

## ADDENDUM 1

### MMEP TO PORT – PIER 70

#### NOTICE OF ANNEXATION FOR PHASE 1

The Maintenance Agreement is hereby amended to incorporate the information and terms provided in this Addendum 1, and in the Attachments described herein.

## 1. PARTIES AND BACKGROUND

### 1.1.1 Phase 1 Parties

At the time of this annexation, the party responsible for the completed Improvements and Sidewalks in the Annexation Area is the Port, as Permittee.

The Parties acknowledge that, concurrent with this annexation, the Director approved an assignment of the maintenance obligations to a Maintenance Assignee pursuant to Section 16.1 of the Permit. The Parties also anticipate that the parties responsible for Sidewalk maintenance may change in the future, in accordance with Section 4.2 of the Permit and pending amendments to Public Works Code Section 706.

### 1.2.1 Phase 1 Background

**1.2.1A** This annexation is approved by the Public Works Director pursuant to Section 6 of the Permit.

**1.2.1B** The Department of Public Works has issued a Notice of Completion for Improvements completed within the Annexation Area, with the exception of the wayfinding and interpretive signs which have not yet been finally designed or installed.

## 2. PERMIT INFORMATION

**2.1 Interdepartmental Master Encroachment Permit (IMEP) Approval:** Board of Supervisors Resolution No. 138-24 on file with the Clerk of the Board in File No. 240203.

**2.2.1 Phase 1 Description/Location of Property (Attachment 1):** Phase 1 of the Pier 70 project is roughly bounded by the northern edge of the 20th Street right-of-way, the eastern edge of the Maryland Street right-of-way, the southern edge of the 22nd Street right-of-way, and the eastern edge of the Illinois Street right-of-way; off-site improvements are also located at the intersections of Illinois Street and both 20th and 22nd Streets and on Maryland Street immediately south of 22nd Street.

**2.3.1 Phase 1 Description/Location of Permit Area:** The Phase 1 Permit Area is shown on **Attachments 2A and 2B** and includes:

- 20th Street from Illinois Street to Maryland Street
- 21st Street from Louisiana Street to Maryland Streets
- 22nd Street from Illinois Street to approximately 300 feet east of Maryland Street
- Louisiana Street from 21st Street to 22nd Street

- Maryland Street from 20th Street to 22nd Street
- Maryland Street to approximately 14 feet south of 22nd Street

The Phase 1 Permit Area does not include the off-site improvements located at the intersections of Illinois Street and both 20th and 22nd Streets shown on **Attachments 2A and 2B**, as there are no Improvements and no sidewalks for which Port is the Fronting Property Owner located in these areas.

#### **2.4.1 Phase 1 Description of Improvements (Attachments 2A and 2B):**

- (a) Cobblestones and pavers in streets, sidewalks, and crosswalks
- (b) Custom benches
- (c) Custom bike racks
- (d) Custom waste receptacles
- (e) Bollards
- (f) Wayfinding and interpretive signs, subject to future permitting (not yet constructed)
- (g) Building 15 Structural Frame
- (h) Sidewalk landscaping, irrigation, and tree well pavers unit pavers
- (i) Retaining walls

**2.8.1 Phase 1 List of Attachments.** The documents listed below are attached to or accompany this Permit, to reflect that the Phase 1 Permit Area is annexed into the Permit.

**Attachment 1: Property Information.** Map identifying the property.

**Attachment 2: Global Area and Permit Area Documentation.**

**Global Area:** Updated Global Diagram showing all the phases of work that have been annexed into the Permit, including the Permit Area.

**Permit Area:**

- (a) Written description of the area where the encroachment(s) exist and the boundaries.
- (b) A detailed description of the Improvements.
- (c) Diagram showing the boundary limits of the Permit Area and identifying all Improvements in the Permit Area (“Precise Diagram”). The Precise Diagram shall be a separate document from the SIPs.

**Attachment 3: Maintenance Documents**

**Attachment 3A: Maintenance Matrix** (Phase 1 information was included in **Attachment 3A** to Permit, attachment not reproduced here.)

