks extend across the joint between the T5-S4 and T5-S5 sections. The cracks appear to be the result of stress and subsequent deformation of the concrete tubes.

This conclusion is emphasized by the fact the cantilevered, cane-shaped T6 frame appears to have settled onto, and is now partially supported by, the cantilevered T5 leg below it. This situation invariably imposes unanticipated forces on both cantilevered sections (reference *Figure 13* and *Figure 14*). The displacement of the cane-shaped T6 frame is possibly the result of deformation from the yielding of the steel plate lining during previous seismic events, or loss of strength due to corrosion.



Figure 13: Vaillancourt Fountain – TS6 Frame on TS4-TS5 Assembly - Cracks and Corrosion



Figure 14: Vaillancourt Fountain – TS6 Frame resting on TS4-TS5 Assembly with Cracks and Corrosion Close Up

STRUCTURAL EVALUATION AND ANALYSIS

ANALYSIS MODELS

In order to evaluate the anticipated performance of the existing fountain structure in the event of various seismic events, DCI constructed multiple linear, finite element computer models that are representative of the precast concrete tubular structures (reference *Figure 15* and *Figure 16*). The computer models utilize meshed plate elements with steel and concrete material properties including mass and stiffness. Localized stresses in the steel plates, concrete shells, and forces at the steel tension rod connection system are also accounted for as part of the model. Seismic forces acting on the tube structures were calculated based on predicted ground accelerations at the site, as prescribed by the United States Geological Survey (USGS). These seismic forces were applied in multiple directions to account for the variability of earthquakes. Material properties were based on those documented in the original structural drawings. The precast concrete was modeled with a maximum compressive strength of 3,000 pounds per square inch (PSI), while the high strength rods were modeled with ultimate strengths of 160,000 PSI and yield strength of 120,000 PSI. Effective section properties and concrete cracking were accounted for by providing an effective elastic modulus equal to 35 percent (35%) compared to the uncracked section.



Figure 15: Current Precast Frame

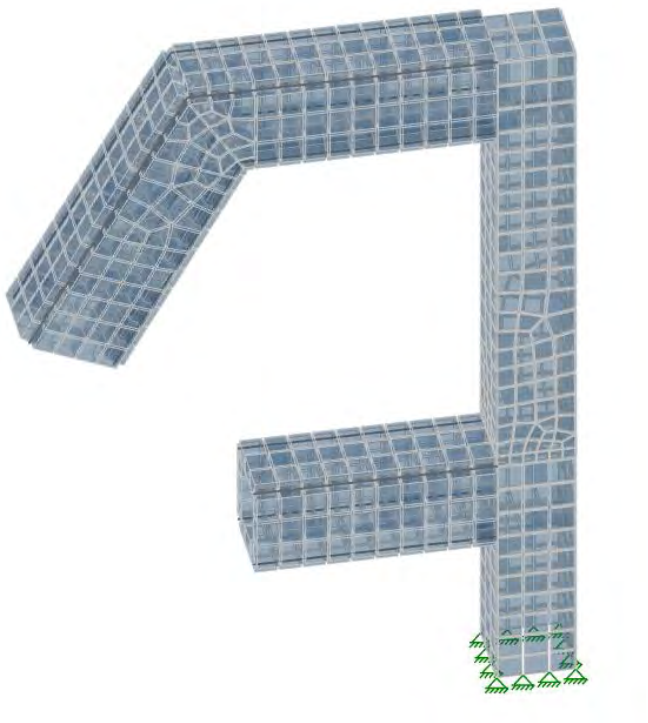


Figure 16: Analysis model with Showing Meshed Concrete and steel Elements.

LOAD CASES

Numerous load cases and seismic conditions, including those standards for non-building structures as defined by the San Francisco Building code, were considered as part of the analysis. This approach allowed all possible scenarios and estimated performance levels to be captured. The seismic conditions evaluated include the following.

1) **ASCE 7-16; Chapter 15** (*Seismic Design of Nonbuilding Structures*) utilizing a Response Modification Factor (R) of 1.25, as defined by the San Francisco Building Code
2) **Maximum Considered Earthquake (MCE)** event with a Short Period Spectral Response Acceleration (S_S) of 1.5
3) **Design Basis Earthquake (DBE)** with a Design Short Period Spectral Response Acceleration (S_{DS}) of 1.2
4) **Service Level Event (SLE)** correlated to an approximate 50-year return period, typically utilized as a threshold at which structures should incur no seismic damage

For the latter three cases, all seismic accelerations were applied to the model without reduction factors.

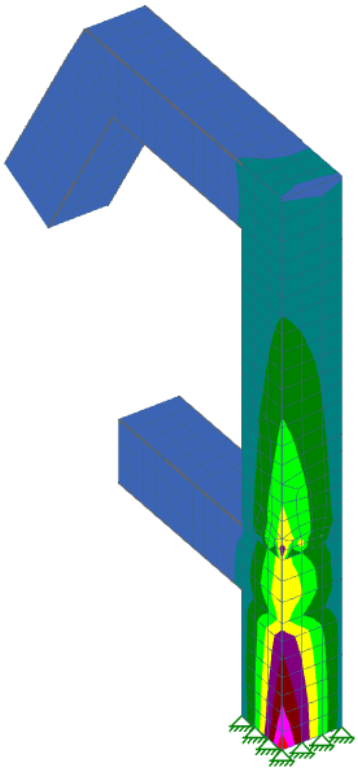


Figure 17: Stress Contours in the Precast concrete and Steel Elements

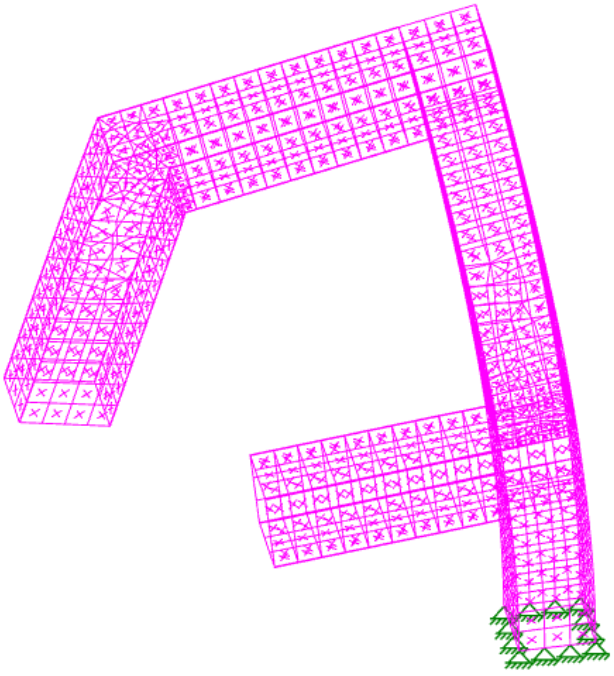


Figure 18: Deflection of Precast Concrete and steel tube elements

SUMMARY

The demand-capacity ratio (DCR) is a commonly referenced engineering term that represents the maximum force that will be applied to a structure, or a component within a structure, divided by the capacity of that structure or component. If the DCR exceeds 1.0, then the demand on the element is greater than the capacity of the element, and some level of failure is anticipated.

As illustrated in *Table 1* of this report, which represents the results of the four seismic loading conditions on the cantilevered, cane-shaped precast concrete tube referred to as the "T6" frame, total DCRs for the built-up steel plate box lining exceed 1.0 for both the Maximum Considered Earthquake (MCE) and Design Basis Earthquake (DBE) loading. The loading from the MCE level event that is anticipated to occur in San Francisco will result in a maximum DCR of 1.02. This DCR reflects the stresses in the steel plate lining induced by combined overturning forces. Furthermore, as seen in the stress contour plot (reference *Figure 17*), the corners of the steel plate box are exhibiting stresses up to 41 Kips per Square Inch (KSI) under MCE loading, shown in pink and red. This magnitude of stress exceeds the allowable design limit of 36 KSI for the steel plates. As a result, the steel plates will locally yield and deform, likely causing permanent deformation and shifting of the overall concrete tubes (reference *Figure 18*). Similar results are applicable for the other precast concrete frames.

It should noted the Demand Capacity Ratios indicated in *Table 1* are based on idealized material properties and cross-sections. Corrosion and deterioration of the materials, which is documented in this report and pervasive throughout the fountain structure, will significantly reduce the materials strength and cross-section. These reductions could result in substantially higher DCR's and more significant anticipated failure. Further on-site evaluation, testing, and analysis would be required to accurately determine current seismic performance levels of the fountain.

Vaillancourt Fountain Precast Concrete Frame "T6" with Steel Plate Lining	SEISMIC LOAD CASES			
	ASCE 7 CH15	MCE Ss = 1.5	DBE S_{DS} = 1.2	SLE SDS = 0.6
Fy (ksi)	36	36	36	36
Steel Plate Thickness (in)	1	1	1	1
Required Z (in.^{3})	1010	1304	1195	746
Total M/S (Flexural Stress, ksi)	31.1	42.4	37.7	21.5
Total, DCR	**0.83**	**1.02**	**1.01**	**0.58**

Table 1: Seismic Analysis Results of Built-Up Steel Plate Lining at Cane-Shaped Precast Frame (T6)

CONCLUSIONS

Visual observations indicate significant corrosion and damage have occurred to the precast concrete tubes and steel components that make up the Vaillancourt Fountain in San Francisco. This deterioration is the result of spalling of the concrete, which has exposed the steel anchor plates and reinforcing to the marine atmosphere. The degradation of the structure is such that the steel connecting rods, which lock together the precast concrete tubes, are missing in at least one location. Any missing steel rods substantially reduce the capacity of the fountain to self-support or resist potential earthquakes. In addition, non-visible corrosion is likely pervasive throughout the steel plate lining that is used to reinforce vertical precast concrete elements. This corrosion and degradation have a significant impact on the resilience of the tubes to resist future seismic events.

Given the proximity of the site to the San Francisco Bay, soil conditions below the fountain consist of unconsolidated fill and Bay Mud. These materials tend to amplify seismic risk, increase liquefaction potential, and in general result in poorer seismic resiliency. Since the fountain sculpture and pool structures are not supported on a deep foundation or pile system, the shallow mat foundation is susceptible to excessive settlement and resulting, associated damage.

The results of the preliminary linear seismic structural analysis, which is based on idealized capacities and does not account for any level of material degradation, indicate the seismic force demands on the fountain under both Maximum Considered Earthquake (MCE) and Design Basis Earthquake (DBE) loading will exceed the capacity of the steel plate lining system. As a result, the steel plates will locally yield and deform, likely causing additional displacements and permanent shifting of the precast tube structures. This situation will be further exacerbated by the continued corrosion of the steel plates.

DISASSEMBLY AND REASSEMBLY POSSIBILITY

Disassembling the precast concrete tube frames section by section is feasible. However, it would require substantial effort and time to perform. Given the overall weight (approximately 10 tons) of each precast section and the cantilevered distances of the tubes, a heavy temporary steel shoring system would first need to be constructed below the precast concrete elements. As noted, the individual precast concrete sections are connected either by longitudinal steel rods or welded steel plates. Those precast concrete tubes connected by steel rods could be de-tensioned and disassembled fairly easily. However, the precast concrete tubes with steel plate lining would require an individual to climb into the pipes and cut (torch) the steel plates. This would be an extremely hazardous effort given the confined space and the temporary support system holding up the tubes. This process would also require a large mobile crane to stabilize and move the precast concrete elements throughout any repair, retrofit, or disassembly process. Finally, the existing structural details indicate asbestos is utilized extensively for fire protection purposes at the section joints, thus, posing safety hazards to the construction crew and further complicating the disassembly process.

May 2025

Vaillancourt Fountain

Executive Summary

The Vaillancourt Fountain, installed in 1971, has exceeded its functional life expectancy and has been fully inoperable since May 2024 due to the failure of the last operational pump. The system's mechanical and electrical infrastructure is obsolete, and its underground vault poses significant safety hazards. A full restoration and modernization is required for safe, code-compliant, and sustainable operation into the future.

Condition Assessment

- Mechanical and Electrical Failure
  - The fountain's pumps and motors are all original and have progressively failed. All four pumps are now inoperable.
  - Equipment has experienced severe degradation from flooding and age-related wear.
  - Electrical distribution systems are outdated, corroded, and dangerous, frequently tripping breakers and impacting plaza-wide power systems.
- Underground Vault Hazards
  - The underground pump station is classified as a confined space under modern OSHA standards and is no longer accessible for maintenance staff.
  - It is not waterproof, allowing inches of standing water to accumulate, and relies on a lift pump system with no backup power.
  - During outages, the vault floods, damaging motors, electrical panels (MCCs), and control systems.
- Fountain Basin and Waterproofing
  - The existing waterproofing membrane has failed. The basin must be completely stripped and rebuilt to pool-grade waterproofing standards to prevent leaks and structural damage.
- Lighting System Nonfunctional
  - While some lighting lenses appear intact, the fixtures are nonfunctional, and wiring is deteriorated beyond reuse.
  - A complete rewiring and fixture replacement is required.

Maintenance Summary

The Vaillancourt Fountain has historically required extensive, near-daily maintenance, reflective of its aging infrastructure and its visibility as a prominent public landmark. Over the course of its operational life, maintenance tasks have spanned preventive care, cosmetic upkeep, routine system checks, and emergency response—often requiring multi-trade coordination and specialized access protocols.

As a highly visible urban feature, the fountain has been a frequent target of graffiti and vandalism. City crews routinely responded to incidents involving defacement of the concrete surfaces, railings, and access points. These responses typically included repainting, chemical cleaning, and restoration of aesthetic elements.

Preventive maintenance was a continuous operational requirement, carried out by stationary engineers who performed daily inspections, monitored pump functionality, cleared debris, adjusted water levels, and managed electrical and mechanical systems. This included coordination with electricians for troubleshooting circuit failures and with laborers for physical clean-up.

One of the most labor-intensive recurring tasks was the quarterly draining of the fountain basin, which was necessary to remove accumulated sediment, debris, algae, and other biological material. These cleanouts were essential to avoid clogging and to maintain visual quality and system efficiency.

However, chronic waterproofing failures and system infiltration greatly intensified maintenance demands. The fountain's infrastructure suffered from persistent leakage and inadequate drainage, allowing water to seep into the underground mechanical vault. This created hazardous working conditions, led to frequent pump failure, and necessitated the deployment of vactor trucks to remove standing water. The lack of adequate separation between wet and dry zones within the vault further increased the likelihood of electrical system compromise and accelerated corrosion of critical components.

Confined space access requirements, coupled with these water-related hazards, made many routine tasks logistically complex and resource-intensive. In multiple cases, maintenance crews had to isolate power, deploy temporary ventilation, or stage mobile equipment simply to complete basic repairs.

In total, maintenance of the Vaillancourt Fountain averaged approximately $100,000 per year, inclusive of documented labor costs, travel and equipment time, material handling, and additional support activities which reflect tens of thousands of cumulative labor hours.

Full Scope of Systems and Components Needing Replacement

Mechanical Systems

- Circulation Pumps (4 units)
    - All existing pumps are inoperable.
    - Replacement with modern, energy-efficient models required.
- Pump Motors
    - Obsolete and flood-damaged; require full replacement.
- Pump Control Systems

        - Nonfunctional electrical controls must be rebuilt.
- Chemical Control System
    - Currently nonexistent. New system must include:
        - Chlorine injection
        - pH control
        - Safety sensors
- Filtration System
    - No filtration currently in place.
    - Requires commercial-grade multi-stage filter system (sand, cartridge, etc.).
- Lift Pump System for Vault Dewatering
    - Must be replaced or upgraded with automated sump system and flood sensors.
- Backflow Prevention Devices
    - Required for any modern water distribution system per public health code.

Electrical Systems

- Main Electrical Switchgear
    - Corroded and obsolete; must be replaced.
- Motor Control Centers (MCCs)
    - Severely water-damaged and outdated.
- Wiring and Conduit
    - Entire underground and basin lighting wiring must be replaced.
- Breaker Panels & Disconnects
    - Needed for modern load control, access, and safety.
- Lighting Systems
    - Fixtures (surface-mounted lenses are nonfunctional)
    - Wiring & Drivers/Transformers must be replaced.
    - Upgrade to LED or programmable lighting is recommended.
- Event Power Separation
    - Plaza systems are currently linked; must be restructured to avoid power interference.

Structural & Architectural Components

- New Above-Ground Pump Building
    - Code-compliant, weatherproof, and accessible.
    - Includes:
        - Ventilation systems
        - Equipment pads
        - Dedicated mechanical and electrical rooms
- Concrete Work
    - Repair or replace spalled or cracked fountain surfaces.
    - Reinforcement as required.
- Waterproofing Membrane
    - Full removal and replacement of basin waterproofing membrane.
    - Upgrade to pool-grade, chemical-resistant membrane.
- Drainage & Grading Improvements
    - Around pump building and basin to prevent water intrusion and protect foundation integrity.

Control and Monitoring Systems

- Automated Control System
    - Centralized controller for:
        - Pump operation
        - Water levels
        - Chemical dosing
- Remote Monitoring Capabilities
    - Optional feature for offsite diagnostics and alerts.
- Sensors & Alarms
    - Water level sensors
    - Chemical monitoring
    - Flood alarms
    - System failure alerts

Recommended Upgrades and Additions

- Backup Power System
    - Generator or battery backup to support:
        - Sump/lift pumps
        - Emergency lighting
        - Control systems
- Energy Efficiency Measures
    - Variable frequency drives for pumps
    - LED lighting upgrades
- Security Features
    - Access control system for new pump building
    - Cameras or surveillance system

Conclusion and Recommendation

The systems of the Vaillancourt Fountain are functionally and electrically beyond repair in its current state. The system has reached the end of its service life due to a combination of age, environmental exposure, and evolving safety standards. Decades of continuous operation in a challenging marine environment, coupled with original infrastructure not designed for long-term sustainability, have contributed to the fountain's deterioration.

Given the widespread failure of mechanical and electrical systems and waterproofing infrastructure, any attempt at partial repair or isolated upgrades would be insufficient. A full restoration and redesign project is required to address safety, code compliance, operational reliability, and long-term resilience. This work would include full replacement of mechanical and electrical systems and improvements to waterproofing, drainage, and accessibility.

From:	BOS Legislation, (BOS)
To:	"susanbh@me.com"; "admin@docomomo-noca.org"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Merlone, Audrey (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Sheyner, Tania (CPC); Zushi, Kei (CPC); Madland, Sarah (REC); Ng, Beverly (REC); Summers, Ashley (REC); Bradley, Stacy (REC); Goodwin, Eoanna (REC); Remington, Ralph (ART); Ventre, Alyssa (ART); Chou, Mary (ART); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026
Date:	Monday, January 5, 2026 11:46:24 AM

Greetings,

The Office of the Clerk of the Board is in receipt of supplemental information received from Docomomo US/Northern California for the Special Order before the Board of Supervisors on **January 13, 2026, at 3:00 p.m.** regarding the appeal of the CEQA determination of Statutory Exemption of the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project.

Please find the following link to the document for the matter:

Appellant Supplemental Information - January 2, 2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Regards,

Arthur Khoo
Office of the Clerk of the Board
San Francisco Board of Supervisors
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Subset of Supplemental Evidentiary Records for the Vaillancourt Fountain CEQA Exemption Appeal

TO: Board of Supervisors, City and County of San Francisco
% Clerk of the Board of Supervisors
FROM: Docomomo US/Northern California ("Docomomo NOCA")
RE: Appeal of Approval Action and Statutory Exemption (Emergency Project) for the Removal of the Vaillancourt Fountain
DATE: January 2, 2026

This document contains a subset of the Supplemental Evidentiary Records for the Vaillancourt Fountain CEQA Exemption Appeal.

The full set of records can be browsed online: https://drive.google.com/drive/folders/1Cu148S62No5zu7_fcnaltoDttdRYrvP7.

From: Ginsburg, Phil (REC)
Sent: Friday, August 9, 2024 12:27 PM
To: Aaron Fenton ; Dennis-Phillips, Sarah (ECN) ; Taupier, Anne (ECN)
Cc: Bransten, Lisa (REC) ; Bradley, Stacy (REC) ; White, Staci (REC)
Subject: Most recent draft grant agreement

Colleagues –
We are getting there. Most recent draft attached.
Still to do:

1. Agree on RPD PM fees as a % of design costs (its much bigger than 2%). RPD will charge against public dollars for PM fees for construction.
2. Agree on Grantor's campaign cost cap and decide if any fiscal sponsorship fee for SF Downtown Partnerships for administering private sources.
3. Bring SF Downtown Partnerships into conversation. I know of Robby but we haven't worked together much. Need to make sure they are ok w all of this.
4. Insert Exhibits. Prelim budget and schedule
5. Legal review of fine print.
6. Meet to strategize on messaging and next steps on Fountain.

PG

Philip A. Ginsburg
General Manager
San Francisco Recreation and Parks
San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

(415) 831-2701 (office)
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From:	Goodwin, Eoanna (REC)
To:	Aaron Fenton
Subject:	Request for Proposal: Preservation Plan for Vaillancourt Fountain
Date:	Monday, January 27, 2025 9:27:00 AM
Attachments:	2025_01_17 Vaillancourt Letter Proposal.pdf P24146A Vaillancourt Fountain Preservation Plan Qualifications_01172025.pdf

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Hi Aaron,

See attached for the Page & Turnbull proposal and cost summary pasted below. Assuming we would want to move forward with Tasks 0, 1, 2, and 6 (total of $33,330 + $20k T&M) at this point. Here is the feedback we just received from Planning upon their review:

"We've had a chance to review the proposal from Page and Turnbull. Because the Embarcadero Plaza was outside of the study area of the Better Market Streets EIR, ***we should go ahead with the HRR to get a formal and robust analysis of the fountain.***

The proposal and estimate appears on track; *we may not need preservation alternatives if we aren't doing an EIR, but we will know more after the completion of the HRR. It makes sense that Tasks 5 and 6 are T&M."*

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- Task 0: Historic Research + Historic Resource Report $5,000.00
  - + Significance Diagrams $3,500.00
- Task 1: Laser Scan / As-Built Drawings $6,150.00
  - Locus Laser Scanning $3,150.00
  - Page & Turnbull $3,000.00
- Task 2: Conditions Assessment + Documentation $22,180.00
  - Hazardous Materials Assessment $5,250.00
  - AME Ground Penetrating Radar + report: $1,930.00
  - Page & Turnbull: $15,000.00
- Task 3: Disassembly Plan $8,500.00
- Task 4: Storage + Crating Plan $12,500.00
- Task 5: Integration into Plaza Art Installation (Pres. Alternatives) $20,000.00 (T&M)
- Task 6: Preservation Consultation $20,000.00 (T&M)

Total $97,830.00

Reimbursable expenses are in addition to the professional fee and are not expected to exceed $2,500.00.

Mary – let's touch base before you talk to the artist so we can all be on the same page. We are also speaking to him and want to be consistent.

Let me know some good times. Thanks!
Sarah

From: Chou, Mary (ART) <mary.chou@sfgov.org>
Sent: Friday, May 2, 2025 10:19 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Cc: Cummings, Allison (ART) <allison.cummings@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>
Subject: RE: Vaillancourt Fountain and Embarcadero Plaza Revitalization

Hi Eoanna,

Following up to see if the reports re. Vaillancourt are available for review.

It would be great to understand how our process (VAC and CDR approval) coincides with RPD approval process and EIR. When is a good time to review this?

We are meeting with the artists and his son on May 20th.

Thanks,
Mary

Mary Chou
Civic Art Collection and Public Art Program
Director
Pronouns: she/her
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Office: 415-252-2233
Mobile: 415-819-5412

San Francisco Arts Commission
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www.sfartscommission.org

Newsletter | Flickr | LinkedIn | Facebook | Instagram | TikTok | Twitter | YouTube

The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of

From:	Aaron Fenton
To:	Ginsburg, Phil (REC); Dennis-Phillips, Sarah (ECN); Taupier, Anne (ECN)
Cc:	Bransten, Lisa (REC); Bradley, Stacy (REC); White, Staci (REC)
Subject:	RE: Most recent draft grant agreement
Date:	Friday, August 23, 2024 8:54:42 AM
Attachments:	image001.png image002.png image003.png Embarcadero Plaza DRAFT Grant Agreement (BXP Comments) - 08.21.2024.docx Embarcadero Plaza DRAFT Grant Agreement 8-5 (PG) 2 - Embarcadero Plaza DRAFT Grant Agreement (BXP Comments) - 08.21.2024 (redline).pdf Exhibit A - Project Description.docx Exhibit B - Project Budget.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Phil,
Agreed we are getting close. Please find attached our redline of the document, including a clean version. While there's a good amount of red ink, a lot of this was to clean up the agreement and based on further discussions with you. We've had our internal legal do a preliminary review of this as well. I hope the City finds these revisions acceptable so we can put ourselves in a position to execute the MOU shortly.
Couple other follow up points:

1. I'm attaching Exhibit A (Project Description) and B (Concept Budget) to the email for review. RPD agreed to put the Schedule exhibit together.
2. I spoke with Robbie Silver and they are on board with being a party to the agreement and being the "Fiscal Grantor", whereby their immediate role would be to fundraise private dollars to fill any funding gaps needed to start the project. I will be sharing a clean version of this MOU with him today so he can do his concurrent review.
3. As discussed, there are several issues that will be covered in a subsequent "operations and maintenance agreement" that we'll discuss once we advance the project a little further. Items that will be included in this agreement are as follows:
    a. RPD to operate, program and maintain the park in accordance with mutually agreed-upon standards
    b. BXP Grantor (or affiliate) shall have a right to supplement security personnel at the Park at its discretion
    c. BXP Grantor will construct a new public restroom facility in EC4 that will be available to the public during a mutually agreeable schedule (ie 7 days/week, 8am – 8pm). The restrooms are still on private property, so BXP would reserve the right to refuse entry to any persons it deems a nuisance, hazard, risk, etc.

As always, I am available to discuss live to work through any remaining issues.

Aaron Fenton
SVP, Development
West Coast Regions

Four Embarcadero Center
San Francisco, CA 94111
(415) 772-0714
afenton@bxp.com

bxp

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Let me know if you have any questions or comments, otherwise I would like to move this along this week.

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From:	Kalchmayr, Kerstin (REC)
To:	Sheyner, Tania (CPC); Lamb, Benjamin (CPC); Sucre, Richard (CPC); Langlie, Michelle (CPC)
Cc:	Golan, Yael (REC); Bradley, Stacy (REC); Chavez, Lauren (REC); Davis, Warwin (REC); Buford, Julia (REC)
Subject:	CPC/RPD meeting notes 8/13/24
Date:	Wednesday, August 14, 2024 11:24:56 AM

Hello all,

Please see below our meeting notes from yesterday.

- **McLaren Trails**
  - Project scope of work has not changed, number of trees that need to be removed have been refined due to field analysis and more trees have been identified as hazardous than previously anticipated
  - Planning to inquire internally about the appropriate way to codify this addition.

- **IB PG&E Pit Acquisition**
  - RPD is acquiring the PG&E parcel that is located within India Basin Shoreline Park
  - The park renovation is cleared under the India Basin mixed-use EIR
  - RPD requires 'not a project' email from Planning for BOS approval for the acquisition
- **Twin Peaks Acquisition**
  - RPD is acquiring PW property to complete the Twin Peaks promenade
  - Twin Peaks promenade project has a CatEx
  - RPD requires 'not a project' email from Planning for BOS approval for acquisition

- **Not a project memo**
  - Planning in process of updating their 'not a project' memo and will share with RPD for review

- **Great Highway Dune Revegetation**
  - The project area would fall on both RPD and NPS jurisdiction
  - NEPA, CEQA would likely need to be completed, Coastal Development Permit may also be needed

- **Embarcadero Plaza**
  - Boston Properties interested in partnering with RPD to renovate the Plaza
  - Historic status of the Plaza must be analyzed
  - Planning to inquire if the Plaza has been analyzed under previous EIRs in the area

- **Lot Mergers**
  - Planning will inquire whether RPD needs to continue submitting a GPR for lot mergers as it is a costly and time-consuming process
  - RPD to continue filing, if changes are needed the GPRs can be reissued

Kerstin Kalchmayr (she/her)
Planner II | Capital & Planning Division

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From:	Kalchmayr, Kerstin (REC)
To:	Sheyner, Tania (CPC); Lamb, Benjamin (CPC); Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc:	Bradley, Stacy (REC); Golan, Yael (REC); Rudnick, Kelli (REC); Chavez, Lauren (REC)
Subject:	CPC/RPD: Meeting minutes 10/08/24
Date:	Wednesday, October 9, 2024 11:32:20 AM

Hi Planning team,

Below our meeting minutes from yesterday.

@Langlie, Michelle (CPC) friendly reminder to pls take a look at the plans we discussed yesterday to see how the Embarcadero Plaza Revitalization Project could get codified. The most recent concept designs are in that SF Chronical article, see link below.

McLaren Trails

- Revised NTF is in review
- Will be issued early next week

Great Highway (GH) Dune project

- Dune rehabilitation is a separate project to the possible GH closure
- Dune rehab is a maintenance project exempt under the LCP and considered 'not a project' under CEQA
- Planning will issue a 'not a project' confirmation memo
- NPS will complete their own NEPA review

GH Closure

- If voters elect to close the GH, then closure needs to be codified as soon as possible
- Need to determine correct environmental clearance as the project will require a coastal development permit
    - Could likely get a StatEx which will consolidate the SFMTA project at Sloat Blvd and the GH closure

Embarcadero Plaza

- Planning to review the **Better Market Street** and **Waterfront Plans** to determine how the Embarcadero Plaza revitalization project can get codified
- Fountain would potentially be moved to another location, red bricks may be removed
- Most recent concept designs are available here: https://www.sfchronicle.com/sf/article/s-f-embarcadero-plaza-new-park-19577945.php

Thanks!

Kerstin Kalchmayr (she/her)

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From: Goodwin, Eoanna (REC)
To: Langlie, Michelle (CPC); Sucre, Richard (CPC); Lamb, Benjamin (CPC); Sheyner, Tania (CPC)
Cc: Kalchmayr, Kerstin (REC); Cooper, Rick (REC); Golan, Yael (REC)
Subject: Embarcadero Plaza and Sue Bierman HRR
Date: Wednesday, February 26, 2025 12:01:36 PM
Attachments: image002.png
image003.png

Hi All,

Looking forward to discussing today if necessary. See our current plan below by Page & Turnbull's for the HRR:

- ***Vaillancourt Fountain HRR***
  - *Intro: This HRR will focus on Vaillancourt Fountain only (not full Embarcadero Plaza - see below for explanation as update vs full HRR)*
  - *Existing historic status: Fountain has not previously been individually evaluated as an individual object. Contributing feature to the NR/CR-eligible Market Street Cultural Landscape Historic District as identified in the Better Market Street EIR (2016 DPR prepared by ICF) https://sfplanning.org/project/better-market-street-environmental-review-process#info*
  - *Current photos*
    - *Vaillancourt Fountain*
    - *Surrounding Embarcadero Plaza and neighboring building context (will not include comprehensive documentation of all elements/features in Embarcadero Plaza)*
  - *Summary Site History*
    - *Brief Site Context*
    - *Alteration Chronology*
    - *Summary Ownership History*
  - *Evaluation – Evaluation of Vaillancourt Fountain only as an individual object*
    - *National Register & California Register significance evaluation*
    - *Integrity discussion*
    - *Character-defining features list (if relevant)*
  - *References*
  - *Appendix*
    - *Historic maps and photos*
    - *Selected newspaper & journal articles*
    - *2016 DPR form for Embarcadero Plaza (from Better Market Street EIR)*
    - *Preparer Qualifications*

To the best of our knowledge, Sue Bierman Park has not been previously evaluated. Given that Embarcadero Plaza was evaluated in 2016 (so within the last 10 years), we do not know if a new evaluation would be required by Planning Department. However, if requested by Planning, we could prepare a more abbreviated HRR that does not include a new evaluation, but rather summarizes the prior findings/historic status and

provides some updates. Here is what we might propose as additional scopes for HRRs:

- ***Embarcadero Plaza HRR Update [TBD – Confirm Scope/Approach with Planning]***



  - *Intro*
  - *Existing Historic Status: Embarcadero Plaza was found to contribute to the NR/CR-eligible Market Street Cultural Landscape Historic District as identified in the Better Market Street EIR (2016 DPR prepared by ICF). Embarcadero Plaza was found to be individually significant under NR/CR Criterion C/3 (Architecture) but to lack sufficient integrity. https://sfplanning.org/project/better-market-street-environmental-review-process#info*
  - *Current Photos*
    - *Embarcadero Plaza including main landscape features of entire plaza (north and south)*
    - *Surrounding properties*
  - *Alterations since 2016 documentation*
  - *References*
  - *Appendix*
    - *Historic maps & photos [can Planning confirm if required?]*
    - *Selected newspaper & journal articles [can Planning confirm if required?]*
    - *2016 DPR form for Embarcadero Plaza (from Better Market Street EIR)*
    - *Preparer Qualifications*

- ***Sue Bierman Park HRR***



- *Intro*
- *Existing Historic Status – Planning to confirm if any prior evaluations on file*
- *Current Photos*
  - *Sue Bierman Park*
  - *Surrounding Properties*
- *Summary Site History & Construction Chronology*
  - *Would include brief discussion of site prior to Golden Gateway Redevelopment Area, summarize the 1960s design of the site, and the 1990s alterations (freeway removal) and more recent c.2011 redesign.*
- *Evaluation – National Register & California Register*
  - *Integrity discussion and list of character-defining features, if relevant*
- *References*
- *Appendix*
  - *Historic maps & photos*
  - *Selected newspaper & journal articles*
  - *Preparer Qualifications*

From:	Kalchmayr, Kerstin (REC)
To:	Cooper, Rick (REC); Sucre, Richard (CPC); Langlie, Michelle (CPC)
Cc:	Goodwin, Eoanna (REC); Bradley, Stacy (REC); Golan, Yael (REC)
Subject:	Embarcadero Plaza HRR Draft for review
Date:	Wednesday, April 16, 2025 10:03:40 AM
Attachments:	image001.png
Importance:	High

Hi Rick, Rich, and Michelle,

Page & Turnbull have sent through their draft Embarcadero Plaza HRR – pls see at link below. Pls review and pls add any comments and edits directly into the document. You all have editing privileges.

If you're able to review by next **Wednesday April 23** that would be great! We can schedule a meeting to discuss any comments.

Embarcadero Plaza HRR

FYI: the Sue Bierman HRR draft will be coming by the end of this week.

Thank you!
Kerstin

Kerstin Kalchmayr (she/her)
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-

From:	Kalchmayr, Kerstin (REC)
To:	Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc:	Goodwin, Eoanna (REC); Cooper, Rick (REC); Bradley, Stacy (REC); Golan, Yael (REC)
Subject:	Embarcadero Plaza HRRs- FINAL
Date:	Friday, May 16, 2025 9:38:40 AM
Attachments:	image001.png

Hi Michelle,

Below is the link to the final 3 HRR docs for the Embarcadero Plaza Improvement Project.

P&T added some updates to the Fountain HRR with some new info they learned and sent us the updated doc yesterday. These are now the final docs which you can use for your HRR Part 1 reports.

FINAL HRRs-051625

FYI…These are the updates that were made to the Fountain HRR per P&T

"Since we issued the previous report, I was made aware that the original concrete cubes around the air intake vents are in fact extant within the chain-link fence area – so I wanted to correct the chronology which said that they were demolished in the 2000s renovation"

Thanks,
Kerstin

From:	Goodwin, Eoanna (REC)
To:	Sucre, Richard (CPC); Langlie, Michelle (CPC); Sheyner, Tania (CPC)
Cc:	Kalchmayr, Kerstin (REC); Cooper, Rick (REC)
Subject:	Embarcadero Plaza Update: Safety Fencing at Vaillancourt Fountain
Date:	Monday, June 9, 2025 5:48:01 AM

Hi Rich, Michelle, and Tania,

I hope you are doing well. I'm reaching out to give you a quick heads-up that the Recreation and Park Department will be installing temporary safety fencing around the Vaillancourt Fountain starting today, Monday morning (6/9/25).

This is a precautionary step being taken purely for safety purposes. The recent Conditions Assessment included a structural and environmental review that identified several serious concerns, including:

- Compromised structural elements
- Presence of hazardous materials

Given these findings, we believe it's important to take this measure out of an abundance of caution. I want to emphasize that this action does not indicate any change in direction for the project. The longer-term process is continuing as planned, including full public review through the Arts Commission and Visual Arts Committee, along with ample opportunities for public comment.

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

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(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Kalchmayr, Kerstin (REC)
To: Langlie, Michelle (CPC)
Subject: Embarcadero Plaza: fountain
Date: Monday, December 16, 2024 6:17:17 PM

Hi Michelle,

We want to start the process of bringing on a preservation consultant for the fountain disassembly.
Can you help me put together high level a scope of work that we would need the consultant to perform?
What should we be thinking of?

- give input for disassembly (how to)
- How to reconstruct
- How to best to store, size of storage space needed?
- Does a hazmat test need to be completed before disassembly?

Thanks for your help on this!

Kerstin

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From:	Sucre, Richard (CPC)
To:	Langlie, Michelle (CPC)
Subject:	Re: Embarcadero Plaza HRRs- FINAL
Date:	Wednesday, May 21, 2025 5:43:54 AM
Attachments:	image001.png

They should so we collect the fee and disclose it to the public.

Rich

Get Outlook for iOS

From: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
Sent: Tuesday, May 20, 2025 4:13:43 PM
To: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: FW: Embarcadero Plaza HRRs- FINAL

Do we want RPD to submit applications for the Embarcadero/Fountain HRRs?

Michelle M. Langlie (she/her/hers), Senior Preservation Planner
Recreation and Parks Liaison, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7410 | General Inquiries: pic@sfgov.org | www.sfplanning.org
San Francisco Property Information Map | San Francisco Permit Center

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From: Langlie, Michelle (CPC)
Sent: Monday, May 19, 2025 5:37 PM
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Cc: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Cooper, Rick (REC) <rick.cooper@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>; Golan, Yael (REC) <yael.golan@sfgov.org>
Subject: RE: Embarcadero Plaza HRRs- FINAL

Hi Kerstin,

Thanks for this. I will be working on the HRR Part 1 for both the Plaza and the Fountain over the next few weeks.

Best,
Michelle

Michelle M. Langlie (she/her/hers), Senior Preservation Planner
Recreation and Parks Liaison, Current Planning Division
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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7410 | General Inquiries: pic@sfgov.org | www.sfplanning.org
San Francisco Property Information Map | San Francisco Permit Center

From:	Kalchmayr, Kerstin (REC)
To:	Sheyner, Tania (CPC); Lamb, Benjamin (CPC); Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc:	Golan, Yael (REC); Bradley, Stacy (REC); Cooper, Rick (REC)
Subject:	CPC/RPD meeting minutes: 11/27/24
Date:	Monday, December 2, 2024 2:52:22 PM

Hi Team Planning,

Below our meeting minutes from last week's meeting.

Meeting minutes:

- **Embarcadero Plaza Improvement Project**
  - Plaza has been determined in the Better Market Streets EIR to not be a historic resource due to a lack of integrity
  - Fountain is considered a contributing feature
  - Brick work is not contributing as its also lost integrity
  - Fountain can possibly be placed in storage to be relocated to another location.
  - Planning to determine the appropriate method for codifying this project.
  - RPD will contract with a preservation consultant to determine best method to dismantle the fountain
  - Kerstin and Michelle to work on scope for preservation consultant

- **Bernal Heights Playground**
  - Kirola lawsuit is requiring REC to fix non-compliant issues at playground by fall 2025
  - New ADA ramp to access playground will be installed
  - Entire playground will be replaced, sand removed and poured in place will be installed
  - Community will decide if the sandpit is to be retained.
  - RPD to submit CEQA application by end of year (2024)

- **Botanical restroom and Pathway Improvements, Tenderloin Rec Center Bathroom Improvements**
  - Kirola lawsuit requires ADA improvements at SF Botanical Garden south restroom and Tenderloin Rec Center restroom and pathway updates at Botanical Garden
  - Improvements, all must be completed by fall 2025.
  - All 3 improvement projects will be submitted on 1 CEQA application

- **22nd street stairs at Potrero Hill Rec Center**
  - REC to submit CEQA soon
  - DPW's minor encroachment permit not needed for application but state that the permit application is in progress
  - Approval action will be the PAL

- **Japantown Peace Plaza: Pagoda Roof**
  - During construction contractor discovered copper roof on Pagoda is ribbed

- ARG recommends replacing in kind, however, there were water intrusion issues with this design when originally installed and may not be feasible to reinstall
- Planning recommends ARG compose a memo identifying the issue and proposing a solution

- **GGP Indigenous Garden**
  - Planning will confirm boundaries of the Murphy windmill landmark to see if current project encroaches on the landmarking site.
  - Project will likely require an HRR part 2 as part of the exemption.

Kerstin Kalchmayr (she/her)
Planner II | Capital & Planning Division

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-

From: Kalchmayr, Kerstin (REC)
To: Langlie, Michelle (CPC)
Cc: Cooper, Rick (REC); Goodwin, Eoanna (REC)
Subject: FW: Embarcadero Plaza: fountain
Date: Wednesday, December 18, 2024 10:05:00 AM

Hi Michelle,

I'm adding Rick Cooper and Eoanna Goodwin who is PMing Embarcadero Plaza to the thread here. We want to get out an email RPF to a preservation consultant as soon as possible. We're aiming to work with Page&Turnball on this project.

We want them to create a plan on what we can do with the fountain.

- Disassembly and storage
- Maybe incorporating aspects of the fountain into the plaza art installations

Can you help with fine tuning the scope of work? What else should be thinking of asking them to do?

Thanks!
Happy Holidays,
Kerstin

From: Kalchmayr, Kerstin (REC)
Sent: Monday, December 16, 2024 6:17 PM
To: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
Subject: Embarcadero Plaza: fountain

Hi Michelle,

We want to start the process of bringing on a preservation consultant for the fountain disassembly.
Can you help me put together high level a scope of work that we would need the consultant to perform?
What should we be thinking of?

- give input for disassembly (how to)
- How to reconstruct
- How to best to store, size of storage space needed?
- Does a hazmat test need to be completed before disassembly?

Thanks for your help on this!

Kerstin

Get Outlook for iOS

From: Kalchmayr, Kerstin (REC)
To: Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc: Goodwin, Eoanna (REC); Cooper, Rick (REC)
Subject: FW: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you
Date: Wednesday, April 9, 2025 10:25:23 AM
Attachments: AttachedImage
AttachedImage
AttachedImage
AttachedImage
image001.png
image002.png

Hi Michelle and Rich,

Forwarding the email from last week with the link to the Fountain HRR. Please review and feel free to add edits and comments!

Thanks!
Kerstin

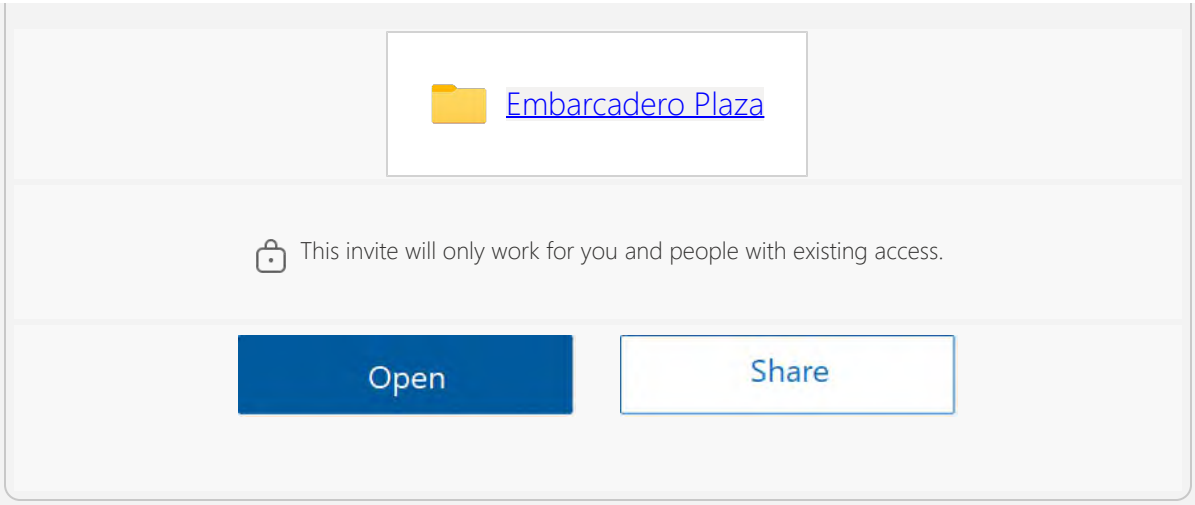
From: Kalchmayr, Kerstin (REC)
Sent: Wednesday, April 2, 2025 2:02 PM
To: Bradley, Stacy (REC) <stacy.bradley@sfgov.org>; Cooper, Rick (REC) <rick.cooper@sfgov.org>; Golan, Yael (REC) <yael.golan@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you



Kalchmayr, Kerstin (REC) invited you to edit a folder

Hello Rich and Michelle,
Please see the link to the review the revised Fountain HRR and Appendices. We want to ensure we have a robust HRR on this fountain and would like to discuss the next round of edits at our check in with Planning next Tuesday April 8.

Thanks,
Kerstin



City & County of San Francisco

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Rich – am I missing anything?

Generally speaking, I do have concerns about placing the disassembled fountain into storage. We will likely need a concrete plan for reuse of the fountain before we can sign off on its removal.

Michelle M. Langlie (she/her/hers), Senior Preservation Planner
District 3/Recreation and Parks Liaison, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7410 | General Inquiries: pic@sfgov.org | www.sfplanning.org
San Francisco Property Information Map | San Francisco Permit Center

---

From: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>
Sent: Wednesday, December 18, 2024 10:05 AM
To: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: FW: Embarcadero Plaza: fountain

Hi Michelle,

I'm adding Rick Cooper and Eoanna Goodwin who is PMing Embarcadero Plaza to the thread here. We want to get out an email RPF to a preservation consultant as soon as possible. We're aiming to work with Page&Turnball on this project.

We want them to create a plan on what we can do with the fountain.

- Disassembly and storage
- Maybe incorporating aspects of the fountain into the plaza art installations

Can you help with fine tuning the scope of work? What else should be thinking of asking them to do?

Thanks!
Happy Holidays,
Kerstin

From: Kalchmayr, Kerstin (REC)
Sent: Monday, December 16, 2024 6:17 PM
To: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
Subject: Embarcadero Plaza: fountain

Hi Michelle,

We want to start the process of bringing on a preservation consultant for the fountain disassembly.

Can you help me put together high level a scope of work that we would need the consultant to perform?
What should we be thinking of?

- give input for disassembly (how to)
- How to reconstruct
- How to best to store, size of storage space needed?
- Does a hazmat test need to be completed before disassembly?

Thanks for your help on this!

Kerstin

Get Outlook for iOS

From: Sucre, Richard (CPC)
To: Langlie, Michelle (CPC)
Subject: Re: Embarcadero Plaza - Page & Turnbull Proposal
Date: Thursday, January 23, 2025 8:10:38 AM

Apologies.

I do think it's a good idea to file an HRR for the fountain and make sure that we have a lot of info on it. If it hasn't been assessed, we need to make sure it gets assessed.

Relative to the scope, the only fee that seems a bit high is the preservation alternatives one. If we aren't doing an EIR, then preservation alternatives aren't necessary.

Task 6 should also be on T&M.

All of the other items look fine.

Rich

Get Outlook for iOS

From: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
Sent: Wednesday, January 22, 2025 5:07 PM
To: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: RE: Embarcadero Plaza - Page & Turnbull Proposal

Okay, so no HRR. What do you mean by the larger one? There's the Better Market Streets EIR but didn't we determine the Embarcadero was officially outside of the study area?

What do you think about the fees?

Michelle M. Langlie (she/her/hers), Senior Preservation Planner
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San Francisco Property Information Map | San Francisco Permit Center

---

From: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Sent: Wednesday, January 22, 2025 3:53 PM
To: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
Subject: RE: Embarcadero Plaza - Page & Turnbull Proposal

I don't think we need a specific HRR for the fountain. It can be looped into the larger one and it can be dependent on what is uncovered.

Want to respond back and state we're ok?

From:	Goodwin, Eoanna (REC)
To:	Kalchmayr, Kerstin (REC); Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc:	Cooper, Rick (REC)
Subject:	Re: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you
Date:	Tuesday, April 15, 2025 10:58:49 AM
Attachments:	AttachedImage AttachedImage AttachedImage AttachedImage image001.png image002.png

---

Rich and Michelle,

Quick-ish question: Big picture, if we can and are able to move the fountain - to a different location or in storage as sites are being analyzed - I believe that would avoid an EIR. Would or could that be a CatEx or a Neg Dec?

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Tuesday, April 15, 2025 10:47:25 AM
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>
Subject: Re: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you

Hi Rich and Michelle,

Can you let us know if you've been able to review the updated draft HRR and Appendices per your previous comments? Would you be able to review by EOD tomorrow (Wednesday)?

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

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From: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>

From:	Sucre, Richard (CPC)
To:	Goodwin, Eoanna (REC); Kalchmayr, Kerstin (REC); Langlie, Michelle (CPC)
Cc:	Cooper, Rick (REC)
Subject:	RE: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you
Date:	Tuesday, April 15, 2025 11:36:31 AM
Attachments:	image003.png image004.png image005.png image006.png image007.png

---

Hi Eoanna,

Lets chat about this question later today. Sadly, its not an easy question.

Rich

Richard Sucré
Deputy Director, Current Planning Division
Historic Preservation Team Lead & Planning Information Counter Manager
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7364 | www.sfplanning.org
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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Tuesday, April 15, 2025 10:59 AM
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>
Subject: Re: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you

Rich and Michelle,

Quick-ish question: Big picture, if we can and are able to move the fountain - to a different location or in storage as sites are being analyzed - I believe that would avoid an EIR. Would or could that be a CatEx or a Neg Dec?

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Tuesday, April 15, 2025 10:47:25 AM
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Langlie, Michelle (CPC)

Hi all,

Agree with @Sucre, Richard (CPC) that the Fountain HRR is very thorough, and that they sufficiently added to the sections as requested. No additional comments from me.

Thanks!

Michelle M. Langlie (she/her/hers), Senior Preservation Planner
Acting District 3 Manager/Recreation and Parks Liaison, Current Planning Division
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Direct: 628.652.7410 | General Inquiries: pic@sfgov.org | www.sfplanning.org
San Francisco Property Information Map | San Francisco Permit Center

---

From: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Sent: Thursday, April 24, 2025 2:32 PM
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>
Cc: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: RE: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you

Just added a few comments into fountain HRR. Its very well written. I do want them to reconcile the description of the fountain's HRR with the Embarcadero Plaza HRR. I feel like the Fountain HRR made a clearer statement of the Plaza's eligibility rather than the actual Embaracadero Plaza HRR.

Richard Sucré
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San Francisco Property Information Map

From: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>
Sent: Thursday, April 24, 2025 2:13 PM
To: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Cc: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: FW: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you

Hi Rich,

This is the link to latest draft HRR for the Fountain, in case its gotten lost in all your email.

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Monday, May 12, 2025 7:40 PM
To: Carolyn Kiernat <kiernat@page-turnbull.com>; Sarah Brummett <Brummett@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Hi Carolyn and Sarah,

Thanks again for taking the time to talk through the *Vaillancourt Fountain Conditions Assessment* with me on Friday. I really appreciated the conversation and your openness to feedback. Following our review of the May 2, 2025 draft, I'm sharing several comments and recommendations for revision in the following folder:

<image004.png>
Conditions Assessment_RPD Comments

In it you'll find a marked-up version of the conditions assessment with comments in **purple**, as well as supporting documentation including nearby soil condition reports and an assessment of the fountain from the structural maintenance yard. We believe this additional context should be integrated into the final report. Taken together with the structural and environmental findings, this material will be key to supporting a coordinated planning effort, estimate, and assessment with the San Francisco Arts Commission.

As we discussed, the current conclusions section still closely reflects the April 28 draft and doesn't appear to incorporate findings from DCI's structural assessment. The statement that the fountain is "overall in fair condition" feels out of sync with what we now know and could be misleading—especially since this language predates the structural analysis.

I understand from our conversation that the conclusions were intended to reflect your assessment of the surface-level conditions. That said, since it's the only "conclusion" referenced in the table of contents, it may cause confusion for readers. Given what DCI identified—particularly that the structure doesn't meet seismic thresholds even under ideal conditions, and that there's visible corrosion, displacement, and missing tension rod—it would be helpful if the conclusions section reflected those realities a bit more directly. Similarly, the hazardous materials findings (asbestos, lead-based paint) will have a big impact on future work and should be acknowledged clearly.

Additionally, could the DCI team clarify whether their structural modeling assumes

100% material capacity? If so, we would appreciate a short note confirming that the actual condition is likely worse due to corrosion and material degradation, and that the results should be viewed as conservative.

On the hazmat report—some of the pages in the PDF came through illegible, with symbols or question marks in place of text or numbers. Could you please replace those sheets with a clean version?

Lastly, could your team put together a draft scope of work outlining what restoring the fountain would involve? If you have an estimator or cost consultant you typically work with, we'd also be interested in a rough cost estimate to support our planning efforts.

For next steps, please review and respond to the comments in the attached PDF and provide a revised draft by **EOB Friday, May 16**. If you need additional time, do let me know and we can discuss priorities. Feel free to reach out with any questions.

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Carolyn Kiernat <kiernat@page-turnbull.com>
Sent: Friday, May 9, 2025 9:00 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Sarah Brummett <Brummett@page-turnbull.com>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Hi Eoanna,

I know it's late notice, but I'd be happy to hop on a call today, if that still works for you. I am available today at the following times:

1. 12:00-12:30
2. 1:30-2:30

   3:30-5:00

To: Sarah Brummett <Brummett@page-turnbull.com>; Carolyn Kiernat <kiernat@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Thanks for the input, Sarah! I believe their structural comments were referring to the vault and waterproofing membrane, but I can see how that can be unclear. I removed the language and added that it is the systems that are beyond repair for clarity. Update is in the folder and attached.

Sounds good that we will work through corrosion repair options with DCI in the next phase. The conclusion from DCI states that there is likely non-visible corrosion which impacts the resilience of the tubes, so we would need to inspect this to confirm whether there is corrosion. In addition to treat existing corrosion there should be a note to inspect non-visible structural components for corrosion. How we do this can be in the forthcoming scope of work as we review options.

From page 118, "*In addition, non-visible corrosion is likely pervasive throughout the steel plate lining that is used to reinforce vertical precast concrete elements. This corrosion and degradation have a significant impact on the resilience of the tubes to resist future seismic events.*"

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

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49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Sarah Brummett <Brummett@page-turnbull.com>
Sent: Wednesday, May 28, 2025 10:23 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Carolyn Kiernat <kiernat@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Thank you, Eoanna,

I have a couple of comments/clarifications in response:

- The revised conclusion in the memo you've provided is currently contradictory. It starts off by

saying that it is mechanically, structurally, and electrically beyond repair as it did in the prior version, but then goes on in the added paragraphs to more closely align with the findings of our assessment with respect to the options for restoration. I particularly request revision to the assertion that it is structurally beyond repair, which is not the case and is not supported by the findings of the rest of that memo or our assessment.

- You've also included a note on our conclusion regarding your understanding of what will be required for the structural repairs and treating the corrosion. That is the purview of our forthcoming additional services for treatment recommendations, and I would not feel comfortable providing more specifics about what is required prior to working through those options with DCI. I do understand that one of your colleagues had some thoughts about what would be needed, but I think it is more appropriate to take those into consideration during our next phase of work than to speculate about it in this conclusion.

Thanks again,

Sarah E. Brummett, AIA
415-593-3225 (direct)

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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Tuesday, May 27, 2025 9:42 PM
To: Carolyn Kiernat <kiernat@page-turnbull.com>; Sarah Brummett <Brummett@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Hi All,

A few notes to the Conditions Assessment below:
Conditions Assessment_RPD Comments

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

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From: Goodwin, Eoanna (REC)
Sent: Friday, May 23, 2025 10:29 AM
To: Carolyn Kiernat <kiernat@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>; Sarah Brummett <Brummett@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

No problem. I am free until 1:30 pm. How about 11:30?

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

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From: Carolyn Kiernat <kiernat@page-turnbull.com>
Sent: Friday, May 23, 2025 10:24 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>; Sarah Brummett <Brummett@page-turnbull.com>
Subject: Re: Embarcadero Plaza: City Reviewed HRRs

Hi everyone,

Is it at all possible to meet a little later today - - perhaps 11:15 or later? My schedule has shifted and I am unfortunately not going to be able to join the call at 10:30.

Carolyn

> On May 23, 2025, at 9:23 AM, Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org> wrote:
>
> Thanks, Carolyn. I just sent out an invite for today at 10:30 am via Teams and we can go over your questions below.
>
> **Eoanna Harrison Goodwin** AIA, LEED AP BD+C
> Project Manager, Capital and Planning Division
> *Pronouns: She/Her/Hers*

From:	Goodwin, Eoanna (REC)
To:	Aaron Fenton; Rudnick, Kelli (REC); Bradley, Stacy (REC); Bransten, Lisa (REC); Ketcham, Dana (REC); Ng, Beverly (REC)
Subject:	Embarcadero Plaza - Project Delivery Agenda 5/19
Date:	Friday, May 16, 2025 8:26:28 PM

Embarcadero Plaza Project Delivery - Meeting Agenda

Date: May 19, 2025

Time: 1:00 PM – 2:00 PM

Location: Microsoft Teams

Agenda

1. **Welcome and Objectives** (5 min)
    a. Brief overview of meeting goals and key priorities.
2. **Stakeholder Updates** (20 min)
    a. Vaillancourt
        i. Agenda and goals
    b. Skateboarders
        i. Follow-up from meeting and email
    c. Preservationists
        i. SF Heritage: June 13 - Objectives and presentation roles
        ii. Docomomo
    d. All Stakeholder Meeting
        i. Goals, proposed date, logistics, invite list
        ii. Agenda items and facilitation roles
3. **CEQA** (15 min)
    a. Conditions Assessment review and key findings
    b. HRR determination
    c. Next steps: Scope of work and estimate
4. **Fountain Fencing** (5 min)
    a. Strategy, current status and proposed approach
5. **Upcoming Docomomo Picnic** – May 23 (5 min)
    a. Strategy
6. **Community Meeting #2** (5 min)
    a. Community Outreach strategy and timeline
    b. Coordination with partners – confirm date with DTSF, OEWD
7. **Next Steps and Action Items** (5 min)
    a. Summary of decisions and follow-ups
    b. Assignments and deadlines

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division

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Sign up for our e-News

obligation includes claims regarding the adequacy of environmental review.

Manu Pradhan
Deputy City Attorney
Office of City Attorney David Chiu
(415) 554-4658 Direct
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From: Michelle Yip <myip@bxp.com>
Sent: Thursday, October 31, 2024 12:12 PM
To: Pradhan, Manu (CAT) <Manu.Pradhan@sfcityatty.org>; Aaron Fenton <afenton@bxp.com>; Bintliff, Jacob (ECN) <Jacob.Bintliff@sfgov.org>; 'Robbie Silver' <RSilver@downtownsf.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Cindy Strom Arellano <CArellano@aalrr.com>; Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Subject: RE: revised agreement

Manu – there are a couple issues that were left open that you and I need to discuss and the indemnity was not covered during the call. Are you free at some point after 1 today?

Michelle Yip
SVP, Regional General Counsel

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(415) 772-0707
myip@bxp.com

From: Pradhan, Manu (CAT) <Manu.Pradhan@sfcityatty.org>
Sent: Thursday, October 31, 2024 12:02 PM
To: Aaron Fenton <afenton@bxp.com>; Bintliff, Jacob (ECN) <Jacob.Bintliff@sfgov.org>; 'Robbie Silver' <RSilver@downtownsf.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Michelle Yip <myip@bxp.com>; Cindy Strom Arellano <CArellano@aalrr.com>; Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Subject: RE: revised agreement

These changes all seem fine to me. In response to one of the comment about the concept plan, this is the standard language the city uses. RPC approval of the concept plan is considered the approval action for ceqa purposes meaning that the city has to complete environmental review first.

Manu Pradhan
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Office of City Attorney David Chiu
(415) 554-4658 Direct

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From: Aaron Fenton <afenton@bxp.com>
Sent: Thursday, October 31, 2024 11:42 AM
To: Bintliff, Jacob (ECN) <Jacob.Bintliff@sfgov.org>; Pradhan, Manu (CAT) <Manu.Pradhan@sfcityatty.org>; 'Robbie Silver' <RSilver@downtownsf.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Michelle Yip <myip@bxp.com>; Cindy Strom Arellano <CArellano@aalrr.com>; Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Subject: RE: revised agreement

Team:

Thank you for a productive call this morning. Please find attached the cumulative redline that captures Jacob's comments noted below, as well as our discussion on the call this morning.

Only material thing left is for Michelle and Manu to agree on the indemnity language, specifically as it relates to environmental review.

Let me know if you have any further questions.

Aaron Fenton
SVP, Development
West Coast Regions

Four Embarcadero Center
San Francisco, CA 94111
(415) 772-0714
afenton@bxp.com

bxp

From: Bintliff, Jacob (ECN) <Jacob.Bintliff@sfgov.org>
Sent: Thursday, October 31, 2024 10:52 AM
To: Aaron Fenton <afenton@bxp.com>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>; 'Robbie Silver' <RSilver@downtownsf.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Michelle Yip <myip@bxp.com>; Cindy Strom Arellano <CArellano@aalrr.com>; Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Subject: Re: revised agreement

Lawrence Halprin

telegraph.co.uk/news/obituaries/technology-obituaries/6782150/Lawrence-Halprin.html

Sarah Knapton December 10, 2009



Ghirardelli Square – a collaboration with his fellow architect William Wurster, an old friend from Harvard – came to be considered a model of how to renovate ageing industrial buildings.

But Halprin's work on redesigning Market Street – San Francisco's three-mile-long central spine – proved controversial. At its affluent eastern end it incorporated the Vaillancourt Fountain, created by the Quebecois sculptor Armand Vaillancourt, with its brutally-contorted concrete piping, while further west Halprin's UN Plaza, commemorating the founding of the United Nations in San Francisco, proved a magnet for homeless people, beggars and drug dealers; several spaces he designed in other cities have been altered or closed.

Elsewhere in the United States, Halprin's best-known work is the Franklin Delano Roosevelt Memorial in Washington, DC. Although he won a design competition for the project in 1976, it was completed only in 1997.

Many of Halprin's designs typically incorporated cascading water features, and water became his signature. A seasoned observer of nature on his relentless travels, Halprin walked thousands of miles in California's hills and mountains, filling some 250 notebooks with powerful ink drawings.

He sketched views of San Francisco and many other cities, but natural scenes predominated – of mountains, valleys, trees, bushes, rocks, grasses and, invariably, water.
In the 1970s he designed a park above a freeway in Seattle, effectively burying the sight and sound of a 13-lane interstate highway and creating a pleasant landscape where there would have been dirt and noise. In his 1966 book *Freeways*, Halprin explained: "The trick is to perceive the old freeway as a part of the cityscape and tame it, rather than complain about it."

In Seattle, he practised what he preached. The city had planned a small park on one side of the highway where it tunnelled under the ground. Halprin's vision was to bridge the road and fill both the broad bridge and the top of an adjacent parking garage with grass, trees, water and dramatic concrete forms.

In the early 1970s, when Halprin and his firm created this design, such highway-taming bucked conventional wisdom. But, like other Halprin projects, the Seattle park set an example that other cities would follow.

Most of Halprin's parks have a particular look. Although his rough, cubic shapes – waterfalls, buildings or benches – derive from the Brutalist school of architecture, he humanised the style. While most of his parks contain massive forms made of exposed concrete, people still loved to walk around and on them.

Halprin was an astute observer of human nature. Reflecting his collaborations with his wife, a dancer, as well as his lifelong study of how people move about in public spaces, he often referred to his park design as "choreography". He coined a new word – "motation", combining motion and notation – to describe his practice of plotting movements through his spaces with a system of personal hieroglyphs. In their initial stages his designs often resembled scores for *musique concrète*.

Lawrence Halprin was born in Brooklyn on July 1 1916. In 1933 his mother, Rose, an advocate of a Jewish state, took her son to Palestine, where they spent two years helping to establish a kibbutz near Haifa.

In 1940, while a horticulture student at the University of Wisconsin, Halprin married Anna Schuman, a dancer and fellow student who became his creative as well as his life partner. It was she who suggested a weekend trip to Taliesin, the Wisconsin home of the controversial architect Frank Lloyd Wright. The visit made Halprin change his career course, and he determined to be an architect.

He enrolled at the Harvard University Graduate School of Design, but in 1943 left to enlist in the US Navy, and was at the invasion of Okinawa when a Japanese kamikaze plane ploughed into the destroyer on which he was serving. "The damned thing hit my bunk," Halprin recalled in a 2005 newspaper interview.

After the war he and his wife settled in San Francisco, and he started his own practice in 1949. Over the next 30 years, Halprin designed many public works, including several large plazas in Los Angeles.

In 1961 he became special consultant to the Market Street design plan and won the contract to redesign the area, incorporating attractive pavements of brick and granite, period light fittings and modern street furniture.

Since the remodelling was completed in the early 1980s, the area has met with mixed fortunes: while the Vaillancourt Fountain is a popular al fresco lunch spot for office workers, the UN Plaza is hemmed in by squalor, compounded by years of official neglect. Even the sycamores which Halprin had ordered to be planted were dying for want of water.

More successful was his redesign of the former chocolate factory in Ghirardelli Square in 1968, creating the open plazas and passages that helped reanimate the buildings. Like the nearby Fisherman's Wharf, the area has become a popular tourist destination.

Halprin was awarded a gold medal in 1978 by the American Society of Landscape Architects. In 2000 he won a Presidential Design Award for his FDR Memorial, one of Halprin's personal favourites.

He was the author of nine books, and in 1976 his documentary on Salvador Dali, *Le Pink Grapefruit*, won an award at the San Francisco Film Festival.

Lawrence Halprin, who died on October 25, is survived by his wife and their two daughters.

S.F.'s redo of Sue Bierman Park wastes opportunity

SFG sfgate.com/bayarea/place/article/S-F-s-redo-of-Sue-Bierman-Park-wastes-opportunity-2326864.php

John King October 15, 2011



Chris Womack works in Sue Bierman Park located west of the Embarcadero next to Justin Herman Plaza on Friday, October 14, 2011. The park has been newly upgraded.
Susana Bates/Special to The Chronicle

With its grassy central meadow, its meandering oval footpath and its old-fashioned black metal benches, San Francisco's makeover of Sue Bierman Park wants to sit amid genteel Victorian homes.

Instead it is framed by tower podiums and a parking lot, a busy roadway and the concrete rump of Vaillancourt Fountain - all of which make a far more lasting impression than the lost opportunity they surround.

Rather than embrace the potential drama of a bay-facing block within a stone's throw of the Ferry Building, the city has spent $1.9 million on a space that seems designed mainly to look nice from surrounding buildings. It improves on what was there before, but not in a way that will attract people seeking the vibrant spirit of today's city.

The redone park fills the block directly north of Justin Herman Plaza and Embarcadero Center, with the Embarcadero on the east and Drumm Street to the west. It also includes a thickly planted block to the west that so far has received minimal improvements.

The park is named for Sue Bierman, a former supervisor who started as a community activist fighting freeways. It's an appropriate honor, since these 5.3 acres once were reserved for ramps leading to and from the elevated Embarcadero Freeway.

That double-deck imposition was demolished after the 1989 Loma Prieta earthquake, leaving in its wake mature trees that had served to (slightly) buffer freeway noise and fumes. Sod was unrolled and soon after that, residents of the adjacent Golden Gateway Commons began calling for permanent open space; the Recreation and Park Department acquired the parcels in 2001.

Three years later, community meetings were held to discuss how to turn the accidental greensward into an enticing park. Construction began this spring,and the reborn park opened earlier this month.

Basalt and ginkgoes

A concrete walkway circles the eastern block with six benches along the way. The ficus are gone but the poplars remain - they're popular with the wild parrots that also frequent Telegraph Hill - and carefully spaced ginkgoes now are part of the mix. Along the north rim are 16 scooped-out chunks of basalt that, theoretically, offer seating for adults and climbing opportunities for toddlers.

The new space is contoured to improve the irrigation and create a few low berms. The cobbled end of Clay Street has been cleared of trash bins. New paths lead into and out of Justin Herman Plaza.

And that's it.

By all accounts, the community meetings were dominated by a sentiment that a quiet, traditional park was the best approach.

But that sort of space needs a sense of enclosure. You want to feel part of a context, out of the swirl yet part of an urbane scene. Here, by contrast, there's little to look at except the windowless bases of 1960s-era slabs, the tall fence of a private health club and the afternoon swirl of parrots from tree to tree.

All this is compounded by a design that squanders the setting: The park's elevation is too low to allow strong views of the bay. You're more aware of traffic on the Embarcadero, especially since a line of poplars screens out much of the Ferry Building.

As for those basalt chunks, Friday morning their concave surfaces still held pools of water from the prior weekend's rain. Not exactly ideal seating conditions.

What might have been

The designers say that with time the space will blossom.

"The main goal was to make it a better park, improve the edges, take a light touch," said Bonnie Fisher of Roma Design Group, which worked on Bierman Park with landscape architects from the Department of Public Works. "The adjustments to be made around it will be interesting to see."

True, Embarcadero Center is spiffing up its lobby entrance on Clay Street. Supervisor David Chiu has introduced an ordinance to let the park add a play structure, which wasn't among the improvements allowed in the 2001 transfer.

But when you look to other American cities, it's galling to think what might have been.

New urban spaces in the past decade have become catalysts of civic pride and neighborhood revival; ask anyone who's been to Millennium Park in Chicago, or the High Line in New York. Landscape architecture is taking dynamic and sculptural forms.

Before visiting Bierman Park one morning last week, I strolled along the bay side of the Ferry Building. Few shops were open inside, the commute peak had passed, but 35 people lingered to savor the scene, filling benches and leaning against the rails.

Across the way there were six people, one barking obscenities from his sleeping bag. This during the only time of the day when the Embarcadero Center's towers don't blot out the sun.

With Sue Bierman Park, San Francisco followed the design path of least resistance so as not to ruffle the neighbors. Sometimes, though, being pretty is not enough.
John King is the Chronicle’s former urban design critic. His book “Portal: San Francisco’s Ferry Building and the reinvention of American cities,” is now available in paperback by W.W. Norton.

San Francisco's rock and roll landmarks: How many have you paid homage to?

SFG sfgate.com/music/article/San-Francisco-s-rock-and-roll-landmarks-How-many-6816212.php

Peter Hockaday February 12, 2016





Jefferson Airplane house, 2400 Fulton St. 'The Mansion' was ground zero for S.F. rock parties and the group named their 1987 greatest hits album after the address.
Craig Lee/The Chronicle

San Francisco's rock roots run deep, so naturally we've got a lot of places to pay homage to the greats. From Hendrix at Winterland to Metallica at Outside Lands, these are the famous concerts to remember and the top rocker residences to visit.

We've culled some of the landmarks from a series by former Chronicle critic Joel Selvin, with some additions and some archival favorites dug up by pop culture guru Peter Hartlaub (check out his pieces for more on the U2 'Save the Yuppie' concert and the SNACK concert).

ALSO: We examined 93 years of San Francisco movies: Here's the worst era. Yes, 'The Room' is involved.

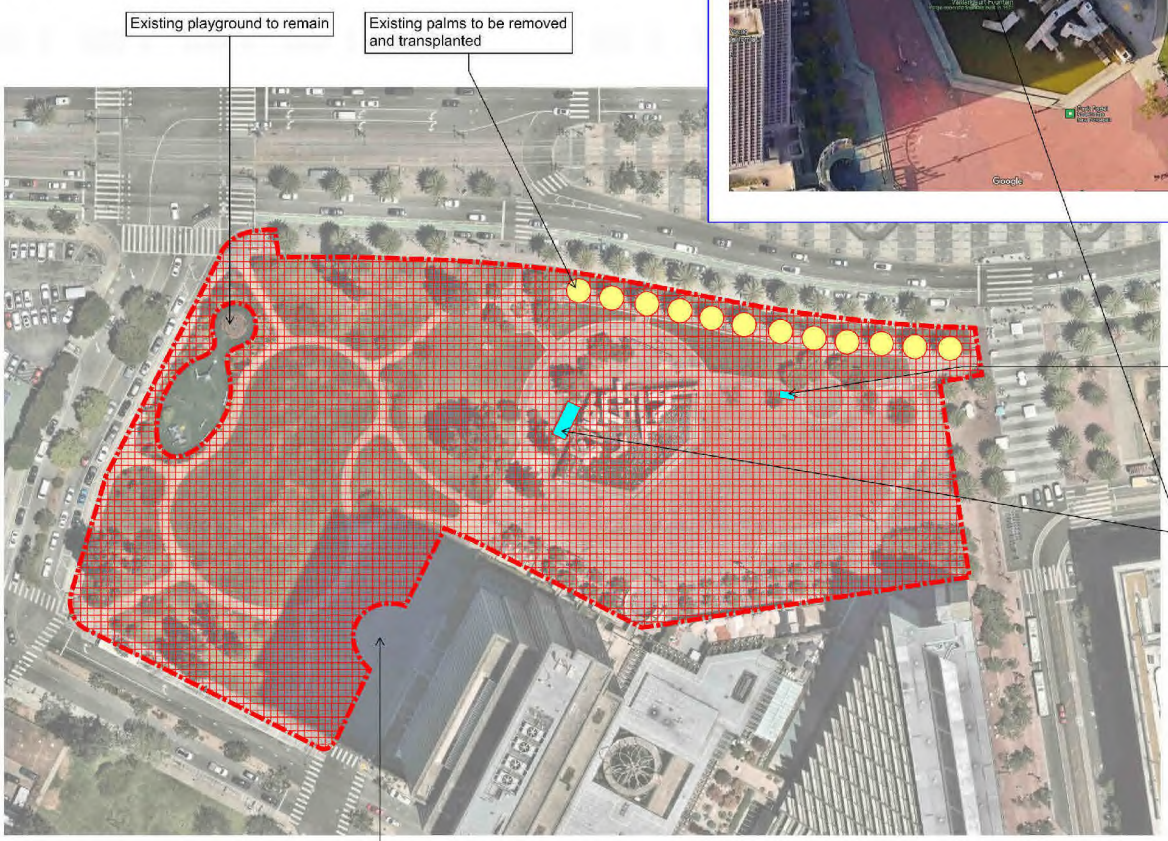
Keep clicking through the gallery for more on the best Bay Area landmarks outside San Francisco, because places like 924 Gilman in Berkeley and The Record Plant in Sausalito definitely deserve a look.

Know of any locations we've missed, or have any Bay Area landmarks you want to add? Leave them in the comments.
|Updated
Peter Hockaday has been an Online Editor at SFGATE for several years and has been in the news business for more than a decade. He is a San Francisco native, a proud Duck, and a fan of all things futbol. His favorite stories are those that illuminate some new aspect of the city we all thought we knew.

Platform Park:
Existing Conditions & Limit of Work

Prepared by HOK
2024-03-01

Site Area: **217,132 sf**





Existing power station to be relocated to new stage location

Subterranean vault (not to scale). Remove switchgear, boiler, fountain pumps.

Alt:
Replace old switch gear with new

Other site utilties to be considered for relocation:
Refer to as builts provided by BxP on 2024-02-29. Attached at end of deck for reference.

SCALE 1" = 60'

Platform Park:
Proposed Site Materials and Planting

Prepared by HOK
2024-03-01



SCALE 1" = 60'

Priced as synthetic turf

Priced as integral color concrete paving

Area not in scope

Synthetic turf
(Alt: Reinforced natural lawn)
59,750 SF
Note: Provide irrigation and drain mat

Concrete unit paving type 1
(Alt: Integral concrete paving)
H20 loading
51,350 SF
Note: Mortar set over concrete slab on aggregate base

Concrete unit paving type 2
(Alt: Integral color concrete paving)
H20 loading
28,250 SF
Note: Mortar set over concrete slab on aggregate base

Synthetic Turf and organic mulch
9,150 SF
Note: Drain course below; Irrigation system for watering down pet waste

Ornamental Metal Fence and Gate; 4' tall
418 LF

Groundcover and Shrub Planting
40,150 SF
Note: 18" import soil; irrigated landscape

Lawn
26,100 SF
Note: Provide irrigation and drain course

60" Box Tree
(Alt: 48" Box)
Note: Provide irrigation and subdrain connections

Lighting

Multi head mast lighting
Tree uplights

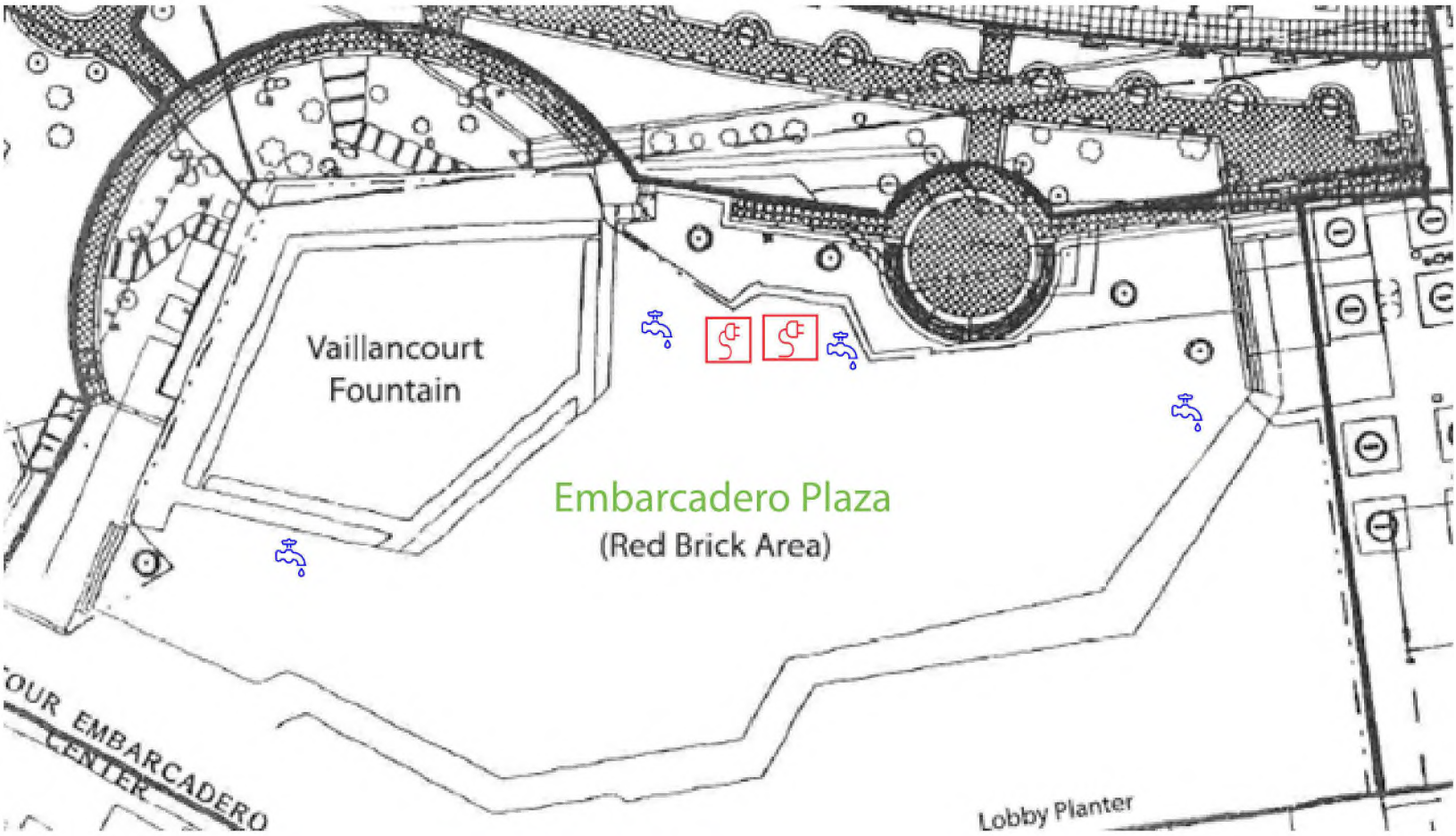
Site utilities:

Power boxes: 24 qty
Water connection boxes: 6 qty

Misc:

Provide ROM cost per cu yd of import fill and soil

Water & Electrical in Embarcadero Plaza



8EA. Individual, 120 volt
20AMP rated outlets (located in smaller electrical box)
NEED ACCESS FROM BXP

Panel Size: 200AMP,
208/120 3PH 4W
1 - 100AMP 3 pole breaker
1 - 50AMP 2 pole non-nema twistlock box
2 - 30AMP 2 pole nema 6-30, twistlock outlets
(located in larger electrical box)
NEED ACCESS FROM
SF REC AND PARKS

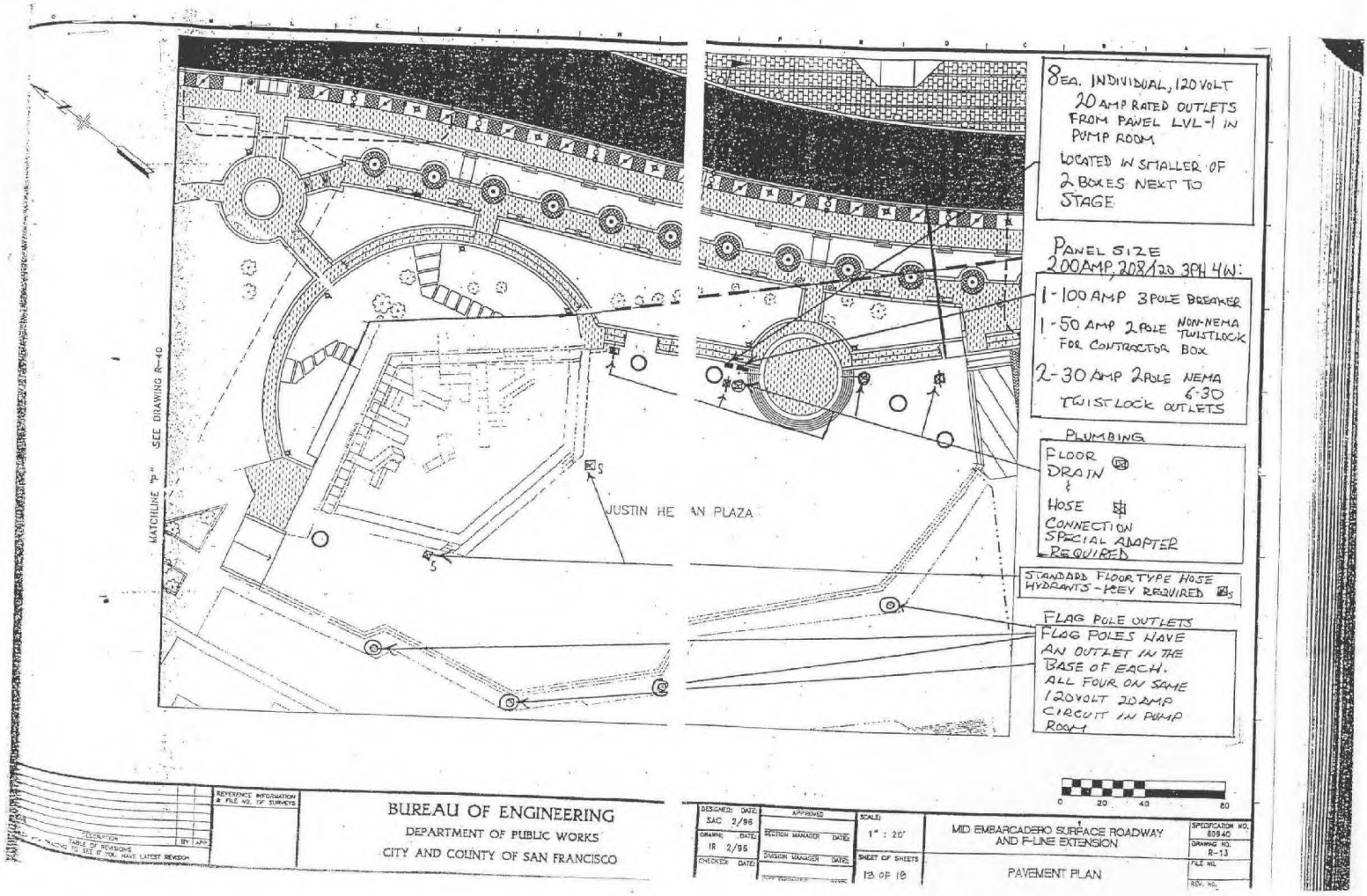
Water hose connections
NEED ACCESS FROM BXP

The water hose connection can be accessed from the 4EC Security Console, located in the 4EC Lobby.

Take the spiral staricase or escalators up to Lobby Level. The security console is located inside the lobby.

You will be asked to exchange an ID/Driver's License for the water lever. Once you return the water lever, our security officer will return you ID/Driver's License.

4EC Security Console (415) 772-0544



BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

DESIGNED: SAC 2/96
DRAWN: IR 2/96
CHECKED:
APPROVED
SECTION MANAGER
DIVISION MANAGER

SCALE: 1" = 20'
SHEET OF SHEETS: 13 OF 18

MID EMBARCADERO SURFACE ROADWAY AND F-LINE EXTENSION

PAVEMENT PLAN

SPECIFICATION NO. 60940
DRAWING NO. R-13
FILE NO.
REV. NO.

Platform Park Phase 2 (Expanded):
Existing Conditions and Limit of Work

Prepared by HOK
2024-05-08

Site Area: 60,220.89 sf







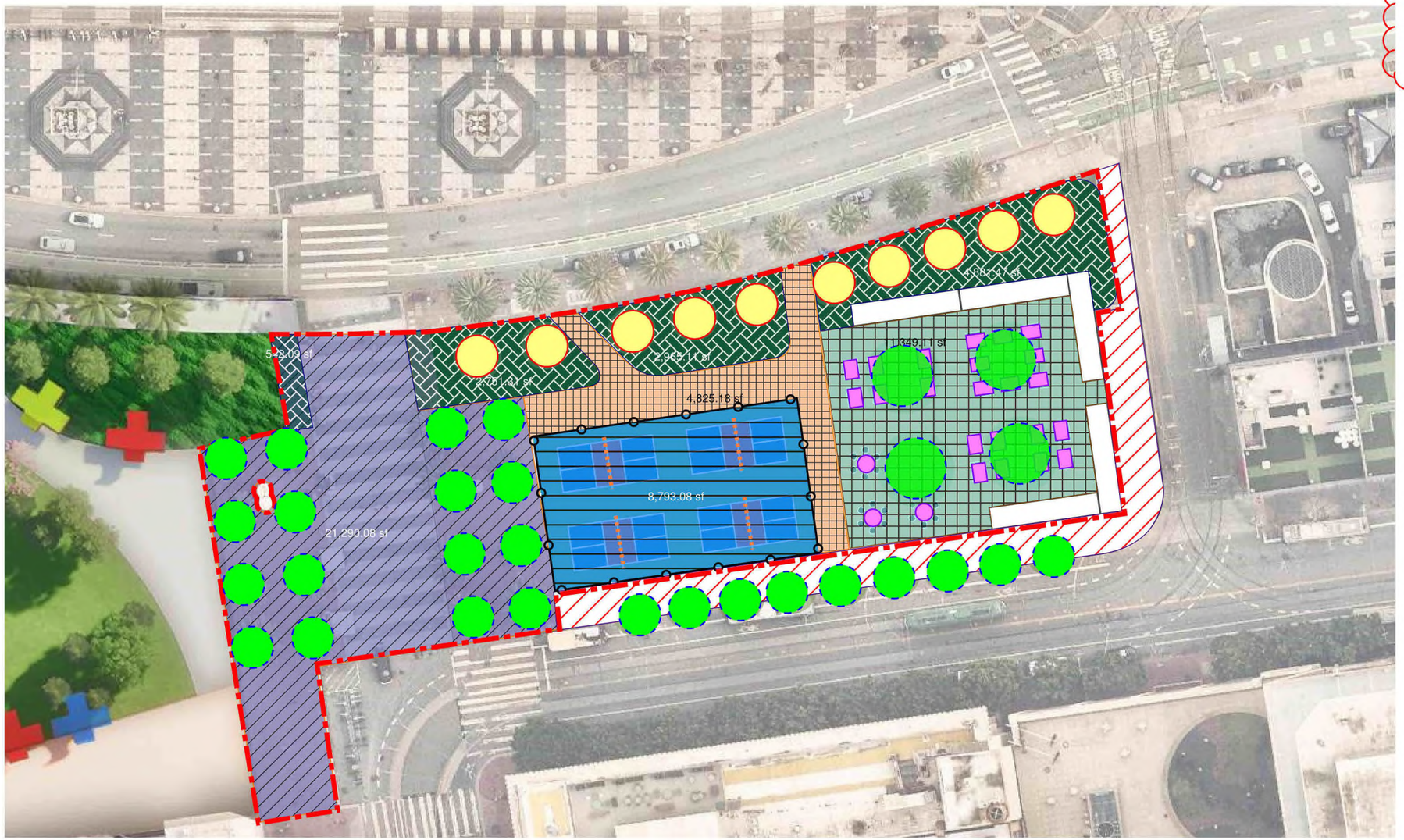


Estimates of work extents does not include any necessary utility modifications. To be determined at a later time when site survey is conducted.

CPC 001185

Platform Park Phase 2 (Expanded): Existing Conditions and Limit of Work

Prepared by HOK
2024-05-08



priced as integral color concrete paving

Overall Materials and Planting

Area not in scope

Concrete unit paving type 1
(Alt: Integral color concrete paving)
H20 loading
4,850 SF
Note: Mortar set over concrete slab on aggregate base

Concrete unit paving type 2
(Alt: Integral color concrete paving)
H20 loading
21,300 SF
Note: Mortar set over concrete slab on aggregate base

Concrete unit paving type 3
(Alt: Integral concrete paving)
Pedestrian Loading
11,350 SF

Groundcover and Shrub Planting
11,150 SF
Note: 18" import soil; irrigated landscape

Sports Court Surfacing + Striping
8,800 SF

Metal Sport Fencing and Gates
390 LF

Pickle ball Net and Posts
Qty: 4 Sets

60" Box Tree *(Alt: 48" Box)*
Note: Provide irrigation and subdrain connections

Transplanted Palms
Note: Provide irrigation and subdrain connections

Lighting
Multi head mast lighting
Tree uplights

Site utilities:
Power boxes: 12 qty
Water connection boxes: 4 qty

Misc:
Provide ROM cost per cu yd of import fill and soil

Beer Garden

Refer to example: Fieldworks in San Mateo, CA

50' Container Box
QTY: +/- 5 as needed for F&B operations
Note: Elec, plumbing, gas, etc connections

Picnic tables

Fire pit and movable lounge seating
Gas connections

Lighting
Bollard lighting
Multi head mast lighting
String lights

CPC 001186

Platform Park Phase 2:
Beer Garden Precedent: Fieldworks Brewing











CPC 001187

Embarcadero Plaza Refresh

DESIGN PROPOSAL

Embarcadero Plaza Refresh
DESIGN PROPOSAL

CONTENTS

State of Downtown
Overview of existing conditions and its impact on tax revenue

City's Downtown Recovery Plan
How a transformed park could be a catalyist for growth

History of the Plaza
Plaza evolution over time and its relation to the freeway

Current State of the Plaza & Fountain
Lack of use and activation

Why Embarcadero Plaza & Sue Bierman Park
Has the potential to become a world class open space

Introducing Platform Park

Precedent Parks
Demonstrate oppotunities that can be brought to SF

Platform Park Vision
Conceptual renderings and drawings

Cost Estimate

Funding Sources

STATE OF DOWNTOWN

Remote work, office vacancies and economic struggles

Lack of housing, cultural and entertainment in downtown

Decline in Retail and Hospitality

Cultural and event cancelations

Reduced public transit ridership

Cleanliness

Reinvigorating the local economy

Improving transportation connections

Enhancing public spaces

Creation of new housing in the downtown

Promoting cultural vibrancy and nightlife

Supporting small business growth and success

Ensuring a clean, safe, and inviting environment

CITY'S DOWNTOWN RECOVERY PLAN

The San Francisco Standard

News Politics & Policy Business Opinion Life Food & Drink Arts & Entertainment

Business

San Francisco wants to turn a chunk of downtown into the city's Bourbon Street

BAY AREA // SAN FRANCISCO

S.F. Mayor Breed proposes $360 million bond. Here's what it would fund

By J.D. Morris
April 29, 2024

Gift Article

Politics & Policy

Prop. C, tax waiver for office-to-housing conversions, wins approval

News

San Francisco Downtown Roadmap One Year Update: Progress in Economic Revitalization

BAY AREA // SAN FRANCISCO

Sweeping California bill wants to save downtown S.F. Is it the answer to the city's problems?

By Roland Li
Feb 16, 2024

Gift Article

HISTORY OF THE PLAZA





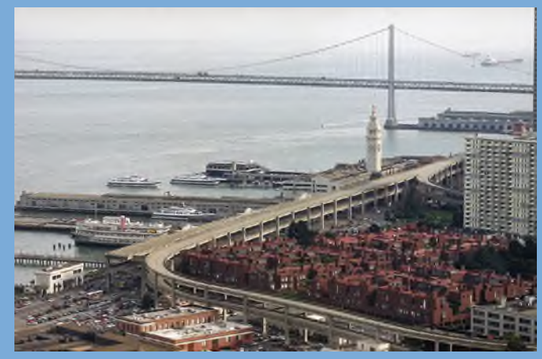


Fountain with
Freeway backdrop

Historic Aerial:
Pre-Freeway and
Fountain







CURRENT STATE OF THE PLAZA

Opportunties for improvement



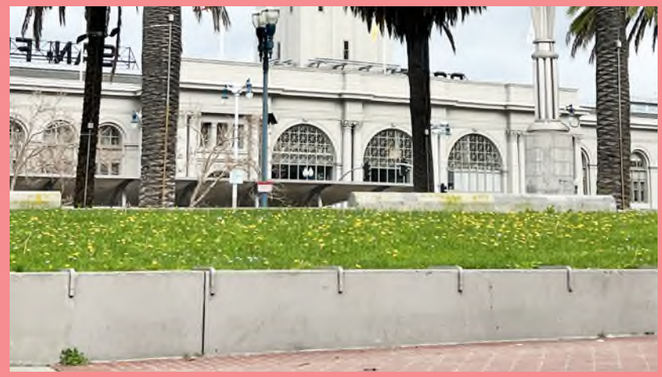
Maintenance and ADA issues



Lack of activity



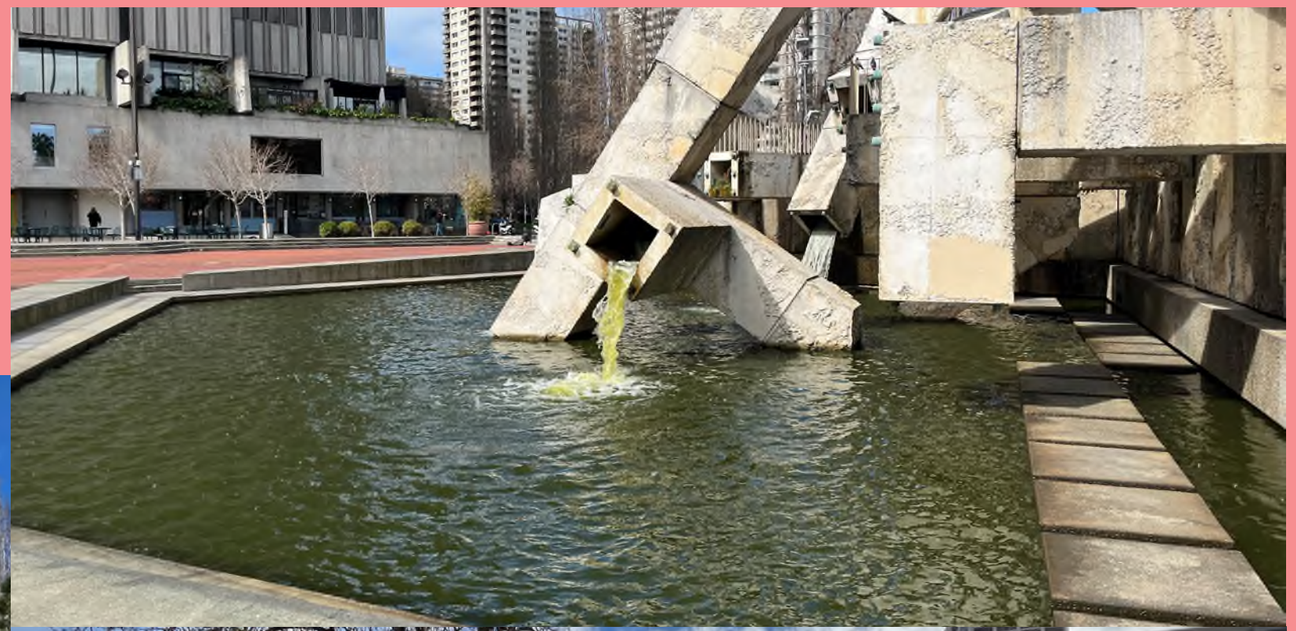
Mature trees near end of life



Obscured views to waterfront

CURRENT STATE OF THE FOUNTAIN



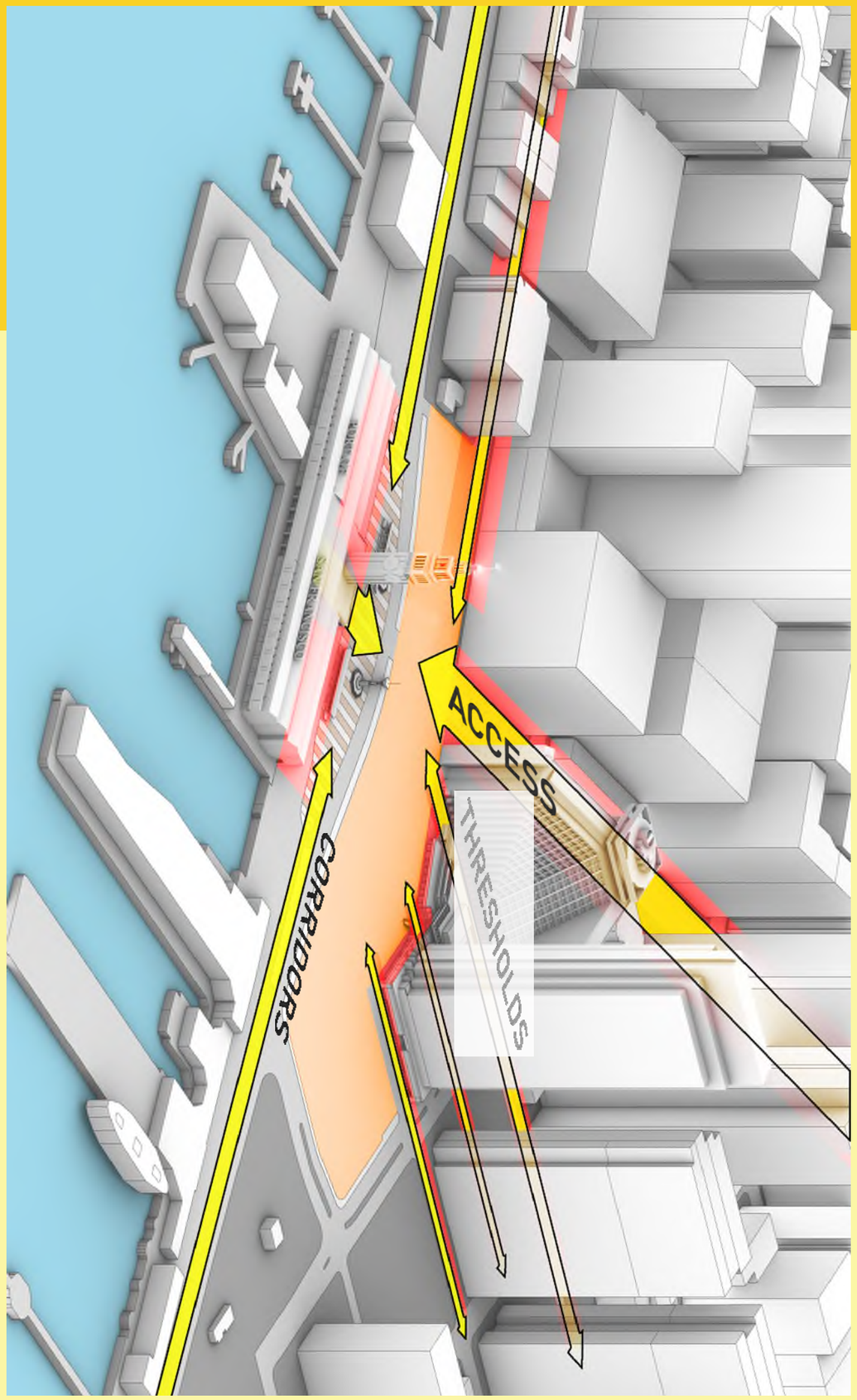




Fountain only in partial operation; Unsightly backside

Why
EMBARCADERO PLAZA & SUE BIERMAN PARK
have the ability to be a world class open space

ACTIVE CORRIDORS

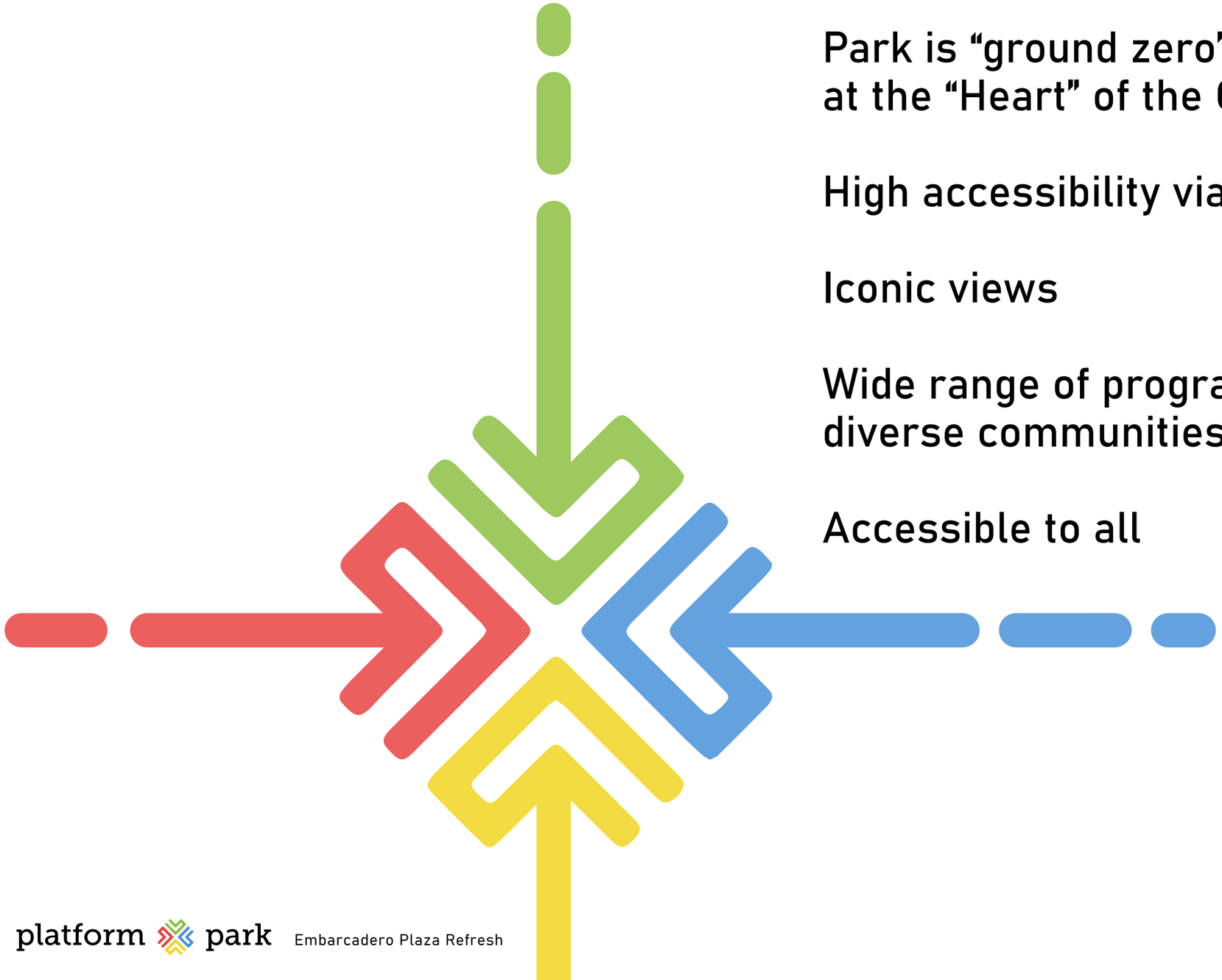


PORTS OF ARRIVAL

Introducing

platform park

Why platform park?



