

First Amendment to Port Lease L-17134 with the YMCA of San Francisco

Board of Supervisors

Budget and Finance

September 10, 2025

Presented By: Wyatt Donnelly-Landolt

Real Estate & Development





Dogpatch YMCA at Crane Cove opened in February 2025

Dogpatch YMCA of Crane Cove Project

- The new “Dogpatch YMCA of Crane Cove”, along with a water recreation facility operated by their primary subtenant Dogpatch Paddle, opened for business in February 2025
 - Master Tenant: YMCA SF (4,068 square feet): Community Wellness Facility
 - Subtenant A: Dogpatch Paddle (2,210 square feet): Retail/Aquatics Center
 - Subtenant B: TBD (480 square feet): Retail Food and Beverage
- The YMCA SF faced significant challenges to successfully rehabilitate and repurpose Building 49, including improving the building’s structural integrity and seismic resiliency in the face of adverse existing building/site conditions

Proposed Changes to the Lease

Lease Term	Existing	Proposed
Seismic Rent Credits	None	\$150,000 (of \$407,000 total increase in structural improvement costs)
Restroom Rent Credits \$2,000 per month for YMCA to operate and maintain public restrooms	Reduced by \$6,000 (i.e. 3 months) due to delay in opening public restrooms	Leaves all Restroom Rent Credits Intact