**Attachment 3B: Maintenance Plan.** (Phase 1 information was included in **Attachment 3B** to Permit, attachment not reproduced here.)

**Attachment 4: Operations Manual List.** Permittee shall submit a document or manual describing how to operate any specialized equipment necessary for continued operation of the Improvements along with manufacturer’s instructions for operation and maintenance (“**O&M Manuals**”) and other pertinent information about the equipment. These documents are for Public Works file purposes and not attached to this Agreement; a list of the O&M Manuals for Phase 1 was included in **Attachment 4** to Permit, attachment not reproduced here.

The City Engineer has reviewed and certified the description of the updated **Global Area** and the **Permit Area** (Attachment 2), **Maintenance Matrix** and **Maintenance Plan** (Attachment 3 to Permit), and **O&M Manuals** (Attachment 4 to Permit), and any necessary updates submitted with a Notice of Annexation.

## **5.1 Permits, Permissions, and Approvals**

### **5.1A.1 Phase 1 Regulatory Permits and Approvals.**

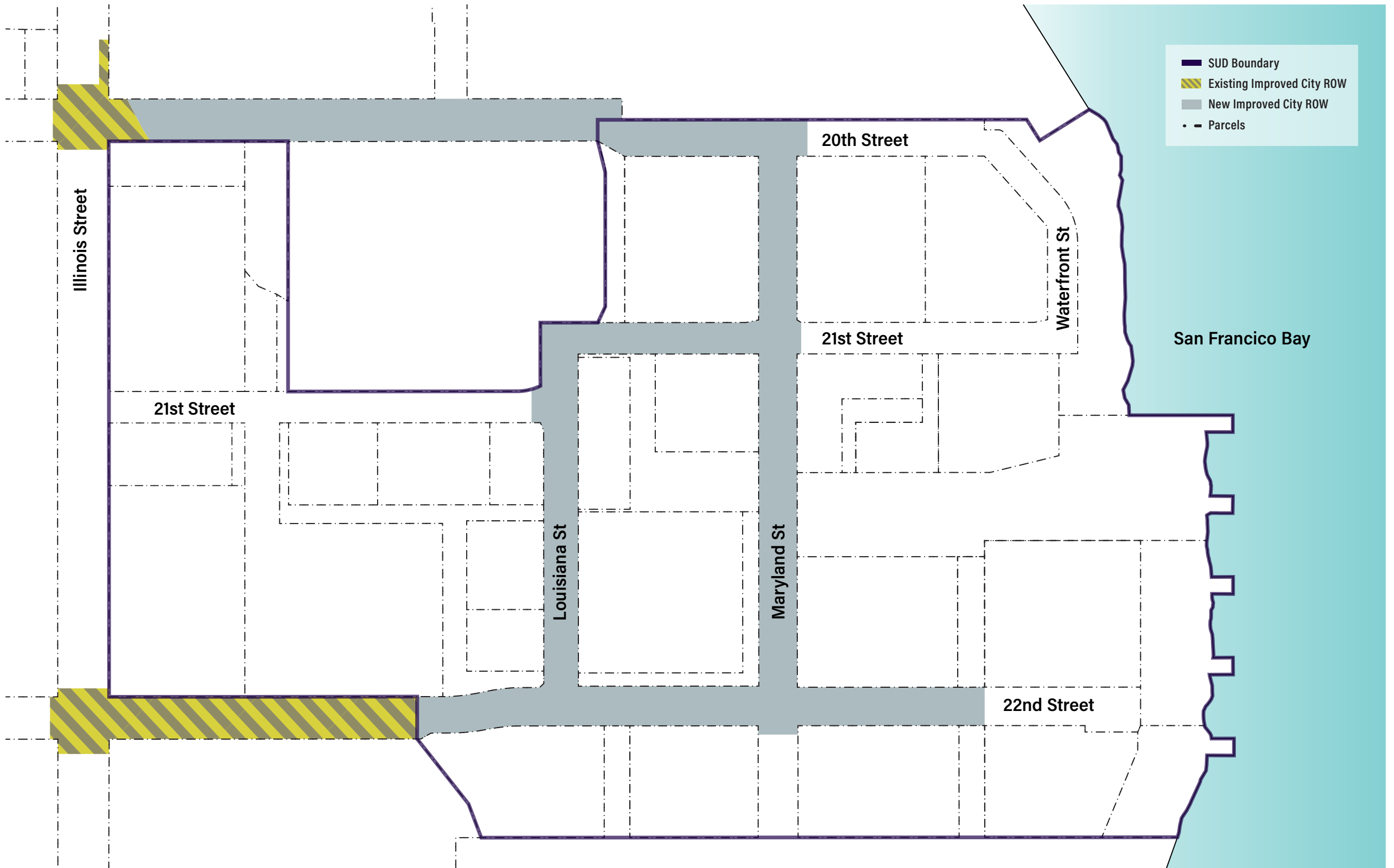
Permittee and Master Developer have obtained all permits, licenses, and approvals of applicable regulatory agencies (“**Regulatory Permits**”) required to commence and complete construction of the Phase 1 Improvements in the PROW and performance of the Permitted Activities, with the exception of deferred improvements and the wayfinding and interpretive signs. All such Regulatory Permits have been delivered to the Department.