Park is “ground zero” as a gathering space, at the “Heart” of the City

High accessibility via various modes of transit

Iconic views

Wide range of programming catered towards diverse communities

Accessible to all

platform park

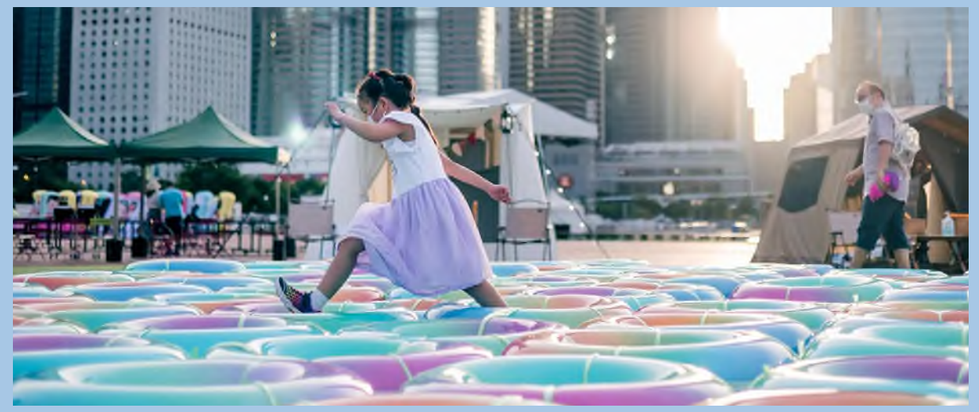
Design Vision & Concepts

PARK VISION

Re-imagining of the park symbolizes the revitalization of the downtown / financial district into a vibrant and active community gathering place.

- *Community-based entertainment zone*
- *Farmers markets, night markets*
- *Concert event series*
- *Fitness related events*
- *Food and Beverage focused entertainment*
- *Cultural and art events*













PARK VISION

Re-imagining of the park symbolizes the revitalization of the downtown / financial district into a vibrant and active community gathering place.

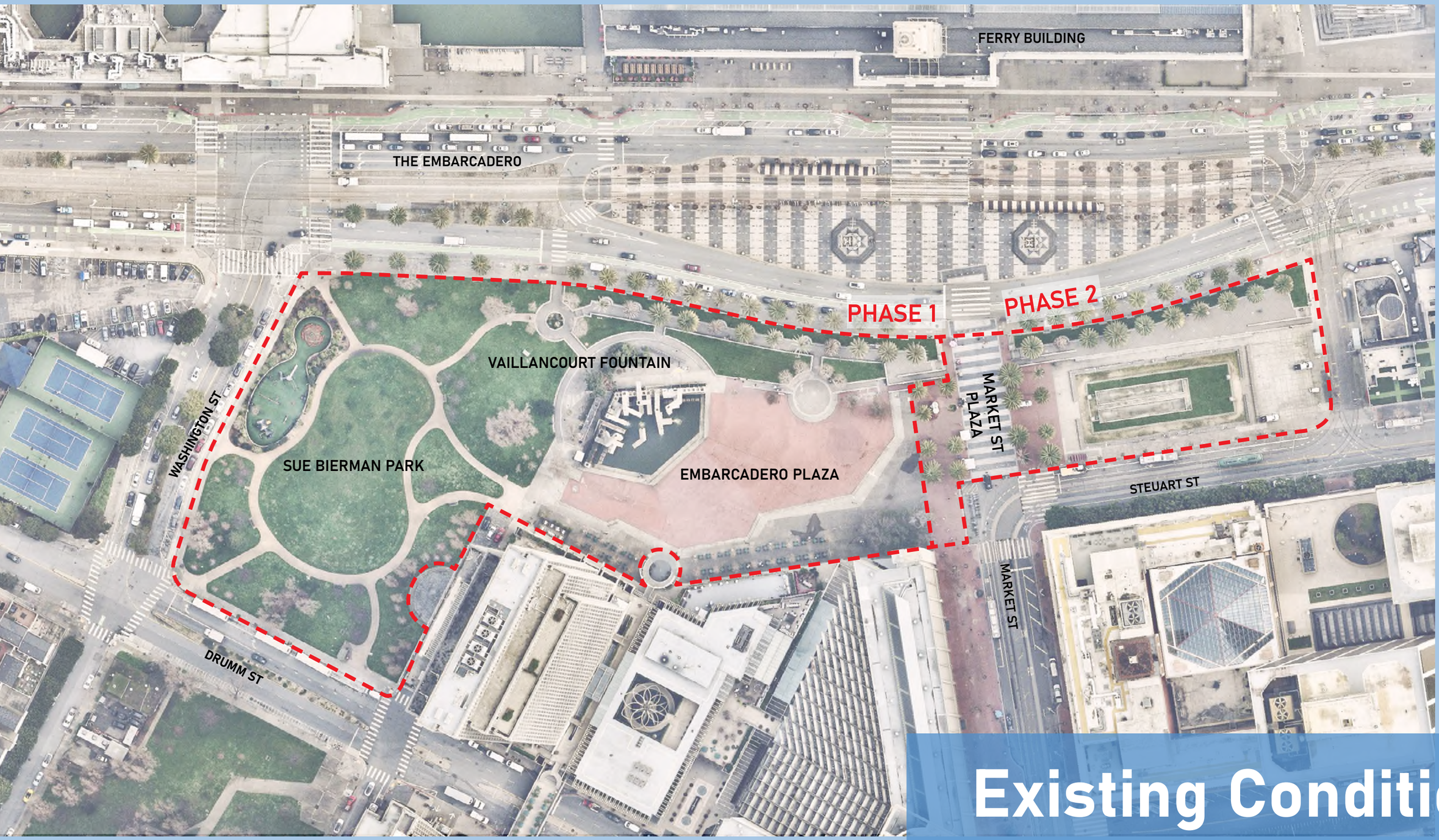
- *Community-based entertainment zone*
- *Farmers markets, night markets*
- *Concert event series*
- *Fitness related events*
- *Food and Beverage focused entertainment*
- *Cultural and art events*

PHASE 2









Existing Conditions



PARK PLAN

Proposed programs range from active to passive, geared towards the ability to host a variety of community focused and entertainment events to take place.

DYNAMIC PROGRAMMING

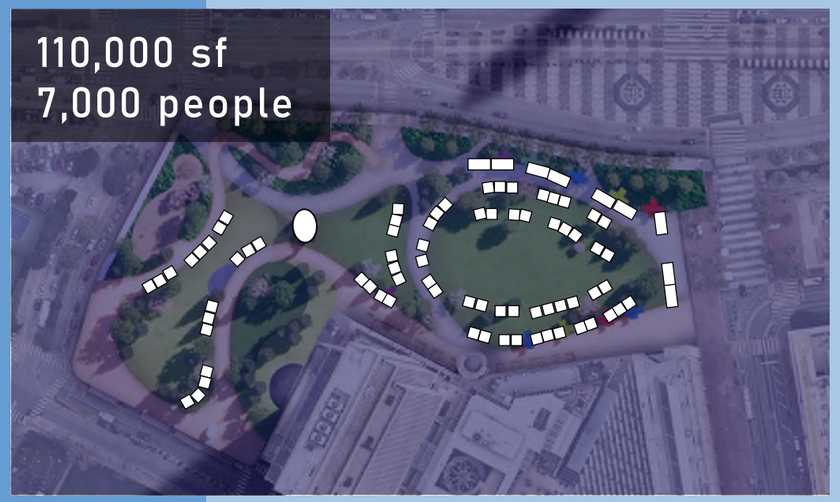
DAILY POP UP



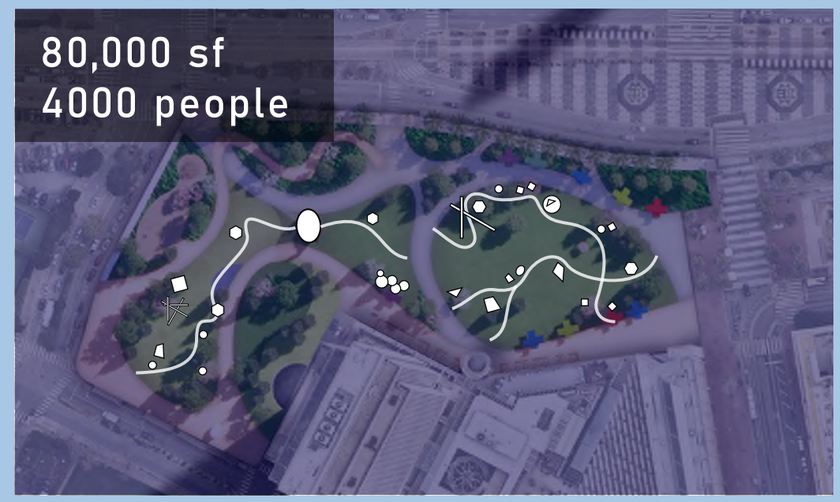
FESTIVALS/CONCERTS



WEEKEND/NIGHT MARKETS



ARTS / SCULPTURE MODE




Courtesy of HOK & bxp



Courtesy of HOK & bxp

platform park Embarcadero Plaza Refresh

bxp hok

Courtesy of HOK & bxp



Courtesy of HOK & bxp

platform park Embarcadero Plaza Refresh

bxp h+k



Courtesy of HOK & bxp

platform park Embarcadero Plaza Refresh

Courtesy of HOK & bxp



Courtesy of HOK & bxp



Courtesy of HOK & bxp

platform park Embarcadero Plaza Refresh

bxp HOK

PRECEDENT PARKS:
BRYANT PARK





platform park Embarcadero Plaza Refresh







bxp | lol h+k

PRECEDENT PARKS:
MILLENIUM PARK

PRECEDENT PARKS:
HIGH LINE

platform park | Embarcadero Plaza Refresh

Conceptual Cost Estimate

Description	Total	Phase I	Phase II
Soft Costs	$5.1 million	$2.8 million	$2.3 million
Hard Costs	$32.4 million	$19.2 million	$13.2 million
Public Art	$500k	$500k	$0
Utility Fees	$300k	$0	$300k
CM Fee	$1.15 million	$660k	$463k
Operating Deficit	$1.5 million	$1 million	$500k
Total	**$41 million**	$24.2 million	$16.8 million

Positioning the Park

Positioning the Park in various contexts to determine the park's 'why' or 'role' in the city and region.

The Park is a Gateway to the Region - to wine country, to Tahoe, to Silicon Valley and more

The Park is a key first impression for everyone visiting the city. Market Street and Embarcadero is where everyone's typical experience begins

The Park serves many audiences - as downtown transitions from homogenous commercial to mixed-use - how is this a Mixed Use Park.

Urban Land Institute : Shape the future of the built environment for transformative impact in communities worldwide

'It All Starts Here' : Civic pride campaign launched by a collection of committed business leaders to engage, activate and inspire San Franciscans to articulate their love of the City

Stakeholders

Residents / Families

Tourists

Visitors (Regional)

Office Workers

Students

Event Audience

Program

Active/Passive:

Fitness / Wellness

Outdoor recreation

Commercial:

Retail

Food and beverage

Cultural/Civic/Entertainment:

Library

Museum

Art gallery

Festivals and concerts

Farmer's markets

Night markets



FOUNTAIN OVERLAY

Platform Park Renovation Project - Conceptual Budget

Prepared By: BXP (Aaron Fenton)
Budget Dated: 5/15/2024

Schedule:

	Acres
Total Site Area	6.37

Description	$/GSF	Total Cost
Soft Costs		
A&E	$ 13.79	$ 3,825,000
Legal	$ 0.90	$ 250,000
Permit Fees	$ 2.52	$ 700,000
Soft Cost Contingency	$ 0.86	$ 238,750
Total Soft Costs	**$ 18.07**	**$ 5,013,750**
Hard Costs	$ -	
Base Budget (Webcor)	$ 71.66	$ 19,878,085
Allowances Outside of Contract	$ 8.56	$ 2,375,000
FF&E	$ 1.08	$ 300,000
Public Restroom in 4 EC	$ 4.51	$ 1,250,000
TI Allowance for Brewery	$ 5.41	$ 1,500,000
Escalation	$ 5.47	$ 1,518,185
Design Contingency	$ 9.67	$ 2,682,127
Change Order Contingency	$ 5.32	$ 1,475,170
Total Hard Costs	**$ 111.67**	**$ 30,978,567**
Other Costs	$ -	
Public Art	$ 1.80	$ 500,000
Gas / Water / Sewer Connections	$ 1.08	$ 300,000
Construction Management Fee (3%)	$ 3.89	$ 1,079,770
Operating Deficit to Stabilization	$ 5.41	$ 1,500,000
Total Other Costs	**$ 12.18**	**$ 3,379,770**
Overall Project Contingency (5%)	$ 7.10	$ 1,968,604
Grand Total	**$ 149.03**	**$ 41,340,691**

check: $ 41,340,690.80

Platform Park - Phase I Budget

Budget Dated:

Schedule:

	Acres
Total Site Area	4.98

PHASE I

Description	$/GSF	Total Cost	BXP Notes
Soft Costs			
Landscape, Civil & Survey	$ 7.60	$ 1,650,000	budget by HOK
Park Consultant	$ 1.61	$ 350,000	BXP allowance
Restroom Design Fees	$ 0.58	$ 125,000	BXP allowance
Legal Fees	$ 0.58	$ 125,000	BXP allowance
Permit Costs	$ 1.84	$ 400,000	BXP allowance
Soft Cost Contingency	$ 0.61	$ 132,500.00	5% of soft costs
Total Soft Costs	**$ 12.81**	**$ 2,782,500**	
Hard Costs	$ -		
Base Budget (Webcor)	$ 57.41	$ 12,466,014	see Phase I hard cost detail tab
Allowances outside Base Budget:			
Soil Import/Export	$ 1.38	$ 300,000	BXP allowance
Wifi and CCTV	$ 1.15	$ 250,000	BXP allowance
CIP Planters / Walls	$ 1.61	$ 350,000	BXP allowance
Wayfinding Signage	$ 1.61	$ 350,000	BXP allowance
Pre-Fabricated Kiosks (assume 6)	$ 2.07	$ 450,000	BXP allowance
Outdoor Fitness Studio	$ 0.35	$ 75,000	BXP allowance
FF&E	$ 0.69	$ 150,000	BXP allowance
Public Restroom in 4 EC	$ 5.76	$ 1,250,000	BXP allowance
Escalation	$ 4.32	$ 938,461	6%
Design Contingency	$ 7.64	$ 1,657,947	10%
Change Order Contingency	$ 4.20	$ 911,871	5%
Total Hard Costs	**$ 88.19**	**$ 19,149,293**	
Other Costs	$ -		
Public Art	$ 2.30	$ 500,000	BXP allowance
CM Fee	$ 3.03	$ 657,954	3%
Operating Deficit to Stabilization	$ 4.61	$ 1,000,000	BXP allowance
Total Other Costs	**$ 9.94**	**$ 2,157,954**	
Overall Project Contingency (5%)	$ 5.55	$ 1,204,487	
Phase I Total	**$ 116.49**	**$ 25,294,235**	

Platform Park - Phase II Budget

Budget Dated:

Schedule:

	Acres
Total Site Area	1.38

PHASE II

Description	$/GSF	Total Cost	BXP Notes
Soft Costs			
Landscape, Civil & Survey	$ 19.08	$ 1,150,000	BXP allowance
Park Consultant	$ 3.32	$ 200,000	BXP allowance
Shipping Container Design Fees	$ 5.81	$ 350,000	BXP allowance
Legal Fees	$ 2.07	$ 125,000	BXP allowance
Permit Costs	$ 4.98	$ 300,000	BXP allowance
Soft Cost Contingency	$ 1.76	$ 106,250	5% of soft costs
Total Soft Costs	**$ 37.02**	**$ 2,231,250**	
Hard Costs	$ -		
Base Budget (Webcor)	$ 122.97	$ 7,412,071	see Phase II hard cost detail tab
Allowances outside Base Budget:			
Soil Import/Export	$ 2.49	$ 150,000	BXP allowance
Wifi and CCTV	$ 2.49	$ 150,000	BXP allowance
CIP Planters / Walls	$ 2.49	$ 150,000	BXP allowance
Wayfinding Signage	$ 2.49	$ 150,000	BXP allowance
FF&E	$ 2.49	$ 150,000	BXP allowance
Tenant Improvement Alllowance	$ 24.89	$ 1,500,000	assume $300k / container x 5 containers
Escalation	$ 9.62	$ 579,724	6%
Design Contingency	$ 16.99	$ 1,024,180	10%
Change Order Contingency	$ 9.35	$ 563,299	5%
Total Hard Costs	**$ 196.26**	**$ 11,829,274**	
Other Costs	$ -		
Gas / Water / Sewer Connections	$ 4.98	$ 300,000	BXP allowance
CM Fee	$ 7.00	$ 421,816	3%
Operating Deficit to Stabilization	$ 8.30	$ 500,000	BXP allowance
Total Other Costs	**$ 20.27**	**$ 1,221,816**	
Overall Project Contingency (5%)	$ 12.68	$ 764,117	
Phase II Total	**$ 266.22**	**$ 16,046,456**	

Phase I Hard Cost Detail

Webcor Estimate Dated: 3/11/2024

System	$/GSF	$/Acre	Total Cost
Demo, Earthwork, Sitework	$ 49.65	$ 2,162,693	$ 10,780,301
Landscape and Irrigation	$ 18.79	$ 818,359	$ 4,079,245
Foundation	$ 0.37	$ 16,049	$ 80,000
Structure (incls. Misc steel/stairs)	$ 0.37	$ 16,049	$ 80,000
Furnishings	$ 0.69	$ 30,092	$ 150,000
Plumbing	$ 1.04	$ 45,138	$ 225,000
Electrical and Low Voltage	$ 3.66	$ 159,489	$ 795,000
Direct Cost Total	$ 74.56	$ 3,247,871	**$ 16,189,546**
General Requirements	$ 1.74	$ 75,737	$ 377,526
General Conditions	$ 3.04	$ 132,541	$ 660,671
Direct, GC, GR Subtotal	$ 79.34	$ 3,456,149	**$ 17,227,743**
Precon Services	$ 0.69	$ 30,092	$ 150,000
Contractor Contingency	$ 1.59	$ 69,123	$ 344,555
Estimating Contingency	$ 2.38	$ 103,684	$ 516,832
GL and DIC Insurance	$ 1.08	$ 47,176	$ 235,159
SDI	$ 0.67	$ 29,231	$ 145,706
Overhead	$ 2.11	$ 91,903	$ 458,107
Gross Receipts Tax	$ 0.43	$ 18,840	$ 93,912
Escalation	$ -	$ -	$ -
Alternates			
CIP Concrete in lieu of Type 1 Paver	$ -	$ -	$ (3,929,000)
CIP Concrete in lieu of Type 2 Paver	$ -	$ -	$ (3,151,000)
Stage Power/Data & Pad	$ -	$ -	$ 82,000
New 800amp Switchgear	$ -	$ -	$ 292,000
Grand Total	$ 57.41	$ 2,500,873	**$ 12,466,014**

	SF	Acres
Total Site Area	**217,132.00**	**4.98**

Phase II Quantities:

Item	Quantity	
Site size	217,123	sf
Event space synthetic turf	59,750	sf
Stage area	1,082	sf
Concrete Paving Type 1	51,350	sf
Concrete Paving Type 2	28,250	sf
Lawn areas	26,100	sf
Dog park	9,150	sf
Planting areas	40,150	sf
60" Box trees	72	ea
Site lighting poles	65	ea
Event space mast lighting poles	6	ea

Phase I Hard Cost Allowances*

Allowace	Direct Cost
Art work foundations:	$ 80,000
Curb/gutter/sidewalk work:	$ 108,000
Site furnishings:	$ 150,000
Embarcadero Center fencing:	$ 34,000
Site drainage allowance:	$ 450,000
Site metals (signage, bike racks):	$ 80,000

*Allowances are included in the Base Budget (Webcor) line item

Phase II Hard Cost Detail

Webcor Estimate Dated: 5/8/24 V.2

System	$/GSF	$/Acre	Total Cost	BXP Notes
Demo, Earthwork, Sitework	$ 97.02	$ 1,173,133	$ 5,847,676	
Landscape and Irrigation	$ 9.65	$ 116,707	$ 581,745	
Foundation	$ 5.77	$ 69,770	$ 347,778	
Structure (incls. Misc steel/stairs)	$ 26.59	$ 321,586	$ 1,603,000	
Roofing/Waterproofing	$ 0.50	$ 6,018	$ 30,000	
Furnishings	$ 1.08	$ 13,040	$ 65,000	
Special Construction	$ 8.06	$ 97,499	$ 486,000	
Fire Protection	$ 0.64	$ 7,704	$ 38,400	
Plumbing	$ 1.77	$ 21,450	$ 106,920	
HVAC	$ 0.42	$ 5,136	$ 25,600	
Electrical and Low Voltage	$ 5.30	$ 64,036	$ 319,200	
Direct Cost Total	$ 156.80	$ 1,896,079	$ 9,451,319	
General Requirements	$ 3.69	$ 44,589	$ 222,261	
General Conditions	$ 6.45	$ 78,031	$ 388,957	
Direct, GC, GR Subtotal	$ 166.94	$ 2,018,699	$ 10,062,537	
Precon Services	$ 2.49	$ 30,092	$ 150,000	BXP Allowance
Contractor Contingency	$ 3.34	$ 40,374	$ 201,251	
Estimating Contingency	$ 5.01	$ 60,561	$ 301,876	
GL and DIC Insurance	$ 2.28	$ 27,555	$ 137,354	
SDI	$ 1.41	$ 17,065	$ 85,062	
Overhead	$ 4.47	$ 54,106	$ 269,702	
Gross Receipts Tax	$ 0.92	$ 11,092	$ 55,289	
Escalation	$ -	$ -	$ -	
Alternates				
CIP Concrete in lieu of Type 1 Paver	$ -	$ -	$ (379,000)	VE deduct from concrete paver
CIP Concrete in lieu of Type 2 Paver	$ -	$ -	$ (2,351,000)	VE deduct from concrete paver
CIP Concrete in lieu of Type 3 Paver	$ -	$ -	$ (1,121,000)	VE deduct from concrete paver
	$ -	$ -		
Grand Total	$ 122.97	$ 1,486,975	$ 7,412,071	

	SF	Acres
Total Site Area	**60,275.00**	**4.98**

Phase II Quantities:

Item	Quantity	
Site size	60,275	sf
Concrete paving type 1	4,850	sf
Concrete paving type 2	21,350	sf
concrete paving type 3	11,350	sf
Sports court surfacing	8,800	sf
Planting areas	11,150	sf
60" Box trees	29	ea
Site lighting poles	20	ea

Phase II Hard Cost Allowances*:

Allowance	Direct Cost
Curb/gutter/sidewalk work:	$ 96,000
Site furnishings:	$ 50,000
Site metals (signage, bike racks):	$ 50,000
Wood trellis (Fieldworks sim.):	$ 225,000
Patio string lighting (Fieldwork sim.):	$ 61,000
Containers for Beer Garden	$ 1,493,000

*Allowances are included in the Base Budget (Webcor) line item

Platform Park - Phase I and II GC Qualifications, Clarifications and Exclusions

Qualifications & Clarifications

1 Priced in today's dollars (BXP included a 6% escalation allowance in overall budget)
2 18" Topsoil import is included at groundcover areas. No other import/export is included. BXP included an allowance for import/export to balance the site
3 Synthetic turf in Phase I is priced as Synlawn SYNRYE or simliar, and includes a drain mat.
4 Work stops at back of curb or inside edge of sidewalk. A 25% allowance for repairs to curbs and sidewalks has been included.
5 Removal of the abandoned boiler and pumps in the electrical vault is included.
6 Budget includes transplanting 22ea existing palm trees.
7 Budget includes 6ea new hose bib connections around the event space and 2ea at the Phase II plaza.
8 Budget includes new 220v electrical service to the stage area and 24ea 120v outlets at the event space.
9 Sport court is budgeted as a concrete slab with a synthetic surface overlay (Plexipave or similar).
10 Shipping containers are budgeted as full MEPF fit out, including design/build services. BXP included allowance for brewery fit-out (kitchen equipment, signage, decals, decorations, setating, tables, bar tops, specialty lighting, furnishings, etc)
11 Budget includes Subcontractor Default Insurance (SDI).
12 Shipping container build-outs are included as follows:
One 40' taproom with accompanying 20' cold storage box and trash/utility room
One 40' kitchen, including a range hood. Appliances and fixtures are assumed be covered by Tenant Improvement Allowance in overall budget.
One 40' restroom which can accommodate two ADA stalls and three other fixtures
Two 40' seating containers. Seating to be loose furnishings and covered by the Tenant Improvement Allowance in overall budget.
One 20' dry storage container.
13 An allowance of $225,000 has been included for an architectural wood trellis and patio lighting

Exclusions

1 Design costs and contingencies. BXP carrying these costs in overall budget.
2 Permits and fees. BXP is carrying an allowance overall budget.
3 Utility fees and consumption fees. BXP is carrying an allowance in overall budget.
4 Hazardous material abatement. Minor abatement required in electrical vault. Contingencies to cover any haz soil handling.
5 Artwork, except foundations. BXP is carrying an artwork allowance budget in overall budget.
6 Code upgrades/modifications to existing electrical vault. BXP assumes the vault can remain as-is.
7 Monument signage. BXP is carrying an allowance for new wayfinding signage in overall budget.
8 SF Muni work, including any streetcar track work or overhead power line work. BXP assumes this is not an issue based on scope of work.
9 Salvage of existing market plaza pavers.

From: Taupier, Anne (ECN)
Sent: Thursday, May 16, 2024 10:33 AM
To: Hillis, Rich (CPC); Langlois, Lily (CPC)
Subject: Fw: Embarcadero Plaza
Attachments: Platform Park - Phase 1 Area Takeoffs.pdf; Platform Park - Phase 2 Area Takeoffs.pdf; Platform Park Concept Budget - 5.15.24 - Phase I and II.xlsx

FYI - for tomorrow's meeting.

Anne Taupier
Director of Development
Office of Economic and Workforce Development
City and County of San Francisco
anne.taupier@sfgov.org

From: Aaron Fenton <afenton@bxp.com>
Sent: Wednesday, May 15, 2024 11:05 AM
To: Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Dennis-Phillips, Sarah (ECN) <sarah.dennis-phillips@sfgov.org>
Subject: FW: Embarcadero Plaza

Anne and Sarah-
FYI on below and attached. Looking forward to collaborating with RPD to validate my assumptions. I'm eager to hear how the internal city meeting goes this week and to make sure I can remain in the forefront as we think about how to structure a partnership that works for everyone.

Aaron Fenton
SVP, Development
West Coast Regions

Four Embarcadero Center
San Francisco, CA 94111
(415) 772-0714
afenton@bxp.com

From: Aaron Fenton
Sent: Wednesday, May 15, 2024 11:03 AM
To: 'Bradley, Stacy (REC)' <stacy.bradley@sfgov.org>
Cc: Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>
Subject: RE: Embarcadero Plaza

Stacy and Kelli,

I am pleased to share with our my concept budget for Phase I and Phase II for Platform Park. Also attached is the scoping drawings we prepared to help Webcor prepare the concept budget. I would *strongly* request that we setup a meeting in person to review the layout of the budget and to address any questions you may have. I would likely want to have HOK Architects and Webcor Builders present in the meeting to help address specific scope and budget questions.

@Bradley, Stacy (REC) A side note, I've updated our presentation to include Phase II (bocce court area) into the scope, and I have some early renderings to show what that area would look like. I can share these with you when we meet in person next.

Aaron Fenton
SVP, Development
West Coast Regions

Four Embarcadero Center
San Francisco, CA 94111
(415) 772-0714
afenton@bxp.com

From: Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Sent: Wednesday, May 15, 2024 9:27 AM
To: Aaron Fenton <afenton@bxp.com>
Cc: Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>
Subject: RE: Embarcadero Plaza

Hi Aaron,

Thank you for the inspiring conversation! My cell is 415-823-9120. Yes, please send over your detailed conceptual budget so we can validate from the City's perspectives. Happy to set up a meeting as well. I'm adding Kelli Rudnick who is our Deputy Director of Capital to work with me on this effort.

Thank you!
Stacy

Stacy Radine Bradley, AICP
Director of Capital and Planning
San Francisco Recreation and Park Department | City & County of San Francisco
415.823.9120 cell | 628.652.6610 office | stacy.bradley@sfgov.org

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From: Aaron Fenton <afenton@bxp.com>
Sent: Wednesday, May 1, 2024 10:58 AM
To: Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Subject: Embarcadero Plaza

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Stacy-
It was a pleasure to meet you this morning and discuss our vision for the plaza. It was really great to here P&R's enthusiasm to advance the project with us. Should I be sending you our detailed conceptual budget and takeoffs so we can begin to validate the project costs? I think it would be prudent to have a meeting with your cost estimator and Webcor to review the project scope and assumptions, so that we are all aligned. Let me know!

Also, can you let me know your cell # so I can contact you more easily? Mine is 415-730-8391.

Best,

Aaron Fenton
SVP, Development
West Coast Regions

Four Embarcadero Center
San Francisco, CA 94111
(415) 772-0714
afenton@bxp.com

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The Bono fountain is broken. Is SF too broke to pay for its $3 million fix?

By Stephanie K. Baer can be reached at
Published Jun 21, 2024, 6:30 AM
Source: https://sfstandard.com/2024/06/21/bono-vaillancourt-fountain-drained/

A huge concrete fountain that U2 frontman Bono famously graffitied during a free concert at San Francisco's Embarcadero Plaza in 1987 has been drained after "a major mechanical failure" forced the city to shut the water off.

The last pump that serviced the Vaillancourt Fountain, also known as "Quebec libre!," failed about two weeks ago, Tamara Aparton, a Recreation and Parks Department spokesperson, told The Standard. Now, the 53-year-old brutalist sculpture must have its mechanical and electrical systems replaced. The cost? Upward of $3 million.

"The fountain systems were extremely antiquated and past the end of their useful life," Aparton said in an email. "Due to [the] age of the infrastructure, the fountain systems require a full renovation." It's unclear if or when those repairs could happen. Aparton said there was "no timeline." For now, the department is working with the Arts Commission to install temporary container plants in the fountain.



A man with a rolling cart and another person walk by a large, abstract concrete sculpture. In the background, there is a clock tower and palm trees.

Designed by Canadian artist Armand Vaillancourt, the sculpture was conceived with the now-demolished Embarcadero Freeway in mind and built so that people could interact with it. | Source: Morgan Ellis/The Standard



A discarded can lies on a rusted metal grate, partially submerged in murky green water with muddy debris surrounding it.

Puddles of water and gunk remain in the pool of the now-drained Vaillancourt Fountain on Thursday. | Source: Morgan Ellis/The Standard

Coma Te, communications director for the commission, told The Standard the agency is working closely with Recreation and Parks to repair the fountain and "get it running as soon as possible."

But with a looming $800 million budget deficit → https://sfstandard.com/2024/05/31/san-francisco-budget-deficit-breed-plan/, those planters may not be all that temporary.

Mayor London Breed's office did not immediately respond to The Standard's questions about whether the city can afford to fix the fountain.

According to The Standard's AI bot → https://sfstandard.com/2024/06/03/san-francisco-budget-2024-breakdown-cuts-chatgpt/, which we trained to understand the mayor's proposed $16 billion budget for fiscal years 2025 and 2026 (opens in new tab) → https://www.sf.gov/sites/default/files/2024-05/CSF_Proposed_Budget_Book_June_2024_r8.pdf, the 362-page docu-

ment unsurprisingly makes no mention of the fountain. However, the budget does allocate $15 million for capital improvements and maintenance of public spaces.

The mayor has proposed a budget of $255.9 million for Recreation and Parks for the 2025 fiscal year—a decrease of $7.2 million or 2.7% from the current budget—according to The Standard's AI bot, which analyzes budget documents. The Arts Commission also has money for the maintenance and conservation of public art installations, the bot notes.

Aparton said she could not provide the cost of operating the fountain, which pumps up to 30,000 gallons of water per minute. In 2004, the department said it cost $200,000 a year (opens in new tab) → https://www.sfgate.com/bayarea/article/vaillancourt-fountain-makes-a-splash-again-2736404.php to keep the water running.



The image shows a large concrete sculpture with rough textures, surrounded by tall buildings. A puddle reflects the sculpture and buildings, with a small green tennis ball in it.

The city is planning to install temporary container plants in the fountain while it is not operational. | Source: Morgan Ellis/The Standard



A person in a blue jacket walks past a large, abstract concrete sculpture composed of irregular, weathered geometric shapes, with a palm tree slightly visible in the background.

The water supply to the fountain has been shut off previously, most recently in 2014 during California's historic drought. | Source: Morgan Ellis/The Standard

Decried by some and adored by others, the fountain has long been controversial—or perhaps misunderstood. Designed by Canadian artist Armand Vaillancourt in 1971 and installed that same year, the sculpture was conceived with the now-demolished Embarcadero Freeway in mind and built so that people could interact with it.

But when the freeway was demolished in 1991, some called for the fountain to be torn down with it. Supervisor Aaron Peskin renewed those calls in 2004 (opens in new tab) → https://www.sfgate.co

m/default/article/SAN-FRANCISCO-Councilman-wants-to-dismantle-2780809.php after the water had been shut off for several years due to the state's energy crisis.

The fountain went dry again 10 years later because of the drought. It cost the city $500,000 to turn the water back on in 2017, according to the San Francisco Chronicle (opens in new tab) → https://www.sfchronicle.com/bayarea/place/article/Testing-the-waters-for-bringing-the-Vaillancourt-11821748.php.

"It's an iconic piece of public artwork here in the city, so you know everybody has their opinions about it," Te said. "But it's part of San Francisco's Embarcadero waterfront environment. We definitely want to do what we can to ensure that it is repaired as quickly as possible."

Perhaps Bono, with an estimated net worth in the high hundreds of millions of dollars, could be the fountain's savior. We emailed his management firm to find out, but we're still waiting for a reply.

SF's Embarcadero Plaza could become 'world class' park

sfchronicle.com/sf/article/s-f-embarcadero-plaza-new-park-19577945.php

John King July 17, 2024

Bay Area//San Francisco

Could S.F.’s Embarcadero Plaza become a ‘world class’ park? There are plans to make it happen



Developers have offered a plan to replace San Francisco's Vaillancourt Fountain in Embarcadero Plaza with a green grassy space.
Scott Strazzante/The Chronicle

Update: S.F.’s controversial fountain deemed ‘hazardous’ and will be fenced off indefinitely

Largely ignored despite its prominent setting near the bay, San Francisco’s stark Embarcadero Plaza is getting more attention than it has in decades — with a private developer and Mayor London Breed’s administration working on overhaul plans while one of Breed’s mayoral contenders this week floated a concept of his own.

The owners of the multi-towered Embarcadero Center complex to the west are working with city officials on the idea of remaking the stark red-brick clearing best known for the enormous, concrete-tubed Vallaincourt Fountain at its edge. The idea would be to demolish the plaza and replace it with a more parklike space that would attract nearby residents and workers on a regular basis, rather than just for large events.

The makeover would also include Sue Bierman Park directly to the north. The two spaces total 5 acres — roughly twice the size of Union Square.



A rendering of the conceptual proposal for a remake of Embarcadero Plaza at the foot of Market Street, including sculptures and walking paths.
HOK, BXP

“The Embarcadero has been on our to-do list for a long time,” said Phil Ginsburg, general manager of the city’s Recreation and Park Department. “This is the most optimistic I’ve felt about the possibilities for the space in years.”

Any overhaul would be done by the city, rather than private developers. But Embarcadero Center owner BXP has been working on the idea since last fall with the design firm HOK, and several presentations have been made to city officials and planners in recent months.

“We want to kick-start a conversation. We’re not trying to command what the space should be,” said Aaron Fenton, senior vice president of BXP, formerly known as Boston Properties and the longtime owner of Embarcadero Plaza. “The plaza is our front door. … Even on the nicest of days, you don’t see many people there.”

That was the case Wednesday morning, when the only people within the slightly sunken plaza either were cutting through it on the way to work or working up a sweat in one of the two padel courts installed last year by Rec and Park in a bid to stir up activity.

As for the 40-foot-tall, defiantly right-angled Vaillancourt Fountain — famously referred to by former Chronicle architecture critic Allan Temko as something "deposited by a concrete dog with square intestines" — it sat at the edge of the plaza, devoid of water and life, a few tall poplar trees spiking behind it.



A rendering of the conceptual proposal for a remake of Embarcadero Plaza at the foot of Market Street. The idea is from BXP, owner of the multi-towered Embarcadero Center to the west.
HOK, BXP

The fountain and the trees are the only clues to what stood behind the plaza until 1991: the double-deck Embarcadero Freeway, an elevated roadway that severed the Ferry Building and adjacent piers from the rest of the city. It ended abruptly a few blocks to the north, but also had ramps curving west to Clay and Washington streets.

The idea for the plaza that opened in 1971 was to create a European-styled gathering spot but also obscure the reality of the glum barrier behind it. The fast-growing trees were envisioned as a visual screen, while the roaring fountain would muffle at least part of the freeway's noise.

The approach that BXP dubs "Platform Park" would start by clearing away the existing plaza and treating the bare site as a blank slate. There'd be no depressed brick plateau and no raised berm-lined walkway along the plaza's edge above the now buoyant Embarcadero.

“The plaza and fountain were designed for a different era,” said Brian Jencek, a landscape architect principal at HOK. “It puts a wall in front of what we now celebrate.”



People gather around Vaillancourt Fountain in April 1971 on the opening day of Embarcadero Plaza.
Art Frisch/The Chronicle

Besides reconnecting with the Embarcadero, the makeover would unite the current plaza with Sue Bierman Park, a grassy but little-used block once reserved for freeway ramps. It also would be rethought — though its one popular feature, a fenced-in children’s playground, would remain.

The conceptual approach tosses in a bandshell stage and a dog run in the north, retail kiosks and public art in the south. There would be a large lawn that concludes near Market Street and, proponents say, could handle large crowds when a gathering spot is needed for marches or marathons, the sort of occasion where the current plaza shines.

“We want to explore the question of what this space can be,” Jencek said, emphasizing that it should serve a variety of publics, including families, in a variety of ways.

Ginsberg, who called the conceptual approach from BXP “a good starting point,” said that aside from the scale, such partnerships with the private sector to renovate parks are not unusual. He stressed that any makeover would proceed after the city’s required process, with public hearings and reviews.

According to BXP’s Fenton, the firm “is committed to making a financial investment in the new park” if it proceeds. He also said BXP started to look at the potential of the publicly owned plaza following a report last summer from the Urban Land Institute, which offered ideas for how to shake downtown San Francisco’s malaise.

“After reading the report, a light bulb went off,” Fenton said. “We were the obvious ones to take the lead.”



A rendering to illustrate how the mayoral campaign of Mark Farrell wants to redesign Embarcadero Plaza in San Francisco so that it becomes “a world-class, family-friendly downtown park.” The rendering was released as part of a larger downtown revitalization plan proposed by the former supervisor.
Gensler

The importance of a revived Embarcadero Plaza to a revived downtown also surfaced from mayoral candidate Mark Farrell.

Besides serving the new residents that Farrell and other candidates hope to attract to the area, “think about what a new park at the foot of Market Street, right in front of the Ferry Building, will do to people who are imagining and visiting San Francisco for the first time,” Farrell said at a press conference Wednesday. His campaign’s plan for downtown features a conceptual rendering for the space that it commissioned from the Gensler design firm.

Whatever the outcome of the current focus, Robbie Silver of the Downtown SF Partnership welcomes the interest.

“Downtown is being taken seriously, and that is so good to see,” said Silver, who has talked with BXP about the landowner’s initiative. His nonprofit’s boundary ends a block or two to the west.

“I’m a ferry commuter and walk by Embarcadero Plaza five days a week. Right now it’s arguably the most underutilized space in the entire downtown area. It should be a world-class park for a world-class city.”

J.D. Morris contributed to this report.
|Updated
John King is the Chronicle’s former urban design critic. His book “Portal: San Francisco’s Ferry Building and the reinvention of American cities,” is now available in paperback by W.W. Norton.

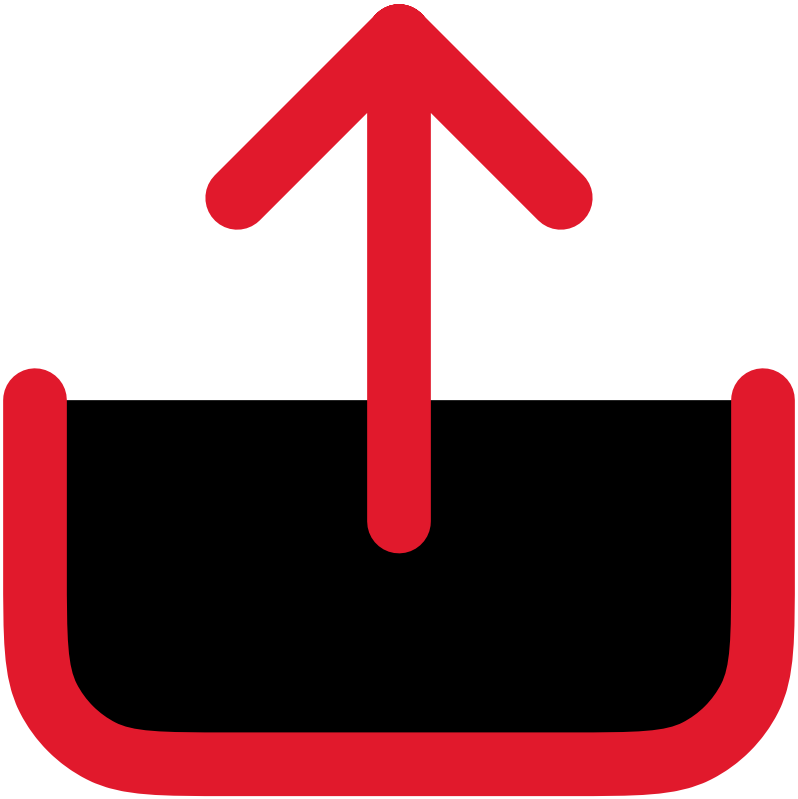
New plans have emerged to give Embarcadero Plaza a glow up

By Erika Mailman
Published Aug 1, 2024, 8:43 PM
Source: https://www.timeout.com/san-francisco/news/the-plans-for-the-new-embarcadero-park-are-greatexcept-for-one-thing-080124

News

The plans for the new Embarcadero park are great—except for one thing

We need to keep the Vaillancourt Fountain.
Written by
Erika Mailman → https://www.timeout.com/profile/erika-mailman
California and USA contributorThursday August 1 2024



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Rendering: Courtesy, HOK and BXP

The Embarcadero has always been a great part of San Francisco (ever since the earthquake took down the divisive freeway in '89): a way to connect with the waterfront through a pleasant promenade, catch a vintage trolley, board a ferry at the beautiful Ferry Building → https://www.timeout.com/san-francisco/shopping/ferry-building-marketplace (and enjoy tons of great dining and coffee inside), see the magnificent span of the Bay Bridge and enjoy the bustle of street vendors.

Now there are plans to glow up the plaza, as reported by *SF Gate → https://www.sfgate.com/bayarea/article/san-francisco-new-park-twice-size-union-square-19584602.php*, which we're all in favor of—except that we adore the Brutalist Vaillancourt Fountain, which faces extinction as the plans currently appear.

What's great about the plans?

Renderings—which you can see at the top of this story—show a very attractive span of grassy areas linked by sinuous pathways. There's a fenced-in dog park, several new sculptures and lots of lavender bushes to sustainably bloom and provide color. This park would basically unite three already existing spaces: Embarcadero Plaza, South Embarcadero and Sue Bierman Park. The only drawback is that, as far as we can tell from the renderings, we're missing that iconic Vaillancourt Fountain. Where it currently sits, we see instead a few volleyball courts. Sure, replace an iconic piece of art with some sticks with netting stretched between them.



Embarcadero Plaza San Francisco

Photograph: Erika Mailman

What's great about the fountain?

It's a freaking masterpiece of square pipes, like Dr. Seuss and a dystopian plumber went on a bender. It was designed by Armand J. R. Vaillancourt → https://www.wikiart.org/en/armand-vaillancourt and sometimes called *Québec libre!*, since that's what Vaillancourt wrote on it with red paint the night before its 1971 unveiling. (Gotta love an artist who tags his own work!) And rock historians would want to know that U2 also tagged it; during a free concert in 1987, Bono climbed on it to write, "Rock N Roll Stops Traffic," which is so cute and dated we can hardly stand it.

This thing stands 40 feet high, stretches 200 feet long and 140 feet wide and provides ample pleasure to passersby. You can climb around on it to various platforms and listen to the relaxing flow of

water (which is sometimes dyed blue to make it more luscious) that evacuates from several of the cast concrete tubes.

Who doesn't love the fountain?

Well, San Francisco's beloved artist Ruth Asawa tried to block it at the design stage, calling it something that would be "unleashed on the unsuspecting people of this city." But we prefer the perspective of Sea Ranch → https://www.wsj.com/real-estate/luxury-homes/the-sea-ranch-california-be0f00a8 landscape architect Lawrence Halprin, who said that if it didn't turn out to be one of the nation's great works of civic art, he would slit his own throat. So we owe it to his memory to keep it.



Embarcadero Plaza San Francisco

Photograph: Erika Mailman

Where did the park plans come from?

They emerged from a partnership between the city and workplace developer BXP → https://www.bxp.com/, which owns Embarcadero Center (the renderings are from design and planning firm HOK → https://www.hok.com/, which sounds like in another reality it could be an Outside Lands → https://www.timeout.com/san-francisco/news/outside-lands-2024-lineup-schedule-tickets-and-dates-for-san-francisco-festival-073124 band).

Does the plaza need a redo?

For sure! It'd be great to have a destination → https://www.timeout.com/san-francisco/news/san-franciscos-taking-a-hint-from-new-orleans-with-outdoor-alcohol-areas-071224 here for wandering and picnicking. At night, it'd be a

great live music and festival spot (the nighttime rendering shows fairy lights, encircled food trucks and glowing vendor tents, all very magical).

Everybody wants healthy foot traffic and economic growth, and the hope is that the new park could host large-scale events like viewing parties for the Super Bowl or World Cup games. But we feel certain that the new park could encompass all that *and* keep the Vaillancourt Fountain. After all, U2 played here at the height of their popularity! People love to walk on it, it's Instagrammable and it's an unusual piece of art that's been in place for more than 50 years. If we tear it down, the future will be super pissed.



Embarcadero Plaza San Francisco

Rendering: Courtesy, HOK and BXP

What happens next?

Funds for the park project need to be raised from a mix of public and private sources—once the money's in hand, "we're going to step on the gas," San Francisco Recreation and Park Department General Manager Phil Ginsburg told *SF Gate*.



Embarcadero Plaza San Francisco

Photograph: Erika Mailman



Embarcadero Plaza San Francisco

Photograph: Erika Mailman

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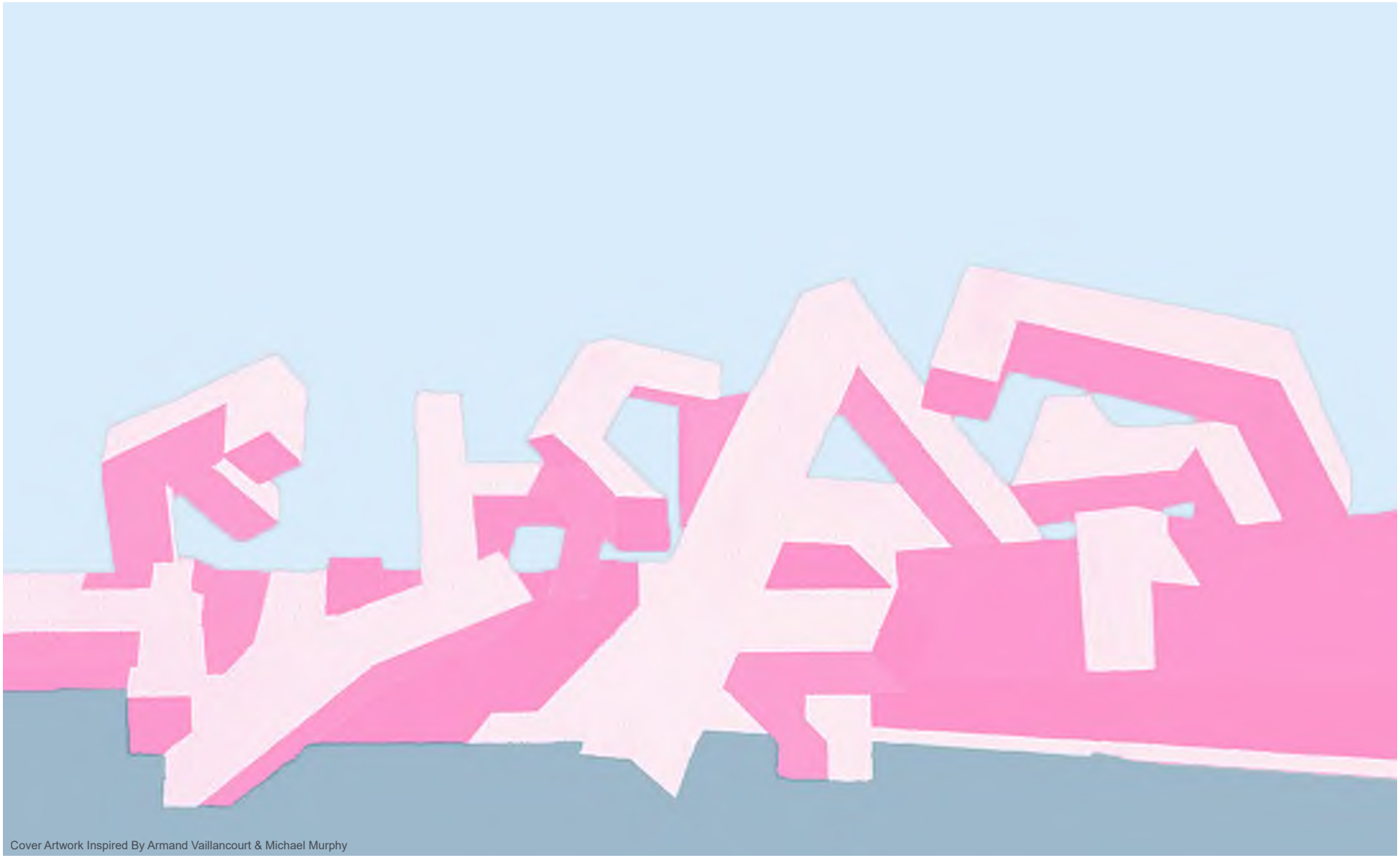
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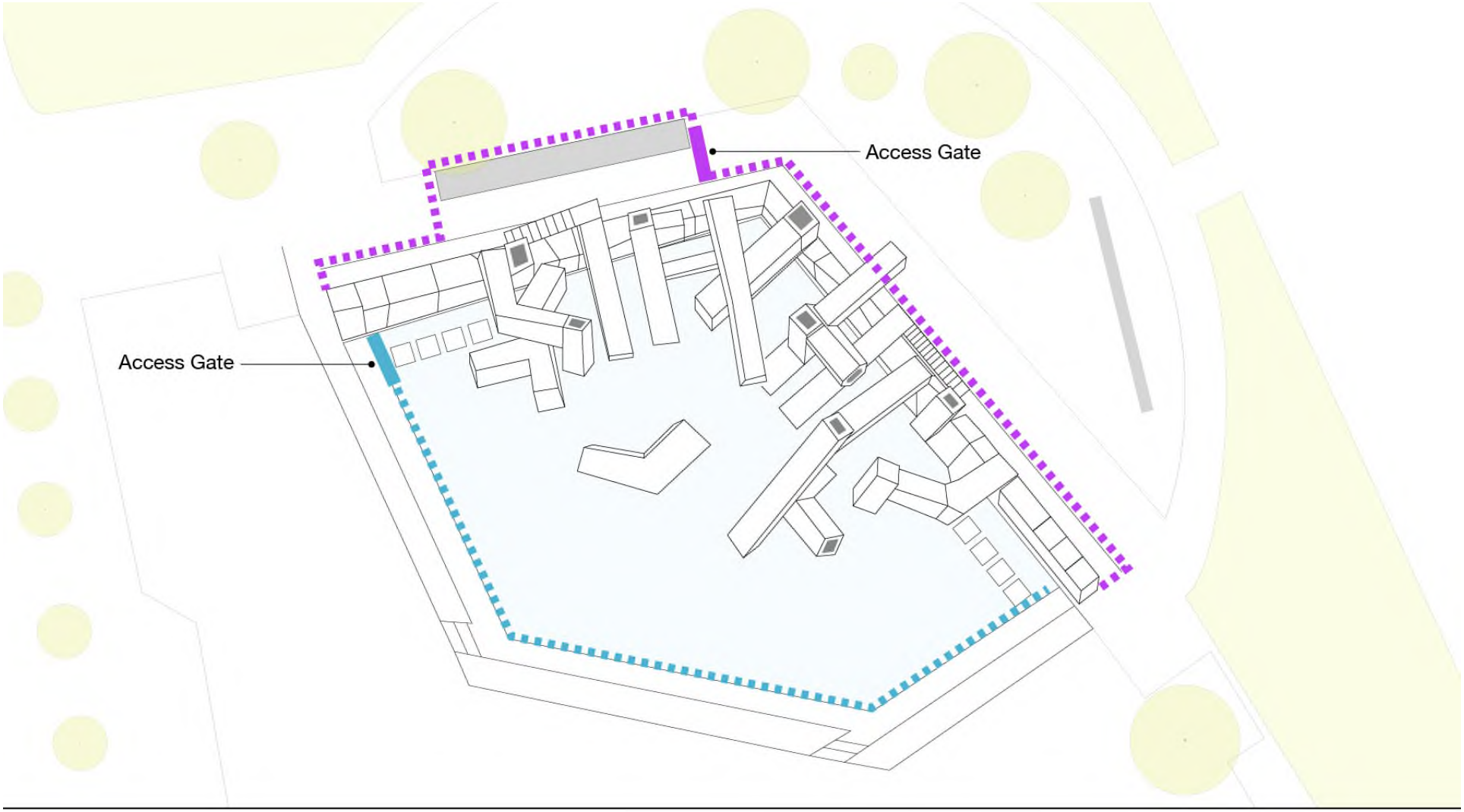
SAN FRANCISCO RECREATION & PARKS



Cover Artwork Inspired By Armand Vaillancourt & Michael Murphy

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PROPOSED FENCE IMPROVEMENTS



42”H Angled Plaza Fence

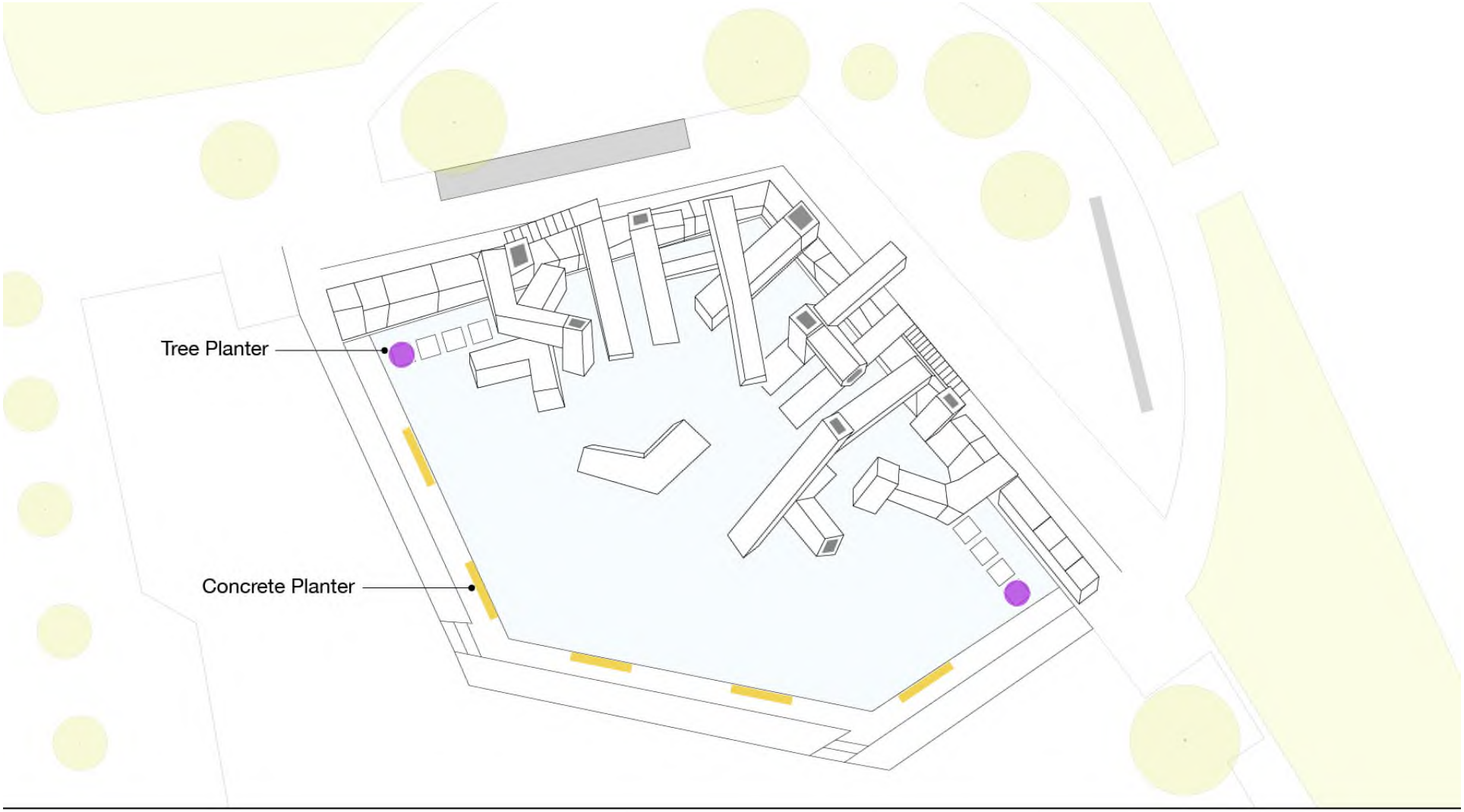
170 Linear Feet
1 Access Gate

72”H Backside Security Fence

220 Linear Feet
1 Access Gate

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PROPOSED PLANTING IMPROVEMENTS



Tree Planter

First Stepping Platform
Olea europaea ‘Wilsonii’ Multi-Stem Olive Tree

Concrete Planter

10’L x 3’H x 1’W
Asparagus Fern / Mahonia aquifolium ‘Compacta’ /
Mahonia ‘ Soft Caress’ / Lomandra

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CONCEPTUAL RENDERING: BACKSIDE





MATERIAL PALETTE







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CONCEPTUAL RENDERING: PLAZA





MATERIAL PALETTE









$30 million-plus Embarcadero Plaza park plan gets a boost | The City

sfexaminer.com/news/the-city/public-private-vision-for-30-million-embarcadero-plaza-overhaul-advances/article_ca075db0-8cde-11ef-bee6-ffe667b08e53.html

By Patrick Hoge | Examiner staff writer |, Patrick Hoge October 17, 2024



Plans for a $30 million-plus overhaul of San Francisco's underused Embarcadero Plaza took an important step forward Thursday when The City's Recreation and Park Commission endorsed a public-private plan to begin design work and start raising money.

Commissioners voted unanimously in support of accepting $2.5 million from real-estate company BXP in cash and in-kind grants, which will support park design and project-management services provided by the Recreation and Park Department.

The plan, which has the support of Mayor London Breed, will next go to the Board of Supervisors for consideration.

The proposal calls for the Recreation and Park Department and The City's Office of Economic and Workforce Development to work to secure at least $15 million in public funding to build what boosters say they hope will be a greener and more unified new park in the area covered by

Embarcadero Plaza and Sue Bierman Park just to the north.
Meanwhile, the DowntownSF Partnership, a nonprofit community-benefit district covering the historic Financial District north of Market Street and Jackson Square, would also work with BXP to raise $10 million in private funding for the park project. Boston-based office real-estate company BXP also owns Salesforce Tower, in addition to the enormous four-tower Embarcadero Center complex.

The agreement calls for planning and the securing of fund commitments to be completed within three years of supervisors' approval.

"It's an exciting moment for this important space that's really a gateway to San Francisco in many respects," said Phil Ginsburg, general manager of the Recreation and Park Department. "There's so much more potential at Embarcadero Plaza than has been realized."

A parks report said that in addition to funding planning efforts, BXP intends to spend approximately $2.5 million to construct a new restroom available to the public in a vacant retail suite in Four Embarcadero Center, which abuts the plaza.

Aaron Fenton, a BXP senior vice president, said that the full cost to the company — including forgone income from the retail space — will be around $5 million, bringing the company's total likely contribution to $7.5 million or more.

It's an investment that BXP says the company hopes will help the bottom line as well as the urban fabric by luring workers back to downtown office buildings, many of which have had increased vacancies since the COVID-19 pandemic amid the rise of remote work.

BXP, which operates higher-class buildings of a sort that have fared relatively well, has outperformed the market — but occupancy is still down from before the pandemic, Fenton said.

"We're trying to be part of the story of inducing our office workers to come back downtown," said Fenton, extolling the virtues of Embarcadero Plaza's location across from the Ferry Building and near a BART station.

"And if you can provide them a world-class amenity, like a brand-new green space that we're proposing, we think that's really going to help drive employment to come back downtown," he said. "We want to be part of San Francisco's downtown revitalization story."

Embarcadero Plaza opened in 1972 to create a pedestrian gathering spot and soften the hard end of the street created by the double-deck Embarcadero Freeway, which was torn down in 1992 after being damaged in 1989's Loma Prieta earthquake, according to a parks department memo.

With the freeway's removal, the department acquired and developed Sue Bierman Park on the other side of the Vaillancourt Fountain, the large concrete sculpture in the plaza. The fountain currently has no water running through it and might eventually be removed.

“San Francisco is a world-class city that deserves a world-class waterfront,” said Robbie Silver, Downtown SF Partnership’s president and CEO.

Visitation to both the plaza and the park dramatically dropped off in the wake of the COVID-19 pandemic and the subsequent decline in downtown office usage amid the rise of remote work, the department said. An annualized comparison of 2019 and 2024 showed the number of visitors at the two sites fell by nearly half, from just over 1 million visitors to about 571,000.

San Francisco officials have already been trying various strategies to activate the Embarcadero Plaza. Last year, The City installed two padel courts in the plaza that have proven popular, and a third will be added soon, he said.

In July, concert promoter Another Planet Entertainment drew about 5,000 people there for a free electronic-music show, one of three the company agreed to stage downtown this year in exchange for getting another weekend for performances in Golden Gate Park after the Outside Lands music festival.

In addition, The City sponsored the 12-week Bricks at Embarcadero Plaza pilot series of events running Wednesdays through Saturdays until Oct. 26, featuring trivia nights, tango dance lessons, Friday happy hours with DJs, lunchtime panel discussions and, on the weekends, family activities.

City officials said they welcomed it when BXP approached the parks department and the Office of Economic and Workforce Development with a general preliminary design plan that would reimagine and reinvigorate the area and also offered to help make it real.

BXP had engaged HOK, the global design, architecture, engineering and planning firm, to produce renderings that showed more grass, meandering paths, kiosks, a large playground and spaces for sports and entertainment.

A new park may come to SF's Embarcadero with help from the Salesforce Tower owner

By Kevin Truong can be reached at
Published Nov 4, 2024, 12:24 PM
Source: https://sfstandard.com/2024/11/04/embarcadero-plaza-park-ferry-building/

On the eve of an incredibly tight November election → https://sfstandard.com/2024/11/04/san-francisco-voters-turnout-election-trump-kamala/ that will dictate her political future, Mayor London Breed took the podium to announce a new park on the Embarcadero.

Technically, it's the creation of a public-private partnership to potentially enable the construction of a new park, but who's counting?

Breed plans to introduce legislation on Tuesday to greenlight a partnership between the city, Salesforce Tower owner BXP Inc. (formerly Boston Properties), and the Downtown SF Partnership to redesign and upgrade the Embarcadero Plaza in front of the Ferry Building and the adjacent Sue Bierman Park.

"We are going to reimagine what Embarcadero Plaza will be for the future so that people who want to come here can enjoy it," Breed said at the press conference, before listing a string of recent park projects that have been open to the public, including Bayfront Park → https://sfstandard.com/2024/07/05/bayfront-park-chase-center/, China Basin Park → https://sfstandard.com/2024/04/29/china-basin-park-opens/, and Presidio Tunnel Tops → https://sfstandard.com/2022/07/17/party-on-a-freeway-sfs-much-anticipated-tunnel-tops-park-opens-in-the-presidio/.

"All these open public spaces every single weekend are packed with people. This is one step further to making a plaza like this come to life differently."

Gallery of 3 photos

Click arrows to view
the slideshow



Swipe
Source: Courtesy of BXP and HOK

Source: Courtesy of BXP and HOK

Source: Courtesy of BXP and HOK

The resolution would call for BXP to spend $2.5 million on the design of the project, while the Recreation & Parks Department and the Office of Economic and Workforce Development would commit to securing $15 million in public funds for the park.

BXP and the Downtown SF Partnership would also be charged with working to secure an additional $10 million in private funding.

What exactly the project would consist of is still an open question and subject to community outreach, but ideas include entertainment venues, a new children's playground, or a marketplace space with kiosks. Any potential renovation of the park would go through public hearings and review.

"San Francisco needs a world-class park in its downtown," said Aaron Fenton, senior vice president of BXP, at the press conference. "This is such a prime piece of real estate with its iconic views and its access to public transportation"

BXP has been working with the design firm HOK for about a year on a redesign of the plaza in a bid to better activate the area and make it an attractive amenity for its tenants. During that time, the city has tried to activate the area with programming like concerts, raves, and DJ sets.

"As the front door to San Francisco, Embarcadero Plaza is arguably the most underutilized public space in the greater downtown area and prime to welcome residents and visitors downtown to experience a world-class waterfront park in a world-class city," Robbie Silver, Downtown SF Partnership CEO and president, said in a statement.

Initial renderings shared by the team show the removal of the Vaillancourt Fountain → https://sfstandard.com/2024/06/21/bono-vaillancourt-fountain-drained/, perhaps one of the city's most reviled pieces of public art.

The real estate developer, which also owns the adjacent Embarcadero Center, touted increased vitality from its planned revamp, including a publicly accessible bathroom at its property with an eye-popping $2.5 million price tag.

Breed's legislation is being put forward a few months after Mark Farrell — one of Breed's leading competitors for mayor — proposed his own version → https://sfstandard.com/2024/07/17/mark-farrell-downtown-recovery-plan/ of a new Embarcadero Plaza park as part of a larger downtown revitalization plan.

At the time, a Breed campaign spokesman derided the plan as a "Chat-GPT" envisioned fantasy.

S.F. to revamp Embarcadero Plaza into 5-acre park under Breed plan

sfchronicle.com/sf/article/san-francisco-embarcadero-plaza-park-19886165.php

Sam Whiting November 5, 2024



A rendering of the conceptual proposal for a remake of Embarcadero Plaza at the foot of Market Street. The idea is from BXP, owner of the multi-towered Embarcadero Center to the west.
HOK and BPX

Update: Controversial S.F. fountain not part of Embarcadero Plaza renovation plans, officials say

A plan to dramatically transform San Francisco's stark Embarcadero Plaza into a green and vibrant park twice the size of Union Square could move forward this week, Mayor London Breed announced Monday.

Standing on the brick-and-concrete plaza with the huge brutalist Vaillancourt Fountain looming behind her, Breed said she would introduce legislation at the Board of Supervisors meeting Tuesday to approve a public-private partnership and allow for private fundraising to remake the plaza. The city would work with the landlords of the adjacent Embarcadero Center towers to make the plan a reality.

"Working together, we are going to reimagine what Embarcadero Plaza will be in the future," Breed said.

The mayor noted that the plaza was created as a paved and bricked buffer zone in the shadow of the old Embarcadero Freeway, the elevated double-decker roadway built in the late 1950s that cut off the Ferry Building and adjacent piers from the rest of the city.



San Francisco Mayor London Breed, with Vaillancourt Fountain in the background, on Monday discusses a plan to transform Embarcadero Plaza.

When the freeway was demolished in the aftermath of the 1989 Loma Prieta earthquake, the paved plaza became obsolete.

The plaza is now seen as a barrier between housing and offices on the east side of the Embarcadero and the waterfront Ferry Building and promenade across the street to the west.

Under the proposed agreement, a new public-private partnership would redesign and improve both Embarcadero Plaza and the adjacent Sue Bierman Park.

The concept is to tear out the brick-and-concrete plaza, cover it with grass or other natural surfaces, and combine it with Sue Bierman Park to create a seamless property of nearly 5 acres.

The plan includes creating a retail corridor with an event stage on the perimeter of Four Embarcadero, and a promenade closer to the Embarcadero.

The partnership, approved last month by the San Francisco Recreation and Park Commission, comprises the Rec and Park Department and Office of Economic and Workforce Development, real estate developer BXP and the community benefit district Downtown SF Partnership.

BXP, formerly Boston Properties, owns the adjacent Embarcadero Center row of four office and retail high-rises. BXP will provide the first $2.5 million for the preliminary renderings drawn up by HOK, the architecture firm that designed Oracle Park, and to fund a project manager through the Rec and Park Department.



A rendering of the conceptual proposal for a remake of Embarcadero Plaza at the foot of Market Street. The idea is from BXP, owner of the multi-towered Embarcadero Center to the west. Any makeover would be a city project, so details are likely to change if it eventually occurs.
HOK and BPX

The park project does not yet have a budget, but the city is expected to contribute $15 million or more in public money. BXP and the Downtown SF Partnership would commit another $10 million, if the board approves it. It is possible that if Measure B, the infrastructure bond, passes, it could be another source of funding.

“I am excited and proud about this transformation,” said Kat Anderson, president of the Recreation and Park Commission, who noted that completion of construction is at least three years away and is likely to rise in cost from the preliminary estimate of $25 million.

“With the Ferry Building just across the street and the Bay Bridge in the backdrop, Embarcadero Plaza’s strategic position between downtown and the iconic waterfront has always been its greatest asset,” said Rec and Park General Manager Phil Ginsburg in a statement.

In the last year, attempts have been made to revitalize the plaza starting with the installation of two pop-up padel courts. In August, a public dance party drew 5,000 people, and in September, Free Shakespeare in the Park was held in Sue Bierman Park for the first time.

Breed said she attended a rave at the plaza and quipped that the only function of the Vaillancourt Fountain was to block the view of the bay.



The dried-up Vaillancourt Fountain, which was installed at San Francisco’s Embarcadero Plaza in 1971.

The mayor did not specifically call for demolition of the fountain sculpture, but none of the four park renderings she presented included it in the plan. The Arts Commission will ultimately determine the fountain’s fate.

The plaza belongs to Rec and Park, as does Sue Bierman Park.

Former interim mayor and Supervisor Mark Farrell, one of Breed’s opponents in her bid for reelection, also proposed reviving Embarcadero Plaza during his campaign, offering a conceptual rendering from the Gensler design firm of a new park in front of the Ferry Building.

Breed made her announcement the day before the election.

“We want to get this project going and make Embarcadero Plaza amazing,” she said. “This is exactly what we need to do to make downtown better.”

Sam Whiting has been a staff writer at The San Francisco Chronicle since 1988. He started as a feature writer in the People section, which was anchored by Herb Caen's column, and has written about people ever since. He is a general assignment reporter with a focus on writing feature-length obituaries. He lives in San Francisco and walks three miles a day on the steep city streets.

Mayor Breed Presses Forward With Embarcadero Plaza Revamp on Eve of Election

By Jay Barmann
Published Nov 5, 2024, 10:25 AM
Source: https://sfist.com/2024/11/05/mayor-breed-presses-forward-with-embarcadero-plaza-revamp-on-eve-of-election/

On the last day before Election Day, SF Mayor London Breed held a press conference in Embarcadero Plaza, announcing a public-private partnership that, if approved by the Supes, intends to entirely remake the plaza along with the adjacent Sue Bierman Park.

The plan has been in the works for several months, and we first heard about it → https://sfist.com/2024/07/17/city-looks-at-total-reimagining-of-embarcadero-plaza/ in July. But it's now up for a funding vote at the Board of Supervisors, and Mayor London Breed took the opportunity Monday to bolster the project and add one more item to her credits list ahead of the election, vis a vis downtown revitalization.

Embarcadero Plaza, with its brick pavers and general uselessness, would be transformed into a grassy park, and combined with Sue Bierman Park next door, would feature a new playground, entertainment areas, a designated marketplace zone, and more. Conceptual renderings released this summer also included a new water feature outside the Hyatt Regency, and large-scale public art.

One piece of large-scale public art, the much reviled Villaincourt Fountain → https://sfist.com/2017/08/10/appalling_embarcadero_fountain_woul/, would likely disappear for good, though the Arts Commis-

sion will get the final word on that.

The creation of this new park is currently estimated to cost $25 million, and would be funded by a public-private partnership that includes the city, Downtown SF Partnership (the area's community benefit district), and BXP, the development firm formerly known as Boston Properties, which owns Embarcedero Center and part of Salesforce Tower. Rec and Parks and the Office of Economic and Workforce Development are agreeing under the plan to put up $15 million of the project's cost, and (at least) $10 million more would be privately funded. BXP is agreeing to pay for the design plans, to the tune of $2.5 million.

Funding may also come from the Proposition B downtown infrastructure bond, assuming it passes.

"The Embarcadero is the gateway to Downtown, a place where residents, visitors, and workers should be able to experience the best of what's possible in our City," said Mayor Breed in a statement. "Transforming this Plaza into a vibrant park and gathering space will help us usher in a new era Downtown as a vibrant, 24/7 neighborhood and destination for everyone. I'm excited to work with BXP and Downtown Partnership to realize this vision because when we all work together, we can bring joy and excitement to the future of San Francisco."

Rec and Parks General Manager Phil Ginsburg added, in a statement, "With the Ferry Building just across the street and the Bay Bridge in the backdrop, Embarcadero Plaza's strategic position between Downtown and the iconic waterfront has always been its greatest asset. Now, thanks [to] this public-private partnership, we have the opportunity to revive this unique space and transform it into the vibrant community hub it's always been meant to be."



Rendering by HOK via BXP

BXP has already engaged HOK Architecture to draw up conceptual designs. HOK designed Oracle Park, as well as 535 Mission Street → https://www.hok.com/projects/view/535-mission-street/, and this curvilinear office park in Sunnyvale → https://www.hok.com/projects/view/central-and-wolfe/.

At the press event on Monday, per the Chronicle → https://www.sfchronicle.com/sf/article/san-francisco-embarcadero-plaza-park-19886165.php, Breed spoke about how the plaza — formerly known as Justin Herman Plaza — was originally created as a buffer zone between the foot of Market Street and the Embarcadero Freeway, which used to loom over the area, and which was demolished after suffering damage in the 1989 Loma Prieta earthquake. For 35 years, the plaza has essentially been overlooked and obsolete, just a brick-paved stretch you have to walk over to get to the Ferry Building.

Since last November, it has been home to two new temporary padel courts → https://sfist.com/2023/09/13/sf-is-now-getting-two-padel-courts-down-at-embarcadero-plaza/, and in July, the plaza was the site of a free concert/rave → https://sfist.com/2024/07/15/another-planet-entertainment-to-throw-free-concert-on-sunday-in-embarcadero-plaza/ put on by Another Planet Entertainment, featuring DJs from the Dirtybird collective.

Estimates are that this new, as yet unnamed park, would be completed in about three years.

Previously: City Looks at Total Reimagining of Embarcadero Plaza → https://sfist.com/2024/07/17/city-looks-at-total-reimagining-of-embarcadero-plaza/

SF mayor reveals reimagined Embarcadero Plaza in new renderings

By Ryan Mense
Published Nov 5, 2024, 10:46 AM
Source: https://www.kron4.com/news/bay-area/sf-mayor-reveals-reimagined-embarcadero-plaza-in-new-renderings/

SAN FRANCISCO (KRON → https://www.kron4.com/) — San Francisco Mayor London Breed plans to introduce legislation Tuesday to approve a partnership agreement between the city, a real estate developer and a nonprofit community group to transform Embarcadero Plaza and Sue Bierman Park into a new waterfront park. Photo renderings of what the reimagined park could look like were released by the mayor's office on Monday.

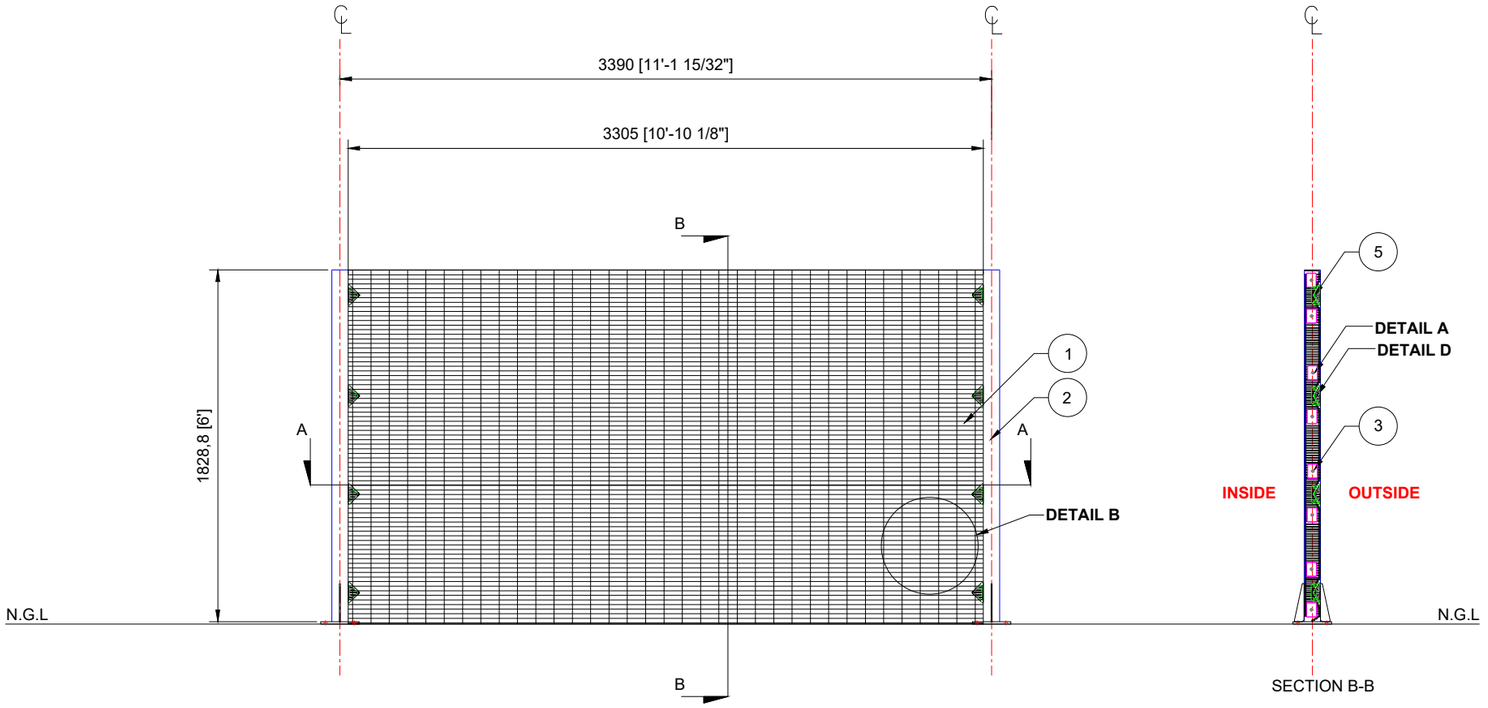
"The Embarcadero is the gateway to Downtown, a place where residents, visitors, and workers should be able to experience the best of what's possible in our City," Breed said in a statement. "Transforming this Plaza into a vibrant park and gathering space will help us usher in a new era Downtown as a vibrant, 24/7 neighborhood and destination for everyone."

Possible renovations, according to the mayor's office, could include a marketplace, an entertainment space or a new children's playground. Renderings released Monday also show ideas for a fenced dog park, large art sculptures, vast grass spaces, winding walkways, food trucks and a nighttime market.

The San Francisco Recreation and Park Commission along with the Office of Economic and Workforce Development aim to secure more than $15 million in public funding for the project. The devel-

oper, BXP, would spend $2.5 million on the design. BXP would also work with the nonprofit Downtown SF Partnership to secure $10 million in private funding.

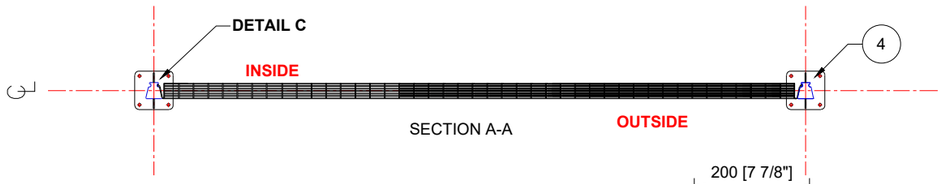
"As the front door to San Francisco, Embarcadero Plaza is arguably the most underutilized public space in the greater downtown area and prime to welcome residents and visitors Downtown to experience a world-class waterfront park in a world-class city," said Downtown SF Partnership CEO Robbie Silver. "We look forward to collaborating with the City and BXP as stewards and placemakers for the space, in addition to fundraising alongside public and private partners to make the waterfront a gathering place for future generations and ensure Downtown remains center stage as the city's economic engine."

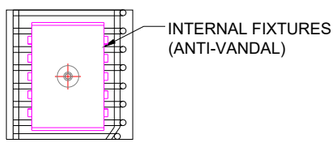


SPECIFICATION

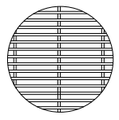
CLEARVU INVISIBLE WALL PANEL

NO#	ITEM	DESCRIPTION
1	PANEL	CLEARVU MESH PANELS 3305mm [10'-10 $\frac{1}{8}$"] WIDE x 1800mm [6'] HIGH. PANEL FORMATION: PANEL REINFORCED WITH 4 x 'V' BENDS, 2 x 70° FLANGES ALONG SIDES, 1 x 90° FLANGE ALONG TOP AND 1 x 30° FLANGE ALONG TOE. (INTERNAL FIXTURES / ANTI VANDAL, ALLOWING FOR FLUSH POST AND PANEL FINISH, LINE WIRE SECURE CONNECTION, LOCKING RECESS MECHANISM) COATING: GALVANIZED, THEN MARINE FUSION BOND COATED (PATENTS AND DESIGN REGISTRATIONS APPLY)
2	POST	COCHRANE TAPER LOCKING POST,SEALED WITH WELDED STEEL CAP. COATING: GALVANIZED, THEN STRUCTURAL MARINE GRADE COATED.
3	CLAMPS	SINGLE BOLT COMB CLAMPS.
4	BASE PLATE	BASE PLATE WITH 4 X HOLES TO ACCOMMODATE FIXING AND WELDED GUSSETS
5	ANTI-SCALE	ANTI-SCALE BRACKETS

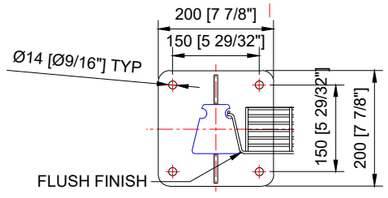




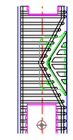
DETAIL A
SCALE 1:5



DETAIL B
SCALE 1:10



DETAIL C
SCALE 1:10



DETAIL D
SCALE 1:10

APPROVED BY CLIENT

COCHRANE ENGINEERING AND DESIGN

REVISION SCHEDULE

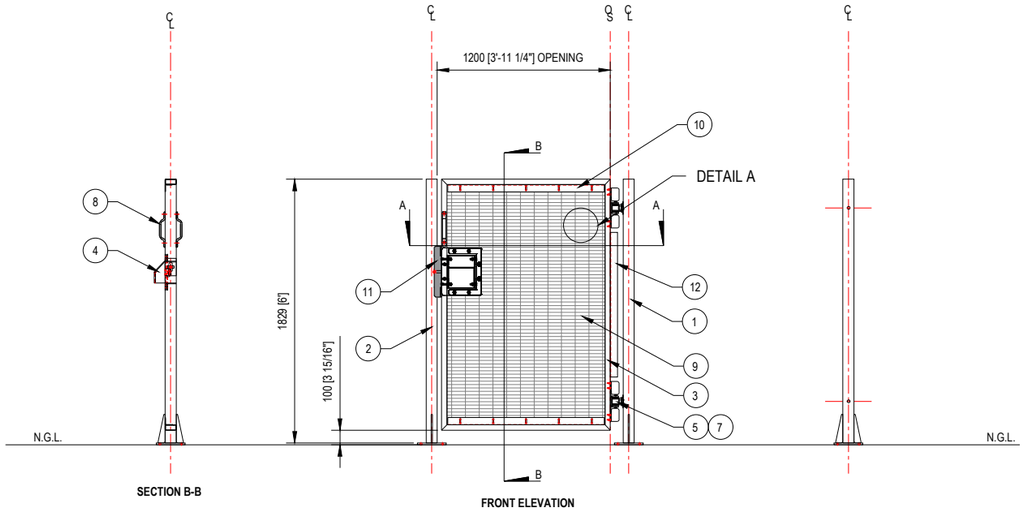
REV	REV DESCRIPTION	REV DATE	DRAWN BY	CHECKED BY	APPROVED BY

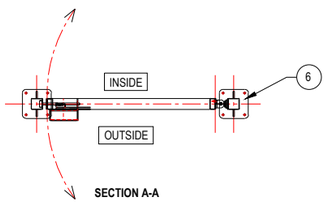
PROJECT NAME:
ARMOUR FENCE SAN FRANCISCO

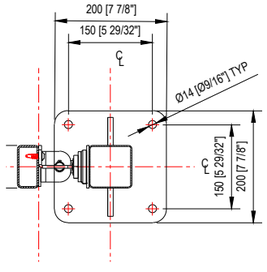
CHECKED BY: KVN	DRAWN BY: EC		DRAWING NAME:
CHECKED DATE: 2024/12/19	DWG TYPE: CLIENT APPROVAL	SHEET NO: 1 OF 1	1438-NF-CV-00-01-00-00-A-R00
APPROVED BY: SC	SCALE: NTS	PRINT DATE: N/A	DRAWING DISCRIPTION:
APPROVED DATE: 2024/12/19	MATERIAL: MILD STEEL	CURRENT REV: 0	DETAIL DRAWING OF CLEARVU MESH

Pedestrian Gate - Technical Specification

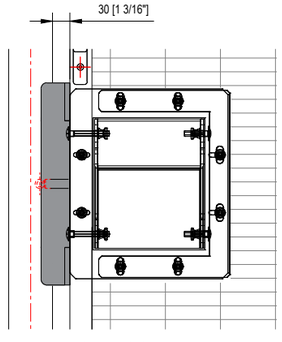
4' Wide X 6' High Pedestrian Gate



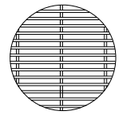




TYPICAL HINGE DETAIL
SCALE 1:10



TYPICAL LOCK DETAIL
SCALE 1:10



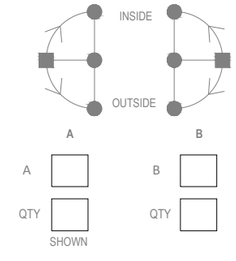
DETAIL A
SCALE 1:10

SPECIFICATIONS

BILL OF MATERIAL

NO#	ITEM	DESCRIPTION	QTY#
1	HINGE POST	SQUARE TUBE	1
2	LOCKING POST	SQUARE TUBE	1
3	GATE FRAME	RECTANGULAR TUBE	1
4	LOCKING DEVICE	T-SLIDE LOCK, WITH LOCK BOX: CSP-05-0001•74•00•02-18-A CSP-05-0001•74•00•02-18-B	1
5	HINGE	LARGE HINGE WITH BACKING PLATES : CSP-05-4861_M27•18-02-A-R06	2
6	BASE PLATE	BASE PLATE, WITH 4 x HOLES TO ACCOMMODATE FIXING AND WELDED GUSSETS	2
7	COVER PLATE	CSP-05-0001•74•00•01-18-B CSP-05-0001•74•00•01-18-C	4
8	HANDLE	GRAB HANDLE	2
9	MESH	CLEARVU MESH	1
10	ANGLE IRON	ANGLE IRON TO SECURE MESH	2
11	PLATE	PIN PROTECTIVE PLATE	1
12	ANTI-TAMPER	ANGLE IRON ANTI-TAMPER	1

OPENING DIRECTION:



APPROVED BY CLIENT

COCHRANE ENGINEERING AND DESIGN

REVISION SCHEDULE

REV	REV DESCRIPTION	REV DATE	DRAWN BY	CHECKED BY	APPROVED BY

PROJECT NAME:
ARMOUR FENCE SAN FRANCISCO

CLEARVU THE INVISIBLE WALL

COCHRANE

CHECKED BY: KVN	DRAWN BY: EC
CHECKED DATE: 2024/12/19	DWG TYPE: CLIENT APPROVAL
APPROVED BY: SC	SCALE: NTS
APPROVED DATE: 2024/12/19	MATERIAL: MILD STEEL

SHEET NO: 1 OF 1

PRINT DATE: N/A

CURRENT REV: 0

DRAWING NAME:

1438-NF-PG-00-01-00-00-A-R00

DRAWING DISCRIPTION:

DETAIL DRAWING OF PEDESTRIAN GATE

From:	Goodwin, Eoanna (REC)
To:	Aparton, Tamara (REC); Ng, Beverly (REC)
Subject:	Fw: Page & Turnbull Report on Vaillancourt Fountain at Embarcadero Plaza
Date:	Monday, June 9, 2025 8:40:35 AM

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Nord Wennerstrom <nord@tclf.org>
Sent: Monday, June 9, 2025 9:45:01 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: Page & Turnbull Report on Vaillancourt Fountain at Embarcadero Plaza

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Goodwin,

Good morning. Just read the *San Francisco Chronicle* about the fencing being erected around the Vaillancourt Fountain. The article mentions a 122-page report by Page and Turnbull that assesses the condition of the fountain; I've been searching the SF Rec and Parks website and have not been able to find a link to the report. Would you please send a link or an electronic copy of the report?

Many thanks for your assistance.

Sincerely,

Nord Wennerstrom

Nord Wennerstrom
Director of Communications
The Cultural Landscape Foundation
1711 Connecticut Avenue NW, Suite 200
Washington, DC 20009
(t) 202.483.0553 (m) 202.255.7076 (f) 202.483.0761

www.tclf.org

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Read about Kongjian Yu, winner of the 2023 Cornelia Hahn Oberlander International Landscape Architecture Prize

From:	Aparton, Tamara (REC)
To:	Goodwin, Eoanna (REC)
Subject:	FW: Vaillancourt Fountain report and newly documented risks
Date:	Friday, June 6, 2025 4:59:00 PM
Attachments:	Vaillancourt_Render.jpg

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

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From: Aparton, Tamara (REC)
Sent: Tuesday, June 3, 2025 6:15 PM
To: Whiting, Sam <swhiting@sfchronicle.com>
Subject: Vaillancourt Fountain report and newly documented risks

Hi Sam,
Here's a dropbox link to the embargoed report. Let me know if you can't access it. I understand it's scheduled to go live on the website at 4 a.m. Monday. As agreed, please hold off on outreach to the artist or other constituents until Sunday afternoon. You're welcome to contact the Arts Commission—they've already received the report.

We've been reviewing a series of technical reports as part of early planning for the Embarcadero Plaza and Sue Bierman Park Renovation Project, and this one, which just came

in, is extremely concerning because the findings point to a clear and immediate public safety risk at the Vaillancourt Fountain. The piece was designed to be interactive. People were encouraged to walk through it and engage with the sculpture. That's clearly no longer safe. The structure is unstable, hazardous materials are present, and we cannot allow public access to a space that now poses multiple safety risks.

As a precaution, we'll be installing protective fencing around the entire fountain starting Monday morning. There's already a 72-inch barrier behind the fountain; this new addition will include a 42-inch ClearVu fence in front—low-profile but effective at preventing climbing or close contact, without obstructing views. A rendering is attached.

This report, prepared by Page & Turnbull, with structural analysis by DCI Engineers and hazardous materials testing by North Tower Environmental, is the most thorough assessment of the fountain to date. The bottom line is that the fountain is no longer safe to approach or interact with.

Here are some key findings in the report: (see *Conclusions*, p. 31 of the PDF):

1. The structure is failing and dangerous.
    - The fountain doesn't meet modern seismic safety standards and could fail in a major earthquake.
    - Parts of the structure are cracked, corroded, or missing, including a key support rod in one arm.
    - It sits on unstable Bay Mud and unconsolidated fill—high-risk conditions during seismic events.
2. The infrastructure is nonfunctional.
    - All pumps and motors have failed.
    - The underground vault floods, violates OSHA standards, and is no longer safe for staff.
    - Electrical and lighting systems are beyond repair.
    - Waterproofing has failed, allowing ongoing structural damage.
3. Hazardous materials are confirmed and presumed.
    - Lead and asbestos are present in multiple areas.
    - Asbestos is also presumed in structural joints and the original waterproofing membrane, based on 1960s–70s construction methods.
    - Any repair would require full abatement and specialized safety protocols.
4. Full restoration would require massive investment.
    - Report doesn't give a dollar amount but our structural maintenance yard estimated the cost of just replacing the systems to be $10 million. With the structural work needed and the removal of the hazardous materials, it could easily be $12-17 million.
    - As you recall, the fountain has required roughly $100,000/year in maintenance.

Here's a quote from me if you need one

"The fountain isn't just falling apart—it's hazardous. The structure is cracked, corroded, and missing key supports. Add lead and asbestos to the mix, and it's a serious safety risk. That's why we're fencing it off now, to protect the public while longer term decisions are made."

What's Next?

- This latest development doesn't change the pace or scope of the Embarcadero Plaza and Sue Bierman Park Renovation Project. That effort is moving forward as planned. This is simply a necessary safety step in response to a newly documented risk.
- The Vaillancourt Fountain is part of San Francisco's Civic Art Collection. Any proposals or recommendation for consideration of removal of works in the Civic Art Collection from City property would be required to go through a formal public process led by the San Francisco Arts Commission (Charter Sec. 5.103.). This would include a presentation at a future Visual Arts Committee and Full Commission meeting, which will include an opportunity for the public to provide comments.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
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From:	Bartlett, Amanda
To:	Aparton, Tamara (REC); Te, Coma (ART); Communications, RPD (REC)
Cc:	Ventre, Alyssa (ART); Tom, Edward (ART)
Subject:	Re: [EXT] RE: SFGATE story: Future of Vaillancourt Fountain
Date:	Monday, June 9, 2025 12:41:47 PM
Attachments:	image004.png image005.png

Thank you so much Tamara and Coma! This is super helpful. I'll let you know if I have any follow-up questions.

Best,

Amanda

From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Date: Monday, June 9, 2025 at 10:15 AM
To: Te, Coma (ART) <coma.te@sfgov.org>, Bartlett, Amanda <Amanda.Bartlett@sfgate.com>, Communications, RPD (REC) <rpdcommunications@sfgov.org>
Cc: Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>, Tom, Edward (ART) <edward.tom1@sfgov.org>
Subject: RE: [EXT] RE: SFGATE story: Future of Vaillancourt Fountain

Thanks, Coma.

Amanda, this covers most of what you asked me in a separate email, but wanted to make sure your additional questions were answered:

On what led to the decision: We've been reviewing a series of routine technical reports as part of early planning for the Embarcadero Plaza and Sue Bierman Park Renovation Project. This one, which came in last week, raised immediate concerns about public safety.

Why install a fence – did you consider any other methods? We wanted to preserve views of the fountain while preventing climbing or close contact. There's already a 72-inch barrier behind the fountain; this new addition is a 42-inch ClearVu fence in front—low-profile and clear for viewing, but still deters people from interacting with the piece.

What would be the cost to fully renovate the fountain?
We estimate $12-17 million.

Is it possible it could be preserved?
Report says it could be possible—it would just be a very expensive and hazardous endeavor.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

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From: Te, Coma (ART) <coma.te@sfgov.org>
Sent: Monday, June 9, 2025 10:03 AM
To: Bartlett, Amanda <Amanda.Bartlett@sfgate.com>; Communications, RPD (REC) <rpdcommunications@sfgov.org>
Cc: Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Tom, Edward (ART) <edward.tom1@sfgov.org>
Subject: RE: [EXT] RE: SFGATE story: Future of Vaillancourt Fountain

Hi Amanda,

An independent structural report about the fountain was just released, which you can find here

Given the findings presented in the structural report, public safety comes first. The Arts Commission supports Rec and Parks' decision to secure the area as they work to complete planning and design work for the plaza.

Here's a statement from Rec and Park:

The Vaillancourt Fountain was designed for people to interact with it. This report made it clear that is no longer safe. Parts of the structure are cracked, corroded, or missing,

including a key support rod in one arm. It also contains lead and asbestos. As a result, we are fencing it off. People will still be able to view the piece, but not walk through it. This step is strictly about ensuring public safety. It doesn't impact the timeline or scope of the broader Embarcadero Plaza and Sue Bierman Park Renovation Project. Any long-term decisions regarding the future of the fountain will follow the public process established by the Arts Commission, including review by the Visual Arts Committee and opportunities for community input.

Looping in REC communications for any further input/questions about the installation of the fence and to help answer your questions.

Thanks,

Coma Te
Director of Communications
Pronouns: he/him
Email: coma.te@sfgov.org
Office: 415-252-2229
Mobile: 415-254-4634

San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102

www.sfartscommission.org

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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal identifying information such as personal emails and phone numbers will be redacted.

From: Bartlett, Amanda <Amanda.Bartlett@sfgate.com>
Sent: Monday, June 9, 2025 9:42 AM
To: Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Tom, Edward (ART) <edward.tom1@sfgov.org>; Te, Coma (ART) <coma.te@sfgov.org>
Subject: Re: [EXT] RE: SFGATE story: Future of Vaillancourt Fountain

Hi Alyssa and Coma,

Thank you so much for getting back to me on this. I hope you had a nice weekend!

I wanted to reach out again because I'm looking into a follow-up on this story and the news that city officials have fenced off the fountain for safety reasons. Some questions below:

Can you tell me more about what led to that decision, and why it's happening now?

What are some of the safety concerns?

Why install a fence – did you consider any other methods?

What would be the cost to fully renovate the fountain?

Is it possible it could be preserved?

What's next for the future of the fountain? How long will it be fenced off? When will any final decisions be made about its fate?

Additionally, if you're able to share the report from Page & Turnbull, that would be super helpful. Thanks for your time and consideration!

Best,

Amanda

From: Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>
Date: Friday, May 23, 2025 at 9:25 AM
To: Bartlett, Amanda <Amanda.Bartlett@sfgate.com>, Tom, Edward (ART) <edward.tom1@sfgov.org>
Subject: [EXT] RE: SFGATE story: Future of Vaillancourt Fountain

Hi Amanda,

Yes, San Francisco Arts Commission staff met with the artist on Tuesday and engaged in conversation about the fountain. We thank the artist and his representatives for meeting with staff and for the opportunity to hear the artists' thoughts in person.

As part of the Civic Arts Collection, the sculpture falls under the jurisdiction of the Arts Commission. However, Rec and Park has historically maintained the mechanical aspects of the fountain and its pumps. It required near-daily maintenance due to its aging infrastructure and frequent vandalism. Their crews regularly handled graffiti removal, pump repairs, debris clearing, electrical issues, and water quality management. The system had persistent leaks and drainage failures that made upkeep

especially complex and labor-intensive.

The fountain has now been fully inoperable since May of 2024 when its last operational pump failed. It was installed in 1971 and its system's mechanical and electrical infrastructure is obsolete. It would require a complete restoration.

The San Francisco Recreation and Park Department (REC) is leading this public-private partnership to redesign Embarcadero Plaza and Sue Bierman Park. Further details about the project can be found here: https://sfrecpark.org/1819/Embarcadero-Plaza-and-Sue-Bierman-Park-R.

The project is currently in the planning and design phase. REC plans to hold a second community meeting that will be scheduled for later this summer, which members of the public are invited to attend to learn more and share their feedback. A date for that meeting has not yet been set.

Best,
Alyssa

Alyssa Ventre
Chief of Staff
Pronouns: she/hers
Email: alyssa.ventre@sfgov.org
Phone: 415-252-2255
Mobile: 415-471-4387

San Francisco Arts Commission
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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal information such as personal emails, Social Security numbers and phone numbers will be redacted.

From: Bartlett, Amanda <Amanda.Bartlett@sfgate.com>
Sent: Thursday, May 22, 2025 3:09 PM
To: Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Tom, Edward (ART) <edward.tom1@sfgov.org>

Subject: FW: SFGATE story: Future of Vaillancourt Fountain

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Hi Alyssa and Edward,

I'm forwarding on my inquiry to you both as I just got Coma's out of office message. Thank you so much!

Best,

Amanda

From: Bartlett, Amanda <Amanda.Bartlett@sfgate.com>
Date: Thursday, May 22, 2025 at 3:05 PM
To: coma.te@sfgov.org <coma.te@sfgov.org>
Subject: SFGATE story: Future of Vaillancourt Fountain

Good afternoon Coma,

I hope you're having a nice week so far. I'm reaching out because I'm looking into a story about the future of the Vaillancourt Fountain at Embarcadero Plaza after reading about how artist Armand Vaillancourt flew down to SF to ask city officials to preserve it within new park renovation plans after not seeing it included in renderings. I wondered if you could confirm whether you have planned/are planning to meet with him to discuss further and if so, what he had to say about the sculpture and what else you talked about?

What are the costs to maintain the sculpture, and what challenges does it face?

What would take its place if it were to be replaced? Where does the future lie for the sculpture itself?

Any other information you can provide would be greatly appreciated.

Thanks so much!

Amanda

Amanda Bartlett
Assistant Local Editor
515-779-4609
amanda.bartlett@sfgate.com

SFGATE

From: Bartlett, Amanda
To: Mojadad, Ida; Aparton, Tamara (REC); Montes, Daniel (REC); Communications, RPD (REC)
Subject: Re: [EXT] RE: Vaillancourt closure
Date: Monday, June 9, 2025 12:47:43 PM

Thanks, everyone!

From: Mojadad, Ida <Ida.Mojadad@sfgate.com>
Date: Monday, June 9, 2025 at 10:56 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>, Montes, Daniel (REC) <daniel.montes@sfgov.org>, Communications, RPD (REC) <rpdcommunications@sfgov.org>
Cc: Bartlett, Amanda <Amanda.Bartlett@sfgate.com>
Subject: Re: [EXT] RE: Vaillancourt closure

Thanks Tamara! Kicking this over to Amanda on our local team

From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Sent: Monday, June 9, 2025 9:34 AM
To: Mojadad, Ida <Ida.Mojadad@sfgate.com>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Communications, RPD (REC) <rpdcommunications@sfgov.org>
Subject: [EXT] RE: Vaillancourt closure

Hi Ida! Congrats on the SFGate job.

Yes, crews are extending the fencing around the fountain this morning. The background in this is we've been reviewing a series of technical reports as part of early planning for the Embarcadero Plaza and Sue Bierman Park Renovation Project. After this one came in last week it was clear immediately that we had to fence it for public safety reasons.

The piece was designed to be interactive. People were encouraged to walk through it and engage with the sculpture. That's clearly no longer safe. The structure is unstable and hazardous materials are present. People will still be able to view the fountain, but not interact with it.

This step is solely about safety and does **not** affect the timeline or scope of the renovation project, which continues as planned.
Any longer-term decisions regarding the fountain will go through the public process outlined by the Arts Commission, including review by the Visual Arts Committee and opportunities for public comment.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
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From: Mojadad, Ida <Ida.Mojadad@sfgate.com>
Sent: Monday, June 9, 2025 7:29 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Communications, RPD (REC) <rpdcommunications@sfgov.org>
Subject: Vaillancourt closure

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Hi Tamara and Daniel,

Hope you two are doing well! Reaching out from yet another newsroom email, this time about the Vaillancourt fountain closure. I see it just went into effect this morning - could you confirm the closure and the reason in a statement? When was the decision made, since that assessment was issued last week?

Looking forward to hearing more - thanks in advance!

Best,
Ida

From: Aparton, Tamara (REC)
To: Whiting, Sam
Subject: RE: [EXT] Vaillancourt Fountain report and newly documented risks
Date: Tuesday, June 3, 2025 7:18:00 PM
Attachments: vaillancourtsummaryandconclusions.pdf

Here is the summary and conclusion pages. You should also be able to just increase the zoom on the document by pressing the + button at the top of the pdf.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

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From: Whiting, Sam <SWhiting@sfchronicle.com>
Sent: Tuesday, June 3, 2025 6:23 PM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Subject: Re: [EXT] Vaillancourt Fountain report and newly documented risks

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The dropbox link came through but the pages are tiny. I will go mostly fromyur summary but can you enlarge the summary page from the dropbox and send as a pdf file or whatever? If not,

I will try to figure out how to enlarge the pages or get tech to help me.

Thanks.

Sam Jackson Whiting

Staff Writer

901 Mission St.

San Francisco, CA 94103

C: 415-646-5024

swhiting@sfchronicle.com

San Francisco Chronicle

From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Sent: Tuesday, June 3, 2025 6:14 PM
To: Whiting, Sam <swhiting@sfchronicle.com>
Subject: [EXT] Vaillancourt Fountain report and newly documented risks

Hi Sam,
Here's a dropbox link to the embargoed report. Let me know if you can't access it. I understand it's scheduled to go live on the website at 4 a.m. Monday. As agreed, please hold off on outreach to the artist or other constituents until Sunday afternoon. You're welcome to contact the Arts Commission—they've already received the report.

We've been reviewing a series of technical reports as part of early planning for the Embarcadero Plaza and Sue Bierman Park Renovation Project, and this one, which just came in, is extremely concerning because the findings point to a clear and immediate public safety risk at the Vaillancourt Fountain. The piece was designed to be interactive. People were encouraged to walk through it and engage with the sculpture. That's clearly no longer safe. The structure is unstable, hazardous materials are present, and we cannot allow public access to a space that now poses multiple safety risks.

As a precaution, we'll be installing protective fencing around the entire fountain starting Monday morning. There's already a 72-inch barrier behind the fountain; this new addition will

include a 42-inch ClearVu fence in front—low-profile but effective at preventing climbing or close contact, without obstructing views. A rendering is attached.

This report, prepared by Page & Turnbull, with structural analysis by DCI Engineers and hazardous materials testing by North Tower Environmental, is the most thorough assessment of the fountain to date. The bottom line is that the fountain is no longer safe to approach or interact with.

Here are some key findings in the report: (see *Conclusions*, p. 31 of the PDF):

1. The structure is failing and dangerous.
    - The fountain doesn't meet modern seismic safety standards and could fail in a major earthquake.
    - Parts of the structure are cracked, corroded, or missing, including a key support rod in one arm.
    - It sits on unstable Bay Mud and unconsolidated fill—high-risk conditions during seismic events.
2. The infrastructure is nonfunctional.
    - All pumps and motors have failed.
    - The underground vault floods, violates OSHA standards, and is no longer safe for staff.
    - Electrical and lighting systems are beyond repair.
    - Waterproofing has failed, allowing ongoing structural damage.
3. Hazardous materials are confirmed and presumed.
    - Lead and asbestos are present in multiple areas.
    - Asbestos is also presumed in structural joints and the original waterproofing membrane, based on 1960s–70s construction methods.
    - Any repair would require full abatement and specialized safety protocols.
4. Full restoration would require massive investment.
    - Report doesn't give a dollar amount but our structural maintenance yard estimated the cost of just replacing the systems to be $10 million. With the structural work needed and the removal of the hazardous materials, it could easily be $12-17 million.
    - As you recall, the fountain has required roughly $100,000/year in maintenance.

<u>Here's a quote from me if you need one</u>

"The fountain isn't just falling apart—it's hazardous. The structure is cracked, corroded, and missing key supports. Add lead and asbestos to the mix, and it's a serious safety risk. That's why we're fencing it off now, to protect the public while longer term decisions are made."

<u>What's Next?</u>

- This latest development doesn't change the pace or scope of the Embarcadero Plaza

and Sue Bierman Park Renovation Project. That effort is moving forward as planned. This is simply a necessary safety step in response to a newly documented risk.

- The Vaillancourt Fountain is part of San Francisco's Civic Art Collection. Any proposals or recommendation for consideration of removal of works in the Civic Art Collection from City property would be required to go through a formal public process led by the San Francisco Arts Commission (Charter Sec. 5.103.). This would include a presentation at a future Visual Arts Committee and Full Commission meeting, which will include an opportunity for the public to provide comments.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
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From:	Goodwin, Eoanna (REC)
To:	Eidem, Cort (REC)
Cc:	Aparton, Tamara (REC); Ng, Beverly (REC)
Subject:	RE: Fence imagery
Date:	Tuesday, June 3, 2025 1:57:29 PM
Attachments:	DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf 1438-NF-CV-00-01-00-00-A-R00.pdf 1438-NF-PG-00-01-00-00-A-R00.pdf Vaillancourt_Render.jpg Vaillancourt Fence Diagram.jpg Vaillancourt Planter Diagram 2.jpg ClearVu Fence.JPG

Hi Cort,

Confirming the fence around Vaillancourt Fountain would be 42 inches high in front and 72 inches high in back?

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Eidem, Cort (REC) <cort.eidem@sfgov.org>
Sent: Monday, April 7, 2025 10:29 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: Fence imagery

Hi Eoanna,
Sharing the attached documents for the fence design.
The fence around the back will be 6ft tall ClearVu fence (similar to the attached image) and could get installed this month.
The 42” fence around the front of the fountain has material delays and will not be available for installation until mid-Summer.

Thanks,
Cort

From:	Aparton, Tamara (REC)
To:	Laura Kerl
Cc:	Aaron Fenton
Subject:	Re: heads up on Chronicle story publishing Monday
Date:	Friday, June 6, 2025 1:19:15 PM
Attachments:	image002.png image003.png image004.png

Will do!

From: Laura Kerl <lkerl@bxp.com>
Sent: Friday, June 6, 2025 1:13:03 PM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Cc: Aaron Fenton <afenton@bxp.com>
Subject: RE: heads up on Chronicle story publishing Monday

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Tamra, Aaron forwarded me the below. Please ensure I am included on all comms/PR along with Aaron. Happy weekend!

Laura Kerl
Marketing Director

Two Embarcadero Center
San Francisco, CA 94111
(415) 772-0754
lkerl@bxp.com

From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Sent: Friday, June 6, 2025 11:17 AM
To: Aaron Fenton <afenton@bxp.com>; Patterson, Kate (ECN) <kate.patterson@sfgov.org>
Cc: Ng, Beverly (REC) <beverly.ng@sfgov.org>
Subject: heads up on Chronicle story publishing Monday

Hi Aaron and Kate,
I wanted to give you both a quick heads-up that the *San Francisco Chronicle* will be publishing a story early Monday morning regarding the Vaillancourt Fountain.

The story (which the Chronicle is embargo-ing until Monday morning to coincide with safety fencing going up around the fountain is this:

Rec and Park has been reviewing several technical reports as part of early planning for the renovation, and one of the most recent—prepared by Page & Turnbull with structural input from DCI Engineers and hazardous materials testing by North Tower Environmental—raises serious public safety concerns about the fountain.

Key findings include:

- The fountain is structurally compromised and doesn't meet current seismic standards.
- Critical elements, including a key support rod, are missing or corroded.
- It contains lead and asbestos, with full abatement required for any repair.
- Its infrastructure is nonfunctional (failed pumps, lighting, and flooding of the vault).
- A full restoration would likely cost $12–17 million.

As a precautionary measure, Rec and Park will be installing a low-profile but effective ClearVu fence around the fountain beginning Monday morning. This step is solely about safety and does **not** affect the timeline or scope of the renovation project, which continues as planned.
Any longer-term decisions regarding the fountain will go through the public process outlined by the Arts Commission, including review by the Visual Arts Committee and opportunities for public comment.

Happy to share more details or answer any questions, but mostly just wanted you to be aware before the story before it's published. Arts Commission was contacted for comment and gave a "safety comes first" statement.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
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From:	Blazei, Hannah L
To:	Aparton, Tamara (REC); Communications, RPD (REC)
Cc:	Dinsmore, Brian N; August, Shane; Rosenblum, Gregg; Andrade, Jabriel Millen S; Te, Coma (ART)
Subject:	Re: KPIX Seeking Statement
Date:	Monday, June 9, 2025 10:24:40 AM

Great thanks Tamara

From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Sent: Monday, June 9, 2025 9:52 AM
To: Blazei, Hannah L <Hannah.Blazei@cbs.com>; Communications, RPD (REC) <rpdcommunications@sfgov.org>
Cc: Dinsmore, Brian N <Dinsmore@cbs.com>; August, Shane <saaugust@cbs.com>; Rosenblum, Gregg <gdrosenblum@cbs.com>; Andrade, Jabriel Millen S <JabrielMillen.Andrade@cbs.com>; Te, Coma (ART) <coma.te@sfgov.org>
Subject: RE: KPIX Seeking Statement

External Email

Hi Hannah,

You can find the report here.

Here's a statement:
The Vaillancourt Fountain was designed for people to interact with it. This report made it clear that is no longer safe. Parts of the structure are cracked, corroded, or missing, including a key support rod in one arm. It also contains lead and asbestos. As a result, we are fencing it off. People will still be able to view the piece, but not walk through it. This step is strictly about ensuring public safety. It doesn't impact the timeline or scope of the broader Embarcadero Plaza and Sue Bierman Park Renovation Project. Any long-term decisions regarding the future of the fountain will follow the public process established by the Arts Commission, including review by the Visual Arts Committee and opportunities for community input.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

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From: Blazei, Hannah L <Hannah.Blazei@cbs.com>
Sent: Monday, June 9, 2025 9:26 AM
To: Communications, RPD (REC) <rpdcommunications@sfgov.org>; Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Cc: Dinsmore, Brian N <Dinsmore@cbs.com>; August, Shane <saaugust@cbs.com>; Rosenblum, Gregg <gdrosenblum@cbs.com>; Andrade, Jabriel Millen S <JabrielMillen.Andrade@cbs.com>
Subject: KPIX Seeking Statement

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF Rec and Park Department,

Do you have a statement about the public safety risk posed by the Vaillancourt Fountain on Embarcadero Plaza? And the fact that it will be fenced off indefinitely?

Where can I find your report about its condition?

Hannah Blazei
Assignment Editor | News
KPIX-TV KBCW-TV SAN FRANCISCO | CBS NEWS BAY AREA
O: (415) 765-8601 C: (415) 531-6767
E: hannah.blazei@cbs.com

From:	Aparton, Tamara (REC)
To:	Sergio Alexander; Montes, Daniel (REC); Communications, RPD (REC)
Cc:	KRON Assignment Desk; Te, Coma (ART)
Subject:	RE: URGENT Request from KRON4 in San Francisco
Date:	Monday, June 9, 2025 9:53:00 AM
Attachments:	image002.png

Hi Sergio,

That's correct.

The Vaillancourt Fountain was designed for people to interact with it. This report made it clear that is no longer safe. Parts of the structure are cracked, corroded, or missing, including a key support rod in one arm. It also contains lead and asbestos. As a result, we are fencing it off. People will still be able to view the piece, but not walk through it. This step is strictly about ensuring public safety. It doesn't impact the timeline or scope of the broader Embarcadero Plaza and Sue Bierman Park Renovation Project. Any long-term decisions regarding the future of the fountain will follow the public process established by the Arts Commission, including review by the Visual Arts Committee and opportunities for community input.

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

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From: Sergio Alexander <SAlexander@kron4.com>
Sent: Monday, June 9, 2025 9:44 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Communications, RPD (REC) <rpdcommunications@sfgov.org>
Cc: KRON Assignment Desk <KRONAssignmentDesk@nexstar.tv>
Subject: URGENT Request from KRON4 in San Francisco

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Hello, this is Sergio Alexander, Assignment Editor, from KRON4 in San Francisco.

I was looking for information regarding the possible closure of the Vaillancourt Fountain on Embarcadero Plaza. I saw on another outlet that the fountain was supposed to be fenced off today due to safety concerns. Can you confirm this? Can you give me the reasons why it may have been deemed unsafe?

Thank you for your help in advance.

Sergio Alexander
Assignment & Digital Editor
KRON4 News

900 Front Street

San Francisco, CA 94111

415-561-8905 | Office

www.kron4.com

From: Te, Coma (ART)
To: Whiting, Sam
Subject: RE: Vaillancourt fence
Date: Wednesday, June 4, 2025 4:47:14 PM
Attachments: image001.png

Hi Sam,

Regarding the placement of a fence around the Embarcadero Fountain, given the findings presented in the structural report, public safety comes first. The Arts Commission supports Rec and Parks' decision to secure the area as they work to complete planning and design work for the plaza.

Thanks,

Coma Te
Director of Communications
Pronouns: he/him
Email: coma.te@sfgov.org
Office: 415-252-2229
Mobile: 415-254-4634

San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102

www.sfartscommission.org

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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal identifying information such as personal emails and phone numbers will be redacted.

From: Whiting, Sam <SWhiting@sfchronicle.com>
Sent: Wednesday, June 4, 2025 10:26 AM
To: Te, Coma (ART) <coma.te@sfgov.org>
Subject: Vaillancourt fence

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Hi Coma: I working on a story about the order by Rec and Park to completely fence off the Vaillancourt Fountain while it awaits a final decision.

I'm hoping you can get me a quote on behalf of the Arts Commission regarding this decision. It comes as a result of a 122-page report by Page & Turnbull. The story is being embargoed at the request of Rec and Park but I have to have it ready to go when the embargo is lifted and will need a response from the Arts Commission today or Thursday.

Thanks.

Sam Jackson Whiting

Staff Writer

901 Mission St.

San Francisco, CA 94103

C: 415-646-5024

swhiting@sfchronicle.com

San Francisco Chronicle

PAGE&TURNBULL

January 17, 2025

Kerstin Kalchmayr and Eoanna Goodwin
San Francisco Recreation and Park Department
49 South Van Ness Avenue, Suite 1220
San Francisco, CA 94103
Email: kerstin.kalchmayr@sfgov.org, eoanna.goodwin@sfgov.org

RE: Proposal for Vaillancourt Fountain – Historic Preservation Consultation [P24146A]
As-Needed Agreement Peoplesoft ID# 1000033364

Dear Kerstin and Eoanna,

Thank you for requesting a proposal from Page & Turnbull for Historic Preservation services related to the history, significance, documentation and design alternatives for the Vaillancourt Fountain, located San Francisco's Embarcadero Plaza. We are excited about the possibility of working with you on this important piece of public art.

The fountain, which was designed by Canadian sculptor Armand Vaillancourt, was installed in Embarcadero Plaza in 1971 and was accessioned by the San Francisco Arts Commission. The fountain is owned by the San Francisco Arts Commission Civic Art Collection.

The 2016 Better Market Street EIR found that Embarcadero Plaza, including Vaillancourt Fountain, contributes to a California Register-eligible Market Street Cultural Landscape District. It appears, however, that the fountain itself has not been evaluated for individual significance or integrity. In order to identify character-defining features and determine the best path forward, we recommend that the fountain be evaluated for individual eligibility for listing in the California Register as part of this study.

This proposal shall serve as a memorandum of our agreement to initiate historic preservation services for the scope and professional compensation described below. The continuation of this letter is in the form of our standard Letter of Agreement.

The following attachments are included in this proposal:

- Exhibit A – Scope of Services
- Exhibit B – Compensation and Fees

This work would be a sub-task of our existing As-Needed contract with the City and County of San Francisco Recreation and Park Department ("RPD", Peoplesoft ID# 1000033364), dated June 10, 2024. The Terms and Conditions of the As-Needed contract will apply.

If you have any questions regarding this proposal, please contact me, or Elisa Skaggs via e-mail at skaggs@page-turnbull.com or by phone at (415) 593-3224.

Sincerely,



Carolyn Kiernat, AIA, Principal
California Architect License No. 28638
kiernat@page-turnbull.com
cell: 415-931-2128

EXHIBIT A – SCOPE OF SERVICES

Task 0: Historic Research + Historic Resources Review (HRR) Report

Prior to initiating the conditions assessment and preservation alternatives study, we recommend that a Historic Resources Review Report (or similar historic evaluation) be prepared to determine the basis of significance and the character-defining features of the Vaillancourt Fountain. The research required for the HRR would be required to inform other aspects of the scope requested by RPD, but the additional value of an HRR is that it would provide clarity on the historic status of the fountain as an individual object. Furthermore, the HRR would be a single report with concise and collated information about existing status, historic background, construction chronology, and character-defining features for the project team's reference.

- Historic Resources Review (HRR) Report: To prepare the San Francisco Historic Resources Review (HRR) application, Page & Turnbull will conduct a site visit and photograph the fountain, plaza, and adjacent properties, and conduct archival research. The report will include current photographs of the fountain, plaza, and adjacent properties on the block, a list of alterations, and an evaluation of the fountain as an individual object for listing in the California Register. This task includes internal review of the draft report prior to completion.

  Note: As part of our previous study for the San Francisco Redevelopment Public Artwork Inventory (2024) project for SFAC, we exhausted research avenues at the San Francisco Public Library and at the Redevelopment Agency archives held at OCII. The main additional research avenue would likely be RPD files and archives, and additional historic newspaper research. Page & Turnbull would also contact the Architectural Archives at University of Pennsylvania, which holds Lawrence Halprin's collection; as the landscape architect of the Embarcadero Plaza, there may be additional drawings or materials related to the fountain in the collection. Page & Turnbull would also request any building permits and records of maintenance or alteration on file at DBI, RPD, and SFAC.

- Significance Diagrams: We recommend that Significance Diagrams be prepared as part of the HRR to graphically identify the character-defining features of the fountain and surrounding features, as well as any alterations.

Task 1: As-Built Drawings – Laser Scanning

- Laser Scan and Revit Model: Page & Turnbull will sub-contract Locus Laser Scanning to scan the fountain and its immediate surroundings and to prepare a 3D Revit model of the sculpture. The laser scan will create accurate existing base drawings to support future documentation, decision-making and planning.

- Page & Turnbull will peer review (QA/QC) the Revit model so it is ready to use as a base model for future studies.
    - Deliverables: Revit model on base sheets

Task 2: Conditions Assessment and Documentation

- Conditions Assessment: Using the accurate Revit model as a base, Page & Turnbull will conduct a detailed visual conditions assessment of the Vaillancourt Fountain. Representative areas of the fountain accessible from the ground will also receive hands-on assessment. The conditions of the fountain will be documented with digital photographs and field notes on the drawings, and the findings will be described in an illustrated narrative report.
    - Deliverables: drawings, photos and written report

- Ground-Penetrating Radar (GPR): Page & Turnbull will engage a qualified testing agency to perform non-destructive testing to identify where the reinforcing and connections typically are within the structure. The GPR scan would focus on representative sections to get a better picture of the fountain's construction / assembly to inform the disassembly plan.
    - Deliverables: Scan and report of findings as an appendix to the Conditions Assessment Report.

- Hazardous Materials Testing: Page & Turnbull will engage a qualified environmental testing consultant to conduct sampling and testing for asbestos in the concrete, asbestos in waterproofing membranes, lead containing/based coatings, and PCBs in caulking materials.
    - Deliverables: Haz Mat report as an appendix to the Conditions Assessment Report.

Task 3: Disassembly Plan

- Using information gained from both the Laser Scan and the Ground-Penetrating Radar scan, Page & Turnbull will determine to the best of our ability how the fountain was assembled and prepare a plan for disassembly. The plan for disassembly will include narrative instructions for cataloging and labeling sections of the fountain to indicate their position and orientation in its original condition, as well as recommendations for protection, and limitations on the means and methods to mitigate risks to the fountain during disassembly. This plan may be conducted in tandem with the Storage plan, as space constraints may impact the approach to disassembly, such as the maximum size for the disassembled sections.
    - Deliverables: Plans, diagrams, and written report

Task 4: Storage Plan

- If it is determined that the fountain will be disassembled and placed into either temporary or long-term storage, Page & Turnbull will develop a comprehensive storage plan, including considerations for custom crate fabrication and environmental requirements to ensure the fountain's protection. Page & Turnbull will work with RPD and agency stakeholders to identify appropriate and feasible storage locations for the fountain.
    - Deliverables: Storage specifications, crate specifications, and written report.
      Note: full crate shop drawings and transportation plan will not be prepared at this time. These documents would be prepared under separate contract by a specialized art relocation contractor.

Task 5: Integration into Plaza Art Installations

- Page & Turnbull will work with RPD to develop design options for the fountain's retention and integration into the renovated plaza/park.
- Page & Turnbull will also work with RPD to explore and recommend opportunities to incorporate elements of the fountain into the plaza's new art installations or design features. This work will take place under the direction of RPD and in collaboration with the Embarcadero Park design team.
- Deliverables: determined as needed
- Fee for Task 5 will be T&M up to approved not-to-exceed limit.

Task 6: Preservation Consultation

- Page & Turnbull will provide Historic Preservation Consultation services to Rec and Park and to the Embarcadero Park design team, including advice regarding conservation and reuse, partial reuse, and future interpretation.
- We will attend public meetings as needed and meet with design team and city staff to discuss and prepare for public engagement.
- Fee for Task 6 will be T&M up to approved not-to-exceed limit.

Assumptions and Exclusions

The following services are excluded but may be provided as an additional service if requested by the Client:

- Attendance at additional meetings or community hearings not identified above. These additional services may be provided on a time and material basis if requested by the Client
- Preparation of graphic presentations for public meetings and hearing.
- Preparation of CEQA/Environmental review and impacts analysis documents.
- Preparation of design documents, construction documents or project specifications.

- Future recommended services: Interpretive display and Historic American Buildings Survey / Historic American Landscapes Survey (HABS /HALS) documentation.

Professional Staff

All professional staff working on this Project meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, History, or Archaeology. Primary staff assigned to this project include:

- Carolyn Kiernat, AIA, Principal in Charge
- Elisa Skaggs, AIA, Project Manager, Entitlements and Community Engagement
- Sarah E. Brummett, AIA, Technical Lead for Documentation and Disassembly
- Hannah Simonson, Cultural Resources Planner, Research and Historic Resource Report

Additional staff may be assigned if needed.

EXHIBIT B – COMPENSATION AND FEES

Compensation for Page & Turnbull to perform the Scope of Services described in Exhibit A will be billed on a percentage of completion basis (except as noted below), plus reimbursable expenses, according to the following:

Task 0: Historic Research + Historic Resource Report.....$5,000.00
+ Significance Diagrams.....$3,500.00
Task 1: Laser Scan / As-Built Drawings $6,150.00
Locus Laser Scanning $3,150.00
Page & Turnbull $3,000.00
Task 2: Conditions Assessment + Documentation $22,180.00
Hazardous Materials Assessment $5,250.00
AME Ground Penetrating Radar + report: $1,930.00
Page & Turnbull: $15,000.00
Task 3: Disassembly Plan $8,500.00
Task 4: Storage + Crating Plan $12,500.00
Task 5: Integration into Plaza Art Installation (Pres. Alternatives) ..... $20,000.00 (T&M)
Task 6: Preservation Consultation .....$20,000.00 (T&M)

Total $97,830.00

Reimbursable expenses are in addition to the professional fee and are not expected to exceed **$2,500.00.**

Additional Services

Additional services not described in Exhibit A will be authorized by Client in advance of performance by Page & Turnbull and will be billed on a time and materials basis in accordance with the attached Professional Fee Schedule.

Preliminary Schedule

Our anticipated schedule:

- Milestone Dates:
  - February 2025: Public Meeting
  - June 2025: Anticipated completion of CEQA / Environmental Review
- Laser Scanning: 2 week duration for scanning + Revit model preparation

From: Lui, Raymond (DPW) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=D1F54D66F3E94025B8B7F6FC4E18097B-RAYMOND LUI>
To: Goodwin, Eoanna <eoanna.Goodwin@sfgov.org> (REC)
Sent: Wed, 19 Mar 2025 18:28:21 +0000
Subject: Re: Vaillancourt Fountain - draft deliverable schedule
Cc: Sprinkle, John <John.Sprinkle@sfdpw.org> (DPW)
Attachments:
image001.png
Outlook-for EMAIL .png

Hi Eoanna,

I have reviewed the report by Applied Materials & Engineering. We are unable to perform a structural analysis with this limited information. As such, we are unable to form an opinion on the potential seismic performance of the Vaillancourt Fountain during a severe earthquake.

From the photos in the report, there appears to be some cracking and spalling of concrete and corrosion of steel reinforcement and anchor plates.

Raymond Lui, SE

Section Manager

Bureau of Engineering | Structural Engineering Section | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Avenue, Suite 900 | San Francisco, CA 94103 | (628) 271-2624 | sfpublicworks.org <http://www.sfpublicworks.org/> · twitter.com/sfpublicworks <http://www.twitter.com/sfpublicworks>

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Friday, March 7, 2025 4:57 PM
To: Lui, Raymond (DPW) <Raymond.Lui@sfdpw.org>
Subject: FW: Vaillancourt Fountain - draft deliverable schedule

Hi Ray,

I messaged you a moment ago on Teams. I am working on a renovation at Embarcadero Plaza <https://sfrecpark.org/1819/Embarcadero-Plaza-and-Sue-Bierman-Park-R> which includes Vaillancourt Fountain. We have hired Page & Turnbull, a historical consultant, to do a historic resource report and with it, they provided a ground penetrating radar test on the fountain, see attached. Would you be able to provide a structural analysis of the fountain and/or peer review of the attached report? Basically, want to know if this fountain can withstand the next earthquake? How safe is this thing as folks are walking around and on it?

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103

(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

From: Elisa Skaggs <skaggs@page-turnbull.com>
Sent: Wednesday, March 5, 2025 9:19 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Carolyn Kiernat <kiernat@page-turnbull.com>
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Cooper, Rick (REC) <rick.cooper@sfgov.org>; Aaron Fenton <afenton@bxp.com>; Sarah Brummett <Brummett@page-turnbull.com>
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

Attached is the report from Applied Materials & Engineering. We are still waiting on the report from North Tower. I sent an email to them to check on the status. I’ll send the scan via Tonic.

Elisa

Elisa Hernández Skaggs, AIA

Associate Principal

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skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com
<https://url.avanan.click/v2/r01/___http:/www.page-turnbull.com/___.YXAzOnNmZHQyOmE6bzo2MzQxOTY0NTgxYTExNWY2MzNhZDIzYmQwNWQ2MjQ4ZTo3OmMxMzE6MmY5ZjhhMjlkOTE2YWI3YTllMTMwYzQ3MzZhZjY3YjIzYTU2NDUzM2VhNDA3Mjc2ZGUwYmY4NTk5ZGYxNGNkYjpoOlQ6Tg>

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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org
<mailto:eoanna.Goodwin@sfgov.org> >
Sent: Wednesday, March 5, 2025 8:53 AM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >;
Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org
<mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org
<mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com
<mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com
<mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Elisa,

Have you received the hazmat testing or laser files? We are conducting a topo and utility survey tomorrow and this would be very helpful to have. Please send anything you have thus far.

Thank you,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103

(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

From: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Sent: Tuesday, February 18, 2025 3:07 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org
<mailto:eoanna.Goodwin@sfgov.org> >; Carolyn Kiernat <kiernat@page-turnbull.com
<mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org
<mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org
<mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com
<mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com
<mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

Thanks for meeting us out on site last week and making the site visit work for the team. I've requested a time frame for the testing, and we'll get back to you with a schedule.

Elisa

Elisa Hernández Skaggs, AIA

Associate Principal

415-593-3224 (direct) | 415-948-7192 (mobile)
skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com
<https://url.avanan.click/v2/r01/___https:/linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___http%3a%2fwww.page-turnbull.com%2f___.YXAzOnNmZHQyOmE6bzozYmViMTc5YzIzNDRmZmEzZGJmZjlkM2ZhZjFlYjEzYjo3OmI4ODY6ODBlYTFkYTg4ZDY3ZGMxNDE1ZDEzOTgyNTJkYTQwYzYzZjc5YjljNDU2MDM0MzJiYWI4ZDRiZTI0MmMwZGViZTpoOlQ6Tg&c=E,1,mFENOwr6m_N2tfBZf1-R2BNnhoAppPAD2EJefaHAJBI5PQjhGh0BU8pUKd-WF5X6bZaUrCgYS12Quj0gMjBREkjLU9jKqeM97jht-xVOpdP7c6jbVQ,,&typo=1___.YXAzOnNmZHQyOmE6bzo2MzQxOTY0NTgxYTExNWY2MzNhZDIzYmQwNWQ2MjQ4ZTo3Ojk2ZWE6MzI1Zjc1MTJhNzExNTM5NTgyMDhjMzA4NDBhODY1ZWFlZmUzM2VjZTRlNmFkOWYzNWUwMGVmYmViYTZjZjllMTpoOlQ6Tg>

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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Tuesday, February 18, 2025 2:43 PM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi All,

Did the hazmat group send a schedule for when they may have any results and reports from last Friday’s testing? Can you send an updated schedule on the tasks now that we have some additional information?

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103

(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org
<mailto:eoanna.Goodwin@sfgov.org> >
Sent: Friday, February 14, 2025 7:40 AM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >;
Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org
<mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org
<mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com
<mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com
<mailto:Brummett@page-turnbull.com> >
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

I’ll be there as well. Here’s my cell if anyone needs to reach me: Privacy - 7927.700 (formerly 6254(c)) and Section

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

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(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org
<mailto:eoanna.Goodwin@sfgov.org> >
Sent: Friday, February 14, 2025 7:28:23 AM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >;
Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org
<mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org
<mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com
<mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com
<mailto:Brummett@page-turnbull.com> >
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

Yes, we are set for this morning.

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

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From: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Sent: Friday, February 14, 2025 7:14:11 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org
<mailto:eoanna.Goodwin@sfgov.org> >; Carolyn Kiernat <kiernat@page-turnbull.com
<mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org
<mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org
<mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com
<mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com
<mailto:Brummett@page-turnbull.com> >; Kalchmayr, Kerstin (REC)
<kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick
(REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

Did you get confirmation on the environmental testing? I need to know right away.

Elisa

Sent from my iPhone

> On Feb 12, 2025, at 11:10 AM, Elisa Skaggs <skaggs@page-turnbull.com
> <mailto:skaggs@page-turnbull.com> > wrote:
>
> Thank you. For now, North Tower is still planning to be there at 8am.
>
> Elisa
>
> Elisa Hernández Skaggs, AIA
>
> Associate Principal

415-593-3224 (direct) | 415-948-7192 (mobile)
skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com <https://url.avanan.click/v2/r01/___https:/linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___https%3a%2flinkprotect.cudasvc.com%2furl%3fa%3dhttps%253a%252f%252furl.avanan.click%252fv2%252fr01%252f___http%253a%252fwww.page-turnbull.com%252f___.YXAzOnNmZHQyOmE6bzo5OGUzZjUxNjgxNjM2NzY5Yzk4MjM4YWYzOTEzYjI2NDo3OmQ2ZDg6MDkxYjAyZGNhMzJiNzNlMDBiNDkyZDc2ZDJiM2QyMjExNzViZGMyMTFkZWQwZjYzZjU3MjA2MWQ2Y2VkODI0NTpoOlQ6Tg%26c%3dE%2c1%2cVoisag01w0eMHoGIrckKGBTzTCFsdFTNlzwuQfuhi9Y_WcS3qJq51EPgIznPoTHlxpUkxgLeaOV-qQZCVzsiOLb3cl16nEtmdb1ponKjmXoPZC4%2c%26typo%3d1___.YXAzOnNmZHQyOmE6bzozYmViMTc5YzIzNDRmZmEzZGJmZjlkM2ZhZjFlYjEzYjo3OjFmZTY6MTcxYjk2M2IzZjIzYThhMGUzNTJmNTc3NTY0MjViMTY1ZGUwMDI5ZTAzOTE1MmMwM2EyNWExZmFjNzM0YWNkYzpoOlQ6Tg&c=E,1,1-1oZUEtEx7J1PgBGrQPRPmW7wpAKoi-rJsxv4Fhd9OBK3jbFDoeCjsyx63lXonpMiFewlp1Jd0HrOW6QIh5rZdc3Og87gUrArVOhQt4mZvThk5y5HezG20,&typo=1___.YXAzOnNmZHQyOmE6bzo2MzQxOTY0NTgxYTExNWY2MzNhZDIzYmQwNWQ2MjQ4ZTo3OjNiMmM6ZmZlYzNlNjJkNDY1NmU3MGZkMTVmNDU2NWJiMDliMDJlOGYyNTcwM2FkNGZlYjg0MzEyOWQ2ZWIwMDZmNWJmZDpoOlQ6Tg>

<image001.png>

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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Wednesday, February 12, 2025 11:02 AM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Thanks. Double checking on this and will keep you posted as soon as I hear back.

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San

Francisco

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From: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Sent: Wednesday, February 12, 2025 9:25 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

North Tower says that it depends on the visual inspection, but they typically take 3 samples of each individual type of material (concrete, plaster, coatings, membranes, mastics, etc.).

Elisa

Elisa Hernández Skaggs, AIA

Associate Principal

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skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com <https://url.avanan.click/v2/r01/___https:/linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___https%3a%2flinkprotect.cudasvc.com%2furl%3fa%3dhttps%253a%252f%252furl.avanan.click%252fv2%252fr01%252f___https%253a%252flinkprotect.cudasvc.com%252furl%253fa%253dhttps%25253a%25252f%25252furl.avanan.click%25252fv2%25252fr01%25252f___http%25253a%25252fwww.page-turnbull.com%25252f___.YXAzOnNmZHQyOmE6bzo5ZWZlZDc4YzQxZTBjYWVkMzNlNmE3ODRmMDcyNmRlYjo3OmZiOTQ6MDVlZTc3MWU4NzAxZWFiNDE4Nzg4MTQ2ODY4NmI5M2FlMmFjMDUxMzI4ZDE5OGY5N2RjMGFiYzI2OWU2YTNhODpoOlQ6Tg%2526c%253dE%252c1%252c-Aa0WAFi6zfgF2swB-4n9HGkwAYRUJQ5dGu5MSrb0IhWqRb1chagM9RZzqeiJqyHG1c0C3mQWuMh5xQtlRt-z2fcCH5eaS4rKMcK7sEuV7-HbiNF5vYg_iQ%252c%2526typo%253d1___.YXAzOnNmZHQyOmE6bzo5OGUzZjUxNjgxNjM2NzY5Yzk4MjM4YWYzOTEzYjI2NDo3OmEzMzI6MjE1YjBjYzE2NjdmZjZmZGVhNGViMGUyNmFiMmFhMTQwOWUwYjJlYjc5MjFhZGEzNDMwOWRkYTQzNWJhYzRkYjpoOlQ6Tg%26c%3dE%2c1%2cEO5E4zQK_5Jr__Od48QeNgESw20BcmSZ0RretDXC8cpWjJWCpAeKmyuYIuzjbDCoj5RT5uqlU2D2

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%3d1___.YXAzOnNmZHQyOmE6bzozYmViMTc5YzIzNDRmZmEzZGJmZjlkM2ZhZjFlYjEzYjo3OjM1Yjc6YTA
xYjQwMmRkN2RjYWI2ZDdkNTBjZDBlMmUzZGY1ODI2ZjI3NjEyMDY1NDEwODBjMTRjYjYxMTU0NTZmYjQzMT
poOlQ6Tg&c=E,1,YIA9P7txHlIxKvxR7Y6lHuwhj3xhgwPxAo3thzlwZzn3PlLK-
Cg_UzH5dXHIbgTbqnICgYjwJeB8oRAgpF0HFIVqWX7b8pdDXhsFZQggVTarP8tu64M,&typo=1___.YXAzO
nNmZHQyOmE6bzo2MzQxOTY0NTgxYTExNWY2MzNhZDIzYmQwNWQ2MjQ4ZTo3OjcwMmQ6NGQxNTQ1NWQwMGJi
NDFmZTFmZTgxNTk1NGY0ZDE0ZmJiYWRmMTNjMDg2YzYxZWFkOTBlYTU4Y2EwOTUyZThhZjpoOlQ6Tg>

<image001.png>

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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Tuesday, February 11, 2025 8:22 PM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

Hey Elisa,

Do you know how many?

Get Outlook for iOS <https://url.avanan.click/v2/r01/___https:/linkprotect.cudasvc.com/url?a=https%3a
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_____

From: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Sent: Tuesday, February 11, 2025 8:16:39 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

Our HAZMAT consultant will be taking quarter-sized samples from the sculpture for testing. Please confirm that that is acceptable.

Thank you!

Elisa

Elisa Hernández Skaggs, AIA

Associate Principal

415-593-3224 (direct) | 415-948-7192 (mobile)
skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___https%3a%2flinkprotect.cudasvc.com%2furl%3fa%3dhttps%253a%252f%252furl.avanan.click%252fv2%252fr01%252f___https%253a%252flinkprotect.cudasvc.com%252furl%253fa%253dhttps%25253a%25252f%25252furl.avanan.click%25252fv2%25252fr01%25252f___https%25253a%25252flinkprotect.cudasvc.com%25252furl%25253fa%25253dhttps%2525253a%2525252f%2525252furl.avanan.click%2525252fv2%2525252fr01%2525252f___http%2525253a%2525252f%2525252fwww.page-turnbull.com%2525252f___.YXAzOnNmZHQyOmE6bzphNTAxNzA1MWUzOTdjMjgxOTEzZDY4ZDZkMThjODI1YTo3OmZiNjk6YTFkYmIxYTkyYTc4OTdlZWRkZTc5YTIzM2VmZmRmZTA3ZjA5NTkxN2MwMGZjMjNhOWM2MzlhNGI2N2Q5YTc1OTpoOlQ6Tg%252526c%25253dE

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We are visionary architects, historians, and planners who explore the nuances of place and history to shape a better and more equitable future.

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Tuesday, February 11, 2025 4:51 PM
To: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Friday at 8 am works! Thanks.

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103

(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

From: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Sent: Tuesday, February 11, 2025 3:35 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

Our consultants conducting the GPR scanning and the HAZMAT sampling are available on Friday, 2/14. Will Friday work for you and will it be okay for the environmental consultant to take quarter-sized samples for the HAZMAT testing?

Thank you!

Elisa

Elisa Hernández Skaggs, AIA

Associate Principal

415-593-3224 (direct) | 415-948-7192 (mobile)
skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com

<image001.png>

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From: Elisa Skaggs
Sent: Tuesday, February 11, 2025 2:52 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Sarah Brummett <Brummett@page-turnbull.com <mailto:Brummett@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule
Importance: High

Hi Eoanna,

Locus Laser can scan the fountain on Wednesday or Friday starting at 8am. Do you have a preference? Please confirm that those times work for you, understanding that Locus will need access to the vault.

Elisa

Elisa Hernández Skaggs, AIA

Associate Principal

415-593-3224 (direct) | 415-948-7192 (mobile)
skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> | www.page-turnbull.com

<image001.png>

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From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Tuesday, February 11, 2025 2:40 PM
To: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Cc: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com

<mailto:afenton@bxp.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Thanks! Can you also send over a proposal and timeline for an HRR for the Embarcadero Plaza and Sue Bierman Park?

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

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49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103

(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

From: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Sent: Monday, February 10, 2025 9:26 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Cc: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

We’ll need to check in with our laser scanner and confirm his availability. I’ll try to find out more tomorrow.

Carolyn

On Feb 10, 2025, at 9:03 PM, Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> > wrote:

Fabulous. Are you still on track to laser scan this week? Are you able to laser scan the vault? If so, let me know so I can coordinate access.

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

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From: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Sent: Monday, February 10, 2025 4:29 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Thanks, Eoanna. That’s great news!

We’ll get this staffed and started on our end.

Carolyn

Carolyn Kiernat, AIA

Page & Turnbull

Principal

415.593.3218 (direct)

415.931.2128 (cell)

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Monday, February 10, 2025 4:01 PM
To: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >; Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hey Carolyn and Elisa,

It looks like funds have been officially dispatched! In addition, here is a folder with what we have thus far:

<image001.png>

470 Historic.

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

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From: Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >
Sent: Thursday, February 6, 2025 4:51 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Cc: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >

Subject: Re: Vaillancourt Fountain - draft deliverable schedule

hi carolyn,

eoanna and i chatted and we actually thinks it’s a good idea to also survey and scan the vault room as part of the scope. park and rec can give your consultant access when ready.

thx

aaron

On Feb 6, 2025, at 4:33 PM, Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> > wrote:

Yes HRR and Yes consultants, though not sure we need ground penetrating? No need to scan the pump room, just Vaillancourt Fountain.

Get Outlook for iOS <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___https%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttps%253a%252f%252furl.avanan.click%252fv2%252fr01%252f___https%253a%252flinkprotect.cudasvc.com%252furl%253fa%253dhttps%25253a%25252f%25252furl.avanan.click%25252fv2%25252fr01%25252f___https%25253a%25252flinkprotect.cudasvc.com%25252furl%25253fa%25253dhttps%2525253a%2525252f%2525252furl.avanan.click%2525252fv2%2525252fr01%2525252f___https%2525253a%2525252faka.ms%2525252fo0ukef___.YXAzOnNmZHQyOmE6bzphMGZiOGMyZDlhOTA3NzE2ZWRkZDg0NjQ3MTRlNWMxYTo3OjA4NDE6ODFkZGFlMTUwYTgyMWZiYWUyOTdhM2ZlMWIyZTgzZGM2ZWEwMDgwZWQ3MDdiNjdhNjE1ZGYyZDg4YjMzNWFjYTpoOlQ6Tg%252526c%25253dE%25252c1%25252c8HGCR3WtOysFJrXs8Rrcm1YiqacKpaPurzPu06p-g6zvFazD0NW38z3jbzXccQPADaqdeqHWdIay7mnp-ZDRmOzPpi1kL7Ci6GCagFSeHX9a2yUJFbCvzwQu%252526typo%25253d1___.YXAzOnNmZHQyOmE6bzo4YmFjMzYwYjYzMzUxNWE2YzBjMjQ0MDdiNmU4Y2IyMDo3OjcyODU6YzM0NTE5ZDUzNDgyM2JlNDIzZjNkZGE1MWUxODQ1ZGE1ZDg1MTMzNjZkZGJhZGMwZjFkYTYyMmFkNzZlYTFmODpoOlQ6Tg%2526c%253dE%252c1%252cBkhy1Z4ZOvN--tSk9UdxOS247Eo1JdxT2-BEiIr33vEpbS2RUsPfdqewirUMCkoUXk6Lyax-adgetg4I0Qz9VPnvDdh-Zeu1C5EXuDlFSlna5KRBs9z9ad0%252c%2526typo%253d1___.YXAzOnNmZHQyOmE6bzpmN2NmMDhhYTI2YzBhYTNlOGI3MjM1ODViOTJkOTYyYzo3OjYxZDA6NmM1ZmYyYmUwNTQzOWVlYTI1OTY5NDdhYWYyNDZhMTdkODk3ZmFhNDNlMTI0MjY5OWVhNzBmOGIwYTMwOTFlMDpoOlQ6Tg%26c%3dE%2c1%2c3TyAD1qqpZg0SQBsyMuk-SoqEgUylGZW6hK3_LkcG1SK66lHExyQIVE7NGUGzv7eph5BGpI_SnrYFj5WKCpABW_am5hKtJMsf-nhXEhzh0hL-g%2c%2c%26typo%3d1___.YXAzOnNmZHQyOmE6bzphNTAxNzA1MWUzOTdjMjgxOTEzZDY4ZDZkMThjODI1YTo3OjY5ZGQ6ZDhlMTA1NGMyZmU1NmUyZjYyZjk0YTBjYmVlMmEzNGUzMzJmYjQ1NDU0OGExYmUwNzZiODNlMmI4NjBjZTQ4YjpoOlQ6Tg&c=E,1,Z0QOXpsGj4ELjafML1cZA9KDd6f_5YkZ_AcinsgMELWf412vdp39Sj0FEQF0OUOcYL498MoI_AhEvIuW4XeRoIvA9fHIxqWtgmrdsE1kXJn4G8w2JXQ,&typo=1>

From: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Sent: Thursday, February 6, 2025 3:11:10 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >
Cc: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Subject: RE: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna, all:

A couple quick questions:

1. We have a staff historian who is available to get started on the HRR, and we'd like to know if we have your authorization to proceed.
2. Do we have your ok to get our consultants under contract? We have laser scanning, haz mat, and ground penetrating radar consultants who are ready to get under contract and schedule their work.

Thank you,

Carolyn

Carolyn Kiernat, AIA

Page & Turnbull

Principal

415.593.3218 (direct)

415.931.2128 (cell)

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >
Sent: Monday, February 3, 2025 5:03 PM
To: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >; Aaron Fenton <afenton@bxp.com <mailto:afenton@bxp.com> >
Cc: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

Thanks! Will review. Looping in Aaron as well.

Get Outlook for iOS <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___https%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttps%253a%252f%252furl.avanan.click%252fv2%252fr01%252f___https%253a%252flinkprotect.cudasvc.com%252furl%253fa%253dhttps%25253a%25252f%25252furl.avanan.click%25252fv2%25252fr01%25252f___https%25253a%25252flinkprotect.cudasvc.com%25252furl%25253fa%25253dhttps%2525253a%2525252f%2525252furl.avanan.click%2525252fv2%2525252fr01%2525252f___https%2525253a%2525252faka.ms%2525252fo0ukef___.YXAzOnNmZHQyOmE6bzpjN2Q1MGYxNWExMmMxOGRhNjE1MTE1ZWJkZjExYmQwMDo3Ojg4Mjg6YTk4YWI1ZWQ1YTEyMTg2ZTJhMDIzNTBiMjk4MTYzYWY0OWE4OGQwN2VjNGU2NjBkNDI3YzYwZWIwYjVlMjM3ODpoOlQ6Tg%252526c%25253dE%25252c1%25252c5hwVD5Ric9sn0C18dKMAuvPDg8hWBWxT3oNuUGLhpmN7i_GRjRGQGTAm88jpS4qv2YNAx-I5Cz17FKM6Bti4A6tHVT_nWr3Be4Y6V_YEXUcDzyE%25252c%252526typo%25253d1___.YXAzOnNmZHQyOmE6bzo4YmFjMzYwYjYzMzUxNWE2YzBjMjQ0MDdiNmU4Y2IyMDo3OjlmNDA6MmM5NWMwMmJkZThkMzEzNTU2YTY4ZTY1YTAxNDgwZWMxMWQ0MWI3MWUzNWJmYTZiOTg4OGM3NzU0MDI0OTQ3ODpoOlQ6Tg%2526c%253dE%252c1%252c0V4ygRO27iRuAcqJ-pnicimyDFXvUce_mphXsKXW29geHE8e_6XVzb1ZKJkNRb9d2Saq_-r8Z85dKZyGDoMOPjs265IG7-fdh-JOzr4jhnh0JctViT956gkZdg%252c%252c%2526typo%253d1___.YXAzOnNmZHQyOmE6bzpmN2NmMDhhYTI2YzBhYTNlOGI3MjM1ODViOTJkOTYyYzo3OjRlZjI6YmVlNGExOTBjMDBhY2MzYTg2MjYzM2RkZDZhNTUxYWJiM2I4MTUwNTBmNmYyOTQ1MTZkYTVkMzMwODc3YjY2YjpoOlQ6Tg%26c%3dE%2c1%2czoZzvZEfcBD2ptShn--UpTC0SAwOsgRaVKa2K98tl_pFRyCLnb3wVhuTqlNNuUNz-6z7z90VrijEjMifWBOQfEfstt7d_zi326TGUXNzmzTzPbITbr4%2c%26typo%3d1___.YXAzOnNmZHQyOmE6bzphNTAxNzA1MWUzOTdjMjgxOTEzZDY4ZDZkMThjODI1YTo3OjA2YzM6OWUzNmNmNzUwYjgwNzdjYWMyOWI5N2Q0NjFiNTI5NmMwMzIyNThiNjM3YWU5MTI4NjU3Y2E5YjIxMmU4NGEwYzpoOlQ6Tg&c=E,1,9EZRa1jUshheFfaZNShmI5x3A4yYWI9-o3XWf5PHEvCy7e6MAxYqPY1yOfownmvAb8eQNJ1c_-VETM77z3OXPrFFh857Rtjs26JCqbE6-Q,,&typo=1>

_____

From: Carolyn Kiernat <kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> >
Sent: Monday, February 3, 2025 4:48 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org <mailto:eoanna.Goodwin@sfgov.org> >; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org <mailto:kerstin.kalchmayr@sfgov.org> >; Cooper, Rick (REC) <rick.cooper@sfgov.org <mailto:rick.cooper@sfgov.org> >
Cc: Elisa Skaggs <skaggs@page-turnbull.com <mailto:skaggs@page-turnbull.com> >
Subject: Vaillancourt Fountain - draft deliverable schedule

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Hi Eoanna, Kerstin and Rick:

Thanks for the call today. We’re excited to get things started on our end!

For starters, here is a draft schedule for our deliverables. We’d be happy to adjust these dates as needed to fit the overall project schedule.

Draft Milestone Schedule

1. Task 0: Historic Research + Historic Resource Report: Duration: 4 weeks
    1. February 24: Bullet point findings prior to public meeting scheduled for February 26
    2. February 28: Draft HRR to client

1. Task 1: Locus Laser Scan / As-Built Drawings: 2 weeks
    1. Week of February 3 or Week of February 10: Scan to be completed
    2. Week of February 24: Locus to send draft Revit file and sheets to P&T

1. Task 1: Page & Turnbull As-Built Revit Sheets: 2 weeks
    1. Week of March 10: P&T to issue accurate backgrounds for Conditions Assessment and Significance Diagrams
    2. Week of March 24 Significance Diagrams (Task 0) complete 2 weeks after completion of Revit drawings

1. Task 2: Conditions Assessment + Documentation: approximately 4 weeks
    1. Hazardous Materials Assessment (awaiting schedule from testing agency)
    2. AME Ground Penetrating Radar + report (awaiting schedule from testing agency)
    3. Page & Turnbull conditions assessment and summary recommendations

    1. Week of April 14: Final report deliverable including

history + significance, significance diagrams, conditions assessment, and summary treatment recommendations.

1. Task 6: Preservation Consultation: $20,000.00 (T&M)
    1. As needed through June 2025

Requests: Do you have any of the following documents at RPD?

1. Historic drawings, photos, written records that RPD has on file related to the fountain and/or plaza
2. Maintenance or planning/environmental compliance reports
3. Permission to reach out to SF Arts Commission and SF Planning for any records that they have on file. (We don’t think they have anything that we don’t already have, but we’d like to double check). Arts Commission may have some maintenance records that could also be useful to the team.

Question:

1. Would you like the laser scan to include any other features, such as the pump room or electrical room? We were anticipating that just the sculpture and fountain / pool area would be scanned, but we’d like to confirm expectations.

Thanks again,

Carolyn

Carolyn Kiernat, AIA

Principal

<image001.png>

170 Maiden Lane, 5th Floor, San Francisco, California 94108
415.593.3218 (direct) | 415.362.5154 (main) | 415.931.2128 (cell)
kiernat@page-turnbull.com <mailto:kiernat@page-turnbull.com> | www.page-turnbull.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2furl.avanan.click%2fv2%2fr01%2f___https%3a%2flinkprotect.cudasvc.com%2furl%3fa

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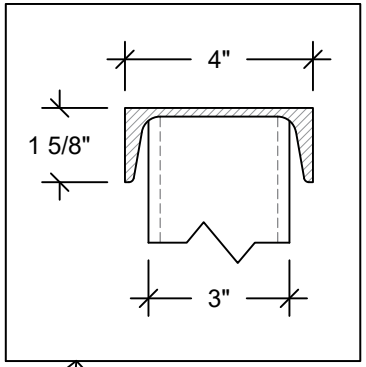
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Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**6** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

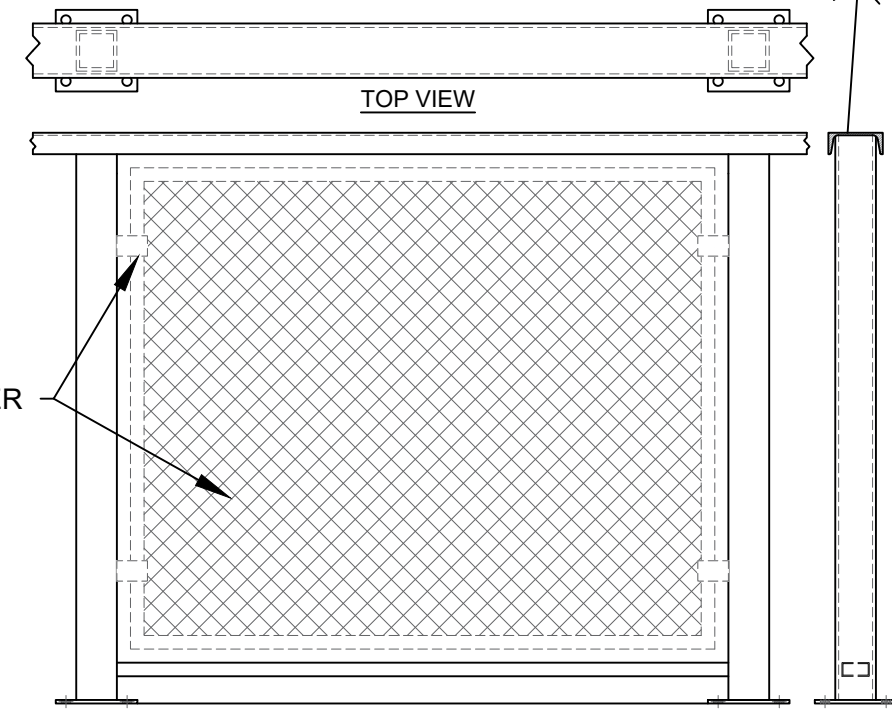
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RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

VISUAL VIEW

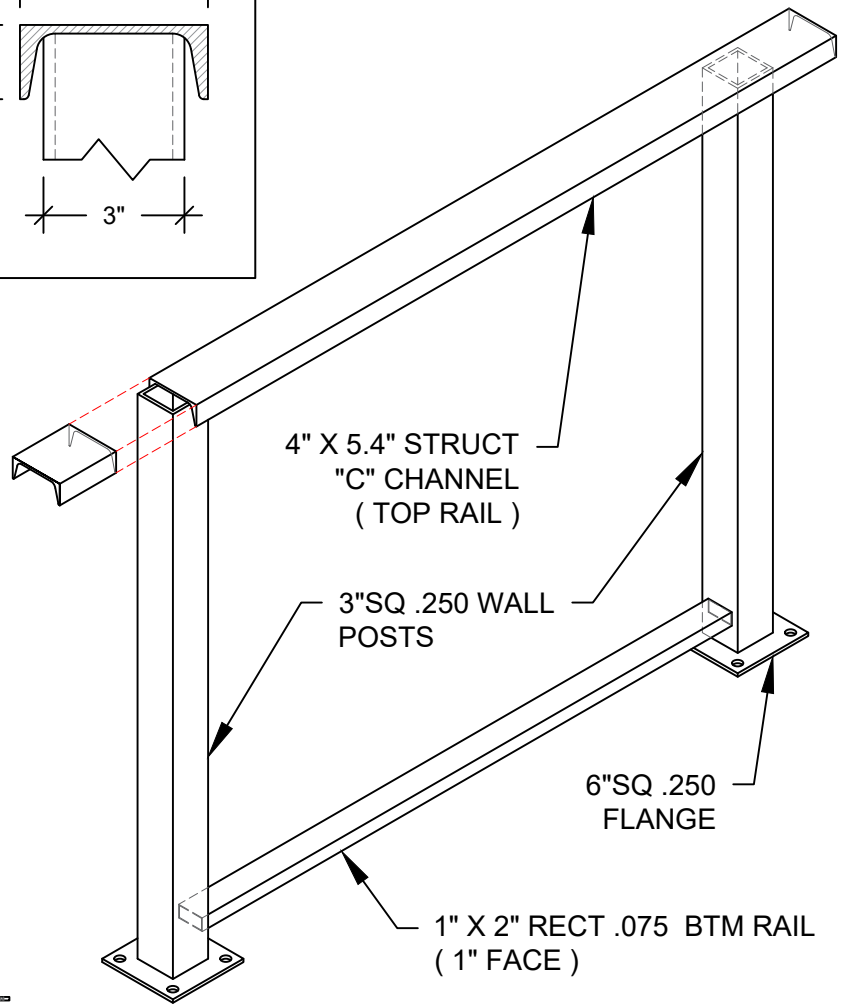
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ELEVATION VIEW



ISOMETRIC VIEW

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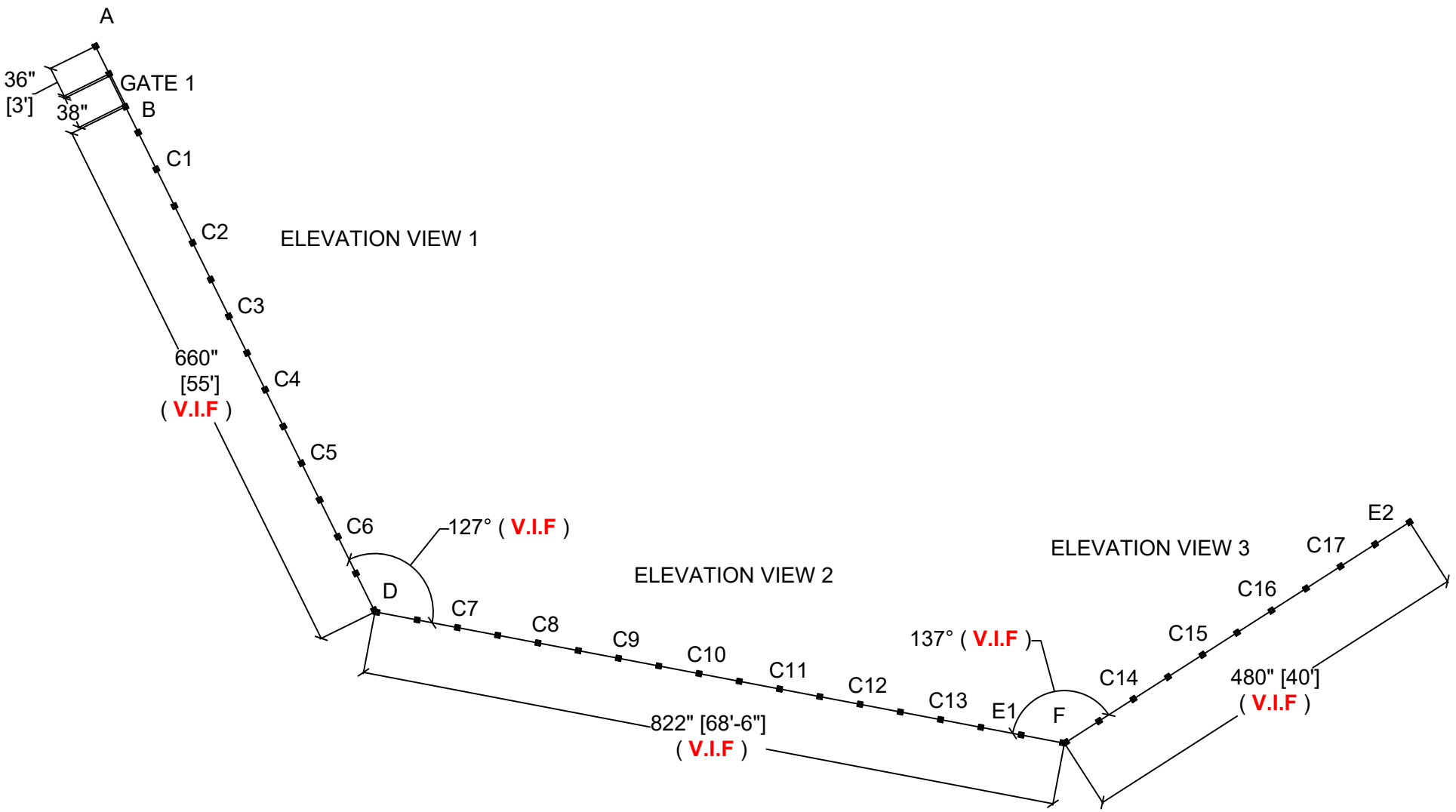
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LAY OUT

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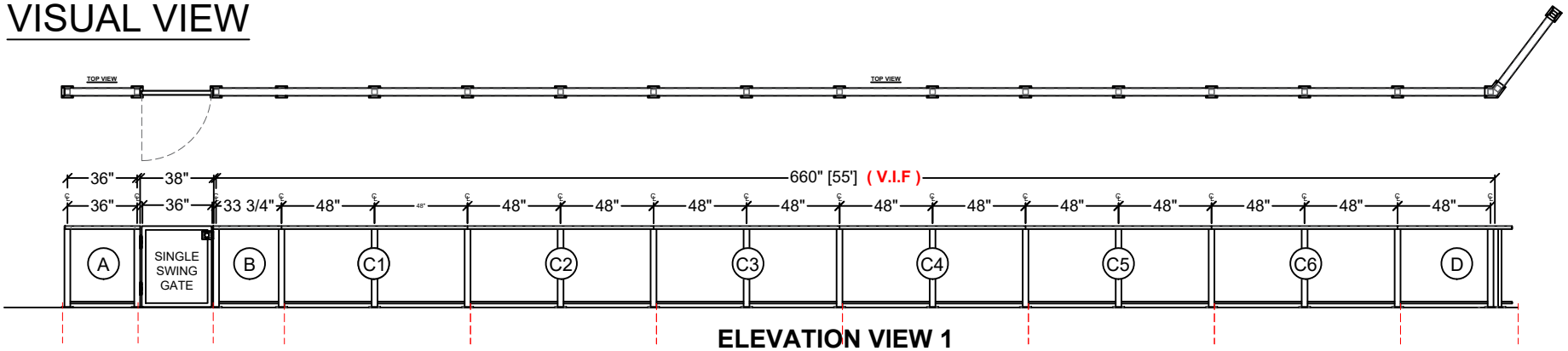
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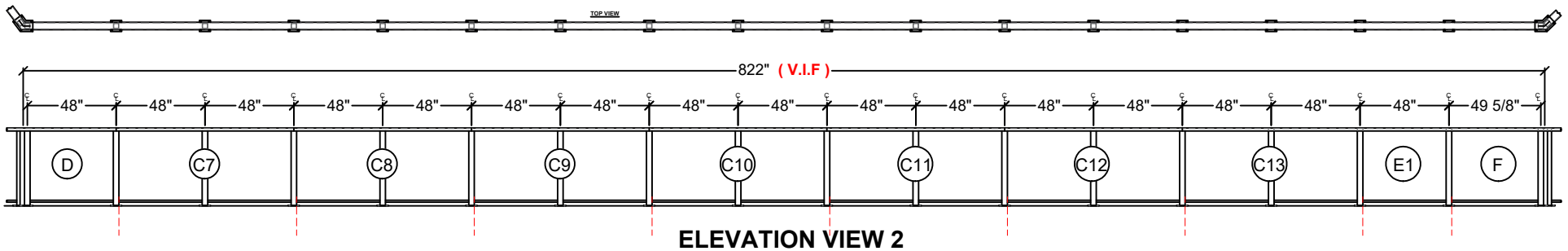
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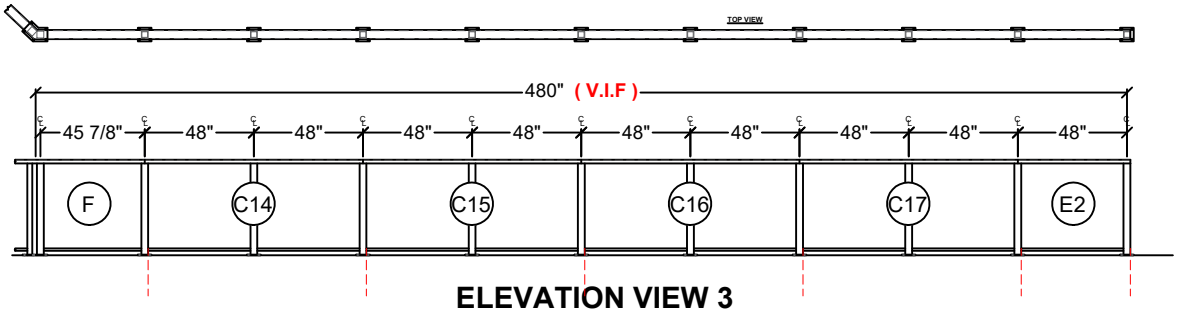
VISUAL VIEW



ELEVATION VIEW 1



ELEVATION VIEW 2



ELEVATION VIEW 3

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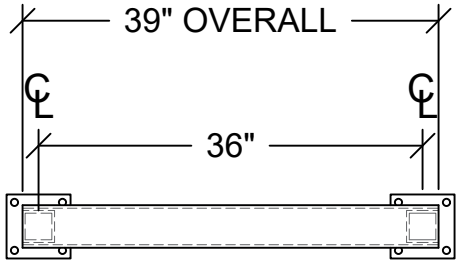
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QTY : 1

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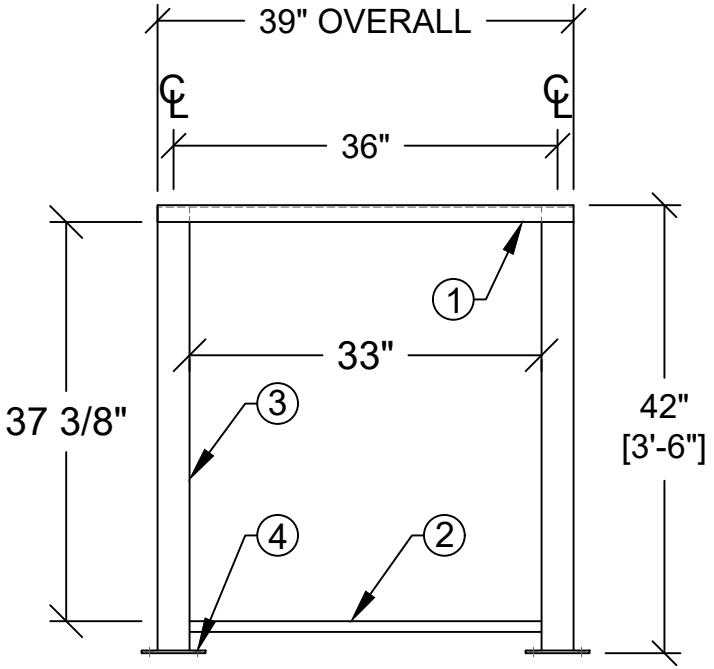


TOP VIEW

PANEL A

ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

HOT DIP GALVANIZED TUBE STEEL REQUIRES VENT HOLES ON ALL TUBE AND PIPE PIECES CLOSED ON ONE OR BOTH ENDS. THESE HOLES WILL BE LEFT OPEN AND WILL BE VISIBLE IN THE FINISHED PRODUCT. THE GALVANIZING PROCESS MAY LEAVE A ROUGH SURFACE FINISH. POWDER COATING MAY ENHANCE THIS APPEARANCE.



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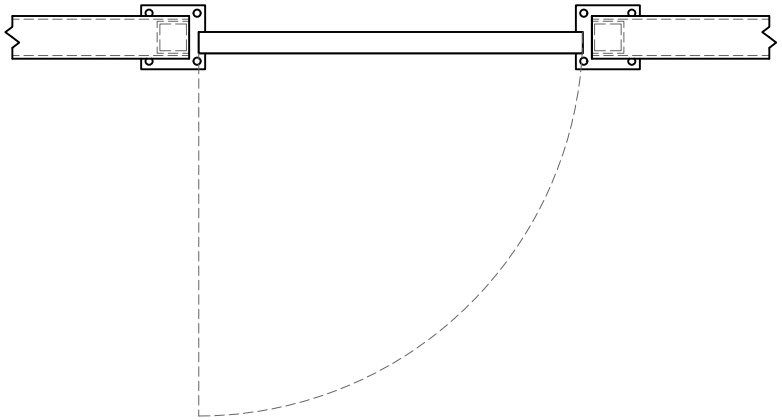
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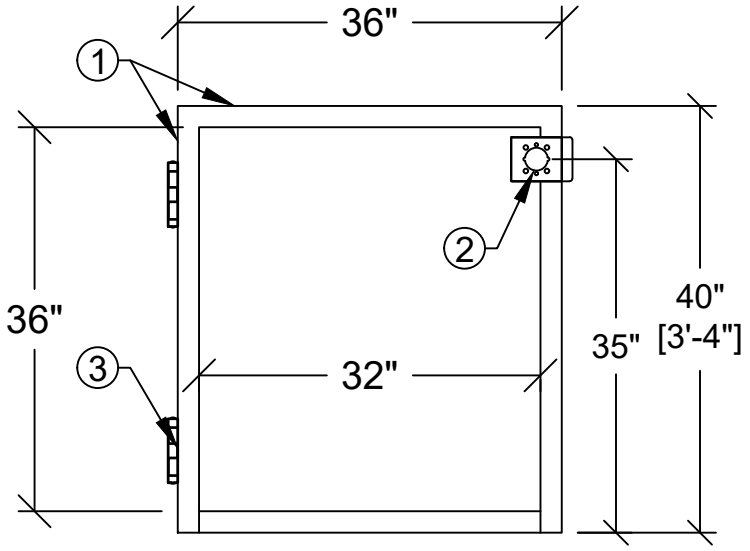
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ITEM	GATE MATERIAL
①	2"SQ .120 WALL GATE FRAME
②	SCHLAGE/ RHODES SERIES SINGLE HOLE LOCKBOX
③	6" BUTT HINGES WELDED

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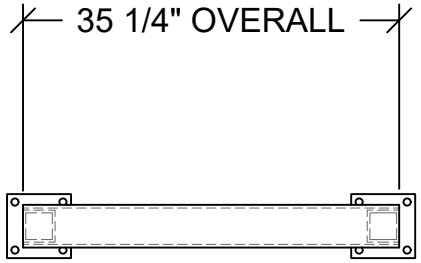
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CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	5 OF 13

NO INSPECTIONS OR MILL CERTS SUPPLIED
FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

QTY : 1

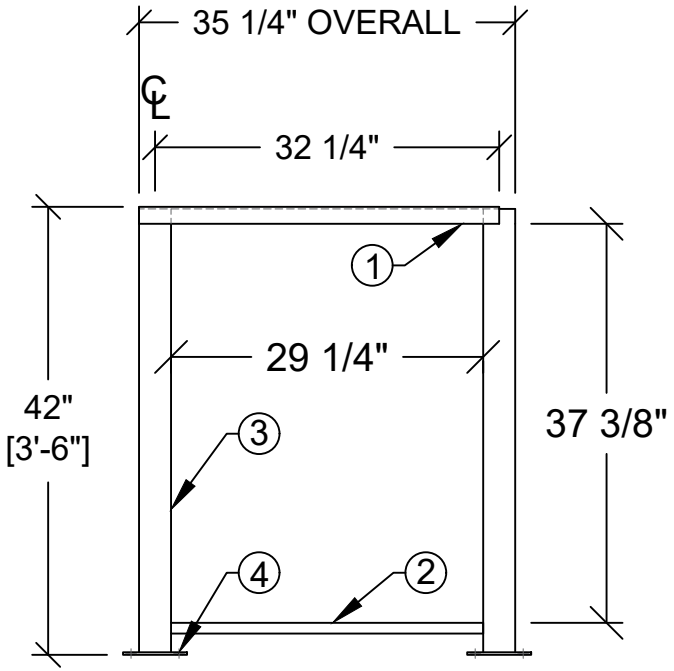
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25	STRAIGHT FENCE	IK



PANEL B

ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

HOT DIP GALVANIZED TUBE STEEL REQUIRES VENT HOLES ON ALL TUBE AND PIPE PIECES CLOSED ON ONE OR BOTH ENDS. THESE HOLES WILL BE LEFT OPEN AND WILL BE VISIBLE IN THE FINISHED PRODUCT. THE GALVANIZING PROCESS MAY LEAVE A ROUGH SURFACE FINISH. POWDER COATING MAY ENHANCE THIS APPEARANCE.



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DWG Q536344 EMBARCADERO NEW UPDATED

PO NUMBER	
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RESUBMIT WITH CHANGES- CHECK BOX & ***DO NOT SIGN***	☐

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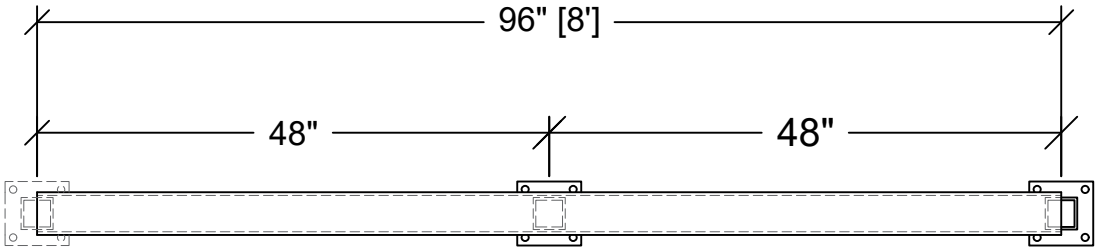
CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	6 OF 13

NO INSPECTIONS OR MILL CERTS SUPPLIED
FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

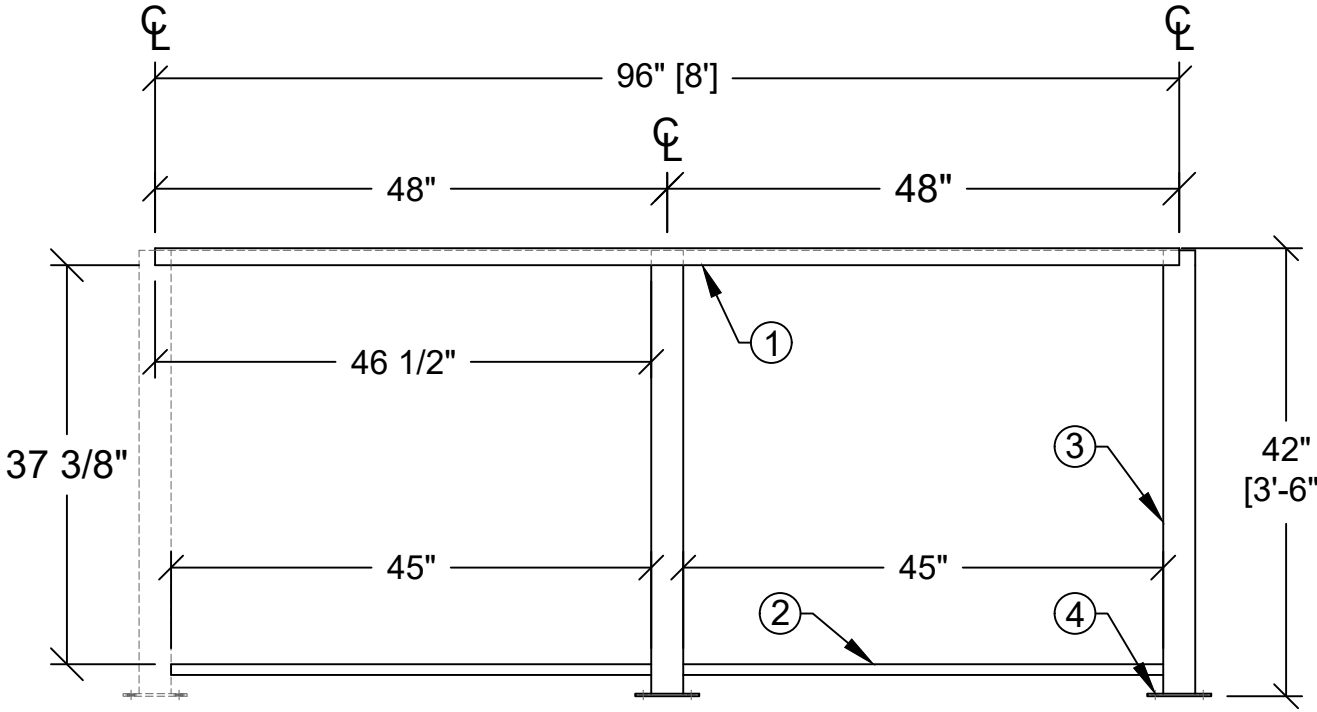
QTY : 17

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25	STRAIGHT FENCE	IK

PANEL C
(C1 - C17)



TOP VIEW



ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

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CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	7 OF 13

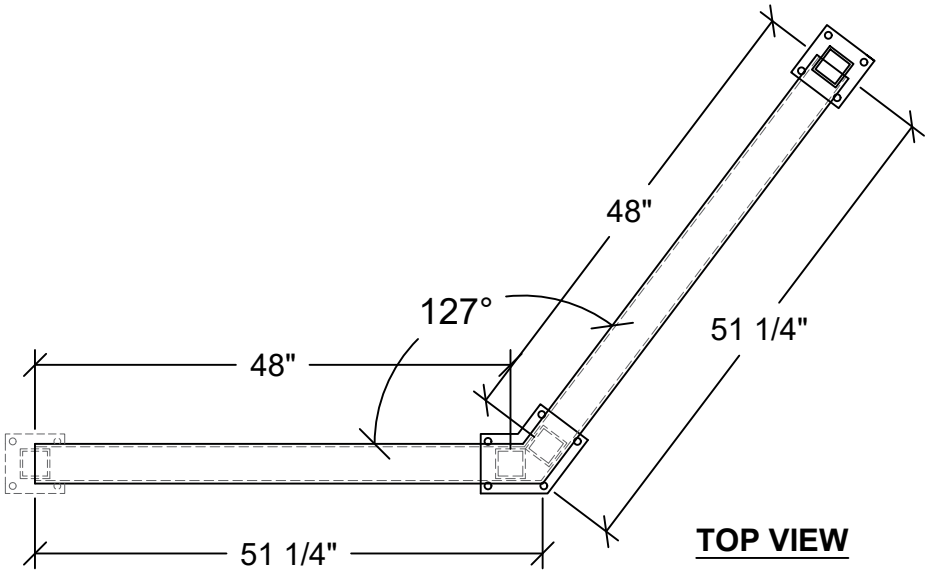
NO INSPECTIONS OR MILL CERTS SUPPLIED
FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH
QTY : 1

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25	STRAIGHT FENCE	IK

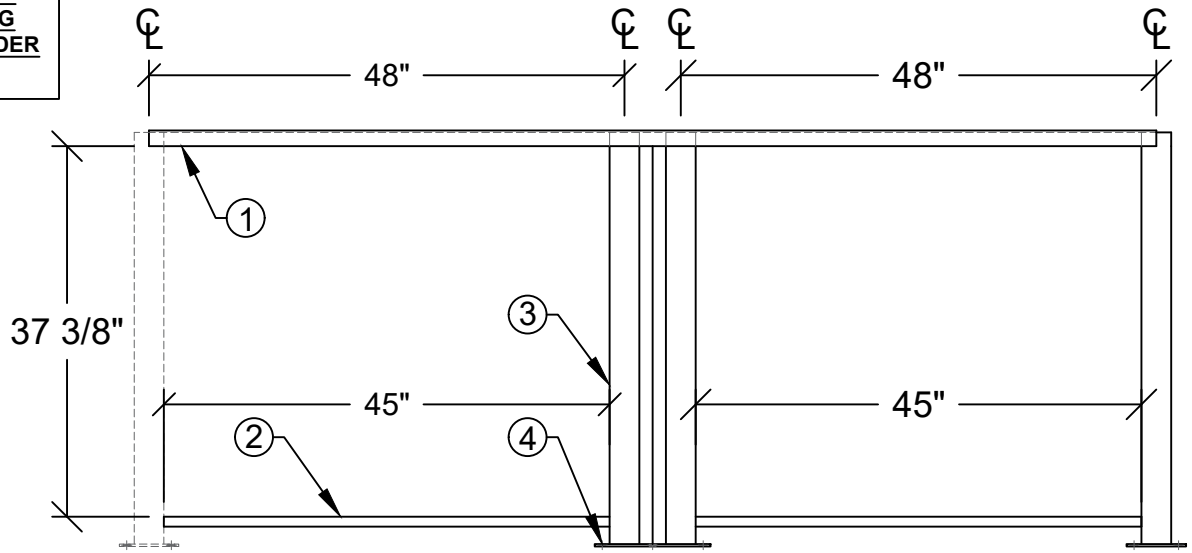
PANEL D

ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

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TOP VIEW



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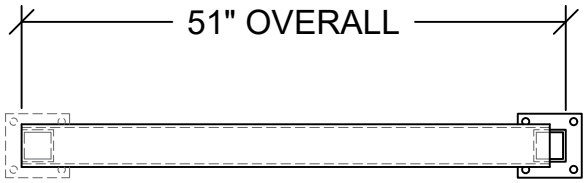
CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	8 OF 13

NO INSPECTIONS OR MILL CERTS SUPPLIED
FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

QTY : 1

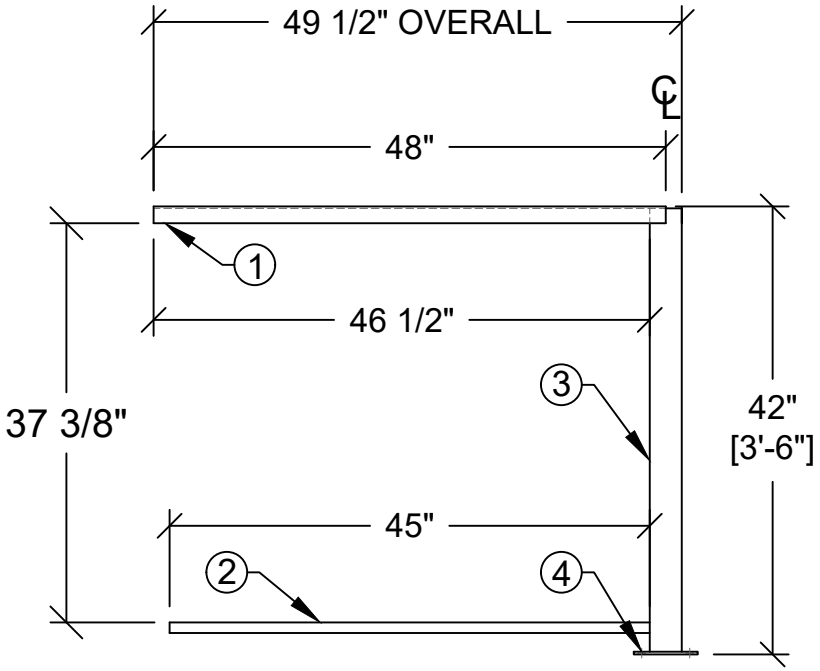
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25	STRAIGHT FENCE	IK

PANEL E1



ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

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DWG Q536344 EMBARCADERO NEW UPDATED

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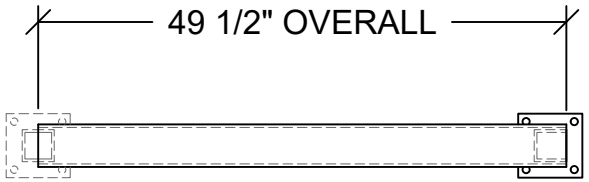
CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	9 OF 13

NO INSPECTIONS OR MILL CERTS SUPPLIED
FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

QTY : 1

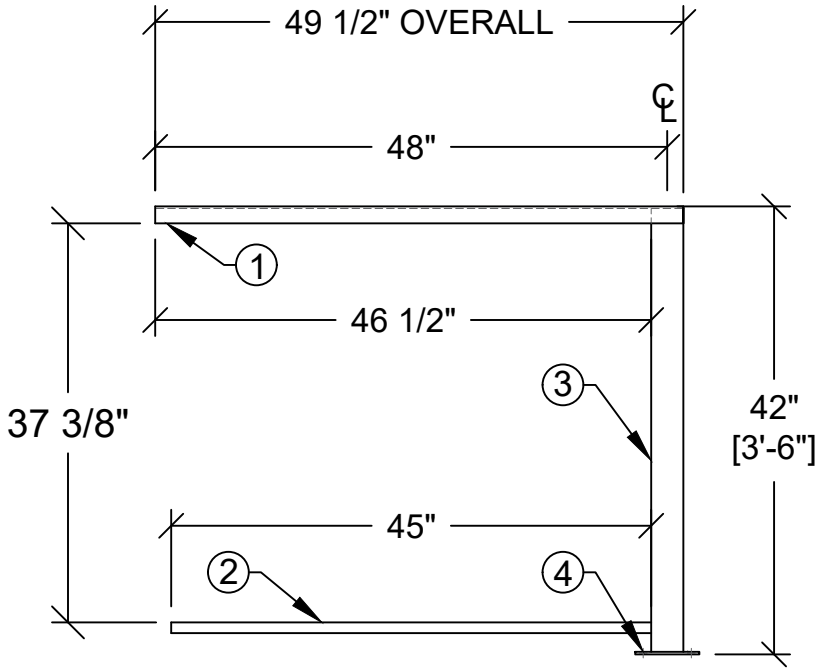
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25	STRAIGHT FENCE	IK

PANEL E2



ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

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DWG Q536344 EMBARCADERO NEW UPDATED

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CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	10 OF 13

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FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

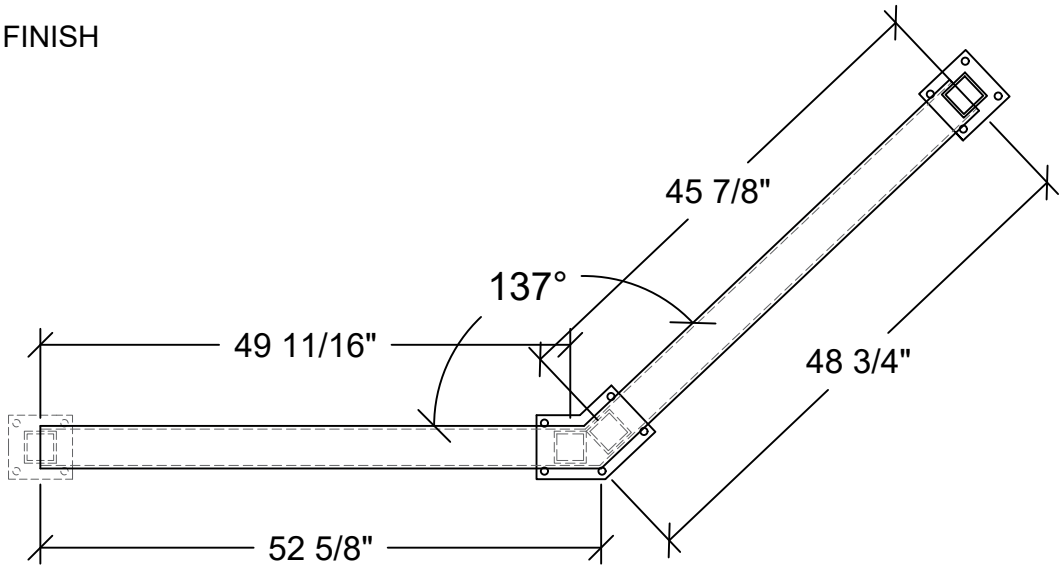
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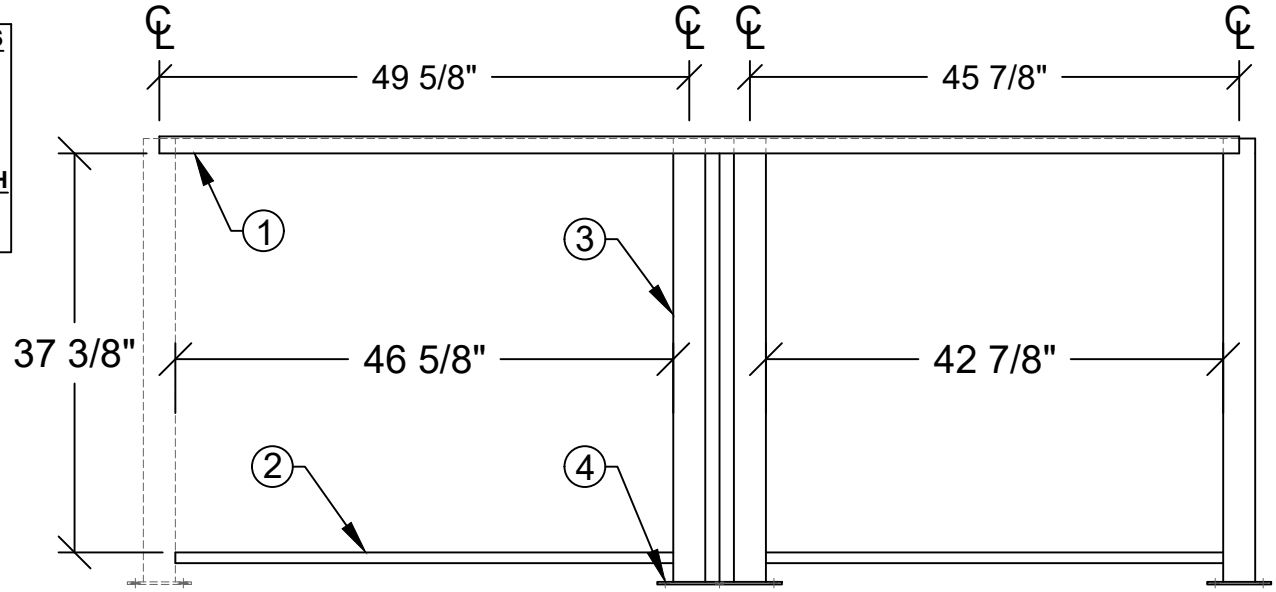
REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25	STRAIGHT FENCE	IK

PANEL F

ITEM	MATERIAL
①	4" X 5.4" STRUCT "C" CHANNEL (TOP RAIL)
②	1" X 2" RECT .075 BTM RAIL (1" FACE)
③	3"SQ .250 WALL POSTS
④	6"SQ .250 FLANGE (SEE DETAIL)

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DWG Q536344 EMBARCADERO NEW UPDATED

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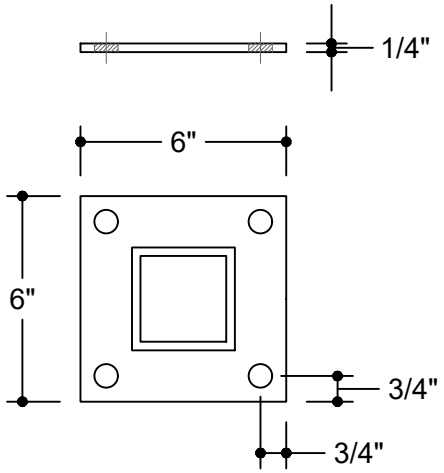
CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	11 OF 13

NO INSPECTIONS OR MILL CERTS SUPPLIED
FABRICATED FROM BLACK *HR* TUBE STEEL , HOT DIP GALVANIZED (HDG) AFTER FABRICATION.
RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25		IK

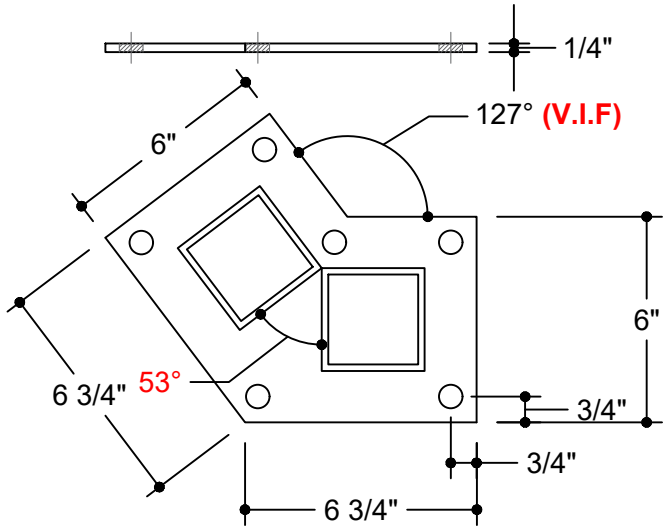
DETAIL FLANGE

FLANGE 1



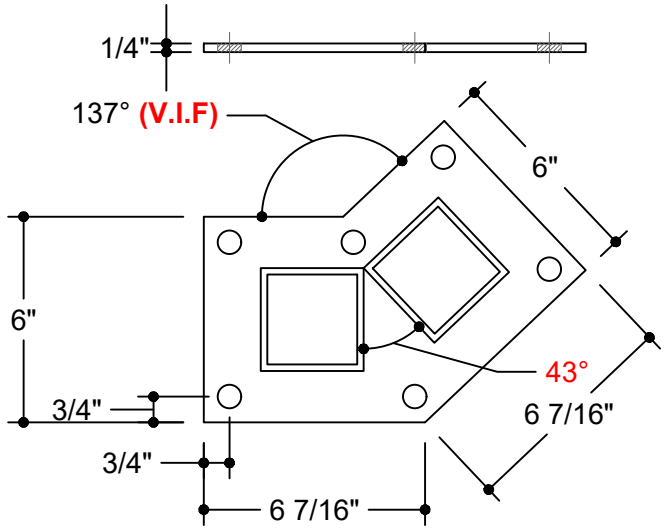
QTY : 42

FLANGE 2



QTY : 1

FLANGE 3



QTY : 1

MATERIAL

1/4" THK STEEL PLATE

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CUSTOMER	ARMOUR FENCE		
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SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	12 OF 13

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RAL 9004 SIGNAL BLACK POLY POWDER COAT FINISH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	1/31/25		IK

PANEL	QTY	HEIGHT	WIDTH
A	1	37-3/8"	33"
GATE	1	36	32"
B	1	37-3/8"	29-1/4"
C	17	37-3/8"	(45"X2) = 90"
D	1	37-3/8"	(45"X2) = 90"
E1	1	37-3/8"	45"
E2	1	37-3/8"	45"
F	1	37-3/8"	(46-5/8" + 42-7/8") = 89-1/2"

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CUSTOMER	ARMOUR FENCE		
JOB NAME	Q536344 EMBARCADERO		
SALES	AO	DATE	10 JAN 2025
DRAWN	IVAN	SHEET	13 OF 13

From: Goodwin, Eoanna (REC)
Sent: Feb 12, 2025 20:55:23.000000000 UTC
Subject: Notification of Hazardous Materials Testing at Vaillancourt Fountain
To: Chou, Mary (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f65ae555b8464c56bea6b5702eee954c-mary.chou@sfgov.org>

Hi Mary,

My name is Eoanna Goodwin, and I am a Project Manager with the San Francisco Recreation & Park Department, working on the Embarcadero Plaza and Sue Bierman Park Renovation.

I wanted to inform you that we are planning to collect quarter-sized material samples from the Vaillancourt Fountain this Friday, February 14, for hazardous materials testing. The number of samples will depend on the visual inspection, but typically, three samples are taken from each distinct material type (concrete, plaster, coatings, membranes, mastics, etc.) in inconspicuous areas to ensure the integrity of the fountain remains unaffected.

This testing is a precautionary measure to determine whether any hazardous materials are present, allowing us to incorporate appropriate planning and safety measures for the project.

Please let me know if you have any questions or require further information.

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org



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Follow us on Twitter
Watch us on sfRecParkTV
Sign up for our e-News

From: Cummings, Allison (ART) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=D44D4E1E02764C6BBDCF91DACA84018F-ALLISON.CUMMINGS@SFGOV.ORG>
Sent: Feb 13, 2025 17:32:20.000000000 UTC
Subject: RE: Notification of Hazardous Materials Testing at Vaillancourt Fountain
To: Chou, Mary (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f65ae555b8464c56bea6b5702eee954c-mary.chou@sfgov.org>

This is interesting and somewhat concerning. Typically, we would be more involved in something this invasive pertaining to an artwork in the collection. (conservator oversight, etc.) Obviously, the train is moving with or without us. I would like to know more about how this work is undertaken – are they scraping material off the sculpture? Chipping out material? They mention gathering material from "inconspicuous" areas, but what does that mean? At the least, we want full documentation of what they are doing and where. I would also like to explain that they will be on the hook for repairs.

Happy to discuss on a quick call today – while my calendar is blocked, it's mostly admin.

-Allison

From: Chou, Mary (ART) <mary.chou@sfgov.org>
Sent: Wednesday, February 12, 2025 1:47 PM
To: Cummings, Allison (ART) <allison.cummings@sfgov.org>
Subject: FW: Notification of Hazardous Materials Testing at Vaillancourt Fountain

Hi Allison –

This is interesting. It seems like they are already planning for this to be taken down… It seems like this testing is okay. Do we want to find out where?

Thanks,
Mary

Logo Description automatically generated

Mary Chou
Civic Art Collection and Public Art Program Director
Pronouns: she/her
Email: mary.chou@sfgov.org
Office: 415-252-2233
Mobile: 415-819-5412

San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102

www.sfartscommission.org

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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal information such as personal emails, Social Security numbers and phone numbers will be redacted.

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Wednesday, February 12, 2025 12:55 PM
To: Chou, Mary (ART) <mary.chou@sfgov.org>
Subject: Notification of Hazardous Materials Testing at Vaillancourt Fountain

Hi Mary,

My name is Eoanna Goodwin, and I am a Project Manager with the San Francisco Recreation & Park Department, working on the Embarcadero Plaza and Sue Bierman Park Renovation.

I wanted to inform you that we are planning to collect quarter-sized material samples from the Vaillancourt Fountain this Friday, February 14, for hazardous materials testing. The number of samples will depend on the visual inspection, but typically, three samples are taken from each distinct material type (concrete, plaster, coatings, membranes, mastics, etc.) in inconspicuous areas to ensure the integrity of the fountain remains unaffected.

This testing is a precautionary measure to determine whether any hazardous materials are present, allowing us to incorporate appropriate planning and safety measures for the project.

Please let me know if you have any questions or require further information.

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org



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FILE NO. 241095 RESOLUTION NO. 73-25

[Accept and Expend Grant and Grant Agreement - BXP Embarcadero Plaza LP - Embarcadero Plaza and Sue Bierman Park - $12,500,000]

Resolution authorizing the Recreation and Park Department (RPD) to enter into an agreement with BXP Embarcadero Plaza LP (BXPE), the Downtown San Francisco Partnership, and the Office of Economic and Workforce Development regarding potential improvements and renovations at Embarcadero Plaza and Sue Bierman Park; and to accept cash and in-kind grants from BXPE of approximately $2,500,000 for design and RPD project management services; and to accept potential additional grants of approximately $10,000,000 that could include cash grants from Downtown Community Benefit District (known as the Downtown San Francisco Partnership) or in-kind grants of construction services from BXPE, for the period starting on the execution date of the agreement through December 2028; and authorizing the RPD to enter into amendments or modifications to the agreement provided they do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of the Project or this Resolution.

WHEREAS, The Recreation and Park Department (RPD) operates and maintains certain real property owned by the City that is commonly referred to as Embarcadero Plaza and Sue Bierman Park (collectively, the "Park"), located on the western side along the Embarcadero between Washington Street and Market Street, and seeks to activate the public spaces it manages for the well-being of everyone in San Francisco's diverse community; and

WHEREAS, The Office of Economic and Workforce Development (OEWD) strives to create a thriving and resilient economy, where barriers to economic and workforce opportunities are removed, and prosperity is shared equitably by all; and

WHEREAS, BXP Embarcadero Plaza LP ("BXPE") is an affiliate of the entities that own certain commercial office buildings adjacent to the Park, which are commonly known as One Embarcadero Center, Two Embarcadero Center, Three Embarcadero Center, and Four Embarcadero Center, consisting of approximately 3.3 million square feet of commercial office and retail space in the aggregate; and

WHEREAS, The Downtown Community Benefit District, also known as the Downtown San Francisco Partnership ("DSFP)", is a nonprofit community benefit district working to enhance San Francisco's Downtown Core; and

WHEREAS, BXPE approached OEWD and RPD with a potential Project to renovate the Park and has proposed to support the Project through a cash grant of up to approximately $200,000 to fund certain project management services, and an in-kind grant of additional professional design services valued at approximately $2,300,000; and

WHEREAS, An initial design for the project has undergone a preliminary review by RPD and is consistent with its goals and objectives to create activated public open spaces; and

WHEREAS, The parties intend to conduct community outreach and seek environmental and other reviews to develop a Concept Plan for the Project; and

WHEREAS, RPD will work to secure $15 million to $20 million of public funding for the construction of the Project; and

WHEREAS, DSFP has offered, to attempt to raise an additional approximately $10,000,000 in third-party philanthropic donations for the Project; and

WHEREAS, OEWD will assist DSFP in fundraising efforts as allowed and support RPD in obtaining governmental approvals; and

WHEREAS, The specific terms and conditions of the above grants and the partnership between RPD, BXPE, DFSP, and OEWD are outlined in an Agreement, a copy of which is on

file with the Clerk of the Board of Supervisors in File No. 241095 and which is incorporated by reference herein; and

WHEREAS, On October 17, 2024, the Recreation and Park Commission adopted Resolution No. 2410-004 recommending that the Board of Supervisors authorize RPD to accept and expend the Grants from BXPE and DSFP and to approve the Agreement; now, therefore, be it

RESOLVED, That the Board of Supervisors authorizes the Recreation and Park Department to enter into the Agreement; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes RPD to accept and expend the grants from BXPE valued at approximately $2,500,000; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes RPD to accept and expend the grants from the Downtown Partnership valued at approximately $10,000,000; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of indirect costs in the grant budget; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the RPD General Manager to enter into any modifications and amendments to the foregoing agreements including to any of their exhibits, and authorizes the RPD General Manager to execute further agreements related to the Grant, that the RPD General Manager determines, in consultation with the City Attorney, may be in the best interests of the City and do not materially increase the obligations or liabilities of the City, are necessary or advisable to effectuate the purposes of the Project or this Resolution, and are in compliance with all applicable laws, including the City's Charter; and, be it

FURTHER RESOLVED, That within thirty (30) days of the agreement being fully executed by all parties, the Recreation and Park Department shall provide the final contract to the Clerk of the Board for inclusion into the official file.

Recommended:

/s/

Phil Ginsburg,

General Manager, Recreation and Park Department

Approved:

/s/	/s/
Mayor	Controller

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 241095 **Date Passed:** March 04, 2025

Resolution authorizing the Recreation and Park Department (RPD) to enter into an agreement with BXP Embarcadero Plaza LP (BXPE), the Downtown San Francisco Partnership, and the Office of Economic and Workforce Development regarding potential improvements and renovations at Embarcadero Plaza and Sue Bierman Park; and to accept cash and in-kind grants from BXPE of approximately $2,500,000 for design and RPD project management services; and to accept potential additional grants of approximately $10,000,000 that could include cash grants from Downtown Community Benefit District (known as the Downtown San Francisco Partnership) or in-kind grants of construction services from BXPE, for the period starting on the execution date of the agreement through December 2028; and authorizing the RPD to enter into amendments or modifications to the agreement provided they do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of the Project or this Resolution.

December 04, 2024 Budget and Finance Committee - RECOMMENDED

December 10, 2024 Board of Supervisors - RE-REFERRED

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai and Walton

February 26, 2025 Budget and Finance Committee - RECOMMENDED

March 04, 2025 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton
Excused: 1 - Fielder

File No. 241095

I hereby certify that the foregoing Resolution was ADOPTED on 3/4/2025 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

3/7/25

Date Approved

From: "Goodwin, Eoanna (REC)" <eoanna.Goodwin@sfgov.org>
To: "Sprinkle, John (DPW)" <John.Sprinkle@sfdpw.org>, "Lui, Raymond (DPW)" <Raymond.Lui@sfdpw.org>
Sent: Tue, 11 Mar 2025 00:25:48 +0000
Subject: Embarcadero Plaza - Vaillancourt Fountain
Attachments:
Applied Materials & Engineering Report.pdf
image001.jpg
image002.png

Hi John and Ray,

Thanks for taking the time to chat today. Attached is the ground penetrating radar report I shared . Here are the drawings we have thus far: Appendix C - 1969 Halprin Drawings.pdf <https://sfgov1-my.sharepoint.com/:b:/g/personal/eoanna_goodwin_sfgov_org1/Ea3xXCdl1iROk2hZ_GlTSeABF9jK8CXi6HsiKG4L4O36Ww?e=FQlNRN>

Eoanna Harrison Goodwin AIA, LEED AP BD+C

Project Manager, Capital and Planning Division

Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco

49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103

(628) 652-6645 | eoanna.goodwin@sfgov.org <mailto:eoanna.goodwin@sfgov.org>

Visit us at sfrecpark.org <https://url.avanan.click/v2/___http:/sfrecpark.org/___.YXAzOnNmZHQyOmE6bzozNzZkYTA5OTE4MTg4YTViYTcxZWVkNzJiZWI5YzRlOTo2OjkwYTI6YzA5YTM2NWQ2MGM2ZWZjMDExMWQxODAwZTI0OGFmODQ4ZDIxMzAwNjlmNDQ0ZGU5NDFmNDg4NzZiMWMwN2QyNzpoOlQ>

Like us on Facebook <https://url.avanan.click/v2/___http:/www.facebook.com/sfrecpark___.YXAzOnNmZHQyOmE6bzozNzZkYTA5OTE4MTg4YTViYTcxZWVkNzJiZWI5YzRlOTo2OjhjZGQ6YmQxMzNlMjU1YzQzMWE3N2FlZTY1NWFkZWQxZjkxOWUwOWRlNTEyOWM2ZTNkOTIwYjAzMjhlZTYxMWYzNTgwOTpoOlQ>

Follow us on Twitter <https://url.avanan.click/v2/___http:/twitter.com/sfrecparkgm___.YXAzOnNmZHQyOmE6bzozNzZkYTA5OTE4MTg4YTViYTcxZWVkNzJiZWI5YzRlOTo2OmY0ZDQ6ZDAwOGM1MDJmYjgyYjJiMjg3MzNlNjdkMDkwNDUyNDgxOWRkYTlhOTc3YTc4NGY1NTk0YzY1ZTNiNGE5MzY0NjpoOlQ>

Watch us on sfRecParkTV <https://url.avanan.click/v2/___http:/www.youtube.com/user/sfRecPark___.YXAzOnNmZHQyOmE6bzozNzZkYTA5OTE4MTg4YTViYTcxZWVkNzJiZWI5YzRlOTo2OjE3MmY6MmNiYmE5NGFiOTMxM2VkM2UzZDU1ZjFiOGVhYTRlODgxZDI1YTIyOGY3NDZmZjIwN2MwOTIzMjZkOWQwZDk4MzpoOlQ>

Sign up for our e-News
<https://url.avanan.click/v2/___http:/visitor.r20.constantcontact.com/manage/optin/ea?v=0013ay8ttmh6C6SjObo1CzBww%3D%3D___.YXAzOnNmZHQyOmE6bzozNzZkYTA5OTE4MTg4YTViYTcxZWVkNzJiZWI5YzRlOTo2OmU3M2Y6OThjZGVhNDUyNzc2OGEzOWJmMDcwMDdmZjJkODY5ZjhhY2VjMzkyMDRhYjUzYjVlOGIzNzY2MDI2MDM4MTczYjpoOlQ>

EMBARCADERO PLAZA PROJECT

NOTES: March 20, 2025 Meeting

DISTRIBUTION:	TEAM	ATTENDANCE
Rec Park	**Phil Ginsburg** phil.ginsburg@sfgov.org	X (Virtual)
	Lisa Bransten lisa.bransten@sfgov.org	X
	Stacy Bradley stacy.bradley@sfgov.org	X
	Kelli Rudnick kelli.rudnick@sfgov.org	X
	Eoanna Goodwin eoanna.goodwin@sfgov.org	X
	Bev Ng beverly.ng@sfgov.org	X
OEWD	**Jacob Bintliff** jacob.bintliff@sfgov.org	X
BXP	**Aaron Fenton** afenton@bxp.com	X
DSFP	**Robbie Silver** rsilver@downtownsf.org	X
HOK	**Brian Jencek** brian.jencek@hok.com	X
	Zorana Bosnic zorana.bosnic@hok.com	X
	Roana Tirado roana.tirado@hok.com	X
	Yonguk Kim yonguk.kim@hok.com	X

1. **Project Delivery Updates**

1.1 Overview of community meeting #1

EOANNA TO ADD NOTES

1.2 Strategy for design next steps

Carve out where Bocce Courts might go in new design on North Side

Solve for desire to retain history with by preserving piece of fountain to be repurposed and placed in the park. Create almost skateable art with a piece of the fountain pointing up and featuring lighting; look for ways to invite better behavior from skater community.