Regulatory Permits for deferred improvements and the wayfinding and interpretive signs must be obtained pursuant to Section 5.1A.

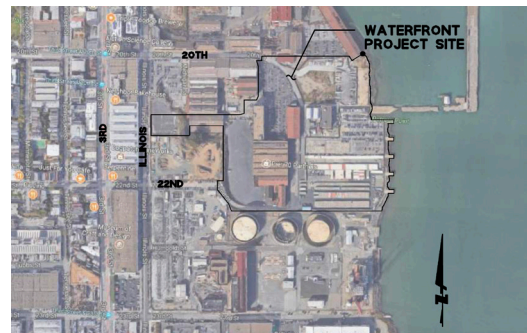
*[Signature Page to Follow]*

In witness whereof the undersigned Permittee(s) have executed this Addendum to Agreement and the Public Works Director has approved this annexation on the dates set forth below.

<p>PERMITTEE: CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, operating by and through the SAN FRANCISCO PORT COMMISSION</p> <p>DocuSigned by: <i>Elaine Forbes</i> By: _____ Name: Elaine Forbes Its: Executive Director</p>	<p><u>5/2/2024</u> Date</p>
<p>CITY AND COUNTY OF SAN FRANCISCO acting by and through its DEPARTMENT OF PUBLIC WORKS, a municipal corporation</p> <p>DocuSigned by: <i>Albert Ko</i> _____ Albert Ko City Engineer of San Francisco</p> <p>DocuSigned by: <i>Carla Short</i> _____ Carla Short Public Works Director</p>	<p><u>5/2/2024</u> Date</p> <p><u>5/2/2024</u> Date</p>