HOK to work on design for tributes to skate community to make them feel heard and respected

Need to meet with skaters sooner rather than later. Before fencing goes up around the fountain. Talk to them about how do you want to honor the history of this site. More than where do you want to skate.

Fencing going up around fountain late April. Meetings with skate community needs to happen before then

Desing needs to meet universal accessibility standards

1.3 Community Meeting #2 Preview

One focus will be circulation. Need to keep site of goal of the project which is economic revitalization which speaks to focusing on east-west transversing of the space

1.4 CEQA updates

Page and Turnbull found fountain eligible to be an individual historic resource at the national or state level. We think some of their criteria are incorrect. Also possible that the work required to keep it would significantly degrade it. Need to mitigate risk of litigation so if we are going to get sued then could be important to do an EIR and could happen during design.

Hazmat testing showed asbestos in bolts and in some of the waterproofing materials
If we are relocating it to avoid EIR we need to determine where.

2. **Communications Updates**
   2.1 Fencing item noted above.
   Thoughts placing a story before next public meeting

3. **Funding Update**
   3.1 Public Funding Update
   Good plan to invite Mayor down to see the project. We have competing projects for the bond funding.
   We have good signals that the Mayor is with us on the project.
   Mayor has said both Embarcadero and Powell should be able to happen
   Plan is to get $15m from downtown bucket and $4m from RPD bucket and last $1m from CFD and downtown.
   Question is whether this can come in under $35

   3.2 Private Funding Update
   Several options with fundraising consultants.
   Levit Foundation
   Amazon and Let's Glow
   Speaker Pelosi interested
   Building 180

4. **Next Steps**: Next PGT meeting Weds Jan 22 or Weds Jan 29 at 9am at BXP Offices

AMENDED IN COMMITTEE
FILE NO. 250105 3/6/2025 RESOLUTION NO. 115-25

[Behested Payment Waiver Embarcadero Plaza and Sue Bierman Park]

Resolution authorizing the General Manager of the Recreation and Park Department, the Director and staff of the Recreation and Park Department's Partnership Division, the Mayor, and the following staff in the Mayor's Office: Chief of Staff, Chief of Infrastructure, Assistant Chief of Infrastructure, Chief of Housing and Economic Development, Director of Public Affairs, and Policy Advisor, to solicit donations for the renovation of Embarcadero Plaza and Sue Bierman parks from individuals, nonprofits, private organizations, grantmakers, and foundations for six months from the effective date of this Resolution, notwithstanding the Behested Payment Ordinance.

WHEREAS, The Recreation and Park Department ("RPD") operates and maintains certain real property owned by the City that are commonly referred to as Embarcadero Plaza and Sue Bierman Park (collectively, the "Park"), located on the western side along the Embarcadero between Washington Street and Market Street, and seeks to activate the public spaces it manages for the well-being of everyone in San Francisco's diverse community; and

WHEREAS, The Office of Economic and Workforce Development ("OEWD") strives to create a thriving and resilient economy, where barriers to economic and workforce opportunities are removed, and prosperity is shared equitably by all; and

WHEREAS, BXP Embarcadero Plaza LP ("BXPE") is an affiliate of the entities that own certain commercial office buildings adjacent to the Park, which are commonly known as One Embarcadero Center, Two Embarcadero Center, Three Embarcadero Center, and Four Embarcadero Center, consisting of approximately 3.3 million square feet of commercial office and retail space in the aggregate; and

WHEREAS, The Downtown Community Benefit District, also known as the Downtown San Francisco Partnership ("DSFP)", is a nonprofit community benefit district working to enhance San Francisco's Downtown Core; and

WHEREAS, RPD and OEWD intend to partner with BXPE and DSFP on a project to renovate the Park that is expected to cost approximately $32,000,000 (the "Project"), and are separately seeking authorization from the Board of Supervisors to for RPD to accept cash and in-kind grants of approximately $12,500,000 for the Project (approximately $10 million from DSFP for construction, $200,000 from BXPE to cover RPD project management, and an additional $2,300,000 from BXPE in the form of professional design services), all pursuant to the terms of the agreement which is on file with the Clerk of the Board of Supervisors and which is incorporated herein by reference (Board of Supervisors File No. 241095); and

WHEREAS, Among other things, the agreement requires BXPE and DFSP to comply with disclosure requirements regarding sources of outside funding and donor financial interest information as set forth in Administrative Code Section 67.29-6, ensuring a high level of transparency in the funding efforts; and

WHEREAS, As part of the agreement DSFP will endeavor to raise approximately $10,000,000 in third-party philanthropic donations for the Project, and is likely to require assistance from RPD and BXPE; and

WHEREAS, RPD and the Office of the Mayor partner with numerous individuals nonprofit organizations, private entities, grantmakers and foundations, often through contracts or permits; and

WHEREAS, The General Manager of RPD, the Director and staff of RPD's Partnership Division, the Mayor, and the following staff in the Mayor's Office: Chief of Staff, Chief of Infrastructure, Assistant Chief of Infrastructure, Chief of Housing and Economic Development, Director of Public Affairs, and Policy Advisor seek a waiver of the City's Behested Payment

Ordinance (Campaign and Governmental Conduct Code, Section 3.600 et seq.) to the extent it prohibits solicitations of financial support for the Project from persons or entities who would qualify as interested parties under the Behested Payments Ordinance; and

WHEREAS, The parties receiving this waiver have agreed to report to the Board of Supervisors donations to the City that were solicited under this waiver; such reports will identify the donor, the amount of the donation, and the interested relationship the donor has with the department that solicited the donation; the department or office will submit the reports to the Board within 60 days of the expiration of the 6-month period authorized by this waiver; now, therefore, be it

RESOLVED, That under Section 3.620(f) of the Campaign and Governmental Conduct Code, the Board of Supervisors hereby waives application of the Behested Payment Ordinance as to the General Manager of RPD, the Director and staff of RPD's Partnership Division, the Mayor, and the following staff in the Mayor's Office: Chief of Staff, Chief of Infrastructure, Assistant Chief of Infrastructure, Chief of Housing and Economic Development, Director of Public Affairs, and Policy Advisor, for six months from the effective date of this Resolution to fundraising from nonprofits, private organizations, grantmakers and foundations to support the Project; and be it

FURTHER RESOLVED, That granting this waiver under Section 3.620(f) serves the public interest by bringing private funding to a project that is critical to the economic revitalization of the City; and be it

FURTHER RESOLVED, That granting this waiver under Section 3.620(f) does not create an appearance of impropriety.

Recommended:

/s/

Phil Ginsburg,

General Manager, Recreation and Park Department

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 250105 **Date Passed:** March 18, 2025

Resolution authorizing the General Manager of the Recreation and Park Department, the Director and staff of the Recreation and Park Department's Partnership Division, the Mayor, and the following staff in the Mayor's Office: Chief of Staff, Chief of Infrastructure, Assistant Chief of Infrastructure, Chief of Housing and Economic Development, Director of Public Affairs, and Policy Advisor, to solicit donations for the renovation of Embarcadero Plaza and Sue Bierman parks from individuals, nonprofits, private organizations, grantmakers, and foundations for six months from the effective date of this Resolution, notwithstanding the Behested Payment Ordinance.

February 20, 2025 Government Audit and Oversight Committee - CONTINUED

March 06, 2025 Government Audit and Oversight Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

March 06, 2025 Government Audit and Oversight Committee - RECOMMENDED AS AMENDED

March 18, 2025 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250105

I hereby certify that the foregoing Resolution was ADOPTED on 3/18/2025 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

3.21.25

Date Approved

PAGE&TURNBULL

EXHIBIT D – ADDITIONAL SERVICES PROPOSAL (ASR 1)

DATE	March 28, 2025	P&T PROJ. #	24146A
		RPD ON-CALL	Peoplesoft ID# 1000033364
TO	Eoanna Harrison Goodwin, Project Manager	PROJECT	Vaillancourt Fountain Preservation Plan
OF	San Francisco Recreation and Park Department 49 South Van Ness Ave, Suite 1220 San Francisco, CA 94103	FROM	Elisa Skaggs, AIA, Project Manager; Carolyn Kiernat, FAIA, Principal-In-Charge
CC	Cooper, Rick (REC) <rick.cooper@sfgov.org>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>	VIA	Email

Description

Based on conversations with San Francisco Recreation and Park Department (RPD) on direction received from the San Francisco Planning Department (CPC), Page & Turnbull has prepared this Additional Service Proposal for the following work:

- Historic Resources Review (HRR) report for Embarcadero Plaza;
- Historic Resources Review (HRR) report for Sue Bierman Park;
- Structural Assessment by DCI Engineers.

These additional HRRs will be used for environmental review under the California Environmental Quality Act (CEQA). The Structural Assessment will provide additional information to be included in our overall Conditions Assessment of the Vaillancourt Fountain.

Based on the fact that Embarcadero Plaza was evaluated within the last ten years as part of the Better Market Street EIR, a streamlined approach will be utilized for the Embarcadero Plaza HRR; the HRR will include a summary of the prior evaluation findings, existing conditions photos, and a summary of alterations to the site since the prior 2016 DPR form evaluation. Sue Bierman Park has not previously been evaluated, so the HRR will have a typical scope outline.

Task 7: Embarcadero Plaza HRR

The Embarcadero Plaza HRR will cover both Embarcadero Plaza North and Embarcadero Plaza South (bocce ball court area). The HRR will include the following sub-tasks:

- **Site visit**: A site visit will be conducted to document existing conditions of Embarcadero Plaza North & South and adjacent properties
- **Limited archival research:** Research will be focused on alterations to the property since 2016, and may include San Francisco Public Library, San Francisco Department of Building Inspection (DBI), RPD files, and other online repositories.
- **HRR Report:** The HRR report will include the following sections:
    - Introduction
    - Summary of Existing Historic Status: Embarcadero Plaza was found to contribute to the NR/CR-eligible Market Street Cultural Landscape Historic District as identified in the Better Market Street EIR (2016 DPR prepared by ICF). Embarcadero Plaza was found to be individually significant under NR/CR Criterion C/3 (Architecture) but to lack sufficient integrity for listing in either the National Register of Historic Places or the California Register of Historical Resources. https://sfplanning.org/project/better-market-street-environmental-review-process#info
    - Current Photos
        - Embarcadero Plaza including main landscape features of entire plaza (north and south)
        - Surrounding properties
    - Timeline of alterations since construction in 1972
    - Skate Spot History: Brief summary of the use of the site by skateboarding community beginning in mid-1980s, including specific reference to built features. This will not be a comprehensive historic context for urban street skating, but will be a focused discussion. Relevant photos and articles will be cited and/or appended as relevant.
    - References
    - Appendix
        - 2016 DPR form for Embarcadero Plaza (from Better Market Street EIR)
        - Preparer Qualifications

      Note: The Embarcadero Plaza HRR will not include a new historic resource evaluation; it will only include a summary of the prior finding and note whether any changes since 2016 have impacted historic integrity. Historic photos, newspaper articles, and journal articles will not be included.

Task 7 includes internal review of the draft report prior to completion, as well as one round of review by RPD and one round of review by CPC.



Figure 1. Embarcadero Plaza HRR study area indicated by yellow outline.

Task 8: Sue Bierman Park HRR

The Sue Bierman Park HRR will cover both blocks of the park, bounded by The Embarcadero, Clay, Davis, and Washington streets. The HRR will include the following sub-tasks:

- **Site visit**: A site visit will be conducted to document existing conditions of Sue Bierman Park and adjacent properties
- **Archival research:** Archival research will include all repositories as required by the HRR application, including: RPD files; permits on file at DBI; San Francisco Public Library; and other online repositories.
- **HRR Report:** The HRR report will include the following sections:
    - Introduction
    - Existing Historic Status
    - Current Photos
        - Sue Bierman Park
        - Surrounding Properties

- Summary Site History & Construction Chronology
  - Will include brief discussion of site prior to Golden Gateway Redevelopment Area, summarize the 1960s design of the site, and the 1990s alterations (freeway removal) and more recent c.2011 redesign.
- Evaluation – National Register & California Register
  - Integrity discussion and list of character-defining features, if relevant
- References
- Appendix
  - Historic maps & photos
  - Selected newspaper & journal articles
  - Preparer Qualifications

Task 8 includes internal review of the draft report prior to completion, as well as one round of review by RPD and one round of review by CPC.



Figure 2. Sue Bierman Park HRR study area indicated by yellow outline.

Task 9: Structural Assessment

The attached proposal from DCI Engineers includes the scope of work for the proposed structural assessment of the Vaillancourt Fountain. Coordination and review required by Page & Turnbull related to this scope of work will be billed to our Consultation phase. Once we receive approval of this scope of work from Rec & Park, we will execute the attached agreement.

Compensation

Compensation for Page & Turnbull to perform the Scope of Services described above will be billed on a time & materials basis, plus reimbursable expenses, according to the following:

Task 7: Embarcadero Plaza HRR $5,700.00
Task 8: Sue Bierman HRR $4,800.00
Task 9: Structural Assessment.....$9,000.00
- 5% Mark up on Consultant invoice.....$ 450.00

Total $19,950.00

Reimbursable expenses are in addition to the professional fee and are not expected to exceed **$600.00.**

Additional services and costs are subject to the exclusions and terms and conditions of the original As-Needed agreement #1000033364 dated June 10, 2024 and Purchase Order #0000905018 dated February 7, 2025.

PAGE & TURNBULL

March 28, 2025

Signature _____ Date _____

Carolyn Kiernat, FAIA, Principal
California Architect License No. C28638
kiernat@page-turnbull.com

Attachment: Structural Assessment Proposal from DCI Engineers

March 25, 2025

Carolyn Kiernat, FAIA
Principal
Page & Turnbull
170 Maiden Lane
5th Floor
San Francisco, California 94108

Re: Structural Engineering Professional Services Agreement
Vaillancourt Fountain - Structural Assessment
San Francisco, California

Dear Carolyn,

DCI Engineers ("DCI") is pleased to present this professional services agreement ("Agreement") to Page & Turnbull ("Client") for the **Structural Assessment** of the **Vaillancourt Fountain** ("Project") within the Embarcadero Plaza in San Francsico. Please let us know if you have questions about any aspect of this proposal agreement.

PROJECT DESCRIPTION

The Vaillancourt Fountain, located in the northern corner of Embarcadero Plaza, completed construction in 1971. The 40-foot-tall fountain is primarily constructed of reinforced, precast concrete tubes, bolted together to create the well-known crisscrossed "pipe" configuration. It is understood the fountain's modernist design was intended to compliment the two (2)-story concrete Embarcadero viaduct which ran along the San Francisco waterfront until 1989, but was demolished following the Loma Prieta earthquake.

DCI will collaborate with Page & Turnbull to evaluate the existing condition of the Vaillancourt fountain. In particular, the effort will focus on documenting any deterioration or damage that may have taken place over the years, and establishing potential performance levels for the fountain during seismic events.

SCOPE OF ENGINEERING SERVICES

DCI's proposed scope of structural engineering services is described below. Items not specifically identified in this proposal are assumed to be outside of DCI's scope. If additions or changes to the scope are desired, please inform us so that we may revise our scope and fees accordingly.

VALUE INNOVATION SERVICE
DCI ENGINEERS

1. Coordinate with Page & Turnbull to establish the layout, framing, and design parameters for the original fountain. DCI understands that Page & Turnbull as well as other consultants such as Applied Materials Engineering (AME) have conducted previous evaluations of the fountain which will assist in identifying the layout and spacing of reinforcement within the precast concrete elements. DCI also understands that original design drawings for the fountain may be available for review.
2. Perform an independent structural observation of the fountain. The primary focus of DCI's structural observation will be to establish the existing conditions of the fountain framing and precast elements, including any deterioration or corrosion that may have taken place during the previous 54 years. Damage or deterioration of the structural elements, in particular the connections, could have a significant, detrimental impact on the performance of the fountain.
3. Develop a structural finite element model of the foundation in order to perform a detailed analysis and establish expected performance levels. The analysis will primarily be focused on the seismic resiliency of the fountain. DCI will consider for a California Building Code level seismic event (Maximum Considered Earthquake accounting for a 2,500-year return period), as well as a Service Level Earthquake with an approximate 50-year return period.
4. Generate a summary report, outlining the scope of structural work performed, reference documentation utilized as part of the analysis, and recommendations related to the potential performance of the fountain. This report will be provided as a draft to Page & Turnbull, as well as other members of the development team, prior to finalizing or distributing.
5. Participate in follow-up conversations, discussions, public presentations, or other communications related to the structural work performed and the conclusions within the report noted above. DCI has assumed this effort will include multiple internal meetings with Page & Turnbull and the property owner (BXP), as well as one (1) meeting with City officials and one (1) meeting in a public forum. If the extent of these meetings becomes extensive, DCI may need to discuss additional services.

ASSUMPTIONS AND QUALIFICATIONS OF PROPOSAL

For the purpose of this proposal DCI has made the following assumptions. If these assumptions are inaccurate in any way, please contact us so that we may determine if modifications to this proposal are required.

A. This proposal does not include the production of any structural drawings, details, or other documentation to assist in the repair or upgrade of the fountain. If this scope of work is desired, DCI is happy to provide a separate proposal to assist with the effort.

B. DCI anticipates the review, evaluation, and coordination of the Vaillancourt Fountain will occur over the course of approximately three (3) months. If this time period is exceeded excessively, DCI may request additional fees to accommodate the supplemental management effort.

SUMMARY OF STRUCTURAL ENGINEERING FEES

The Structural Design Review services outlined in the Scope of Services above will be provided for an hourly to maximum fee of **Nine Thousand Dollars ($9,000)**. This fee will be invoiced monthly based on the attached DCI Schedule of Expenses and invoices will be considered past due in 30 days of the invoice date.

Unless otherwise noted, direct project reimbursable expenses are separate from our fees. They include in-house production plotting, reprographic services, courier, and travel expenses. These will be billed at 1.10 times the direct cost per the attached Schedule of Expenses.

ACCEPTANCE OF AGREEMENT

Professional services for this project shall be provided according to this Agreement and the attached Terms and Conditions. The parties agree that this Agreement and all terms and conditions shall become effective immediately upon execution of this Agreement by the Client or by the Client's communication of a direction to proceed with the services, including by electronic mail, and shall remain in effect unless and until amended or superseded by a written agreement executed by both parties.

Thank you again for the opportunity to propose these structural services for the Vaillancourt Foundation evaluation. We look forward to assisting your team on this project.

SINCERELY,
DCI Engineers



Jeff D. Brink, PE, SE, LEED AP
Principal, CEO
135 Main Street
Suite 1800
San Francisco, CA 94105

Signature lines on following page.

Approved by | _____ Date | _____

Printed Name | _____

ATTACHMENTS

This Agreement is executed with the following attachments which are part of this Agreement:

General Terms and Conditions
Schedule of Expenses

GENERAL TERMS AND CONDITIONS

These General Terms and Conditions, together with the professional services agreement, constitute the "Agreement" between DCI and Client. This Agreement shall become effective immediately upon execution by Client or upon Client's written direction (including by electronic mail) to proceed with the services, and shall remain in effect unless and until amended or superseded by a written agreement executed by both parties.

STANDARD OF CARE: DCI shall perform its services consistent with the degree of skill and care ordinarily exercised by members of the same profession currently practicing in the same or similar locality under the same or similar circumstances. DCI makes no warranty with respect to its services, express or implied.

CLIENT FURNISHED INFORMATION: Client shall provide DCI with a survey describing the physical characteristics, legal limitations and utility locations for the Project site, a written legal description and geotechnical reports. DCI shall be entitled to rely on, and shall not be responsible for the accuracy, completeness or timeliness, of services and information furnished by Client and Client's consultants, contractors and agents.

FEES: The fees set forth in this Agreement are good for 90 days from the date on the first page of this Agreement to the commencement of substantial work, as reasonably determined by DCI. If Client requests any material changes to this Agreement, or if the Project's design or construction schedule is substantially delayed, DCI reserves the right to modify its fees.

PAYMENTS: Client's failure to pay any invoice within 30 days of the invoice date shall constitute a material breach of this Agreement by Client and DCI shall have the right to suspend its services, including the withholding of deliverables, without liability to the Client for any costs or damages resulting from such suspension. Amounts unpaid 30 days after the invoice date will be subject to a monthly finance charge of 1.5% on the unpaid balance or maximum rate allowed by law, whichever is less. Client shall have no right of setoff against any billings of DCI for disputed services or claims.

ADDITIONAL SERVICES: Additional Services may be provided after execution of this Agreement without invalidating the Agreement. DCI will notify Client of the need to perform Additional Services. Additional Services shall entitle DCI to compensation as agreed upon by the parties.

DELAY: DCI shall not be liable for any costs or delays resulting in whole or in part from causes beyond the control and without the fault or negligence of DCI or its subconsultants, including, without limitation, stoppages and strikes, acts of God and natural disaster, failure of a public agency to act in a timely manner, and/or acts of Client and its consultants, contractors and agents, including, without limitation, their failure to furnish information in timely fashion and/or their faulty or untimely performance.

CONTINGENCY RESERVE: Client and DCI acknowledge that changes may be required because of possible omissions, ambiguities or inconsistencies in the Project plans and specifications and that the costs of the Project as a result may exceed the construction contract sum. Client agrees to establish a reasonable design contingency reserve (no less than 5% of anticipated construction costs) to pay for any such costs. Client further agrees not to make any claim against DCI with respect to any payments made to any construction contractors within the limit of the design contingency reserve.

INDEMNIFICATION: Client shall indemnify and hold harmless (but not defend) DCI, its officers and employees, from and against any and all damages, losses and expenses (including reasonable attorney's fees) arising from claims by third parties to the extent caused by the negligence or willful misconduct of Client, its employees or anyone for whom Client may be legally responsible. For purposes of the foregoing indemnification provision only, Client waives any immunity it may have under any applicable worker's compensation laws.

LIMITATION OF LIABILITY: In recognition of the relative risks, rewards and benefits of the Project to both Client and DCI, the risks have been allocated such that Client agrees that DCI's maximum liability to Client for any and all injuries to persons or property, claims, losses, expenses, damages, legal fees or costs, and claim expenses, whether arising out of DCI's breach of this Agreement, or arising out of DCI's breach of duties owed independent of this Agreement, if any, including but not limited to breach of warranty, indemnity, negligence, strict liability, or other tort or statutory cause or causes, or otherwise related to formation of this Agreement or services rendered by DCI in connection herewith, or any amendment thereto, shall not exceed ten times DCI's fee or $500,000, whichever is less. In the event that the foregoing is deemed unenforceable by a court or arbitrator having jurisdiction, DCI's liability shall in no event exceed any limits of liability insurance then available at the time of settlement or judgment.

CONSEQUENTIAL DAMAGES: DCI and Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, but not limited, to lost profits, loss of capital, loss of use, or any other indirect, special or consequential damage, whether arising in contract, tort, warranty or strict liability.

INSTRUMENTS OF SERVICE: DCI's Instruments of Service (as defined in AIA Document A201™-2017) will be prepared and are intended for use solely for this Project. DCI's Instruments of Service also include any Building Information Models (BIM) or other electronic files ("Digital Media Files") prepared by DCI. DCI shall retain all rights, including ownership and copyright, to the Instruments of Service. Provided Client substantially performs all obligations under this Agreement, including prompt payment of all sums when due, DCI grants Client a non-exclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using and maintaining the Project. If Client modifies or uses DCI's Instruments of Service without retaining DCI, then Client releases DCI from and against any liability, claims or damages arising out of such use and further agrees to defend, indemnify, and hold harmless DCI from and against any liability, claims or damages arising out of such use. Except for rightful termination of this Agreement by Client, termination of this Agreement shall terminate the license granted in this section. DCI shall have the right to include photographic or artistic representations of the Project among DCI's promotional and professional materials.

DIGITAL MEDIA FILES: DCI may provide certain Digital Media Files, including DCI's BIM model, to Client upon request, but any use of the Digital Media Files by the Client shall be at Client's sole risk. DCI does not warrant the Digital Media Files in any way. Unless otherwise specified in this Agreement, only the officially-issued, stamped and signed documents are to be interpreted as correct. Client agrees to not further disseminate the Digital Media Files without DCI's prior written consent.

PROJECT SITE: DCI shall not have control over, charge of, or responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with construction of the Project, nor shall DCI be responsible for any contractor's failure to construct the Project in accordance with the requirements of the construction agreement. DCI shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

MEDIATION: DCI and Client agree that as a condition precedent to any litigation, all disputes arising out of or relating to this Agreement or DCI's services shall be submitted to mediation. The cost of the mediator shall be shared equally by the parties. DCI and Client further agree to include the foregoing provision in any and all agreements with independent contractors and consultants retained for the Project.

LAW AND FORUM: This Agreement shall be governed by and construed in accordance with the laws of the State of Washington, without reference to laws regarding choice of law. Any mediation or litigation relating to this Agreement shall be brought in Seattle, WA.

CORPORATE RESPONSIBILITY: DCI's services shall not subject DCI's individual employees, officers or directors, including any engineer who affixed his or her seal to the plans for the Project, to any personal legal exposure for the risks associated with this Project. Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against DCI, a Washington state corporation, and not against any of DCI's individual employees, officers or directors.

TERMINATION: Either party may terminate this Agreement upon not less than seven (7) days' written notice should the other party fail to substantially perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

THIRD PARTIES: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either DCI or Client. Neither DCI nor Client shall assign this Agreement without the written consent of the other.

RIGHTS CUMULATIVE: All rights and remedies of either party under the Agreement, at law and in equity, will be cumulative and not mutually exclusive; the exercise of one right or remedy will not be deemed a waiver of any other right or remedy.

ENTIRE AGREEMENT: If any term, condition or provision of this Agreement, or the application to any circumstances is determined to be invalid or unenforceable to any extent, the remaining provisions of this Agreement shall not be affected but shall instead remain valid and fully enforceable. Neither party has relied upon any statement, estimate, forecast, projection, representation except for those expressly contained in this Agreement. This Agreement incorporates and supersedes all prior negotiations, agreements and representations.

COUNTERPARTS: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one complete instrument. Transmission by fax or electronic mail of an image of an executed counterpart shall have the same binding effect as the hand-delivery of a manually-signed original.

SCHEDULE OF EXPENSES

DCI ENGINEERS

PROFESSIONAL SERVICES

Clerical and Administrative 1000	$60/hr	Project Manager 3100	$100/hr
Clerical and Administrative 1010	$80/hr	Project Manager 3110	$120/hr
Clerical and Administrative 1020	$100/hr	Project Manager 3120	$140/hr
		Project Manager 3130	$160/hr
Technical Designer 2000	$60/hr		
Technical Designer 2010	$70/hr	Senior Project Manager 3200	$120/hr
Technical Designer 2020	$80/hr	Senior Project Manager 3210	$140/hr
Technical Designer 2030	$90/hr	Senior Project Manager 3220	$160/hr
Technical Designer 2040	$100/hr	Senior Project Manager 3230	$180/hr
Senior Technical Designer 2100	$80/hr	Associate 4000	$140/hr
Senior Technical Designer 2110	$100/hr	Associate 4010	$160/hr
Senior Technical Designer 2120	$120/hr	Associate 4020	$180/hr
Senior Technical Designer 2130	$140/hr	Associate 4030	$200/hr
Senior Technical Designer 2140	$160/hr		
Senior Technical Designer 2150	$180/hr	Associate Principal 4110	$160/hr
		Associate Principal 4120	$180/hr
Project Engineer 3010	$80/hr	Associate Principal 4130	$200/hr
Project Engineer 3020	$90/hr	Associate Principal 4140	$220/hr
Project Engineer 3030	$100/hr		
Project Engineer 3040	$110/hr	Principal Engineer 4200	$160/hr
Project Engineer 3050	$120/hr	Principal Engineer 4210	$200/hr
Project Engineer 3060	$130/hr	Principal Engineer 4220	$250/hr
Project Engineer 3070	$140/hr	Principal Engineer 4230	$300/hr
		Principal Engineer 4240	$350/hr

REIMBURSABLE SERVICES

Original Plots and Architectural Plotting with Drawing Files

Media	Size	Fee
Bond	A,B+C Size	$4.00/Plot
Bond	D,E+E1 Size	$7.75/Plot
Vellum	A,B+C Size	$6.00/Plot
Vellum	D,E+E1 Size	$11.50/Plot
Mylar	A,B+C Size	$10.00/Plot
Mylar	D,E+E1 Size	$20.00/Plot

Copies and Architectural Plotting with Plot Files

Media	Size	Fee
Bond	A+B Size	$0.20/Plot
Bond	C+D Size	$2.00/Plot
Bond	E+E1 Size	$3.00/Plot
Color	A Size	$1.00/Plot
Color	B Size	$1.50/Plot
Color	Scan to File	$5.00

Out of Office Services/Expenses	$1.10x Direct Cost
Personnel Transportation	$0.580/mile

February 2020

From:	Ng, Beverly (REC)
To:	Bransten, Lisa (REC); Andersen, Eric (REC)
Cc:	Eidem, Cort (REC); Tong, Felix (REC)
Subject:	Re: Vaillancourt Fountain
Date:	Monday, April 14, 2025 2:10:13 PM
Attachments:	image001.png image002.png

Thanks Lisa and Eric - We have a timeline for when the fence will go up? Does that mean the netting for the frame of the fencing came in? Let's coordinate signage in advance for when it goes. Happy to jump on call to coordinate.

From: Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Sent: Saturday, April 12, 2025 7:34 AM
To: Andersen, Eric (REC) <eric.andersen@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Tong, Felix (REC) <felix.tong@sfgov.org>
Subject: Re: Vaillancourt Fountain

Hi Eric,
I have no issue with the fence going in early. Couple of things though, (1) can your team photograph/document the bad behavior and (2) signage should be especially thoughtful here and I'd want to communicate it with project partners as well. Can you/Felix let us know the timeline?
Thanks,
Lisa

Lisa Bransten
Director of Partnerships

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco,
CA | 94117

(415) 831-2704| lisa.bransten@sfgov.org

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From: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Sent: Friday, April 11, 2025 7:32 PM
To: Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Tong, Felix (REC) <felix.tong@sfgov.org>
Subject: FW: Vaillancourt Fountain

Hi Bev and Lisa,
See below in red.

We need to move forward with installing the fencing frame in the front of Vaillancourt.
There's been a lot of illegal activity in the fountain that Phil is asking that we address. There are considerable liability concerns and it's just a bad look for us.
The fencing frame will provide the best solution. Much better than police barricades and caution tape.
Let me know of any further concerns.
Thanks
Eric

Eric Andersen
Director of Operations

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

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From: Tong, Felix (REC) <felix.tong@sfgov.org>
Sent: Friday, April 11, 2025 3:31 PM
To: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>
Subject: Vaillancourt Fountain

Hey Eric,

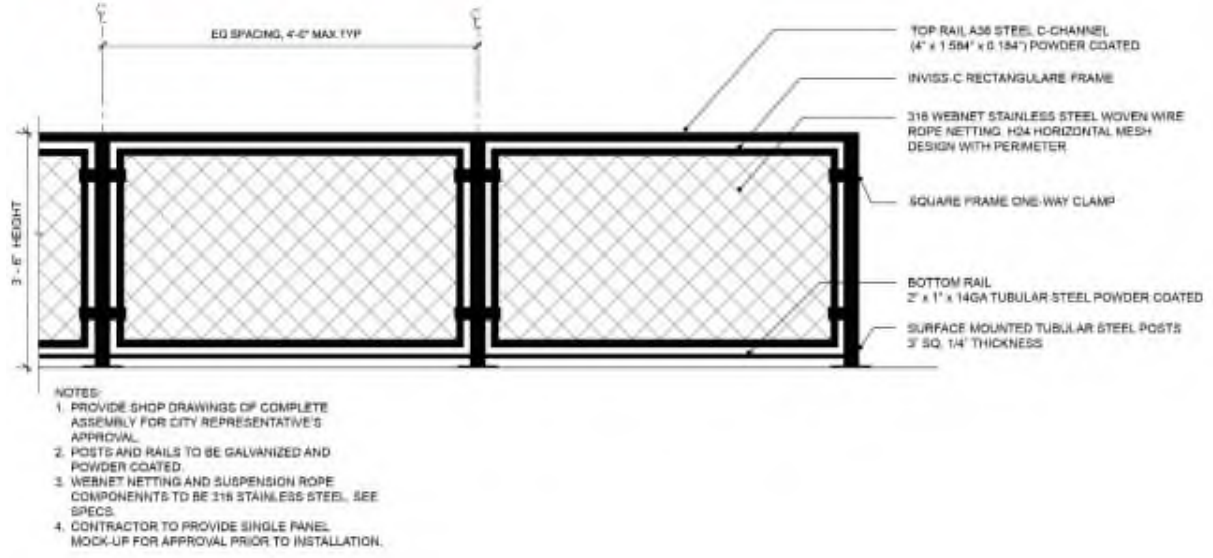
- Cort is out today, but my understanding is the mesh in the image below is the material we are waiting for. We can clarify on Monday.

- The contractor can start the install of the metal frame in 2 weeks, the same time as they mobilize for the back fence. I confirmed this with them today. This is their preference.

- Lisa Bransten and Beverly requested Cort to hold off on the "front" fencing until the installation could be completed.



Figure 4: Lower Terrace Fence Detail



NOTES:
1. PROVIDE SHOP DRAWINGS OF COMPLETE ASSEMBLY FOR CITY REPRESENTATIVE'S APPROVAL.
2. POSTS AND RAILS TO BE GALVANIZED AND POWDER COATED.
3. WEBNET NETTING AND SUSPENSION ROPE COMPONENNTS TO BE 316 STAINLESS STEEL. SEE SPECS.
4. CONTRACTOR TO PROVIDE SINGLE PANEL MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION.

From:	Kelly, Ryan (REC)
To:	Ng, Beverly (REC); Aparton, Tamara (REC); Eidem, Cort (REC); Andersen, Eric (REC); Pon, Elton (REC)
Cc:	Montes, Daniel (REC)
Subject:	Re: Vaillancourt Signage Coordination
Date:	Friday, May 23, 2025 4:05:55 PM
Attachments:	image003.png Vaillancourt Fountain Closure.png

This look good? How many signs do we need? I can order for delivery Thursday on the 24x36" corrugated plastic.

From: Ng, Beverly (REC) <beverly.ng@sfgov.org>
Sent: Friday, May 23, 2025 2:57 PM
To: Kelly, Ryan (REC) <ryan.kelly@sfgov.org>; Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Eidem, Cort (REC) <cort.eidem@sfgov.org>; Andersen, Eric (REC) <eric.andersen@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>
Subject: Re: Vaillancourt Signage Coordination

Ryan - leading up to next week, ideally before Thursday. Could we update these signs?

At the very bottom of the website, add in:

"For more information, please visit: sfrecpark.org"

Thank you!

From: Kelly, Ryan (REC) <ryan.kelly@sfgov.org>
Sent: Tuesday, April 22, 2025 10:49 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Eidem, Cort (REC) <cort.eidem@sfgov.org>; Andersen, Eric (REC) <eric.andersen@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>
Subject: Re: Vaillancourt Signage Coordination

Updated. Let me know if there are any other edits. Otherwise aiming to leave at noon to post. Thanks!

From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Sent: Tuesday, April 22, 2025 10:10 AM
To: Kelly, Ryan (REC) <ryan.kelly@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Eidem, Cort (REC) <cort.eidem@sfgov.org>; Andersen, Eric (REC) <eric.andersen@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>
Subject: RE: Vaillancourt Signage Coordination

What's the difference between climbing into the fountain basin or just entering it?

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

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From: Kelly, Ryan (REC) <ryan.kelly@sfgov.org>
Sent: Tuesday, April 22, 2025 9:15 AM
To: Ng, Beverly (REC) <beverly.ng@sfgov.org>; Eidem, Cort (REC) <cort.eidem@sfgov.org>; Andersen, Eric (REC) <eric.andersen@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>
Subject: Re: Vaillancourt Signage Coordination

Greetings all,

See attached draft sign. Let me know if this looks good and I'll laminate and print to post, with the aim to get the corrugated plastic signs early next week.

@Eidem, Cort (REC) do we know when the fence work will be completed today?

From: Ng, Beverly (REC) <beverly.ng@sfgov.org>

Sent: Monday, April 21, 2025 3:42 PM
To: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Andersen, Eric (REC) <eric.andersen@sfgov.org>; Kelly, Ryan (REC) <ryan.kelly@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>
Subject: Re: Vaillancourt Signage Coordination

There's sensitivity to all of this, let's do:

"For your safety, do not cross the fence line, climb into, or enter the fountain basin."

From: Eidem, Cort (REC)
Sent: Monday, April 21, 2025 3:37 PM
To: Andersen, Eric (REC); Ng, Beverly (REC); Kelly, Ryan (REC); Pon, Elton (REC)
Subject: Re: Vaillancourt Signage Coordination

I like that suggestion. Thanks Eric.

From: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Sent: Monday, April 21, 2025 3:32 PM
To: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Kelly, Ryan (REC) <ryan.kelly@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Subject: RE: Vaillancourt Signage Coordination

Perhaps we should not refer to it as a fountain, since it's no longer functioning as such. Maybe just say – 'please admire from a distance, no climbing…….'

Eric Andersen
Director of Operations

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

(415) 831-6818 | eric.andersen@sfgov.org



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From: Eidem, Cort (REC) <cort.eidem@sfgov.org>
Sent: Monday, April 21, 2025 3:25 PM

To: Ng, Beverly (REC) <beverly.ng@sfgov.org>; Kelly, Ryan (REC) <ryan.kelly@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Subject: Re: Vaillancourt Signage Coordination

Hi Ryan,
Something clear and simple for the Vaillancourt signage would be best:

"**Please admire our fountain from a distance only. No climbing into or entering the basin is permitted**".

As Bev mentioned, construction begins tomorrow.

Thank you,
Cort
415.530.1778

From: Ng, Beverly (REC)
Sent: Monday, April 21, 2025 1:55 PM
To: Kelly, Ryan (REC); Pon, Elton (REC)
Cc: Eidem, Cort (REC); Andersen, Eric (REC)
Subject: Re: Vaillancourt Signage Coordination

Hi - yes what ever Cort needs. I want to make sure we're all aligned for the fence going up tomorrow.

Bev

From: Kelly, Ryan (REC) <ryan.kelly@sfgov.org>
Sent: Monday, April 21, 2025 1:52 PM
To: Pon, Elton (REC) <elton.pon@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>
Subject: Fw: Vaillancourt Signage Coordination

Sorry missed this one. Might be too late but do we want to make signs for this?

From: Eidem, Cort (REC)
Sent: Tuesday, April 15, 2025 4:25 PM
To: Kelly, Ryan (REC); Pon, Elton (REC); Ng, Beverly (REC)
Subject: Vaillancourt Signage Coordination

Hi Ryan, Elton, Beverly,

Wasn't sure if you have already coordinated signage for the upcoming fence installation at Vaillancourt Fountain? I understand the communication piece on this upcoming work is a priority.

Just a reminder that the contractor will begin work next Tuesday April 22nd. The fence project should be complete by June. Let me know if you need anything else from my end in the meantime.

Thank you,
Cort
415.530.1778

From: Goodwin, Eoanna (REC)
Sent: Apr 22, 2025 21:38:07.000000000 UTC
Subject: RE: Vaillancourt Fountain
To: Madland, Sarah (REC) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=6039219ec4da4a6db69ed7cd0b9c3e0b-sarah.ballard@sfgov.org>; Chou, Mary (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f65ae555b8464c56bea6b5702eee954c-mary.chou@sfgov.org>; Te, Coma (ART) ; Aparton, Tamara (REC) ; CURRY, LAUREN (CAT) ; PRADHAN, MANU (CAT)
Cc: Montes, Daniel (REC) ; Ventre, Alyssa (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=4f67cd494b354972b3fa7fabb7bb7845-alyssa.licouris@sfgov.org>; Cummings, Allison (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=d44d4e1e02764c6bbdcf91daca84018f-allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART)

Hi All,

See below. Will add it to the meeting invite as well. Let me know if you have any modifications/additions.

POLICIES and GUIDELINES for the CIVIC ART COLLECTION of the CITY and COUNTY of SAN FRANCISCO UNDER THE JURISDICTION OF THE SAN FRANCISCO ARTS COMMISSION Updated 6/5/2023.

12:00 – 12:05 PM
Project Overview and Introductions

12:05 – 12:15 PM
Fountain Analysis

- Summary of Historical Resource Report findings
- Structural assessment overview
- Hazardous materials considerations
- Maintenance considerations

12:15 – 12:40 PM
Overview of Applicable Laws, Artist Rights, and Legal Considerations

- California Art Preservation Act (CAPA)
- San Francisco Administrative Code – Public and Civic Art Collection policies
- Additional relevant legal frameworks
- Interpretation of artist rights under CAPA and local policy
- Considerations for relocation, alteration, or deaccession

12:40 – 12:50 PM
CEQA Pathways

- Focused Environmental Impact Report (EIR)
- Negative Declaration (Neg Dec)
- Potential mitigation measures

12:50 – 12:55 PM
Engagement with Preservation Stakeholders

- Strategy for outreach and dialogue with preservation and advocacy groups
- Honoring the history of the site

12:55 – 1:00 PM
Next Steps

- Summary of key actions and follow-up items

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

From: Madland, Sarah (REC) <sarah.madland@sfgov.org>
Sent: Tuesday, April 22, 2025 11:00 AM
To: Chou, Mary (ART) <mary.chou@sfgov.org>; Te, Coma (ART) <coma.te@sfgov.org>; Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: RE: Vaillancourt Fountain

Yes, this is critical to understand. Let's see if we can get to it in this meeting and if not we will set up a separate meeting. Eoanna – can you do an agenda? I se us needing to discuss in no particular order:

1. Overview of applicable laws
2. Constraints and opportunities with in the laws
3. Technical evaluation of fountain – can it be moved? Can parts be kept there? Other?
4. Interplay with CEQA process – historical, mitigations etc.
5. Strategy with preservation groups

From: Chou, Mary (ART) <mary.chou@sfgov.org>
Sent: Tuesday, April 22, 2025 9:45 AM
To: Madland, Sarah (REC) <sarah.madland@sfgov.org>; Te, Coma (ART) <coma.te@sfgov.org>; Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: RE: Vaillancourt Fountain

Thanks! Can we also review the process and sequencing of the different City approvals for the re-design? I'd like to also understand what design options are being considered that preserve the fountain and how the EIR may factor into design decisions. Perhaps this is a separate meeting with just Rec/Park.

Thanks,
Mary

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Mary Chou
Civic Art Collection and Public Art Program Director
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From: Madland, Sarah (REC) <sarah.madland@sfgov.org>
Sent: Monday, April 21, 2025 11:08 AM
To: Te, Coma (ART) <coma.te@sfgov.org>; Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Thank you! Look forward to talking to everyone on Wednesday.
Sarah

From: Te, Coma (ART) <coma.te@sfgov.org>
Sent: Monday, April 21, 2025 10:12 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Hi all,

Also, just FYI, we've received about seven emails so far related to the fountain calling for removal or preservation of the fountain that have been sent to Eoanna, and Supervisor Sauter's office.

A few examples attached. They all appear to be coordinated/copy and paste emails.

Thanks,

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Director of Communications
Pronouns: he/him
Email: coma.te@sfgov.org
Office: 415-252-2229
Mobile: 415-254-4634

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From: Te, Coma (ART)
Sent: Monday, April 21, 2025 10:09 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Hi all, Just FYI in case you have not seen already:
https://www.sfchronicle.com/sf/article/vaillancourt-fountain-embarcadero-plaza-20275235.php

Thanks,

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From: Te, Coma (ART)
Sent: Thursday, April 17, 2025 11:52 AM
To: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Just FYI: https://www.instagram.com/docomomonoca/p/DIeNZ6WRD20/

Hopefully the Page & Turnbull report will dive into the history a bit more. Some general background info on Wikipedia: https://en.wikipedia.org/wiki/Vaillancourt_Fountain

Thanks,

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From: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>
Sent: Thursday, April 17, 2025 10:59 AM
To: Madland, Sarah (REC) <sarah.madland@sfgov.org>; Te, Coma (ART) <coma.te@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Interestingly, this same thing came up in 2004, and so did the argument for taking it down—that the piece had lost its context after the freeway came down. Cutline says it was meant to mock and mirror the freeway?

https://www.sfgate.com/bayarea/article/san-francisco-justin-herman-plaza-fountain-s-2807672.php

Tamara Barak Aparton
Deputy Director, Communications and Public Affairs

San Francisco Recreation and Park Department | City & County of San Francisco
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(415) 831-6849 (office) | (415) 568-0551 (cell)



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Like us on Facebook
Follow us on Twitter
Watch us on sfRecParkTV
Sign up for our e-News

From: Madland, Sarah (REC) <sarah.madland@sfgov.org>
Sent: Thursday, April 17, 2025 10:49 AM

To: Te, Coma (ART) <coma.te@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Thanks. I wonder where that idea came from?!?! Do you have a history you can share with this group? I have looked at your website but if you have more, I'd appreciate it.

Thanks for the collaboration!
Sarah

From: Te, Coma (ART) <coma.te@sfgov.org>
Sent: Wednesday, April 16, 2025 5:53 PM
To: Madland, Sarah (REC) <sarah.madland@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Cummings, Allison (ART) <allison.cummings@sfgov.org>; Hollenbeck, Sarah (ART) <sarah.hollenbeck@sfgov.org>
Subject: RE: Vaillancourt Fountain

Hi Sarah,

Our understanding is that the fountain was not built and placed to block or shield the plaza from the freeway. The artist has stated this publicly before.

Made some minor adjustments to the second to last paragraph. Here is the updated draft. If there are no other edits/concerns, will plan to send this over to Sam Thursday afternoon.

-
Hi Sam,

Confirming that the Embarcadero "Vaillancourt" Fountain, 1971, by Armand Vaillancourt, (https://kiosk.sfartscommission.org/objects-1/info/1460) is part of the Civic Art Collection of the City and County of San Francisco.

The sculptural elements of the fountain are under the care and jurisdiction of the Arts Commission.
The fountain's mechanical components and the land/plaza it is sited on, are under the jurisdiction of the Recreation and Parks Department.

The fountain has not been operable since June 2024 when the fountain's pumps and electrical systems suffered major mechanical failures and was drained to protect the sculpture.

The fountain has been a major focal point of the plaza and Embarcadero waterfront for over 50 years. In the five decades since it was installed, the City and surrounding area have grown and changed significantly.

Our downtown core and waterfront areas are vital parts of our city, and downtown revitalization is among the City's top priorities.

The Recreation and Park Department is leading this public-private partnership and working in close coordination with all of the city agencies that have roles in this project, including the Office of Economic and Workforce Development, Planning Department, and the Arts Commission, as well as our private partners.

No final decisions have been made about the fountain as the Embarcadero Plaza and Sue Bierman Park Renovation Project is currently in the planning and design phase, which aims to reimagine and revitalize the plaza and create a new public space that is vibrant, open, welcoming, and accessible to all who live in and visit our city, and in turn, will support San Francisco's future and economic recovery. You can learn more about the project here.

As part of REC's ongoing planning and design process to reimagine and revitalize the plaza, they are working with the community and partners to arrive at a design. A future public meeting will be scheduled for later this spring, which members of the public are invited to attend to learn more and share their feedback.

The project is expected to be reviewed by the Civic Design Review Committee, and any decisions related to works in the Civic Art Collection would need to come before the Visual Arts Committee and full Arts Commission body at a future public meeting before a final decision is made about the fountain.

The Arts Commission has not yet received a letter from the Docomomo Foundation, so we cannot comment on the contents of that letter that at this time.

-



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From: Madland, Sarah (REC) <sarah.madland@sfgov.org>
Sent: Wednesday, April 16, 2025 1:41 PM
To: Te, Coma (ART) <coma.te@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>
Subject: RE: Vaillancourt Fountain

Thanks, Coma!

Do you think we could add a bit more to this section? The fountain has been a major focal point of the plaza and Embarcadero waterfront for over 50 years. In the five decades since it was installed, the City and surrounding area have grown and changed significantly.

My understanding is that the fountain was built and placed where it is to shield the plaza from the freeway. Is that correct? If so I think it is relevant to include.

Sarah

From: Te, Coma (ART) <coma.te@sfgov.org>
Sent: Wednesday, April 16, 2025 1:33 PM
To: Chou, Mary (ART) <mary.chou@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>; PRADHAN, MANU (CAT) <Manu.Pradhan@sfcityatty.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>
Subject: RE: Vaillancourt Fountain

Hi all, proposed response below. Let me know if you have any edits.

Hi Sam,

Confirming that the Embarcadero “Vaillancourt” Fountain, 1971, by Armand Vaillancourt, (https://kiosk.sfartscommission.org/objects-1/info/1460) is part of the Civic Art Collection of the City and County of San Francisco.

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The fountain’s mechanical components and the land/plaza it is sited on, are under the jurisdiction of the Recreation and Parks Department.

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The Recreation and Park Department is leading this public-private partnership and working in close coordination with all of the city agencies that have roles in this project, including the Office of Economic and Workforce Development, Planning Department, and the Arts Commission, as well as our private partners.

No final decisions have been made about the fountain as the Embarcadero Plaza and Sue Bierman Park Renovation Project is currently in the planning and design phase, which aims to reimagine and revitalize the plaza and create a new public space that is vibrant, open, welcoming, and accessible to all who live in and visit our city, and in turn, will support San Francisco's future and economic recovery. You can learn more about the project here.

As part of REC's ongoing planning and design process to reimagine and revitalize the plaza, they are working with the community and partners to arrive at a design. A future public meeting will be scheduled for later this spring, which members of the public are invited to attend to learn more and share their feedback.

Any proposed designs for the renovated plaza will be presented to the Civic Design Review Committee and any decisions related to works in the Civic Art Collection would need to come before the Visual Arts Committee and Full Arts Commission body at a future public meeting before a final decision is made about the fountain.

The Arts Commission has not yet received a letter from the Docomomo Foundation, so we cannot comment on the contents of that letter that at this time.

-

Thanks,

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From: Te, Coma (ART)
Sent: Wednesday, April 16, 2025 12:49 PM
To: Chou, Mary (ART) <mary.chou@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; CURRY, LAUREN (CAT) <Lauren.Curry@sfcityatty.org>
Cc: Aparton, Tamara (REC) <tamara.aparton@sfgov.org>; Montes, Daniel (REC) <daniel.montes@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>
Subject: FW: Vaillancourt Fountain

Hi all, just sharing as an FYI. Working on a draft response and will share shortly.

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From: Whiting, Sam <SWhiting@sfchronicle.com>
Sent: Wednesday, April 16, 2025 12:46 PM
To: Te, Coma (ART) <coma.te@sfgov.org>
Subject: Vaillancourt Fountain

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Coma: I am working on a story about a loose alliance of landscape architects and skateboarders and Lawrence Halprin preservationists who are mobilizing to save the Vaillancourt Fountain from removal or destruction as part of the planned renovation of Embarcadero Plaza.

I am writing to confirm that the fountain is part of the Civic Art Collection and to see if there are, in fact, any plans for the fountain and to get a statement from the Arts Commission regarding the fountain.

This would be in response to a letter from the Docomomo foundation mailed April 12 to the Arts Commission arguing for the preservation of the fountain.

I'm hoping you would have a statement for me by the end of the day, Thursday, regarding plans, or the absence of a plan for the fountain.

Thanks.

Sam Jackson Whiting

Staff Writer

901 Mission St.

San Francisco, CA 94103

C: 415-646-5024

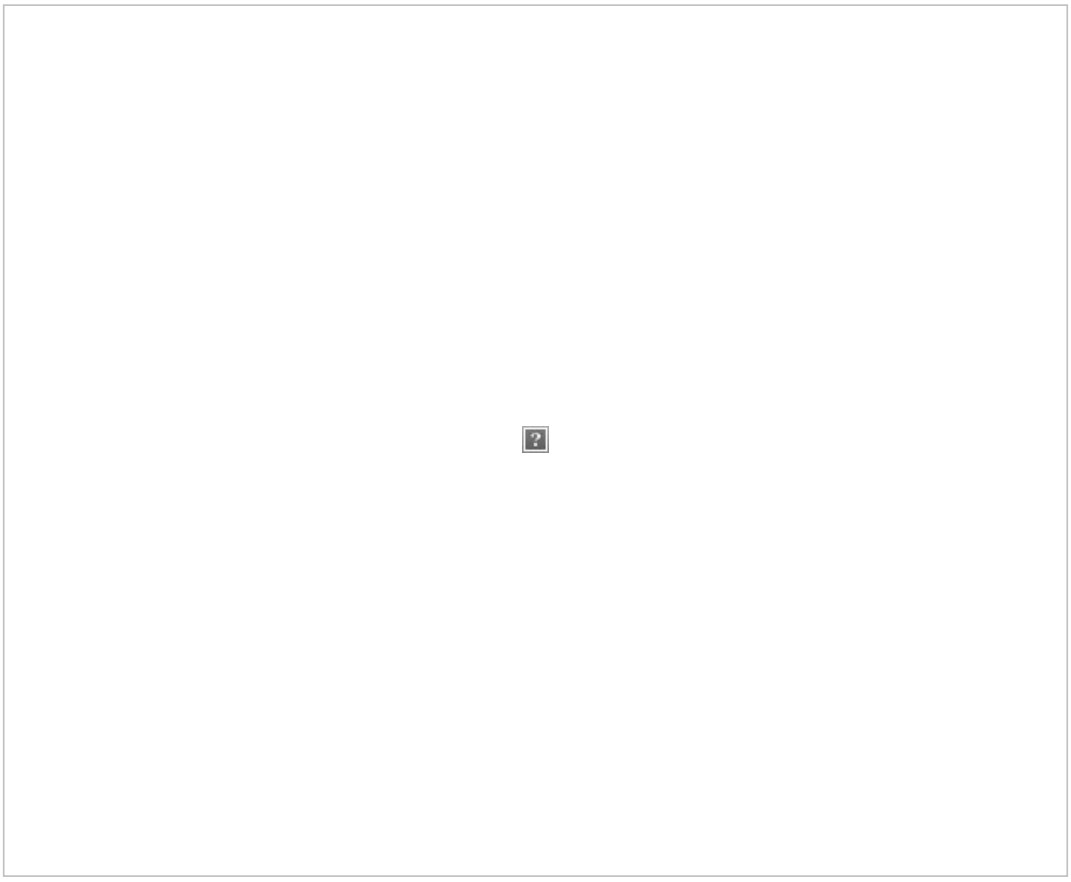
swhiting@sfchronicle.com

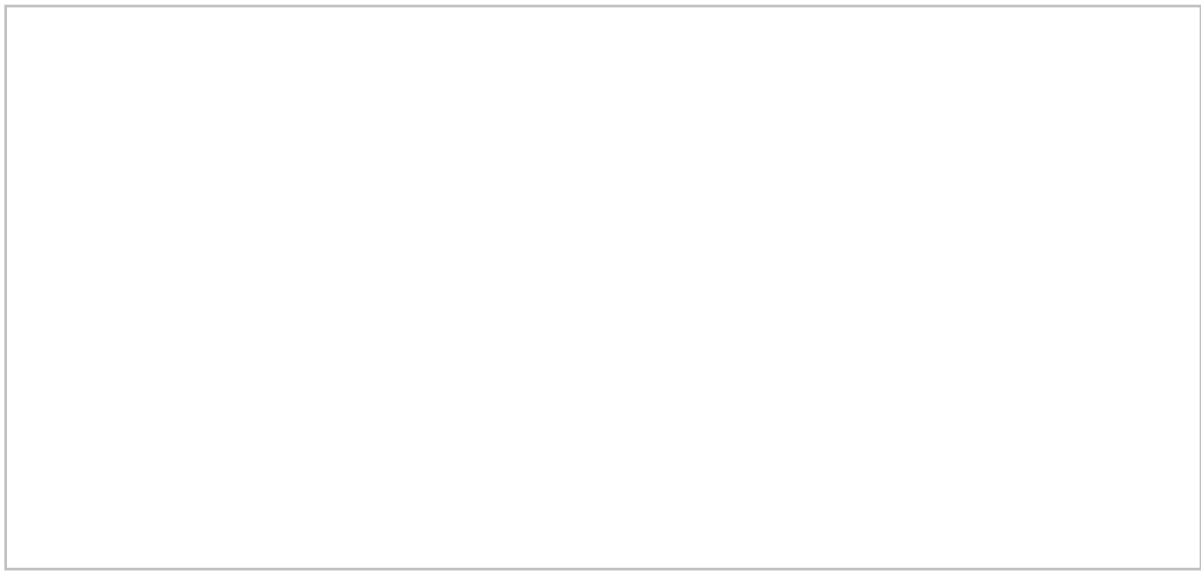
Chron logo

From: Eidem, Cort (REC)
To: Ng, Beverly (REC); Bransten, Lisa (REC); Andersen, Eric (REC)
Cc: Tong, Felix (REC)
Subject: RE: Vaillancourt Fountain
Date: Monday, April 14, 2025 2:56:06 PM
Attachments: image002.png
image003.png
image005.png
image006.png

Hi All,
Sharing an updated installation schedule from the contractor below:

- **Tuesday April 22**: Begin installation of posts and frame for short fence in front of fountain.
- **Wednesday April 23**: Anticipated Delivery of 6ft high fence in back of fountain.
- **Early May**: Complete Fence installation.
- **Late May**: Anticipated Delivery and Installation of cable mesh inside front fence panels.





Thanks,
Cort
415.530.1778

From: Ng, Beverly (REC) <beverly.ng@sfgov.org>
Sent: Monday, April 14, 2025 2:10 PM
To: Bransten, Lisa (REC) <lisa.bransten@sfgov.org>; Andersen, Eric (REC) <eric.andersen@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Tong, Felix (REC) <felix.tong@sfgov.org>
Subject: Re: Vaillancourt Fountain

Thanks Lisa and Eric - We have a timeline for when the fence will go up? Does that mean the netting for the frame of the fencing came in? Let's coordinate signage in advance for when it goes. Happy to jump on call to coordinate.

From: Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Sent: Saturday, April 12, 2025 7:34 AM
To: Andersen, Eric (REC) <eric.andersen@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Tong, Felix (REC) <felix.tong@sfgov.org>
Subject: Re: Vaillancourt Fountain

Hi Eric,
I have no issue with the fence going in early. Couple of things though, (1) can your team photograph/document the bad behavior and (2) signage should be especially thoughtful here and I'd want to communicate it with project partners as well. Can you/Felix let us know the timeline?
Thanks,
Lisa

Lisa Bransten

Director of Partnerships

San Francisco Recreation and Park Department | City & County of San Francisco

McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

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From: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Sent: Friday, April 11, 2025 7:32 PM
To: Ng, Beverly (REC) <beverly.ng@sfgov.org>; Branstenn, Lisa (REC) <lisa.branstenn@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Tong, Felix (REC) <felix.tong@sfgov.org>
Subject: FW: Vaillancourt Fountain

Hi Bev and Lisa,
See below in red.
We need to move forward with installing the fencing frame in the front of Vaillancourt.
There's been a lot of illegal activity in the fountain that Phil is asking that we address. There are considerable liability concerns and it's just a bad look for us.
The fencing frame will provide the best solution. Much better than police barricades and caution tape.
Let me know of any further concerns.
Thanks
Eric

Eric Andersen
Director of Operations

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

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From: Tong, Felix (REC) <felix.tong@sfgov.org>
Sent: Friday, April 11, 2025 3:31 PM
To: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>
Subject: Vaillancourt Fountain

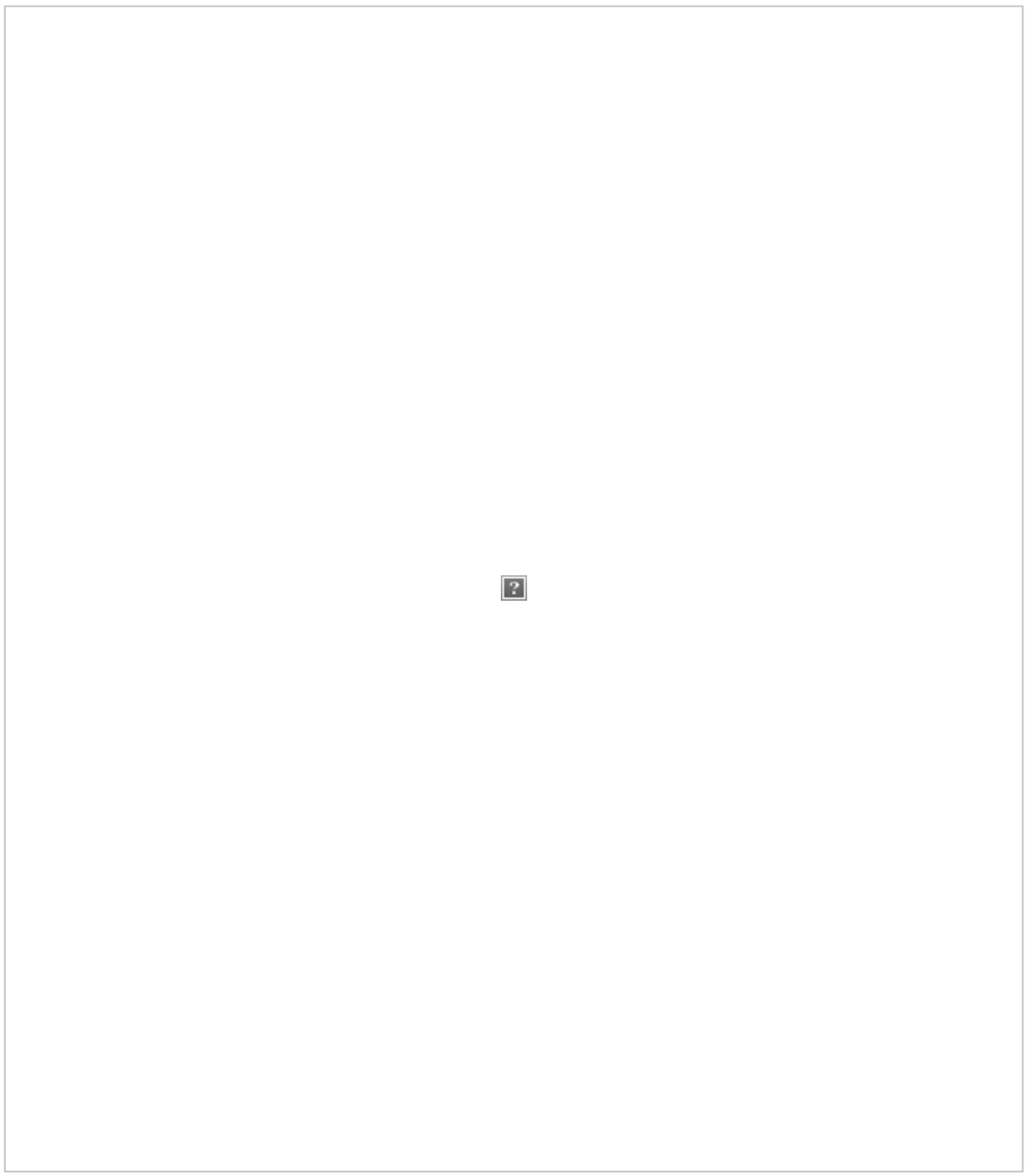
Hey Eric,

- Cort is out today, but my understanding is the mesh in the image below is the material we are waiting for. We can

clarify on Monday.

- The contractor can start the install of the metal frame in 2 weeks, the same time as they mobilize for the back fence. I confirmed this with them today. This is their preference.

- Lisa Bransten and Beverly requested Cort to hold off on the “front” fencing until the installation could be completed.



															Completed	Planned
TASK:	**May**	**Jun**					**July**				**Aug**				**Sept**		Delayed	
Week of:	**26**	**2**	**9**	**16**	**23**	**1**	**7**	**14**	**21**	**28**	**4**	**11**	**18**	**25**	**8**	**15**	In-Progress	
RECURRING MEETINGS, BENCHMARKS, & HOLIDAYS																
Project Kick-off																
Weekly Check-in				TBD	**24-Jun**		**9-Jul**	**16-Jul**	**23-Jul**	**30-Jul**						
CCS to conduct a one-hour board/staffing training					**24-Jun**											
Holidays			**9-Jun**	**19 & 20 Jun**												
Important dates for DSFP																
Project Launch + Study Prep																
CCS & DSFP to review partnership plan																
CCS Analytics kickoff call																
DSFP to uploads requested data and materials to secure file-sharing site																
Case for Support																
Review Case materials																
Draft case statement																
Iterative review with internal stakeholders for feedback																
Finalize preliminary case for support				17-Jun					RPD Review							
Interviews																
DSFP to begin populating interviewee template with list of ~30 names																
List Review																
DSFP to finalize interviewee list			12-Jun													
Questionnaire + Invitation			12-Jun													
CCS & DSFP to review interview scheduling logistics																
CCS to train staff on interview best practices					**24-Jun**											
DSFP to begin sending interview invitations and scheduling personal interviews										24th Jul	**8-Aug**					
DSFP to conduct personal interviews with 10-25 closest supporters																
DSFP to share interview transcripts with CCS team to enter into **Qualtrics**																
Donor Analytics																
Constituent Data Received																
Wealth Screening																
Major Donors and Foundations Research																
Segment and Prioritize																
CCS to prioritize prospect research on top 10 prospective donors							**9-Jul**									
Final Reporting																
Analyse data from interviews																
Outline Final Report																
CCS Internal Review and align on structure, high level recommendations																
Draft Final report																
CCS Internal Review period																
Final Draft - Incorporate all data																
Preview final report with team										**29-Jul**						

Controversial SF fountain ‘hazardous,’ will be fenced off indefinitely

sfchronicle.com/sf/article/vaillancourt-fountain-fence-safety-20363833.php

Sam Whiting June 9, 2025



Vaillancourt Fountain is seen through the frame of a security fence being built around it Monday in San Francisco. The city ordered the giant concrete sculpture fenced off indefinitely after a new report concluded that its crumbling condition poses a public safety risk.
Lea Suzuki/S.F. Chronicle

San Francisco officials ordered Vaillancourt Fountain on Embarcadero Plaza to be fenced off indefinitely Monday morning after a new report concluded that its crumbling condition poses a public safety risk.

Construction of the fence, scheduled to begin at 7 a.m. Monday and continue throughout the week, cast new doubt on the massive artwork’s future as a major renovation of the plaza gets underway.

- **Update:** S.F. officials take first formal step to remove controversial fountain from Embarcadero Plaza

- **Read more:** S.F. fountain's 95-year-old creator returns: 'I'm here to save that piece of art'
- **Chronicle survey:** What should San Francisco do with the Vaillancourt Fountain?

The blocky, 710-ton sculpture has been a lightning rod for public opinion for more than a half-century, but it was a draw for parkgoers who darted through its gushing water and for skateboarders who plied its famed stairs and ledges.

But a pump failure has left the fountain dry for the past year, and the closure seeks to prevent anyone from climbing on the interactive structure or even getting close to it.



The Ferry Building looms behind Vaillancourt Fountain, which is being fenced off Monday.
Santiago Mejia/S.F. Chronicle

It comes as a result of an independent report commissioned by the San Francisco Recreation and Park Department, which manages Embarcadero Plaza, as officials consider how to treat the fountain as part of the planned $30 million plaza renovation.

The 122-page assessment issued last week by architecture firm Page & Turnbull found that the 55-year-old public art is corroding and deteriorating, contains toxic materials including asbestos and lead, and fails to meet seismic safety codes. Based on those findings, recreation and park staff judged the sculpture unsafe for the public to interact with and for structural maintenance workers to get inside and repair.

“The fountain isn’t just falling apart — it’s hazardous,” said park department spokesperson Tamara Aparton. “The structure is cracked, corroded and missing key supports. Add lead and asbestos to the mix, and it’s a serious safety risk. That’s why we’re fencing it off now, to protect the public while longer-term decisions are made.”

The new steel mesh security fencing will be 3½ feet tall on the Market Street side, so people can still lean over it and look at the sculpture. In the back, on the Embarcadero side, it will connect to an existing 6-foot-tall fence.



Canadian artist Armand Vaillancourt, center, visits his namesake Vaillancourt Fountain in May with wife Joanne Beaulieu and son Alexis Vaillancourt. Armand Vaillancourt traveled to San Francisco to urge city officials to keep his sculpture in place as part of the planned renovation of Embarcadero Plaza.
Lea Suzuki/S.F. Chronicle

The reinforced concrete artwork by Canadian sculptor Armand Vaillancourt, completed in 1971, is part of San Francisco’s Civic Art Collection, and any final decision about its fate will be determined by the arts commission after public hearings and possibly a vote by the Board of Supervisors.

The city is in the planning and design phase for an ambitious new park that will combine Embarcadero Plaza and the adjacent Sue Bierman Park in a space spanning 5 acres, twice the size of Union Square.

Since the release of a preliminary rendering of the park that omitted the fountain, Vaillancourt and architectural preservationists have been lobbying for it to stay put.

The report, which included structural analysis by DCI Engineers and hazardous materials testing by North Tower Environmental, did not specify the cost of bringing the fountain up to code and restoring the water element. The park department estimates the cost to fully renovate the artwork, inside and out, at $12 million to $17 million, with ongoing maintenance costs of $100,000 per year.



One rendering of the conceptual proposal for a remake of Embarcadero Plaza did not include Vaillancourt Fountain.
HOK and BPX

Boosters of Brutalist architecture and other preservationists have been lobbying on the fountain's behalf, and in May, the 95-year-old Vaillancourt made a trip from his home in Montreal to meet with arts commission and park department staff to plead for his sculpture's preservation.

"They made the new plan, and my monumental sculpture is not there," Vaillancourt told the Chronicle during a visit to his namesake work. "I'm here to save that piece of art."

The fountain is 40 feet tall, and Vaillancourt told the Chronicle it is anchored 40 feet down. It survived the 1989 Loma Prieta earthquake, which severely damaged the adjacent Embarcadero Freeway, forcing that structure's demolition. The sculptor argued that cleaning and repairing the fountain would return it to its original glory and keep it sound for another century. He also said the fountain is immobile, and demolishing it would cost more than it would to fix it.

But the technical report tells a different story. It states that the fountain sits on bay mud and infill and does not meet seismic safety standards. In a major earthquake, “the structure is likely to yield and deform beyond that deformation already apparent in some of the stress cracking in the concrete,” it says.

The report also states that parts of the interior support structure are corroded or missing, and asbestos-containing materials and lead-based paint were found in parts of the sculpture, including the pump room.

Mechanical and electrical systems “are beyond their serviceable life” and would need to be replaced, it says.



Children take in the view of Vaillancourt Fountain as water flows from it in 2017. The fountain has been dry for the past year because of a pump failure.
Lea Suzuki/S.F. Chronicle

Disassembling and reassembling the fountain would be “feasible,” the report says, but “require substantial effort and time” to perform. The job would be complicated by the large machinery needed to stabilize and move the concrete tubes, and the dangers to workers who would have to climb in and around the pipes to cut them — as well as the precautions needed to prevent asbestos exposure.

“Overall, Vaillancourt exhibits a range of deterioration that must be addressed for the fountain to be enjoyed safely,” the report summary reads.

“That said,” it concludes, “the fountain does not appear yet to have deteriorated beyond repair, though certain systems and components have, and there may be a variety of approaches to treatment to be explored in future phases that could stabilize and restore it.”

In the meantime, Aparton said, “the bottom line is that the fountain is no longer safe to approach or interact with.”

Arts commission spokesperson Coma Te concurred. “Given the findings presented in the structural report, public safety comes first,” he said in an email. “The Arts Commission supports Rec and Park’s decision to secure the area as they work to complete planning and design work for the plaza.”
|Updated
Sam Whiting has been a staff writer at The San Francisco Chronicle since 1988. He started as a feature writer in the People section, which was anchored by Herb Caen's column, and has written about people ever since. He is a general assignment reporter with a focus on writing feature-length obituaries. He lives in San Francisco and walks three miles a day on the steep city streets.

SF's Controversial Vaillancourt Fountain Deemed 'Hazardous,' Now Getting Fenced Off to the Public

By Joe Kukura
Published Jun 9, 2025, 11:36 AM
Source: https://sfist.com/2025/06/09/sfs-controversial-vaillancourt-fountain-deemed-hazardous-now-getting-fenced-off-to-the-public/

The fugly but beloved-to-some Vaillancourt Fountain at Embarcadero Plaza was already on the ropes and uncertain to be kept around, but now the city is fencing it off, as a new architectural report says it's a hazard to the public.

Embarcadero Plaza's 54-year-old Vaillancourt Fountain already appeared to be on thin ice, after a proposed $30 million renovation of the plaza → https://sfist.com/2024/07/17/city-looks-at-total-reimagining-of-embarcadero-plaza/ released last summer did not include the fountain. There was no formal announcement that the some-would-say-appallingly-ugly → https://sfist.com/2017/08/10/appalling_embarcadero_fountain_woul/ fountain would be removed, but the fountain was not included in the recent renderings → https://www.instagram.com/p/C9ktJFgPon3/ for that redesign, and this has set off some pushback — both from lovers of Brutalist design and from the artist Armand Vaillancourt himself to preserve the fountain → https://sfist.com/2025/04/21/very-unattractive-embarcadero-fountain-may-be-demolished-but-its-fans-are-fighting-to-preserve-it/.

There's a new development today that does not bode well for the fountain's survival. The Chronicle reports that the Vaillancourt Fountain is being fenced off to keep people away → https://www.sfchronicle.com/sf/article/vaillancourt-fountain-fence-safety-20363833.php, as the city has declared the structure "hazardous." Per the Chronicle, the installation on the fences was scheduled to start at 7 am Monday morning, and will continue through the week.



Image: San Francisco Recreation and Parks Department

The Chronicle obtained the rendering seen above of what the fences will look like, and these are not the huge restrictive fences that were put up 24th Street BART station → https://sfist.com/2022/07/25/in-first-weekend-fences-at-24th-and-mission-fail-to-deter-vending-mostly-just-block-sidewalk-acce

ss/ back when the vending there was out of control. The Chron describes this as "steel mesh security fencing," which is about 3.5 feet tall, and does not really limit access to the perimeter of the fountain but discourages skateboarding on the fountain's dry pool bed.

Having now gated the thing off, there is clearly an emerging rationale from the city to tear the thing down.

"The fountain isn't just falling apart — it's hazardous," Rec and Parks spokesperson Tamara Aparton told the Chronicle. "The structure is cracked, corroded and missing key supports. Add lead and asbestos to the mix, and it's a serious safety risk. That's why we're fencing it off now, to protect the public while longer term decisions are made."

"The bottom line is that the fountain is no longer safe to approach or interact with," she added.

This conclusion comes from a 122-page report from the architectural firm Page & Turnbull on the fountain's deterioration. Water has not been flowing at the fountain → https://www.sfgate.com/bayarea/article/san-francisco-found-junk-in-drained-fountain-19515396.php for about a year now, after a pump failure last summer. That report also found that the structure no longer meets seismic safety codes.

The fountain's designer, 95-year-old Armand Vaillancourt, visited SF last month → https://sfist.com/2025/05/22/95-year-old-artist-behind-often-reviled-embarcadero-plaza-fountain-flies-to-sf-to-save-it/ in hopes of saving it, and claimed it would be cheaper to restore the fountain than to tear it down. But that is not the consensus opinion, as Rec and Parks estimates that restoring the fountain (tearing it down and putting it back together) would cost somewhere between $12 million and $17 million, plus annual maintenance fees of $100,000 each year.

Vaillancourt also claimed that since the structure survived the 1989 Loma Prieta earthquake, it is therefore proven earthquake-safe. But the Page & Turnbull report does not agree, saying "The struc-

ture is likely to yield and deform beyond that deformation already apparent in some of the stress cracking in the concrete."

That report does not declare that the fountain needs to be torn down. "The fountain does not appear yet to have deteriorated beyond repair," the assessment says. "Though certain systems and components have, and there may be a variety of approaches to treatment to be explored in future phases that could stabilize and restore it."

The decision on whether to keep or remove the fountain will ultimately be made by the SF Arts Commission. That body's spokesperson commented to the Chronicle, but in vague terms that did not broach the topic of whether the fountain would stay or go.

"The bottom line is that the fountain is no longer safe to approach or interact with," Arts Commission director of communications Coma Te said to the Chron. "The Arts Commission supports Rec and Park's decision to secure the area as they work to complete planning and design work for the plaza."

That said, this is not good news for fans of Vaillancourt Fountain. And the fact that the fountain now needs to be fenced off, however slight that fencing is, is certainly ammunition for anyone who wants to see the thing torn down.

Related: 95-Year-Old Artist Behind Often Reviled Embarcadero Plaza Fountain Flies to SF to 'Save' It [SFist] → https://sfist.com/2025/05/22/95-year-old-artist-behind-often-reviled-embarcadero-plaza-fountain-flies-to-sf-to-save-it/

Image: Another Believer via Wikimedia Commons → https://en.wikipedia.org/wiki/Vaillancourt_Fountain#/media/File:Vaillancourt_Fountain,_San_Francisco_(2013).JPG

TRANSCRIPT FROM COMMUNITY MEETING #2 ON JULY 8, 2025 FORMAL PRESENTATION

Aaron Fenton: Alright everybody, I think we're going to get started. If you could have everybody who needs to take a seat or include the conversation, but I'd appreciate it. Thank you very much. There's a couple of seats up front if anybody wants a better view. I think there were a couple seats up front we had to make some more room for. If you need a seat, we have a seat. So come on up front, we have an empty seat.

All right, great. Well thank you all for coming, uh, to our space called Codi. This is a, a temporary pop-up that we've created. Um, you know, since the pandemic, which has been a really great collaborative meeting space, uh, that the community, our tenants, and really anybody can, uh, can utilize. Uh, so thank you. My name is Aaron Fenton. Uh, I work for BXP. I run our development teams, uh, for the West Coast. Um, I introduced myself the first time around, so it's nice to see a lot of familiar faces here.

[01:29] As I mentioned in the first meeting, this is a project that was conceived, I mean, less than a year and a half ago. Uh, and, you know, we had the fortune of being able to partner, uh, with HOK architects, and uh, Park and Rec, and, uh, OEWD in the City of San Francisco to collaborate and work on and push forward what we think could be a tremendous, tremendous opportunity for the city of San Francisco, its residents, employees, the tourists.

[01:57] Basically everybody that comes to work, live, and enjoy downtown San Francisco. This is such a great piece of real estate that's highly accessible through various modes of transportation. It's got the iconic views with the Ferry Building and

the Bay Bridge. You've got all the great retail that exists here in Embarcadero Center and at the Ferry Building.

[02:16] You've got the connection all the way up through Market Street. And again, we think this is a tremendous opportunity. And it's just so nice to see so many people in the crowd here today who are engaged and willing to participate in this community process. Because this is a park for the people, right? And that's why you're all here. So with that, I'm going to turn it over to Park and Rec, uh, Eoanna Goodwin who's been the project manager, leading the way, um, on behalf of, uh, RPD, uh, to commence the presentation. Thank you.

Eoanna Goodwin: Hey everybody. Um, so great to see a full crowd. Again, like Aaron mentioned, everybody really cares about this space. Um, we're here to make it better. I think you all share that goal in mind. Um, and how we do that is what we really want to get out of this meeting, right? We want to, we want your help in shaping this beautiful space.

[03:09] Uh, we want your help giving ideas on kind of our next steps and how to move this project forward. Um, as Aaron mentioned, this is a private-public partnership. So we're working with BXP. We're also working with the Office of Economic and Workforce Development. Um, and we're also working with, uh, Prop K. So we have money from Prop K. We have money from Prop B.

[03:30] Um, within Rec and Park, there's a handful of us here. I think they're kind of in this corner. We have Lisa Bransten and Stacy Grantley, if you could wave your hands. From Park Folk, Family A and Wyatt Pritchett over there as well. Um, and so when we break up the sessions, I'll probably about to see you to warm you up. Um, so you guys kind of know who to go to and obviously come to me as well. [03:52] If you need to leave early, no problem. My business cards are up front. We'd love to connect with you directly with, um, your thoughts. I read all of your emails. I try to respond kindly. Um, and if I don't, please email me again. I'm happy to talk to you over the phone or via email and get your thoughts and concerns, ideas, so on and so forth.

[04:17] Uh, so the agenda for tonight, just did a welcome check. Uh, we're going to go through some of the survey findings. So this is our second community meeting. Our last one was at the beginning of March. Uh, afterwards there was a survey open for

about three weeks, an initial survey and then we also had input through a handful of different community engagement, um, methods.

[04:38] So we were talking to different stakeholder groups and, uh, we also had a paper survey here at the last community meeting and then we also had community engagement boards. So we're kind of taking all that feedback and this was our survey recap. Um, and a site assessment. So from the last community meeting to some new findings we've had, so wanted to do a report back with everyone. Um, and then finally go into the park program. So taking all the input we had and using that for how we're shaping, uh, the next steps in the design process.

[05:10] Then we'll break out into a community engagement activity followed by Q&A. Um, I'm asking for two big things. One is hold off questions until the end. Hopefully we'll be able to get through all of your questions and answer them either here or at the community engagement boards. We'll do a report back from what we heard at those boards here, just to relay back what we heard.

[05:32] And maybe we missed something and you're like, that's not right. Um, just let us know, right? So that's kind of our opportunity to hear what you said and report it back. Um, and then at the end we'll have Q&A. We did this at the last community meeting. Took as many questions as we could and I think we were able to answer all the questions that people had, which was great.

[05:49] Um, the second big thing I'm really asking people is to be respectful. Um, we learned through the community engagement process, people have a lot of different ideas about what this site can become and we need to respect that. So one person might say, I want this green lawn and the person next to you has a completely different thought. And that's okay. We're here to hear you out and we want to be respectful and have a, um, have a dialogue that will be productive, right? So, saying you hate something or you're wrong, great, right? But let's really talk about solution-oriented opportunities.

[06:23] All right, so the question I get the most with all of my projects is when the heck is this happening? When will it get done? Um, there are a handful of things that have to happen, so I can't give you a definitive answer, but I'll, I will walk you through some of the steps. I think with a private public partnership, um, people are, are thinking like, oh, this will get done with private money and you're going to skip

past some of the public process. That is not the case. Um, we had our first community meeting in March. The, as I mentioned, the next one is today. Welcome. Um, and then the third community meeting will likely be in a couple months. Uh, if you remember, if you were at the first community meeting, we were hoping that the next one would be about a month later or so.

[07:02] We got an overwhelming response from the surveys and so we had to kind of pump the brakes, make sure we were responding to those thoughtfully and be able to answer questions that were had. Um, so yeah, we have hopes and desires for schedule and speed of things, but we also need to be mindful that we're, we're responding to all the questions that we have come in. Um, after we go through the community meeting, we will be developing a concept design. It'll go to the Rec and Park Commission for approval and we'll also be doing an environmental review. We'll start going into the next design phases, secure construction funding and that's when construction documentation will begin. That's basically like the blueprint drawings.

[07:47] Then we'll go to the city agency for permit approval at DBI. Then we'll be the bid and award phase. This will all be through, um, public works. So our typical, um, bid and award, lowest bidder, contract's going out. It'll all be very public. Um, and then finally, once we get the, uh, final bid, it'll go to a Rec and Park Commission for approval of the construction contract and then construction begins.

[08:12] Okay, survey findings and community meeting one recap. So there were a total of 1,054 total responses to the survey, which is fabulous. Um, 9% of those were in person, 91% of those were online responses. Um, there is definitely a difference. People were getting all the information and responding to kind of the presentation that we gave.

[08:36] And a lot of people were kind of seeing this blind, right? And so, um, that's just important to note. I'm really happy that so many people are here so that we are getting the information firsthand. Um, and also spread the news to your friends to give your feedback and give your comments. People are responding to this, to the survey from literally all over the country. Um, and just one point to make is that the survey that I'm giving a snapshot of on the bottom, the survey results reflect input from the digital responses and the community meeting participants.

[09:07] They're not a representative sample. We hope that it would be, um, but it's just one piece of the broader engagement process. We know that coming to a community meeting and taking an online survey might be more difficult for some than others, right? And people might not even heard about this project. Some people can't take it for various reasons. And so stakeholders that came, came to us, we also try to set up meetings with them and meet in person as well. Um, so we talked about our project goals in the last community meeting and this was, this is them in order of, um, popularity. People are asked to select their top three. So create a world class iconic park that represents San Francisco's vibrant culture for both local and international visitors. That was clearly the top contender.

[09:52] Uh, next was creating a welcoming public space with access for all. Tied in, tied for third was igniting the downtown recovery and revitalizing the heart of the San Francisco waterfront and also honoring the rich history of the San Francisco waterfront. Um, and lastly, still important, it still got about a third of the responses was activating the park with a wide range of programming catered towards diverse communities.

[10:16] The next question is what new features or improvements would you like to see? Um, the survey showed a vast majority, and this is a select all that apply. So if you're doing math and saying there are 1,000 responses, this is way over. This is why people could choose as many as they wanted to. Seating and gathering took the cake for this one at 60%, followed by public art and more grassy open areas.

[10:38] People really wanted to, you know, engage with culture. We saw outdoor dining, stages for performances coming in as well. Um, and then towards the bottom, we have dog park, outdoor fitness equipment, temporary ice rink, group exercise area. Um, and then we also had a write in area. And what was really, um, prominent here, over 20% of the responses typed in skateboarding, right? So I kind of had this on the side because if it was a selection, maybe it would have been more. Um, but we've really heard, you know, I didn't expect the most organized group to be the skateboarders, but good job, guys. Right? We heard you.

Eoanna Goodwin: Similar demographic as community meetings, so we're happy to have you. Welcome. Um, okay, survey findings. So what best describes your connection to the Embarcadero Plaza? This was also a select all that apply. Uh, the top vote on this one or whatever, response was the recreational user. So people

coming for skateboarding or padel or exercise or walking. Again, for this next survey, we, we put skateboarders into their own category because we, they were so prominent.

[11:56] Um, local residents came in next. So about, for the most part, about 40% of responses were local residents or recreational users. Then came in urban design and preservationists, community advocates, commuters, the business community, visitors, tourists, event participants, family and play. Um, and this is select all that apply, which means there's a wide range of users and we use this data to make sure that who uses the park is reflective of the demographics that we saw on site or what we see day to day, or are there, you know, additional outreach we need to do for some of these groups.

[12:29] And how often do you visit the park? About a third come in weekly, 20% or so monthly. Uh, 17%, two to three months, 19% daily. So people are coming to this park very frequently. 1%, I've never been. If you're here, walk there after this meeting. Um, and then when do you usually visit? This is an interesting one because this is kind of known as a downtown site.

[12:52] And we have an even number of weekday, not even, but you know, pretty evenly faired weekdays and weekends. Almost 70% or about 70% or so. Um, so for a downtown area that's getting visited so much on the weekday, weekdays and weekends, um, this is a really special site. And how do you typically travel to the site? Again, select all that apply.

[13:14] We're having half the people walk or take public transit, 30% or so skateboarding, rollerblading or scootering. Um, and not really a car-heavy area. Those were driving and ride-share were the lowest, uh, percentages on here. All right, some of the responses from those write-ins. Um, so this is what I'm calling diverse perspectives.

[13:38] There were some, um, categories in the write-in responses that people had very different opinions on. Uh, when it came to events and programming, people were saying, I love having events here. It brings the community together. This is so much fun. Other people are like, this is noisy. Get this out of here. I live over here. I don't want to hear it.

[13:58] Um, and so we're going to talk about how we're responding to each of these as well. Uh, landscape preferences, we heard everything from we want native planting to lawn, to turf, to concrete paving, to restore the brick plaza. Um, padel, a lot of people called it pickleball. That's how you know that people don't know what's going on in this space.

[14:18] They just see some loud ball knocking around. Um, some people thought it really brought the community together and it activated the space really well. Other people are like, why is it here? It doesn't fit here. Get it out. Um, Vaillancourt Fountain, known as an iconic historic piece. Other people are calling it, I'm not going to say those words, but in the room, and I saw her so on and so forth.

[14:43] And the shared priorities. Guys, these are the least sexy things I've ever seen, but we're all on the same page, so that's great. Um, safety and access. People want to feel safe. They want it to be accessible. There are a handful of band-aid issues that, you know, we've just been making it accessible versus really getting to the root of the problem. Um, having clean, accessible restrooms on site, and then maintenance and upkeep. People want trash bins. Um, people want something that can be maintained forever, not easily graffitied or broken or so on and so forth. So from all this data, we came out with what we're calling the Five Ls for designing Embarcadero Plaza. Um, any new parents out there might know about the Five Ss. Um, this is kind of similar to that. It helps you remember some of the, um, phrases with the alliteration. So we're talking about location. This is the placement of the programs and the features that respond to the site context, accessibility, and user flow. So some of the adjacencies that are really important to people. Um, ledges. So having a variety of seating options constructed with high quality, durable materials, different types of seating will invite relaxation and also informal activities like skateboarding. Um, having smooth, level ground, um, it allows for multimodal access and meandering pathways, encouraging exploration and leisure.

[16:08] Um, a well-lit place lighting, this will enhance safety, visibility, allow the site to be used at night. Um, and lastly, layers. This is really talking about celebrating the site's layered history, acknowledging its unique character and spirit. I'm going to do a quick history recap for folks. We went through this in detail in the first community meeting.

[16:30] Um, these slides are also up on our website. Uh, the slides that I'm showing from the last first meeting are up on our website. The slides I'm showing will be available tomorrow as well. Um, so 1898, the Ferry Building was originally completed as a terminal for ferries. This key transit hub. Um, at that time, the ground level was not open to the public and there was a double-decker freeway right in front of the Ferry Building.

[16:56] It wrapped around our site. Um, in response to what was going on with the waterfront and in response to a 1960s, uh, city report called What to do about Market Street, Lawrence Halprin and others came up with an idea for how to reinvigorate Embarcadero Plaza. Um, that included the plaza that's there today, as well as Vaillancourt Fountain.

[17:18] So in 1971, 1972, the Vaillancourt Fountain went in. Um, very popular site. It was there for a lot of reasons. Um, it brought water, a new water feature since you couldn't access the waterfront anymore. Um, it also blocked the, blocked, not blocked, it was in front of the freeway. At the same time, we had the Embarcadero Center and the Hyatt being built, um, around the same time.

[17:44] So you have these kind of brutalist architecture pieces made of concrete in front of this huge concrete mass of the freeway. Um, and then in 1990, 1980s and 1990s, there was also, um, an intervention by William Turnbull Jr. um, and the rise of skateboarding on site. So on the left you'll see what this was really designed for, right?

[18:07] You can see some of the construction I was talking about on the left with Embarcadero Center and the Hyatt. Um, and the Vaillancourt Fountain. Um, on opening day, very popular. Um, in front of the freeway. And this was really made to face, have like an inward facing, um, site versus what it is today. Once that freeway came down, suddenly it was, the parking plaza could model it with outward and starting to connect with the waterfront and their surroundings.

[18:35] Um, a view of the existing conditions. So this is what's on site today. We have the Abraham Lincoln Brigade Memorial, um, just on the east side of the fountain. Um, we have, um, Sue Bierman Park. This, um, was redesigned and opened in 2010, 2011. Um, and most recently there was arson on site, so it got redone in 2023.

[19:16] Um, Sue Bierman Park has a drainage issues that we're, we're looking at too. Um, and there are a host of accessibility issues both physically and visually. So you have these ramps that are coming up, just to go back down to go to different parts and programs of the plaza. Um, and a lot of people are on the Ferry Building side, not even knowing what is across because you kind of have these different tiered levels over there.

[19:43] Um, and then lastly, Vaillancourt Fountain. Um, Vaillancourt Fountain's last pump went out last year in 2024 and it's been dry since and we're going to talk about some of the findings, um, on the fountain as well today. Okay, so the fountain conditions assessment. This is new information since the last community meeting that we wanted to walk through and share with you all. Um, this was done as we do with any of our projects. If there's a structure on site, we need to assess it, assess it for structural integrity, hazardous materials, so on and so forth to really understand what we're getting into, um, and find out what's, what's on site as it has been explored previously. Here are some of the key findings from that assessment. Some we knew such as the end of life of the infrastructure systems. Um, the plumbing and the electrical systems are completely shot. This, this fountain when it was running, it had water going through it about 30,000 gallons a minute. Um, and that was really noisy and it was noisy for a purpose. It was trying to block out the sound of the freeway behind it.

[20:48] Um, as I mentioned, it was creating a water feature. Um, but the pumps no longer work. It had four working pumps and the last one went out last year. Um, from the conditions assessment, there are also hazardous materials found throughout the fountain, including asbestos and including lead. We tracked some of the maintenance costs over the last few years when the fountain was running. It was costing about 100K a year to maintain the fountain. Um, our, our structural maintenance staff was coming out pretty much daily to, uh, check on the fountain. It got cleaned out completely quarterly. Um, but it was starting to be hazardous. One of the items here is also the failed waterproofing membrane in the pool of the fountain, starting to flood the underground vault, um, that is at the fountain. Um, the fountain itself is not accessible. It was designed in the 70s, about 20 years prior to, um, the ADA Act being signed into law. Um, unsuitable soil conditions and then a host of structural issues from corrosion of the structural elements, cracks and spalled concrete, surface level, a lot of things look fine, but then when you start to get into

the fountain, um, it's not. And even under ideal conditions, if this fountain was designed and built today, it would not meet current seismic and safety standards. So then tying on all the corrosion and all the issues, um, it's, it's starting to be a lot. The fountain restoration cost, um, RPD did an internal cost, um, through some of the recommendations from the stakeholders, they asked us to hire a third party consultant to do cost estimating. So we did that. Um, we just got the cost in and the cost to renovate to, restore the fountain to its full glory to have, uh, take care of all the structural issues, to, um, have the new systems in place, um, it is estimated at $29 million. Um, the fountain itself is about 710 tons.

[22:45] When you think about each arm, they're about 10 to 11 tons each. So in order to fix this piece, um, you know, those arms are coming off, you need to check all the structural elements for corrosion, make sure that it's safe putting it back on. The reason that this is what it is is it's a handful of reasons. One, um, this is, you know, a structural restoration project, a seismic retrofit, but it's also an art piece.

[23:14] And so we're treating it as both of those. Um, which is important to note. Um, this fountain was designed, as you saw in the previous slides, to be participatory. People are supposed to be running through it. There's supposed to be water, you're supposed to be engaging with it. What it is right now from finding this report at the beginning of January, we had to put up fences because people are sleeping in it, they're climbing on it.

[23:36] That's what they're supposed to do, maybe not sleeping in it, but hey, rent's expensive. Um, but yeah, people are kind of doing a host of things and that's really what the idea was, right? I think the hard news is that this is over our budget. I think what I'm hoping comes out of this meeting and maybe I'm being like overly optimistic is that we can come together and figure out ways to honor the site's history, to bring in that character and to bring in the spirit and to move this project forward.

[24:05] Um, it'll, it'll take us kind of, you know, being creative and, and thinking about options and opportunities, but what we want to hear from you is like what is important to you and how we can do that. Um, Lawrence Halprin, when he was starting to design this space, he was, he was more or less talking about this as, um, a space where, you know, it's, it's a total space of participation.

[24:28] All these elements are coming together. And what it is in its current state, it's not participatory. All these elements are kind of fractured. And so we want to bring us together and bring those pieces together and take in what we can from these community engagement processes to keep this going. Um, from here, I'm going to hand it over to Brian Jencek at HOK.

[24:51] Um, what he's going to do is walk us through a possibility of what the site can be, taking in the constraints of safety, of accessibility, of our budget constraints. Um, and then from there, we're going to start to break up into sessions, talk a little bit more and more about, you know, how we can start to shape this plaza together as a team.

Eoanna Goodwin: Great. Thank you. Um, I don't know where you are, but I've heard Supervisor Sauter is in the house. Um, and we'd like to recognize you. Thank you for joining us. Um, Supervisor of District 3 where this project is at. Um, would you like to...

Danny Sauter District 3 Supervisor: I will, please. Um, good evening everyone. I'm really happy to see such a large audience out here tonight. Um, I'm Supervisor Danny Sauter and as your District 3 supervisor, I represent the space just steps from here, uh, where this project is, is being... Thank you for coming out tonight. Um, if you're interested in this project, if you have feelings about this project, if you want to see something in this design, if you think that, uh, this park, this plaza, this space needs to meet a certain, uh, criteria, a certain need for you, maybe as a business owner nearby or as a resident nearby, this is exactly the time to get involved.

[26:22] I think that, um, we all share, I hope we all share a broad vision that this space can be a lot more than it is today. It is still a relic of when there was a freeway looming above it. And we know it can be a lot better. We know it also can tie into our downtown recovery and reimagination of open spaces around here.

[26:43] How we get there exactly and what that looks like is what we're all going to decide together and what we're going to start the conversation on tonight. Um, our office has been busy, uh, in early in our term passing legislation securing, uh, bond funding for this project, um, doing that in tandem with all of our partners at downtown partnership, BXP, uh, Rec and Park of course, and many others. So, uh, we're excited about this. Please, uh, in addition to the stakeholders here tonight,

continue to engage with our office. We want to make sure that this project is something you're excited about. I certainly am. I know there's a lot of steps between now and and getting this open, uh, in a few years, but I think we can do it and I'm really excited. I think it will be a big part of our downtown recovery. And again, I also want to recognize that it needs to work for all of you that live right here. So thank you.

Brian Jencek: Well great. I'm going to try to keep that energy going because that kind of vision is exactly what helps get these projects done. So it's good to see you all again. I'm Brian Jencek. I'm the lead designer from the firm HOK. We have the honor of leading the design for all of you on behalf of the city, BXP, and so many other stakeholders. I'm going to now get into the programming building on our last meeting here together.

[27:54] I'm going to keep this fun going, then we're going to get into an interactive activity. And as Eoanna mentioned, we're going to then have a Q&A. So, here we go. So program organization. What we're going to do next is essentially take the uses and priorities that you identified on the poll, as well as in our last session here at the Embarcadero Center, we were upstairs for that green dot exercise.

[28:14] I see a lot of familiar faces. We're going to take those priorities that you listed and begin to land them on your park. So to do that, what we do as designers for you is analyze first our understanding of the site. Um, the maps that you're going to look at all have a scale. We live in planned view as designers. We look down on things like birds.

[28:33] So I know not everybody is used to looking at a site like this. The Ferry building is here. This is 300 feet, which is, you know, approximately a football field. So that length of the park right there, about a football field, that helps you orient yourself. Um, this faces east. North is that direction. This is Sue Bierman Park today.

[28:52] I see a lot of the, um, um, residents that live around us over there on that side to the north. The Embarcadero Center where you're in today is right here. So all the maps will orient the same way for our activities as well as here on the screen. So for site understanding, there's a few things that really just struck us about the existing park that resonate and inspire us for where we may land the uses you identified.

[29:12] The first is just working from the top to the bottom, the Embarcadero buffer. I think we would all agree that along that edge, there's an opportunity for something that helps separate the park a little bit from the busy road. Whether that's plantings with stops and parent soccer ball from rolling into the street, whether it's gardens, whether it's potentially historic or interpretive elements.

[29:32] We think that that edge is really important, not just for buffering the street, but that's also where we get great views out to the bay and connects us to our ferry terminal and everything that you want to discussed. Market Street itself, this extension where it becomes pedestrian during this segment before you cross the street. This is an opportunity for Market Street to spill in. We see that currently today where the various markets set up, artisans come out on the weekends, that occurs right here on this plaza.

[29:59] We think there's an opportunity for continuing that. In blue, this is where the current retail spill-out is, where you see tables and chairs out there today in the plaza. Some of the most used spaces, people just, you know, enjoying their lunch break, eating a sandwich, going to the various restaurants, coming out, enjoying a place to sit. There's trees, there's shade from the Embarcadero Center. That blue area we think is very successful and should continue.

[30:22] As we come around the horn, there's an existing restroom over on Drum Street, um, which you, you know, if you've been there. Clay Street extension, which is right here. This is on the north side of the Embarcadero Center and it's how you get down into the garage. But you'll see in the future, this becomes an incredible asset. As we think about future activities and events, Clay Street gives us an access for trucks and other things to set up tents, Shakespeare in the Park, a lot of the things that we know and love.

[30:47] Those require truck access. So that little gray rectangle there is actually really important for successful parks around the world we've done. Continuing around, the existing playground. It works. It's great. It's one of the most utilized places in the park today. We see it full on the weekends, full during the week. We want to keep that. It's, it's not broken. Don't fix it.

[31:07] And then, of course, we have the large, you know, expanse within the middle that we can now land your program priorities on. So think of this in many ways as

our canvas. And then on top of that, we begin to think about how do we place your program? So one of the first things that we do is start with bubble diagrams like these. And many of you probably been through this process before.

[31:27] We think about what are the big buckets or areas of the site that really just ask for certain programs? This is how we organize them into various categories just top to bottom. I'll read them out for those in the back. So purple is community and family oriented. Now, why would that use and any uses within begin to orbit in this direction? Well, Washington and Drum is how a lot of our residents that live just north of the park currently access the park.

[31:52] We know that there's families and children living in there. That's where the current playground is, we just talked about moments ago. There's a restroom, there's quieter streets, much quieter than the Embarcadero Center or the Embarcadero, um, uh, avenue. And so this is where we can have drop-offs. It's a little quieter. There's a lot of reasons why these kinds of uses listed up here make sense over there.

[32:13] Going around the horn, so next is ecology and history. We have heard from you that we want to have wildflower gardens, pollinator gardens, we want places for habitat, ecology in what is right now largely a paved plaza. When we're thinking about where that wants to go, the site slopes towards the Embarcadero. And so that suggests to us that as we celebrate ecology and nature on the site, that's a good location for it. It's where water wants to go for the plantings. It's inherently a low spot. It also speaks to our history on the waterfront. So as we celebrate those interpretive elements, it could be that that's a great place for them to land. Market Festival and art. I just, we went over this just moments ago. We think that, you know, as we think about the terminus and Market Street, how they connect you over to the Ferry building, connects back to our downtown, this plaza, it wants to get a little bigger.

[33:02] Right now, there's enough room for the various tents and activities that set up along it on the weekend, but it gets pretty crowded as you cross over here and you see you're kind of jammed, right? I know the residents around here know what I'm talking about. So we think we want to extend that plaza. It needs more room. Dining and spill-out continues. And then in the middle, we've got that multi-purpose space that Eoanna was talking about.

[33:21] That canvas where we can bring together all those uses to create this iconic park. Those are the various big picture zones. We think make sense based on your park, the five acres that you have, the relative views and opportunity around us. So now, how do we actually take your program priorities and land them on the site?

[33:43] Now, we're not going to actually design the park as a bunch of blue and pink circles. This is just a diagram suggestive of where these uses might land. But this is really the bones of the design that will follow. Let me walk you through it real quick. In the upper right, this is the various buckets or zones that I went through before. And in the middle of the screen, now is where we start to think about, okay, within a multi-purpose area, where might we place a stage?

[34:09] And how might that stage orient its amplified sound out towards the southeast, out towards the water, away from residents, away from the hotel, where we could actually have a multi-purpose area for a larger scale events once you ask for. We think orbiting around that is a large multi-purpose area, maybe broken into a larger area towards the ferry building, potentially larger opportunities for activities.

[34:33] And then maybe something smaller over here towards the family zone. Places to play, kick around a soccer ball, that kind of thing. Um, as we continue around, the plaza extends, we think there's a great opportunity for art in that plaza. We know how vocal the ferry building, its clock tower, the Embarcadero Center, Market Street. We think somewhere around there, a permanent art piece or potentially some type of a rotating exhibition could make a lot of sense.

[34:59] So we want to hear your thoughts on that. It's very vocal, very visible. Um, as we continue around, along the, along the Embarcadero itself, the blue dots represent interpretive historic elements. This is where we really celebrate that history that you all walked through moments ago. Some picnic areas, as we now move into the gardens, continue around to the, to the playground. And we're going to need your help in the activities here to follow. We've all been to a children's playground. We all know that nearby we want a picnic table set up for a birthday or put down some pizza after a soccer game or whatever it is. And then near that, we may need restroom. We may want a fitness area. So as the kids are playing, others can work on fitness.

[35:42] We know often on our weekends and our weekends are very similar to mine, there could be a dog involved. And so, kids are playing, people are setting up their picnic tables, maybe there's a workout area. Maybe potentially that's also now where the dog park goes, close to our crosswalks, close to the residents that have pets in the surrounding area. The reason I share that example is in a moment, we're going to break into activities. And in those activities, those various zones, we're going to go through, are these program areas in the right location? Do you agree with it? And then the various uses, are they aggregated together? So that again, it makes for a wonderful Saturday afternoon, a busy Monday morning, and it accommodates all of your desires and, gateway plazas, we want when you first arrive in the park to feel really open and welcoming. Very accessible, accessible for everyone. We want to make sure that everybody can navigate through this open space and be able to get to wherever they want to go without walls or railings or stairs and things in their way. We really want this to be highly accessible.

[36:43] So you'll see these gateways at all the corners. I could go on, but we'll get into this at the stations. We'll have a station devoted to this. But this is how we as designers take your program priorities, size them. And again, there's a scale down here, and then begin to land them where it makes sense on the property. We're very excited about where this could go.

[37:03] We're seeing that these five acres can accommodate everything you've asked for in an incredibly world-class open space way. So, pretty excited about where this is going. This ultimately, after we get your feedback, becomes next, the bones for the design. That's where we begin to lend form and craft. But that comes next. Tonight, we really want to make sure we heard you.

[37:25] We got the uses and we've landed them on the park in the best possible way. So that's park programming. I truly multi-use park. I think as we think about overall, what's really organizing this park? That priority of multi-use as opposed to just one surface, hardscape for one kind of a thing. We've heard more and more you want multiple uses throughout your park.

[37:48] So you'll see that throughout the various activities and throughout that park programming diagram. We took photos of the red dot green, green dot exercise that we went through before. We know that we are going to integrate skateboarding throughout. We know there's a want for more green space. You want activities that

you can do in your park, whether it's movie night, festivals, art, and honestly, you all want just a great place of casual hangout area most of the time when it's not an event mode for the residents and visitors.

[38:18] Honoring our history is going to be a big part of this project as well. It's interesting to think about where San Francisco began, this harbor that we had once here. We would have been in open water long ago when our city was first founded. Incredible histories unfolded. Piers, cotton sailed ships, ultimately creating the ferry building, extending our downtown to the water, and creating the Embarcadero Center and the site we have today.

[38:41] Since then, we have, of course, the former freeway location, um, that gave us this connection to the water, the Abraham Lincoln Brigade Memorial, um, concrete ledges that are currently used by both skateboarders and folks who just want to sit and enjoy the plaza. Um, we got the brick paving with the divots, um, that Ashley and others have helped us really understand the deep history on the site for, as well as we've got remnants of the seating, you know, that was in the original design.

[39:07] We've got an opportunity to celebrate these elements, these cultural elements throughout the park. We have some ideas about where they might go in terms of the blue dots, but we love to hear from you where you'd like to see your history and your culture celebrated and if we've overlooked anything on the list.

Audience Member: And the fountain.

Brian Jencek: And the fountain, which Eoanna spoke to. Absolutely. So, this is, this is how we begin the design process. Um, we take your ideas, we convert them into space and size, and we begin to think about where they want to go and how they work together. I think one of the big hallmarks in addition to multi-use that we heard from all of you is that you want a unified park, a park that feels connected and open and welcoming, and not one that's broken up. And so we'd love to hear your thoughts about sure, multi-use, but how do we engage that multi-use space effectively? We've heard large scale events and other things like that. We'd love to hear more as we break into our stations. So, our activity for tonight, this is community meeting two. Community meeting three will focus on design.

[40:11] Tonight, what we would love your help with is first, the program. As I mentioned, have we captured everything? And is it what you think in the right

location? Give us some feedback. We'd love to hear your thoughts. The other stations, two, three, and four, we want to now start to get feedback from you in terms of the character of the park that you would like to have. I'll give you some examples and with our docents, you'll you'll be able to have a more kind of one-on-one conversation.

[40:34] But I'll just kind of see a few ideas that we've been talking about. One is, one of the highest priorities was actually just bringing more green ecology, um, lushness to our downtown. Right now, it's a very heavily paved, um, plaza. Those types of landscapes, those gardens, they can be very informal, they can be very natural-looking.

[40:54] Think like Tunnel Tops Park, which I'm sure many of us enjoy. They can also be quite structured and formal on the other end of this gradient. Uh, similar to some of the gardens around the museums at Golden Gate Park, you know, where the landscape is very structured, very geometric. You asked for more landscape, more green. Now we're asking you, give us some thoughts on the character of that green.

[41:14] The way we'll do that is across these, these, um, these gradients here, we once again got the red dots and green dots to help us understand where you, where your priorities fall. Another great example is plazas. They can be quite urban, quite orthogonal, quite structured, quite geometrically. And then you'll see at the station, they can also be quite landscaped, you know, quite curvilinear and quite sculptural. So yes, paving, yes, a plaza for various users, but how would you like it to feel? So that's where we're going next. I'll let the docents at the stations go through the rest. I'll be at station one alongside Yuliana. We'll be talking about program. Station two, um, will be set up back over there. Um, this is where we'll be talking about the program character, um, gradients for seating and gathering and fitness.

[41:57] Um, station three, if you can't read it, is dining, picnic and gardening. And then station four is historic recognition, the deep cultural and historic history of the site, as well as the plaza. Rotate around. We hope to get your feedback at every one of these stations if you can, though we recognize you might have certain priorities or certain interests and kind of stick at one.

[42:15] We want to get all your feedback, and then we'll come back up here and, uh, Q&A at the end. I know that was a lot. I tried to get through it quickly so we can get

to the activity. But I think with that, we're going to move into the activity. Is there anything I missed?

This transcript was automatically created through the use of generative AI. Some minor corrections were made to speaker names, but no other adjustments were made.

Joanna Goodwin: Um, so yeah, Brian mentioned we're going to split up into different stations around the room. Um, we're going to have a paper survey for people to fill out. Um, there will also be a digital survey and we'll put the QR code up here. It'll also be on the paper survey. We encourage you guys to take the survey, to pass it along to friends.

[42:53] Um, and just from rumblings and kind of hearing about, you know, typically all these projects, we'll have multiple options. We did look into keeping the fountain on site, but once we are looking at all the site constraints, including the budget constraints, it's not possible to have it on the site with our current budget, like where we are financially right now.

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[43:15] So this is why we're showing this program and we do welcome all of your feedback on how we can still integrate the history of the site on, on here. Um, I just wanted to kind of let that note out, because I did hear that a couple of times. I want to make sure everyone's aware of where we are. Um, and it is in a handful of reasons, but just this is why we're showing this. We'll be here, we'll be around, feel free to come up to us too with additional questions and feedback.

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[43:35] Um, you can start on any station you'd like. Station one over there, two, three.

TRANSCRIPT FROM REPORT OUT AND Q & A FROM JULY 8, 2025 COMMUNITY MEETING

Okay. So we're going to do a report out, so I can have your attention for a second.

Um, I just wanted to make a couple points. So one, I know it's already 7:00. If you know me, I'm always running late, so I apologize. I do have business cards up in front. Uh, feel free to email me if you have a question and you need to head out. Uh, but like I mentioned, we're going to do a report out real quick of the stations. Um, I'm going to have somebody come up from each station, come back and give us kind of the big, overarching themes. Um, and then after that we're going to open it up to Q&A.

All right, so Brian, putting you on the spot. Station One. What'd you hear?

[00:00:43] Brian: Thank you. Hey, big shout out to Station One. You know, we're not playing favorites, but you guys brought it. Thank you so much for your feedback.

[00:00:50] Brian: Um, okay, couple of things. We talked a good amount about skateboarding. I had an interesting mix of park board, um, uh, passionate folks, um, skaters and residents. And so I thought that was a really healthy conversation as well as dog advocates, as well as children's play area. Some of these things are inherently, they might feel like they're in conflict, but we found a ton of common ground. For example, we heard from members of the skate community that if there aren't places that skaters are going to gravitate towards, they're probably going to be in more of this geographic area because of the current community at Harry Bridges Park and Plaza, as well as here, as well as over towards the pier, um, further to the north. And

so, the even the residents themselves who at first voiced uh, noise concerns about skating said, "Well, if they're skating in the park, it probably makes the most sense here." And so too did skaters.

[00:01:38] Brian: The other thing that was discussed was, you know, children and dogs on the surface, you know, the two might not mix, but then a lot of the family members, you know, talked about just what a Saturday looks like. Got some kids in tow, um, you got a fitness area, you might have the dog and how if we do collocate those uses together in this area, they actually make for a nice afternoon and kind of completes an entire experience, whereas otherwise families might be split up, having to sort of divide and conquer if those uses weren't together.

[00:02:04] Brian: I could go on. Those are some of the hallmarks of us finding common ground between uses and users that don't inherently maybe feel complimentary, but actually can find a home on this great park because of its scale. That was really inspiring for me. Thank you.

[00:02:18] Speaker 1: Thank you.

[00:02:20] Speaker 1: All right. Station Two. Jen?

[00:02:25] Speaker 1: Do you have the mic?

[00:02:31] Speaker 1: Thank you, Eoanna.

[00:02:37] Jen: Um, so my station was um, seating and gathering areas and fitness, um, elements. Um, so first of all, there's a lot of green on here, so it was really great to see all of your feedback. Um, and then the reds were really interesting to hear from as well. So starting at the top one, seating and gathering. Um, so it was a range of uh from discreet, kind of interactive, movable, singular seating elements to continuous or sculptural features. Um, and you can see a lot of the, the greens are towards the continuous element. Um, and those are really cool to see. Um, there's a lot of red in the movable and the reasons for that were really interesting and it actually made me really happy to hear that people were concerned about theft, uh, maintenance, that, um, I really appreciated the mindset that people were already thinking about this park, wanted to make sure that the amenities are preserved for future users to use. Um, and then for the fitness, also interesting in that um, greens are kind of in the middle of the, of the gradient and then more reds on the other end. And so the

gradient here was something that was more imaginative, um, um, environmental, almost like a play towards something that's more uh prescriptive or standardized kind of um uh fitness equipment that you see around the city. Um, and people seem to like something that was in between. Um, something that wasn't too kind of cold or corporate looking, but something that also didn't feel like it was too out of place in an urban setting where you um have an actual kind of uh natural kind of uh workout area. So, um, thank you for all your input.

[00:04:07] [applause]

[00:04:27] Presenter 1: Okay, so for the color for programming character gradients, um, we had dining and picnic and garden. Um, I really appreciate these boards because these green dots and red dots can, can really tell a story here where, um, folks are kind of landing more for the garden spaces more towards natural, naturalistic. Um, less folks for highly structured. Um, we had some folks write in, you know, that um these highly structured ones might need too much maintenance, whereas with the naturalistic ones, um, less maintenance. Um, some notes here about um, local native plants for birds and butterflies. So some great ideas layered into this. Um, even some ideas on wetlands with native plants. Um, for dining and picnic areas, you know, less folks into the natural loose picnic and dining and more into um, splendid, maybe a little bit of both with natural ordered. Um, and folks really like civic. This is a picture of Bryant Park. Um, so that was great feedback to here as well.

[00:05:31] [applause]

[00:05:43] Presenter 2: Hello everyone. Um, I was in station four, um, and what I heard for historic recognition. Um, there were a lot of uh opinion on like reuse of the fountain. Um, the fountain itself is a different topic, but like in terms of the historic recognition, a lot of features that that it would be nice to recognize the fountain in different ways. There are great ideas in the sticky notes that we are noting down for our design. Um, and I think overall I felt that people were really integrated towards the reuse of the fountain. Um, and for the plaza space, um, I think the main comment that I heard from a lot of people was, uh, the street artists didn't feel uh, represented in the gradients. So, um, there was, um, like they had their comment in here. So we are noting down that. Um, and then, uh, there were mixed reaction on the integrated, uh, option where, uh, people liked skateboarding, some people didn't like it. So, um, there was some mixed reaction on that. Um, the layered was

something that a lot of people liked, like integrating, um, landscape and hardscape together and making that space more green. Um, that was another, um, huge comment that I saw a lot of people were putting big thoughts on. Um, yeah, I think that's it. And I have more comments that I've jotted down which we will consider.

[00:07:11] [applause]

[00:07:18] Speaker 1: All right, the moment many of you are waiting for. Q&A. Um, so here just to answer questions, make sure we're all leaving on the same page. I can't answer everything, but I'm going to answer things to the best of my ability. Um, and I'll bring in some, um, experts up if I need to. So, um, anyone in order up here. Yes.

[00:07:42] Oshiana: Hi, my name is Oshiana. Oshiana Ballencourt, and I am a daughter of Armand Vaillancourt, who designed the fountain. Um, and his son, that was, uh, talked about today. Um, in 96 years, I don't think my dad has ever asked me to help him. He, um, he's going to be devastated by this news and I'm hoping that today all of you can help, help us with this decision. Um, I think the fountain is a big part of our history. My mother was a street artist. I love the comments about where are the street artists. My mom was a street artist in the 70s. She worked at the fountain. She met my dad at the fountain and without the fountain, I would not exist. I live, I I work in San Francisco. I'm two blocks away. I go by the fountain every day. Obviously, it's a big part of my history, part of my family's history. And I just can't imagine the fountain not being there. So, I know the skateboarding community has really been, you know, back us up in regards to the fountain because um a lot of the skateboarders come to the fountain to skateboard. It was a big part of, you know, Tony Hawk's video back in the day. And I just hope that we can gather the community and hopefully change the decision of removing the fountain. Um, again, please help me. Please help us.

[00:09:12] [applause and cheers]

[00:09:21] Oshiana: And I, I'm going to get to my question, but what was the cost of of removing the fountain? There's going to be a very high cost of removing the fountain. Also, why has the fountain not been kept up kept? It is, you know, I don't think it's 29 million, but you're saying it's 29 million. This should have been something that the city upkept every single year and we would not be in this predicament of removing the fountain.

[00:09:46] [applause]

[00:09:49] Oshiana: Thank you so much.

[00:09:50] Speaker 1: Thanks, Oshiana. Um, yeah, so we did meet with the Vaillancourt family. Not Oshiana, but we did meet with Alexi. Um, we did meet with Armand Vaillancourt, Jean Vaillancourt, and we heard what they wanted to say as well. Um, their, um, we did ask them. We heard from the first community meeting, people wanted the fountain to be removed, people wanted to keep the fountain. Is there something in between? Um, their answer to us was a hard no. They wanted to be restored in its full glory. Um, if you've been up to it, it's, it's, it's an iconic piece. It is huge. There was running water, it was participatory, there was steam coming through it. Um, nothing like this could be built now. Like it's, it's quite an impressive piece and I'm not arguing that.

[00:10:35] Speaker 1: The thing that they asked us to do was to get a cost of restoring it and a cost to demolish it, which is what you're asking, right? Um, the cost to restore the fountain was 29 million for construction alone. So that's not including permits, it's not including soft costs or anything else. The cost to remove the fountain is about 2.5 million, um, has map included. And so we're looking at this with a lens of this is our project budget of 32.5 for the project. The cost to restore the fountain is over our project budget when you're including all the soft costs as well. Um, in terms of why is it in the condition it is, what the heck? Um, the piece itself is part of the Civic Arts Collection. Um, so it's on Rec and Park Park property, but it is part of the Arts collection. What that means is that for their, um, charter, they're responsible for upkeep and maintaining it, so on and so forth. Through the years, Rec and Park has been maintaining a lot of the underground systems, um, just because we don't have a contract to do so. We just have been. Um, when, when kind of finding out why that has been is when the fountain was created in 1971, um, Arts Commission didn't have the means or the ability to bring on engineers or plumbers to continue maintaining the fountain. So Rec and Park just has been over the years. When the last fountain or when the last pump stopped working last year, we started to do internal cost estimates just getting that pump going again is 3 million.

[00:12:13] Speaker 1: Now that we're looking at this whole thing as a whole piece of restoring it and bringing it back to life, taking in the structural considerations that it's not a seismically safe piece, um, we have to kind of go into it. So right now as the

fountain sits without water and with a fence around it is the way that it is. And to bring it back to life and to all its glory is 29 million. So the next kind of parts and steps is from here, we're gathering community input. We are then it goes to the um, Visual Arts Commission and there's another opportunity for community input at that stage.

[00:12:57] Oshiana: I just wanted to add, like I'm all for the redevelopment of the plaza. I work with developers. I'm actually here in the city. I've been part of our development of the city. I've built, I think, over seven buildings here in the city. So, I am all about redevelopment. I understand innovation. I understand that there's change needed. But I think we could do that with keeping the rich history that the fountain has with San Francisco.

[00:13:25] Speaker 1: Thank you. Um, I'm going to go these guys and then you. Um, do you have a second mic? No. Okay.

[00:13:38] Speaker 1: She's on her way for you, Vanna White for a second. So, if you don't mind coming up, because unfortunately the cord's not long enough. Thank you. I'll hold the mic for you. No problem.

[00:13:46] Audience Member 1: What a thrill. Uh, I didn't know your parents, but I did work in the plaza in the 70s. And so I enjoyed the fountain a lot. I used to climb on it a lot. In fact, just before the fence was put up, I uh, went and took another look and uh, it brought back a lot of good memories. I think now, because they didn't uh restore it and keep it, because many times it wasn't working and it turned into a big toilet, unfortunately. But I think it should be memorialized in some way or another.

[00:14:14] Audience Member 1: But what I'm here really to speak for is the street artists. You see all these photos up here? Street artists have been there since 1972. There's no photo of street artists. None. And your parents were street artists. We love to see street artists out there as well. And somehow when you see pictures of the Ferry building in downtown, the Embarcadero makeup, no street artists. They always take a picture on a Monday when nobody's working.

[00:14:36] Audience Member 1: But we've been there in the beginning, 150 artists working in the lower plaza. The numbers dwindled when the program opened up and people could sell all over the street. But in 2003 when the Ferry building opened, the number of street artists uh went up to 125, 150 sometimes. So we are there. We keep

the place safe. Okay? We keep the place safe. And so I want to make sure that we have a place there. Now I see there's a great little thing there that says "Art," okay? I see the color of "Art." Don't forget the street artists. The other thing is skateboarders. I love you guys. I think it's a great exercise, but skateboarding and an art booth, an arts and crafts booth, do not mix. And sometimes you guys go down walls and stairs and stuff like that and the boards go crashing into us. And there's no apology and they just give me my goddamn skateboard, let me go. So I want you guys to have a place, but when I see it's right next to where the artists are set up, that's ridiculous because people make stained glass and jewelry and everything else. So don't forget the street artists. I'll be glad to give you guys some good photos. And uh, let's make this beautiful. I think what you've got so far is fantastic. It's really good. Thanks a lot.

[00:15:47] Speaker 1: Thank you.

[00:15:50] Speaker 1: And then the woman you were just pointed to?

[00:15:58] Audience Member 2: Hi, uh Andrew Sullivan, I'm a landscape architect and um, I just wanted to say, uh first thanks to the uh all the work and thinking that's been done. I mean, I know it's a really complex uh process and project and that similarly, I'm like understand the need for redevelopment and all of that. That said, I just, I don't buy the idea that like the presumption is that the fountain has to go. I think there's a um, uh, there should be a more reasoned and kind of thoughtful process that includes both the historic and the cultural implications of the fountain, the plaza, their context where they are, and then also within the whole redevelopment of Market Street and the, the Embarcadero Holiday UN, etc. And that whole, that the contextual importance of those. You know, the fountain, I think it's crazy and like in both a good way and sometimes a bad way, but it's iconic and it's iconic in that location because of the location. And I think it's important to understand and respect that and that we develop a design that um, that is not a kind of design by committee, uh, bits and pieces to make everybody happy. There's a reason why it was like bombastic and I think there's a part of that that needs to be uh kept and even if that's reincorporating it as components of a stage or parts of other elements within a design, there's there's a huge opportunity that I think we shouldn't let go of.

[00:17:25] [applause]

[00:17:32] Audience Member 3: I just have a question for all the boards. How much square footage would you gain by taking the fountain out? There's lots of great ideas. And so much of something that, I mean I love the fountain. I've lived for 20 years. I thought it was going to stay on forever. But that's, that's beside the point. But it doesn't mean you can't have a great space. The art, and uh, it's a park that's been a long time coming for one. It shows a name. But, um, my question is how much square footage would you gain for something, something else?

[00:18:18] Speaker 1: The fountain itself is about 8 to 10,000 square feet around it, um, and the plaza itself is about 40,000 square feet.

[00:18:26] Audience Member 3: So it's it's almost 25% of the plaza. That's a lot of space that can be utilized for replication and because something that was mentioned before, amenities don't work. It's still a part of the problem. It is a unique piece for sure. It's just seems to have done a number on the fountain. Talking 25, 20, 25% of the square footage of the whole location for other things.

[00:19:06] Speaker 1: Thank you.

[00:19:14] Audience Member 4: Well, there seemed to be an amazing amount of applause for keeping the fountain. Um, and so with the time left in the development of the park, and it's all very good, uh, and and it is a unique fountain. Has there been any discussion of a GoFundMe? It's not in your budget, but there's other parameters that could be thought of to raise the funding for the fountain itself aside which would also be private. Has any consideration been given? And in terms of the cost, you mentioned it was 100,000, 100,000 dollars a year to maintain it. I think we have 800,000 residents in San Francisco, that's 25 cents apiece per year. So $100,000 to me doesn't sound like a lot of money compared to the amount of people that live here. And um, again, the 28,000 sounds like a large figure to someone who doesn't have 28,000, but the city budget even with all the cuts is still larger than the state of like New Jersey. So, I I think there was a scare tactic of throwing out those numbers, but those numbers to me don't sound so scary when you consider the total San Francisco. But the fundraiser aspect of of of gathering funds to restore the fountain and put it back in condition, has that, uh, has any consideration been given to that?

[00:20:44] Speaker 1: Um, yeah, so two parts of the puzzle there. It's $100,000 to maintain it a year, but there's also the time consideration, right? So our staff that's

maintaining this also can't maintain other parks and other areas because they're spending time on this, right? That's one part. I'm just saying whole picture. Uh, 29 million to completely restore the fountain. Um, and that cost, that would be something that we would need to talk with the Arts Commission about because it's their piece. The funds that we have right now for downtown revitalization aren't to, um, fix an art piece. It's to revitalize the downtown area and to revitalize the parks. And so that's a conversation that we'd need to have with the Arts Commission on how to bring those funds to restore the fountain.

[00:21:39] Audience Member 5: What should I write one?

[00:21:42] Speaker 1: Whatever you would like.

[00:21:43] Audience Member 5: Um, I just want to ask that those of you in charge consider this question, which is why Justin Herman's name was removed on Justin Herman was as a lot of you probably know was the father of so-called urban renewal agenda. His approach was to rip everything out. When I was a kid, all the Victorians were being ripped out and start fresh. That's clearly what we're doing here and in a way, this is like the Justin Herman approach, which is to get rid of everything that means will here in order to have a clean slate where you can think about programming. And I think that those of you who are both removed Justin Herman's name from the plaza should really be thinking about this larger question.

[00:22:35] Speaker 1: So, I can help answer that one. So, then former Supervisor Aaron Peskin was the one who did the resolution before the Board of Supervisors to remove the name of Justin Herman Plaza because he felt a lot of the history of his work in redevelopment wasn't fitting. So he moved forward, the board approved his resolution to remove the name. He had a temporary placeholder, which is Embarcadero Plaza, which is what it is today.

[00:22:58] Audience Member 5: We all agree on removing the name. What I'm saying is that Justin Herman would have approved of this process, which is to get rid of the past to make way for for whatever.

[00:23:11] Speaker 1: Appreciate that comment. I'm just clarifying because you were asking when it got removed and how that's the answer to that one. Sorry. Yes, gentleman in the navy shirt.

[00:23:26] Audience Member 6: Thanks. I'm Dan Rabinowitz, um, and I wanted to make two observations. First, I think we owe a huge debt of thanks to the people who are putting this project together, to Rec and Parks and to the designers. This is conceptually a genuinely brilliant design. And it is a design which hinges on the ability of integrating both parts of this park as one greensward space. That's a huge benefit for the city, for all of the different individual and collective users of this park and for the future. And it is hard for me to see A, regardless of the extraordinary cost that would be clearly entailed in maintaining the fountain, it's hard for me to see how the core of this design would actually work unless we can recapture that space for green space for the future. So, I think these are, I think this is a core element of the design that all of us have been admiring this evening. And I think we have to recognize that. I do believe that memorializing the fountain in some fashion is an entirely feasible project and I think that's something that should be undertaken as part of this redevelopment. But we have an obligation to the future as well.

[00:25:01] Audience Member 7: [unintelligible] I just want to agree with what the gentleman just said. I moved here when the freeway was coming down and the fountain was flowing and the freeway was up, and it really identified the area. When the water was flowing and it's like it just, it really dignified what the fountain was supposed to be about, I think different, it was lively. And so I'm dead set against getting rid of the fountain. And I think most of the people that've been here since, you know, before 1989 option where you could save the fountain in under current circumstances, with the intention of renovating it later so that you can create the park around it, and then at some future time when maybe you can raise that money or you get a new generation of volunteers on a commission out there, that's what I want to see happen.

[00:25:52] [applause]

[00:26:02] Speaker 1: So, just to re-clarify because I think there's been questions in regards to the funding for this project is for downtown improvement and recovery and revitalization. What Joanna was talking about, the cost of our project budget would not be able to cover the cost of the art restoration of the fountain piece. So that's the reason why it puts us in a position where the funding needs to go to an actual project that we can deliver. It cannot be used for restoration purposes because that was not the intention of that fund.

[00:26:36] Speaker 1: Okay. I see the person with the hoodie in the back over there.

[00:26:40] Audience Member 8: You mentioned how much it would cost to to restore. You mentioned how much it would cost to tear it out. How much would it cost to spend 30 minutes of your time brainstorming other options, like in visual.

[00:26:54] Speaker 1: That is why we're here today.

[00:27:02] Audience Member 9: I appreciate the work is being to. So my question is, what can be had for use of space for the unhoused and our homeless population?

[00:27:23] Speaker 1: Thanks. Um, so the plans over here are talking about having a stage and increasing um, usability. A stage facing outward, so that way it's not towards the residents, but yeah, basically like having some kind of iconic stage. Hasn't been designed yet. Here's a placeholder of location based on our studies of sun and wind and sound. Um, and also being able to kind of have that flow go outwards. U2 concert happening at the Vaillancourt Fountain is facing this way and really limits the amount of people that are able to see and access it, unless you're on the freeway. Um, but yeah, thanks.

[00:28:06] Audience Member 10: Hi. Um, thank you for hosting everything tonight. Um, I feel like there's, uh, I'm speaking on behalf of the document and the contractor and I think in perspective, um, and you know that there's a huge skateboard community in my family. Um, I think there's sort of a tension in what is being presented tonight and that it looks to show a demolition of the fountain and Embarcadero Plaza and then what is offered is the space, not a design, which is a space that is still in motion. Um, but there's these ideas about programming. And I think what is lacking or what feels like is lacking in this presentation is a conversation about preservation. Um, I would think that a park stage area would be very appropriate for, um, in front of a stage, we can have a concert or something like that, which would be more accessible maybe than what's on, um, what you're calling a plaza where there's currently a plaza and the actual plaza that made, um, will you be, I mean, are you thinking about demolishing the Embarcadero plaza? Um, how much does that like play into, um, what you're preserving? And then I'm also going to call this a park. Um, once you get any hot like a park and a plaza. So, I guess I'd be great if you could just touch on Embarcadero Plaza, its role for, um, mass gatherings.

That's something that we need more than anything to see people downtown. That has been a huge, um, important part of our school and our community.

[00:29:49] Speaker 1: Yeah, so a couple points that I think we're looking at what the actual materials are being used here. And this is just initial concept. The idea of the project is that we're unifying this space into a park that will have hardscape, that will have softscape, that will be mixed use, that will have circulation paths throughout. And so we're looking at how we can have a well-integrated single park instead of having a split down the middle of this versus that, but instead having this kind of multi-use area be the connecting factor, um, to really be able to make this a dynamic, vibrant, accessible area. Um, in terms of the plaza, are you demolishing the plaza? Are you getting rid of this or that? I think we're here today to really hear about what parts and pieces of Embarcadero Plaza, Sue Bierman Park and their history are super important. And then go into a deeper dive of cost estimates and what it takes to preserve that or relook at pieces and parts as we're continuing on. So, yeah, there's parts of the brick paving that no longer meet ADA. Does it mean we're just going to like take them out and throw them in the garbage? Or does it mean those parts and pieces are really important? Can we integrate bricks into the, those exact bricks into the new design, right? And so we're looking for that kind of feedback of what's important to you right now and why. I think the why is what, the meat of the question, right? So hearing that people had these lovely memories of Embarcadero Plaza and I got so many emails and people talking about, you know, I I ran through it as a kid and I was splashing water and maybe I drank some or, you know, whatever. But that's the reason that this makes this really difficult to consider it is like what people love is that it was a working fountain. What people love is that they could play and they could interact with it. And that's where, that's where that struggle is. So again, typically on our projects, we're offering multiple options with the fountain, without the fountain. That's kind of where we were starting at after community one is we're hearing these wants and needs from, from the mama, from SF Heritage, from the Vaillancourt family. So yeah, we absolutely are considering this. But then once we got that cost estimate, which is something that's from the stakeholders requested, this can't fit within our project budget, but also there are safety concerns and there's hazardous materials, there's seismic concerns, so on and so forth. So we're here to hear you out with this announcement. I know it's a lot and we just want to take that feedback and so we can continue the project.

[00:32:30] Audience Member 11: I was the person from the development college.

[00:32:37] Speaker 1: Okay. Because it's 7:30 and we're way over time, but I'm going to take three more questions from folks, the woman with the mask in blue.

[00:32:48] Audience Member 12: Hi, I'm one of the street artists in the Street Artists Program and I just heard the gentleman this explain that this area might be for skateboards. This is where we are, we have two rows of booths right here. This is Market Street sidewalk, so this is where the foot traffic goes right now. And that's very important for our, um, you know, how we make our living. And most of us, all of us are, this is our business, this is our livelihood. And so, and it's program's been around since 1972. Um, basically, it's very important for us to have foot traffic. This, I hope would continue to be a, you know, sidewalk. Skateboarders right now are over here. This is a crosswalk basically. So, I've seen the skateboarders like wait for pedestrians to have to go by. And I understand that they deserve their own space. I think it'd be great um for somewhere over here where it's completely safe for everyone because those skateboards go flying. They have to, I mean, I've seen people crash into pedestrians or whatever and so it's, I, I'm not against them at all, but I'm just saying that they deserve their own safe space and somewhere where they can just go for it, you know? And I hope that's not where we are. Because we are, we've been there for a long time. And anyway, that's all.

[00:34:22] [applause]

[00:34:25] Speaker 1: All right, I'll take two more questions, the guy in the back in glasses, blue t-shirt.

[00:34:39] Audience Member 13: Uh, thanks. I appreciate the thought that's been going into the presentation and uh the design process. I think maybe a question since the city is facing over an $800 million budget deficit, uh federal funding is obviously being cut off at the knees for the arts. We're facing a lot of uh economic turmoil. And we've thought about doing a version of this that costs less and then actually maintaining it? Because that seems to be where things fell apart. We failed to do the maintenance. Can we consider an option that may cost $5 million, $10 million, that doesn't rip everything up? Instead promotes the idea of maintaining what we have and figuring out a plan that will last the next 30 years? Because I just worry, you heard about the Sue Bierman Plaza, had to fix it, what is it, 10 years later? I worry

that will happen here. Is there an option where the capital cost is lower and then we spend that money more thoughtfully over time that doesn't require just a one-time thing and then we're going to defer that maintenance all over again?

[00:35:38] [applause]

[00:35:45] Speaker 1: Thanks. Um, yeah, so I think we're here to kind of consider what all the options can be. And I think part of it is that the issues with the fountain are from literally the soil on up. And so it's not just putting a band-aid fix or just making it so we can kind of continue it on for a few years, um, but part of that is—

[00:36:04] Audience Member 13: The plaza overall, not the fountain.

[00:36:05] Speaker 1: Oh, thank you. Plaza. I understand spending $35 million on the plaza and then have no plan of maintaining it.

[00:36:10] Speaker 1: Yes, thanks. Got it. Understood. Um, so yeah, plaza overall, that was one of the shared goals that people wanted was a place that is easily maintainable, a place that is accessible, a place that does feel safe. So yeah.

[00:36:26] Speaker 1: All right, one last question. The guy in the black t-shirt.

[00:36:37] Audience Member 14: Thank you. Uh, my name is Andrew. I'm one of the skater guys. I was here at the last meeting as well. Um, I just want to say I appreciate everyone voicing their opinions. I also appreciate hearing about all the concerns with the skate space, um, and especially, um, we definitely hear you about the potential clash with like the artists. Like that's the last thing we want to do is have any clash. I can hear a story that absolutely broke my heart about people feeling that they were forced out by the skate community. That's the last thing that we want to do and I want to just make that clear, like representing us skaters over here, that's the last thing we want to do is force anyone out. We just want a space where we still feel that we're included, as was mentioned. Um, you know, we're here, we're over at Pier 7, like we're already in the space. Um, we just want to feel represented as well. And if that means like a separated space, that means a separated space. And I know that was a bit of a controversial thing, but um, I just want to voice to the folks here that, um, we just want a place to practice our craft and we're in favor of multiple options.

[00:37:41] Speaker 1: Thank you so much. So we have been talking with the skateboard community, Ted Barrow, Ashley Rayfield. One of the questions we had was how do

we design a space for the skateboarders and how do we not design the skate space for the skateboarders in some areas, right? And the response to that was through design. How do I say no skateboarding here without being a jerk and without just adding, adding skateboard deterrents as an afterthought? And so part of that will be how we're designing this space and hearing your voices on precedents that work really well and you see it and you're like, okay, yep, can't skate in this area. Okay, this is my zone. So our preference is to not have to put signage up and have skateboard deterrents, but to make it obvious. And I think hearing these voices from the art vendors, hearing the voices from the skateboard community, I think the overarching idea that everyone wants to be heard and respected and that's what we're trying to do here.

This transcript was automatically created through the use of generative AI. Some minor corrections were made to speaker names, but no other adjustments were made.

[00:18:35] Speaker 1: Um, we're way past time. I thank you so much and my ask is that everybody be sure to turn in your surveys so that way your comments are heard, right? And there are multiple ways to engage with us. There's the surveys here. We're going to do we have a digital survey out as well. There's a QR code on there. If you're following our email updates, we'll send you the link, pass it around. Um, and thank you everyone for your time.

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Vaillancourt Fountain excluded from Embarcadero Plaza revamp plans

sfchronicle.com/bayarea/article/vaillancourt-fountain-embarcadero-renovation-20759560.php

Sam Whiting July 9, 2025



Vaillancourt Fountain is seen through the frame of a security fence being constructed around it on San Francisco's Embarcadero Plaza in June. City officials said Tuesday that the fountain is not included in plans to renovate the plaza.
Lea Suzuki/S.F. Chronicle

UPDATE: Removal of controversial fountain from S.F.'s Embarcadero Plaza formally approved

The fight for Vaillancourt Fountain heated up Tuesday night at a community meeting where a San Francisco city official said publicly for the first time that the controversial concrete sculpture is not part of the renovation plan for Embarcadero Plaza.

"We did look into keeping the fountain on-site," Recreation and Park Department Project Manager Eoanna Harrison Goodwin told a decidedly pro-fountain audience, "but once we got the cost estimate, it is beyond our project budget."

- **Update:** S.F. officials take first formal step to remove controversial fountain from Embarcadero Plaza
- **Read more:** S.F.'s controversial fountain deemed 'hazardous' and will be fenced off indefinitely
- **Chronicle survey:** What should San Francisco do with the Vaillancourt Fountain?

The revelation, while not the final word on the 710-ton sculpture, was perhaps the most discouraging sign yet for its ardent supporters that its days on Embarcadero Plaza may be numbered.

The blocky Brutalist fountain, a lightning rod for public opinion since its debut a half-century ago, has deteriorated and broken down in recent years. In June, the park department fenced it off after declaring it a public hazard based on a report that concluded a full renovation would cost roughly $17 million.

A new independent estimate now pegs the cost at $29 million, Goodwin said Tuesday — a dramatic jump that earned a collective groan from the crowd. That number did not include the cost of plans, permits and annual upkeep of at least $100,000.

That means fixing the fountain would cost nearly as much as the entire Embarcadero Plaza makeover project, budgeted at $32.5 million, Goodwin said.

The estimated cost to dismantle and remove the fountain is $2.5 million, Goodwin said.



A sign warns that the fenced-off Vaillancourt Fountain is closed to the public for safety reasons at Embarcadero Plaza.

The plan is to combine Embarcadero Plaza and the adjacent Sue Bierman Park to form a single 5-acre multiuse park, twice the size of Union Square. The complicated project is a public-private partnership between the Recreation and Park Department, which manages the land; BXP, which owns the four Embarcadero office towers; the Downtown SF Partnership; and the Office of Economic and Workforce Development.

Though the park department maintains the fountain and is indicating it no longer wants it, it does not own the sculpture and has no authority over its possible removal. It is part of the Civic Art Collection, and its fate will eventually be determined by the San Francisco Arts Commission and possibly the Board of Supervisors.

Tuesday's community forum at Codi, a meeting popup at Embarcadero Three, came just one month after the fountain's creator, 95-year-old artist Armand Vaillancourt, made a rare visit from his Montreal home to lobby the park department and the arts commission to preserve his namesake work.

The fountain has been shut off for a year since its pumps broke, but Vaillancourt told the Chronicle that with some cleaning and repairs it would last another 50 years or more.

Vaillancourt was not among the 200 people who RSVP'd for Tuesday's meeting, but his daughter, San Francisco resident Oceania Vaillancourt, attended and made an emotional plea for her father's creation.

"My dad asked me to help him," said Vaillancourt during the Q&A session after the city's presentation, noting she lives two blocks away and goes by the fountain every day. "I just can't imagine the fountain not being there," she said through tears. "I just hope we can gather the community and hopefully change the decision of removing the fountain."



San Francisco Recreation and Park Department officials make a presentation on the Embarcadero Plaza renovation and the Vaillancourt Fountain at Codi, a meeting popup at Embarcadero Three, on Tuesday night.

Also in attendance were members of the Northern California chapter of Docomomo US, a modernist architecture preservation group that has been staging actions to save the fountain.

The sculpture, which currently sits in the middle of the multiuse area, was not on any of the diagrams presented Tuesday by HOK, the design firm hired for the project. The diagrams showed a location for a “permanent art piece,” though apparently not the one that is already there, Petra Marar of Docomomo noted.

“The fountain is not on any of the options,” said Marar. “It feels like it is all or nothing, keeping it or removing it, and it feels like they are removing it.”

Andrew Sullivan, a landscape architect who worked with the famed Embarcadero Plaza designer Lawrence Halprin, said, “The process that the city went through to determine that the fountain needs to be removed is disingenuous. They predetermined that the demolition of the fountain is a given without any actual design. They just created excuses to get rid of it without any meaningful discussion.”

The design of the park has also yet to be determined. The future unification of Embarcadero Plaza and Sue Bierman Park will be continued at a third meeting to be scheduled this fall. The park will then enter the design phase.

“We want your help in shaping this beautiful space,” said Goodwin.
|Updated
Sam Whiting has been a staff writer at The San Francisco Chronicle since 1988. He started as a feature writer in the People section, which was anchored by Herb Caen's column, and has written about people ever since. He is a general assignment reporter with a focus on writing feature-length obituaries. He lives in San Francisco and walks three miles a day on the steep city streets.

MEETING NOTES

Project: **Embarcadero Plaza Refresh**

Meeting Date: July, 21 2025

Meeting Location: BxP Office

Notes By: Roana Tirado

Participants: **SF Park & Rec:**
LB: Lisa Bransten (online)
EG: Eoanna Goodwin
BV: Beverly Ng (online)
KR: Kelli Rudnick

BxP:
AF: Aaron Fenton

Hellmuth, Obata + Kassabaum (HOK)
BJ: Brian Jencek (online)
RT: Roana Tirado
YK: Yong Uk Kim
ZB: Zorana Bosnic

The following meeting notes were prepared by HOK. The notes reflect the author's understanding of discussions and provide a record of the agreements reached at the meeting. Should any of those present have different recollections or find errors or omissions in the notes, please advise the author in writing within five calendar days of receipt of the meeting notes. The failure to notify HOK of errors or omissions within a reasonable time following receipt of the meeting notes is deemed acceptance of the discussions and record of agreements stated herein.

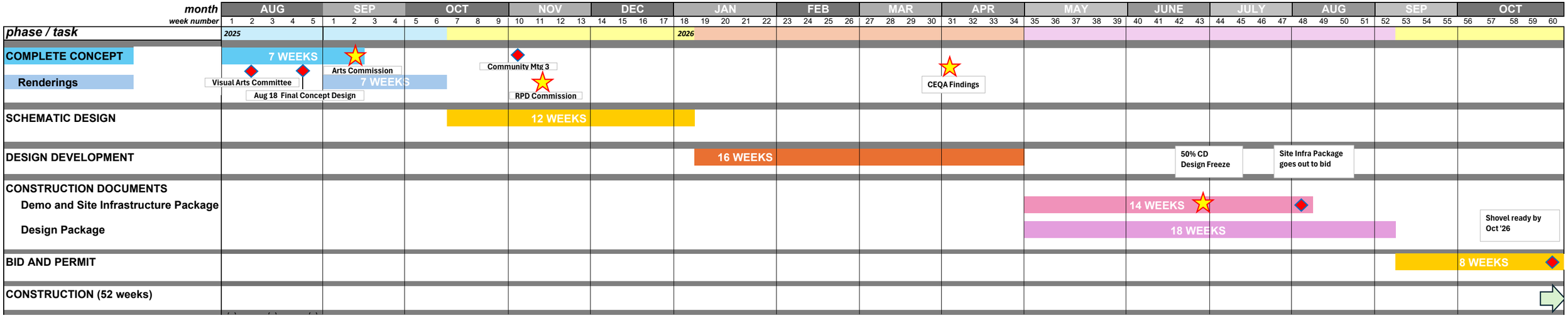
Notes:

Item No.	Item	Action By	Date Req'd.
	Meeting Purpose: Weekly Project Delivery Meeting		
1	**Survey Summary** 1) EG shared update on Survey Response a) Preservation of Site Character & History: i. Desire to maintain the existing character of the plaza and incorporate more historical context into the design. b) Programming Balance i. Some feel the park is over-programmed and trying to serve too many users, reducing its quality as a public space. c) Vaillancourt Fountain i. Divided views remain on keeping vs. removing vs. preserving parts of the Vaillancourt Fountain. d) Street Artists i. Strong support for keeping dedicated, visible space for street artists and vendors. They very much like their current location in the middle of the right of way so folks need to walk past their booths. e) Skate Area i. Questions on what it will be, where it will go, and concerns about conflicts with street artists, kids, seniors, and pedestrians. Strong preference to separate from other uses f) Dog Park i. Many question if it's needed or if it's too large. Some suggest smaller or more integrated dog-friendly options. Other question the location – some say it should be along Embarcadero where it's noisier and further away from some of the habitat life at Sue Bierman West while others think it should be at Sue Bierman West. g) Stage Use i. Concern that the stage will become inactive when events		

	aren't happening. Suggestions to ensure it remains engaging daily h) Public Art i. Questions about whether art will be a single feature or dispersed throughout the site. Desire for thoughtful integration i) Playground i. Requests for more shade and an expanded footprint to serve more families j) Circulation & Multi-Use Areas i. Confusion around definitions of multi-use versus plaza and where circulation paths will be. Concern about mixing skaters and pedestrians in shared circulation paths k) Native Plants & Biodiversity i. Strong interest in preserving and enhancing native plantings to support urban biodiversity—especially birds and pollinators. Requests to prioritize ecological design and avoid overly ornamental landscaping. 2) Group Discussion of Preliminary Results a) Street Artists i. One touchpoint meeting with the street artists recommended as their use is currently permitted by the Arts Commission not RPD b) Skate Area i. BJ noted feedback at community meeting regarding the skate zone the team identified was positive from all stakeholders c) Stage Use i. AF recommended shaping the stage like the Vaillancourt Fountain as a way of memorializing the fountain with the incorporation of a ledge that tiers up to the stage for use as an informal skateable space. Structure recommended for ease of use by users of the stage. ii. Concerns around potential for clash of uses discussed d) Preservation of Site Character & History i. Reclamation of brick discussed ii. Resue of exact brick difficult but new bricks can be used		
2	**Design Schedule Discussion** 1) Mayor's mandate for groundbreaking by Fall 2026.HOK developed a proposed schedule with critical milestone dates to achieve that date. 2) Proposed Design Schedule Discussed (See attached) a) Select Final Program **July 28th** b) Final Survey Results **August 1st** c) Submit CEQA application **August 1st** d) Visual Arts Committee **Early August** i. Draft letter to be crafted by RPD outlining recommendations on next steps regarding the Vaillancourt Fountain. ii. RPD to explore risks around lack of maintenance to the fountain iii. Goal to broach initial approval to remove, with final removal occurring after CEQA completion e) Select Final Design Concept **August 18th** f) Arts Commission **September 5th** g) Renderings Complete **October** h) **Community Meeting 3 Early November** i) **RPD Commission Mid-November**		
	Next Steps 1) HOK to send list of decisions needed to RPD (sent via email 7/22) 2) RPD to have responses by 7/29 PD meeting 3) RPD (Lisa) to provide donor recognition packages (sent via email 7/23)		

Embarcadero Plaza Design Schedule

07-22-25



From: "Sonia Banks" <soniabanks@gmail.com>
To: "Aaron Fenton" <afenton@bxp.com>
claude@downtownsf.org
"Bintliff, Jacob \(ECN\)" <Jacob.Bintliff@sfgov.org>
"Bransten, Lisa \(REC\)" <lisa.bransten@sfgov.org>
"Laura Kerl" <lkerl@bxp.com>
RSilver <RSilver@downtownsf.org>
tchowdhury@ccsfundraising.com
tcarley@ccsfundraising.com
"Sonia Banks" <soniabanks@gmail.com>
Date: 8/4/2025 11:26:19 PM
Subject: Embarcadero - Fundraising Meeting

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi all,

Looking forward to seeing everyone at our Fundraising Campaign meeting this Wednesday at 10:00 AM. Please see the agenda below:

1. Review previous uncompleted tasks
2. Review and Discuss following Documents:
a. Naming Opportunities document
b. Donor Recognition document
c. FAQ document
d. Deck
e. Top Prospects for DDC
3. Share update on conversation with DDC
4. Update on interview status
5. Discuss next steps

Please note that Tulshe and Travis from CCS will join us for this meeting.

Best,
Sonia

Embarcadero - Fundraising Meeting

Wednesday Aug 6, 2025 \u8901· 10am – 11am (Pacific Time - Los Angeles)

Lisa Bransten is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting
https://sfrpd.zoom.us/j/82653956074?pwd=jZ5rrDagIZaX6EEGEIuaZaoa8DEVUt.1

Meeting ID: 826 5395 6074
Passcode: 925548

One tap mobile

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+16699006833,,82653956074#,,,,*925548# US (San Jose)

Dial by your location
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• +1 669 900 6833 US (San Jose)
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• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 312 626 6799 US (Chicago)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 646 558 8656 US (New York)
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• +1 689 278 1000 US
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Passcode: 925548

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Location

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View map

Guests

lisa.bransten@sfgov.org - organizer
Sonia Banks - creator
Sonia Gonzalez Banks
Aaron Fenton
Bintliff, Jacob (ECN)
Laura Kerl
RSilver
Claude Imbault

How the Embarcadero Plaza became an iconic skateboarding spot

surfertoday.com/skateboarding/embarcadero-plaza-skate-spot-history

Luís M. Pinto August 7, 2025



When you step on San Francisco's Embarcadero Plaza's red bricks, you can almost feel and hear the urethane wheels of thousands of skateboarders rolling and stomping this magical and historical spot.

For an outstanding era in skateboarding's timeline, "EMB" was its beating heart. Could it last forever?

When architects Lawrence Halprin and Mario Ciampi first laid out the plaza in 1971, they imagined an Italian piazza, wide, open, graceful, red brick inspired by Siena's Piazza del Campo.

The idea of it becoming a landmark for an urban sport would be unimaginable.

After its construction, Armand Vaillancourt added a dramatic, roaring fountain holding about 30,000 gallons of recycled water per day that hid the roar of the old double-decker freeway.

That freeway framed the plaza until 1989, when the Loma Prieta earthquake toppled it and cleared the view to the Bay.



The Embarcadero Skate Pioneers

Suddenly, EMB, formerly known as Justin Herman Plaza, shifted from a quiet civic plaza to the perfect urban skatepark.

By 1986, **Mark Gonzales** and James Kelch were already pushing Embarcadero into legend.

They were among the pioneering crew, which also included Michael Kelly, Danny Alvarez, Craig Fry, and a few more.

Gonzales ollied "The Gonz" gap, then kicked it up a notch with a kickflip over the same wide stair gap. He boardslid the kinked C-ledge.

Kelch and early locals like Kelly and Alvarez skated benches, walls, and the fountain's edge.

Word spread fast: EMB was ground zero for technical tricks. In 1989, a new sidewalk surfing wave arrived.

Tricks flipped from parking-lot freestyle into fearless street stunts. Primo axle marks appeared in clusters on the west-side stairs.

Those tiny dents stand for every slam during endless kickflip and shove-it sessions. They're pure raw street art.

Skaters chased that fleeting moment when board, feet, and brick align in perfect harmony.



Watch Video At: https://youtu.be/hXrdZ5kWRqs

The Making of a Myth

1992 became EMB's high-water mark.

Mike Carroll and Jovontae Turner made their names here. Carroll's nose-manuals and Turner's powerful lines showed finesse and raw style.

Henry Sanchez landed pop-shove-it crooks that stunned viewers in "Tim and Henry's Pack of Lies."

On the "Seven" - actually a six-stair dubbed in jest - a young Fausto Vitello snapped photos of skaters carving the wall above the fountain.

Every trick etched itself in EMB's stone. Crowds swelled. On a busy day, nearly a hundred skaters pushed lines and filmed parts.

Jeremy Wray chased gap impossibilities. Karl Watson embodied San Francisco's laid-back flair. Lavar McBride showed local pride and prodigious power.

James Kelch earned the title of Embarcadero's "mayor" by the mid-1990s, ruling sessions, judging lines, and inspiring newcomers.

But it seems like the adage that says everything that has a beginning has an ending is inevitably true.

By 1995, plaza security cracked down. Skate-stopping brackets crept onto ledges. Once-golden lines narrowed or vanished completely.

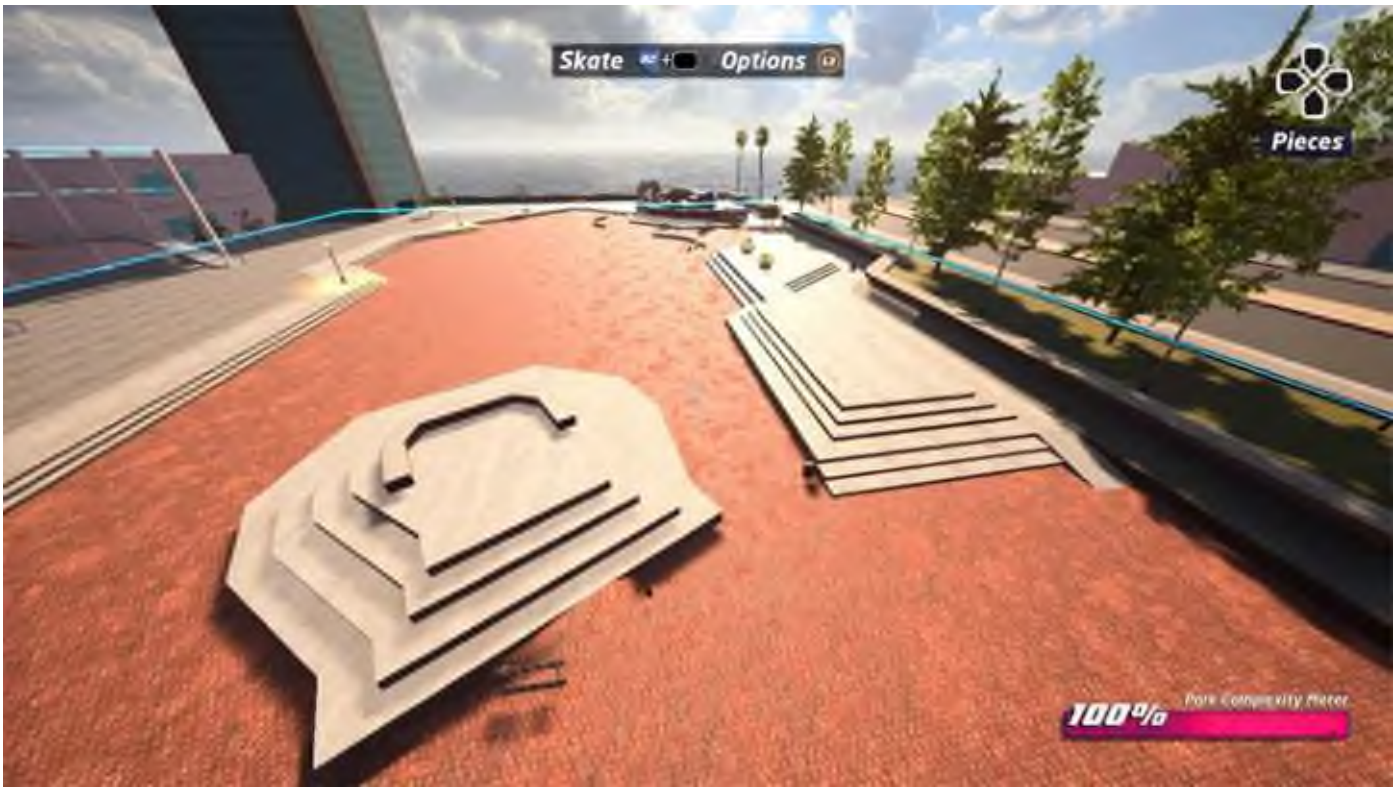
The spot's golden era (1989-1993) seemed over, yet the Embarcadero's legend still showed signs of growth and vitality.

Photos of Jim Thiebaud frontside ollieing a corner ledge made magazine spreads. Mike Carroll's backside lipslide around a kinked ledge became part of skatepark design worldwide.

Video game creators even modeled "**Tony Hawk's Pro Skater**" "Streets" level on Embarcadero's layout as solid proof of the plaza's global reach. "Skater XL" did the same in the 21st century.

At the turn of the millennium, a major redesign removed many original ledges and steps.

Embarcadero's skateable features faded in the early 2000s redesign, with, for instance, bricks giving way to smooth concrete and planters.



Clouds Over EMB

Short-lived pop-up events - like the $1.5 million roller-rink experiment in 2023 - couldn't spark lasting interest. Meanwhile, skateboarders crossed the Bay to DIY parks or headed to Golden Gate Park.

Then came the multi-million-dollar redevelopment plan in early 2025.

The Board of Supervisors signed off on a public-private deal to raise over $30 million for a five-acre reimagined plaza.

Renderings showed grassy lawns, playgrounds, concert stages, and no ledges to grind.

Skateboarders feared losing the last tangible piece of EMB's story: the perimeter of Vaillancourt's fountain.

Historian Ted Barrow launched a "Save Embarcadero Plaza" petition that racked up over 2,000 signatures in a day.

He reminded planners that skateboarders risked arrest and board confiscation since the mid-1980s to keep EMB alive.

He urged the city to include skateable elements, preserve the fountain's edge, and install a plaque honoring the plaza's role as street skating's colosseum.

But when you step onto EMB's bricks, you still feel the echo of Gonzales' ollies, Carroll's manuals, Turner's fluid power, and every skater who chased that perfect landing.

May the bricks never disappear and the spirit of skateboarding prevail.

Words by Luís MP | Founder of SurferToday.com

Embarcadero Park Campaign Agenda & Notes

Date: August 20, 2025

Attendance:	Aaron Fenton, BXP	Lisa Bransten, RPD
Robbie Silver, DSFP	Jacob Bintliff, OEWD	Claude Imbault, DSF
Laura Kerl, B	Sonia Gonzalez Banks, DSFP	

1. **Review Outstanding Tasks**

- Mark A/B for Survey or Interview - Laura said she would work with Aaron on this. COMPLETED
- RPD Deck with Hi res photos to Sonia - RPD - COMPLETED
- Finalize top 15 - Lisa would work from materials she received from Sonia to build a list of prospects and send directly to Tyler. She told Sonia she would let her know when it was completed. COMPLETED
- Approve FAQ - Sonia to received final edits from Lisa COMPLETED
- Approve Donor Recognition Draft - ONGOING/On HOLD

2. **CCS Study Project Timeline** The team discussed delaying the report another two weeks to priritize the right prospects for the interview data. To that end, Lisa and Sonia will work together to make sure new names are invited this week.

3. Interview Update

- Completed: Amazon, Hudson Properties, Third Plateau
- Upcoming: Reuben Junius Rose, Swig & Co., Lending Club,
- Pending: Alaska Airlines, Pieces Foundation, C.M. Capital Corporation
- Declined: JPMorgan Chase
- RPD Contacts to be connected: Katie Hall, Andy Schwab John Osterweis, Noah Wintroub

4. E Survey Update Sonia shared that the E-curvey will go out thursday morning to people designated to receive it and also to the interview candidates as a last effort to engage them.

5. Status with SF DDC The team reviewed Ned Seegelman's reply to Lisa's email and agreed that the goal is to have him and the DDC focus on the culled list Lisa originally shared. Lisa will send a response tomorrow after Aaron and Robbie review the list.

6. Review Gifts Table/Naming Opportunities document/ Donor Recognition document

The team review this document and agreed that this needed to be on hold till the next iteration of the design was finalized. The gift table and naming opportunities will be built to go hand in hard.

7. Next Steps

- Lisa to reply to Ned with Culled Prospect List
- Lisa to introduce four prospects to Sonia to invite for an interview.
- Lisa and Sonia to work to gather more names for interview list.
- Aaron and Robbie to review culled list.

.

S.F. officials formally request removal

sfchronicle.com/sf/article/vaillancourt-fountain-removal-embarcadero-plaza-20825905.php

Sam Whiting August 20, 2025



The Vaillancourt Fountain at San Francisco's Embarcadero Plaza was fenced off indefinitely on July 8 after officials deemed the aging structure unsafe.

UPDATE: Removal of controversial fountain from S.F.'s Embarcadero Plaza formally approved

San Francisco parks officials have requested the removal of the massive Vaillancourt Fountain from Embarcadero Plaza, the first written acknowledgement that they do not intend to include the controversial 710-ton sculpture in the plaza's planned redesign.

"We respectfully request the Arts Commission's consideration and approval to proceed with the formal deaccession of the Vaillancourt Fountain from the Civic Art Collection and its removal from Embarcadero Plaza," read a letter from Recreation and Park Department General Manager Phil Ginsburg sent Monday to top management of the Arts Commission, which owns the fountain.

“This step is necessary to ensure public safety, uphold responsible stewardship of civic assets, and realize a reimagined Embarcadero Plaza that serves all San Franciscans.”

- **Chronicle Survey:** What should San Francisco do with the Vaillancourt Fountain?
- **Related:** S.F.’s controversial fountain deemed ‘hazardous’ and will be fenced off indefinitely
- **Read more:** S.F. fountain’s 95-year-old creator returns: ‘I’m here to save that piece of art’



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The letter, a copy of which was provided to the Chronicle by park department officials, notes that it would cost an estimated $29 million to restore the broken-down fountain to working order. That sum almost equals the entire $32.5 million budget for the ambitious park makeover to combine the area formerly known as Justin Herman Plaza with Sue Bierman Park, creating a seamless 5-acre multiuse destination across from the Ferry Building.

The concrete Brutalist fountain, which has been a lightning rod for public opinion since its premiere a half-century ago, sits in the middle of the planned multiuse area. A park department report estimates that it would cost $2.5 million to remove it.



A rendering of the conceptual proposal for a remake of Embarcadero Plaza at the foot of Market Street. The idea is from BXP, owner of the multi-towered Embarcadero Center to the west. Any makeover would be a city project, so details are likely to change if it eventually occurs.
HOK and BPX

The park department owns the property and is in charge of the plaza renovation project, which is a public-private partnership. But the Arts Commission will ultimately determine the fountain's fate.

The letter was received by the Arts Commission on Monday afternoon, and staff is considering next steps, which will include evaluation and a presentation to the Visual Arts Committee and full commission at a meeting this fall. The fountain cannot be removed without the commission's approval.

If the commission votes to deaccession it, the sculpture will no longer be part of San Francisco's Civic Art Collection, in which case it would either be destroyed or offered back to the artist who created it, Armand Vaillancourt, or even a private collector. Either party would have to cover the cost of its removal, according to Coma Te, director of communications for the Arts Commission, the city agency in charge of art and culture.

"Due to the size and nature of the work it would prove difficult to relocate elsewhere in the city," Te said. "The full commission will have the final say, and if they decide to keep it we will need to find a funding source to renovate it."

The cost of its removal, should that be the final decision, is included in the budget for the Embarcadero Plaza project, which is in the design phase. Initial renderings did not include the fountain, prompting an outcry from preservationists who want the sculpture, opened in 1972, to remain. Those concerns even brought a visit from Vaillancourt, now 95, from his home in Canada to San Francisco in May to argue for its restoration and preservation.

“This survived a 7.1 earthquake with no damage, not a scratch, but they never took care of it,” he told the Chronicle during the June visit in reference to the 1989 Loma Prieta quake, whose magnitude was downgraded to 6.9. “There’s nothing wrong with it except the dirt.”

But the fountain, which has been inoperable for more than a year, was determined to be a public hazard and fenced off indefinitely in June.



Armand Vaillancourt visits his Vaillancourt Fountain in Embarcadero Plaza in May.
Lea Suzuki/S.F. Chronicle

At a community outreach meeting in July, Project Manager Eoanna Goodwin told the audience that it was impractical to keep the fountain, a statement that moved the artist's daughter, Oceania Vaillancourt, who lives in San Francisco, to tears.

The letter sent Monday was the written follow-up to that determination.

“The current location, scale, and orientation of the fountain fragment the plaza, hinder sightlines, and constrain circulation and event programming,” read the letter. “The scale of the fountain is incompatible with the open lawn and gathering spaces envisioned in the new design. Simply put, the design cannot meet community needs or project goals while retaining the fountain in place.”

Alexis Vaillancourt, who represents his Montreal-based father, said he still held a glimmer of hope when reached by phone Wednesday. “We are not surprised. Everything was going that way,” he said. “We are still trying to see what is possible to do, in order to preserve it.”

Sam Whiting has been a staff writer at The San Francisco Chronicle since 1988. He started as a feature writer in the People section, which was anchored by Herb Caen's column, and has written about people ever since. He is a general assignment reporter with a focus on writing feature-length obituaries. He lives in San Francisco and walks three miles a day on the steep city streets.

SF Rec and Parks Officially Requests Removal of Embarcadero's Vaillancourt Fountain

By Joe Kukura
Published Aug 20, 2025, 3:20 PM
Source: https://sfist.com/2025/08/20/sf-rec-and-parks-officially-requests-removal-of-embarcaderos-vaillancourt-fountain/

In the most decisive move yet to remove the ungodly but marginally beloved Vaillancourt Fountain in Sue Bierman Plaza, the SF Rec and Parks Department has come right out and asked the city to tear that fugly fountain down.

The writing has been on the concrete tubes for more than a year that the Brutalist and currently fenced-off → https://sfist.com/2025/06/09/sfs-controversial-vaillancourt-fountain-deemed-hazardous-now-getting-fenced-off-to-the-public/ Vaillancourt Fountain next to the Embarcadero may be dismantled and removed. The massive, sculptural fountain was very conspicuously not included in the plans of a proposed $32 million renovation of Embarcadero Plaza → https://sfist.com/2024/07/17/city-looks-at-total-reimagining-of-embarcadero-plaza/ that were released in July 2024. There have been some pleas to preserve the fountain → https://sfist.com/2025/04/21/very-unattractive-embarcadero-fountain-may-be-demolished-but-its-fans-are-fighting-to-preserve-it/ over the years, even from the fountain's 95-year-old sculptor Armand Vaillancourt → https://sfist.com/2025/05/22/95-year-old-artist-behind-often-reviled-embarcadero-plaza-fountain-flies-to-sf-to-save-it/, but the piece seems to have fewer and fewer supporters who want to see it stay. And, the cost of keeping it is reportedly prohibitive.

On Monday, the highest-profile City Hall figure yet openly called for the fountain to be torn down. The Chronicle reports that SF Rec and Parks Department manager Phil Ginsburg officially requested that Vaillancourt Fountain be removed → https://www.sfchronicle.com/sf/article/vaillancourt-fountain-removal-embarcadero-plaza-20825905.php in a letter to the SF Arts Commission.

Ginsburg's request is not surprising, because other Rec and Parks officials already said they'd rather it be removed → https://sfist.com/2025/07/09/embarcadero-plazas-highly-unattractive-vaillancourt-fountain-likely-done-for-according-to-rec-and-parks-official/ in previous public meetings. But this came from Phil Ginsburg, the boss at SF Rec and Parks, so it's a pretty strong shot across the bow.

"We respectfully request the Arts Commission's consideration and approval to proceed with the formal deaccession of the Vaillancourt Fountain from the Civic Art Collection and its removal from Embarcadero Plaza," Ginsburg said in his letter to the Arts Commission. "This step is necessary to ensure public safety, uphold responsible stewardship of civic assets, and realize a reimagined Embarcadero Plaza that serves all San Franciscans."

Regardless of whether you feel the fountain is monstrously ugly, this City Hall debate is being largely motivated by economics. The currently water-less fountain → https://sfist.com/2017/08/10/appalling_embarcadero_fountain_woul/ would cost $29 million to fix and make operable again, and the budget for the whole Embarcadero redesign is $32.5 million. Meanwhile, Rec and Parks estimates it will cost just $2.5 million to remove Vaillancourt Fountain.

It is not Phil Ginsburg or Rec and Parks' decision on whether to remove the fountain. While Rec and Parks technically owns the Sue Bierman Park property, the Arts Commission owns the fountain itself, as a piece of civic artwork. So it is ultimately the decision of the SF Arts Commission on whether the fountain will stay up or be torn down.

That commission's next meeting is scheduled for Friday, September 5 → https://www.sf.gov/meeting--september-5-2025--full-arts-commission-meeting. But the SF Arts Commission said in a statement to SFist that the matter will be heard by the commission's Visual Arts Committee before going to the full SF Arts Commission.

Note: This post has been updated with a statement from the SF Arts Commission.

Related: Embarcadero Plaza's Maligned Brutalist Fountain Likely Done For, According to Rec and Parks Official [SFist] → https://sfist.com/2025/07/09/embarcadero-plazas-highly-unattractive-vaillancourt-fountain-likely-done-for-according-to-rec-and-parks-official/

Image:San Francisco, United States - May 28, 2011: The Vaillancourt Fountain at Justin Herman Plaza, designed by Armand Vaillancourt in 1971. (Getty Images)

San Francisco Recreation & Parks

INVOICE

FROM: Lisa Bransten
Director of Partnerships
501 Stanyan Street
San Francisco, CA 94117
lisa.bransten@sfgov.org

INVOICE # 001
DATE August 26, 2025

TO: Aaron Fenton
SVP, Development
BXP Embarcadero Plaza LP
Two Embarcadero Center, Suite 300
San Francisco, CA 94111
afenton@bxp.com

FOR RPD Capital Division Project Management per Section 4.1.b of the Agreement between RPD, BXP, OEWD and DSFP executed on March 12, 2025

Description	Amount
This is the first installment of the agreed to private grant for project management services.	$100,000
The second half of the grant will be invoiced 30 days after Recreation and Park Commission approval of a concept plan	
Total	**$100,000**

Lisa J. Bransten — 08.26.2025

Lisa Bransten, RPD Director of Partnerships — Date

RPD Program Contact: Lisa Bransten, Director of Partnerships at Lisa.Bransten@sfgov.org
RPD Fiscal Contact: Alex Chang, Capital Finance Manager at Alex.Chang@sfgov.org

THANK YOU.

This Fountain Looms Over SF's Skateboarding Scene. A Growing Few Are Trying to Save It

By Katie DeBenedetti
Published Sep 13, 2025, 6:00 AM
Source: https://www.kqed.org/news/12055275/this-fountain-looms-over-sfs-skateboarding-scene-a-growing-few-are-trying-to-save-it

Sep 13, 2025
Updated 8:13 am PT
Failed to save article
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Karl Watson sits on his skateboard in front of the Vaillancourt Fountain in San Francisco on Sept. 10, 2025. San Francisco's planned overhaul of Embarcadero Plaza would see the controversial Vaillancourt Fountain removed. Generations of street skateboarders know it well. *(Martin do Nascimento/KQED)*

He jumped on his board, went for a trick that he now admits he didn't have the skills to pull off, and fell hard.

James Kelch, whom Watson described as the leader of the famed "Embarcadero crew, → https://www.thrashermagazine.com/articles/emb-30-year-reunion/" approached him, picked him up and sat him on a concave concrete wall the skaters knew affectionately as the "wave."

"That was my initiation," Watson said, laughing.

The wave itself was torn down decades ago, and now, the city is planning a multimillion-dollar renovation that would destroy another of the plaza's most iconic features: the Vaillancourt Fountain.

Watson is among a growing cohort of skaters, architecture historians and the artist himself who are pushing to preserve the brutalist tangle of boxy concrete pipes that was featured in the background of so many famous skating video parts filmed at the plaza. The fountain, they say, is a part of the city's history.

A touchstone of street skating

Embarcadero Plaza — or "EMB" to skaters — is already almost unrecognizable from the spot where Watson spent long days as a teenager in the 1980s and '90s.

The public square across from the Ferry Building once featured blocky concrete steps and ledges, a playground for street skateboarders. It's since been renovated to add uneven cobblestones, grassy patches and metal skate-stoppers on railings. Two pop-up padel courts tower in the center.



The Vaillancourt Fountain in the Embarcadero Plaza in San Francisco on Sept. 8, 2025. The 40-foot concrete fountain was designed by artist Armand Vaillancourt and installed in 1971. *(Beth LaBerge/KQED)*

The controversial Vaillancourt Fountain has been fenced off since it was deemed a safety hazard in June.

EMB hasn't been as prominent a skate spot for years, Watson said, since the city cracked down in the '90s and renovations at the turn of the century made the landscape less enticing.

And aside from a drop-in stunt by famed skater Zachary Kovacs for the cover of *Thrasher Magazine*, the Vaillancourt Fountain wasn't actually skated in — or even too close to — by most.

"If our board went in the water … we'd either leave it in there, or fish it out reluctantly," Watson said, adding that the recycled water turned from blue to green to brown as it grew algae, was peed in and worse.



(L–R) Henry Sanchez and John Cardiel at the Embarcadero, 1992. *(Tobin Yelland; Courtesy Thrasher magazine)*

But since city officials began to talk of removing the Vallaincourt Fountain to make way for a new waterfront park → https://sfrecpark.org/1819/Embarcadero-Plaza-and-Sue-Bierman-Park-R last year, historical preservationists, landscape architects and art enthusiasts opposed to its

teardown have found an unlikely alliance in a skate community that said the fountain is a touchstone of the sport's history in San Francisco.

"That plaza … and the fountain ended up becoming the epicenter of street skateboarding in the late '80s and early '90s," said Ted Barrow, a San Francisco skate and art historian. "At this moment, when the next generation of the best skateboarders in the world were filming video parts and shooting photos at this plaza, all of the surrounding buildings showed up in the background.

"Those landmarks made that spot really easy to find for skateboarders who were visiting San Francisco, and skateboarders started to visit San Francisco because of the videos," he said.

A controversial history

Canadian artist Armand Vaillancourt debuted the public art piece in 1971 to serve as a sort of counterweight to the towering Embarcadero Freeway that cut off the Financial District's high-rise apartments and office buildings from the city's eastern waterfront.

The 30,000 gallons of rushing water that circulated through the fountain every minute distracted from the din of horns and speeding cars, and its brutalist design brought together the freeway and cityscape, Barrow said.



The Vaillancourt Fountain in the Embarcadero Plaza in San Francisco on Sept. 8, 2025. *(Beth LaBerge/KQED)*

The fountain has always been mired in controversy — flyers passed out at its opening called it a "loathesome monstrosity → https://web.archive.org/web/20250305215947/https:/www.newspapers.com/image/460183168/" and crowds cheered when Bono defaced it → https://www.sfgate.com/entertainment/article/u2-s-bono-cited-as-graffiti-artist-4023631.php during an impromptu public concert in 1987 — but since the freeway was torn down in the wake of the 1989 Loma Prieta earthquake, many have deemed the piece obsolete.

When the fountain's water was shut off during California's energy crisis from 2001 to 2004, then-Supervisor Aaron Peskin introduced a resolution to remove it, saying it looked out of place without the freeway and was too expensive to operate.

Questions about its purpose reemerged when it was again drained for years, along with the rest of San Francisco's public fountains, in 2014 during California's severe drought.

Now, it seems plans to demolish the fountain, which ran dry again in June 2024 after its final working pipe gave out, might finally come to fruition.

In November, then-Mayor London Breed announced that Embarcadero Plaza would undergo a $25 million transformation, connecting it to the adjacent Sue Bierman Park and creating a 5-acre public square across from the Ferry Building.

The news spurred speculation about the fate of the fountain, which wasn't included in any of the drafted renderings. Vaillancourt, 96, traveled to San Francisco to advocate for his work's restoration in the spring, but last month, the Recreation and Parks Department confirmed his supporters' fears, formally requesting permission to remove the fountain from the city's Civic Art Collection → https://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/Public-ArtCivic-Art-Collection.

In a letter sent to multiple departments last month, Vaillancourt demanded the city cease and desist all efforts to remove his work, and his attorneys say that they — along with a coalition of preservation groups — will take further legal action if needed.

Also ready to jump into the fight are skaters such as Barrow, who said the fountain is integral to a history the city shouldn't be so quick to forget.

The EMB Crew

Barrow remembers watching skate videos featuring Embarcadero Plaza with Vaillaincourt Fountain looming in the background.

"I fell in love with San Francisco through those videos, and I'm not alone," he said. "Every city has these great attractions, and they're not always what they were intended to be. I think this is one of those things, and it's kind of appalling to me that they're even considering destroying this."



Skaters at the Embarcadero, 1992. *(Kevin Thatcher; courtesy Thrasher magazine)*

Barrow explained that before the late ’80s, people mostly skated in empty backyard pools, skate parks or on wooden half-pipes.

Street skating as a style was developed at EMB.

“That is factual,” Watson said.

Skaters who had popularized “sidewalk surfing” in the 1950s were aging and retiring. Meanwhile, a younger generation — galvanized in part by Michael J. Fox’s skateboard chase in *Back to the Future* → https://www.youtube.com/watch?v=qW2syroSQTs — were arriving on the scene.

“Towards the end of the 1980s, street skating as a way of skateboarding started to develop,” Barrow told KQED. “It embraced the non-purpose-built urban environments — so stairs, ledges, what we call gaps, [or] spaces between two blocks of concrete, and smooth surfaces all started to appeal to skateboarders in a certain way. And Embarcadero had those obstacles.”

Jacob Rosenberg, who describes himself as a more talented filmmaker than skater, spent his teenage years at EMB with a camera, recording young skaters as they invented new tricks and nailed

elaborate lines → https://www.urbandictionary.com/define.php?term=ON+THE+LINE&page=6.

Like many Bay Area kids at the time, he said, he didn't feel connected to mainstream culture of the '90s. But in skating's "EMB crew," he found a sort of unique, welcoming fringe community.

"It was really where I felt a sense of purpose with my camera for the first time, where I kept coming back and I kept filming the same people, and I watched the culture and the tricks of skateboarding transform right in front of me … in the lens of my camera," he said. "Those of us who were a part of Embarcadero in the late '80s and early '90s … we felt so connected to each other and to skateboarding there, maybe more than any other time in our lives."



Javonte Turner skates at Embarcadero Plaza in 1990. *(Courtesy of Jacob Rosenberg)*

Vaillancourt's brutalist fountain, he said, was the backdrop. Now it's a relic of that era.

"The fountain is this anchor," he told KQED. "You can't skate the fountain, but if you were telling someone about the Embarcadero, you'd say, 'It's the place with the bricks, with the fountain.'"

It was featured in the *Tony Hawk's Pro Skater* video game, and inspired a movement of urban skating that spread as far as Barcelona and Berlin.

People from all over the world came to San Francisco to skate the iconic wave, and in the years since, generations of skaters have returned to the plaza → https://www.kqed.org/news/11871628/teen-rediscover

s-san-franciscos-enduring-skate-spot-emb where spots like Mark Gonzalez's "The Gonz Gap → https://www.espn.com/espnw/news-commentary/story/_/id/7360682/history-lesson-embarcadero-gonz-gap" were made famous.

'That's the skateboard experience'

Despite the fountain's storied history, the skaters say they aren't really surprised it seems overlooked in the plans for the new plaza.

"That's kind of the skateboard experience," Rosenberg said. "They're not taken seriously, they're sort of looked down upon.

"For the city to take something that really is an incredible place to celebrate, a very rich and unique history that San Francisco should really own … to treat that in a dishonest way is a real irony," he continued. "As a skater, you're like, 'Of course that was what was going to happen.'"



The Vaillancourt Fountain in 1991. *(Courtesy of Jacob Rosenberg)*

San Francisco's Arts Commission is expected to consider the Recreation and Parks Department's request to remove the Vaillancourt Fountain this fall. Rec and Parks officials estimate that to restore it would cost $29 million.

If the commission does approve the teardown, it could still be stalled by legal action.

Vaillancourt's son Alexis told KQED his father's attorneys have gotten no response to the cease and desist letter sent to multiple city departments, as well as BXP, the private development company handling the renovation, on Aug. 29.

He believes further litigation, like a request for an injunction, will likely be necessary.

The city attorney's office said departments are still reviewing their next steps and no final decision has been made.

But in an email, office spokesperson Jen Kwart called the fountain "a structurally unsound, hazardous structure with no viable path forward short of a multi-million dollar renovation. That's before considering its long-term maintenance and seismic vulnerability."

In addition to high renovation and restoration costs, it's also been maligned as a place unhoused people have used to rest or bathe and is seen by many as an eyesore synonymous with the city's struggling downtown.

Barrow pointed out that that's not too dissimilar from the context in which it rose to now-nostalgic fame → https://www.instagram.com/reel/DOZwbgbCc-3/?utm_source=ig_web_copy_link&igsh=bDJramY4eTdxcGZ4&hl=en.

"The early '90s was a pretty fraught time — just like ours — when it came to fear of cities and fear of youth subcultures," he said. "Street skating in San Francisco … showed a very diverse group of skateboarders skating in an urban place. Skateboarders had kind of figured out how to be in a city and how to create a community in this era when there was a lot of fear."

Skaters Are Latest Group to Voice Opposition to Removal of Vaillancourt Fountain

By Jay Barmann
Published Sep 15, 2025, 2:32 PM
Source: https://sfist.com/2025/09/15/skaters-are-latest-group-to-voice-opposition-to-removal-of-v/

You may not know this, but the much reviled Vaillancourt Fountain at Embarcadero Plaza has become an iconic backdrop, and set piece, for skateboarding videos over decades.

As city officials move closer to signing the death certificate for SF's Vaillancourt Fountain — a jagged, hulking Brutalist work of public art that hasn't necessarily aged well and currently requires millions of dollars in repairs — another constituency has come forward besides Brutalist art and architecture fans to oppose the fountain's removal: skaters.

As KPIX reports → https://www.cbsnews.com/sanfrancisco/news/skaters-push-back-san-francisco-plan-demolish-vaillancourt-fountain/, skateboarders going back more than a generation have used the sunken pool around the fountain (when it's been dry), and the stairs within the fountain structure itself, for stunts. And it's become a visual touchstone for SF skateboarding culture, appearing in countless online videos shot at the plaza.

The oddly moving video below from Thrasher Magazine two years ago discusses how Embarcadero Plaza was the site of the "rewriting of the history of modern street skating," and prominently

features the Vaillancourt Fountain itself — as well as a since-removed, stepped, concrete podium with a C on top that was a famous skater landmark.

"I've been coming here my whole life. I've skated those stairs. I've been injured on those stairs," says skater Zeke McGuire, speaking to KPIX.

Of the 54-year-old fountain itself, McGuire says, "It's extremely awesome. There's people all across the world that come to San Francisco to skate here specifically. So for it to be gone, people would come here to visit and it wouldn't be here anymore, so I would say get it in before it's gone."

But, of course, the fountain has been more reviled over the years than it has been loved, though it might retain some ardent fans. KPIX anchor Brian Hackney even quotes the late SF Chronicle columnist Herb Caen in the piece below, who compared the fountain when it was installed to "the leavings of a giant dog with square intestines."

The SF Rec & Parks Department estimates that the fountain, which it says is currently structurally unstable, would cost between $12 million and $17 million to restore — a process that would require disassembling it completely and rebuilding it. And a new fence has now gone up around it → https://sfist.com/2025/06/09/sfs-controversial-vaillancourt-fountain-deemed-hazardous-now-getting-fenced-off-to-the-public/ due to the instability, and presence of hazardous materials.

"The fountain isn't just falling apart — it's hazardous," said Rec & Parks spokesperson Tamara Aparton back in June, speaking to the Chronicle. "The structure is cracked, corroded and missing key supports. Add lead and asbestos to the mix, and it's a serious safety risk."

That restoration cost makes the fountain a lost cause, the department has said, given that the estimated cost of building an entirely new plaza that incorporates the next-door Sue Bierman Park would be around $30 million.

The SF Arts Commission has yet to make its final determination about "deaccessioning" the fountain, and the 96-year-old artist who created it, Quebec-based Armand Vaillancourt, continues to fight its removal. The latest in that fight, after he personally visited the city in May → https://sfist.com/2025/05/22/95-year-old-artist-behind-often-reviled-embarcadero-plaza-fountain-flies-to-sf-to-save-it/, is a cease-and-desist letter → https://www.tclf.org/vaillancourt-fountain-artist-lawyering sent in late August from Vaillancourt's Montreal-based attorney, Sébastien Lormeau.

The letter demands that the Arts Commission "immediately cease and desist from taking any steps whatsoever that may endanger or damage the Vaillancourt Fountain," and vows that the artist will "pursue all available remedies provided by law" including injunctive relief to prevent the fountain's removal.

So, it remains possible that this fountain could be the subject of a legal fight for some time to come — though the artist himself does not own the work, and a court may quickly decide the city can do as it pleases.

Previously: SF's Controversial Vaillancourt Fountain Deemed 'Hazardous,' Now Getting Fenced Off to the Public → https://sfist.com/2025/06/09/sfs-controversial-vaillancourt-fountain-deemed-hazardous-now-getting-fenced-off-to-the-public/

December x , 2025

San Francisco Downtown Development Corporation
1390 Market St, San Francisco, CA 94102

RE: Request for $20,000,000 to Support the Embarcadero Plaza & Sue Bierman Park Renovation Project

To the San Francisco Downtown Development Corporation Board,

I am writing to respectfully request a $20,000,000 investment from the San Francisco Downtown Development Corporation to help advance the Embarcadero Plaza & Sue Bierman Park Renovation Project, a transformative, five-acre waterfront revitalization.

This project represents one of Downtown San Francisco's most significant public-realm upgrades. It also aligns directly with Mayor Lurie's vision for a reimagined, activated, and people-centered downtown, as outlined in the City's strategic priorities for economic recovery and long-term competitiveness.

The team leading the project includes four essential partners: BXP, San Francisco Recreation & Parks Department, the Office of Economic & Workforce Development and our non profit, Downtown SF Partnership which serves as the fiscal sponsor. To date, the project team has secured more than $16,500,000 in committed funding, including:

- $14,000,000 in Proposition B funds,
- $2,500,000 BXP's investment in design, project management, and pre-development expertise.

This strong foundation ensures that the project is not only viable, but positioned for immediate advancement pending the final funding necessary to begin construction.

The Embarcadero waterfront remains one of the city's most visible opportunities to demonstrate progress, restore public confidence, and accelerate downtown revitalization. A timely commitment from the SF DDC will:

- Close the funding gap to move this project into construction,
- Catalyze additional private and philanthropic support

- Signal to the public, the business community, and potential investors that revitalization is advancing, not in theory, but in concrete, visible form,
- Reinforce the City's commitment to world-class public spaces that attract workers, residents, and visitors back to the waterfront.

Once complete, the transformed five-acre park will become a defining anchor for the waterfront, offering upgraded landscaping, expanded activation areas, safer pedestrian connections, updated amenities, and flexible spaces for cultural programming, community events, and daily neighborhood use.

In short, this project embodies the future we all want for San Francisco: vibrant, welcoming, economically resilient, and unmistakably alive.

We respectfully ask the Downtown Development Corporation to approve this $20,000,000 investment and help us break ground as soon as possible. Your partnership at this critical moment will ensure that San Francisco delivers the type of bold, visible improvements that residents and visitors can see and feel as soon as possible.

Thank you for your consideration and for your commitment to the future of Downtown San Francisco. We welcome the opportunity to present the project in more detail, answer any questions, and work with your team to advance this once-in-a-generation improvement to our waterfront.

Sincerely,

Robbie Silver
President & CEO
Downtown SF Partnership

Embarcadero Park Project: Growth and Planning Study Final Report Presentation - Shared screen with speaker view

Sep 30, 2025 09:58 AM

Download (3 files)



Only play highlights

Summary

The team presented a comprehensive campaign plan for a $15 million fundraising initiative supporting the Embarcadero Plaza project, including research findings and recommendations for messaging, organizational structure, and timeline. Discussions centered around addressing concerns about programming, maintenance, and scope, with suggestions for community involvement and broader messaging about the entire Embarcadero revitalization project. The team emphasized the importance of immediate campaign launch, donor cultivation, and recognition ... View All

Smart Chapters



Embarcadero Plaza Fundraising Campaign Plan

The team presented a campaign plan for a $15 million fundraising initiative supporting the Embarcadero Plaza project, sharing findings from qualitative and quantitative research conducted over several months. Travis outlined the presentation structure, which would cover campaign readiness, messaging strategy, organizational requirements, timeline, and prospect universe analysis. Tulshe detailed the methodology, including interviews with 21 stakeholders and a three-tier scoring system for campaign strengths and areas for improvement, highlighting the need for clearer messaging about public benefit, an articulated programming strategy, and visible political endorsement to elevate the campaign as a top civic priority.

Audio Transcript

Search transcript

Sonia Banks 00:00:00

If you'll do that, I...

Thank you.

Travis Carley 00:00:08

We won't publish it anywhere, Lisa.

Lisa Bransten 00:00:10

I'm not worried about it being published, I'm just worried about it being sunshined, but it's fine. I think it's fine, I'm pretty cautious, and I'm...

Travis Carley 00:00:21

Understood. If at any point it's, becomes an ingredient to have it that way, let us know.

Well, thank you, everyone, for gathering here today. Thanks for selecting CCS as your partner, and allowing us to do this work.

we sent the report in advance, of course, and in several buzzin slides. I promise not to read them to you today. We won't make it through all 60, but there

Resume autoscrolling

Next Steps

1. CCS to create two versions of the campaign timeline - one realistic timeline and one accelerated timeline showing fundraising completion by end of 2026/Q1 2027
2. CCS to share the presentation slides with the group
3. CCS to share the list of 200 prospect names that require qualification
4. CCS to create a 3-4 slide executive summary of the presentation for Ned and David
5. Lisa/Robbie to request a 15-30 minute meeting with Ned and David after Friday's event to share the executive summary
6. Lisa/Robbie to share the gift table and timeline with the mayor's office to discuss targeting and prioritization
7. Lisa to develop a donor recognition program based on the table of gifts
8. Lisa to talk to Tyler about DDC's commitment to the project
9. Team to establish a campaign committee with 8-10 volunteers
10. Team to designate a lead partner to manage fundraising and coordination
11. Team to hire a dedicated campaign manager
12. Team to secure at least one key gift before December to show momentum for the waiver renewal
13. Team to develop a recognition policy, donor recognition plan, and donor benefit matrix
14. Team to create personalized cultivation plans for top prospects
15. Phil to stay connected to the project after leaving the city to help with donor outreach

Weekly Check-in/Inspection Services

Agenda

October 7, 2025

1. BID
    a. Arranging a site visit for Vaillancourt Fountain.
    b. Permit Extensions
    c. 2277 33rd Avenue (removal of sprinklers)
    d. Borrowing Chester Chiu for the week

2. CES
    a. Mauricio off: extended leave from September 23 to October 13.
        i. Jimmy G Acting 9/23-10/1
        ii. Gilbert L acting 10/02-10/10
    b. Carl Malchow requesting a 6-month leave extension.
    c. Dominic Keane

3. EID
    a. Joint solar inspections

4. HIS
    a. Temp PT starting on 10/14

5. PID
    a. Bob Farrow (3/28/26)

6. Support Staff
    a. Transitioning to Webex today

7. Miscellaneous
    a. At fleet week exercise tomorrow AM
    b. Permit SF meeting with Chiefs on Tuesday and Wednesday
    c. Off next week: Birmingham acting
    d. Meeting with Kelly Sabella on Thursday (St. Philip's)

Weekly Check-in/Inspection Services

Agenda

October 21, 2025

1. BID
    a. Vaillancourt Fountain meeting on Friday morning.
    b. 2277 33rd Avenue (removal of sprinklers)
    c. New Building Inspector David Real
    d. Bill Walsh
    e. Gunnell

2. CES
    a. CES staff will be reviewing BID complaints for closure or referral.

3. EID
    a. Joint solar inspections (spoke with Chad Law's team)
    b. Inspector to PRS temporarily

4. HIS
    a. Jamie returned to work this week.
    b. List of complaints from the Mayor's office.

5. PID
    a. 916 Kearny

6. Support Staff

7. Miscellaneous
    a. 3048 Fillmore Street
    b. Met with Planning staff yesterday re: ECC
    c. Santa Clara interviews on Friday
    d. Michael Turon
    e. 300 Octavia: meet with CA today
    f. Audit Amnesty program

Moral rights and the Vaillancourt Fountain

DJ dailyjournal.com/article/388268-moral-rights-and-the-vaillancourt-fountain

Trending

Newsom pick could shift balance in criminal cases on California Supreme Court

Dec. 29, 2025

Daily Appellate Report: Our experts pick the year's most impactful and intriguing decisions

Dec. 30, 2025

To restore separation of powers, start with who becomes a judge

Dec. 26, 2025



Shutterstock

The Vaillancourt Fountain is back in the news.

Fifty years after it was completed and some years after the water was shut off, there are plans to remove the fountain as part of construction of a new park in San Francisco. Can the creator or proponents of the fountain somehow preserve it?

The city commissioned the work by Canadian artist Armand Vaillancourt, and it was completed in 1971. ...

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SF Rec & Parks Appears to Make End Run to Get Rid of Vaillancourt Fountain In a Hurry

By Jay Barmann
Published Oct 31, 2025, 10:40 AM
Source: https://sfist.com/2025/10/31/sf-rec-parks-appears-to-make-end-run/

Many have called the hulking Brutalist fountain at Embarcardero Plaza "maligned → https://sfist.com/2025/07/09/embarcadero-plazas-highly-unattractive-vaillancourt-fountain-likely-done-for-according-to-rec-and-parks-official/" and even "ugly," but artist Armand Vaillancourt's sculptural work still has many ardent fans who will not be pleased by the lastest move by SF Rec & Parks to remove it in short order.

It's been two months since San Francisco's Recreation and Parks Department submitted its formal request → https://sfist.com/2025/08/20/sf-rec-and-parks-officially-requests-removal-of-embarcaderos-vaillancourt-fountain/ to have the Vaillancourt Fountain removed, seeking the SF Arts Commission's approval for deaccession of the artwork for various reasons, including public safety. The department says that the fountain, which has fallen into disrepair and has reported structural integrity issues, should be removed in part because the cost to restore it is prohibitive — and plans still taking shape to reimagine Embarcadero Plaza and the adjacent Sue Bierman Park → https://sfist.com/2024/11/05/mayor-breed-presses-forward-with-embarcadero-plaza-revamp-on-eve-of-election/ do not include the fountain in their designs.

Since then, a battle has been brewing between preservationists, art historians, skateboarders → https://sfist.com/2025/09/15/skaters-are-latest-group-to-voice-opposition-to-removal-of-v/, and 96-year-old Vaillancourt himself, on one side, and city officials and fountain detractors on the other side, a battle which threatens to slow or even derail the city's plans for a grand renovation of the two plazas.

Now, as the Chronicle reports → https://www.sfchronicle.com/sf/article/vaillancourt-fountain-emabarcadero-plaza-21129404.php, Rec & Parks is seeking to fast-track the removal of the fountain by proposing to pay for its disassemblage and storage, until such time as a final decision about its fate can be made. The department is proposing to pay the estimated $4.4 million to take the 710-ton fountain apart and store it, somewhere, within a matter of months.

And a decision on this proposal is now on the agenda for the SF Arts Commission's next meeting on Monday, per the Chronicle.

The proposed action is being framed as "temporary," likely to appease some of the fountain's supporters, but it certainly sounds like a strategy to speed up the fountain's removal, with no plan in place for reassembling it should the Arts Commission decide that is what they want to do.

"This is solely for public safety reasons, after two reports have stated that the fountain poses an immediate and serious hazard," says Rec & Parks spokesperson Tamara Aparton, speaking to the Chronicle. "This is a temporary measure that does not have anything to do with the ultimate fate of the fountain, which will be decided by the Arts Commission." Aparton noted that the fountain has been recently vandalized, and that homeless individuals have been sleeping in its concrete tubes, which is not safe.

The department earlier produced a report suggesting that the cost to restore, retrofit, and stabilize the fountain would be $29 million — a figure that some supporters have questioned. Meanwhile,

the entire estimated budget for the renovation of the two plazas is $32.5 million, not including any fountain costs.

The Art Newspaper did its own reporting → https://www.theartnewspaper.com/2025/10/14/vaillancourt-fountain-san-francisco-demolition-documents?utm_medium=email&utm_source=exacttarget&utm_campaign=Breakfast+-+10.14.2025&utm_content=640079_10-14-2025&utm_id=640079 earlier this month, in support of the fountain's fans who question where the ultimate responsibility for the artwork's upkeep and preservation lies. The report suggests that property management firm BXP and its predecessor company Boston Properties, which manages Embarcadero Center → https://www.bxp.com/properties/embarcadero-center and the plaza, were referred to in 15 separate documents dating back to 1978, by the Rec & Parks department, as being ultimately responsible for the upkeep of the fountain.

BXP has sought a retraction from The Art Newspaper, saying its assertions are false, and the company issued a statement saying, "BXP and its predecessors have never been responsible for the fountain's long-term upkeep. Their obligations, which varied over time, applied only to certain plaza elements such as paving, landscaping, janitorial services, and trash collection."*

Supporters of the fountain accuse Rec & Parks of not being entirely transparent in its representations of the fountain and who bears legal responsibility for it. And the artist, Vaillancourt, has sent a cease and desist letter to the city → https://www.reddit.com/r/sanfrancisco/comments/1nef2bp/artist_behind_san_franciscos_vaillancourt/, with a potential lawsuit looming.

The Cultural Landscape Foundation asks "Will the San Francisco Arts Commission Be Complicit in the Demolition of the Vaillancourt Fountain? → https://www.tclf.org/will-san-francisco-arts-commission-be-complicit-demolition-vaillancourt-fountain", in a piece that also suggests that Rec & Parks has overstated the annual maintenance costs for the fountain, when it was up and running. And the Northern Cali-

fornia chapter of Docomomo, a nonprofit devoted to the preservation of modernist architecture, has also weighed in on the fountain controversy.

"In their own words, the city believes Vaillancourt Fountain is not a symbolic sculpture, but 'a critical design challenge in the Embarcadero Plaza and Sue Bierman Park project' and 'incompatible with the open lawn and gathering spaces envisioned in the new design," says Docomomo chapter board member Jack McCarthy, speaking to The Art Newspaper.

Previously: SF Rec and Parks Officially Requests Removal of Embarcadero's Vaillancourt Fountain → https://sfist.com/2025/08/20/sf-rec-and-parks-officially-requests-removal-of-embarcaderos-vaillancourt-fountain/

**This story has been updated with the statement by BXP.*

Polarizing San Francisco Fountain Will Be Dismantled

static01.nyt.com/ads/tpc-check.html

Carol Pogash November 5, 2025



The multiarmed Vaillancourt Fountain, a polarizing San Francisco landmark near the glistening bay, will be dismantled after the city's Arts Commission voted on Monday to remove it because of safety concerns.

Taking down the brutalist fountain, which admirers say embodies San Francisco weird, will enable the city and a private developer to convert Embarcadero Plaza and a nearby playground into a five-acre waterfront park.

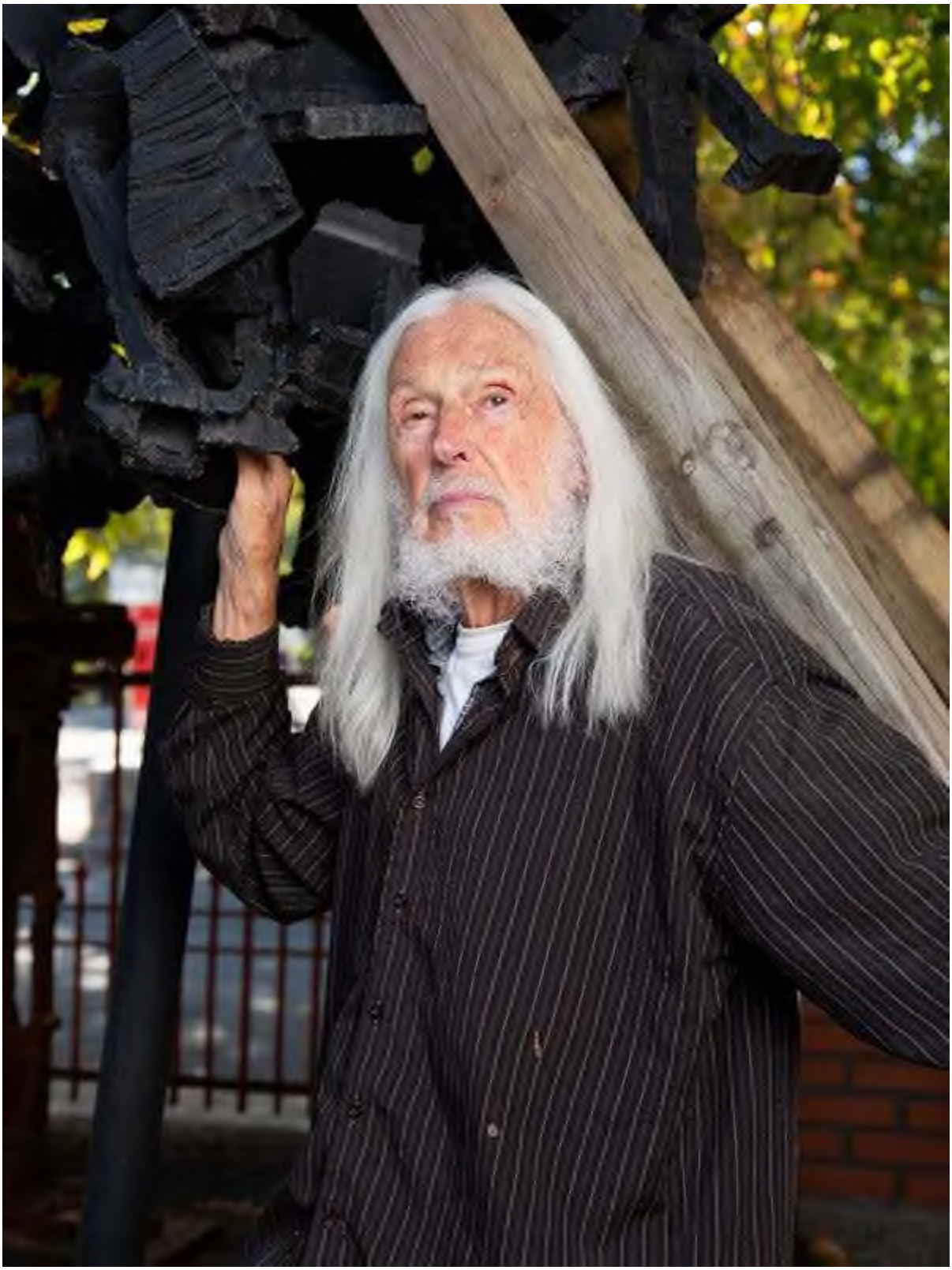
For decades after the fountain was installed in 1971, it gushed 30,000 gallons of water a minute from its cubed, concrete tubes. People could leap from one concrete step to another as the sound of the water engulfed them. It became a haven for skateboarders.

But its pump system broke last year, and city-funded reports found corrosion and major mechanical and electrical problems. An engineer's report described its condition as hazardous, especially in a major earthquake.

The Arts Commission voted to store the fountain for up to three years rather than demolish it, meaning it could hypothetically be renovated. Armand Vaillancourt, the 96-year-old Canadian sculptor who created the fountain, doubts that will happen.

“They know when they remove the sculpture, it’s the end of the work,” Vaillancourt said from his Montreal studio, adding, “From a city that is supposed to be avant-garde, it’s a shame.”

Image



Armand Vaillancourt, 96, installed the fountain in 1971.Credit...Guillaume Simoneau for The New York Times

San Francisco officials say that dismantling and storing the fountain will cost an estimated $4.4 million. They say fixing it would require nearly $29 million and destroying it would cost $2.7 million.

Charles Birnbaum, the chief executive of the Cultural Landscape Foundation, said the city had neglected the fountain and called the funding for storage “hush money.”
“This is a major and highly technical effort, essential to determining what comes next for the 710-ton artwork,” Tamara Aparton, a spokeswoman for the city’s Recreation and Park Department, said on Tuesday. “Rather than casting aspersions, we’d prefer to work collaboratively on next steps.”

Before the arts commissioners decided to dismantle the fountain in an 8-to-5 vote at Monday’s meeting, the focus was on safety, not on artistry.

Eoanna Harrison Goodwin, a Recreation and Park Department project manager who is overseeing the park renovation, told the commission that “unauthorized entries persist” at the fountain, making its presence “a life safety emergency.”

Patrick Carney, an architect and commission member who voted against dismantling the fountain, said in an interview that the commissioners “did not want to be accused of ignoring public safety.” By placing the fountain in storage, he said, the city “left the window open a crack.”

During a public comment section of the meeting, one woman, Jillian Sobel, called the Vaillancourt Fountain “the most beautiful piece of polarizing art I’ve ever seen.” A restaurateur and a manager of a fitness facility countered that the surrounding area was dead and that the fountain stood in the way of revitalization. Chantelle Vaillancourt, a mechanical engineering student who is Vaillancourt’s granddaughter, described the fountain as “a bold manifestation of creativity.”

On Tuesday, Armand Vaillancourt received a letter from the city attorney’s office that gave him 90 days to remove the fountain before the city would dismantle it.

“I don’t say I’m going to die from this,” he said, “but I’m very close to it.”