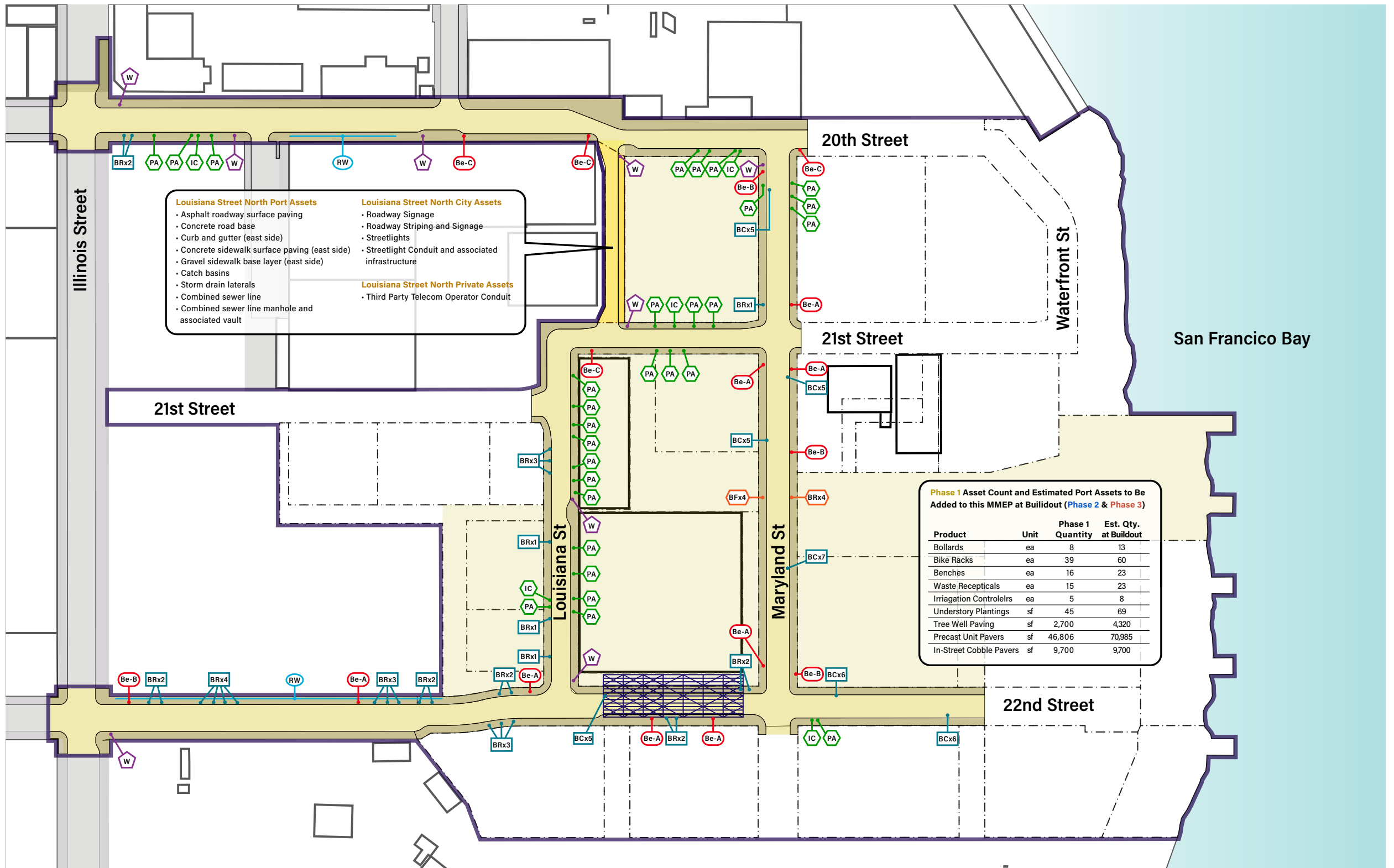
# Attachment 1: Pier 70 Phase 1 Area Map