Removal of Vaillancourt Fountain in San Francisco approved by Arts Commission

By CBS San Francisco
Published Nov 5, 2025, 12:18 AM
Source: https://www.cbsnews.com/sanfrancisco/video/removal-of-vaillancourt-fountain-in-san-francisco-approved-by-arts-commission/

Amanda Hari reports on the future of Vaillancourt Fountain in San Francisco. Website: http://kpix.com/ YouTube: http://www.youtube.com/CBSSanFrancisco Facebook: https://www.facebook.com/CBSSanFrancisco Instagram: https://www.instagram.com/kpixtv/ Twitter: https://twitter.com/KPIXtv

From: "Robbie Silver" <RSilver@downtownsf.org>
To: CEO <ceo@downtownsf.org>
soniabanks <soniabanks@gmail.com>
"Claude Imbault" <Claude@downtownsf.org>
"Bintliff, Jacob \(ECN\)" <Jacob.Bintliff@sfgov.org>
"Aaron Fenton" <afenton@bxp.com>
"Laura Kerl" <lkerl@bxp.com>
"Bransten, Lisa \(REC\)" <lisa.bransten@sfgov.org>
Date: 11/21/2025 4:34:37 PM
Subject: Embarcadero - Fundraising Committee Meeting

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning everyone.

Here is the agenda for today's fundraising committee. We will start promptly at 11:00 am. Thanks

https://docs.google.com/document/d/1-nR7s1Q9keKpjP08BAMoiS9CzzV4geNr-if1uK15RZ4/edit?tab=t.0

Robbie Silver
President & CEO
Downtown SF Partnership

Sent from my iPad, please excuse any typos

From: CEO
Sent: Tuesday, October 28, 2025 10:24:00 AM
To: CEO <ceo@downtownsf.org>; Robbie Silver <RSilver@downtownsf.org>; soniabanks@gmail.com <soniabanks@gmail.com>; Claude Imbault <Claude@downtownsf.org>; jacob.bintliff@sfgov.org <jacob.bintliff@sfgov.org>; afenton@bxp.com <afenton@bxp.com>; lkerl@bxp.com <lkerl@bxp.com>; lisa.bransten@sfgov.org <lisa.bransten@sfgov.org>
Cc: Ricky Matthews <ricky@downtownsf.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>
Subject: Embarcadero - Fundraising Committee Meeting
When: Friday, November 21, 2025 11:00 AM-12:00 PM.
Where:

Good morning, this meeting is being moved due to scheduling conflicts. Thank you for your flexibility.

This is the invitation for the relaunched Embarcadero Park Fundraising Committee team. This date, time, and cadence comes from the doodle poll the team filled out on availability. Thank you and let us know if you have any questions.

Zoom Link:

https://us06web.zoom.us/j/5494453336

Skateboarding Meets SF Architecture History in Stunning ‘Epicenter’

By Rae Alexandra
Published Nov 17, 2025, 10:45 AM
Source: https://www.kqed.org/arts/13983681/epicenter-skateboarding-book-review-jacob-rosenberg-vaillancourt-fountain-preservation

Later, Anthony G. Pappalardo draws a convincing parallel between skating in the 1990s at Embarcadero and music at New York’s CBGB in the late ’70s. “Like CBGB,” Pappalardo points out, “a creative scene grew from skateboarding, leading to new brands, artists, videographers and, of course, pros.”

It’s the small details, though, that truly elevate *Epicenter*. The photo book includes fun, fold-out spreads. The essay book includes architectural blueprints of Embarcadero Plaza. The set comes with a gigantic poster featuring scores of tiny snapshots of Rosenberg’s skate video footage from the era. There’s even an art print of some of Embarcadero’s long lost ledges, painted by Eric Merrell → https://www.ericmerrell.com/. The love and reverence Rosenberg holds for Embarcadero is reflected in every aspect of the set.



A giclée print of a painting of the Embarcadero Plaza by Eric Merrell is included in 'Epicenter.' *(© 2025 Eric Merrell)*

Epicenter is also a pertinent reminder of how quickly and often San Francisco transforms itself. The set asks the reader to appreciate their favorite features of the city every day that they still exist. A *Thrasher* interview quote by Greg S. Carrol from 1999 sums it up:

"There could never be another Embarcadero. Some of us spent hundreds of hours at Embarco. This just goes to show every one of you — don't take anything for granted, whether it's something as simple as brushing your teeth or something as fun as skating your favorite spot with your best friends, because someday it might be gone."

'Epicenter' by Jacob Rosenberg → https://www.jacobrosenberg.tv/shop/p/epicenter is available now. An accompanying exhibition → https://gcsagency.com/epicenter/?goal=0_cd96feef6f-8a27fb5a78-570389931&mc_cid=8a27fb5a78&mc_eid=374b

15a28f is on show at GCS Agency (201 Jackson St, San Francisco) through January 11, 2026.

Embarcadero Plaza Project, Fundraising Committee

November 21, 2025 | 11:00am - 12:00pm

Zoom Link

Attendees:

RPD: Lisa Bransten, Sarah Madland

OEWD: Jacob Bintliff,

BXPE: Aaron Fenton, Laura Kerl

DSFP: Robbie, Silver, Claude Imbault, Sonia Gonzalez Banks

Time	Topic	Speaker
11:00-11:10	1. **Status with SF DDC**	Robbie, Lisa, Aaron
11:10-11:20	2. **CCS Report Recommendations & Sharing** Recording of CCS Presentation; Passcode: c@$7n$Y0 Full Report from CCS	Robbie & Sonia
11:20-11:40	**3. Documents Update & Conversation** • Enrollment Forms • Ways to give • Pitch Deck • Prospect List • Naming Opportunities - Two Options	Sonia & All
11:40 - Noon	4. Updates on active donor pitches	All

Embarcadero Plaza and Sue Bierman Park Naming Opportunity											If Yellow it means the number needs confirmation
Space Components	**Square Footage**	**Units**	**Sq Ft X Units**	**UF Score [1]**	**LF score [2]**	**Calculated Level**	**Perceived Value_v0**	**Proposed Value**	**LJB Estimates**	**Notes**	Blue Text are confirmed numbers from BXP
Permanent Art Installation	750	1	*750*	2	2	$523,416	$2,000,000	$2,000,000	$2,000,000.00	See below for justification - Qualitative inputscontributing to perceived value	
Other Art Sculptures	400	2	*800*	1.75	1.75	$213,728	$200,000	$400,000	$500,000.00	Entrance sculpture: $200,000 from Waterfield Foundation.	
Performance Stage/Amphitheater	1200	1	*1200*	2	2	$837,466	$4,000,000	$4,000,000	$5,000,000.00	Compass Pavillion ~~(Where is this?) this seeems really low to me~~	
Plaza	33000	1	*33000*	1.75	2	$20,151,515	$3,000,000	$3,000,000	$4,000,000.00	Grainger Plaza (Cloud Gate Plaza) – Originally AT&T/SBC Plaza; named after a $3 million donation by Ameritech/SBC, and later re-named when the Grainger Foundation provided a $5 million endowment in 2021 Wikipedia+1Wikipedia+1.	
Fixed Seating/ Benches	100	20	*2000*	2	1.5	$52,342	$100,000	$100,000			
Bricks	1	500	*500*	1.25	1.75	$382					
Pavers	2	15	*30*	1	1.5	$523					
Plates	2	25	*50*	0.5	1.25	$218					
Gardens	8000	2	*16000*	0.5	0.75	$523,416	$1,000,000	$2,000,000			
Dog park	10000	1	*10000*	2	2	$6,978,880	$1,500,000	$1,500,000	$3,000,000.00	Based on Francisco Park Naming research	
Central Lawn	65000	1	*65000*	1.5	1.5	$25,516,529	$3,000,000	$3,000,000	$3,000,000.00	Same research as Grainger Plaza	
Fitness Area	8000	1	*8000*	2	2	$5,583,104	$1,000,000	$1,000,000	$500,000.00	Sam Sq footage as Dog Park	
									$18,000,000.00		
Total	132,855	638	*145,030*			$64,678,981	$15,800,000	$17,000,000			
	217,800			72,770							

CALCULATED LEVEL

Base Price per Square Foot (PPSF)	
Total Cost (from donations and financing)	$38,000,000
Total Sq. Footage	217,800
PPSF=Total Cost divided by Square Footage	$174

Calculated Gift Level

Square Footage × PPSF × Location Factor (LF) × Utility Factor (UF) = Suggested Gift Amount

Determine Location Factor (LF)

The location and accessibility of a named space plays a key role in determining the worth of the space. For example, a 1,000-square-foot public lobby on the first floor of a building should be worth more than a 1,000-square-foot administrator's office.

To account for differences in location among named spaces, **use a scale from 0.25 to 2**, with quarter-point increments. The number 0.25 on the scale represents a named space with a location that is the least accessible in the building. The number 2 on the scale represents a named space with a location that is the most accessible in the building.

Determine Utility Factor (UF)

Like the location factor, the utility of a named space plays a key role in determining the value of the space. To account for differences in utility among named spaces, **use a scale from 0.25 to 2**, with quarter-point increments. The number 0.25 on the scale represents a named space with a location that has the least utility in the building. The number 2 on the scale represents a named space with a location that is the most utility.

Other Options Not Listed include

Pathways, Walking Trails, Entrances,

QUALITATIVE FACTORS CONTRIBUTING TO PROPOSED VALUE

1. Cultural impact - The installation could become a landmark, attracting locals and tourists.
2. Artistic excellence - Commissioning a renowned artist or collective elevates the prestige and value. Use of innovative materials or techniques (e.g, interactive tech, sustainable design).
3. Impact on community/Community engagement: - Designed with input from local communities, schools, or cultural groups.
4. Longevity and Maintenance - Built to last decades with minimal upkeep.Includes a maintenance endowment to preserve its condition.
5. Economic benefits - Boosts foot traffic to nearby businesses; Enhances property values and supports local tourism.
6. Environmental Integration - Uses eco-friendly materials and integrates with the park's natural landscape.
7. Recognition and Legacy - Opportunity to honor local heroes (Like India Basin) , historical events, or cultural milestones. Adds to San Francisco's legacy of public art, alongside works like the "Cupid's Span" or "Skygarden."

Option A

Original Gift Table from CCS

Level	#Gifts Needed	Prospects Needed	Generating	Cumulative
$5,000,000	1	2	$5,000,000	$5,000,000
$2,500,000	1	2	$2,500,000	$7,500,000
$1,000,000	3	9	$3,000,000	$10,500,000
$500,000	6	18	$3,000,000	$13,500,000
$250,000	4	12	$1,000,000	$14,500,000
$100,000	3	9	$300,000	$14,800,000
$50,000	2	6	$100,000	$14,900,000
<$25,000	4	12	$100,000	$15,000,000
<$10,000	Many	Many	Meaningful giving	$15,000,000+
Total	**24**	**70**	**$15,000,000**	**$15,000,000**

New Naming Opps that Matches as close as possible Original CCS Gift Table

Space Components	Estimates to Match Gift Table - SGB	Notes
Performance Stage/Amphitheater	$5,000,000	
Permanent Art Installation		
Market Street Plaza	$2,500,000	
Retail Plaza	$1,000,000	
South Lawn	$1,000,000	
North Lawn	$500,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$1,000,000	
East Gardens	$500,000	
Dog park	$500,000	
Boulder Garden	$500,000	
History Nook 1	$250,000	
History Nook 2	$250,000	
History Nook 3	$250,000	
Fitness Area	$500,000	
Picnic Area	$500,000	
Picnic Tables X 28	$420,000	$15K each
Benches x 42	$420,000	$10K each
Total	$15,090,000	

missing one 250K

missing 3 $100K

Means not part of any significant naming oppurtunity

Option B

New Gift Table

Level	#Gifts Needed	Prospects Needed	Generating	Cumulative
$5,000,000	1	2	$5,000,000	$5,000,000
$4,000,000			$0	$5,000,000
$3,000,000			$0	$5,000,000
$2,000,000	2	6	$4,000,000	$9,000,000
$1,000,000	5	14	$5,000,000	$14,000,000
$500,000	6	18	$3,000,000	$17,000,000
$100,000	2	6	$200,000	$17,200,000
<$25,000	4	12	$100,000	$17,300,000
<$10,000	Many	Many	Meaningful giving	$17,300,000
Total	**20**	**58**	**$17,300,000**	**$17,300,000**

New Naming Proposal

Space Components	Proposed Cost	Notes
Performance Stage/Amphitheater	$5,000,000	
Permanent Art Installation		
Market Street Plaza	$2,000,000	
Retail Plaza	$1,000,000	
South Lawn	$2,000,000	
North Lawn	$1,000,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$1,000,000	
East Gardens	$1,000,000	
Dog park	$1,000,000	
Boulder Garden	$500,000	
History Mini Plaza 1	$500,000	
History Mini Plaza 2	$500,000	
History Mini Plaza 3	$500,000	
Fitness Area	$500,000	Sam Sq footage as Dog Park
Picnic Area	$500,000	
Picnic Tables X 28	$420,000	$15K each
Benches x 42	$420,000	$10K each
Total	$16,500,000	

Option C

New Gift Table - Many $1.5, $1M and $500K gifts

Level	#Gifts Needed	Prospects Needed	Generating	Cumulative
$5,000,000	1	2	$5,000,000	$5,000,000
$3,000,000			$0	$5,000,000
$1,500,000	2	6	$3,000,000	$8,000,000
$1,000,000	4	18	$4,000,000	$12,000,000
$500,000	6	18	$3,000,000	$15,000,000
$250,000	1	4	$250,000	$15,250,000
$100,000	2	6	$200,000	$15,450,000
$50,000	1	6	$50,000	$15,500,000
<$100,000	Many	Many	Meaningful giving	$15,500,000
Total	**16**	**54**	**$15,450,000**	**$15,500,000**

New Naming Proposal

Space Components	Proposed Cost	Notes
Performance Stage/Amphitheater	$5,000,000	
Permanent Art Installation		
Market Street Plaza	$1,500,000	
Retail Plaza	$1,000,000	
South Lawn	$1,500,000	
North Lawn	$1,000,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$1,000,000	
East Gardens	$1,000,000	
Dog park	$500,000	
Boulder Garden	$500,000	
History Mini Plaza 1	$500,000	
History Mini Plaza 2	$500,000	
History Mini Plaza 3	$500,000	
Fitness Area	$500,000	
Picnic Area	$250,000	
Picnic Tables X 28	$420,000	$15K each
Benches x 42	$420,000	$10K each
Total	$16,090,000	

Option D

New Gift Table Template

Level	#Gifts Needed	Prospects Needed	Generating	Cumulative
$5,000,000			$0	$0
$3,000,000			$0	$0
$2,000,000			$0	$0
$1,000,000			$0	$0
$500,000			$0	$0
$250,000			$0	$0
$100,000			$0	$0
$50,000			$0	$0
<$100,000	Many	Many	Meaningful giving	$0
Total	**0**	**0**	**$0**	

New Naming Proposal Template

Space Components	Proposed Cost	Notes
Performance Stage/Amphitheater		
Permanent Art Installation		
Market Street Plaza		
Retail Plaza		
South Lawn		
North Lawn		
Sue Bierman Gardens/ Drum Entrance Gardens		
East Gardens		
Dog park		
Boulder Garden		
History Mini Plaza 1		
History Mini Plaza 2		
History Mini Plaza 3		
Fitness Area		
Picnic Area		
Picnic Tables X 28		
Benches x 42		
Total	$0.00	

$20Million				
Option A				

Level	#Gifts Needed	#Prospects Needed	Generating	Cumulative
$10,000,000	1	2	$10,000,000	$10,000,000
$5,000,000	1	2	$5,000,000	$15,000,000
$3,000,000	0	0	$0	$15,000,000
$2,000,000	3	9	$6,000,000	$21,000,000
$1,000,000	3	9	$3,000,000	$24,000,000
$500,000	7	25	$3,500,000	$27,500,000
$250,000	6	12	$1,500,000	$29,000,000
$100,000			$0	$29,000,000
$50,000			$0	$29,000,000
<$25,000				$29,000,000
<$10,000				$29,000,000
Total	**20**	**57**	**$29,000,000**	**$29,000,000**

Space Components	Estimates to Match Gift Table - SGB	Notes
Performance Stage/Amphitheater	**$10,000,000**	
South Lawn	**$5,000,000**	
Permanent Art Installation		
Ferry//Marketing Street Entrance and Plaza	$2,000,000	
East Gardens	$2,000,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$2,000,000	
Retail Plaza	$1,000,000	Or North and South Retail
North Lawn	$1,000,000	
Dog park	$1,000,000	
Market/Steuart Entrance	$1,000,000	
Washington Embarcadero Entrance	$1,000,000	
Boulder Garden	$500,000	
History Nook 1	$500,000	
History Nook 2	$500,000	
History Nook 3	$500,000	
Fitness Area	$500,000	Donor In Progress
Picnic Area	$500,000	
Rideshare Drop Off	$500,000	
Curved Fixed Seating	$1,000,000	250/each X 4
Sacramentio Alley Entrance	$250,000	
Mid Block - Embarcadero Entrance	$250,000	
Picnic Tables X 28		$15K each totaling 420, not towards campaign goal
Benches x 42		$10K each 420, not towards campaign goal
Total	$31,000,000	

Means Not Needed to reach Goal

$10 and $5M gifts becomes $5M and $3M				
Option B				

New Gift Table

Level	#Gifts Needed	#Prospects Needed	Generating	Cumulative
$10,000,000	0	0	$0	$0
$5,000,000	1	2	$5,000,000	$5,000,000
$3,000,000	1	3	$3,000,000	$8,000,000
$2,000,000	3	9	$6,000,000	$14,000,000
$1,000,000	3	18	$3,000,000	$17,000,000
$500,000	7	25	$3,500,000	$20,500,000
$250,000	6	18	$1,500,000	$22,000,000
$100,000	0		$0	$22,000,000
$50,000				$22,000,000
<$25,000	0			$22,000,000
<$10,000				$22,000,000
Total	**21**	**75**	**$22,000,000**	**$22,000,000**

Space Components	Proposed Cost	Notes
Performance Stage/Amphitheater	**$5,000,000**	
South Lawn	**$3,000,000**	
Permanent Art Installation		
Ferry//Marketing Street Entrance and Plaza	$2,000,000	
East Gardens	$2,000,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$2,000,000	
Retail Plaza	$1,000,000	
North Lawn	$1,000,000	
Dog park	$1,000,000	
Market/Steuart Entrance	$1,000,000	
Washington Embarcadero Entrance	$1,000,000	
Boulder Garden	$500,000	
History Mini Plaza 1	$500,000	
History Mini Plaza 2	$500,000	
History Mini Plaza 3	$500,000	
Fitness Area	$500,000	Sam Sq footage as Dog Park
Picnic Area	$500,000	
Rideshare Drop Off	$500,000	
Curved Fixed Seating	$1,000,000	250/each X 4
Sacramentio Alley Entrance	$250,000	
Mid Block - Embarcadero Entrance	$250,000	
Picnic Tables X 28		$15K each
Benches x 42		$10K each
Total	$24,000,000	

Research on Naming at other U.S. Parks

Millemium Park, Chicago	
Budget	The Foundation's own FAQ states $490 million total, with $220 million coming from private donations and $270 million public funding
$15M	Jay Pritzker Pavilion – Named in honor of the Pritzker family's donation (~$15 million) toward the Frank Gehry-designed bandshell Wikipedia+15Chicago Business+15Millennium Park Foundation+15.
$10M	Crown Fountain – Named in recognition of the Crown family's gift (~$10 million) ICON Magazine+2Chicago Business+2Reddit+2.
$10M	Lurie Garden – Named for Ann Lurie, who donated $10 million for its endowment Wikipedia+1ICON Magazine+1.
$5M	BP Pedestrian Bridge – Named for BP, who contributed $5 million toward its construction ICON Magazine+2Wikipedia+2Wikipedia+2.
$3M	Grainger Plaza (Cloud Gate Plaza) – Originally AT&T/SBC Plaza; named after a $3 million donation by Ameritech/SBC, and later re-named when the Grainger Foundation provided a $5 million endowment in 2021 Wikipedia+1Wikipedia+1.

Francisco Park	San Francisco, CA
2.5M	Playground
$500,000	Community Garden
$500,000	Dog Play Area
$100,000	Picnic Area
	Plaques are provided to donors of $1,500 to $24,999.

Fort Wayne Riverfront (Fort Wayne, IN)	
$1.5M	Compass Pavilion: $1.5 million donor funding;
200,000	Band shell: $200,000 from Sweetwater Sound;
200,000	Entrance sculpture: $200,000 from Waterfield Foundation.
	Donor recognition levels: Vision ($500k), Champion ($150k–499k), Advocate ($50k–149k), Supporter (<$50k)

Bryant Park (NYC)			
Donation Level	**Opportunity**	**Recognition Form**	**Notes**
Flat fee (not public)	Memory Chair Program	Brass plaque on bistro chair	In-park, personal plaque, supporting dementia care
Customized levels	Brand/Program Sponsorship	Sponsorship naming of events/programs	Branding visibility, corporate exposure
Likely $10K+	Bench/Tree Dedication	Plaque or stone in park	Available via NYC Parks, but not through Bryant Park Conservancy publicly

More Park Research

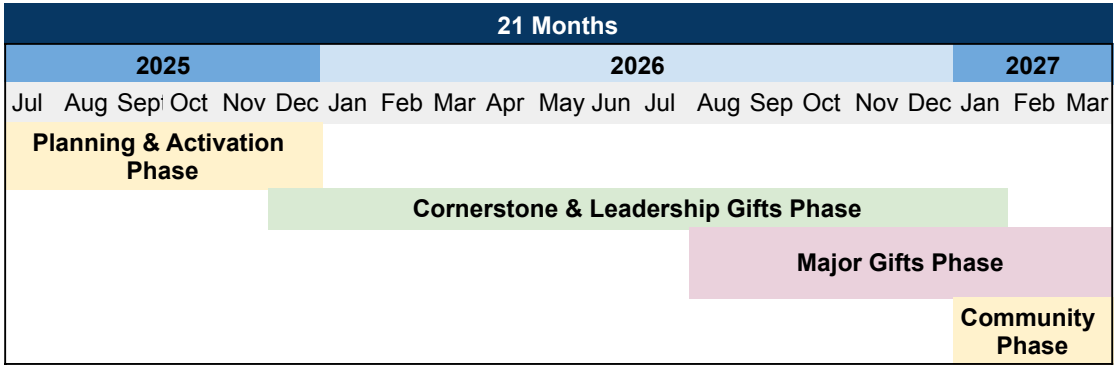
Park Name	**City, State**	**Named Feature**	**Donor**	**Gift Amount**	**Notes**
Millennium Park	Chicago, IL	Jay Pritzker Pavilion	Pritzker Family	$15M+	Naming rights to the iconic Gehry-designed bandshell
		Crown Fountain	Crown Family	~$10M	Twin LED fountain feature
		Lurie Garden	Ann Lurie	~$10M	Funded endowment for native plant garden
		BP Bridge	BP	$5M	Curved pedestrian bridge designed by Gehry
		Grainger Plaza	Grainger Foundation	$5M	Plaza at Cloud Gate (The Bean)
Southern Gateway Park	Dallas, TX	Entire park renamed "Halperin Park"	Halperin Foundation	$23M	Naming rights through park completion in 2026
Dix Park	Raleigh, NC	Gipson Play Plaza	Tom & Pat Gipson	$10M	30-year naming term for major children's play space
Director Park	Portland, OR	Entire plaza	Jordan Schnitzer (on behalf of Simon & Helen Director)	$1.97M	Funded part of the $9.5M total project
Fort Wayne Riverfront	Fort Wayne, IN	Compass Pavilion	Local donors	$1.5M	Additional features named for $200K (bandshell, art, entry)
		Riverfront bandshell	Sweetwater Sound	$200K	Naming tiered by gift amount (Vision, Champion, etc.)
Discovery Green	Houston, TX	General donor recognition	Kinder Foundation	$10M	Helped complete the $125M park, no single naming asset
Buffalo Bayou Park	Houston, TX	Park restoration	Kinder Foundation	$30M	Name not on park but high visibility as lead donor
Memorial Park	Houston, TX	Master Plan (Memorial Park Conservancy)	Kinder Foundation	$70M	Largest gift to a public park in Houston's history
Montgomery Parks	Montgomery County, MD	Park features (trails, gardens, benches)	Various	$5K–$1M+	Naming policy includes 20-year terms for parks, shorter for features
San Diego County Parks	San Diego, CA	Fields, playgrounds, restrooms, etc.	Various	$10K+ per field	5-year naming terms for smaller amenities
Metro Parks Tacoma	Tacoma, WA	Multiple facilities and features	Various	Tiered	Formal naming policy, subject to board approval

DRAFT STEWARDSHIP MATRIX For donors supporting capital campaign [3]	Timing	Responsible to Schedule/Produce	CORNERSTONE		LEADERSHIP		MAJOR	COMMUNITY		
Gift Level			$3M+	$1M	$500,000	$200,000	$50,000	$10,000	<$10,000	
TOG Projected Gift Counts (As per the Table of Gifts)			2	6	2				MANY	*Confirmation of the gift table will determine the donor recgnition benefits*
Gift Acknowledgement - private										
Official gift acknowledgement letter	One Time	Dev Team_DSFP	✓	✓	✓	✓	✓	✓	✓	
Handwritten Thank You Notes	One Time	Dev Team_DSFP	✓	✓	✓	✓	✓			
Annual Stewardship Update by email and follow up phone call	Annually (length of pledge)	Dev Team_DSFP	✓	✓	✓	✓	✓	✓	✓	
Commemorative Note	End of Pledge	Dev Team_DSFP	✓	✓	✓					
Public Recognition										
Permanent Donor Wall?	End of Campaign	Dev Team_DSFP	✓	✓	✓	✓	✓	✓		
Special Naming Opportunity (per gift agreement)	Per Gift Agreement	Dev Team_DSFP	✓	✓	✓					
Recognition in Campaign Launch Press Release	One Time	Dev Team_DSFP	✓							
Feature in Annual Report or Newsletter	One Time	Dev Team_DSFP			✓					
Recognition on social media (at launch)	One Time	Dev Team_DSFP	✓	✓						
Recognition on social media (in public phase)	One Time	Dev Team_DSFP			✓					
Recognition on Campaign Web Site (at launch)	One Time	Dev Team_DSFP	✓	✓	✓	✓				
Recognition (verbal) at Campaign Donor Reception (at launch)	One Time	Dev Team_DSFP	✓	✓						
Recognition (non-verbal) at Campaign Donor Reception (at launch)	One Time	Dev Team_DSFP	✓	✓	✓	✓	✓			
Event / Time / Special Communications										
Private meal with CEO of DSFP/BXP... (and possible board member or community member)	One time	Dev Team_DSFP	✓							
Annual Call with DSFP	Annually (length of pledge)	Dev Team_DSFP	✓	✓						
Invitation to Pre-Campaign Reception Cocktail Hour	One Time	Dev Team_DSFP	✓	✓						
Invitation to Campaign Reception	One Time	Dev Team_DSFP	✓	✓	✓	✓				
Integration into other events as applicable	TBD	Dev Team_DSFP								
OPTIONAL - Commemorative Gift										
Special Piece of Artwork - Print	One Time						✓	✓		
Special Piece of Artwork - Bookmark	One Time				✓	✓				
Special Piece of Artwork - Journal	One Time		✓	✓						
Runner-up Original Artwork	One Time			✓	✓					
Original Special Piece of Artwork	One Time		✓							

Build Responsiblities From MOU	
Solicitations	
Administration	
Marketing	
Case Statement	

Table of Gifts for $15M				
Level	**#Gifts Needed**	**#Prospects Needed**	**Generating**	**Cumulative**
$5,000,000	1	2	$5,000,000	$5,000,000
$2,500,000	1	2	$2,500,000	$7,500,000
$1,000,000	3	9	$3,000,000	$10,500,000
$500,000	6	18	$3,000,000	$13,500,000
$250,000	4	12	$1,000,000	$14,500,000
$100,000	3	9	$300,000	$14,800,000
$50,000	2	6	$100,000	$14,900,000
<$25,000	4	12	$100,000	$15,000,000
<$10,000	Many	Many	Meaningful giving	$15,000,000+
Total	**24**	**70**	**$15,000,000**	**$15,000,000**


34 Months
2025
2026
2027
2028
Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr
Planning & Activation Phase
Cornerstone & Leadership Gifts Phase
Major Gifts Phase
Community Phase


21 Months
2025
2026
2027
Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar
Planning & Activation Phase
Cornerstone & Leadership Gifts Phase
Major Gifts Phase
Community Phase

[1] Range from 0.25-2

See notes below on how to determine an apt number

[2] Range from 0.25-2

See notes below on how to determine an apt number

[3] This is a tiered chart that outlines the benefits and recognition a donor receives based on their level of giving.

Purpose: To provide clarity and transparency to donors and staff about what recognition is associated with each gift level.

Naming Opportunities

Gift Table with $2M Options

Level	#Gifts Needed	Prospects Neede	Generating	Cumulative
$5,000,000	1	2	$5,000,000	$5,000,000
$4,000,000			$0	$5,000,000
$3,000,000			$0	$5,000,000
$2,000,000	2	6	$4,000,000	$9,000,000
$1,000,000	5	14	$5,000,000	$14,000,000
$500,000	6	18	$3,000,000	$17,000,000
$100,000	2	6	$200,000	$17,200,000
<$25,000	4	12	$100,000	$17,300,000
<$10,000	Many	Many	Meaningful giving	$17,300,000
Total	**20**	**58**	**$17,300,000**	**$17,300,000**

Naming Proposal

Space Components	Proposed Cost	Notes
Performance Stage/Amphitheater	$5,000,000	
Permanent Art Installation	TBD	
Market Street Plaza	$2,000,000	
Retail Plaza	$1,000,000	
South Lawn	$2,000,000	
North Lawn	$1,000,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$1,000,000	
East Gardens	$1,000,000	
Dog park	$1,000,000	
Boulder Garden	$500,000	
History Mini Plaza 1	$500,000	
History Mini Plaza 2	$500,000	
History Mini Plaza 3	$500,000	
Fitness Area	$500,000	
Picnic Area	$500,000	
Picnic Tables X 28	$420,000	$15K each
Benches x 42	$420,000	$10K each
Total	$16,500,000	

Option B from Larger Naming Opporutnity Document

Gift Table - with $1.5M

Level	#Gifts Needed	Prospects Neede	Generating	Cumulative
$5,000,000	1	2	$5,000,000	$5,000,000
$3,000,000			$0	$5,000,000
$1,500,000	2	6	$3,000,000	$8,000,000
$1,000,000	4	18	$4,000,000	$12,000,000
$500,000	6	18	$3,000,000	$15,000,000
$250,000	1	4	$250,000	$15,250,000
$100,000	2	6	$200,000	$15,450,000
$50,000	1	6	$50,000	$15,500,000
<$100,000	Many	Many	Meaningful giving	$15,500,000
Total	**16**	**54**	**$15,450,000**	**$15,500,000**

Naming Proposal

Space Components	Proposed Cost	Notes
Performance Stage/Amphitheater	$5,000,000	
Permanent Art Installation	TBD	
Market Street Plaza	$1,500,000	
Retail Plaza	$1,000,000	
South Lawn	$1,500,000	
North Lawn	$1,000,000	
Sue Bierman Gardens/ Drum Entrance Gardens	$1,000,000	
East Gardens	$1,000,000	
Dog park	$500,000	
Boulder Garden	$500,000	
History Mini Plaza 1	$500,000	
History Mini Plaza 2	$500,000	
History Mini Plaza 3	$500,000	
Fitness Area	$500,000	
Picnic Area	$250,000	
Picnic Tables X 28	$420,000	$15K each
Benches x 42	$420,000	$10K each
Total	$16,090,000	

Option C from Larger Naming Opporutnity Document

Preservation Group Appeals Dismantling of SF Brutalist Fountain

By Isa Farfan
Published Dec 2, 2025, 1:51 PM
Source: https://hyperallergic.com/preservation-group-appeals-dismantling-of-sf-brutalist-fountain/

SAN FRANCISCO — A month after the city arts commission ordered → https://sfstandard.com/2025/11/03/vaillancourt-fountain-demolition-sf/?ref=hyperallergic.com the dismantling of the iconic Vaillancourt Fountain along the Embarcadero, a local organization is formally challenging the work's destruction.

In an appeal sent to San Francisco's Board of Supervisors on Monday, December 1, Northern California's chapter of Docomomo US, a nonprofit organization dedicated to preserving Modernist sites, argued that the city's parks and recreation department had unlawfully bypassed a mandatory review process in its pursuit to build a park → https://sfrecpark.org/1819/Embarcadero-Plaza-and-Sue-Bierman-Park-R?ref=hyperallergic.com over the fountain.

The jutting Brutalist fountain, created by 96-year-old Canadian sculptor Armand Vaillancourt in 1971, has long marked architect Lawrence Halprin's Embarcadero Plaza and the surrounding structures, including the San Francisco Ferry Building. The work, also known as "Québec Libre," was graffitied → https://sfstandard.com/2022/11/14/photos-of-u2s-bono-vandalizing-an-iconic-work-of-sf-public-art/?ref=hyperallergic.com in 1987 by U2's Bono and stood at the epicenter of the city's skateboarding culture in the '80s and '90s. But earlier this year, the Board of Supervisors approved the creation of a multi-million-dollar

waterfront park covering the fountain and surrounding area, drawing opposition from cultural preservationists, community members, and the artist himself.

The San Francisco Arts Commission voted to dismantle and store the artwork for up to three years on November 3, citing "public safety hazards." The city reportedly → https://www.cbsnews.com/sanfrancisco/news/san-francisco-embarcadero-vaillancourt-fountain-future/?ref=hyperallergic.com found lead and asbestos at the site. A city spokesperson told *Hyperallergic* that the work's hazardous conditions exempted it from an environmental review under the California Environmental Quality Act.

Docomomo, however, argued in the recent appeal that the deteriorating state of the artwork was the result of the park department's "calculated, long-term deferred maintenance."



The fountain is surrounded by a fence.

"The emergency exemption is not supported by the facts. It is intended to rationalize a pre-approved project, violating the definitions of emergency established in California law," Susan Brandt-Hawley, an attorney for Docomomo, wrote in the appeal shared with *Hyperallergic*.

Rehabilitating the sculpture would reportedly → https://www.nytimes.com/2025/11/04/arts/design/vaillancourt-fountain-san-francisco.html?ref=hyperallergic.com cost the city around $29 million, while the dismantling and storage is estimated at $4.4 million → https://www.sfchronicle.com/bayarea/article/vaillancourt-fountain-removal-sf-21136549.php?ref=hyperallergic.com.

The work could be removed as soon as February, a San Francisco Arts Commission spokesperson said. A spokesperson for Docomomo told *Hyperallergic* they expect a hearing with the Board of Supervisors after the holidays.

Hyperallergic has contacted the Board of Supervisors for comment.

Approaching his 97th birthday, Vaillancourt told *Hyperallergic* in a video interview about his dismay at the prospect of the destruction of his fountain, describing the sculpture as "the best of me." The artist and his family belong to a coalition → https://www.docomomo-noca.org/more-news/2025/9/19/coalition-sends-letter-to-san-francisco-emb-vaillancourt-fountain?ref=hyperallergic.com led by Docomomo that wants the city to rehabilitate rather than destroy the work.

The artist moved to San Francisco in 1967 after winning an international design competition to create a sculptural fountain in the plaza, and stayed for four years during its construction. Vaillancourt recounted driving over the Golden Gate Bridge every day on his way north to the town of Petaluma, where he constructed parts of the fountain in a field.



If the plan to dismantle the work moves forward, Vaillancourt's fountain could be gone as soon as February.

Vaillancourt said he rented a studio from the city, which he later opened to American Indian Movement demonstrators who occupied Alcatraz → https://www.nps.gov/alca/learn/historyculture/we-hold-the-rock.htm?ref=hyperallergic.com for 19 months from 1969 to '71, reclaiming the abandoned federal land on which the former prison stood.

The city of San Francisco didn't like that. Vaillancourt said he was asked to remove Native demonstrators from his studio who sought "safe haven → https://www.tclf.org/new-video-highlights-history-and-significance-vaillancourt-fountain?ref=hyperallergic.com" there, but refused to do so. Instead, he threatened to halt the creation of the fountain.

"I couldn't stay there four years to make my fountain and shut up," Vaillancourt recounted. "I had to keep nourishing my soul."

At the inauguration of the fountain, Vaillancourt reportedly jumped into the structure after being held back by police officers and painted "Québec Libre," a slogan of the Quebec independence

movement, across it.

"That idea was to say: Stop the Vietnam War, stop the injustice in the world; stand up for justice at the price of your life you need to," Vaillancourt said.



A tennis facility nearly eclipses the sculptural fountain.

Over 550 pages of public testimony were collected by the San Francisco Arts Commission before it voted eight to five to dismantle and subsequently store the work for up to three years. One individual called the sculpture "hideous" and advocated for its removal. Others defended its place in San Francisco's cultural history. Alexis Vaillancourt, Armand's son, took his father to meet with the arts commissioners earlier this year, he told *Hyperallergic.* He said he wanted them to know his father is still alive.

Today, there is no water in the fountain, and the city has cordoned it off with a fence. A tennis court almost eclipses it on one side. Nearby, the parks department has installed a towering sculp-

ture of a naked woman → https://www.sfartscommission.org/our-role-impact/press-room/press-release/r-evolution-debut-embarcadero-plaza-celebration-public-art?ref=hyperallergic.com created by Marco Cochrane at Burning Man in 2015.

Trey Alioto, who grew up in San Francisco, took a moment to look up at the fountain while walking through the plaza on November 26.

Alioto said the fountain always "felt like something out of my imagination" when he was a kid.

"It's kind of sad to see it go, but also at the same time, I get that this is sort of a relic of the 20th century," Alioto added. "Sometimes you do have to eventually outgrow things. The pipes break down. Maintenance costs too much."

- News → https://hyperallergic.com/tag/news/
- Vaillancourt Fountain → https://hyperallergic.com/tag/vaillancourt-fountain/

EMBARCADERO PLAZA & SUE BIERMAN PARK

RENOVATION PROJECT



PROJECT OVERVIEW

Embarcadero Plaza & Sue Bierman Park Renovation Project Highlights:

- Transforms the 5-acre site into a vibrant, multi-purpose destination for gatherings, events, and recreation.
- Introduces new landscaping, stormwater features, shaded seating, and picnic areas.
- Enhances accessibility and connectivity with upgraded streetscapes along Embarcadero, Drumm, and Washington streets.
- Reflects extensive community engagement to ensure the design meets the needs of residents, workers, and visitors.



PROJECT TEAM

Partnership:

- A public-private collaboration between the San Francisco Recreation and Parks Department, Boston Properties (BXP), the Downtown SF Partnership, and the Office of Economic and Workforce Development (OEWD)
- The project honors ~~the~~ Embarcadero ~~Park's~~ Plaza's historic legacy while supporting downtown's economic recovery and long-term vibrancy

DOWNTOWN SF PARTNERSHIP

SAN FRANCISCO RECREATION & PARKS

bxp

SAN FRANCISCO OFFICE OF ECONOMIC & WORKFORCE DEVELOPMENT

EXISTING CONDITIONS







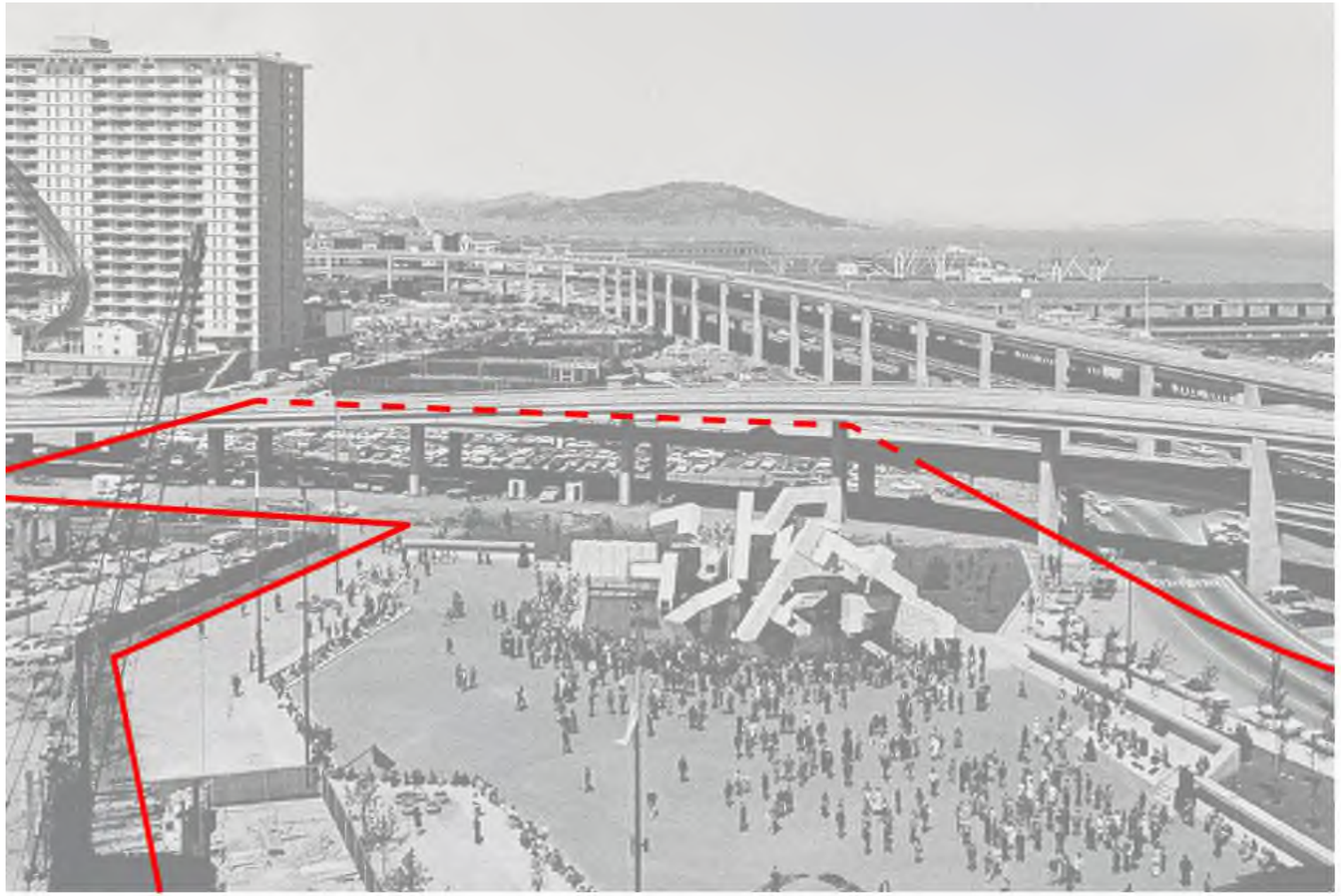








SITE HISTORY & CONTEXT



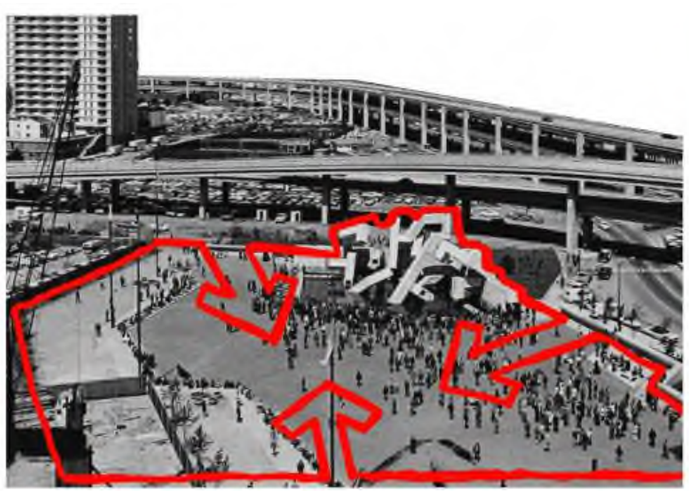
1971: Vaillancourt fountain is installed.

1972: Justin Herman Plaza opened, named after M. Justin Herman, director of the SF Redevelopment Agency.

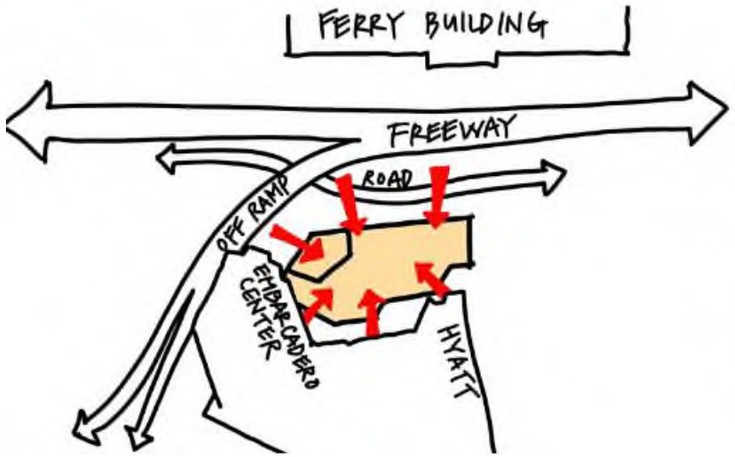


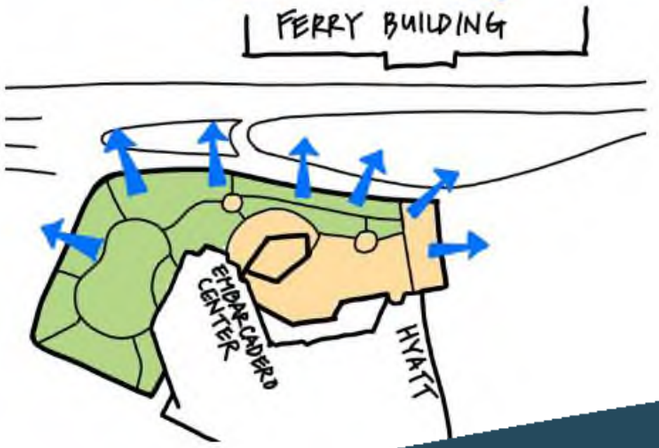
Vaillancourt fountain in the plaza was designed and installed in the context of its surroundings: to integrate the freeway and ramp into the context of the city and to counter the freeway noise.

SITE HISTORY & CONTEXT









Significant change in context altered the way the park and plaza interacts with its surroundings.

Pre-freeway removal:
Plaza designed to be INWARD facing, bound by freeways, off ramps and buildings.

Post-freeway removal:
Park and Plaza want to look OUTWARD and connect to waterfront and surroundings.

SITE ISSUES

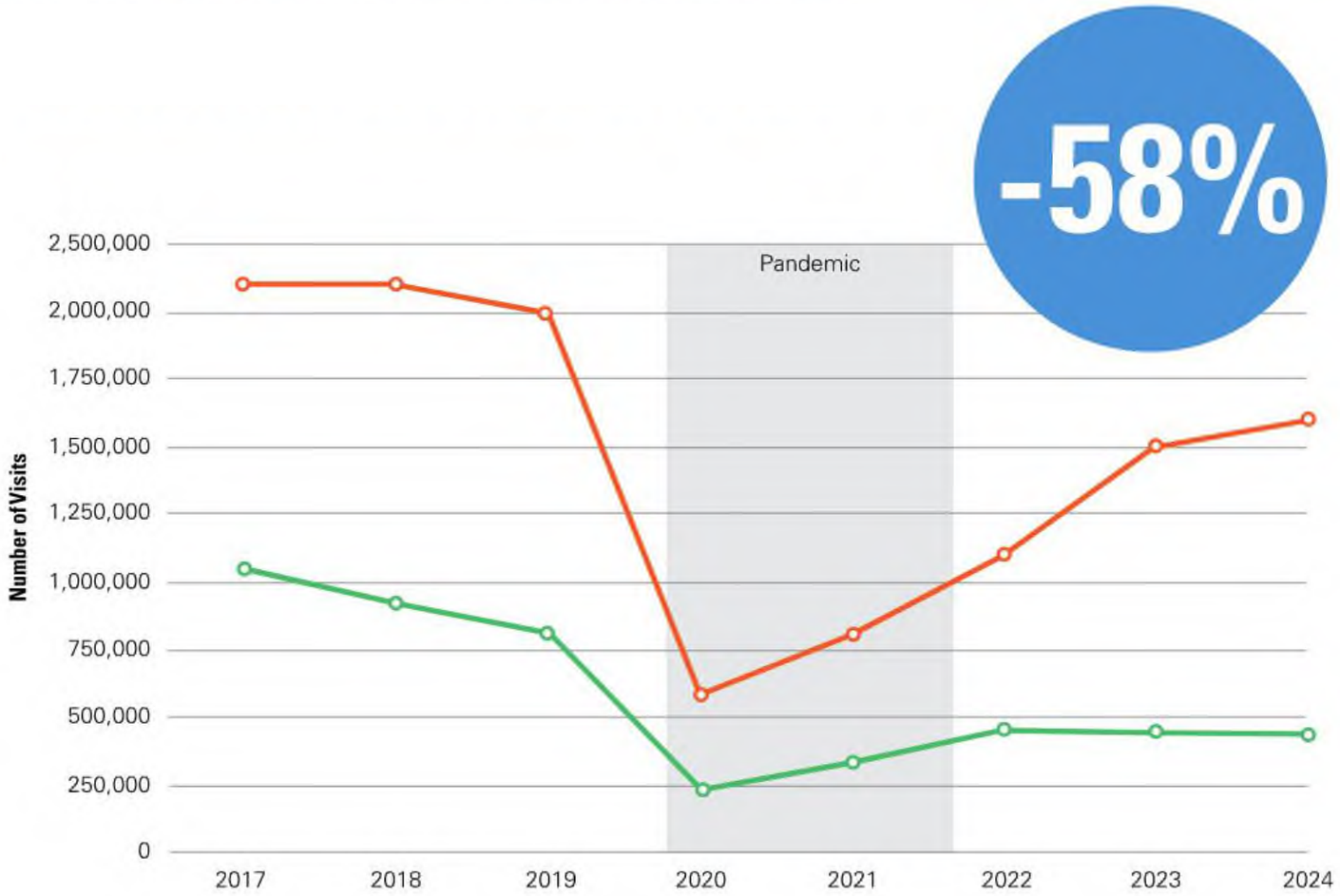
LACK OF ACTIVITY & PROGRAMMING



Despite its prime location, the space is underused and lacks sufficient amenities or programming to attract visitors.

Instead of serving as a bridge connecting the waterfront to downtown and beyond, the current design serves as a barrier.

VISITATION TRENDS BY YEAR



-58%

Decline in number of visits at Embarcadero Plaza and Sue Bierman Park from 2017 to 2024

FERRY BUILDING

EMBARCADERO PLAZA & SUE BIERMAN PARK

Visitors are returning to the Ferry Building, but not the park.

The project capitalizes on the improving foot traffic by offering a new waterfront attraction nearby.

THE PEERS: BRYANT PARK, NYC

The park's redesign and active programming turned a previously neglected area into a highly desirable destination, benefiting landlords, tenants, and the broader economy.



Transformative Impact on Commercial Rents

1992–2001: Asking rents near Bryant Park in NYC surged by **115% to 225%**, significantly outperforming surrounding Manhattan submarkets, which saw increases of **41% to 73%**.

THE PEERS: MILLENNIUM PARK, CHICAGO

The park's programming and cultural value transformed a formerly underused space into a major tourist and local attraction.



Significant Boost to Surrounding Business Revenues

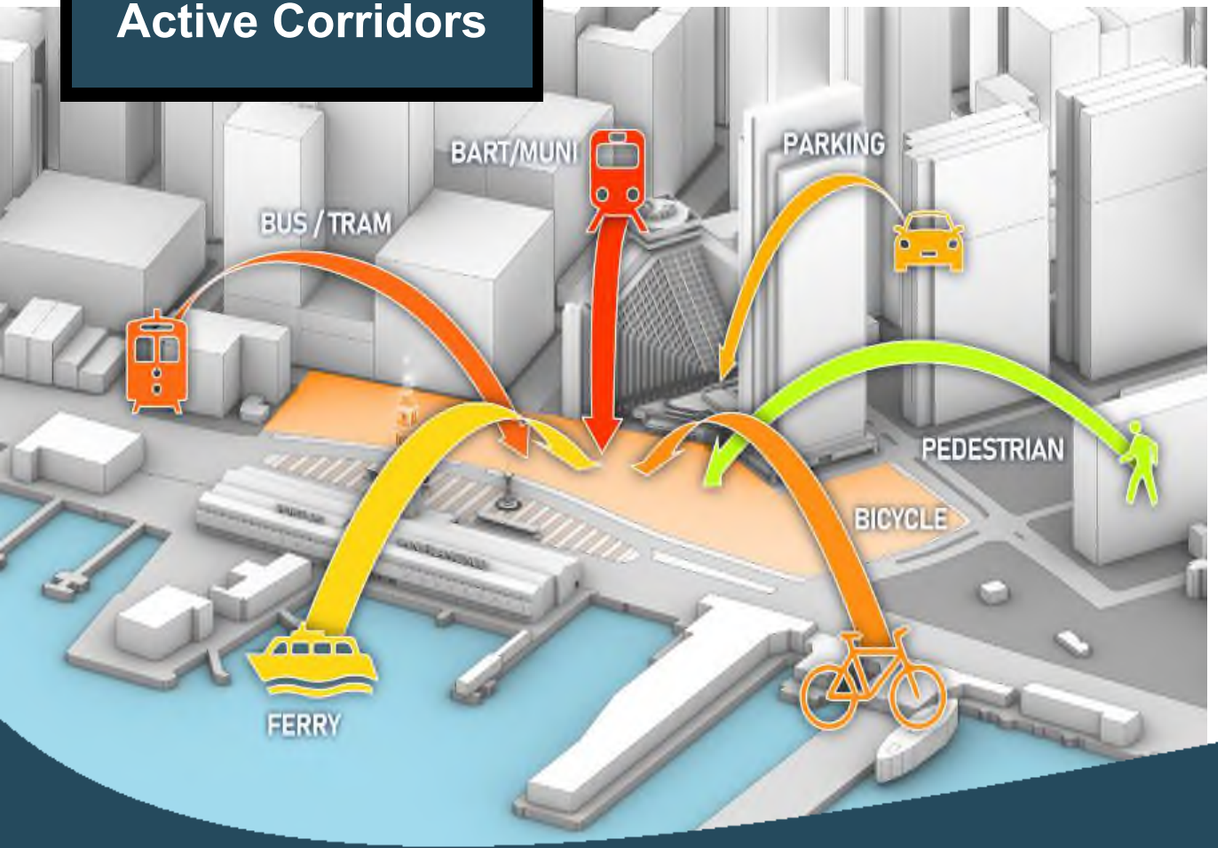
- A major urban park investment translated into **robust annual revenue gains** across hospitality, dining, and retail sectors.

- Surrounding economic uplift (per year):
  - **Hotels**: +$42M to $58M
  - **Restaurants**: +$67M to $87M
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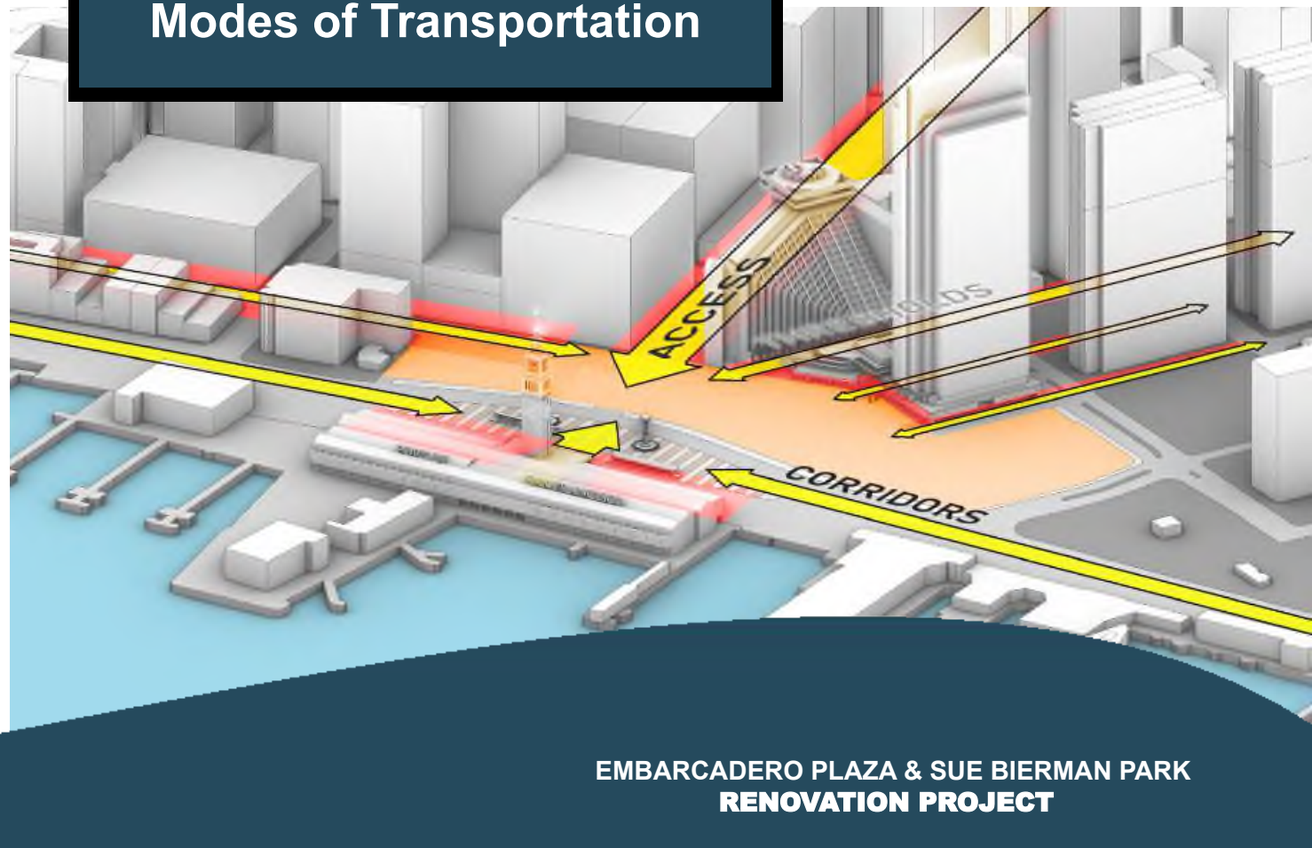
THE POTENTIAL

As the “front door” to San Francisco, this park is a nexus of transit and a gateway to the City and the greater Bay Area. It has the potential to become the iconic and inspiring welcome that defines San Francisco.

Active Corridors



Modes of Transportation



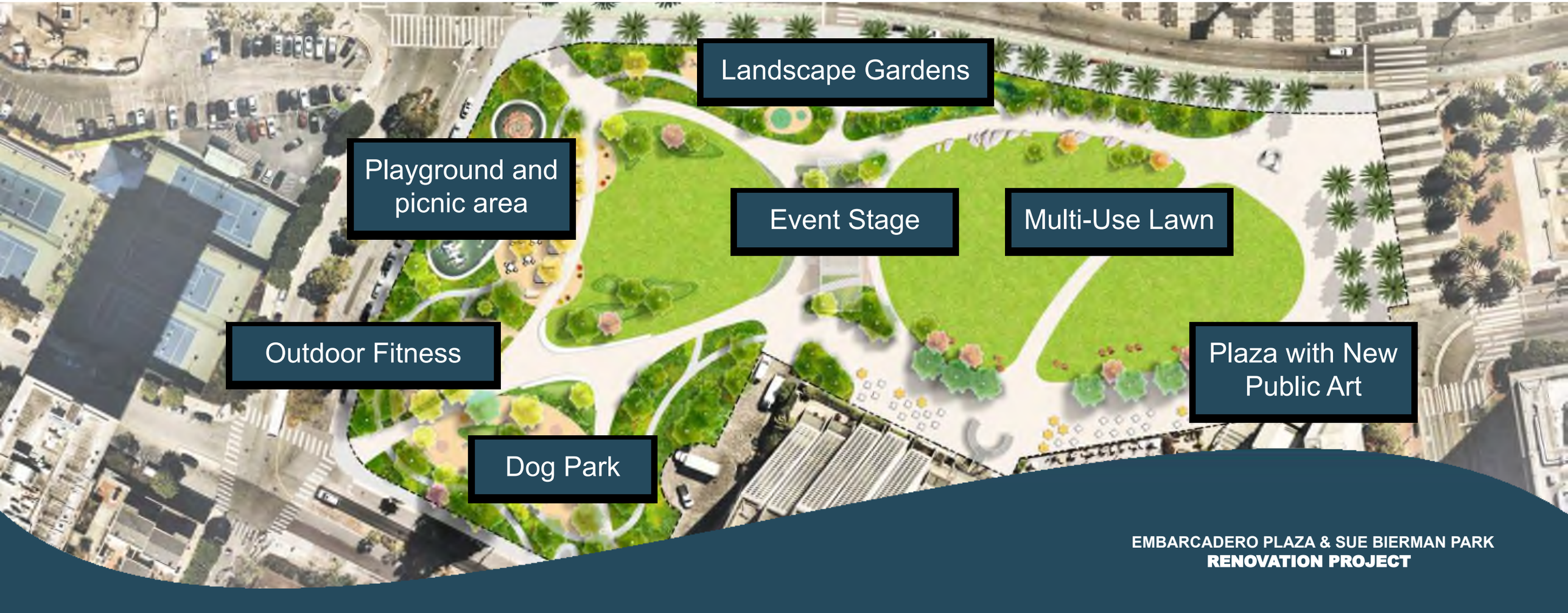
THE VISION

With dedicated Park Ambassadors and security, the space will remain clean, green, and safe, creating a destination that reflects the best of San Francisco.



NEW VISION

Designed with infrastructure to support a robust, programming plan that reflects the diversity of downtown users, Bay Area residents, and visitors.



THE PROGRAMMING



A vibrant, inclusive and robust programming plan will bring the park to life day and night, welcoming families, workers, residents, and visitors.

Potential-programming include:

- Weekend concerts
- Pre- and post work exercise classes like yoga and tai chi
- Food and beverage offerings
- Local artists showcases
- Holiday and other types of markets

Reconnecting the City to its iconic waterfront



Creating a welcoming space for residents, workers, and visitors



Twice the size of Union Square



Increasing nightlife downtown



ECONOMIC IMPACT

Drive Measurable Economic Benefits with Research Showing:

Higher leasing activity across office, retail, and residential uses

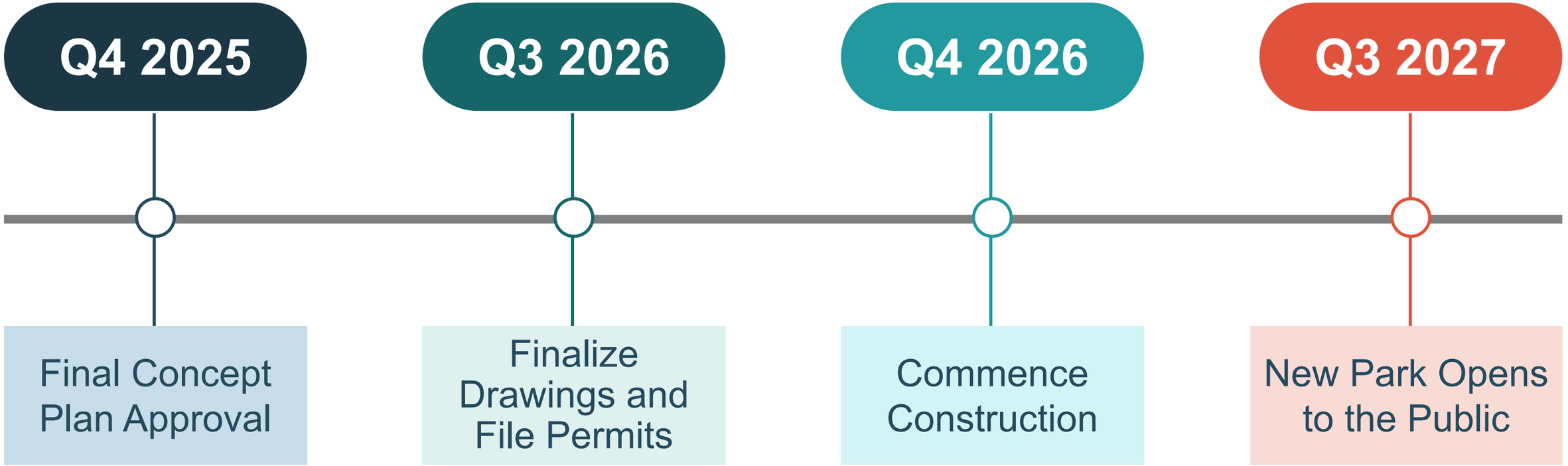
3–5% increases in nearby property values



Catalyst effects for new development and private investment

Direct link between park design, activation, and economic impact

TARGET SCHEDULE: A SHOVEL-READY PROJECT



The goal of the partners is to break ground at the end of 2026. Estimated construction at one year.

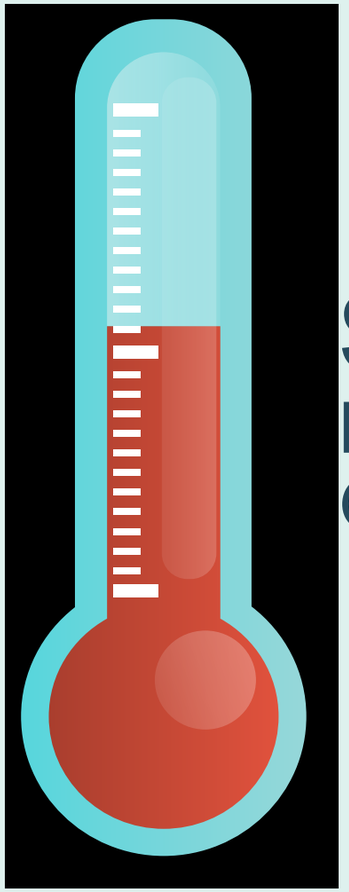
BUDGET

- Notes here

INSERT HIGH LEVEL BUDGET HERE

FUNDRAISING

$16.5 MILLION RAISED



$32.5 MILLION GOAL

Funding is the final step for completing this ~~park~~project; a ~~project~~ park that will visibly demonstrate downtown's recovery *and* serve as a catalyst for ~~further~~ broader change.

Estimated budget is $32.5 million, of which approximately $16.5 million is committed:

- $2.5M from BXP for design
- $14M from 2024 Health and Recovery bond
- **$16M left to raise**

NAMING OPPORTUNITIES

Space Component	Proposed Cost
Performance Stage / Amphitheater	$5,000,000
Permanent Art Installation	TBD
Market Street Plaza	$2,000,000
South Lawn	$2,000,000
Retail Plaza	$1,000,000
North Lawn	$1,000,000
Sue Bierman Gardens / Drumm Entrance Gardens	$1,000,000
East Gardens	$1,000,000
Dog Park	$1,000,000
Boulder Garden	$500,000

Space Component	Proposed Cost
History Mini Plaza 1	$500,000
History Mini Plaza 2	$500,000
History Mini Plaza 3	$500,000
Fitness Area	$500,000
Picnic Area	$500,000
Picnic Table (28 available)	$15,000
Benches (42 Available)	$5,000

*the information on this slide is subject to change



The Embarcadero Park Renovation is a powerful symbol of renewal and will be a catalyst for downtown's resurgence.

Your partnership will help restore San Francisco's vibrancy and reimagine its waterfront for generations to come.

THANK YOU!

Embarcadero Plaza Project, Fundraising Committee

December 5, 2025 l 11:00am - 12:00pm

Zoom Link

Attendees:

RPD: Lisa Bransten

OEWD: Jacob Bintliff

BXPE: Aaron Fenton, Laura Kerl

DSFP: Robbie, Silver, Sonia Gonzalez Banks

Time	Topic	Speaker
11:00-11:30	1. Confirm total project budget and DDC ask	All
11:20-11:40	2. Review draft DDC partnership agreement	Sonia
11:40-11:50	3. Next steps • Determine who, when and who we coordinate with DDC • Naming Opportunities - Two Options	Sonia & All
11:40 - Noon	4. Review pitch deck (Optional)	All

Vaillancourt Fountain removal appeal heads to S.F. board

sfchronicle.com/sf/article/vaillancourt-fountain-appeal-21230841.php

Sam Whiting December 9, 2025



The Vaillancourt Fountain at Embarcadero Plaza in San Francisco was fenced off in July after inspections revealed it was a safety hazard.

An appeal by preservationists in the long-running fight over San Francisco's Vaillancourt Fountain is headed to the Board of Supervisors, which will decide whether the city can move ahead with tearing the 710-ton concrete landmark out of Embarcadero Plaza — a process that could begin as soon as February.

Supervisors last Friday agreed to hear the appeal challenging last month's San Francisco Arts Commission vote to remove the fountain, which has been fenced off and dry since summer after city inspectors labeled it a safety hazard. The hearing at the board's Jan. 13 meeting will mark the first time the full board has addressed the issue, and the public will be able to weigh in.

At the center of the appeal is a claim by the architectural preservation group Docomomo US/Northern California that the city stretched the definition of “emergency” to speed up removal.

The arts commission invoked an emergency exemption under the California Environmental Quality Act, which allowed it to green-light the fountain’s removal without a full environmental review. Docomomo argues there is no emergency — only decades of the city failing to maintain the Brutalist fountain created by Canadian artist Armand Vaillancourt and installed in 1971 at Embarcadero Plaza.

This assignment is closed

“They are trying to use this emergency exemption for a situation that is not an emergency,” said Jack McCarthy, a board member of Docomomo. “It is decades of deferred maintenance that led to this predictable outcome.”

In a letter to the board, the group said the emergency declaration is really a workaround to avoid studying how the fountain fits into the broader $32.5 million overhaul planned for Embarcadero Plaza — a project in which the fountain is not included.

City attorney spokesperson Jen Kwart said the office has reviewed the appeal and does not believe it gives supervisors grounds to overturn the exemption. Once an appeal is filed, however, the board is required to hear it.

McCarthy acknowledged the appeal is a technicality, but said that’s the point: “CEQA works like a speed bump. It slows everything down. The appeal focuses on CEQA, but the reason we appealed is to make sure that all community members are heard in the process.”

The Board of Supervisors so far has not been involved in deciding whether the fountain should stay or go, but the hearing could broaden into that larger debate.

District 3 Supervisor Danny Sauter, who represents the Embarcadero, said, “The board will have to weigh in, and logistically we may take the final action.”

Sauter has made it clear that he and the majority of his waterfront constituents oppose restoring the fountain, which would cost an estimated $29 million.

“I have expressed that I don’t see the path to keeping the fountain here, either a financial path or a path with the design of the new park,” Sauter said. “There is very little appetite in the District 3 community to see that fountain remain.”

Board President Rafael Mandelman said that appeals based on CEQA procedures seldom succeed with the board because the city planning department is very careful about following the letter of the law.

“Should this be in front of the board? I’m not sure,” he said. “But Vaillancourt Fountain is a major landmark and a piece of public art that San Franciscans have passionate opinions on, so I guess we will consider whether the CEQA was adequate.”

The Vaillancourt Fountain is owned by the arts commission and maintained by the San Francisco Recreation and Park Department. After inspectors agreed in October that the fenced-off fountain posed a safety hazard, Rec and Park asked the commission for permission to remove it and store it off-site while its future is decided. The disassembly work is expected to cost $4.4 million.

The arts commission approved the plan on an 8-5 vote, relying on the emergency exemption that Docomomo is now contesting. Because the fountain has been designated a historic resource by the planning commission, major changes would normally trigger environmental review.

“The best possible outcome is that they (the board) see the emergency is not legitimate and they overturn the decision to remove the fountain,” McCarthy said. “It must be determined through the correct process, which would be a review of the environmental impact of the proposed project for the redevelopment of Embarcadero Plaza.”

The Board of Supervisors will hear the appeal at its meeting Jan. 13 at 3 p.m. at City Hall.
|Updated

Sam Whiting has been a staff writer at The San Francisco Chronicle since 1988. He started as a feature writer in the People section, which was anchored by Herb Caen's column, and has written about people ever since. He is a general assignment reporter with a focus on writing feature-length obituaries. He lives in San Francisco and walks three miles a day on the steep city streets.

Vaillancourt Fountain Gets One Last Chance at Survival, as Demolition Gets Appealed to Board of Supervisors

By Joe Kukura
Published Dec 9, 2025, 3:33 PM
Source: https://sfist.com/2025/12/09/vaillancourt-fountain-gets-one-last-chance-at-survival-as-demolition-gets-appealed-to-board-of-supervisors/

There is one more last-gasp, hail mary attempt to save the Embarcadero's crumbling and controversial Vaillancourt Fountain, as preservationists have appealed the decision to remove it to the SF Board of Supervisors.

It sure looked like curtains for SF's Brutalist and debatably unattractive → https://sfist.com/2025/04/21/very-unattractive-embarcadero-fountain-may-be-demolished-but-its-fans-are-fighting-to-preserve-it/ Vaillancourt Fountain at the Embarcadero Plaza, after the SF Rec and Parks Department specifically asked that the fountain be removed and put in storage → https://sfist.com/2025/10/31/sf-rec-parks-appears-to-make-end-run/ in October, and the SF Arts Commission, which technically owns the fountain, approved its removal → https://sfist.com/2025/11/03/vaillancott-fountain-will-indeed-be-removed-as-sf-arts-commission-approves-taking-the-fountain-down/ in early November. After all, the fountain has been inoperable and closed off to the public → https://sfist.com/2025/06/09/sfs-controversial-vaillancourt-fountain-deemed-hazardous-now-getting-fenced-off-to-the-public/ over safety hazard risks for more than five months, but maybe more

significantly, was not included in the plans for a $30 million renovation of the plaza → https://sfist.com/2024/07/17/city-looks-at-total-reimagining-of-embarcadero-plaza/ introduced last year.

But supporters of preserving the Vaillancourt Fountain → https://sfist.com/2025/05/22/95-year-old-artist-behind-often-reviled-embarcadero-plaza-fountain-flies-to-sf-to-save-it/ have decided they're not going to take this laying down. The Chronicle reports that the architectural preservation nonprofit Docomomo US/Northern California has filed an appeal with the SF Board of Supervisors to save Vaillancourt Fountain → https://www.sfchronicle.com/sf/article/vaillancourt-fountain-appeal-21230841.php, and that appeal has been accepted by the board.

That appeal hearing is currently scheduled for Tuesday, January 13, at 2 pm. And it will more than likely drag on for several hours that afternoon.

The Arts Commission voted on an "emergency exemption," which allowed the removal to avoid a full environmental review. Rec and Parks project manager Eoanna Goodwin told the Arts Commission in November that the fountain's "fencing and mesh screens have been repeatedly breached, and individuals continue to enter the fenced-off area and even sleep within the concrete tubes."

But that said, the emergency exemption effectively acted as a workaround to avoid a California Environmental Quality Act (CEQA) review, as the fountain has been deemed a historic resource that legally should have merited that review.

"They are trying to use this emergency exemption for a situation that is not an emergency," Docomomo board member Jack McCarthy told the Chronicle. "It is decades of deferred maintenance that led to this predictable outcome."

So now the fate of Vaillancourt Fountain will be decided by the 11 sitting members of the SF Board of Supervisors. And we know how the supervisor representing that fountain's district, Danny Sauter, feels about the matter.

"I have expressed that I don't see the path to keeping the fountain here, either a financial path or a path with the design of the new park," Sauter said to the Chronicle. "There is very little appetite in the District 3 community to see that fountain remain."

He mentions the cost of restoring the fountain, which has been estimated at $30 million. Should it be taken down and not restored, its pieces will be placed into storage, assessed for repair and possible reconstruction, and could be reconstructed elsewhere on the off-chance there's a taker for this thing, or should the city decide to do so down the line.

Related: Vaillancourt Fountain Will Now Likely Be Removed, as SF Arts Commission Approves Taking the Fountain Down [SFist] → https://sfist.com/2025/11/03/vaillancott-fountain-will-indeed-be-removed-as-sf-arts-commission-approves-taking-the-fountain-down/

Image: 9yz via Wikimedia Commons → https://en.wikipedia.org/wiki/Vaillancourt_Fountain#/media/File:Vaillancourt_Fountain_without_water.jpg

How the Vaillancourt Fountain helped shape S.F. skateboarding

sfchronicle.com/entertainment/arts-exhibits/article/embarcadero-vaillancourt-fountain-skateboard-21238364.php

Tony Bravo December 19, 2025



Jacob Rosenberg stands in front the Vaillancourt Fountain in Embarcadero Plaza with his camera and skateboard. Rosenberg is the author of the new photo book and exhibition “Epicenter.”
Ando/For the S.F. Chronicle

Skateboarding and the Vaillancourt Fountain are appropriate cultural companions. Both the four-wheeled sport and Armand Vaillancourt’s massive cement creation have at times been maligned as marring public spaces.

The fountain has also been a backdrop to skate history as landscape architect Lawrence Halprin’s Embarcadero Plaza (EMB colloquially) became a destination for skateboarders in the late 1980s and early ’90s. The area’s brick pavement and tiered hardscapes became a stage for showing off tricks, attracting pros including Mike Carroll, Jovontae Turner and James Kelch.

More Information

Epicenter
By Jacob Rosenberg
(Self-published; 160 pages; $80)

“Epicenter”: Photography. 11 a.m.-6 p.m. Wednesday-Friday. On view through Jan. 11, 2026. GCS Agency, 201 Jackson St., S.F. www.gcsagency.com
Anyone who walked through the plaza in that era likely remembers the clattering of wheels and slamming of boards as essential a part of the soundscape as the rushing water of the 96-year-old Canadian sculptor’s jutting, angular creation.

Skateboarding and the fountain share a rough, severe elegance that strike me as an essential component to downtown San Francisco’s identity. Now as the San Francisco Arts Commission has voted to place the 54-year-old fountain in storage as part of a larger renovation of the plaza, the skate community has come out to claim the artwork as part of their heritage. (Earlier this month, Northern California’s chapter of the nonprofit Documentation and Conservation of the Modern Movement appealed the decision, arguing that the city’s Recreation and Park Department had unlawfully bypassed a mandatory review process.)



Jacob Rosenberg’s exhibition “Epicenter” at GCS Agency in San Francisco.
Ando/For the S.F. Chronicle

“You don’t have any of this skateboarding culture without the plaza,” said Jacob Rosenberg, the photographer behind the new photo book and exhibition “Epicenter,” on view at GCS Agency in neighboring Jackson Square through Jan. 11, 2026. “They’re intrinsically connected, with the brutalism of the fountain matching the brutalism of skateboarding.”



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From the years 1990-93, when he was ages 17-20, Rosenberg would cut class and drive from his family’s home in Palo Alto to Embarcadero Plaza to photograph the skateboarding scene. With a video and still camera, he was able to capture a burgeoning new scene.

The show and two-volume book focus on Rosenberg’s photography from that period, and the plaza and fountain play a featured role in the images.

“For me, one of the motivations for the show was wanting people and the city to understand the significance of this place,” said Rosenberg, referring to the controversial plans that would redesign much of the area. “This is a part of the country people came to because they thought differently about traditional ideas. Skateboarding is untraditional in its attitude, it’s a welcoming place for people who don’t feel connected to normal society, which you could say about San Francisco.”



“Plaza Summer” by Jacob Rosenberg (1990). “Epicenter,” an exhibition of his work documenting the skate scene at Embarcadero Plaza in the late 1980s and early ’90s, is at GCS Agency in San Francisco through Jan. 11, 2026.
Courtesy of Jacob Rosenberg

The show will definitely delight skateboarding fans who can speak to the technique of the skaters featured, but there’s plenty for regular photography audiences to enjoy.

“There’s an argument that skateboarding style is akin to dance,” said Rosenberg. “When you see a really good skateboarder there’s that same sensation as when you’re a kid and you see ‘The Nutcracker.’”

Rosenberg captured incredible juxtapositions of body and architecture as skaters fly through the air against the Hyatt Regency’s cascading pyramid. Teenage boys sit with boards in hand on the gray steps or glide along the red brick with the Vaillancourt Fountain twisted in the background.

“Epicenter” is presented by Adidas Skateboarding and GCS Agency, and co-curated by art historian Ted Barrow, who also worked with Rosenberg on the book. Although Barrow grew up in central Texas, he spent every winter and summer break during 1990-99 traveling to San Francisco to skate the plaza. His essay for “Epicenter” specifically addresses the intersection of architectural and skateboarding history at Embarcadero Plaza.

“For me, that fountain, even though it wasn’t skateable, it was the most radical thing to have as a backdrop,“ said Barrow. “As an outsider, this was everything that was cool about San Francisco — not just the intensity of its skate scene and the talent of its skaters, but the radical forms of public art that surrounded this world class skate spot.”



“Jovontae Turner” by Jacob Rosenberg (1990).
Courtesy of Jacob Rosenberg

One of my favorite images in the exhibition shows Turner in July 1990 skating across the plaza with the Vaillancourt Fountain in the background. He's not doing some extraordinary trick, but the way he's holding his arms mimics the fountain's outstretched limbs. It's a perfect piece of real world choreography matching its surroundings.

Relationships like those in Rosenberg's images are part of what makes the show feel so essential right now.

"Imagery and skateboarding go hand in hand. It's a visual culture," said Rosenberg. "The fact that we're here at a time when they want to demolish it and not celebrate that history feels counter to what the heart of San Francisco is."



“Vaillancourt Fountain + The Seven” by Jacob Rosenberg.
Courtesy of Jacob Rosenberg

Tony Bravo is the San Francisco Chronicle’s Arts & Culture columnist. He primarily covers visual arts, the LGBTQ community and pop culture. His column appears in print every Monday in Datebook. Bravo joined the Chronicle staff in 2015 as a reporter for the Style section and also wrote the relationship column “Connectivity.” He is the host of the live interview series “Show & Tell” every month at Four One Nine and created the VoiceMap Chronicle LGBTQ audio tour “Over the Rainbow in the Castro” available for download on the app. Bravo is also an adjunct instructor at the City College of San Francisco Fashion Department, where he teaches journalism.

EMBARCADERO PLAZA & SUE BIERMAN PARK

RENOVATION PROJECT



PROJECT OVERVIEW

Embarcadero Plaza & Sue Bierman Park Renovation Project Highlights:

- Transforms the 5-acre site into a vibrant, multi-purpose destination for gatherings, events, and recreation.
- Introduces new amenities including a performance stage, open lawn, outdoor fitness area and dog park
- Enhances accessibility and connectivity with upgraded streetscapes along Embarcadero, Drumm, and Washington streets.
- Reflects extensive community engagement to ensure the design meets the needs of residents, workers, and visitors.



PROJECT TEAM

Partnership:

A public-private collaboration between the San Francisco Recreation and Parks Department, BXP, the Downtown SF Partnership, and the Office of Economic and Workforce Development (OEWD)

DOWNTOWN SF PARTNERSHIP

SAN FRANCISCO RECREATION & PARKS

bxp

SAN FRANCISCO OFFICE OF ECONOMIC & WORKFORCE DEVELOPMENT

EXISTING CONDITIONS







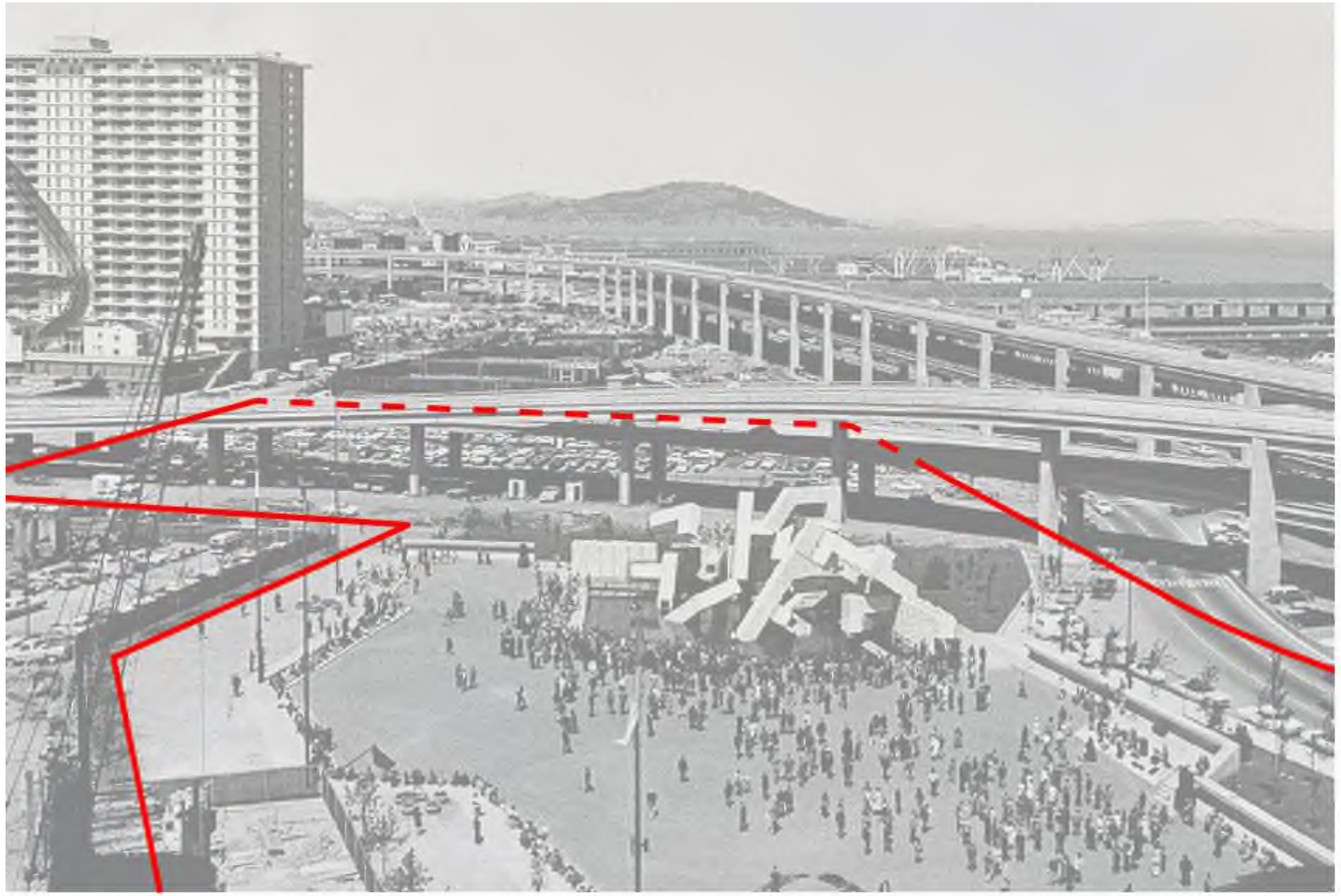








SITE HISTORY & CONTEXT



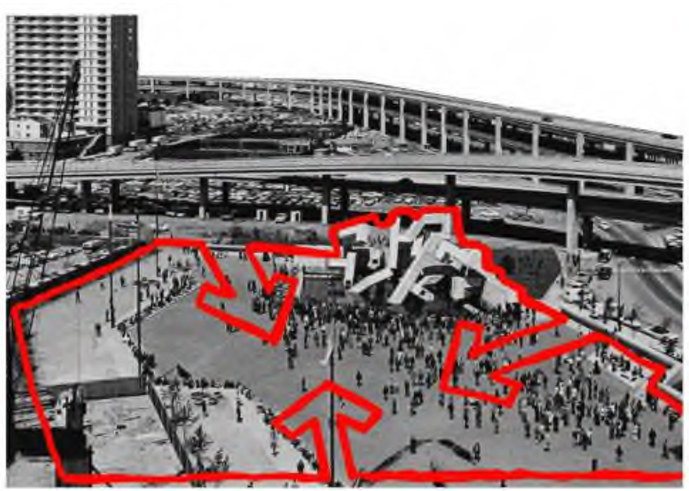
1971: Vaillancourt fountain is installed.

1972: Justin Herman Plaza opened, named after M. Justin Herman, director of the SF Redevelopment Agency.

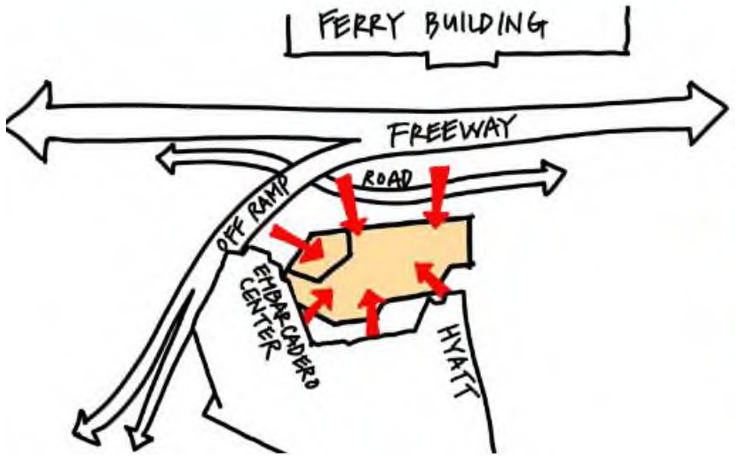


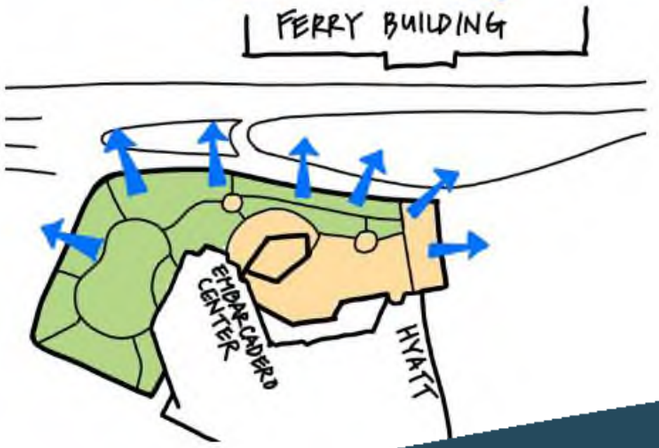
Vaillancourt fountain in the plaza was designed and installed in the context of its surroundings: to integrate the freeway and ramp into the context of the city and to counter the freeway noise.

SITE HISTORY & CONTEXT









Significant change in context altered the way the park and plaza interacts with its surroundings.

Pre-freeway removal:
Plaza designed to be INWARD facing, bound by freeways, off ramps and buildings.

Post-freeway removal:
Park and Plaza want to look OUTWARD and connect to waterfront and surroundings.

THE PEERS: BRYANT PARK, NYC

The park's redesign and active programming turned a previously neglected area into a highly desirable destination, benefiting landlords, tenants, and the broader economy.



Transformative Impact on Commercial Rents

1992–2001: Asking rents near Bryant Park in NYC surged by **115% to 225%**, significantly outperforming surrounding Manhattan submarkets, which saw increases of **41% to 73%**.

THE PEERS: MILLENNIUM PARK, CHICAGO

The park's programming and cultural value transformed a formerly underused space into a major tourist and local attraction.



Significant Boost to Surrounding Business Revenues

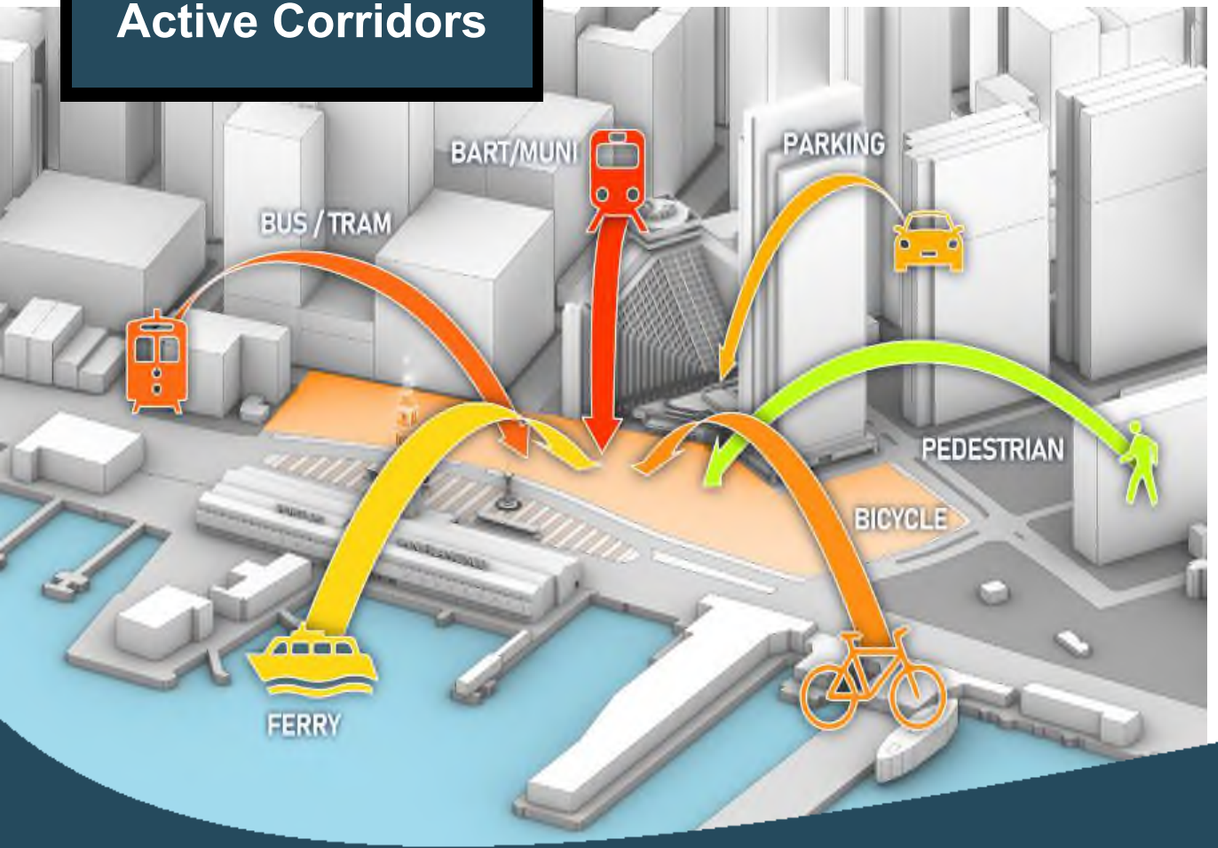
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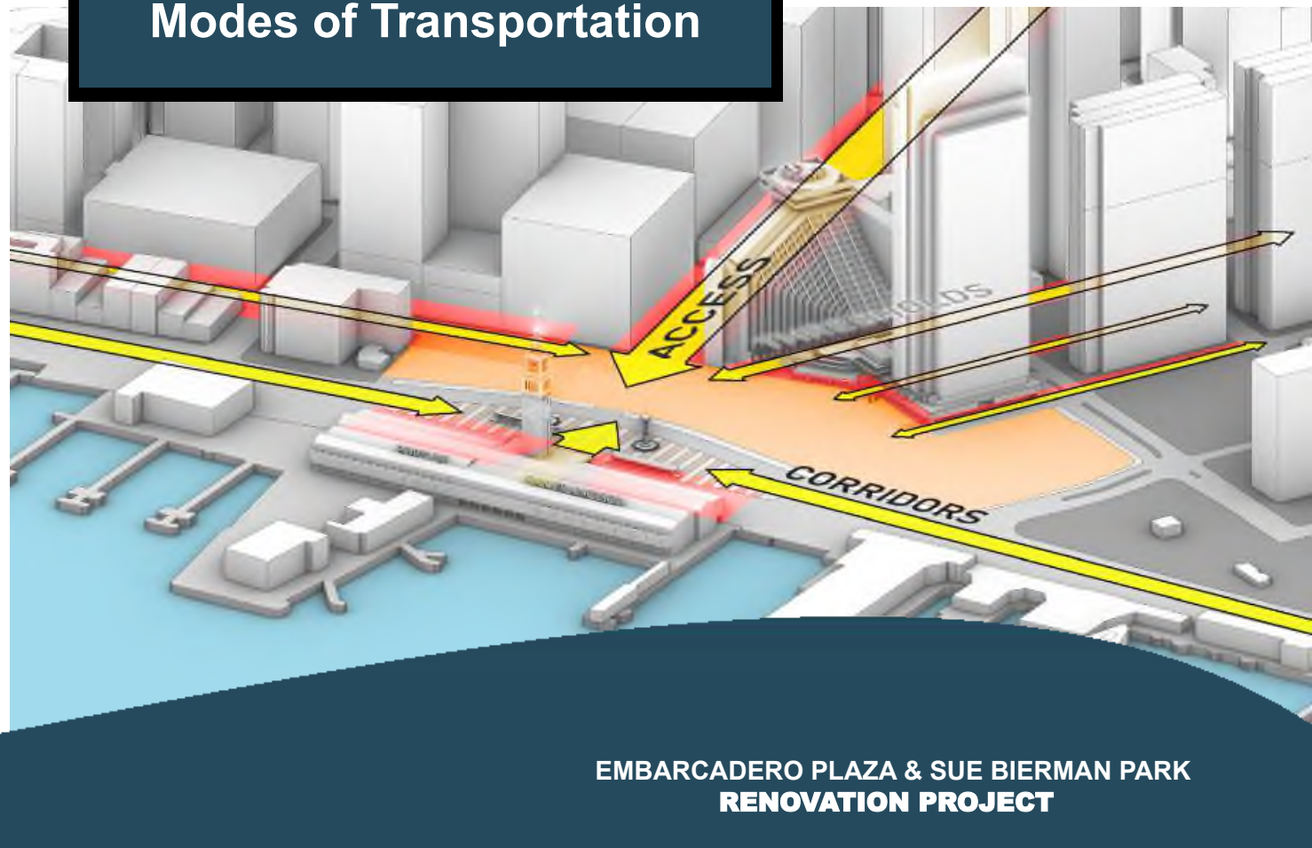
THE POTENTIAL

As the “front door” to San Francisco, this park is a nexus of transit and a gateway to the City and the greater Bay Area. It has the potential to become the iconic and inspiring welcome that defines San Francisco.

Active Corridors

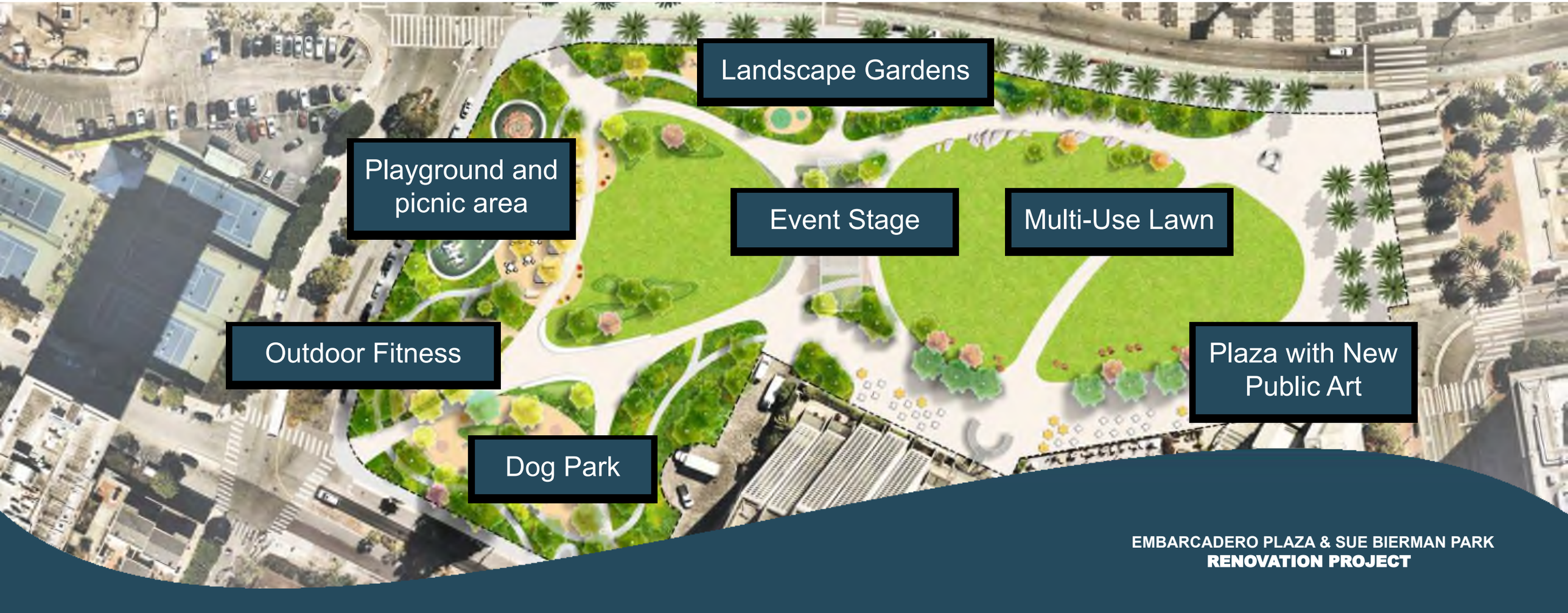


Modes of Transportation



NEW VISION

Designed with infrastructure to support a robust, programming plan that reflects the diversity of downtown users, Bay Area residents, and visitors.



THE PROGRAMMING



A vibrant, inclusive and robust programming plan will bring the park to life day and night, welcoming families, workers, residents, and visitors.

Potential programming include:

- Weekend concerts
- Pre- and post- work exercise classes like yoga and tai chi
- Food and beverage offerings
- Local artists showcases
- Holiday and other types of markets

Reconnecting the City & downtown to its iconic waterfront



Creating a welcoming space for everyone



Five acres of activation



Increasing nightlife downtown



ECONOMIC IMPACT

Drive Measurable Economic Benefits with Research Showing:

Higher leasing activity across office, retail, and residential uses

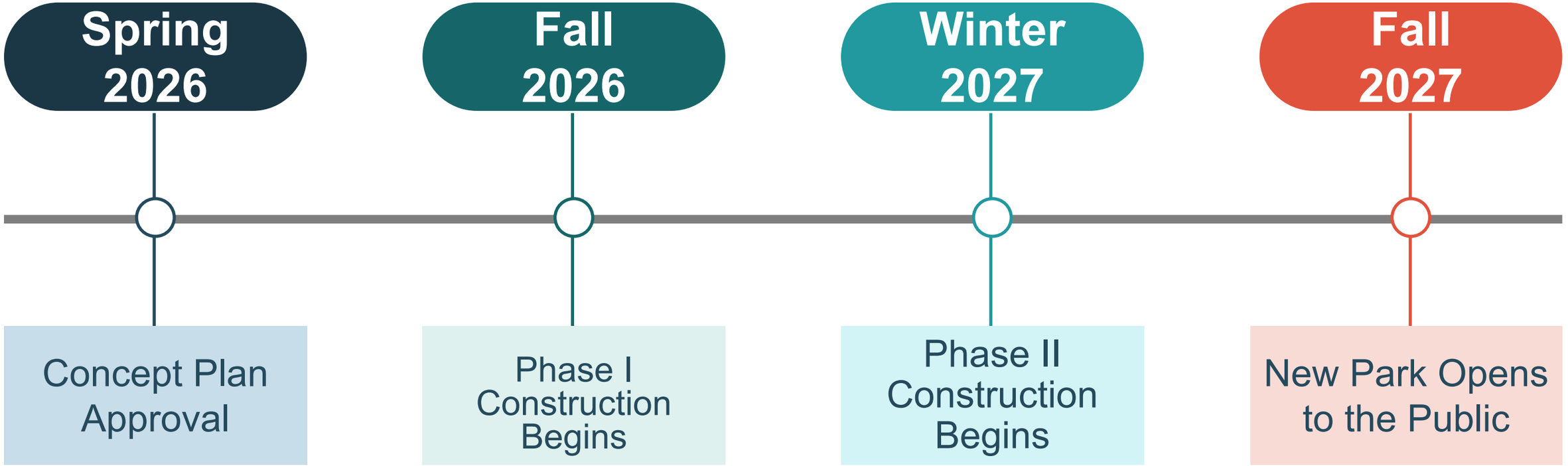
3–5% increases in nearby property values



Catalyst effects for new development and private investment

Direct link between park design, activation, and economic impact

TARGET SCHEDULE

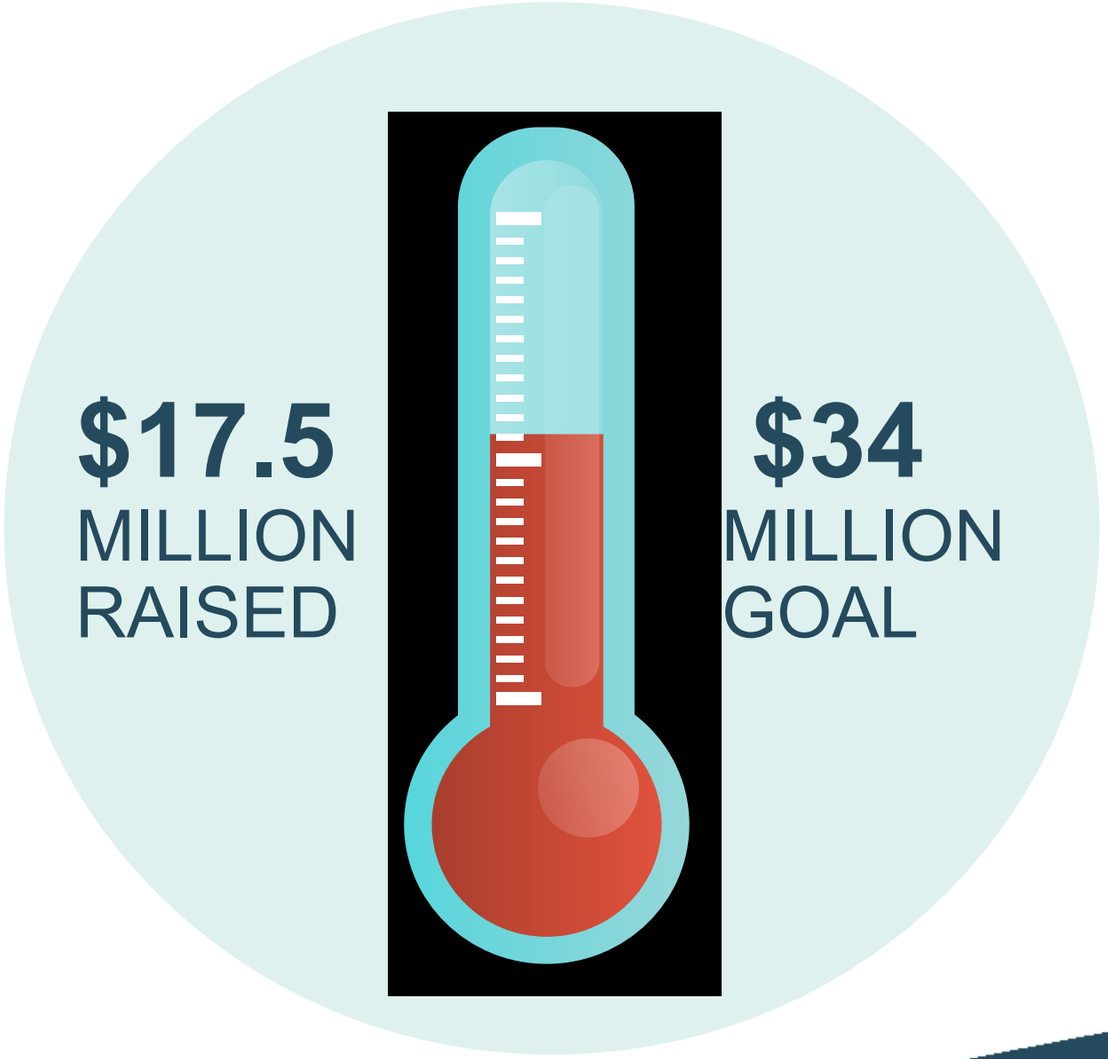


The goal of the partners is to break ground at the end of 2026. Estimated construction at one year.

BUDGET

Budget Item	Cost
Design	$ 3,000,000
Construction Soft Costs	$ 5,000,000
Construction Costs	$ 24,000,000
Initiative Contingency	$ 1,000,000
Fundraising and Admin	$ 1,000,000
Total	**$ 34,000,000**

FUNDRAISING



Funding is the final step for completing this project; a park that will visibly demonstrate downtown's recovery *and* serve as a catalyst for broader change.

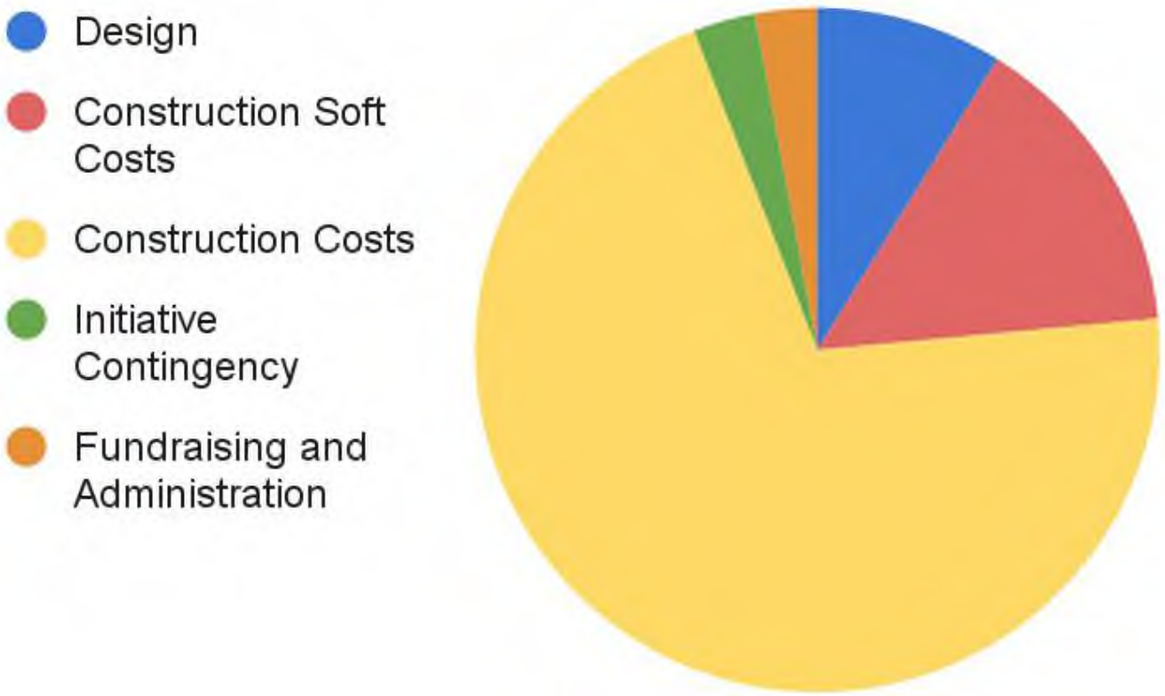
Estimated budget is $34 million, of which approximately $17.5 million is committed:

- $2.5M from BXP for design
- $15 from 2024 Health and Recovery bond & other public sources
- **$17M left to raise**

BUDGET AND FUNDING ALLOCATIONS

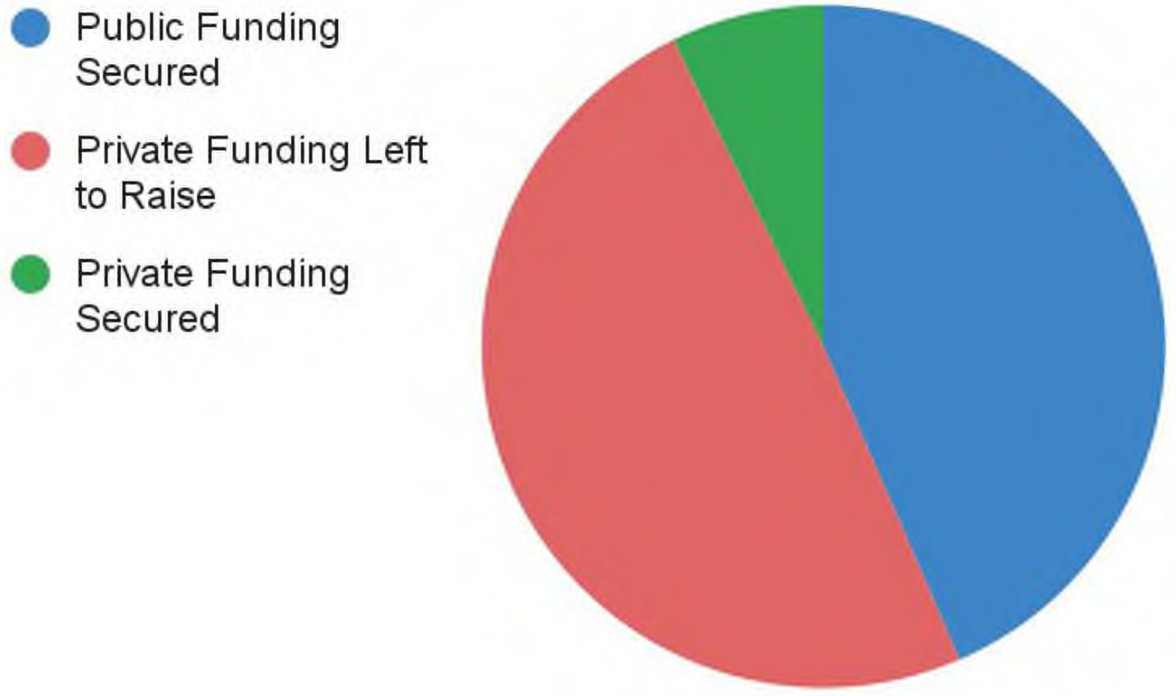
Projected Costs

Design	$3,000,000.00
Construction Soft Costs	$5,000,000.00
Construction Costs	$24,000,000.00
Initiative Contingency	$1,000,000.00
Fundraising and Administration	$1,000,000.00



Projected Revenue

Public Funding Secured	$15,000,000.00
Private Funding Left to Raise	$17,000,000.00
Public Funding Left To Raise	$0.00
Private Funding Secured	$2,500,000.00



NAMING OPPORTUNITY HIGHLIGHTS

Space Component	Proposed Cost
Performance Stage / Amphitheater	$10,000,000
Permanent Art Installation	TBD
South Lawn	$5,000,000
Market Street Entrance & Plaza	$2,000,000
Sue Bierman Gardens / Drumm Entrance Gardens	$2,000,000
East Gardens	$2,000,000
Retail Plaza	$1,000,000
North Lawn	$1,000,000
Dog Park	$1,000,000
Boulder Garden	$500,000

Space Component	Proposed Cost
History Mini Plaza 1	$500,000
History Mini Plaza 2	$500,000
History Mini Plaza 3	$500,000
Fitness Area	$500,000
Picnic Area	$500,000
Picnic Table (28 available)	$15,000
Benches (42 Available)	$5,000

*the information on this slide is subject to change



The Embarcadero Park Renovation is a powerful symbol of renewal and will be a catalyst for downtown's resurgence.

Your partnership will help restore San Francisco's vibrancy and reimagine its waterfront for generations to come.

THANK YOU!

From:	BOS Legislation, (BOS)
To:	"susanbh@me.com"; "admin@docomomo-noca.org"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Sheyner, Tania (CPC); Zushi, Kei (CPC); Madland, Sarah (REC); Ng, Beverly (REC); Summers, Ashley (REC); Bradley, Stacy (REC); Goodwin, Eoanna (REC); Remington, Ralph (ART); Ventre, Alyssa (ART); Chou, Mary (ART); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	APPELLANT SUPPLEMENTAL: Hearing - Appeal of CEQA Exemption Determination - Proposed Vaillancourt Fountain Project - January 13, 2026
Date:	Friday, January 2, 2026 3:06:57 PM

Greetings,

The Office of the Clerk of the Board in receipt of supplemental correspondence from the appellant, Susan Brandt-Hawley of Brandt-Hawley Law Group, on behalf of Docomomo US/Northern California (Docomomo NOCA), for the Special Order before the Board of Supervisors on January 13, 2026, for the appeal of the CEQA determination of Statutory Exemption of the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project.

Please find the following link to the document for the matter:

Appellant Supplemental Info - January 2, 2026

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Regards,

Arthur Khoo
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-4447 | (415) 554-5163
arthur.khoo@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that*

members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

Brandt-Hawley Law Group

Glen Ellen, California 95442
707.938.3900
susanbh@me.com
www.preservationlawyers.com

January 2, 2026

Rafael Mandelman, Board President
and Members of the San Francisco Board of Supervisors
c/o Ms. Angela Calvillo, Clerk of the Board
via email

Subject: Supplemental Documentation
File No. 251202 - Appeal of CEQA Emergency Exemption -
Vaillancourt Fountain Project, Embarcadero Plaza

Dear President Mandelman and Supervisors:

Happy new year!

Appellant Docomomo US/Northern California here provides further information in favor of its appeal of the emergency CEQA exemption to disassemble and store the Vaillancourt Fountain. Appellant requests that this submittal and its attached *Analysis* of Administrative Record and *Timeline* of Administrative Record exhibits be provided to all Boardmembers before the appeal hearing on January 13, as promised. Your review is appreciated.

Summary of Appeal Merits. The historic Vaillancourt Fountain by Canadian sculptor Armand Vaillancourt is the centerpiece of the City's Embarcadero Plaza, designed by renowned landscape architect Lawrence Halprin.

The Recreation and Parks Department intends to disassemble and store the fountain before the Embarcadero Plaza and Sue Bierman Park Project is studied. Yet in CEQA parlance, the plaza renovation and fountain removal equal "the whole of an action." CEQA review cannot be "piecemealed." Treating the exemption for removal of the fountain as if it is a separate project is an explicit strategy to avoid a full EIR.

The Department's piecemealed plan to remove the historic fountain has developed far-from-subtle bureaucratic and financial momentum, beyond the bounds of acceptable planning activities defined by the California Supreme Court.

In California, any discretionary agency action that *may* have a significant environmental impact must have the benefit of an appropriate level of CEQA review *before* considering approval. Here, the Department has not yet conducted environmental review—*at all*—for the whole of the action. To avoid post-hoc rationalization here, such review must include analysis of potentially significant impacts of the entire plaza project and feasible mitigation measures and alternatives, in a prescribed public EIR process.

The City instead claims an exemption from CEQA for the fountain removal, based on emergency. Such an exemption must be based on a "sudden, unexpected occurrence." Here, the pronounced emergency to justify fountain disassembly and removal, after years of deferred maintenance, is a pretext to avoid EIR review. No recent event nor physical changes to the fountain have precipitated an emergency.

Planning Process. The record chronicled in thousands of City documents describes why disassembly of the fountain is to happen now, before this Board considers the entire plaza project. It is *to avoid* an EIR that must consider the historic fountain *in place*. (*Inter alia, e.g.*, *see Analysis* and *Timeline*: "… relocating it to avoid an EIR …;" "It seems like they are already planning for this to be taken down…;" "I believe that would avoid an EIR…;" "If we are relocating it to avoid EIR we need to determine where;" "…we need to be fully funded by the end of 2026. That's when we promised bulldozers in the ground…" "We will likely need a concrete plan for reuse of the fountain before we can sign off on its removal.")

The City's Precommitment. The City's actions rely on a trumped-up emergency and demonstrate piecemealing and precommitment to the renovation project—disallowed by CEQA. Its illegal action is well-documented. *Surely now is the time to cure that precommitment* by setting aside the emergency exemption and preparing an Initial Study and the proper environmental document—an EIR.

Sincerely,
Susan Brandt-Hawley, Attorney for Docomomo US/NOCA

Analysis of Administrative Record for the Vaillancourt Fountain CEQA Exemption Appeal

TO: Board of Supervisors, City and County of San Francisco
% Clerk of the Board of Supervisors
FROM: Docomomo US/Northern California ("Docomomo NOCA")
RE: Appeal of Approval Action and Statutory Exemption (Emergency Project) for the Removal of the Vaillancourt Fountain
DATE: January 2, 2026

I. INTRODUCTION

This is an appeal and administrative record analysis of the San Francisco Arts Commission's ("SFAC") approval action of the removal of the Vaillancourt Fountain (a.k.a. "Embarcadero Fountain", a.k.a. "Quebec Libre!"; SFAC Accession No. 1971.46) and the underlying determination by the San Francisco Planning Department ("SF Planning") on October 31, 2025 that the removal is statutorily exempt from the California Environmental Quality Act ("CEQA") as an "Emergency Project" under CEQA Guidelines § 15269(c). The approval action took place on November 3, 2025 on behalf of San Francisco ("the City") under San Francisco Administrative Code § 31.04.

The approval action and underlying determination are factually unsupported and legally erroneous. The administrative record reveals a textbook violation of CEQA's prohibition on pre-commitment. SFRPD committed to the removal of the Fountain to facilitate a park redesign long before any "emergency" was declared, rendering the subsequent exemption determination an unlawful "post-hoc rationalization" (*Save Tara v. City of West Hollywood* (2008), 45 Cal. 4th 116, *RiverWatch v. Olivenhain Municipal Water Dist.* (2009), 170 Cal. App. 4th 1186).

The "emergency" is not a "sudden, unexpected occurrence" (California Public Resources Code § 21060.3). Instead, it is the manufactured result of long-term deferred maintenance, a condition common amongst hundreds-to-thousands of buildings and properties city-wide. Furthermore, the City's own Planning Department formally determined on October 29, 2025, that the Fountain is a historic resource, automatically triggering CEQA protections. The exemption is a pretextual device used to bypass the mandatory Environmental Impact Report (EIR) process required to analyze the impacts to a historic resource (*Los Osos Valley Associates v. City of San Luis Obispo* (1994), 30 Cal. App. 4th 1670, *Castaic Lake Water Agency v. City of Santa Clarita* (1995), 41 Cal. App. 4th 1257).

Finally, CEQA looks at a proposed project holistically. CEQA requirements "cannot be avoided by chopping up proposed projects into bite-size pieces". Disaggregating the Fountain from the Embarcadero Plaza and Sue Bierman Park Renovation Project is unambiguous piecemealing that avoids the holistic environmental review process (*Orinda Ass'n v. Bd. of Supervisors* (1986), 182 Cal. App. 3d 1145, *Laurel Heights Improvement Assn. v. Regents of University of California* (1988), 47 Cal. 3d 376).

II. STATEMENT OF FACTS: A CHRONOLOGY OF PRE-COMMITMENT

The City's "emergency" determination on October 31, 2025 and approval action vote on November 3, 2025, are the culmination of a nearly 18-month campaign to remove the Vaillancourt Fountain. The administrative record establishes that the decision to remove the structure preceded any finding of "emergency."

Bolded text within quotes have been bolded for emphasis, unless otherwise noted.

- **March-May, 2024:** Private entity BXP, Inc. ("BXP", FKA "Boston Properties") pitches its "vision" for Embarcadero Plaza to the City. The presentation outlines the exact narrative the City would later adopt—"Maintenance and ADA issues" and "Obscured views to waterfront"—and proposes a specific "Park Plan" that requires the Fountain's removal. (Source: _CURRENT_2024-05-10 BxP Presentation BXP version.pdf, CPC 001181.pdf, CPC 001188.xlsx, CPC 001178.pdf, CPC 001185.pdf, CPC 001178.pdf)
- **May 15, 2024**: BXP Senior Vice President Aaron Fenton emails SFRPD, "I am pleased to share with our [sic] my concept budget for Phase I and Phase II for Platform Park. Also attached is the scoping drawings we prepared to help Webcor prepare the concept budget." (Source: CPC 001178.pdf)
- **August 9, 2024:** SFRPD General Manager Phil Ginsburg sends an internal email listing a key action item: "**Meet to strategize on messaging and next steps on Fountain**." This confirms that the high-level strategy to manage the Fountain was underway over a year before the emergency declaration. (Source: Anon - Embarcadero_Redacted.pdf)
- **August 23, 2025**: A file called "Vaillancourt Presentation.pdf" appears to have been exported by SFRPD staff. This file shows "PROPOSED FENCE IMPROVEMENTS" for the Vaillancourt Fountain, including a "42"H Angled Plaza Fence" and "72"H Backside Security Fence". PDF metadata shows a "**Create Date**" of "**2024:08:23 16:41:35-07:00**". (Source: Vaillancourt Presentation.pdf)
- **October 17, 2024:** At an SFRPD Commission meeting, General Manager Ginsburg says the revitalization project has been "floating around for a long, long, long, long time... eight to 10 years ago," confirming this is a long-term goal, not a sudden response to an emergency. (Source: Commission Video Recording)
- **December 2, 2024:** Internal meeting minutes between SFRPD and SF Planning show the project is already defined. The discussion is not *if* the Fountain should be removed, but *how*: "Fountain can possibly be placed in storage... RPD will contract with a **preservation consultant to determine best method to dismantle the fountain**." (Source: Langlie Fountain.pdf)
- **December 18, 2024:** SF Planning staff (Michelle Langlie, Senior Preservation Planner) expresses concerns to SFRPD about the plan for removal, stating "I do have concerns about placing the disassembled fountain into storage. **We will likely need a concrete plan for reuse of the fountain before we can sign off on its removal**." (Source: Langlie Fountain.pdf)
- **December 19, 2025**: Engineering drawings are shared for the fencing around the Fountain. The drawings are from "COCHRANE ENGINEERING AND DESIGN" and show an "APPROVED DATE" of "2024/12/19". (Source: 1438-NF-CV-00-01-00-00-A-R00.pdf and 1438-NF-PG-00-01-00-00-A-R00.pdf)
- **February 4, 2025**: SFRPD receives a "revised" drawing for fencing around the Fountain. The drawings reference "JOB NAME Q536344 EMBARCADERO" and "**DATE 10 JAN 2025**". (Source: DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf)
- **February 12-13 2025**: SFAC staff (Mary Chou, Director of Public Art and Civic Art Collection and Allison Cummings, Senior Registrar) discuss SFRPD's intent, stating "**It seems like they are already planning for this to be taken down...**", "Obviously, the train is moving with or without us", "I caught the timeline, it's concerning as well. Like I said, **I feel like the train is moving without us...**" (Source: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain.html, alternate PDF)
- **February 26, 2025:** SFRPD presents the pre-defined project to the San Francisco Board of Supervisors Budget and Finance Committee. SFRPD states the "fountain would cost an estimated $10 million to update and repair," and BXP staff testifies they "hired an architect... about 8 or 10 months ago." (Source: File #241095, Video recording, closed captions)
- **March 4, 2025:** The San Francisco Board of Supervisors ("Board") adopts a resolution authorizing an agreement with BXP regarding "improvements and renovations at Embarcadero Plaza" and accepting $2.5 million in grants for design and project management. By formally accepting funds tied to the

specific renovation plan pitched by BXP (requiring Fountain removal), the Board effectively committed the City to this definite course of action. (Source: File #241095, Leg Final.pdf, Board Pkt 030425.pdf)

- **March 18, 2025:** The Board of Supervisors waives behested payment rules to allow City officials to solicit donations for the "renovation of Embarcadero Plaza." This further entrenched the City's commitment to the specific revitalization project, creating bureaucratic and financial momentum that precluded objective environmental review. (Source: File #250105, Leg Final.pdf, Board Pkt 031825.pdf)
- **March 20, 2025:** Internal project meeting notes explicitly discuss CEQA avoidance: "Page and Turnbull found fountain eligible to be an individual historic resource... Need to mitigate risk of litigation... **If we are relocating it to avoid EIR we need to determine where.**" The meeting notes show early awareness of some of the Fountain's condition: "asbestos in bolts and in some of the waterproofing materials." The meeting notes also show fencing was planned prior to any final conditions assessment or structural report: "Fencing going up around fountain late April." and "2.1 Fencing item noted above. **Thoughts placing a story before next public meeting.**" (Source: 2025.03.20_Embarcadero Plaza Project_PGT_NOTES.pdf.)
- **April 11, 2025**: SFRPD Director of Operations Eric Andersen emails staff saying: "We need to move forward with installing the fencing frame in the front of Vaillancourt. There's been a lot of illegal activity in the fountain that **Phil is asking that we address**. There are considerable liability concerns and it's just a bad look for us." (Source: RE_ Vaillancourt Fountain.pdf)
- **April 15, 2025:** SFRPD Project Manager Eoanna Goodwin emails SF Planning staff asking: "Big picture, **if we can and are able to move the fountain - to a different location or in storage as sites are being analyzed - I believe that would avoid an EIR.**" (Source: Sucre_Embarcadero Plaza.pdf)
- **April 21, 2025**: SFRPD staff discusses Fountain fencing signage language, such as "Please admire our fountain from a distance only. No climbing into or entering the basin is permitted" and "please admire from a distance, no climbing", with no mention of hazards or risks. (Source: Eric.pdf)
- **April 28, 2025**: SFRPD and SF Planning receive a draft of the conditions assessment from the consultant: "Here also is the Draft Conditions Assessment: Vaillancourt Fountain Conditions Assessment". (Source: Sucre_Embarcadero Plaza.pdf)
- **May 12, 2025**: **SFRPD Project Manager Eoanna Goodwin attempts to fully revise the independent consultant's (Page & Turnbull) conditions assessment conclusion**. She shares "Conditions Assessment_RPD Comments" with the consultant. (Source: Sucre_Embarcadero Plaza.pdf)
- **May 28, 2025**: Page & Turnbull pushes back against SFRPD's comments, stating:
    - "**The revised conclusion in the memo you've provided is currently contradictory.**"
    - "**I particularly request revision to the assertion that it is structurally beyond repair, which is not the case and is not supported by the findings of the rest of that memo or our assessment.**"
    - "You've also included a note on our conclusion regarding your understanding of what will be required for the structural repairs and treating the corrosion. That is the purview of our forthcoming additional services for treatment recommendations, and **I would not feel comfortable providing more specifics about what is required prior to working through those options with DCI**. I do understand that one of your colleagues had some thoughts about what would be needed, but I think it is **more appropriate to take those into consideration during our next phase of work than to speculate about it in this conclusion**."
    - (Source: Sucre_Embarcadero Plaza.pdf)
- **June 2, 2025:** Page & Turnbull finalizes the "Vaillancourt Fountain Conditions Assessment." Crucially, it concludes: "**the fountain does not appear to have yet deteriorated beyond repair... there may be a variety of approaches to treatment... that could stabilize and restore it.**" (Source: 24146A_2025-06-02_Vaillancourt Fountain_Conditions Assessment_Final.pdf)
- **June 3, 2025**: SFRPD Project Manager Eoanna Goodwin emails SFRPD staff asking, "Confirming the fence around Vaillancourt Fountain would be 42 inches high in front and 72 inches high in back?" This email contains the engineering drawings for the fence dating to February 2025, January 2025, and December 2024. (Source: Tamara.pdf, with attachments DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf, 1438-NF-CV-00-01-00-00-A-R00.pdf, and 1438-NF-PG-00-01-00-00-A-R00.pdf)
- **June 3, 2025**: SFRPD press staff Tamara Aparton (Deputy Director, Communications and Public Affairs) shares the conditions assessment of the Fountain under an embargo with the press: "Hi Sam, Here's a

dropbox link to the **embargoed report**. Let me know if you can't access it. I understand it's scheduled to go live on the website at 4 a.m. Monday. As agreed, please hold off on outreach to the artist or other constituents until Sunday afternoon." In addition to the report, **SFRPD press staff provides editorial comments not found in the conditions assessment**: "The fountain isn't just falling apart—it's hazardous. The structure is cracked, corroded, and missing key supports. Add lead and asbestos to the mix, and it's a serious safety risk." **This is in direct contradiction to the response from consultant Page & Turnbull only five days prior (May 28)**. (Source: Tamara.pdf.)

- **June 9, 2025**: The City installs fencing around the Fountain. (Source: Re_ Vaillancourt Fence .pdf)
- **July 8, 2025:** During a public community meeting, Project Manager Eoanna Goodwin affirms the Fountain is not planned for retention and acknowledges the long-term nature of the Fountain's condition. (Source: 2025-07-08 - Community Meeting 2 - Presentation - Transcript.pdf)
- **July 21, 2025:** Internal meeting notes reveal the timeline is driven by a political mandate, not safety: "**Mayor's mandate for groundbreaking by Fall 2026. HOK developed a proposed schedule with critical milestone dates to achieve that date**." (Source: 2025-07-21 PD Meeting Notes.pdf)
- **August 18, 2025:** SFRPD General Manager Phil Ginsburg formally writes to the Arts Commission calling the Fountain a "Critical Constraint" and stating: "The scale of the fountain is incompatible with the open lawn and gathering spaces envisioned in the new design. Simply put, the design cannot meet community needs or project goals while retaining the fountain in place." (Source: 6_FINAL_8.18.25_-RPD_letter_to_Arts_-_Vaillancourt_Fountain.docx_1.pdf)
- **August 26, 2025:** SFRPD invoices BXP for $100,000, the "first installment of the agreed to private grant for project management services," per the March 12, 2025 agreement. This transaction demonstrates that substantial financial resources were already changing hands to advance the project well before the "emergency" declaration in October. (Source: 2025_08.26 Invoice to BXP.pdf)
- **September 30, 2025**: During a recorded Zoom meeting, SFRPD General Manager Phil Ginsburg says the "six-month, [Behested Payments] waiver is stupid" and that "**we've now created a political opportunity for the Valancourt [sic] Fountain folks and the haters to make their voices heard in a political forum**". SFRPD Director of Partnerships Lisa Bransten notes that the "**Rec and Park [Behested Payments Waiver] has expired**" and "**...we need to rebuild this timeline, because we need to be fully funded by the end of 2026. That's when we promised bulldozers in the ground...**" (Source: Zoom recording (Password: c@$7n$Yo) (Backups: GMT20250930-170627_Recording_1920x1032.mp4, Screenshot, GMT20250930-170627_Recording.m4a, GMT20250930-170627_Recording.transcript.vtt, GMT20250930-170627_Recording_1920x1032_32min-mark.mp4))
- **October 27, 2025**: San Francisco Department of Building Inspection ("SFDBI") Director Patrick O'Riordan shares in a letter to SFRPD the results of SFDBI's observation of the "visible material features of Vaillancourt Fountain" and review of the DCI Engineers report. The letter notes that the Fountain "should remain vacated and secured from public access until the hazardous conditions are abated" and "advises following the recommendations outlined in the DCI report and strengthening the existing security measures until remedial work can be completed." SFDBI does not make any comment regarding a timeline or potential emergency nature of the Fountain's condition. (Source: 07_10.27.25_Vaillancourt_Fountain.pdf)
- **October 29, 2025:** SF Planning issues a Historic Resource Review (HRR) determination, concurring with the consultant that the Vaillancourt Fountain is eligible for listing in the National Register and California Register under Criterion 1 (Events) and Criterion 3 (Design). This formal determination confirms that the Fountain is a "historical resource" under CEQA. (Source: 2025-006780HRR_Vaillancourt Fountain 10-29-2025.pdf)
- **October 31, 2025**: SF Planning issues a determination that the project to remove the Fountain is statutorily exempt as an "Emergency Project" under CEQA. This determination is based on SFRPD's Project Description, DCI Engineers report, and SFDBI's letter of concurrence with the DCI Engineers report. Notably only the SFRPD Project Description states that the Fountain poses "a life-safety emergency", something not claimed by any credentialed experts on the record. (Source: 9_Embarcadero_Fountain_Emergency_Exemption_10-31-25.pdf, project description)
- **November 2, 2025**: Docomomo US/NOCA shares the Google Drive folder "SFAC 20251103" containing relevant public records, press, and precedent with SFAC, SFRPD, Board of Supervisors, San Francisco

Planning Commission, and San Francisco Historic Preservation Commission to be included in the administrative record. On November 3, 2025, it was listed on the agenda for the SFAC motion.

- **November 3, 2025**: SFAC votes 8-5 to approve the project to disassemble and remove the Fountain.

III. LEGAL STANDARDS

A. Emergency Definition (California Public Resources Code § 21060.3)

An "emergency" is defined as "a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action." The exemption is "construed narrowly" and the agency bears the burden of proof. Courts have repeatedly held that the exemption cannot be used for conditions resulting from deferred maintenance or long-standing known issues (*Los Osos Valley Associates v. City of San Luis Obispo* (1994), 30 Cal. App. 4th 1670, *Castaic Lake Water Agency v. City of Santa Clarita* (1995), 41 Cal. App. 4th 1257). Furthermore, no expert has asserted collapse or widespread public impact in a specific time window, closing off that path of argument (*CalBeach Advocates v. City of Solana Beach* (2002), 103 Cal. App. 4th 529).

B. Prohibition on Pre-Commitment (Save Tara v. City of West Hollywood (2008))

Under *Save Tara v. City of West Hollywood* (2008), an agency cannot define a project or enter into agreements that effectively preclude the consideration of alternatives *before* CEQA review is complete. If an agency commits to a definite course of action (like removal) before environmental analysis is made, it violates CEQA. Similarly, *RiverWatch v. Olivenhain Municipal Water Dist.* (2009), establishes that an agency cannot rely on an exemption to justify a decision that has effectively already been made.

IV. ARGUMENT

A. The "Emergency" is a Pretext for a Project the City Illegally Pre-Committed To

CEQA's "core command" is that an agency must review environmental impacts *before* committing to a course of action. The administrative record here provides a textbook case of illegal pre-commitment under *Save Tara*.

1. **A Private Party's Vision Becomes City Policy:** The BXP pitch in early 2024, with its specific design and narrative, became the basis for SFRPD's funding requests.
2. **Internal Commitment to Removal:** By December 2024, City staff was not analyzing *whether* to remove the Fountain, but "the best method to dismantle" it.
3. **Financial and Bureaucratic Momentum:** The Board of Supervisors' actions in March 2025 (Files #241095 and #250105) explicitly authorized agreements and fundraising for the renovation project. By approving the agreement and accepting grant funding tied to the specific BXP-provided design concept, the City committed itself to a path that necessitated the Fountain's removal. This commitment was further solidified by the "Mayor's mandate for groundbreaking by Fall 2026." and "...we need to be fully funded by the end of 2026. That's when we promised bulldozers in the ground..."
4. **Active Spending:** The August 26, 2025 SFRPD invoice to BXP for $100,000 confirms that significant funds were actively being spent on project management for this pre-determined outcome months before the "emergency" was declared.
5. **Explicit Intent to Avoid CEQA:** The March 20, 2025 meeting notes ("If we are relocating it to avoid EIR...") and the April 15, 2025 email ("I believe that would avoid an EIR") are smoking guns. They demonstrate that the motivation for removal was procedural expedience rather than immediate public safety.

B. Evidence of Agency Manipulation of the Narrative

1. **Attempt to Influence Consultant Findings**: The record shows SFRPD staff attempting to rewrite independent consultant findings. On May 28, 2025, Sarah Brummett of Page & Turnbull pushed back

against revisions proposed by SFRPD, stating: "The revised conclusion... is currently contradictory... I particularly request revision to the assertion that it is structurally beyond repair, which is not the case…" (Source: Sucre_Embarcadero Plaza.pdf). This attempt to distort technical findings to claim the Fountain was "beyond repair" is evidence of post-hoc rationalization to support the pre-determined outcome.

2. **Revisions to Fencing Installation Narrative**: SFRPD claims fencing was installed "in response to [conditions assessment] findings" in mid-2025, but the record shows that project sponsors began planning to fence the Fountain as early as August 2024. "PROPOSED FENCE IMPROVEMENTS" were shown in a presentation whose metadata indicates an August 2024 creation date. Engineering drawings are on the record from December 2024, January 2025, and February 2025. (Source: Vaillancourt Presentation.pdf, DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf, Tamara.pdf). This attempt to distort the fencing narrative is evidence of post-hoc rationalization to support the pre-determined outcome.

C. The Condition of the Fountain is Not a Statutory Emergency

The structural issues cited—corrosion, spalling, and failed waterproofing—are chronic conditions resulting from decades of deferred maintenance, not a "sudden, unexpected occurrence."

1. **Known Condition:** The condition of the Fountain has been long understood, as evidenced by pump failure in 2024, SFRPD regularly citing recurring maintenance costs, decades of operational uncertainty, and—most recently—SFRPD being informed of conditions beginning in March 2025. A known condition that sits unaddressed for a period of months to decades cannot be re-characterized as "unexpected." Under *Los Osos*, chronic problems exacerbated by lack of maintenance do not qualify as emergencies.
2. **The Abatement Was Pre-planned and Without Urgency**: SFRPD claims fencing was installed "in response to these findings", but this abatement was gradually undertaken on a multi-month timeline, pre-planned based on project leadership desires rather than risk, and with a focus on public perception rather than public safety. The administrative record reveals SFRPD
    - began planning to fence the Fountain as early as August 2024,
    - knew of some of the risks as early as March 2025,
    - planned and discussed fencing in 2024 in response to "illegal activity" and "it's just a bad look for us" with signage lacking any mention of risk
    - discussed "placing a story" about the fencing in March 2025,
    - received a draft of the conditions assessment in April 2025,
    - and then embargoed the conditions assessment to the press in June 2025,
    - all before ultimately installing fencing by June 9, 2025.
    - (Source: Vaillancourt Presentation.pdf, DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf, 1438-NF-CV-00-01-00-00-A-R00.pdf, 1438-NF-PG-00-01-00-00-A-R00.pdf, 2025.03.20_Embarcadero Plaza Project_PGT_NOTES.pdf, Eric.pdf, Sucre_Embarcadero Plaza.pdf, Tamara.pdf, RE_ Vaillancourt Fountain.pdf)
3. **Safety Risks Were Already Abated:** The SFRPD claims disassembly is needed to "eliminate an immediate public safety risk." However, SFRPD *already* abated the immediate risk on June 9, 2025, when it fenced off the Fountain. The administrative record reveals that the City identified some of the risks (asbestos in bolts and waterproofing materials) and the need for fencing as early as the March 20, 2025 meeting. The fact that they waited nearly three months to install the fencing (June 2025) and then another five months to declare an "emergency" (November 2025) proves there was no imminent danger requiring immediate, irreversible action. (Source: 2025.03.20_Embarcadero Plaza Project_PGT_NOTES.pdf)
4. **No Emergency for Widespread, Comparable Situations**: Hundreds of thousands of San Francisco residents live and work in seismically risky structures and are potentially exposed to lead and asbestos on a regular basis (source 1, source 2, source 3), yet no San Francisco agency has declared that these conditions represent a life-safety emergency. Accordingly, SFRPD's claim that these conditions represent an "emergency" exclusively for the Fountain are impossible to reconcile with decades of City policy.

D. The "Emergency" is Based on Design Preference and Financial Constraints

The record shows that the true drivers for removal are design aesthetics, preferred programming, and budget, neither of which constitute a statutory emergency. (*Marshall v. Pasadena Unified School Dist.* (2004), 119 Cal. App. 4th 1241)

1. **Design Incompatibility:** SFRPD General Manager Ginsburg's August 18, 2025 letter explicitly states that the removal is necessary because the Fountain is "incompatible with the open lawn... envisioned in the new design." This admission proves that the removal is motivated by a desire to clear the site for a new park, not solely to abate an emergency.
2. **Budgetary Constraints:** During the July 8, 2025 community meeting, the SFRPD Project Manager Goodwin admitted, "We did look into keeping the fountain on site, but... it's not possible to have it on the site with our current budget." The SFRPD's admission that they *could* restore it but choose not to due to cost disqualifies this project from the emergency exemption.

E. The Project Requires an Environmental Impact Report (EIR)

The demolition or removal of a historical resource is presumptively a significant impact on the environment. (CEQA Guidelines § 15064.5(b)(1)).

- **Substantial Evidence of Historicity:** The Planning Department's October 29, 2025 HRR determination confirms the Fountain is a historical resource.
- **Substantial Evidence of Impact:** The project is the disassembly and removal of this exact historical resource.
- **Substantial Evidence of Feasible Alternatives:** The Page & Turnbull Conditions Assessment confirms that the Fountain "does not appear to have yet deteriorated beyond repair."

When substantial evidence supports a fair argument that a project may have a significant impact, the agency *must* prepare an EIR. The City is in possession of substantial evidence on all counts. Its only avenue to avoid this legal mandate was to piecemeal the project and claim an exemption. As this appeal shows, that exemption and subsequent resulting approval action are unlawful.

V. CONCLUSION

The administrative record paints a clear picture: SFRPD decided to remove the Vaillancourt Fountain in 2024 to make way for a pre-planned park renovation. They secured funding and legislative authorization for this vision, actively exchanged significant funds for project management, explicitly strategized on using removal to "avoid an EIR," attempted to manipulate consultant findings, and finally declared an "emergency" to execute the removal without scrutiny.

This constitutes a flagrant violation of the principles established in *Save Tara* and *RiverWatch*. The "emergency" exemption is being misused as a post-hoc rationalization for a pre-committed project, in direct violation of the principles of an emergency established in California Public Resources Code § 21060.3, *Western Municipal*, *Los Osos*, *Castaic Lake*, and *Marshall*. The Board of Supervisors must uphold this appeal, set aside the approval action and exemption determination, and require SFRPD to undergo a full EIR to transparently analyze preservation alternatives and engage in bona fide community engagement regarding the overall renovation project.

Respectfully Submitted,

Jack McCarthy
Board member, Docomomo US/Northern California
January 2, 2026

Timeline of Administrative Record for the Vaillancourt Fountain CEQA Exemption Appeal

TO: Board of Supervisors, City and County of San Francisco
% Clerk of the Board of Supervisors
FROM: Docomomo US/Northern California ("Docomomo NOCA")
RE: Appeal of Approval Action and Statutory Exemption (Emergency Project) for the Removal of the Vaillancourt Fountain
DATE: January 2, 2026

Unless otherwise noted by ++, all records in this timeline were provided to the San Francisco Arts Commission for consideration for the approval action at the November 3, 2025 meeting.

Timeline

- ++March 1, 2024 - Platform Park proposal by HOK
- ++March 5, 2024 - Platform Park budget estimate by BXP (Aaron Fenton)
- ++May 1, 2024 - Follow up email from BXP (Aaron Fenton) to SFRPD (Stacy Bradley, Director of Capital and Planning) after vision meeting
- ++May 8, 2024 - Platform Park proposal by HOK with Phase 2
- ++May 15, 2024 - BXP (Aaron Fenton) shares concept budgets and drawings with SFRPD (Bradley Stacy and Kelli Rudnick)
- May 2024 - BXP vision presentation
- August 9, 2024 - Phil Ginsburg (General Manager, SFRPD) emails BXP (Aaron Fenton) and SFRPD staff; mentions "Meet to strategize on messaging and next steps on Fountain"
- August 14, 2024 - SFRPD (Kerstin Kalchmayr) and SF Planning meeting notes mentioning Embarcadero Plaza renovation
- August 23, 2024 - SFRPD has Vaillancourt Fountain fencing presentation
- October 9, 2024 - SFRPD and SF Planning meeting notes mentioning Embarcadero Plaza renovation
- October 17, 2024 - Project sponsors present before SF Recreation and Parks Commission, including Lisa Bransten (SFRPD Director of Partnerships) and Aaron Fenton (BXP)
- October 31, 2024 - SF City Attorney (Manu Pradhan) replies to BXP (Aaron Fenton) with CEQA guidance
- December 2, 2024 - SFRPD shares meeting minutes with SF Planning covering "RPD will contract with a preservation consultant to determine best method to dismantle the fountain"
- December 16, 2024 - SFRPD (Kerstin Kalchmayr) coordinates with SF Planning (Michelle Langlie, Senior Planner) for "bringing on a preservation consultant for the fountain disassembly"
- December 18, 2024 - SFRPD (Kerstin Kalchmayr) coordinates with SF Planning (Michelle Langlie, Senior Planner) for "We want them to create a plan on what we can do with the fountain" and "Disassembly and storage"
- December 18, 2024 - SF Planning coordinates with SFRPD
- December 19, 2024 - SFRPD has fountain fencing engineering drawings
- January 17, 2025 - SFRPD has consultant services proposal
- January 21, 2025 - SFRPD requests SF Planning feedback on consultant services proposal
- January 23, 2025 - SF Planning says "good idea to file an HRR for the fountain"

January 27, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) coordinates with BXP (Aaron Fenton) on consultant services

February 4, 2025 - SFRPD has revised fountain fencing engineering drawings

++February 12, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) informs SFAC staff about fountain conditions testing

++February 12, 2025 - SFAC staff (Mary Chou, Director of Public Art and Civic Art Collection) says, "It seems like they [SFRPD] are already planning for this [the fountain] to be taken down"

++February 13, 2025 - SFAC staff (Allison Cummings, Senior Registrar) expresses concern: "This is interesting and somewhat concerning. Typically, we would be more involved in something this invasive pertaining to an artwork in the collection. (conservator oversight, etc.) Obviously, the train is moving with or without us."

++February 13, 2025 - SFAC staff (Mary Chou, Director of Public Art and Civic Art Collection) expresses concern about involvement and SFRPD approach

++February 13, 2025 - SFAC staff (Allison Cummings, Senior Registrar) expresses concern about "I feel like the train is moving without us..."

February 26, 2025 - SFRPD (Lisa Bransten, Director of Partnerships) and BXP (Aaron Fenton) recorded comments to SF Board of Supervisors Budget and Finance Committee

March 4, 2025 - SF Board of Supervisors Accept and Expend Grant and Grant Agreement

++March 5, 2025 - Consultant (Page & Turnbull) provides SFRPD (Eoanna Harrison Goodwin, Project Manager; others) with "report from Applied Materials & Engineering"

++March 11, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) shares "ground penetrating radar report" with SFDPW

March 18, 2025 - SF Board of Supervisors adopts Behested Payment Waiver - Embarcadero Plaza and Sue Bierman Park

++March 19, 2025 - SFDPW (Raymond Lui, Chief Structural Engineer) replies to SFRPD (Eoanna Harrison Goodwin, Project Manager) with report review

March 20, 2025 - SFRPD project meeting notes, mentions "Page and Turnbull found fountain eligible to be an individual historic resource at the national or state level. We think some of their criteria are incorrect. Also possible that the work required to keep it would significantly degrade it. Need to mitigate risk of litigation so if we are going to get sued then could be important to do an EIR and could happen during design", "Hazmat testing showed asbestos in bolts and in some of the waterproofing materials", "If we are relocating it to avoid EIR we need to determine where", "2.1 Fencing item noted above. Thoughts placing a story before next public meeting"

March 28, 2025 - Consultant (Page & Turnbull) provides Additional Service Proposal in response to Additional Service Request (ASR) for additional HRRs and "Structural Assessment by DCI Engineers"

April 7, 2025 - SFRPD staff coordinates fencing and delay

April 11, 2025 - SFRPD (Eric Andersen, Director of Operations) emails SFRPD staff about "We need to move forward with installing the fencing frame in the front of Vaillancourt" and "There's been a lot of illegal activity in the fountain that Phil is asking that we address"

April 15, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) asks SF Planning (Richard Sucré, Deputy Director; Michelle Langlie, Senior Planner): "Quick-ish question: Big picture, if we can and are able to move the fountain - to a different location or in storage as sites are being analyzed - I believe that would avoid an EIR. Would or could that be a CatEx or a Neg Dec?"

April 15, 2025 - SF Planning (Richard Sucré, Deputy Director) replies to SFRPD (Eoanna Harrison Goodwin, Project Manager) with "Lets chat about this question later today. Sadly, its not an easy question."

April 16, 2025 - SFRPD (Kerstin Kalchmayr) provides SF Planning with draft Embarcadero Plaza HRRs

April 21, 2025 - SFRPD staff coordinates fountain fencing verbiage

++April 22, 2025 - SFRPD and SFAC coordinate a meeting to discuss "Project Overview and Introductions", "Fountain Analysis", "Overview of Applicable Laws, Artist Rights, and Legal Considerations", CEQA Pathways",

"Engagement with Preservation Stakeholders", "Next Steps"

April 24, 2025 - SF Planning (Richard Sucré, Deputy Director) says to SFRPD: "Just added a few comments into fountain HRR. Its very well written."

April 28, 2025 - Consultant (Page & Turnbull) provides SFRPD (Eoanna Harrison Goodwin, Project Manager; Kerstin Kalchmayr) with final HRRs and "Vaillancourt Fountain Conditions Assessment"

May 2, 2025 - SFAC (Mary Chou, Director of Public Art and Civic Art Collection) asks SFRPD (Eoanna Harrison Goodwin, Project Manager) "if the reports re. Vaillancourt are available for review."

May 12, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) shares "several comments and recommendations for revision" for the "Vaillancourt Fountain Conditions Assessment" with the consultant (Page & Turnbull)

May 16, 2025 - SFRPD (Kerstin Kalchmayr) provides SF Planning with "link to the final 3 HRR docs for the Embarcadero Plaza Improvement Project"

May 16, 2025 - SFRPD and BXP meet, including "CEQA" and "HRR determination"

May 20, 2025 - SF Planning discusses SFRPD submitting the HRRs

May 21, 2025 - SF Planning discusses SFRPD submitting the HRRs

May 28, 2025 - Consultant (Page & Turnbull) pushes back on SFRPD (Eoanna Harrison Goodwin, Project Manager) conditions assessment revisions: "revised conclusion in the memo you've provided is currently contradictory", "I particularly request revision to the assertion that it is structurally beyond repair, which is not the case and is not supported by the findings of the rest of that memo or our assessment"

June 3, 2025 - SFRPD staff confirms fountain fencing information

June 3, 2025 - SFRPD (Tamara Aparton, Deputy Director, Communications and Public Affairs) provides embargoed conditions assessment to the press

July 8, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) makes public statements about not including the fountain during the second public community meeting

July 8, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) makes public statements about not including the fountain or plaza during the second public community meeting

July 21, 2025 - SFRPD, BXP, and HOK meeting notes mention "Mayor's mandate for groundbreaking by Fall 2026. HOK developed a proposed schedule with critical milestone dates to achieve that date"

August 18, 2025 - Letter from SFRPD to SFAC

August 20, 2025 - SFRPD, BXP, and others discuss fundraising plans and timeline

August 26, 2025 - SFRPD invoices BXP for $100,000

++September 30, 2025 - SFRPD (Phil Ginsburg, General Manager; Lisa Bransten, Director of Partnerships) recorded discussing "six-month, [Behested Payments] waiver is stupid", "political opportunity for the Valancourt Fountain folks and the haters to make their voices heard in a political forum", "Rec and Park one [Behested Payments Waiver] has expired", "...we need to rebuild this timeline, because we need to be fully funded by the end of 2026. That's when we promised bulldozers in the ground..."

++October 7, 2025 - SFDBI meeting notes mention "Arranging a site visit for Vaillancourt Fountain"

++October 21, 2025 - SFDBI meeting notes mention "Vaillancourt Fountain meeting on Friday morning"

October 29, 2025 - SF Planning concurs with the consultant (Page & Turnbull); the Vaillancourt Fountain is a historic resource and automatically protected under CEQA

October 31,2025 - SF Planning determination of statutory exemption

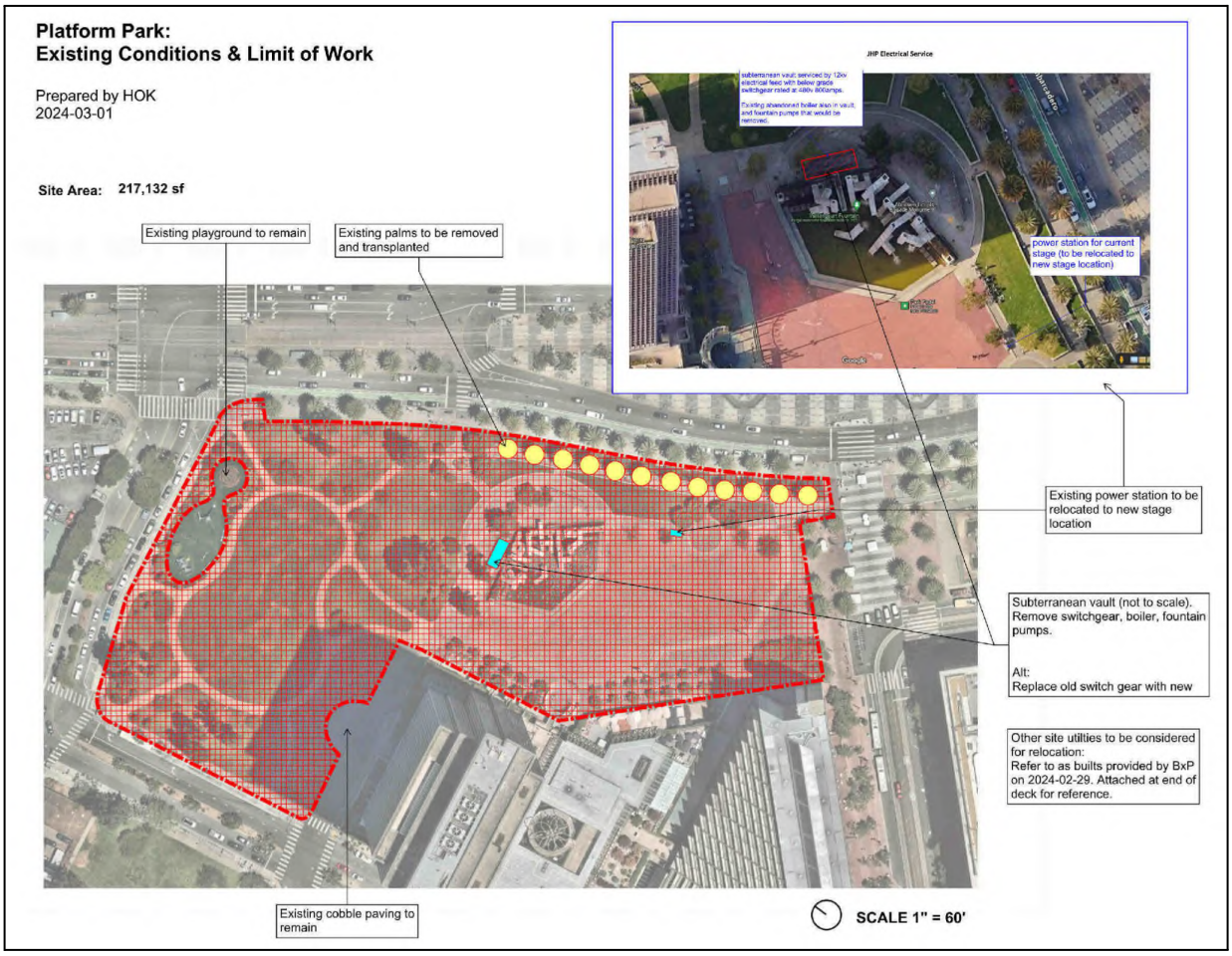
November 21, 2025 - SFRPD, BXP, OEWD, DSFP, and others discuss fundraising (goals, timeline, etc.)

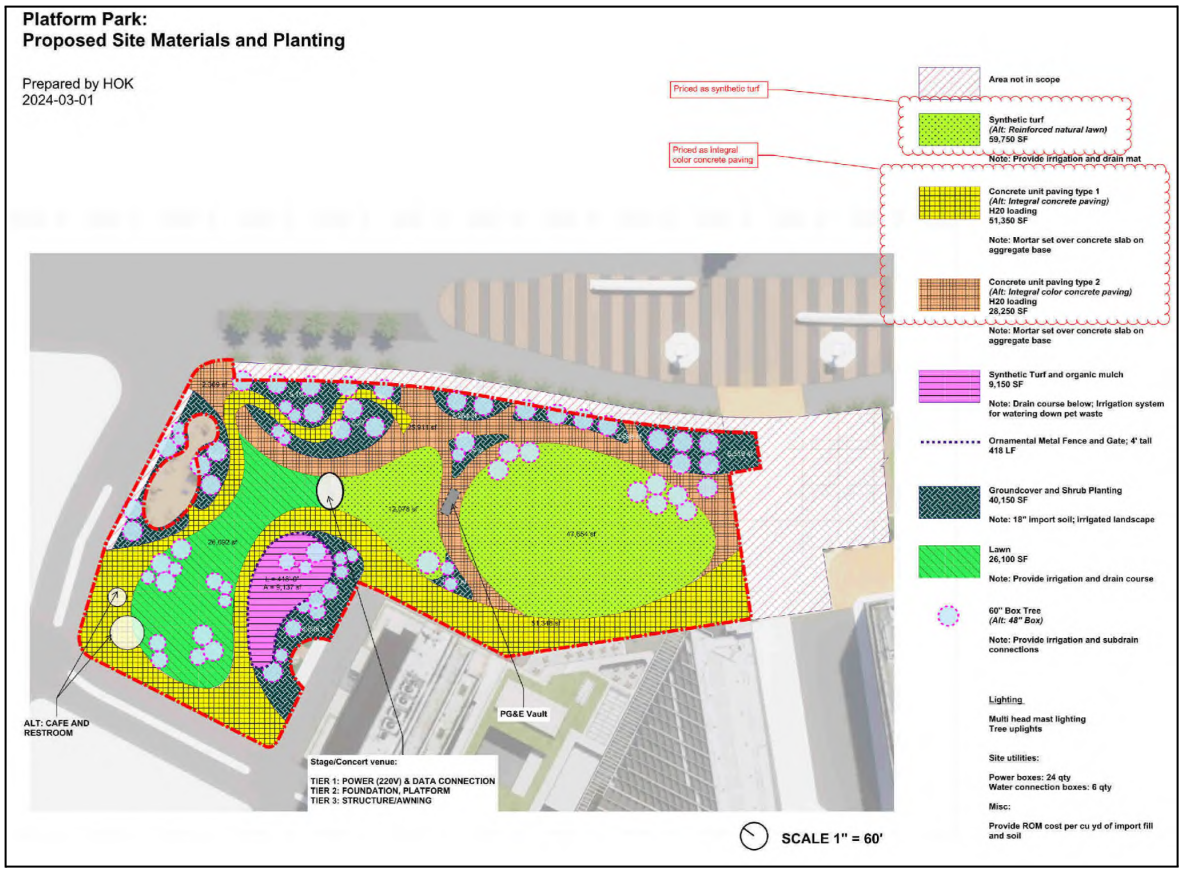
December 5, 2025 - SFRPD, BXP, OEWD, DSFP, and others discuss fundraising (goals, timeline, etc.)

Timeline

++March 1, 2024 - Platform Park proposal by HOK

Source: SF Planning records
Obtained from: SF Planning
File: [CPC 00181.pdf]
Relevant sections:





++March 5, 2024 - Platform Park budget estimate by BXP (Aaron Fenton)

Source: SF Planning records

Obtained from: SF Planning

File: [CPC 001188.xlsx]

Relevant sections:

- Platform Park Renovation Project - Conceptual Budget
- Platform Park - Phase I Budget
- Platform Park - Phase II Budget
- Phase I Hard Cost Detail
- Phase II Hard Cost Detail
- Platform Park - Phase I and II GC Qualifications, Clarifications and Exclusions

Platform Park Renovation Project - Cor

Prepared By:	BXP (Aaron Fenton)	
Budget Dated:	5/15/2024	
Schedule:		
	Acres	
Total Site Area	6.37	

Description	$/GSF	Total Cost
Soft Costs		
A&E	$ 13.79	$ 3,825,000
Legal	$ 0.90	$ 250,000
Permit Fees	$ 2.52	$ 700,000
Soft Cost Contingency	$ 0.86	$ 238,750
Total Soft Costs	**$ 18.07**	**$ 5,013,750**
Hard Costs	$ -	
Base Budget (Webcor)	$ 71.66	$ 19,878,085
Allowances Outside of Contract	$ 8.56	$ 2,375,000
FF&E	$ 1.08	$ 300,000
Public Restroom in 4 EC	$ 4.51	$ 1,250,000
TI Allowance for Brewery	$ 5.41	$ 1,500,000
Escalation	$ 5.47	$ 1,518,185
Design Contingency	$ 9.67	$ 2,682,127
Change Order Contingency	$ 5.32	$ 1,475,170
Total Hard Costs	**$ 111.67**	**$ 30,978,567**
Other Costs	$ -	
Public Art	$ 1.80	$ 500,000
Gas / Water / Sewer Connections	$ 1.08	$ 300,000
Construction Management Fee (3%)	$ 3.89	$ 1,079,770
Operating Deficit to Stabilization	$ 5.41	$ 1,500,000
Total Other Costs	**$ 12.18**	**$ 3,379,770**
Overall Project Contingency (5%)	$ 7.10	$ 1,968,604
Grand Total	**$ 149.03**	**$ 41,340,691**
	check:	$ 41,340,690.80

Platform Park - Phase I Budget

Budget Dated:		
Schedule:		
	Acres	
Total Site Area	4.98	

PHASE I

Description	$/GSF	Total Cost	BXP Notes
Soft Costs			
Landscape, Civil & Survey	$ 7.60	$ 1,650,000	budget by HOK
Park Consultant	$ 1.61	$ 350,000	BXP allowance
Restroom Design Fees	$ 0.58	$ 125,000	BXP allowance
Legal Fees	$ 0.58	$ 125,000	BXP allowance
Permit Costs	$ 1.84	$ 400,000	BXP allowance
Soft Cost Contingency	$ 0.61	$ 132,500.00	5% of soft costs
Total Soft Costs	**$ 12.81**	**$ 2,782,500**	
Hard Costs	$ -		
Base Budget (Webcor)	$ 57.41	$ 12,466,014	see Phase I hard cost detail tab
Allowances outside Base Budget:			
Soil Import/Export	$ 1.38	$ 300,000	BXP allowance
Wifi and CCTV	$ 1.15	$ 250,000	BXP allowance
CIP Planters / Walls	$ 1.61	$ 350,000	BXP allowance
Wayfinding Signage	$ 1.61	$ 350,000	BXP allowance
Pre-Fabricated Kiosks (assume 6)	$ 2.07	$ 450,000	BXP allowance
Outdoor Fitness Studio	$ 0.35	$ 75,000	BXP allowance
FF&E	$ 0.69	$ 150,000	BXP allowance
Public Restroom in 4 EC	$ 5.76	$ 1,250,000	BXP allowance
Escalation	$ 4.32	$ 938,461	6%
Design Contingency	$ 7.64	$ 1,657,947	10%
Change Order Contingency	$ 4.20	$ 911,871	5%
Total Hard Costs	**$ 88.19**	**$ 19,149,293**	
Other Costs	$ -		
Public Art	$ 2.30	$ 500,000	BXP allowance
CM Fee	$ 3.03	$ 657,954	3%
Operating Deficit to Stabilization	$ 4.61	$ 1,000,000	BXP allowance
Total Other Costs	**$ 9.94**	**$ 2,157,954**	
Overall Project Contingency (5%)	$ 5.55	$ 1,204,487	
Phase I Total	**$ 116.49**	**$ 25,294,235**	

Platform Park - Phase II Budget

Budget Dated:

Schedule:

	Acres
Total Site Area	1.38

PHASE II

Description	$/GSF	Total Cost	BXP Notes
Soft Costs			
Landscape, Civil & Survey	$ 19.08	$ 1,150,000	BXP allowance
Park Consultant	$ 3.32	$ 200,000	BXP allowance
Shipping Container Design Fees	$ 5.81	$ 350,000	BXP allowance
Legal Fees	$ 2.07	$ 125,000	BXP allowance
Permit Costs	$ 4.98	$ 300,000	BXP allowance
Soft Cost Contingency	$ 1.76	$ 106,250	5% of soft costs
Total Soft Costs	**$ 37.02**	**$ 2,231,250**	
Hard Costs	$ -		
Base Budget (Webcor)	$ 122.97	$ 7,412,071	see Phase II hard cost detail tab
Allowances outside Base Budget:			
Soil Import/Export	$ 2.49	$ 150,000	BXP allowance
Wifi and CCTV	$ 2.49	$ 150,000	BXP allowance
CIP Planters / Walls	$ 2.49	$ 150,000	BXP allowance
Wayfinding Signage	$ 2.49	$ 150,000	BXP allowance
FF&E	$ 2.49	$ 150,000	BXP allowance
Tenant Improvement Alllowance	$ 24.89	$ 1,500,000	assume $300k / container x 5 containers
Escalation	$ 9.62	$ 579,724	6%
Design Contingency	$ 16.99	$ 1,024,180	10%
Change Order Contingency	$ 9.35	$ 563,299	5%
Total Hard Costs	**$ 196.26**	**$ 11,829,274**	
Other Costs	$ -		
Gas / Water / Sewer Connections	$ 4.98	$ 300,000	BXP allowance
CM Fee	$ 7.00	$ 421,816	3%
Operating Deficit to Stabilization	$ 8.30	$ 500,000	BXP allowance
Total Other Costs	**$ 20.27**	**$ 1,221,816**	
Overall Project Contingency (5%)	$ 12.68	$ 764,117	
Phase II Total	**$ 266.22**	**$ 16,046,456**	

Phase I Hard Cost Detail

Webcor Estimate — Dated: 3/11/2024

System	$/GSF	$/Acre	Total Cost
Demo, Earthwork, Sitework	$ 49.65	$ 2,162,693	$ 10,780,301
Landscape and Irrigation	$ 18.79	$ 818,359	$ 4,079,245
Foundation	$ 0.37	$ 16,049	$ 80,000
Structure (incls, Misc steel/stairs)	$ 0.37	$ 16,049	$ 80,000
Furnishings	$ 0.69	$ 30,092	$ 150,000
Plumbing	$ 1.04	$ 45,138	$ 225,000
Electrical and Low Voltage	$ 3.66	$ 159,489	$ 795,000
Direct Cost Total	**$ 74.56**	**$ 3,247,871**	**$ 16,189,546**
General Requirements	$ 1.74	$ 75,737	$ 377,526
General Conditions	$ 3.04	$ 132,541	$ 660,671
Direct, GC, GR Subtotal	**$ 79.34**	**$ 3,456,149**	**$ 17,227,743**
Precon Services	$ 0.69	$ 30,092	$ 150,000
Contractor Contingency	$ 1.59	$ 69,123	$ 344,555
Estimating Contingency	$ 2.38	$ 103,684	$ 516,832
GL and DIC Insurance	$ 1.08	$ 47,176	$ 235,159
SDI	$ 0.67	$ 29,231	$ 145,706
Overhead	$ 2.11	$ 91,903	$ 458,107
Gross Receipts Tax	$ 0.43	$ 18,840	$ 93,912
Escalation	$ -	$ -	$ -
Alternates			
CIP Concrete in lieu of Type 1 Payer	$ -	$ -	$ (3,929,000)
CIP Concrete in lieu of Type 2 Payer	$ -	$ -	$ (3,151,000)
Stage Power/Data & Pad	$ -	$ -	$ 82,000
New 800amp Switchgear	$ -	$ -	$ 292,000
Grand Total	**$ 57.41**	**$ 2,500,873**	**$ 12,466,014**

	SF	Acres
Total Site Area	**217,132.00**	**4.98**

Phase II Quantities:

Item	Quantity	
Site size	217,123	sf
Event space synthetic turf	59,750	sf
Stage area	1,082	sf
Concrete Paving Type 1	51,350	sf
Concrete Paving Type 2	28,250	sf
Lawn areas	26,100	sf
Dog park	9,150	sf
Planting areas	40,150	sf
60" Box trees	72	ea
Site lighting poles	65	ea
Event space mast lighting poles	6	ea

Phase I Hard Cost Allowances*

Allowace	Direct Cost
Art work foundations:	$ 80,000
Curb/gutter/sidewalk work:	$ 108,000
Site furnishings:	$ 150,000
Embarcadero Center fencing:	$ 34,000
Site drainage allowance:	$ 450,000
Site metals (signage, bike racks):	$ 80,000

*Allowances are included in the Base Budget (Webcor) line item

Phase II Hard Cost Detail

Webcor Estimate | Dated: | 5/8/24 V.2

System	$/GSF	$/Acre	Total Cost	BXP Notes
Demo, Earthwork, Sitework	$ 97.02	$ 1,173,133	$ 5,847,676	
Landscape and Irrigation	$ 9.65	$ 116,707	$ 581,745	
Foundation	$ 5.77	$ 69,770	$ 347,778	
Structure (incls. Misc steel/stairs)	$ 26.59	$ 321,586	$ 1,603,000	
Roofing/Waterproofing	$ 0.50	$ 6,018	$ 30,000	
Furnishings	$ 1.08	$ 13,040	$ 65,000	
Special Construction	$ 8.06	$ 97,499	$ 486,000	
Fire Protection	$ 0.64	$ 7,704	$ 38,400	
Plumbing	$ 1.77	$ 21,450	$ 106,920	
HVAC	$ 0.42	$ 5,136	$ 25,600	
Electrical and Low Voltage	$ 5.30	$ 64,036	$ 319,200	
Direct Cost Total	$ 156.80	$ 1,896,079	$ 9,451,319	
General Requirements	$ 3.69	$ 44,589	$ 222,261	
General Conditions	$ 6.45	$ 78,031	$ 388,957	
Direct, GC, GR Subtotal	$ 166.94	$ 2,018,699	$ 10,062,537	
Precon Services	$ 2.49	$ 30,092	$ 150,000	BXP Allowance
Contractor Contingency	$ 3.34	$ 40,374	$ 201,251	
Estimating Contingency	$ 5.01	$ 60,561	$ 301,876	
GL and DIC Insurance	$ 2.28	$ 27,555	$ 137,354	
SDI	$ 1.41	$ 17,065	$ 85,062	
Overhead	$ 4.47	$ 54,106	$ 269,702	
Gross Receipts Tax	$ 0.92	$ 11,092	$ 55,289	
Escalation	$ -	$ -	$ -	
Alternates				
CIP Concrete in lieu of Type 1 Paver	$ -	$ -	$ (379,000)	VE deduct from concrete paver
CIP Concrete in lieu of Type 2 Paver	$ -	$ -	$ (2,351,000)	VE deduct from concrete paver
CIP Concrete in lieu of Type 3 Paver	$ -	$ -	$ (1,121,000)	VE deduct from concrete paver
	$ -	$ -		
Grand Total	$ 122.97	$ 1,486,975	$ 7,412,071	

	SF	Acres
Total Site Area	60,275.00	4.98

Phase II Quantities:

Item	Quantity	
Site size	60,275	sf
Concrete paving type 1	4,850	sf
Concrete paving type 2	21,350	sf
concrete paving type 3	11,350	sf
Sports court surfacing	8,800	sf
Planting areas	11,150	sf
60" Box trees	29	ea
Site lighting poles	20	ea

Phase II Hard Cost Allowances*:

Allowance	Direct Cost
Curb/gutter/sidewalk work:	$ 96,000
Site furnishings:	$ 50,000
Site metals (signage, bike racks):	$ 50,000
Wood trellis (Fieldworks sim.):	$ 225,000
Patio string lighting (Fieldwork sim.):	$ 61,000
Containers for Beer Garden	$ 1,493,000

*Allowances are included in the Base Budget (Webcor) line item

Platform Park - Phase I and II GC Qualifications, Clarifications and Exclusions

Qualifications & Clarifications

1. Priced in today's dollars (BXP included a 6% escalation allowance in overall budget)
2. 18" Topsoil import is included at groundcover areas. No other import/export is included. BXP included an allowance for import/export to balance the site
3. Synthetic turf in Phase I is priced as Synlawn SYNRYE or simliar, and includes a drain mat.
4. Work stops at back of curb or inside edge of sidewalk. A 25% allowance for repairs to curbs and sidewalks has been included.
5. Removal of the abandoned boiler and pumps in the electrical vault is included.
6. Budget includes transplanting 22ea existing palm trees.
7. Budget includes 6ea new hose bib connections around the event space and 2ea at the Phase II plaza.
8. Budget includes new 220v electrical service to the stage area and 24ea 120v outlets at the event space.
9. Sport court is budgeted as a concrete slab with a synthetic surface overlay (Plexipave or similar).
10. Shipping containers are budgeted as full MEPF fit out, including design/build services. BXP included allowance for brewery fit-out (kitchen equipment, signage, decals, decorations, setating, tables, bar tops, specialty lighting, furnishings, etc)
11. Budget includes Subcontractor Default Insurance (SDI).
12. Shipping container build-outs are included as follows:
    - One 40' taproom with accompanying 20' cold storage box and trash/utility room
    - One 40' kitchen, including a range hood. Appliances and fixtures are assumed be covered by Tenant Improvement Allowance in overall budget.
    - One 40' restroom which can accommodate two ADA stalls and three other fixtures
    - Two 40' seating containers. Seating to be loose furnishings and covered by the Tenant Improvement Allowance in overall budget.
    - One 20' dry storage container.
13. An allowance of $225,000 has been included for an architectural wood trellis and patio lighting

Exclusions

1. Design costs and contingencies. BXP carrying these costs in overall budget.
2. Permits and fees. BXP is carrying an allowance overall budget.
3. Utility fees and consumption fees. BXP is carrying an allowance in overall budget.
4. Hazardous material abatement. Minor abatement required in electrical vault. Contingencies to cover any haz soil handling.
5. Artwork, except foundations. BXP is carrying an artwork allowance budget in overall budget.
6. Code upgrades/modifications to existing electrical vault. BXP assumes the vault can remain as-is.
7. Monument signage. BXP is carrying an allowance for new wayfinding signage in overall budget.
8. SF Muni work, including any streetcar track work or overhead power line work. BXP assumes this is not an issue based on scope of work.
9. Salvage of existing market plaza pavers.

Relevant Document Metadata:

Creator : Aaron Fenton
Last Modified By : Aaron Fenton
Last Printed : 2024:03:12 17:42:58Z
Create Date : 2024:03:05 19:28:18Z
Modify Date : 2024:05:15 18:02:31Z
Titles Of Parts : Overall Budget Summary, Phase I Budget Summary, Phase II Budget Summary, Phase I Hard Cost Detail, Phase II Hard Cost Detail, GC Quals & Clarifications

++May 1, 2024 - Follow up email from BXP (Aaron Fenton) to SFRPD (Stacy Bradley, Director of Capital and Planning) after vision meeting

Source: SF Planning records
Obtained from: SF Planning
File: CPC 00178.pdf
Relevant sections:

> From: Aaron Fenton <afenton@bxp.com>
> To: Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
> Subject: Embarcadero Plaza
>
> Hi Stacy-
> It was a pleasure to meet you this morning and discuss our vision for the plaza. It was really great to here P&R's enthusiasm to advance the project with us. Should I be sending you our detailed conceptual budget and takeoffs so we can begin to validate the project costs? I think it would be prudent to have a meeting with your cost estimator and Webcor to review the project scope and assumptions, so that we are all aligned. Let me know!
>
> Also, can you let me know your cell # so I can contact you more easily? Mine is 415-730-8391.
>
> Best,
>
> Aaron Fenton
> SVP, Development
> West Coast Regions

++May 8, 2024 - Platform Park proposal by HOK with Phase 2

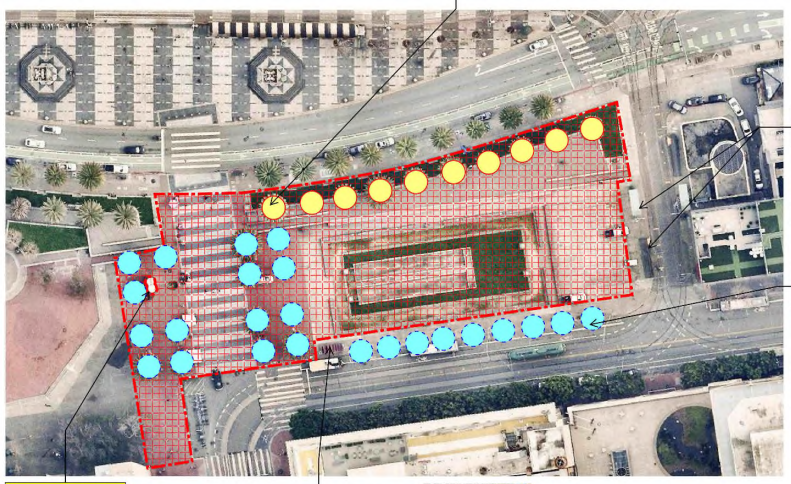
Source: SF Planning records
Obtained from: SF Planning
File: CPC 00185.pdf
Relevant sections:

CPC 001165

Platform Park Phase 2 (Expanded):
Existing Conditions and Limit of Work

Prepared by HOK
2024-05-08

Site Area: 60,220.89 sf









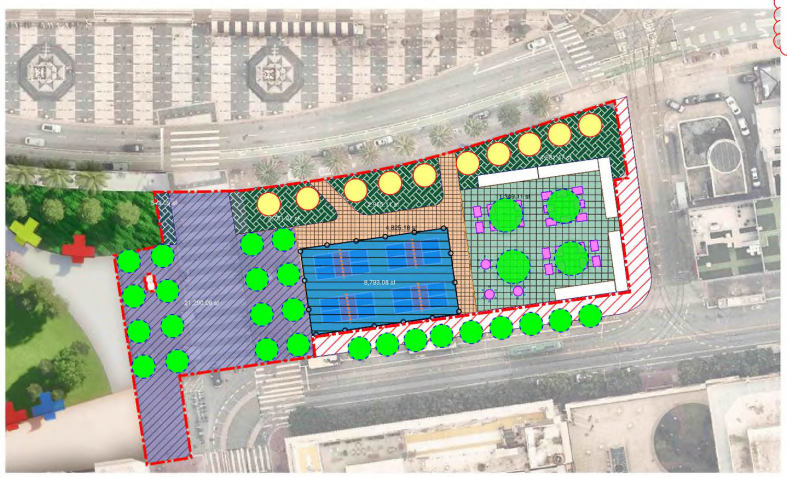
Estimates of work extents does not include any necessary utility modifications. To be determined at a later time when site survey is conducted.

platform park Embarcadero Plaza Refresh

CPC 001166

Platform Park Phase 2 (Expanded):
Existing Conditions and Limit of Work

Prepared by HOK
2024-05-08



Overall Materials and Planting

Area not in scope

Concrete unit paving type 1
(Alt: Integral color concrete paving)
H20 loading
4,850 SF
Note: Mortar set over concrete slab on aggregate base

Concrete unit paving type 2
(Alt: Integral color concrete paving)
H20 loading
21,300 SF
Note: Mortar set over concrete slab on aggregate base

Concrete unit paving type 3
(Alt: Integral concrete paving)
Pedestrian Loading
11,350 SF

Groundcover and Shrub Planting
11,150 SF
Note: 18" import soil; irrigated landscape

Sports Court Surfacing + Striping
6,800 SF

Metal Sport Fencing and Gates
390 LF

Pickle ball Net and Posts
Qty: 4 Sets

60" Box Tree *(Alt: 48" Box)*
Note: Provide irrigation and subdrain connections

Transplanted Palms
Note: Provide irrigation and subdrain connections

Lighting
Multi head mast lighting
Tree uplights

Site utilities:
Power boxes: 12 qty
Water connection boxes: 4 qty

Misc:
Provide ROM cost per cu yd of import fill and soil

Beer Garden
Refer to example: Fieldworks in San Mateo, CA

50' Container Box
QTY: +/- 5 as needed for F&B operations
Note: Elec, plumbing, gas, etc connections

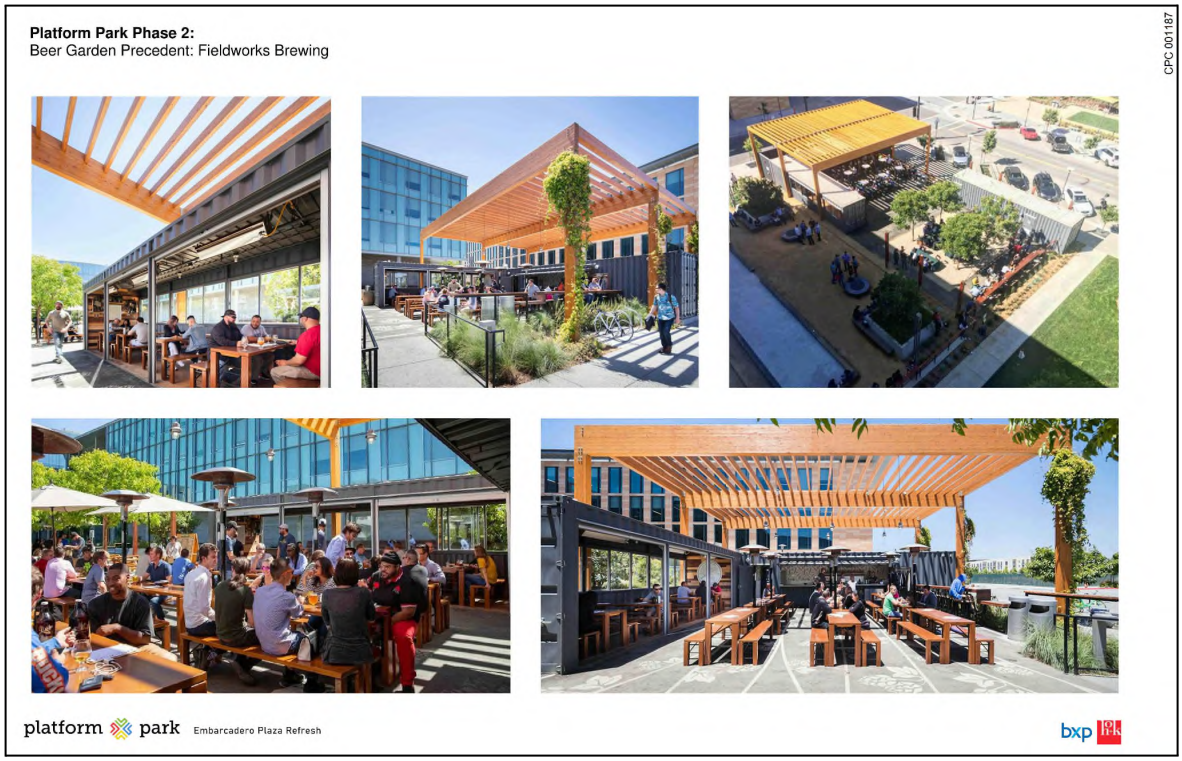
Picnic tables

Fire pit and movable lounge seating
Gas connections

Lighting
Bollard lighting
Multi head mast lighting
String lights

platform park Embarcadero Plaza Refresh

bxp hpk



++May 15, 2024 - BXP (Aaron Fenton) shares concept budgets and drawings with SFRPD (Bradley Stacy and Kelli Rudnick)

Source: SF Planning records
Obtained from: SF Planning
File: CPC 001178.pdf
Relevant sections:

From: Aaron Fenton
To: 'Bradley, Stacy (REC)' <stacy.bradley@sfgov.org>
Cc: Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>
Subject: RE: Embarcadero Plaza

Stacy and Kelli,

I am pleased to share with our my concept budget for Phase I and Phase II for Platform Park. Also attached is the scoping drawings we prepared to help Webcor prepare the concept budget. I would strongly request that we setup a meeting in person to review the layout of the budget and to address any questions you may have. I would likely want to have HOK Architects and Webcor Builders present in the meeting to help address specific scope and budget questions.

@Bradley, Stacy (REC) A side note, I've updated our presentation to include Phase II (bocce court area) into the scope, and I have some early renderings to show what that area would look like. I can share these with you when we meet in person next.

Aaron Fenton
SVP, Development
West Coast Regions

May 2024 - BXP vision presentation
Source: SF Recreation and Park Department Sharepoint
Obtained from: SFRPD
File: _CURRENT_2024-05-10 BxP Presentation BXP version.pdf
Relevant sections:

- Fountain with Freeway backdrop
- Maintenance and ADA issues
- Obscured views to waterfront
- Mature trees near end of life

August 9, 2024 - Phil Ginsburg (General Manager, SFRPD) emails BXP (Aaron Fenton) and SFRPD staff; mentions "Meet to strategize on messaging and next steps on Fountain"
Source: SF Recreation and Park Department emails
Obtained from: SFRPD
File: Anon - Embarcadero_Redacted.pdf
Relevant sections:

From: Ginsburg, Phil (REC)
To: Aaron Fenton ; Dennis-Phillips, Sarah (ECN) ; Taupier, Anne (ECN)
Cc: Bransten, Lisa (REC) ; Bradley, Stacy (REC) ; White, Staci (REC)
Subject: Most recent draft grant agreement

Colleagues – We are getting there. Most recent draft attached.

Still to do:

1. Agree on RPD PM fees as a % of design costs (its much bigger than 2%). RPD will charge against public dollars for PM fees for construction.
2. Agree on Grantor's campaign cost cap and decide if any fiscal sponsorship fee for SF Downtown Partnerships for administering private sources.
3. Bring SF Downtown Partnerships into conversation. I know of Robby but we haven't worked together much. Need to make sure they are ok w all of this.
4. Insert Exhibits. Prelim budget and schedule
5. Legal review of fine print.
6. Meet to strategize on messaging and next steps on Fountain.

August 14, 2024 - SFRPD (Kerstin Kalchmayr) and SF Planning meeting notes mentioning Embarcadero Plaza renovation
Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: Langlie Embarcadero.pdf

Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Sheyner, Tania (CPC); Lamb, Benjamin (CPC); Sucre, Richard (CPC); Langlie, Michelle (CPC)
Cc: Golan, Yael (REC); Bradley, Stacy (REC); Chavez, Lauren (REC); Davis, Warwin (REC); Buford, Julia (REC)
Subject: CPC/RPD meeting notes 8/13/24

Hello all,

Please see below our meeting notes from yesterday.

[...]

- **Embarcadero Plaza**
  - Boston Properties interested in partnering with RPD to renovate the Plaza
  - Historic status of the Plaza must be analyzed
  - Planning to inquire if the Plaza has been analyzed under previous EIRs in the area

August 23, 2024 - SFRPD has Vaillancourt Fountain fencing presentation

Source: San Francisco Recreation and Park Department presentation
Obtained from: SFRPD
File: Vaillancourt Presentation.pdf
Relevant sections:

VAILLANCOURT
PROPOSED FENCE IMPROVEMENTS

42”H Angled Plaza Fence
170 Linear Feet
1 Access Gate

72”H Backside Security Fence
220 Linear Feet
1 Access Gate

Relevant Document Metadata:

Create Date : 2024:08:23 16:41:35-07:00
Metadata Date : 2024:08:23 16:41:39-07:00
Modify Date : 2024:08:23 16:41:39-07:00
Creator Tool : Adobe InDesign 19.1 (Windows)
Instance ID : uuid:72e7d2dd-1335-42ac-874f-b6d9a4a9064d
Original Document ID : xmp.did:55cd666d-ba56-ba4e-b10a-1d705564ec6f
Document ID : xmp.id:483a99bf-5034-ae4a-92b5-bc126878a997
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Derived From Original Document ID: xmp.did:55cd666d-ba56-ba4e-b10a-1d705564ec6f

October 9, 2024 - SFRPD and SF Planning meeting notes mentioning Embarcadero Plaza renovation
Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Embarcadero.pdf**
Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Sheyner, Tania (CPC); Lamb, Benjamin (CPC); Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc: Bradley, Stacy (REC); Golan, Yael (REC); Rudnick, Kelli (REC); Chavez, Lauren (REC)
Subject: CPC/RPD: Meeting minutes 10/08/24

Hi Planning team,

Below our meeting minutes from yesterday.

@Langlie, Michelle (CPC) friendly reminder to pls take a look at the plans we discussed yesterday to see how the Embarcadero Plaza Revitalization Project could get codified. The most recent concept designs are in that SF Chronical article, see link below.

[...]

- **Embarcadero Plaza**
  - Planning to review the **Better Market Street** and **Waterfront Plans** to determine how the Embarcadero Plaza revitalization project can get codified
  - Fountain would potentially be moved to another location, red bricks may be removed
  - Most recent concept designs are available here: https://www.sfchronicle.com/sf/article/s-f-embarcadero-plaza-new-park-19577945.php

October 17, 2024 - Project sponsors present before SF Recreation and Parks Commission, including Lisa Bransten (SFRPD Director of Partnerships) and Aaron Fenton (BXP)
Source: SF Recreation and Parks Commission meeting on October 17, 2024
Obtained from: SFRPD
File: Video recording
Relevant sections:

[00:56:37] Lisa Bransten (SFRPD Director of Partnerships): In addition, elements of the plaza are in disrepair. The brick paving is considered at the end of its useful life, and replacements would cost millions. And the Villancourt fountain is not operating, and the department estimates that it could be $3 to $10 million to update and fully restore this fountain.
...

[01:04:06] Aaron Fenton (Senior Vice President, BXP, Inc.): Obviously, downtown is in a very challenging spot right now, and we are committed as a company to help lead the drive and the revitalization of the downtown. And so I hope that our financial commitment and our time commitment to move this very exciting project along demonstrates that. I mean, Lisa talked about it.
[01:04:30] Aaron Fenton (Senior Vice President, BXP, Inc.): But we're contributing nearly $8 million in either in-kind or cash value to improve this park. And we're optimistic that the fundraising will go well, both the public and private side, because I think everybody's eager to see transformative change in the downtown.
...
[01:10:06] Commissioner Kat Anderson (Recreation and Park Commission President): You said the genesis of this started how many years ago?
[01:10:10] Lisa Bransten (SFRPD Director of Partnerships): Oh, that, I don't think I said that. But I don't know how long BXP had been working on the designs they brought to us.
[01:10:16] Phil Ginsburg (SFRPD General Manager): I can answer that one. Yeah, this idea has been floating around for a long, long, long, long time. I had conversations, I'm sure Anne did, with Bob, your predecessor, Aaron, I don't know, eight to 10 years ago. And we could never quite get it off the ground. And it seems like we've got some really good momentum now.

October 31, 2024 - SF City Attorney (Manu Pradhan) replies to BXP (Aaron Fenton) with CEQA guidance
Source: Recreation and Park Department emails in which Lisa Bransten (Director of Partnerships) is included
Obtained from: SFRPD
File: **Lisa Emails II.pdf**
Relevant sections:

From: Pradhan, Manu (CAT) <Manu.Pradhan@sfcityatty.org>
To: Aaron Fenton <afenton@bxp.com>; Bintliff, Jacob (ECN) <Jacob.Bintliff@sfgov.org>; 'Robbie Silver' <RSilver@downtownsf.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Michelle Yip <myip@bxp.com>; Cindy Strom Arellano <CArellano@aalrr.com>; Rudnick, Kelli (REC) <kelli.rudnick@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>
Subject: RE: revised agreement

These changes all seem fine to me. In response to one of the comment about the concept plan, this is the standard language the city uses. RPC approval of the concept plan is considered the approval action for ceqa purposes meaning that the city has to complete environmental review first.

December 2, 2024 - SFRPD shares meeting minutes with SF Planning covering "RPD will contract with a preservation consultant to determine best method to dismantle the fountain"
Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Fountain.pdf**
Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Sheyner, Tania (CPC); Lamb, Benjamin (CPC); Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc: Golan, Yael (REC); Bradley, Stacy (REC); Cooper, Rick (REC)

Subject: CPC/RPD meeting minutes: 11/27/24

Hi Team Planning,

Below our meeting minutes from last week's meeting.

Meeting minutes:

- Embarcadero Plaza Improvement Project
    - Plaza has been determined in the Better Market Streets EIR to not be a historic resource due to a lack of integrity
    - Fountain is considered a contributing feature
    - Brick work is not contributing as its also lost integrity
    - Fountain can possibly be placed in storage to be relocated to another location.
    - Planning to determine the appropriate method for codifying this project.
    - RPD will contract with a preservation consultant to determine best method to dismantle the fountain
    - Kerstin and Michelle to work on scope for preservation consultant

December 16, 2024 - SFRPD (Kerstin Kalchmayr) coordinates with SF Planning (Michelle Langlie, Senior Planner) for "bringing on a preservation consultant for the fountain disassembly"

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Fountain.pdf**
Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Langlie, Michelle (CPC)
Subject: Embarcadero Plaza: fountain

Hi Michelle, We want to start the process of bringing on a preservation consultant for the fountain disassembly.
Can you help me put together high level a scope of work that we would need the consultant to perform?
What should we be thinking of?

- give input for disassembly (how to)
- How to reconstruct
- How to best to store, size of storage space needed?
- Does a hazmat test need to be completed before disassembly?

Thanks for your help on this!

December 18, 2024 - SFRPD (Kerstin Kalchmayr) coordinates with SF Planning (Michelle Langlie, Senior Planner) for "We want them to create a plan on what we can do with the fountain" and "Disassembly and storage"

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included

Obtained from: SF Planning
File: **Langlie Fountain.pdf**
Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Langlie, Michelle (CPC)
Cc: Cooper, Rick (REC); Goodwin, Eoanna (REC)
Subject: FW: Embarcadero Plaza: fountain

Hi Michelle,

I'm adding Rick Cooper and Eoanna Goodwin who is PMing Embarcadero Plaza to the thread here.
We want to get out an email RPF to a preservation consultant as soon as possible. We're aiming to work with Page&Turnball on this project.

We want them to create a plan on what we can do with the fountain.

- Disassembly and storage
- Maybe incorporating aspects of the fountain into the plaza art installations

Can you help with fine tuning the scope of work? What else should be thinking of asking them to do?

December 18, 2024 - SF Planning coordinates with SFRPD

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Fountain.pdf**
Relevant sections:

From: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: RE: Embarcadero Plaza: fountain

Also adding @Sucre, Richard (CPC).

- Thorough conditions assessment and documentation – 3D laser scan?
- As built-drawings
- Disassembly plan
- Storage plan – do custom crates need to be fabricated?

Rich – am I missing anything?

Generally speaking, I do have concerns about placing the disassembled fountain into storage. We will likely need a concrete plan for reuse of the fountain before we can sign off on its removal.

December 19, 2024 - SFRPD has fountain fencing engineering drawings

Source: Recreation and Park Department emails in which Tamara Barak Aparton (Deputy Director, Communications and Public Affairs) is included

Obtained from: SFRPD

File: 1438-NF-CV-00-01-00-00-A-R00.pdf and 1438-NF-PG-00-01-00-00-A-R00.pdf (attachment within Tamara.pdf)

Relevant sections from 1438-NF-CV-00-01-00-00-A-R00.pdf:

- COCHRANE ENGINEERING AND DESIGN
- PROJECT NAME: ARMOUR FENCE SAN FRANCISCO
- DRAWING NAME: 1438-NF-CV-00-01-00-00-A-R00
- DRAWING DISCRIPTION: DETAIL DRAWING OF CLEARVU MESH
- CHECKED DATE: 2024/12/19
- APPROVED DATE: 2024/12/19
- DWG TYPE: CLIENT APPROVAL

Relevant sections from 1438-NF-PG-00-01-00-00-A-R00.pdf:

- COCHRANE ENGINEERING AND DESIGN
- PROJECT NAME: ARMOUR FENCE SAN FRANCISCO
- DRAWING NAME: 1438-NF-PG-00-01-00-00-A-R00
- DRAWING DISCRIPTION: DETAIL DRAWING OF PEDESTRIAN GATE
- CHECKED DATE: 2024/12/19
- APPROVED DATE: 2024/12/19
- DWG TYPE: CLIENT APPROVAL

January 17, 2025 - SFRPD has consultant services proposal

Source: Consultant services proposal

Obtained from: SF Planning

File: **2025_01_17 Vaillancourt Letter Proposal.pdf**

Relevant sections:

- The 2016 Better Market Street EIR found that Embarcadero Plaza, including Vaillancourt Fountain, contributes to a California Register-eligible Market Street Cultural Landscape District.
- Task 0: Historic Research + Historic Resources Review (HRR) Report
- Task 1: As-Built Drawings – Laser Scanning
- Task 2: Conditions Assessment and Documentation
- Task 3: Disassembly Plan
- Task 4: Storage Plan
- Task 5: Integration into Plaza Art Installations
- Task 6: Preservation Consultation

January 21, 2025 - SFRPD requests SF Planning feedback on consultant services proposal

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included

Obtained from: SF Planning

File: **Langlie Fountain.pdf**

Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Sucre, Richard (CPC); Langlie, Michelle (CPC)
Cc: Goodwin, Eoanna (REC); Cooper, Rick (REC)
Subject: FW: Embarcadero Plaza - Page & Turnbull Proposal
Attachments:
2025_01_17 Vaillancourt Letter Proposal.pdf
P24146A Vaillancourt Fountain Preservation Plan Qualifications_01172025.pdf

Hi Rich and Michelle,

Page & Turnbull sent us their proposal. Please see attached. It would be helpful if you could review the whole proposal and let us know if you have any comments/feedback for the consultant.

In addition, we want to discuss if an HRR is needed for the fountain (see Task 0). Do you know if there is enough information existing on the fountain that it would not be necessary to do this step? We do want to ensure that we have a robust historical analyzes on the fountain to justify our plans for the park and hence want to know if existing information is adequate or if we should just do the HRR.
Lastly, are the charges reasonable? I thought $12k for Task 4 was high but I am not familiar with storage plans.

January 23, 2025 - SF Planning says "good idea to file an HRR for the fountain"
Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Fountain.pdf**
Relevant sections:

From: Sucre, Richard (CPC)
To: Langlie, Michelle (CPC)
Subject: Re: Embarcadero Plaza - Page & Turnbull Proposal

Apologies.

I do think it's a good idea to file an HRR for the fountain and make sure that we have a lot of info on it. If it hasn't been assessed, we need to make sure it gets assessed.

Relative to the scope, the only fee that seems a bit high is the preservation alternatives one.

If we aren't doing an EIR, then preservation alternatives aren't necessary.

Task 6 should also be on T&M.

All of the other items look fine.

January 27, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) coordinates with BXP (Aaron Fenton) on consultant services

Source: Recreation and Park Department emails in which Eoanna Goodwin (Project Manager) is included
Obtained from: SFRPD
File: **Eoanna_Redacted.pdf**
Relevant sections:

From: Goodwin, Eoanna (REC)
To: Aaron Fenton
Subject: Request for Proposal: Preservation Plan for Vaillancourt Fountain
Attachments:
2025 01 17 Vaillancourt Letter Proposal.pdf
P24146A Vaillancourt Fountain Preservation Plan Qualifications 01172025.pdf

Hi Aaron,

See attached for the Page & Turnbull proposal and cost summary pasted below. Assuming we would want to move forward with Tasks 0, 1, 2, and 6 (total of $33,330 + $20k T&M) at this point. Here is the feedback we just received from Planning upon their review:

"We've had a chance to review the proposal from Page and Turnbull. Because the Embarcadero Plaza was outside of the study area of the Better Market Streets EIR, we should go ahead with the HRR to get a formal and robust analysis of the fountain.

The proposal and estimate appears on track; we may not need preservation alternatives if we aren't doing an EIR, but we will know more after the completion of the HRR. It makes sense that Tasks 5 and 6 are T&M."

February 4, 2025 - SFRPD has revised fountain fencing engineering drawings

Source: Recreation and Park Department emails in which Tamara Barak Aparton (Deputy Director, Communications and Public Affairs) is included
Obtained from: SFRPD
File: DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf (attachment within Tamara.pdf)
Relevant sections:

- CAPITOL STEEL PRODUCTS
- CUSTOMER ARMOUR FENCE
- JOB NAME Q536344 EMBARCADERO
- SALES AO
- DATE 10 JAN 2025

++February 12, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) informs SFAC staff about fountain conditions testing

Source: SF Arts Commission emails
Obtained from: SFAC

File: Notification of Hazardous Materials Testing at Vaillancourt Fountain.pdf (Converted from original: Notification of Hazardous Materials Testing at Vaillancourt Fountain.html)

Relevant sections:

From: Goodwin, Eoanna (REC)
Sent: Feb 12, 2025 20:55:23.000000000 UTC
Subject: Notification of Hazardous Materials Testing at Vaillancourt Fountain
To: Chou, Mary (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f65ae555b8464c56bea6b5702eee954c-mary.chou@sfgov.org>

Hi Mary,

My name is Eoanna Goodwin, and I am a Project Manager with the San Francisco Recreation & Park Department, working on the Embarcadero Plaza and Sue Bierman Park Renovation.

I wanted to inform you that we are planning to collect quarter-sized material samples from the Vaillancourt Fountain this Friday, February 14, for hazardous materials testing. The number of samples will depend on the visual inspection, but typically, three samples are taken from each distinct material type (concrete, plaster, coatings, membranes, mastics, etc.) in inconspicuous areas to ensure the integrity of the fountain remains unaffected.

This testing is a precautionary measure to determine whether any hazardous materials are present, allowing us to incorporate appropriate planning and safety measures for the project.

Please let me know if you have any questions or require further information.

Best,
Eoanna

++February 12, 2025 - SFAC staff (Mary Chou, Director of Public Art and Civic Art Collection) says, "It seems like they [SFRPD] are already planning for this [the fountain] to be taken down"

Source: SF Arts Commission emails
Obtained from: SFAC
File: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain.pdf (Converted from original: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain [a577d50579c6bcfd].html)

Relevant sections:

From: Chou, Mary (ART) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=F65AE555B8464C56BEA6B5702EEE954CMARY.CHOU@SFGOV.ORG>
Sent: Feb 12, 2025 21:47:06.494179100 UTC
Subject: FW: Notification of Hazardous Materials Testing at Vaillancourt Fountain
To: Cummings, Allison (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=d44d4e1e02764c6bbdcf91daca84018f-allison.cummings@sfgov.org>

Hi Allison –

This is interesting. It seems like they are already planning for this to be taken down…
It seems like this testing is okay. Do we want to find out where?

Thanks,
Mary

++February 13, 2025 - SFAC staff (Allison Cummings, Senior Registrar) expresses concern: "This is interesting and somewhat concerning. Typically, we would be more involved in something this invasive pertaining to an artwork in the collection. (conservator oversight, etc.) Obviously, the train is moving with or without us."

Source: SF Arts Commission emails
Obtained from: SFAC
File: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain.pdf (Converted from original: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain [a577d50579c6bcfd].html)
Relevant sections:

From: Cummings, Allison (ART) <allison.cummings@sfgov.org>
Sent: Thursday, February 13, 2025 9:32 AM
To: Chou, Mary (ART) <mary.chou@sfgov.org>
Subject: RE: Notification of Hazardous Materials Testing at Vaillancourt Fountain

This is interesting and somewhat concerning. Typically, we would be more involved in something this invasive pertaining to an artwork in the collection. (conservator oversight, etc.) Obviously, the train is moving with or without us. I would like to know more about how this work is undertaken – are they scraping material off the sculpture? Chipping out material? They mention gathering material from "inconspicuous" areas, but what does that mean? At the least, we want full
documentation of what they are doing and where. I would also like to explain that they will be on the hook for repairs.

Happy to discuss on a quick call today – while my calendar is blocked, it's mostly admin.

-Allison

++February 13, 2025 - SFAC staff (Mary Chou, Director of Public Art and Civic Art Collection) expresses concern about involvement and SFRPD approach

Source: SF Arts Commission emails
Obtained from: SFAC
File: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain.pdf (Converted from original: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain [a577d50579c6bcfd].html)

From: Chou, Mary (ART) <mary.chou@sfgov.org>
To: Cummings, Allison (ART) <allison.cummings@sfgov.org>
Subject: RE: Notification of Hazardous Materials Testing at Vaillancourt Fountain

Thanks Allison – I'm reading the original email more carefully and see that this work is planned for this Friday. I think we should get a call together with RPD today for responses to your questions.

++February 13, 2025 - SFAC staff (Allison Cummings, Senior Registrar) expresses concern about "I feel like the train is moving without us…"

Source: SF Arts Commission emails
Obtained from: SFAC
File: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain.pdf (Converted from original: RE Notification of Hazardous Materials Testing at Vaillancourt Fountain [a577d50579c6bcfd].html)

From: Cummings, Allison (ART) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=D44D4E1E02764C6BBDCF91DACA84018F-ALLISON.CUMMINGS@SFGOV.ORG>
To: Chou, Mary (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f65ae555b8464c56bea6b5702eee954c-mary.chou@sfgov.org>
Subject: RE: Notification of Hazardous Materials Testing at Vaillancourt Fountain

Thanks Mary – I caught the timeline, it's concerning as well. Like I said, I feel like the train is moving without us…

February 26, 2025 - SFRPD (Lisa Bransten, Director of Partnerships) and BXP (Aaron Fenton) recorded comments to SF Board of Supervisors Budget and Finance Committee

Source: SF Board of Supervisors Budget and Finance Committee
Obtained from: SF Board of Supervisors Budget and Finance Committee meeting on February 26, 2026
File: Video recording, closed captions
Relevant sections:

Now the city finds itself in a moment where both the plazas infrastructure and design have outlived their useful lives. The the plaza's infrastructure is in disrepair. The brick paving is considered the end of its useful life and the department estimates it will cost millions to repair and the vaillancourt fountain would cost an estimated $10 million to update and repair and even word the department to just fix the space it would still bring us back to the design that is now completely out of context.

…

My name is aaron fenton. >> I work for bcp where the the private side of the contract we're discussing here today about a year ago I hired an architect. Okay. To create a vision for for what could be in this amazing open space and brought that to park and rec about 8 or 10 months ago and you know everybody got excited again about the vision of of of the possibility here.

March 4, 2025 - SF Board of Supervisors Accept and Expend Grant and Grant Agreement

Source: San Francisco Board of Supervisors File #241095
Obtained from: SF Board of Supervisors meeting on March 4, 2025
File: File #241095, Leg Final.pdf, Board Pkt 030425.pdf

Relevant sections:

Name: Accept and Expend Grant and Grant Agreement - BXP Embarcadero Plaza LP - Embarcadero Plaza and Sue Bierman Park - $12,500,000
Title: Resolution authorizing the Recreation and Park Department (RPD) to enter into an agreement with BXP Embarcadero Plaza LP (BXPE), the Downtown San Francisco Partnership, and the Office of Economic and Workforce Development regarding potential improvements and renovations at Embarcadero Plaza and Sue Bierman Park; and to accept cash and in-kind grants from BXPE of approximately $2,500,000 for design and RPD project management services; and to accept potential additional grants of approximately $10,000,000 that could include cash grants from Downtown Community Benefit District (known as the Downtown San Francisco Partnership) or in-kind grants of construction services from BXPE, for the period starting on the execution date of the agreement through December 2028; and authorizing the RPD to enter into amendments or modifications to the agreement provided they do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of the Project or this Resolution.
Board of Supervisors ADOPTED

++March 5, 2025 - Consultant (Page & Turnbull) provides SFRPD (Eoanna Harrison Goodwin, Project Manager; others) with "report from Applied Materials & Engineering"

Source: Department of Public Works emails
Obtained from: SFDPW
File: **Re Vaillancourt Fountain - draft deliverable schedule-redacted.txt.pdf**
Relevant sections:

From: Elisa Skaggs <skaggs@page-turnbull.com>
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Carolyn Kiernat <kiernat@page-turnbull.com>
Cc: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Cooper, Rick (REC) <rick.cooper@sfgov.org>; Aaron Fenton <afenton@bxp.com>; Sarah Brummett <Brummett@page-turnbull.com>

Hi Eoanna,

Attached is the report from Applied Materials & Engineering. We are still waiting on the report from North Tower. I sent an email to them to check on the status. I'll send the scan via Tonic.