Pier 70  
Vicinity Map



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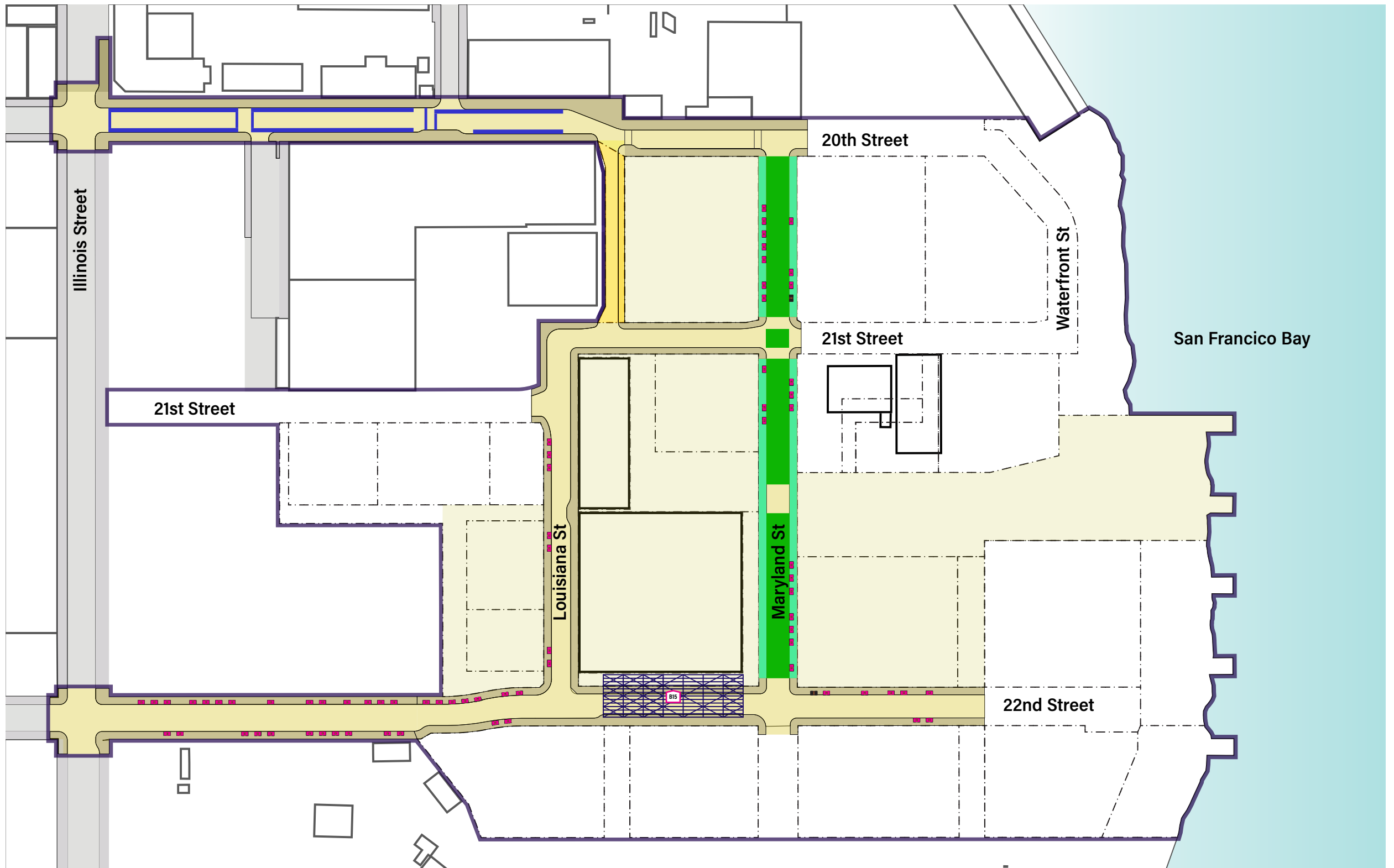
## Attachment 2A: Pier 70 Phase 1 Description of Encroachments

Notes: 1. Map does not show non-standard Paving installed in Phase 1. For Special paving areas, see Map 2















- Bench Type A
- Waste Receptacle (Trash/Recycling)
- Louisiana Street (North Block)
- Bench Type B
- Planting Area
- Phase 1
- Bench Type C
- Irrigation Controller
- Phase 1 ROW (Completed)
- Fixed Bollards (4 Bollards)
- Retaining Wall
- Louisiana St. North (Port ROW)
- Removable Bollards (4 Bollards)
- Building 15
- Phase 2
- Sidewalk Bike Racks (3 Racks)
- Phase 2 ROW (Future)
- In-Street Bike Corral with 6 Racks
- Phase 3
- Phase 3 ROW (Future)



NOT TO SCALE



**Attachment 2B:  
Pier 70 Phase 1 – Port Maintained  
Special Paving**

- |   |   |
|---|---|
|  20th Street Cobble Stones in Parking Lane and Crosswalks      |  Building 15                     |
|  Maryland Street Sidewalk Unit Pavers                          |  Louisiana Street (North Block)  |
|  Maryland Street Roadway Unit Pavers                           |  Phase 1                         |
|  Waterfront Street Special Paving (To be installed in Phase 3) |  Phase 1 ROW (Completed)         |
|  Tree Well Unit Pavers   |  Louisiana St. North (Port ROW)* |
|   |  Phase 2                         |
|   |  Phase 2 ROW (Future)            |
|   |  Phase 3                         |
|   |  Phase 3 ROW (Future)            |



NOT TO SCALE