++March 11, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) shares "ground penetrating radar report" with SFDPW

Source: Department of Public Works emails
Obtained from: SFDPW
File: **Embarcadero Plaza - Vaillancourt Fountain.txt**
Relevant sections:

From: "Goodwin, Eoanna (REC)" <eoanna.Goodwin@sfgov.org>
To: "Sprinkle, John (DPW)" <John.Sprinkle@sfdpw.org>, "Lui, Raymond (DPW)" <Raymond.Lui@sfdpw.org>
Subject: Embarcadero Plaza - Vaillancourt Fountain
Attachments:
Applied Materials & Engineering Report.pdf
image001.jpg

Image002.png

Hi John and Ray,

Thanks for taking the time to chat today. Attached is the ground penetrating radar report I shared . Here are the drawings we have thus far: Appendix C - 1969 Halprin Drawings.pdf <https://sfgov1-my.sharepoint.com/:b:/g/personal/eoanna_goodwin_sfgov_org1/Ea3xXCdl1iROk2hZ_GlTSeABF9jK8CXi6HsiKG4L4O36Ww?e=FQlNRN>

March 18, 2025 - SF Board of Supervisors adopts Behested Payment Waiver - Embarcadero Plaza and Sue Bierman Park

Source: San Francisco Board of Supervisors File #250105
Obtained from: SF Board of Supervisors meeting on March 18, 2025
File: File #250105, Leg Final.pdf, Board Pkt 031825.pdf
Relevant sections:

Name: Behested Payment Waiver - Embarcadero Plaza and Sue Bierman Park
Title: Resolution authorizing the General Manager of the Recreation and Park Department, the Director and staff of the Recreation and Park Department's Partnership Division, the Mayor, and the following staff in the Mayor's Office: Chief of Staff, Chief of Infrastructure, Assistant Chief of Infrastructure, Chief of Housing and Economic Development, Director of Public Affairs, and Policy Advisor, to solicit donations for the renovation of Embarcadero Plaza and Sue Bierman parks from individuals, nonprofits, private organizations, grantmakers, and foundations for six months from the effective date of this Resolution, notwithstanding the Behested Payment Ordinance.
Board of Supervisors ADOPTED

++March 19, 2025 - SFDPW (Raymond Lui, Chief Structural Engineer) replies to SFRPD (Eoanna Harrison Goodwin, Project Manager) with report review

Source: Department of Public Works emails
Obtained from: SFDPW
File: **Re Vaillancourt Fountain - draft deliverable schedule-redacted.txt.pdf**
Relevant sections:

From: Lui, Raymond (DPW) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=D1F54D66F3E94025B8B7F6FC4E18097B-RAYMOND LUI>
To: Goodwin, Eoanna <eoanna.Goodwin@sfgov.org> (REC)
Subject: Re: Vaillancourt Fountain - draft deliverable schedule

Hi Eoanna,

I have reviewed the report by Applied Materials & Engineering. We are unable to perform a structural analysis with this limited information. As such, we are unable to form an opinion on the potential seismic performance of the Vaillancourt Fountain during a severe earthquake.

From the photos in the report, there appears to be some cracking and spalling of concrete and corrosion of steel reinforcement and anchor plates.

March 20, 2025 - SFRPD project meeting notes, mentions "Page and Turnbull found fountain eligible to be an individual historic resource at the national or state level. We think some of their criteria are incorrect. Also possible that the work required to keep it would significantly degrade it. Need to mitigate risk of litigation so if we are going to get sued then could be important to do an EIR and could happen during design", "Hazmat testing showed asbestos in bolts and in some of the waterproofing materials", "If we are relocating it to avoid EIR we need to determine where", "2.1 Fencing item noted above. Thoughts placing a story before next public meeting"

Source: Project meeting notes
Obtained from: SFRPD
File: **2025.03.20_Embarcadero Plaza Project_PGT_NOTES.pdf**
Relevant sections:

- Page and Turnbull found fountain eligible to be an individual historic resource at the national or state level. We think some of their criteria are incorrect. Also possible that the work required to keep it would significantly degrade it. Need to mitigate risk of litigation so if we are going to get sued then could be important to do an EIR and could happen during design.
- Hazmat testing showed asbestos in bolts and in some of the waterproofing materials
- If we are relocating it to avoid EIR we need to determine where.
- 2.1 Fencing item noted above. Thoughts placing a story before next public meeting

March 28, 2025 - Consultant (Page & Turnbull) provides Additional Service Proposal in response to Additional Service Request (ASR) for additional HRRs and "Structural Assessment by DCI Engineers"

Source: Consultant Additional Service Proposal for ASR (Additional Service Request)
Obtained from: SF Planning
File: **2025_03_28_ASR1_Embarcadero Plaza and Sue Bier.pdf**
Relevant sections:

- Based on conversations with San Francisco Recreation and Park Department (RPD) on direction received from the San Francisco Planning Department (CPC), Page & Turnbull has prepared this Additional Service Proposal for the following work:
    - Historic Resources Review (HRR) report for Embarcadero Plaza;
    - Historic Resources Review (HRR) report for Sue Bierman Park;
    - Structural Assessment by DCI Engineers.
- DCI has assumed this effort will include multiple internal meetings with Page & Turnbull and the property owner (BXP), as well as one (1) meeting with City officials and one (1) meeting in a public forum.

April 7, 2025 - SFRPD staff coordinates fencing and delay

Source: Recreation and Park Department emails in which Tamara Barak Aparton (Deputy Director, Communications and Public Affairs) is included
Obtained from: SFRPD

File: Tamara.pdf
Relevant sections:

From: Eidem, Cort (REC) <cort.eidem@sfgov.org>
Sent: Monday, April 7, 2025 10:29 AM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: Fence imagery

Hi Eoanna, Sharing the attached documents for the fence design.
The fence around the back will be 6ft tall ClearVu fence (similar to the attached image) and could get installed this month.
The 42" fence around the front of the fountain has material delays and will not be available for installation until mid-Summer.

April 11, 2025 - SFRPD (Eric Andersen, Director of Operations) emails SFRPD staff about "We need to move forward with installing the fencing frame in the front of Vaillancourt" and "'There's been a lot of illegal activity in the fountain that Phil is asking that we address"
Source: SF Recreation and Park Department emails
Obtained from: SFRPD
File: RE_ Vaillancourt Fountain.pdf
Relevant sections:

From: Andersen, Eric (REC) <eric.andersen@sfgov.org>
To: Ng, Beverly (REC) <beverly.ng@sfgov.org>; Bransten, Lisa (REC) <lisa.bransten@sfgov.org>
Cc: Eidem, Cort (REC) <cort.eidem@sfgov.org>; Tong, Felix (REC) <felix.tong@sfgov.org>
Subject: FW: Vaillancourt Fountain

Hi Bev and Lisa,
See below in red.
We need to move forward with installing the fencing frame in the front of Vaillancourt.
There's been a lot of illegal activity in the fountain that Phil is asking that we address. There are considerable liability concerns and it's just a bad look for us.
The fencing frame will provide the best solution. Much better than police barricades and caution tape.
Let me know of any further concerns.
Thanks

April 15, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) asks SF Planning (Richard Sucré, Deputy Director; Michelle Langlie, Senior Planner): "Quick-ish question: Big picture, if we can and are able to move the fountain - to a different location or in storage as sites are being analyzed - I believe that would avoid an EIR. Would or could that be a CatEx or a Neg Dec?"
Source: SF Planning Department emails in which Richard Sucré (Deputy Director) is included
Obtained from: SF Planning
File: **Sucre_Embarcadero Plaza.pdf**
Relevant sections:

From: Goodwin, Eoanna (REC)
To: Kalchmayr, Kerstin (REC); Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc: Cooper, Rick (REC)
Subject: Re: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you

Rich and Michelle,

Quick-ish question: Big picture, if we can and are able to move the fountain - to a different location or in storage as sites are being analyzed - I believe that would avoid an EIR. Would or could that be a CatEx or a Neg Dec?

April 15, 2025 - SF Planning (Richard Sucré, Deputy Director) replies to SFRPD (Eoanna Harrison Goodwin, Project Manager) with "Lets chat about this question later today. Sadly, its not an easy question."

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Fountain.pdf**
Relevant sections:

From: Sucre, Richard (CPC)
To: Goodwin, Eoanna (REC); Kalchmayr, Kerstin (REC); Langlie, Michelle (CPC)
Cc: Cooper, Rick (REC)
Subject: RE: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you
Hi Eoanna,

Lets chat about this question later today. Sadly, its not an easy question.

April 16, 2025 - SFRPD (Kerstin Kalchmayr) provides SF Planning with draft Embarcadero Plaza HRRs

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Embarcadero.pdf**
Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Cooper, Rick (REC); Sucre, Richard (CPC); Langlie, Michelle (CPC)
Cc: Goodwin, Eoanna (REC); Bradley, Stacy (REC); Golan, Yael (REC)
Subject: Embarcadero Plaza HRR Draft for review

Hi Rick, Rich, and Michelle,

Page & Turnbull have sent through their draft Embarcadero Plaza HRR – pls see at link below. Pls review and pls add any comments and edits directly into the document. You all have editing privileges.

If you're able to review by next Wednesday April 23 that would be great! We can schedule a meeting to discuss any comments.

Embarcadero Plaza HRR

FYI: the Sue Bierman HRR draft will be coming by the end of this week.

April 21, 2025 - SFRPD staff coordinates fountain fencing verbiage
Source: SF Recreation and Park Department emails in which Eric Andersen (Director of Operations) is included
Obtained from: SFRPD
File: Eric.pdf
Relevant sections:

From: Eidem, Cort (REC) <cort.eidem@sfgov.org>
To: Ng, Beverly (REC) <beverly.ng@sfgov.org>; Kelly, Ryan (REC) <ryan.kelly@sfgov.org>; Pon, Elton (REC) <elton.pon@sfgov.org>
Cc: Andersen, Eric (REC) <eric.andersen@sfgov.org>
Subject: Re: Vaillancourt Signage Coordination

Hi Ryan,
Something clear and simple for the Vaillancourt signage would be best:

"Please admire our fountain from a distance only. No climbing into or entering the basin is permitted".

As Bev mentioned, construction begins tomorrow.

++April 22, 2025 - SFRPD and SFAC coordinate a meeting to discuss "Project Overview and Introductions", "Fountain Analysis", "Overview of Applicable Laws, Artist Rights, and Legal Considerations", CEQA Pathways", "Engagement with Preservation Stakeholders", "Next Steps"
Source: SF Arts Commission emails
Obtained from: SFAC
File: RE Vaillancourt Fountain [2574be81b1e85f55].pdf (Converted from original: RE Vaillancourt Fountain [2574be81b1e85f55].html)
Relevant sections:

From: Goodwin, Eoanna (REC)
Sent: Apr 22, 2025 21:38:07.000000000 UTC
Subject: RE: Vaillancourt Fountain
To: Madland, Sarah (REC) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=6039219ec4da4a6db69ed7cd0b9c3e0b-sarah.ballard@sfgov.org>; Chou, Mary (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f65ae555b8464c56bea6b5702eee954c-mary.chou@sfgov.org>; Te, Coma (ART) ; Aparton, Tamara (REC) ; CURRY, LAUREN (CAT) ; PRADHAN, MANU (CAT)
Cc: Montes, Daniel (REC) ; Ventre, Alyssa (ART) </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=4f67cd494b354972b3fa7fabb7bb7845-alyssa.licouris@sfgov.org>; Cummings, Allison (ART) </o=ExchangeLabs/ou=Exchange Administrative Group

(FYDIBOHF23SPDLT)/cn=Recipients/cn=d44d4e1e02764c6bbdcf91daca84018fallison.cummings@sfgov.org>; Hollenbeck, Sarah (ART)

Hi All,
See below. Will add it to the meeting invite as well. Let me know if you have any modifications/additions.

POLICIES and GUIDELINES for the CIVIC ART COLLECTION of the CITY and COUNTY of SAN FRANCISCO UNDER THE JURISDICTION OF THE SAN FRANCISCO ARTS COMMISSION Updated 6/5/2023.

12:00 – 12:05 PM
Project Overview and Introductions

12:05 – 12:15 PM
Fountain Analysis

- Summary of Historical Resource Report findings
- Structural assessment overview
- Hazardous materials considerations
- Maintenance considerations

12:15 – 12:40 PM
Overview of Applicable Laws, Artist Rights, and Legal Considerations

- California Art Preservation Act (CAPA)
- San Francisco Administrative Code – Public and Civic Art Collection policies
- Additional relevant legal frameworks
- Interpretation of artist rights under CAPA and local policy
- Considerations for relocation, alteration, or deaccession

12:40 – 12:50 PM
CEQA Pathways

- Focused Environmental Impact Report (EIR)
- Negative Declaration (Neg Dec)
- Potential mitigation measures

12:50 – 12:55 PM
Engagement with Preservation Stakeholders

- Strategy for outreach and dialogue with preservation and advocacy groups
- Honoring the history of the site

12:55 – 1:00 PM
Next Steps

- Summary of key actions and follow-up items

Eoanna Harrison Goodwin AIA, LEED AP BD+C

April 24, 2025 - SF Planning (Richard Sucré, Deputy Director) says to SFRPD: "Just added a few comments into fountain HRR. Its very well written."

Source: SF Planning Department emails in which Richard Sucré (Deputy Director) is included
Obtained from: SF Planning
File: Sucre_Embarcadero Plaza.pdf
Relevant sections:

From: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>
Cc: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Subject: RE: Kalchmayr, Kerstin (REC) shared the folder "Embarcadero Plaza" with you

Just added a few comments into fountain HRR. Its very well written. I do want them to reconcile the description of the fountain's HRR with the Embarcadero Plaza HRR. I feel like the Fountain HRR made a clearer statement of the Plaza's eligibility rather than the actual Embaracadero Plaza HRR.

April 28, 2025 - Consultant (Page & Turnbull) provides SFRPD (Eoanna Harrison Goodwin, Project Manager; Kerstin Kalchmayr) with final HRRs and "Vaillancourt Fountain Conditions Assessment"

Source: SF Planning Department emails in which Richard Sucré (Deputy Director) is included
Obtained from: SF Planning
File: Sucre_Embarcadero Plaza.pdf
Relevant sections:

From: Hannah Simonson <simonson@page-turnbull.com>
To: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@pageturnbull.com>; Carolyn Kiernat <kiernat@page-turnbull.com>; Sarah Brummett <Brummett@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Hi Kerstin and Eoanna,
Thanks for the comments below. Here are the revised and compiled PDFs of the three HRRs:

Final HRRs

Here also is the Draft Conditions Assessment:
Vaillancourt Fountain Conditions Assessment

We are following up with the structural engineers tomorrow to address outstanding questions and will follow up with their report and conclusions ASAP.

Thanks!

May 2, 2025 - SFAC (Mary Chou, Director of Public Art and Civic Art Collection) asks SFRPD (Eoanna Harrison Goodwin, Project Manager) "if the reports re. Vaillancourt are available for review."

Source: SF Recreation and Park Department emails
Obtained from: SFRPD
File: Anon - Embarcadero_Redacted.pdf
Relevant sections:

From: Chou, Mary (ART) <mary.chou@sfgov.org>
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Cc: Cummings, Allison (ART) <allison.cummings@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>
Subject: RE: Vaillancourt Fountain and Embarcadero Plaza Revitalization

Hi Eoanna,

Following up to see if the reports re. Vaillancourt are available for review.

It would be great to understand how our process (VAC and CDR approval) coincides with RPD approval process and EIR. When is a good time to review this?

We are meeting with the artists and his son on May 20th.

May 12, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) shares "several comments and recommendations for revision" for the "Vaillancourt Fountain Conditions Assessment" with the consultant (Page & Turnbull)

Source: SF Planning Department emails in which Richard Sucré (Deputy Director) is included
Obtained from: SF Planning
File: Sucre_Embarcadero Plaza.pdf
Relevant sections:

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
To: Carolyn Kiernat <kiernat@page-turnbull.com>; Sarah Brummett <Brummett@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Hi Carolyn and Sarah,

Thanks again for taking the time to talk through the Vaillancourt Fountain Conditions Assessment with me on Friday. I really appreciated the conversation and your openness to feedback. Following our review of the May 2, 2025 draft, I'm sharing several comments and recommendations for revision in the following folder:

Conditions Assessment_RPD Comments

In it you'll find a marked-up version of the conditions assessment with comments in purple, as well as supporting documentation including nearby soil condition reports and an assessment of the fountain from the structural maintenance yard. We believe this additional context should be integrated into the final report.

Taken together with the structural and environmental findings, this material will be key to supporting a coordinated planning effort, estimate, and assessment with the San Francisco Arts Commission.

As we discussed, the current conclusions section still closely reflects the April 28 draft and doesn't appear to incorporate findings from DCI's structural assessment. The statement that the fountain is "overall in fair condition" feels out of sync with what we now know and could be misleading—especially since this language predates the structural analysis.

I understand from our conversation that the conclusions were intended to reflect your assessment of the surface-level conditions. That said, since it's the only "conclusion" referenced in the table of contents, it may cause confusion for readers. Given what DCI identified—particularly that the structure doesn't meet seismic thresholds even under ideal conditions, and that there's visible corrosion, displacement, and missing tension rod—it would be helpful if the conclusions section reflected those realities a bit more directly. Similarly, the hazardous materials findings (asbestos, lead-based paint) will have a big impact on future work and should be acknowledged clearly.

Additionally, could the DCI team clarify whether their structural modeling assumes 100% material capacity? If so, we would appreciate a short note confirming that the actual condition is likely worse due to corrosion and material degradation, and that the results should be viewed as conservative.

On the hazmat report—some of the pages in the PDF came through illegible, with symbols or question marks in place of text or numbers. Could you please replace those sheets with a clean version?

Lastly, could your team put together a draft scope of work outlining what restoring the fountain would involve? If you have an estimator or cost consultant you typically work with, we'd also be interested in a rough cost estimate to support our planning efforts.

For next steps, please review and respond to the comments in the attached PDF and provide a revised draft by EOB Friday, May 16. If you need additional time, do let me know and we can discuss priorities. Feel free to reach out with any questions.

May 16, 2025 - SFRPD (Kerstin Kalchmayr) provides SF Planning with "link to the final 3 HRR docs for the Embarcadero Plaza Improvement Project"

Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Embarcadero.pdf**
Relevant sections:

From: Kalchmayr, Kerstin (REC)
To: Langlie, Michelle (CPC); Sucre, Richard (CPC)
Cc: Goodwin, Eoanna (REC); Cooper, Rick (REC); Bradley, Stacy (REC); Golan, Yael (REC)
Subject: Embarcadero Plaza HRRs- FINAL

Hi Michelle,

Below is the link to the final 3 HRR docs for the Embarcadero Plaza Improvement Project.
P&T added some updates to the Fountain HRR with some new info they learned and sent us the updated doc yesterday. These are now the final docs which you can use for your HRR Part 1 reports.

FINAL HRRs-051625

FYI…These are the updates that were made to the Fountain HRR per P&T
"Since we issued the previous report, I was made aware that the original concrete cubes around the air intake vents are in fact extant within the chain-link fence area – so I wanted to correct the chronology which said that they were demolished in the 2000s renovation"

May 16, 2025 - SFRPD and BXP meet, including "CEQA" and "HRR determination"
Source: Recreation and Park Department emails in which Lisa Bransten (Director of Partnerships) is included
Obtained from: SFRPD
File: **Lisa Bransten.pdf**
Relevant sections:

From: Goodwin, Eoanna (REC)
To: Aaron Fenton; Rudnick, Kelli (REC); Bradley, Stacy (REC); Bransten, Lisa (REC); Ketcham, Dana (REC); Ng, Beverly (REC)
Subject: Embarcadero Plaza - Project Delivery Agenda 5/19

Embarcadero Plaza Project Delivery - Meeting Agenda
Date: May 19, 2025 Time: 1:00 PM – 2:00 PM
Location: Microsoft Teams
Agenda
1. Welcome and Objectives (5 min)
    a. Brief overview of meeting goals and key priorities.
2. Stakeholder Updates (20 min)
    a. Vaillancourt
        i. Agenda and goals
    b. Skateboarders
        i. Follow-up from meeting and email
    c. Preservationists
        i. SF Heritage: June 13 - Objectives and presentation roles
        ii. Docomomo
    d. All Stakeholder Meeting
        i. Goals, proposed date, logistics, invite list
        ii. Agenda items and facilitation roles
3. CEQA (15 min)
    a. Conditions Assessment review and key findings
    b. HRR determination
    c. Next steps: Scope of work and estimate
4. Fountain Fencing (5 min)
    a. Strategy, current status and proposed approach

5. Upcoming Docomomo Picnic – May 23 (5 min)
    a. Strategy
6. Community Meeting #2 (5 min)
    a. Community Outreach strategy and timeline
    b. Coordination with partners – confirm date with DTSF, OEWD
7. Next Steps and Action Items (5 min)
    a. Summary of decisions and follow-ups
    b. Assignments and deadlines

May 20, 2025 - SF Planning discusses SFRPD submitting the HRRs
Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Embarcadero.pdf**
Relevant sections:

From: Langlie, Michelle (CPC)
To: Sucre, Richard (CPC)
Subject: FW: Embarcadero Plaza HRRs- FINAL

Do we want RPD to submit applications for the Embarcadero/Fountain HRRs?

May 21, 2025 - SF Planning discusses SFRPD submitting the HRRs
Source: SF Planning Department emails in which Michelle Langlie (Senior Preservation Planner) is included
Obtained from: SF Planning
File: **Langlie Embarcadero.pdf**
Relevant sections:

From: Sucre, Richard (CPC)
To: Langlie, Michelle (CPC)
Subject: Re: Embarcadero Plaza HRRs- FINAL

They should so we collect the fee and disclose it to the public.

May 28, 2025 - Consultant (Page & Turnbull) pushes back on SFRPD (Eoanna Harrison Goodwin, Project Manager) conditions assessment revisions: "revised conclusion in the memo you've provided is currently contradictory", "I particularly request revision to the assertion that it is structurally beyond repair, which is not the case and is not supported by the findings of the rest of that memo or our assessment"
Source: SF Planning Department emails in which Richard Sucré (Deputy Director) is included
Obtained from: SF Planning
File: **Sucre_Embarcadero Plaza.pdf**
Relevant sections:

From: Sarah Brummett <Brummett@page-turnbull.com>

To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Carolyn Kiernat <kiernat@page-turnbull.com>
Cc: Cooper, Rick (REC) <rick.cooper@sfgov.org>; Samantha Purnell <purnell@page-turnbull.com>; Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>; Hannah Simonson <simonson@page-turnbull.com>
Subject: RE: Embarcadero Plaza: City Reviewed HRRs

Thank you, Eoanna,

I have a couple of comments/clarifications in response:

- The revised conclusion in the memo you've provided is currently contradictory. It starts off by saying that it is mechanically, structurally, and electrically beyond repair as it did in the prior version, but then goes on in the added paragraphs to more closely align with the findings of our assessment with respect to the options for restoration. I particularly request revision to the assertion that it is structurally beyond repair, which is not the case and is not supported by the findings of the rest of that memo or our assessment.
- You've also included a note on our conclusion regarding your understanding of what will be required for the structural repairs and treating the corrosion. That is the purview of our forthcoming additional services for treatment recommendations, and I would not feel comfortable providing more specifics about what is required prior to working through those options with DCI. I do understand that one of your colleagues had some thoughts about what would be needed, but I think it is more appropriate to take those into consideration during our next phase of work than to speculate about it in this conclusion.

Thanks again,

June 3, 2025 - SFRPD staff confirms fountain fencing information

Source: Recreation and Park Department emails in which Tamara Barak Aparton (Deputy Director, Communications and Public Affairs) is included
Obtained from: SFRPD
File: Tamara.pdf
Relevant sections:

From: Goodwin, Eoanna (REC)
To: Eidem, Cort (REC)
Cc: Aparton, Tamara (REC); Ng, Beverly (REC)
Subject: RE: Fence imagery
Date: Tuesday, June 3, 2025 1:57:29 PM
Attachments:
DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf
1438-NF-CV-00-01-00-00-A-R00.pdf
1438-NF-PG-00-01-00-00-A-R00.pdf
Vaillancourt_Render.jpg
Vaillancourt Fence Diagram.jpg
Vaillancourt Planter Diagram 2.jpg
ClearVu Fence.JPG

> Hi Cort,
>
> Confirming the fence around Vaillancourt Fountain would be 42 inches high in front and 72 inches high in back?

From: Goodwin, Eoanna (REC) To: Eidem, Cort (REC) Cc: Aparton, Tamara (REC); Ng, Beverly (REC)
Subject: RE: Fence imagery Date: Tuesday, June 3, 2025 1:57:29 PM
Attachments: DWG Q536344 EMBARCADERO REVISED 2-4-25.pdf 1438-NF-CV-00-01-00-00-A-R00.pdf 1438-NF-PG-00-01-00-00-A-R00.pdf Vaillancourt_Render.jpg Vaillancourt Fence Diagram.jpg Vaillancourt Planter Diagram 2.jpg ClearVu Fence.JPG
Hi Cort,
Confirming the fence around Vaillancourt Fountain would be 42 inches high in front and 72 inches high in back?

June 3, 2025 - SFRPD (Tamara Aparton, Deputy Director, Communications and Public Affairs) provides embargoed conditions assessment to the press

Source: Recreation and Park Department emails in which Tamara Barak Aparton (Deputy Director, Communications and Public Affairs) is included
Obtained from: SFRPD
File: Tamara.pdf
Relevant sections:

> From: Aparton, Tamara (REC)
> To: Whiting, Sam <swhiting@sfchronicle.com>
> Subject: Vaillancourt Fountain report and newly documented risks
>
> Hi Sam,
>
> Here's a dropbox link to the embargoed report. Let me know if you can't access it. I understand it's scheduled to go live on the website at 4 a.m. Monday. As agreed, please hold off on outreach to the artist or other constituents until Sunday afternoon. You're welcome to contact the Arts Commission—they've already received the report.
>
> ...
>
> Here's a quote from me if you need one
> "The fountain isn't just falling apart—it's hazardous. The structure is cracked, corroded, and missing key supports. Add lead and asbestos to the mix, and it's a serious safety risk. That's why we're fencing it off now, to protect the public while longer term decisions are made."

July 8, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) makes public statements about not including the fountain during the second public community meeting

Source: Transcript of public community meeting, public comments from Eoanna Goodwin (Project Manager)
Obtained from: Docomomo US/NOCA recording

File: [2025-07-08 - Community Meeting 2 - Presentation - Transcript.pdf]

Relevant sections:

[19:43] Um, and then lastly, Vaillancourt Fountain. Um, Vaillancourt Fountain's last pump went out last year in 2024 and it's been dry since and we're going to talk about some of the findings, um, on the fountain as well today. Okay, so the fountain conditions assessment. This is new information since the last community meeting that we wanted to walk through and share with you all. Um, this was done as we do with any of our projects. If there's a structure on site, we need to assess it, assess it for structural integrity, hazardous materials, so on and so forth to really understand what we're getting into, um, and find out what's, what's on site as it has been explored previously. Here are some of the key findings from that assessment. Some we knew such as the end of life of the infrastructure systems. Um, the plumbing and the electrical systems are completely shot. This, this fountain when it was running, it had water going through it about 30,000 gallons a minute. Um, and that was really noisy and it was noisy for a purpose. It was trying to block out the sound of the freeway behind it.

[20:48] Um, as I mentioned, it was creating a water feature. Um, but the pumps no longer work. It had four working pumps and the last one went out last year. Um, from the conditions assessment, there are also hazardous materials found throughout the fountain, including asbestos and including lead. We tracked some of the maintenance costs over the last few years when the fountain was running. It was costing about 100K a year to maintain the fountain. Um, our, our structural maintenance staff was coming out pretty much daily to, uh, check on the fountain. It got cleaned out completely quarterly. Um, but it was starting to be hazardous. One of the items here is also the failed waterproofing membrane in the pool of the fountain, starting to flood the underground vault, um, that is at the fountain. Um, the fountain itself is not accessible. It was designed in the 70s, about 20 years prior to, um, the ADA Act being signed into law. Um, unsuitable soil conditions and then a host of structural issues from corrosion of the structural elements, cracks and spalled concrete, surface level, a lot of things look fine, but then when you start to get into the fountain, um, it's not. And even under ideal conditions, if this fountain was designed and built today, it would not meet current seismic and safety standards. So then tying on all the corrosion and all the issues, um, it's, it's starting to be a lot. The fountain restoration cost, um, RPD did an internal cost, um, through some of the recommendations from the stakeholders, they asked us to hire a third party consultant to do cost estimating. So we did that. Um, we just got the cost in and the cost to renovate to, restore the fountain to its full glory to have, uh, take care of all the structural issues, to, um, have the new systems in place, um, it is estimated at $29 million. Um, the fountain itself is about 710 tons.

[22:45] When you think about each arm, they're about 10 to 11 tons each. So in order to fix this piece, um, you know, those arms are coming off, you need to check all the structural elements for corrosion, make sure that it's safe putting it back on. The reason that this is what it is is it's a handful of reasons. One, um, this is, you know, a structural restoration project, a seismic retrofit, but it's also an art piece.

[23:14] And so we're treating it as both of those. Um, which is important to note. Um, this fountain was designed, as you saw in the previous slides, to be participatory. People are supposed to be running through it. There's supposed to be water, you're supposed to be engaging with it. What it is right now from finding this report at the beginning of January, we had to put up fences because people are sleeping in it, they're climbing on it.

[23:36] That's what they're supposed to do, maybe not sleeping in it, but hey, rent's expensive. Um, but yeah, people are kind of doing a host of things and that's really what the idea was, right? I think the hard news is

that this is over our budget. I think what I'm hoping comes out of this meeting and maybe I'm being like overly optimistic is that we can come together and figure out ways to honor the site's history, to bring in that character and to bring in the spirit and to move this project forward.

[24:05] Um, it'll, it'll take us kind of, you know, being creative and, and thinking about options and opportunities, but what we want to hear from you is like what is important to you and how we can do that. Um, Lawrence Halprin, when he was starting to design this space, he was, he was more or less talking about this as, um, a space where, you know, it's, it's a total space of participation.

[24:28] All these elements are coming together. And what it is in its current state, it's not participatory. All these elements are kind of fractured. And so we want to bring us together and bring those pieces together and take in what we can from these community engagement processes to keep this going. Um, from here, I'm going to hand it over to Brian Jencek at HOK.

[24:51] Um, what he's going to do is walk us through a possibility of what the site can be, taking in the constraints of safety, of accessibility, of our budget constraints. Um, and then from there, we're going to start to break up into sessions, talk a little bit more and more about, you know, how we can start to shape this plaza together as a team.

...

Um, so yeah, Brian mentioned, we're going to split up into different stations around the room. Um, we're going to have a paper survey for people to fill out. Um, there will also be a digital survey and we'll put the QR code up here. It'll also be on the paper survey. We encourage you guys to take the survey, to pass it along to friends.

[42:53] Um, and just from rumblings and kind of hearing about, you know, typically all these projects, we'll have multiple options. We did look into keeping the fountain on site, but once we are looking at all the site constraints, including the budget constraints, it's not possible to have it on the site with our current budget, like where we are financially right now.

July 8, 2025 - SFRPD (Eoanna Harrison Goodwin, Project Manager) makes public statements about not including the fountain or plaza during the second public community meeting

Source: Transcript of public community meeting, public comments from Eoanna Goodwin (Project Manager)
Obtained from: Docomomo US/NOCA recording
File: **2025-07-08 - Community Meeting 2 - Regroup and Q&A - Transcript.pdf**
Relevant sections:

[00:29:49] Speaker 1: Yeah, so a couple points that I think we're looking at what the actual materials are being used here. And this is just initial concept. The idea of the project is that we're unifying this space into a park that will have hardscape, that will have softscape, that will be mixed use, that will have circulation paths throughout. And so we're looking at how we can have a well-integrated single park instead of having a split down the middle of this versus that, but instead having this kind of multi-use area be the connecting factor, um, to really be able to make this a dynamic, vibrant, accessible area. Um, in terms of the plaza, are you

demolishing the plaza? Are you getting rid of this or that? I think we're here today to really hear about what parts and pieces of Embarcadero Plaza, Sue Bierman Park and their history are super important. And then go into a deeper dive of cost estimates and what it takes to preserve that or relook at pieces and parts as we're continuing on. So, yeah, there's parts of the brick paving that no longer meet ADA. Does it mean we're just going to like take them out and throw them in the garbage? Or does it mean those parts and pieces are really important? Can we integrate bricks into the, those exact bricks into the new design, right? And so we're looking for that kind of feedback of what's important to you right now and why. I think the why is what, the meat of the question, right? So hearing that people had these lovely memories of Embarcadero Plaza and I got so many emails and people talking about, you know, I I ran through it as a kid and I was splashing water and maybe I drank some or, you know, whatever. But that's the reason that this makes this really difficult to consider it is like what people love is that it was a working fountain. What people love is that they could play and they could interact with it. And that's where, that's where that struggle is. So again, typically on our projects, we're offering multiple options with the fountain, without the fountain. That's kind of where we were starting at after community one is we're hearing these wants and needs from, from the mama, from SF Heritage, from the Vaillancourt family. So yeah, we absolutely are considering this. But then once we got that cost estimate, which is something that's from the stakeholders requested, this can't fit within our project budget, but also there are safety concerns and there's hazardous materials, there's seismic concerns, so on and so forth. So we're here to hear you out with this announcement. I know it's a lot and we just want to take that feedback and so we can continue the project

July 21, 2025 - SFRPD, BXP, and HOK meeting notes mention "Mayor's mandate for groundbreaking by Fall 2026. HOK developed a proposed schedule with critical milestone dates to achieve that date"

Source: Project meeting notes
Obtained from: SFRPD
File: **2025-07-21 PD Meeting Notes.pdf**
Relevant sections:

- Mayor's mandate for groundbreaking by Fall 2026. HOK developed a proposed schedule with critical milestone dates to achieve that date.
- Embarcadero Plaza Design Schedule [visual; shows CEQA findings in early April 2026]

August 18, 2025 - Letter from SFRPD to SFAC

Source: Letter from SFRPD to SFAC
Obtained from: SFAC
File: **6_FINAL_8.18.25_-RPD_letter_to_Arts_-_Vaillancourt_Fountain.docx_1.pdf**
Relevant sections:

A Design Constraint: Vaillancourt Fountain

To achieve this vision, we must address a critical constraint: the Vaillancourt Fountain. As a part of the Civic Art Collection and under the jurisdiction of the Arts Commission, any proposed change requires your review and approval.

Designed by Armand Vaillancourt and opened in 1972 as part of Lawrence Halprin's Embarcadero Plaza, the fountain is a Brutalist work constructed of textured, precast concrete tubes arranged in chaotic angles. It was

conceived to convey dynamic energy and to mask the din of the now-removed Embarcadero Freeway with the sound of water. In its original context, it was a compelling and radical work of public art.

However, the physical, environmental, and spatial conditions of Embarcadero Plaza have changed dramatically over the past half-century. What was once a statement piece of urban renewal now severely limits our ability to create a safe, functional, and future-ready civic space.

Design Conflicts and Spatial Limitations

The current location, scale, and orientation of the fountain fragment the plaza, hinder sightlines, and constrain circulation and event programming. The design team has struggled to resolve the conflict between the large footprint of the fountain and the project's key design objectives:

- Activating a unified plaza and park
- Opening visual and physical connections to the Bay
- Creating flexible space for civic life, events, and everyday use

The scale of the fountain is incompatible with the open lawn and gathering spaces envisioned in the new design. Simply put, the design cannot meet community needs or project goals while retaining the fountain in place.

...

Sincerely,
Philip A. Ginsburg
General Manager
San Francisco Recreation and Park Department

August 20, 2025 - SFRPD, BXP, and others discuss fundraising plans and timeline

Source: San Francisco Recreation and Park Department Fundraising Committee
Obtained from: SFRPD
File: 2025_08.20 Embarcadero Plaza Fundraising Committee NOTES.pdf, DSFP_Timeline Workplan EP.xlsx, Gifts Table / Naming- Embarcadero Park (Backup copies: [2025-12-23 Copy] DSFP_Timeline Workplan EP.xlsx, [2025-12-23 Copy] Gifts Table / Naming- Embarcadero Park)
Relevant sections:

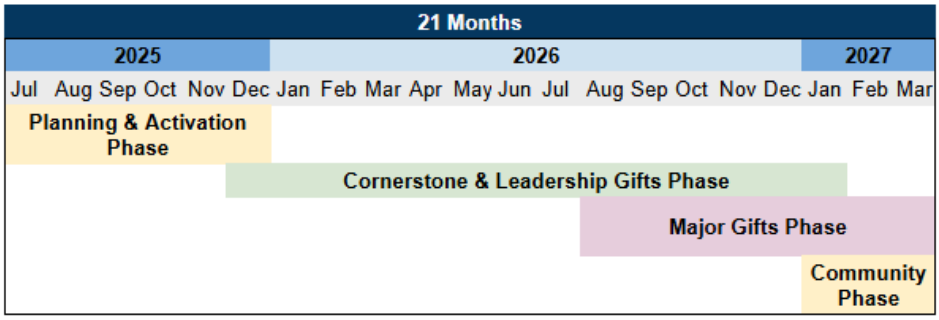
TASK:	May	Jun				July					Aug				Sept	
Week of:	26	2	9	16	23	7	14	21	28	4	11	18	25	8	15	
Finalize preliminary case for support				17-Jun				RPD Review								
Interviews																
DSFP to begin populating interviewee template with list of ~30 names																
List Review																
DSFP to finalize interviewee list			12-Jun													
Questionnaire + Invitation			12-Jun													
CCS & DSFP to review interview scheduling logistics																
CCS to train staff on interview best practices					24-Jun											
DSFP to begin sending interview invitations and scheduling personal interviews									24th Jul	8-Aug						
DSFP to conduct personal interviews with 10-25 closest supporters																
DSFP to share interview transcripts with CCS team to enter into **Qualtrics**																
Donor Analytics																
Constituent Data Received																
Wealth Screening																
Major Donors and Foundations Research																
Segment and Prioritize																
CCS to prioritize prospect research on top 10 prospective donors						9-Jul										
Final Reporting																
Analyse data from interviews																
Outline Final Report																
CCS Internal Review and align on structure, high level recommendations																
Draft Final report																
CCS Internal Review period																
Final Draft - Incorporate all data																
Preview final report with team									29-Jul							

Completed | Planned | Delayed | In-Progress

Embarcadero Plaza and Sue Bierman Park Naming Opportunity

Space Components	Square Footage	Units	Sq Ft X Units	UF Score	LF score	Calculated Level	Perceived Value_v0	Proposed Value	LJB Estimates	Notes
Permanent Art Installation	750	1	*750*	2	2	$523,416	$2,000,000	$2,000,000	$2,000,000.00	See below for justification - Qualitative inputscontributing to perceived value
Other Art Sculptures	400	2	*800*	1.75	1.75	$213,728	$200,000	$400,000	$500,000.00	Entrance sculpture: $200,000 from Waterfield Foundation.
Performance Stage/Amphitheater	1200	1	*1200*	2	2	$837,466	$4,000,000	$4,000,000	$5,000,000.00	Compass Pavillion ~~(Where is this?) this seeems really low to me~~
Plaza	33000	1	*33000*	1.75	2	$20,151,515	$3,000,000	$3,000,000	$4,000,000.00	Grainger Plaza (Cloud Gate Plaza) – Originally AT&T/SBC Plaza; named after a $3 million donation by Ameritech/SBC, and later re-named when the Grainger Foundation provided a $5 million endowment in 2021 Wikipedia+1Wikipedia+1.
Fixed Seating/ Benches	100	20	*2000*	2	1.5	$52,342	$100,000	$100,000		
Bricks	1	500	*500*	1.25	1.75	$382				
Pavers	2	15	*30*	1	1.5	$523				
Plates	2	25	*50*	0.5	1.25	$218				
Gardens	8000	2	*16000*	0.5	0.75	$523,416	$1,000,000	$2,000,000		
Dog park	10000	1	*10000*	2	2	$6,978,880	$1,500,000	$1,500,000	$3,000,000.00	Based on Francisco Park Naming research
Central Lawn	65000	1	*65000*	1.5	1.5	$25,516,529	$3,000,000	$3,000,000	$3,000,000.00	Same research as Grainger Plaza
Fitness Area	8000	1	*8000*	2	2	$5,583,104	$1,000,000	$1,000,000	$500,000.00	Sam Sq footage as Dog Park
									$18,000,000.00	
Total	132,855	638	*145,030*			$64,678,981	$15,800,000	$17,000,000		
	217,800			72,770						





August 26, 2025 - SFRPD invoices BXP for $100,000

Source: San Francisco Recreation and Park Department invoice

Obtained from: SFRPD

File: 2025_08.26 Invoice to BXP.pdf
Relevant sections:

FROM: Lisa Bransten
Director of Partnerships
501 Stanyan Street
San Francisco, CA 94117
lisa.bransten@sfgov.org

TO: Aaron Fenton
SVP, Development
BXP Embarcadero Plaza LP
Two Embarcadero Center, Suite 300
San Francisco, CA 94111
afenton@bxp.com

FOR RPD Capital Division Project
Management per Section 4.1.b of the
Agreement between RPD, BXP, OEWD
and DSFP executed on March 12, 2025

Description Amount
This is the first installment of the agreed to private grant for project management services.

$100,000

The second half of the grant will be invoiced 30 days after Recreation and Park Commission approval of a concept plan

Total $100,000

++September 30, 2025 - SFRPD (Phil Ginsburg, General Manager; Lisa Bransten, Director of Partnerships) recorded discussing "six-month, [Behested Payments] waiver is stupid", "political opportunity for the Valancourt Fountain folks and the haters to make their voices heard in a political forum", "Rec and Park one [Behested Payments Waiver] has expired", "...we need to rebuild this timeline, because we need to be fully funded by the end of 2026. That's when we promised bulldozers in the ground..."
Source: Zoom recording of San Francisco Recreation and Park Department meeting
Obtained from: SFRPD
File: Zoom recording (Password: c@$7n$Yo) (Backups: GMT20250930-170627_Recording_1920x1032.mp4, Screenshot, GMT20250930-170627_Recording.m4a , GMT20250930-170627_Recording.transcript.vtt, GMT20250930-170627_Recording_1920x1032_32min-mark.mp4)
Relevant sections:



[...]

00:32:07.320 --> 00:32:17.889
philginsburg: So just something for us to think about, and I know this is more about, you know, the politics and the board and city hall. The six-month, waiver is stupid.

00:32:18.130 --> 00:32:34.700
philginsburg: It needs to be longer, because when you bump up against the 6 months, A, we've now created a political opportunity for the Valancourt Fountain folks and the haters to make their voices heard in a political forum.

00:32:35.070 --> 00:32:37.320
philginsburg: It creates uncertainty.

00:32:38.110 --> 00:32:46.440
philginsburg: For the project, because there will be news coverage linking back to, you know, some of the controversies about the extension of the waiver.

00:32:47.540 --> 00:32:56.120
philginsburg: And then, yeah, opportunities for negative media coverage, which makes fundraising more difficult. So I think we really need to push

00:32:56.620 --> 00:33:04.200
philginsburg: Campaigns are not 6 months, campaigns are years. So to have to go back to the board every 6 months is not a good way to fundraise.

00:33:05.220 --> 00:33:13.529
Lisa Bransten: I agree. The only thing we have got going here, because the... the Rec and Park one has expired, and we let that

00:33:13.660 --> 00:33:19.400
Lisa Bransten: happened, because we didn't want to go to the board right now. But the mayor's office…

00:33:19.910 --> 00:33:22.450
Lisa Bransten: theirs goes through December, so we're…

00:33:22.450 --> 00:33:24.180
philginsburg: Well, but that's not long enough.

00:33:24.180 --> 00:33:24.990
Lisa Bransten: No, I know.

00:33:25.320 --> 00:33:27.240
philginsburg: We're not gonna raise the money by December, so…

00:33:27.240 --> 00:33:31.850
Lisa Bransten: Oh, no, of course not. So, somewhere along the way, we're gonna have to renew that.

00:33:31.850 --> 00:33:35.870
philginsburg: Yeah, and by the way, I think we are under some pressure.

00:33:36.610 --> 00:33:38.710
philginsburg: To have landed

00:33:38.940 --> 00:33:49.089
philginsburg: a key gift or two going into that December process, because otherwise, the story is, well, you had 6 months, you haven't raised a penny. This project is floundering.

00:33:50.250 --> 00:33:51.770
philginsburg: That's gonna be the message.

00:33:52.150 --> 00:33:53.820
philginsburg: Yeah, but we do have… And that's…

00:33:54.120 --> 00:33:58.569
philginsburg: That's not gonna… that's just not gonna help in the… in the… You know, build momentum.

00:33:59.130 --> 00:33:59.730
Lisa Bransten: Yup.

[…]

366
00:47:51.320 --> 00:47:57.489

Lisa Bransten: And just that, like, we need to rebuild this timeline, because we need to be fully...

367
00:47:57.590 --> 00:48:06.199
Lisa Bransten: funded by the end of 2026. That's when we promised bulldozers in the ground, and as a public-private partnership.

368
00:48:06.690 --> 00:48:11.129
Lisa Bransten: Like, we need the funds in hand before we award the contract.

[...]

++October 7, 2025 - SFDBI meeting notes mention "Arranging a site visit for Vaillancourt Fountain"
Source: SF Department of Building Inspection records
Obtained from: SFDBI
File: Weekly Patrick O Agenda 10.7.2025.docx
Relevant sections:

Weekly Check-in/Inspection Services
Agenda
October 7, 2025
1. BID
    a. Arranging a site visit for Vaillancourt Fountain.
    b. Permit Extensions
    c. 2277 33rd Avenue (removal of sprinklers)
    d. Borrowing Chester Chiu for the week
...

++October 21, 2025 - SFDBI meeting notes mention "Vaillancourt Fountain meeting on Friday morning"
Source: SF Department of Building Inspection records
Obtained from: SFDBI
File: **Weekly Patrick O Agenda 10.21.2025.docx**
Relevant sections:

Weekly Check-in/Inspection Services
Agenda
October 21, 2025
1. BID
    a. Vaillancourt Fountain meeting on Friday morning.
    b. 2277 33rd Avenue (removal of sprinklers)
    c. New Building Inspector David Real
    d. Bill Walsh
    e. Gunnell

...

October 29, 2025 - SF Planning concurs with the consultant (Page & Turnbull); the Vaillancourt Fountain is a historic resource and automatically protected under CEQA

Source: SF Planning HRR determination
Obtained from: SF Planning (PIM)
File: [2025-006780HRR_Vaillancourt Fountain 10-29-2025.pdf]
Relevant sections:

PART I: HISTORIC RESOURCE IDENTIFICATION
PROJECT SPONSOR SUBMITTAL
To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

☒ Consultant-Prepared Historic Resource Review Report Prepared by: Page & Turnbull, Vaillancourt Fountain Historic Resources Review (HRR) Report (May 15, 2025)

Staff consensus with Consultant's report: ☒ Agree ☐ Disagree

Additional Comments: Planning Staff concurs with Historic Resource Review provided by Page & Turnbull. Please see the Project Evaluation section of this document.

☒ Historic Resource Review Application, prepared by: Eoanna Goodwin, Recreation and Park Department, July 22, 2025

...

Analysis: The following analysis is primarily excerpted from the consultant report prepared by Page & Turnbull entitled: Vaillancourt Fountain Historic Resources Review (HRR) Report, (May 2025).

Planning staff concurs with Page & Turnbull's determination that the Vaillancourt Foundation is individually eligible for listing as a landscape feature in the National Register of Historic Places (National Register) and California Register of Historical Resources (CRHR) under Criterion 1 (Events) and Criterion 3 (Design), and as a contributor to the Market Street Cultural Landscape District.

October 31,2025 - SF Planning determination of statutory exemption

Source: SF Planning CEQA exemption determination
Obtained from: SFAC
File: [9_Embarcadero_Fountain_Emergency_Exemption_10-31-25.pdf]
Relevant sections:

Determination
Based on the SFRPD's determination that the project is necessary to prevent and mitigate a public health emergency and therefore constitutes an emergency project, as outlined in the project description, the

Planning Department has determined that the project is statutorily exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines sections
15269. Specifically, under CEQA Guidelines section 15269(c), the following emergency projects are statutorily exempt from CEQA:

> "Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility."

The Planning Department has determined that the project falls within the scope of the emergency projects described under section 15269(c), as it involves actions necessary to prevent or mitigate a significant public safety hazard. Specifically, the project includes the removal of the Fountain to eliminate immediate safety risks, along with further investigation into its deteriorated structural integrity and the implementation of any necessary emergency repairs identified during this process. As outlined in the project description (Attachment A), failure to timely implement the project would pose an imminent risk to public health and safety, including the potential for serious injury to persons or loss of life. (See also CEQA Guidelines section 15269(b): " Emergency repairs include those that require a reasonable amount of planning to address the anticipated emergency.")

November 21, 2025 - SFRPD, BXP, OEWD, DSFP, and others discuss fundraising (goals, timeline, etc.)
Source: Project meeting notes
Obtained from: SFRPD
File: EP, Fundraising Committee Agenda_11/21/25, Naming Opportunities /Two Options (Backup copies: [2025-12-05 Copy] EP, Fundraising Committee Agenda_11/21/25, [2025-12-05 Copy] Naming Opportunities /Two Options, [2025-12-22 Copy] Naming Opportunities /Two Options)
Relevant sections:

Attendees:
RPD: Lisa Bransten, Sarah Madland
OEWD: Jacob Bintliff,
BXPE: Aaron Fenton, Laura Kerl
DSFP: Robbie, Silver, Claude Imbault, Sonia Gonzalez Banks

Time
Topic
Speaker
11:00-11:10

1. Status with SF DDC
   Robbie, Lisa, Aaron

11:10-11:20

2. CCS Report Recommendations & Sharing

Recording of CCS Presentation; Passcode: c@$7n$Yo

Full Report from CCS

Robbie & Sonia

11:20-11:40

3. Documents Update & Conversation

Enrollment Forms

Ways to give

Pitch Deck

Prospect List

Naming Opportunities - Two Options

Sonia & All

11:40 - Noon

4. Updates on active donor pitches

All

December 5, 2025 - SFRPD, BXP, OEWD, DSFP, and others discuss fundraising (goals, timeline, etc.)

Source: Project meeting notes

Obtained from: SFRPD

File: EP, Fundraising Committee Agenda 12/5/25, EP Grant Request to SFDDC, Naming Opportunities /Two Options, EP- Embarcadero Park Pitch Deck.pptx (Backup copies: [2025-12-05 Copy] EP, Fundraising Committee Agenda 12/5/25, [2025-12-05 Copy] EP Grant Request to SFDDC, [2025-12-22 Copy] EP Grant Request to SFDDC, [2025-12-05 Copy] Naming Opportunities /Two Options, [2025-12-22 Copy] Naming Opportunities /Two Options, [2025-12-05 Copy] EP- Embarcadero Park Pitch Deck.pptx, [2025-12-22 Copy] EP- Embarcadero Park Pitch Deck.pptx)

Relevant sections:

Attendees:

RPD: Lisa Bransten

OEWD: Jacob Bintliff

BXPE: Aaron Fenton, Laura Kerl

DSFP: Robbie, Silver, Sonia Gonzalez Banks

Time

Topic

Speaker

11:00-11:30

1. Confirm total project budget and DDC ask

All

11:20-11:40

2. Review draft DDC partnership agreement

Sonia

11:40-11:50

3. Next steps

Determine who, when and who we coordinate with DDC

Naming Opportunities - Two Options

Sonia & All

11:40 - Noon

4. Review pitch deck (Optional)

All

From: Colin Cusac
To: Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docomomo-noca.org
Subject: Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date: Friday, January 9, 2026 7:41:36 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces. An example alternative from an established architecture firm can be found at https://jrdv.com/embarcadero-reimagined/.
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)
• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance

• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:
• 2025 Embarcadero Plaza HRR
• 2025 Sue Bierman Park HRR
• 2025 Vaillancourt Fountain HRR
• 2025 Vaillancourt Fountain Conditions Assessment
• 2024-05-10 BxP Presentation BXP version
• MAP Embarcadero Plaza Maintenance Responsibilities
• Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)
• Embarcadero Donor Presentation
• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

Colin Cusac

From: Jake Watters
To: Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docodocomomo-noca.org
Subject: Public Comment for SFBOS, SFAC, SFRPD meetings + Immediate Disclosure Request
Date: Thursday, January 8, 2026 10:46:45 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

I am writing to express my strong opposition to removing the large fountain at Embarcadero plaza. I was born and raised in San Francisco and have many fond memories of the fountain growing up. Many critics have pointed out that it is out of date without its freeway backdrop, but when I was growing up in the 90s- it felt like an icon. The erratic lines and forms were endlessly intriguing and I remember it as an important landmark from weekly visits to the farmer's market with my mother (back before it was at the newly renovated Ferry Building).

Aside from my personal memories of the fountain, I fear that the proposed redevelopment is yet another step in the replacement of a sometimes messy but culturally vibrant and diverse city with a generic space optimized for the frictionless flow of capital. San Francisco is a beautiful and alluring place precisely because it is messy. The eclectic amalgamation of different eras and styles of architecture perched on a barely tameable topography is an important reminder of all the people who have had a hand in creating such an important global city- a city that looms large in the international imagination despite its small footprint. This variety provides endless delight and discovery to its citizens and visitors. I think the fountain at the embarcadero is an invaluable asset to the city's fabric and the skilled landscape architects at HOK should be capable of keeping the fountain in place while designing a new plaza that better functions.

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the plaza's namesake urban renewal era. Or more recently Mayor Ed Lee's tax deal with Twitter, their subsequent flight from the city and continued issues with blight in the mid-market- is kowtowing to private business

interests the most cost effective way for the city to effect meaningful and lasting change to the city? I understand the BPX has offered to pay for design services and some construction costs- is it really fair for them to build an amenity for their properties that the city is then left to maintain?

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year. I agree that the plaza is somewhat underutilized but having a large open space for civic engagement at this location is important. I even wager if the Tuesday and Sunday markets were shifted to JH Plaza, that the plaza would be better utilized across the rest of the week.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• **Be responsible with public money** by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.

• **Explore real design alternatives** that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces.

• **Actively engage with relevant experts**, including architects, artists, and recognized art and preservation organizations.

• **Require full transparency from project sponsors**, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade

Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)

• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance

• SF Arts Commission - Civic Design Review Committee meeting - next instance

• SF Arts Commission - Full Commission meeting - next instance

• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:

• 2025 Embarcadero Plaza HRR

• 2025 Sue Bierman Park HRR

• 2025 Vaillancourt Fountain HRR

• 2025 Vaillancourt Fountain Conditions Assessment

• 2024-05-10 BxP Presentation BXP version

• MAP Embarcadero Plaza Maintenance Responsibilities

• Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)

• Embarcadero Donor Presentation

• Prospect List for Mayor and DDC

- 20250729 PDT Meeting slides.pdf
- The most recent Embarcadero Plaza Project Delivery meeting notes
- The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you,

Jake Watters

From: Miguel Santos
To: Collins, Charlee (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docomsme-noca.org
Subject: Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date: Thursday, January 8, 2026 9:40:07 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.

• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces. An example alternative from an established architecture firm can be found at https://url.avanan.click/v2/r01/___https://jrdv.com/embarcadero-reimagined/___.YXAzOnNmZHQyOmE6bzo0MjQzNml1ZmEwNmZmZjA1Mjg1OTZkM2RkMjRjYWExYTo3OjM4YmQ6NWU0MjUyYmRiMmIxODJhZDE0MmQ1Zjg0ZmIzYWQ4ZjJjZTQyYzdiMDRhMjNhNDRlNmVjNTE0ZmRlZTY1YTM2ZTp0OlQ6Tg.

• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.

• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

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• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:
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• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

Miguel R Santos
491 Linden Street
San Francisco, CA 94102

From: Tomohiko Aono
To: Board of Supervisors (BOS); BOS Legislation, (BOS)
Subject: Save Vaillancourt Fountain
Date: Wednesday, January 7, 2026 11:04:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors:

I request that you move to preserve artist Armand Vaillancourt's fountain by integrating it with the future of Embarcadero Plaza. Like the Ferry Building across the street, may it serve as a testament to adaptation and resilience in an evolving urban landscape, a celebration of San Francisco's history and culture for the benefit of generations to come.

Sincerely,

Tomo Aono
District 7 resident

From:	Michele Gloor
To:	Collins, Charles (ART); Dhaliwal, Manraj (ART); ART-Info; Madland, Sarah (REC); Ginsburg, Phil (REC); Commission, Recpark (REC); SauterStaff; Board of Supervisors (BOS); Goodwin, Eoanna (REC); Summers, Ashley (REC); BOS Legislation, (BOS)
Subject:	Preservation of Vaillencourt Fountain Public Comment for SFBOS, SFAC, SFRPD meetings + Immediate Disclosure Request
Date:	Tuesday, January 6, 2026 1:26:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

SF Board of SuperPublic Comment for SFBOS, SFAC, SFRPD meetings + Immediate Disclosure Requestisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain, with its water, is a strong, beautiful, participatory joy & landmark for residents, visitors & passersby. It is unique & my favorite in my long experience of fountains. It needs to be restored, cared for & preserved, not destroyed. Its loss would be deeply regretted in the future.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• **Be responsible with public money** by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.

• **Explore real design alternatives** that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces. An example alternative from an established architecture firm can be found at https://jrdv.com/embarcadero-reimagined/.

• **Actively engage with relevant experts**, including architects, artists, and recognized art and preservation organizations.

• **Require full transparency from project sponsors**, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

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• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance

• SF Arts Commission - Civic Design Review Committee meeting - next instance

• SF Arts Commission - Full Commission meeting - next instance

• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:

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• 2025 Sue Bierman Park HRR

• 2025 Vaillancourt Fountain HRR

• 2025 Vaillancourt Fountain Conditions Assessment

• 2024-05-10 BxP Presentation BXP version

• MAP Embarcadero Plaza Maintenance Responsibilities

• Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)

Thank you for your time, hard work & attention to this & many other important matters.

In peace & hope,

Michele Gloor

1271 11th Ave. Apt. 1, San Francisco, CA 94122

From: Splyffotweny
To: Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eqanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docomomo-noca.org
Subject: Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date: Tuesday, January 6, 2026 1:04:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

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• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

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• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance
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• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.
Kit Lofroos

From:	Mona Marks
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Tuesday, January 6, 2026 10:16:45 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,
The Vaillancourt Fountain is a San Francisco landmark and an important piece of art. It would be a crime to destroy it and would be a mistake and would serve no logical reason to eliminate it. Do not let this be "the East Wing fiasco" of San Francisco.

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

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• 2025 Vaillancourt Fountain HRR
• 2025 Vaillancourt Fountain Conditions Assessment
• 2024-05-10 BxP Presentation BXP version
• MAP Embarcadero Plaza Maintenance Responsibilities
• Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)
• Embarcadero Donor Presentation
• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.
Mona Marks

From: dlsa
To: Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docomomo-noca.org
Subject: Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date: Tuesday, January 6, 2026 10:15:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces. An example alternative from an established architecture firm can be found at https://url.avanan.click/v2/r01/__https://jrdv.com/embarcadero-reimagined/___.YXAzOnNmZHQyOmE6bzplMGQwM2UwYTk2ZGY4NzUzZjViODQ5N2YzNWUwNGFjNDo3Ojk3ZDE6MTlhMzFhZTVjMTU3Y2EzYWY3MTM3YmZmNWEzNWQyMmQ3ZjRmZWJiMTg3Njk3MTcxNTdlZTMyOGVmZTUwNmVkNDp0OlQ6Tg.
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)
• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

Thank you.

Dennis Sullivan

From: Charles Eilhardt
To: Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docomomo-noca.org
Subject: Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date: Tuesday, January 6, 2026 9:39:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

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• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)
• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:
• 2025 Embarcadero Plaza HRR
• 2025 Sue Bierman Park HRR
• 2025 Vaillancourt Fountain HRR
• 2025 Vaillancourt Fountain Conditions Assessment
• 2024-05-10 BxP Presentation BXP version
• MAP Embarcadero Plaza Maintenance Responsibilities
• Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)
• Embarcadero Donor Presentation
• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

Charles Eilhardt
Mobile: 510-697-8413
Sent from my iPad

From: Liz Waytkus
To: BOS Legislation, (BOS); Board of Supervisors (BOS)
Subject: File No. 251202
Date: Monday, January 5, 2026 2:24:26 PM
Attachments: 01052026 Docomomo Vaillancourt CEQA.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear colleagues,

Attached you will find Docomomo US letter of support for appeal File No. 251202 stating the misuse of an emergency exemption for CEQA related to the removal of the Vaillancourt Fountain.

Please let me know if you have any questions.

Sincerely,

Liz Waytkus
Executive Director

Docomomo US
P.O. Box 230977
New York, NY 10023
t: 203-671-6609
www.docomomo-us.org

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Modern STL

January 5, 2026

City Hall
BOARD of SUPERVISORS
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689

RE: File No. 251202

To Whom It May Concern:

On behalf of the thousands of members represented by Docomomo US and Docomomo International, we write to urge you to retain and preserve the Vaillancourt Fountain—one of San Francisco's most recognizable and nationally significant works of public art—by supporting the appeal challenging the City's "emergency" designation to remove and store the fountain.

Historic Modern landscapes such as the Vaillancourt Fountain and Embarcadero Plaza are integral to San Francisco's cultural identity and to a broader understanding of the diversity and evolution of our shared public spaces.

With broad public support for renovating and reinvigorating Armand Vaillancourt's monumental fountain, it is evident that City officials manufactured a false sense of urgency to justify unilateral action. Docomomo US remains steadfast in our support for this nationally significant work and urge the City to complete the legally required environmental review.

We respectfully ask that you uphold the protections afforded under the California Environmental Quality Act (CEQA) for the Vaillancourt Fountain, which was formally deemed a historic resource on October 29, 2025. We further urge you to allow the CEQA process to proceed as intended and to fully consider preservation alternatives rather than rushing toward removal.

Sincerely,



Liz Waytkus
Executive Director



Todd Grover
Vice President, Advocacy

From: Alexis
To: BOS Legislation, (BOS); Board of Supervisors (BOS)
Subject: Support letter for the CEQA appeal from Armand Vaillancourt
Date: Friday, January 2, 2026 1:24:46 PM
Attachments: Letter of support for the Appeal 2025.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern,

Here is my father Armand Vaillancourt's letter of support for CEQA's appeal.

Please acknowledge receipt.

Alexis Vaillancourt

Letter of Support for the Appeal of the San Francisco Arts Commission Decision

From Armand Vaillancourt,
artist and creator of the Vaillancourt Fountain

Montréal, November 2025

To whom it may concern,

I, Armand Vaillancourt, the sculptor of the Vaillancourt Fountain, wish to express my full support for the legal appeal of the recent decision by the San Francisco Arts Commission authorizing the dismantling and storage of my work.

This decision was based on claims of imminent danger and contamination that, according to the official reports available, are not supported by factual or structural evidence. No engineering study has concluded that the fountain presents an immediate risk to the public. The corrosion and structural wear observed are the result of years of neglect and lack of maintenance, not of any inherent flaw in the work itself.

Furthermore, the allegations of asbestos and lead hazards have been greatly exaggerated. These materials, present only in isolated and enclosed areas, do not pose a public threat. There are many responsible and technically feasible ways to stabilize, repair, and preserve the fountain without dismantling it.

To dismantle the work now would be, in effect, to begin its destruction. Once taken apart, the likelihood of a full restoration would be severely diminished. The fountain was created as an integral part of the Embarcadero Plaza, a space of public encounter, freedom, and community. It should remain there as a living testimony to the city's artistic and social history.

I therefore support the efforts of our coalition and our legal representatives to pursue this appeal, not only to protect the Vaillancourt Fountain, but also to preserve the cultural and historical integrity of the Embarcadero Plaza for future generations.

Sincerely,
Armand Vaillancourt
Sculptor, creator of Vaillancourt Fountain.



From:	Morten Jensen
To:	BOS Legislation, (BOS); Board of Supervisors (BOS)
Subject:	File No. 251202 Support for the Appeal JRDV Morten Jensen
Date:	Friday, January 2, 2026 7:52:46 AM
Attachments:	File No. 251202 jrdv morten jensen 010126.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Board of Supervisors

This is Morten Jensen an architect and urban designer urging you **to support the Appeal.**

I have worked for many decades in the San Francisco Bay Area on prominent planning projects and know the difference between a careful professional planning process and hasty decision-making. The original approval and construction of the Embarcadero Freeway Viaduct was an example of hasty decision-making that precipitated years of controversy, economic pain and environmental degradation.

Late last year it came to my attention that in some circles there is a mistaken belief that it is not possible to create the greatest possible public space at the most consequential location in the City of San Francisco without presupposing the removal of the fountain. I believed this was wrong and therefore created an alternative design titled **Embarcadero Reimagined** showing how the fountain can be incorporated into a design that brings pedestrians to the upper retail levels of Embarcadero Center and anchors it to the Ferry Building Marketplace. A press release showing this design is linked here: https://jrdv.com/wp-content/uploads/2025/12/Embarcadero-Reimagined-JRDV-Dec-9-2025_01.pdf A 3-minute narrated video showing the design is linked here https://jrdv.com/embarcadero-reimagined-jrdv-video/

This design alternative demonstrates that a comprehensive design for all of Embarcadero Plaza and Sue Bierman Park is possible without erasing the layers of history, but by better connecting and activating the spaces.

Sincerely,

Morten Jensen

Morten Jensen
Architect, President
JRDV Urban International

DK +45 31 53 44 51
US +1 415 699 7171
morten@jrdv.com
View Our Work

COPENHAGEN
Bloxhub
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DK-1473 Copenhagen

SHANGHAI
Jingan Kerry Center
1228 Yan'an Zhong Rd,
Bldg 3, 22F

SAN FRANCISCO BAY AREA
560 14th Street
Suite 300
Oakland, CA 94612

January 1, 2026

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: File No. 251202 Support for the Appeal of the Statutory Exemption under the California Environmental QSuality Act on October 31, 2025 for the proposed project to remove the Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain)

Dear Board of Supervisors,

This is Morten Jensen an architect and urban designer urging you to **support the Appeal**.

I have worked for many decades in the San Francisco Bay Area on prominent planning projects and know the difference between a careful professional planning process and hasty decision-making. The original approval and construction of the Embarcadero Freeway Viaduct was an example of hasty decision-making that precipitated years of controversy, economic pain and environmental degradation.

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This design alternative demonstrates that a comprehensive design for all of Embarcadero Plaza and Sue Bierman Park is possible without erasing the layers of history, but by better connecting and activating the spaces.

Sincerely,



Morten Jensen
Architect President

JRDV Urban International

BLOXHUB
Bryghuspladsen 8, 3. DK-1473
Copenhagen Denmark Europe

SAN FRANCISCO BAY AREA
560 14th Street, Suite 300
Oakland, CA 94612

JINGAN KERRY CENTER
1228 Yan'an Zhong Rd, Bldg 3, 22F
Shanghai, PRC

www.jrdv.com
US +1 415 699 7171
DK +45 31 53 44 51

From: Janet Gracyk
To: BOS Legislation, (BOS); Board of Supervisors (BOS)
Subject: File No. 251202
Date: Thursday, January 1, 2026 5:06:28 PM
Attachments: Re Vaillancourt. CGLHS.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please see the attached letter.

Thank you.

Sincerely,

Janet Gracyk
President
CGLHS.org

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CALIFORNIA GARDEN & LANDSCAPE HISTORY SOCIETY

January 1, 2026

Rafael Mandelman, President
San Francisco Board of Supervisors

Dear President Mandelman and members of the San Francisco Board of Supervisors,

We urge you to overturn the Planning Department's decision to issue a CEQA determination of Statutory Exemption for the proposed removal of the Vaillancourt Fountain. The department's decision continues the city's disingenuous march towards demolition of the fountain, an iconic piece in San Francisco's public art collection, and a designated historic landmark. The exemption is inappropriate because no meaningful change has been documented in the condition of the fountain since a formal conditions assessment report was released in June 2025. The CEQA exemption is the latest in a series of actions, led by the Department of Recreation and Parks, to avoid a meaningful public process for the redesign of Embarcadero Plaza that includes the fountain in its future. Given the shadow of impropriety that taints the Planning Commission's decision, we urge you to reverse their finding.

We express our strong support for the preservation and restoration of the Vaillancourt Fountain and Embarcadero Plaza, a landscape of exceptional cultural and historical significance. This site, designed by renowned landscape architect Lawrence Halprin, stands as a testament to the modernist era and embodies Halprin's vision of dynamic urban parks that celebrate both the beauty of cities and the vibrancy of their communities. The plaza was conceived as a grand urban space, with the fountain serving as a bold and fitting counterpoint to the plaza's broad expanse and the surrounding environment. The plaza also marks the beginning of Market Street, sharing material continuity and design intent with the corridor and reflecting Halprin's vision for a connected public realm. As the beginning point of a seam unifying intersecting urban grids, demolition of Embarcadero Plaza and the Vaillancourt Fountain would erase an essential physical and symbolic link between the waterfront, San Francisco's central spine, and its cultural and urban legacy. Halprin's influential ideas and designs continue to shape the field of landscape architecture today.

The Vaillancourt Fountain, created by Armand Vaillancourt through an international competition, is an impressive sculpture that transcends its initial context. While some have associated the fountain with the now-demolished elevated freeway, it also evokes the natural forms of cliffs and waterfalls. Its playful and interactive character invites visitors to engage with the space in new and meaningful ways. The careful integration of fountain and plaza was a central aspect of the design, and the fountain has become a beloved modern landmark, resilient and layered with cultural and historical meaning.

We respectfully urge the Board to pause and reconsider any decision to dismantle the fountain. There are alternative solutions that honor the creativity of this landmark and the shared history it

January 1, 2026

Rafael Mandelman, President
San Francisco Board of Supervisors

represents. The city's aspiration to be recognized for its rich, diverse, and stimulating cultural environment would be undermined by the demolition of the Vaillancourt Fountain.

The California Garden & Landscape History Society asks you to overturn the Planning Department's decision to issue a CEQA determination of Statutory Exemption for the proposed removal of the Vaillancourt Fountain. We support the retention and restoration of Vaillancourt Fountain, and we agree with Docomomo's statement that "The future of Embarcadero Plaza and the Vaillancourt Fountain must be determined in the San Francisco tradition; transparently, equitably, and factually, free of carefully steered narratives and revisionist history."

Sincerely yours,



Janet Gracyk
President
California Garden & Landscape History Society

From: Daniel Filipkowski
To: Board of Supervisors (BOS)
Subject: Vaillancourt Fountain
Date: Tuesday, December 30, 2025 11:53:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am writing in my support of removing the Vaillancourt Fountain from the Embarcadero Plaza to make way for improvements to this essential civic space. I think that there may be a possibility for a compromise here: perhaps parts of the fountain (notably its distinctive arms) could be incorporated into parts of the new park as freestanding sculptures with a plaque to memorialize the history of the fountain. Ultimately, I support its removal as it is important that we have a public space that can support the needs of the community and ensure a safe and beautiful park for generations to enjoy.

Thank you.

Respectfully,
--
Daniel Filipkowski
199 New Montgomery St, Unit 709
San Francisco, CA 94105
avantdan@gmail.com
+1 415-577-3160

From:	Woody LaBounty
To:	Board of Supervisors (BOS); Mandelman, Rafael (BOS); Melgar, Myrna (BOS); Sherrill, Stephen (BOS); Chan, Connie (BOS); Fielder, Jackie (BOS); Chen, Chyanne (BOS); Dorsey, Matt (BOS); Mahmood, Bilal (BOS); Sauter, Danny (BOS); Waltonstaff (BOS); WongStaff (BOS)
Subject:	SF Heritage SUPPORT of Appeal (File No. No. 251202)
Date:	Tuesday, December 30, 2025 10:51:28 AM
Attachments:	image001.png SFH SUPPORT - File 251202.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: **File No. 251202** (Appeal of CEQA Exemption for Embarcadero Fountain Removal)—scheduled for the BOS agenda of **January 13, 2026.**

Supervisors,

San Francisco Heritage, a 54-year-old California nonprofit with a mission to preserve and enhance San Francisco's architectural and cultural heritage, strongly supports Docomomo/NOCA's appeal of the Planning Department's October 31, 2025 CEQA exemption on the Embarcadero Fountain by artist Armand Vaillancourt.

The California Environmental Quality Act (CEQA) prohibits pre-commitment to a project in making determinations. While fundraising for a new park, the Recreation and Parks Department aggressively pushed for the removal of the Embarcadero Fountain a year ahead of any condition assessments, inspection, or public process.

General Manager Phil Ginsburg said in a public forum that the fountain would be removed even while community outreach meetings were still being scheduled. The assessment by consultants Page & Turnbull did not find an immediate or sudden danger to the public, yet the Recreation and Parks Department quickly declared an emergency and erected fencing to support that pretext ahead of the CEQA exemption.

Alternatives to disassembly and removal of the fountain, a historic work of public art, have not been adequately investigated. It is clear that the California Environmental Quality Act has been improperly employed to avoid a full Environmental Impact Report.

San Francisco Heritage requests this appeal be upheld and a true public process exploring preservation alternatives and community engagement be conducted.

Thank you,

Woody LaBounty
President & CEO

SF HERITAGE

Woody LaBounty
President & CEO
he/him/his

SAN FRANCISCO HERITAGE
On Unceded Ramaytush Ohlone Land
HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x 104

www.sfheritage.org
wlabounty@sfheritage.org

Join Heritage Now

SF HERITAGE
www.sfheritage.org
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
415 441 3000

December 30, 2025

Angela Calvillo
Clerk of the Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: File No. 251202 (Appeal of CEQA Exemption for Embarcadero Fountain Removal)

San Francisco Heritage, a 54-year-old California nonprofit with a mission to preserve and enhance San Francisco's architectural and cultural heritage, **strongly supports** Docomomo/NOCA's appeal of the Planning Department's October 31, 2025 CEQA exemption on the Embarcadero Fountain by artist Armand Vaillancourt.

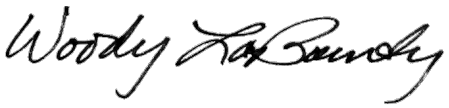
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Alternatives to disassembly and removal of the fountain, a historic work of public art, have not been adequately investigated. It is clear that the California Environmental Quality Act has been improperly employed to avoid a full Environmental Impact Report.

San Francisco Heritage **requests this appeal be upheld** and a true public process exploring preservation alternatives and community engagement be conducted.

Sincerely,



Woody LaBounty
President & CEO

From:	Brooks Kolb
To:	MandelmanStaff (BOS); BOS Legislation, (BOS); Board of Supervisors (BOS); SauterStaff
Cc:	Lydia Aldredge; darkunz@me.com; landuse.docs@gmail.com
Subject:	Public Comment: Vaillancourt Fountain - support appeal of CEQA Emergency Exemption
Date:	Tuesday, December 30, 2025 5:21:36 PM
Attachments:	AAF Vaillancourt fountain ltr 12-30-25.docx

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman, Supervisor Sauter, and Members of the San Francisco Board of Supervisors

On behalf of the Allied Arts Foundation of Seattle, please accept the attached letter in support of Docomomo NOCA's request to appeal the CEQA Emergency Exemption and save the landmark Vaillancourt Fountain.

Submitted by Brooks Kolb, Vice President and Lydia Aldredge, President
Allied Arts Foundation

Brooks Kolb, ASLA
Brooks Kolb LLC
LANDSCAPE ARCHITECTURE
206 459-5133
www.brookskolbllc.net

Allied Arts Foundation

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Virginia Wyman

Allied Arts Foundation
999 N Northlake Way
Suite 207
Seattle, WA 98103
alliedartsfoundation.org

Supporting the arts for over 50 years!

December 30, 2025

Supervisor Rafael Mandelman, President
Supervisor Danny Sauter
San Francisco Board of Supervisors

Subject: Vaillancourt Fountain

Dear President Mandelman, Supervisor Sauter, and members of the San Francisco Board of Supervisors

Seattle Allied Arts Foundation has advocated for historic preservation since the late 1960s. Our signature achievement was saving Seattle's Pike Place Market from the wrecking ball via a 1971 citizens' initiative. Currently, we are campaigning to restore and preserve the iconic pools and courtyard at Seattle's Pacific Science Center, designed by the pioneering Japanese American architect, Minoru Yamasaki. Home | Friends of Yamasaki

Recently, we have been following with great concern San Francisco's imminent plans to demolish the Vaillancourt Fountain and place it in storage. That would be a travesty, considering the fountain is as significant a cultural monument in San Francisco as the Pacific Science Center pools are in Seattle. Anchoring Lawrence Halprin's Embarcadero Plaza in proximity with John Portman's Hyatt Regency Hotel, the Vaillancourt Fountain is a prime 1970s San Francisco landmark. Landscape historian Alison Hirsch called the fountain the "true anchoring event" of Market Street.

The argument that Vaillancourt Fountain would be too expensive to preserve is not valid. The City of Minneapolis made a similar argument that Peavey Plaza (1974), designed by landscape architect M. Paul Friedberg, could not be saved, but after a public campaign, the rehabilitation of its fountains and pools has been an outstanding success. Today, Peavey Plaza is once again a leading public landmark and even a symbol of Minneapolis.

We believe strongly that the Vaillancourt Fountain can and should be restored, and that its rehabilitation will be one of San Francisco's big urban design success stories, regardless of the final price tag. **We urge you to support the Appeal of CEQA Emergency Exemption filed on December 1 by Docomomo/Northern California Chapter (Docomomo NOCA) to save this landmark fountain!**

Sincerely,

Lydia Aldredge, President
Seattle Allied Arts Foundation

Brooks Kolb, ASLA, Vice President
Seattle Allied Arts Foundation

cc:
Mayor Daniel Lurie
Allied Arts of Seattle
Historic Seattle
The Cultural Landscape Foundation

From:	Nord Wennerstrom
To:	MandelmanStaff (BOS); BOS Legislation, (BOS); Board of Supervisors (BOS)
Subject:	Board of Supervisors File No. 251202; Vaillancourt Fountain
Date:	Tuesday, December 30, 2025 12:15:02 PM
Attachments:	img-0d9a1778-4113-4d36-b965-99900546d95f 2025-12-30 SF BOARD OF SUPERVISORS-VAILLANCOURT-EMBARCADERO.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mandelman,

Per the forthcoming January 13, 2026, meeting to consider review of the CEQA exemption for the Vaillancourt Fountain (Board of Supervisors File No. 251202), Charles A. Birnbaum, President & CEO of The Cultural Landscape Foundation, a Washington, D.C.-based education and advocacy non-profit, has asked me to submit the following letter (below and attached), urging the Board of Supervisors to overturn the exemption.

December 30, 2025

Supervisor Rafael Mandelman, President
San Francisco Board of Supervisors
1 Dr Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Dear Supervisor Mandelman,

On behalf of The Cultural Landscape Foundation (TCLF), a Washington, D.C.-based education and advocacy non-profit, I write to urge you and the Board of Supervisors to overturn the exemption of the Vaillancourt Fountain from reviews pursuant to the California Environmental Quality Act (CEQA). TCLF has been advocating on behalf of the Lawrence Halprin-designed Embarcadero Plaza, which includes the Vaillancourt Fountain, for more than a decade, and the foundation has many decades of involvement with Halprin's legacy. TCLF is also known for its many years of effective advocacy on behalf of nationally significant site-specific installations, such as the Vaillancourt Fountain, throughout the country.

On November 3, 2025, the San Francisco Arts Commission (SFAC), which owns the iconic Vaillancourt Fountain, voted eight to five to disassemble the artwork and put it into storage. The Docomomo US/Northern California Northern chapter (Docomomo NOCA) filed an appeal on December 1 challenging the pre-text for the vote.

The city, at the behest of the real estate develop BXP, which is the largest commercial landlord in the city and owns Embarcadero Center next to the plaza, wants to redevelop the plaza and neighboring Sue Bierman Park; the Recreation and Park Department (RPD) is the lead agency in the redevelopment effort. City and BXP officials claim the fountain, which is dry and has been ill-

maintained for years, is too costly to rehabilitate and now presents a public health hazard. In order for the artwork to be demolished, the SFAC must first deaccession it. Doing so, however, would be embarrassing because the SFAC's own ill-management of the work led to its current diminished state (had they maintained the work, as they're required to do, they would not have been faced with having to remove it from the collection). Instead, the vote to disassemble and put the fountain into storage was a face saving move.

The SFAC faced one significant roadblock; the fountain had recently been determined eligible for listing in the National Register of Historic Places and that meant changes to it would trigger reviews pursuant to CEQA. RPD obtained a letter from the city's Planning department exempting the fountain from CEQA thus allowing the work to be disassembled "to eliminate an immediate public threat." **Remarkably, the "immediate" hazard claim and CEQA exemption rely on two "reports"**—a letter from the Department of Building Inspection and a DCI Engineers fifteen-page report dated May 19, 2025—***neither of which* say anything about an "immediate" hazard.**

While RPD spokesperson Tamara Aparton told the ***San Francisco Chronicle*** putting the fountain into storage "is a temporary measure that does not have anything to do with [its] ultimate fate," the reality is that there's been a bull's-eye on the plaza and fountain for years. RPD's General Manager Phil Ginsburg said during an October 17, 2024, Recreation and Park Commission meeting that he started having conversations with developer BXP about redeveloping the plaza "eight to ten years ago."

In fact, according to the appeal, the city's "multi-year administrative process [to remove the fountain] illustrates a textbook violation of CEQA's prohibition of project pre-commitment. With ***no*** public review of potential significant environmental impacts such as likely destruction of a historic resource, or identification of feasible mitigations and alternatives—***e.g.***, better fencing and patrolling of the fountain site—the Department proposed to remove the Fountain to facilitate a park redesign long before declaring any 'emergency.' The proposed emergency exemption occurred in tandem with pre-approval."

The appeal goes on to say that CEQA allows for reliance on "a statutory exemption for emergency—thus eliminating environmental review—only for a narrowly construed 'sudden, unexpected occurrence.'" It continues: "There has been no such occurrence here. The worn condition of the historic fountain is the logical outcome of the Department's calculated, long-term deferred maintenance. The exemption is a pretextual device to unlawfully bypass the mandatory" environmental reviews.

The CEQA exemption approved by the SFAC because of an "immediate" hazard is based on two reports, neither of which says anything about an "immediate" hazard. Moreover, the hazard being addressed is not sudden and unexpected; rather, it's the result of years of ill-maintenance. An RPD memo claimed the fountain has "historically required extensive, near-daily maintenance" and that has "averaged approximately $100,000 per year, inclusive of documented labor costs, travel and equipment time, material handling, and additional support activities which reflect tens of thousands of cumulative labor hours." RPD spokespeople were quoted for months in the media making the claim as well as in writing to the SFAC.

TCLF FOIA'ed RPD for documents to support their claims. The response RPD sent to TCLF showed that:

1. **RPD had inflated the average annual maintenance budget by 250%**
2. **The "tens of thousands of cumulative labor hours" is actually 1,578.**

Even if these numbers are "to be taken with a grain of salt," as RPD's Director of Operations Eric Andersen cautioned in a memo accompanying the estimates, **they vastly exceed a rounding error**.

The pretext for the CEQA exemption does not exist and, therefore, we urge the Board of Supervisors overturn the SFAC's decision and nullify the exemption.

Sincerely,



Charles A. Birnbaum, FASLA, FAAR
President & CEO

Nord Wennerstrom
Director of Communications
The Cultural Landscape Foundation
1711 Connecticut Avenue NW, Suite 200
Washington, DC 20009
(t) 202.483.0553 (m) 202.255.7076 (f) 202.483.0761
www.tclf.org

FACEBOOK | TWITTER | LINKEDIN | INSTAGRAM | PINTEREST

Read about Mario Schjetnan and Grupo de Diseño Urbano, winner of the 2025 *Cornelia Hahn Oberlander International Landscape Architecture Prize*

December 30, 2025

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Sincerely,



Charles A. Birnbaum, FASLA, FAAR
President & CEO

From:	Gaelan
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Saturday, December 20, 2025 3:49:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces. An example alternative from an established architecture firm can be found at https://jrdv.com/embarcadero-reimagined/. There are amazing opportunities to be had if you include the public!
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

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• SF Arts Commission - Civic Design Review Committee meeting - next instance

• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

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Thank you.

Gaelan Haleigh McKeown Hickel Spor

To San Francisco supervisors

I urge you tu restore the beautiful historic constructionist art the Vaillancourt Fountain in 'Embarcadero Plaza where one can view and exppreence it at ground level and view from the top down from the hotel. I think the water front group opposition may fear the competition.

Pat ODonnell Patricia O'Donnell

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2021 DEC 26 PM02:29

From: David Mischel
To: BOS Legislation, (BOS)
Subject: Improve, not destroy, the Embarcadero Park
Date: Sunday, December 21, 2025 12:36:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I have lived in the City since 1970 and was there when the Vaillancourt Fountain was dedicated. At that time it looked like a criticism and rejection of the Embarcadero freeway. That insight remains true is one we should not destroy but honor.

For too long we have allowed buildings to define our public spaces but that is not what makes a community vibrant and self healing. The fountain still mocks the convention of concrete, just as it did when that awful freeway stood and as it does today.

San Francisco should be celebrating and restoring this sculpture as part of renewing this important public space and as yet another irreverent reminder that built things all fall down. The counterpoint with trees, paths and water becomes much more effective and meaningful.
< david

Sent from my fone which, if it were really smart, should spill butter

From:	Gaelan
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Saturday, December 20, 2025 3:49:21 PM

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To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

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Thank you.

Gaelan Haleigh McKeown Hickel Spor

From: Augie Phillips
To: Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc: info@docomomo-noca.org
Subject: Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date: Wednesday, December 10, 2025 6:18:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

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Thank you.

Augie Phillips
340 Steiner St, San Francisco, CA 94117

From:	Dianne Platner
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Tuesday, December 9, 2025 6:31:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

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From:	Lance L
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Tuesday, December 9, 2025 5:54:10 PM

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• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.
—Lance La’shagway
Longtime Citizen of San Francisco and Voter

From: Joe Maly
To: BOS Legislation, (BOS)
Subject: In support of the Vaillancourt Fountain
Date: Tuesday, December 9, 2025 4:15:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board,

I believe the Vaillancourt Fountain is a beautiful and historic part of the Financial District. It would be a shame to remove it and rob future generations of enjoying it as I have. We need to preserve those parts of our history that are important and the Fountain is in that category.

Best Regards,
Joe Maly

Sent from my iPhone

From:	Fred Bamber
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Monday, December 8, 2025 2:56:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces.
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)
• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

Recreation & Parks:
Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:
• 2025 Embarcadero Plaza HRR
• 2025 Sue Bierman Park HRR
• 2025 Vaillancourt Fountain HRR
• 2025 Vaillancourt Fountain Conditions Assessment

• 2024-05-10 BxP Presentation BXP version
• MAP Embarcadero Plaza Maintenance Responsibilities
• Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)
• Embarcadero Donor Presentation
• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

Fred Bamber

617-549-7979

From: Anthony Barreiro
To: Fielder, Jackie (BOS); FielderStaff
Cc: BOS Legislation, (BOS)
Subject: Save Vaillancourt Fountain!
Date: Sunday, December 7, 2025 5:41:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Fielder and other Supervisors -- I understand that the Art Commission's decision to allow Rec and Park to demolish Vaillancourt Fountain has been appealed to the Board of Supervisors. Vaillancourt Fountain is an invaluable and irreplaceable part of San Francisco's artistic and cultural history. Please preserve the fountain and restore it to working order.

Thank you for your consideration, and thank you for your service to the people of San Francisco.

Anthony Barreiro
973 South Van Ness Avenue, Apartment B
San Francisco, CA 94110

==========
Anthony Barreiro (he, him) anthonybarreiro@yahoo.com
San Francisco, California, Turtle Island
Ramaytush Ohlone Land
==========
May all beings be happy, peaceful, and free.
==========

From:	Charles Eilhardt
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Sunday, December 7, 2025 2:56:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces.
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

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• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
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• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

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• 2025 Vaillancourt Fountain Conditions Assessment
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• MAP Embarcadero Plaza Maintenance Responsibilities
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• Embarcadero Donor Presentation
• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

Charles Eilhardt
Mobile: 510-697-8413
Sent from my iPad

From:	Makoto Valdez
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Sunday, December 7, 2025 1:27:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces.
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)
• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
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• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:
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• Embarcadero Donor Presentation
• Prospect List for Mayor and DDC
• 20250729 PDT Meeting slides.pdf
• The most recent Embarcadero Plaza Project Delivery meeting notes
• The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

Sent from my iPhone

From: Tom Walker
To: BOS Legislation, (BOS)
Subject: Removal of Vaillancourt Fountain
Date: Sunday, December 7, 2025 11:33:27 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The rushed decision by the landmarks Commission to remove the fountain as a so-called emergency is nonsense. This is in fact a historic resource of aesthetic value and historic value. It not only commemorates it's original purpose to ameliorate the effects of the freeway that later was removed after an earthquake but also evokes the destruction of the 1906 earthquake.

From:	Margots999@sonic.net
To:	info@docomomo-noca.org; Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Subject:	Save Embarcadero Plaza
Date:	Sunday, December 7, 2025 11:22:55 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016.

It was prescient, predicting the 1989 earthquake and is an appropriate memorial, showing the resulting turmoil, now a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

Thank you.

Margot Smith, San Francisco Native
1300 A Shattuck Ave
Berkeley 94709
Margots999@sonic.net

Margot Smith
510-486-8010
510-660-5508 (Text)
Margots999@sonic.net

From:	Alicia Marie Smith
To:	Collins, Charles (ART); ART-Info; Madland, Sarah (REC); Commission, Recpark (REC); Goodwin, Eoanna (REC); Summers, Ashley (REC); SauterStaff; Board of Supervisors (BOS); BOS Legislation, (BOS)
Cc:	info@docomomo-noca.org
Subject:	Public Comment for SFBOS, SFRPD, SFAC meetings + Immediate Disclosure Request
Date:	Sunday, December 7, 2025 9:32:02 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To SF Board of Supervisors, SF Arts Commission, SF Recreation & Parks,

The San Francisco Recreation and Park Department's plan for this project feels like a step backward, reminiscent of the urban renewal era.

Embarcadero Plaza, designed by Lawrence Halprin, is a historic site that has been part of the Market Street Cultural Landscape District since 2016. It's a vital public space, symbolizing our city's history and serving as a crucial site for civic engagement and free expression for decades, including this year.

The Vaillancourt Fountain is an internationally recognized landmark, representing our diverse history, our connection with Canada and Quebec, and the location of countless community and activist gatherings. San Francisco Planning recognized it as a historic resource on October 29, 2025.

I oppose this plan for blank-slate urban redevelopment and the use of an artificial emergency to bypass public review. Instead, I urge you to:

• Be responsible with public money by right-sizing this project and finding a better approach for the $15–30+ million in public and private funds during this time of economic uncertainty.
• Explore real design alternatives that go beyond the 2024 proposal from private interests. This must include serious consideration of adaptive reuse and drawing inspiration from acclaimed international public spaces.
• Actively engage with relevant experts, including architects, artists, and recognized art and preservation organizations.
• Require full transparency from project sponsors, especially when requesting a behested payments waiver. They must publicly communicate the entire scope, including Embarcadero Plaza South, Sue Bierman Park West, Phase 2, and all planned features like bocce courts, padel courts, a beer garden, and the Abraham Lincoln Brigade Monument.

Please include this as a public comment—either as general public comment or associated with a specific agenda item—for these meetings:

• SF Board of Supervisors - Vaillancourt Fountain Appeal Hearing - January 13, 2026 (File #251202)
• SF Board of Supervisors - Embarcadero Plaza Behested Payments Waiver - next instance
• SF Arts Commission - Civic Design Review Committee meeting - next instance
• SF Arts Commission - Full Commission meeting - next instance
• SF Recreation and Park Commission meeting - next instance

Recreation & Parks: Please complete an **Immediate Disclosure Request** by supplying to me via email the following simple and routine public records by the close of the next business day:

- 2025 Embarcadero Plaza HRR
- 2025 Sue Bierman Park HRR
- 2025 Vaillancourt Fountain HRR
- 2025 Vaillancourt Fountain Conditions Assessment
- 2024-05-10 BxP Presentation BXP version
- MAP Embarcadero Plaza Maintenance Responsibilities
- Justin Herman Embarcadero Plaza - Maintenance Agreement Docs, 1998-2000 (not in order)
- Embarcadero Donor Presentation
- Prospect List for Mayor and DDC
- 20250729 PDT Meeting slides.pdf
- The most recent Embarcadero Plaza Project Delivery meeting notes
- The most recent Embarcadero Plaza Fundraising Committee meeting notes

Thank you.

From:	BOS Legislation, (BOS)
To:	"susanbh@me.com"; "admin@docomomo-noca.org"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Gluckstein, Lisa (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Sheyner, Tania (CPC); Zushi, Kei (CPC); Madland, Sarah (REC); Ng, Beverly (REC); Summers, Ashley (REC); Bradley, Stacy (REC); Goodwin, Eoanna (REC); Remington, Ralph (ART); Ventre, Alyssa (ART); Chou, Mary (ART); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026
Date:	Tuesday, December 30, 2025 9:18:01 AM

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **January 13, 2026, at 3:00 p.m.** for the appeal of the CEQA determination of Statutory Exemption of the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project.

Please find the following link to the hearing notice for the matter:

Public Hearing Notice - December 30, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Regards,

Arthur Khoo
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-4447 | (415) 554-5163
arthur.khoo@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to*

all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: **Tuesday, January 13, 2026**

Time: **3:00 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 251202.** Hearing of persons interested in or objecting to the Statutory Exemption under the California Environmental Quality Act issued by the Planning Department on October 31, 2025, for the proposed project to remove the Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain), located on Assessor's Parcel Block No. 0233, Lot No. 035, proposed by the San Francisco Recreation and Park Department to address significant public safety hazard at Embarcadero Plaza by disassembling and removing the Vaillancourt Fountain to storage. (District 3) (Appellant: Susan Brandt-Hawley of Brandt-Hawley Law Group, on behalf of Docomomo US/Northern California (Docomomo NOCA)) (Filed December 1, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, January 9, 2026.

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184.

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

ll:jw:ak:ams

DATED ~ MAILED ~ EMAILED ~ POSTED: December 30, 2025

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File No. File Nos. 251202

Description of Items: Hearing - Appeal of Determination of Exemption from Environmental Review - Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) - 1 Notice Mailed

I, Jocelyn Wong , an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: December 30, 2025

Time: 8:47 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

From:	Docs, SF (LIB)
To:	BOS Legislation, (BOS)
Subject:	Re: HEARING NOTICE: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026
Date:	Tuesday, December 30, 2025 4:05:22 PM

Hello,

The Hearing Notice has been received and posted.

Thank you

--
San Francisco Documents Technician
Government Information Center
San Francisco Public Library
sfpl.org/postings
Mon-Fri 8-4pm

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Tuesday, December 30, 2025 9:54 AM
To: Docs, SF (LIB) <sfdocs@sfpl.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: FW: HEARING NOTICE: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026

Hello,

Please post the Public Hearing Notice linked below.

Many Thanks,

Arthur Khoo
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-4447 | (415) 554-5163
arthur.khoo@sfgov.org | www.sfbos.org

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information*

provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Tuesday, December 30, 2025 9:18 AM
To: 'susanbh@me.com' <susanbh@me.com>; 'admin@docomomo-noca.org' <admin@docomomo-noca.org>
Cc: RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Gluckstein, Lisa (CPC) <lisa.gluckstein@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Summers, Ashley (REC) <ashley.summers@sfgov.org>; Bradley, Stacy (REC) <stacy.bradley@sfgov.org>; Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>; Remington, Ralph (ART) <ralph.remington@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: HEARING NOTICE: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026

Greetings,

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Please find the following link to the hearing notice for the matter:

Public Hearing Notice - December 30, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Regards,

Arthur Khoo
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-4447 | (415) 554-5163
arthur.khoo@sfgov.org | www.sfbos.org

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From:	BOS Legislation, (BOS)
To:	Liu, Bella (CPC); Yeung, Tony (CPC); Chen, Theodore (CPC)
Cc:	BOS Legislation, (BOS); BOS-Operations
Subject:	APPEAL CHECK PICK-UP: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026
Date:	Friday, December 5, 2025 3:28:58 PM
Attachments:	image001.png Appeal Check Pickup.doc

Hello,

The check for the appeal filing fee for CEQA appeal of the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project, is ready to be picked up at the Clerk's Office. Our office is opened Monday through Friday from 8:00am to 5:00pm. A fee waiver was not filed with this project. Kindly sign the attached Appeal Check Pickup form once the filing fee is picked up.

Thank you.
Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Friday, December 5, 2025 3:10 PM
To: 'susanbh@me.com' <susanbh@me.com>
Cc: RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Sider, Dan (CPC)

<dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Ginsburg, Phil (REC) <phil.ginsburg@sfgov.org>; Madland, Sarah (REC) <sarah.madland@sfgov.org>; Ng, Beverly (REC) <beverly.ng@sfgov.org>; Summers, Ashley (REC) <ashley.summers@sfgov.org>; Remington, Ralph (ART) <ralph.remington@sfgov.org>; Ventre, Alyssa (ART) <alyssa.ventre@sfgov.org>; Chou, Mary (ART) <mary.chou@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **January 13, 2026, at 3:00 p.m.** Please find linked below appeal letter regarding the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

Appeal Letter - December 1, 2025
Planning Department Memo - December 4, 2025
Clerk of the Board Letter - December 5, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

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BOARD of SUPERVISORS

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San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

December 5, 2025

File Nos. 251202-251205
Planning Case No. 2025-010275ENV

Received from the Board of Supervisors Clerk's Office one check, one in the amount of Seven Hundred Eighty Seven Dollars ($787) the filing fee paid by Susan Brandt-Hawley for the appeal of the CEQA Determination of Statutory Exemption for the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project:

Planning Department By:

Tony Yeung
Print Name

12/8/25
Signature and Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 DEC 08 PM01:55

From:	BOS Legislation, (BOS)
To:	"susanbh@me.com"
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Dennis Phillips, Sarah (CPC); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Sheyner, Tania (CPC); Zushi, Kei (CPC); Ginsburg, Phil (REC); Madland, Sarah (REC); Ng, Beverly (REC); Summers, Ashley (REC); Remington, Ralph (ART); Ventre, Alyssa (ART); Chou, Mary (ART); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project - Appeal Hearing Date: January 13, 2026
Date:	Friday, December 5, 2025 3:09:00 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **January 13, 2026, at 3:00 p.m.** Please find linked below appeal letter regarding the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

Appeal Letter - December 1, 2025
Planning Department Memo - December 4, 2025
Clerk of the Board Letter - December 5, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 251202

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

December 5, 2025

Susan Brandt-Hawley
P.O. Box 1659
Glen Ellen, California 95442

Subject: **File No. 251202 - Appeal of California Environmental Quality Act (CEQA) Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project**

Dear Ms. Brandt-Hawley:

The Office of the Clerk of the Board is in receipt of a memorandum dated December 4, 2025, from the Planning Department regarding their determination on the timely filing for appeal of the Statutory Exemption Determination issued by the Planning Department under CEQA for the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a hearing date has been scheduled for **Tuesday, January 13, 2026, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

20 days prior to the hearing: *Wednesday, December 24, 2025*	names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
11 days prior to the hearing: *Friday, January 2, 2026*	any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to bos.legislation@sfgov.org.

Please feel free to contact our office at bos.legislation@sfgov.org or call (415) 554-5184 if you have any questions.

Very truly yours,

Angela Calvillo
Clerk of the Board

jw:ll:ak:ams

c: Brad Russi, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Austin Yang, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Sarah Dennis Phillips, Planning Director, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Tania Sheyner, Staff Contact, Planning Department
Kei Zushi, Staff Contact, Planning Department
Phil Ginsburg, General Manager, Recreation and Parks Department
Sarah Madland, Director of Policy and Public Affairs, Recreation and Parks Department
Beverly Ng, Deputy Director of Policy and Public Affairs, Recreation and Parks Department
Ashley Summers, Commission Liaison, Recreation and Parks Department
Ralph Remington, Director of Cultural Affairs, Arts Commission
Alyssa Ventre, Commission Secretary, Arts Commission
Mary Chou, Civic Art Collection and Public Art Program Director, Arts Commission
Julie Lamarre, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

STATUTORY EXEMPTION APPEAL TIMELINESS DETERMINATION

Date: December 4, 2025
To: Angela Calvillo, Clerk of the Board of Supervisors
From: Lisa Gibson, Environmental Review Officer – (628) 652-7571

RE: **Appeal Timeliness Determination – Embarcadero Fountain by Armand Vaillancourt Statutory Exemption; Planning Department Case No. 2025-010275ENV**

On December 1, 2025, Susan Brandt-Hawley of Brandt-Hawley Law Group, on behalf of Docomomo US/Northern California (Appellant) filed an appeal with the Office of the Clerk of the Board of Supervisors of the Statutory Exemption for the proposed project at Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain). As explained below, the appeal is timely.

Table 1. Summary of Approval and Appeal Dates

Date of Approval Action	30 Days after Approval Action	Appeal Deadline (Must Be Day Clerk of Board's Office Is Open)	Date of Appeal Filing	Timely?
Monday, November 3, 2025	Wednesday, December 3, 2025	Wednesday, December 3, 2025	Monday, December 1, 2025	Yes

Approval Action: On October 31, 2025, the Planning Department issued a Statutory Exemption for the proposed project. The Approval Action for the project was approval by the San Francisco Arts Commission to remove the Vaillancourt Fountain (SFAC Accession No. 1971.46), which occurred on November 3, 2025 (Date of the Approval Action).

Appeal Deadline: Sections 31.16(a) and (e) of the San Francisco Administrative Code state that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the Date of the Approval Action. The 30th day after the Date of the Approval Action was Wednesday, December 3, 2025 (Appeal Deadline).

Appeal Filing and Timeliness: The Appellant filed the appeal of the exemption determination on Monday, December 1, 2025, prior to the end of the Appeal Deadline. Therefore, the appeal is timely.

From:	BOS Legislation, (BOS)
To:	Dennis Phillips, Sarah (CPC)
Cc:	RUSSI, BRAD (CAT); JENSEN, KRISTEN (CAT); YANG, AUSTIN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Gibson, Lisa (CPC); Dwyer, Debra (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Switzky, Joshua (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); Ionin, Jonas (CPC); Ginsburg, Phil (REC); Madland, Sarah (REC); Ng, Beverly (REC); Summers, Ashley (REC); Remington, Ralph (ART); Ventre, Alyssa (ART); Chou, Mary (ART); Lamarre, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of CEQA Determination of Statutory Exemption - Proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) Project
Date:	Tuesday, December 2, 2025 3:29:50 PM
Attachments:	Appeal Ltr 120125.pdf COB Memo 120225.pdf

Dear Director Dennis-Phillips,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Determination of Statutory Exemption for the proposed project for the Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain). The appeal was filed by Susan Brandt-Hawley of Brandt-Hawley Law Group, on behalf of Docomomo US/Northern California (Docomomo NOCA).

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination and respond by no later than Friday, December 5, 2025. Thank you.

Best regards,

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

December 2, 2025

To: Sarah Dennis Phillips
Planning Director

From: Angela Calvillo
Clerk of the Board of Supervisors

Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Statutory Exemption - Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain)

An appeal of the CEQA Determination of Statutory Exemption for the proposed Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) project was filed with the Office of the Clerk of the Board on December 1, 2025, by Susan Brandt-Hawley of Brandt-Hawley Law Group, on behalf of Docomomo US/Northern California (Docomomo NOCA).

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three working days of receipt of this request.

Please feel free to contact our office at bos.legislation@sfgov.org or call 415-554-5184 if you have any questions.

c: Brad Russi, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Austin Yang, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Lisa Gibson, Environmental Review Officer, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Dan Sider, Chief of Staff, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Phil Ginsburg, General Manager, Recreation and Parks Department
Sarah Madland, Director of Policy and Public Affairs, Recreation and Parks Department

ll:jw:ak:

Beverly Ng, Deputy Director of Policy and Public Affairs, Recreation and Parks Department
Ashley Summers, Commission Liaison, Recreation and Parks Department
Ralph Remington, Director of Cultural Affairs, Arts Commission
Alyssa Ventre, Commission Secretary, Arts Commission
Mary Chou, Civic Art Collection and Public Art Program Director, Arts Commission
Lex Leifheit, Deputy Director, Deputy Director of Programs, Arts Commission
Julie Lamarre, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- ■ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries…"
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Affirming the Statutory Exemption Determination - Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain)

Long Title or text listed:

Motion affirming the determination by the Planning Department that the proposed project at Embarcadero Fountain by Armand Vaillancourt (Vaillancourt Fountain) is statutorily exempt from environmental review.

Signature of Requestor: Alisa Somera

251203