

MISSION ROCK | PIER 70 | POTRERO POWER STATION

RETAIL SIDEWALK ACTIVATION PERMITTING

San Francisco Port Commission | Agenda Item 12B

Presented by: Paul Chasan

February 11, 2025



Today's Action

- **Recommend BOS approve** legislation amending the SF Public Works Code
- **Establish Port as sole agency w/ jurisdiction** for permitting and licensing retail activations within Port-owned and City-accepted rights-of-way
 - 1) Café Seating
 - 2) Merchandise Displays
 - 3) Creative Sidewalk Activations
- **Pilot in major development areas:** Mission Rock (MR), Pier 70 (P70), Potrero Power Station (PPS)

Retail Challenge

Status Quo

- Retail tenants must obtain overlapping Port & Public Works approvals for sidewalk activations (e.g. café seating, merchandise displays, benches)

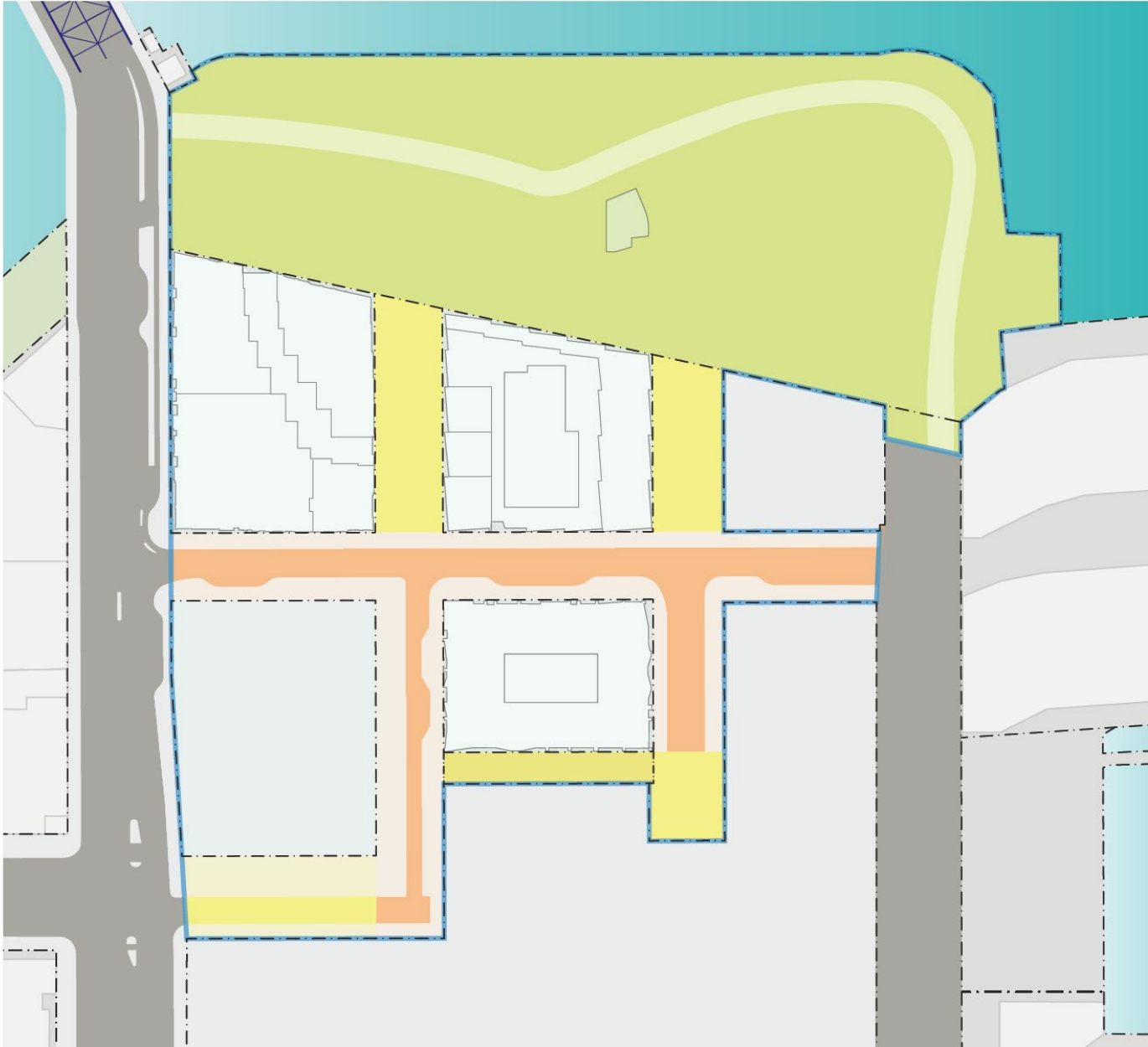
Why

- Public Trust obligations require Port receives fair market value for its property
- Insure against 3rd Party Claims for commercial activities within Port Jurisdiction (typically handled via license)

Solution

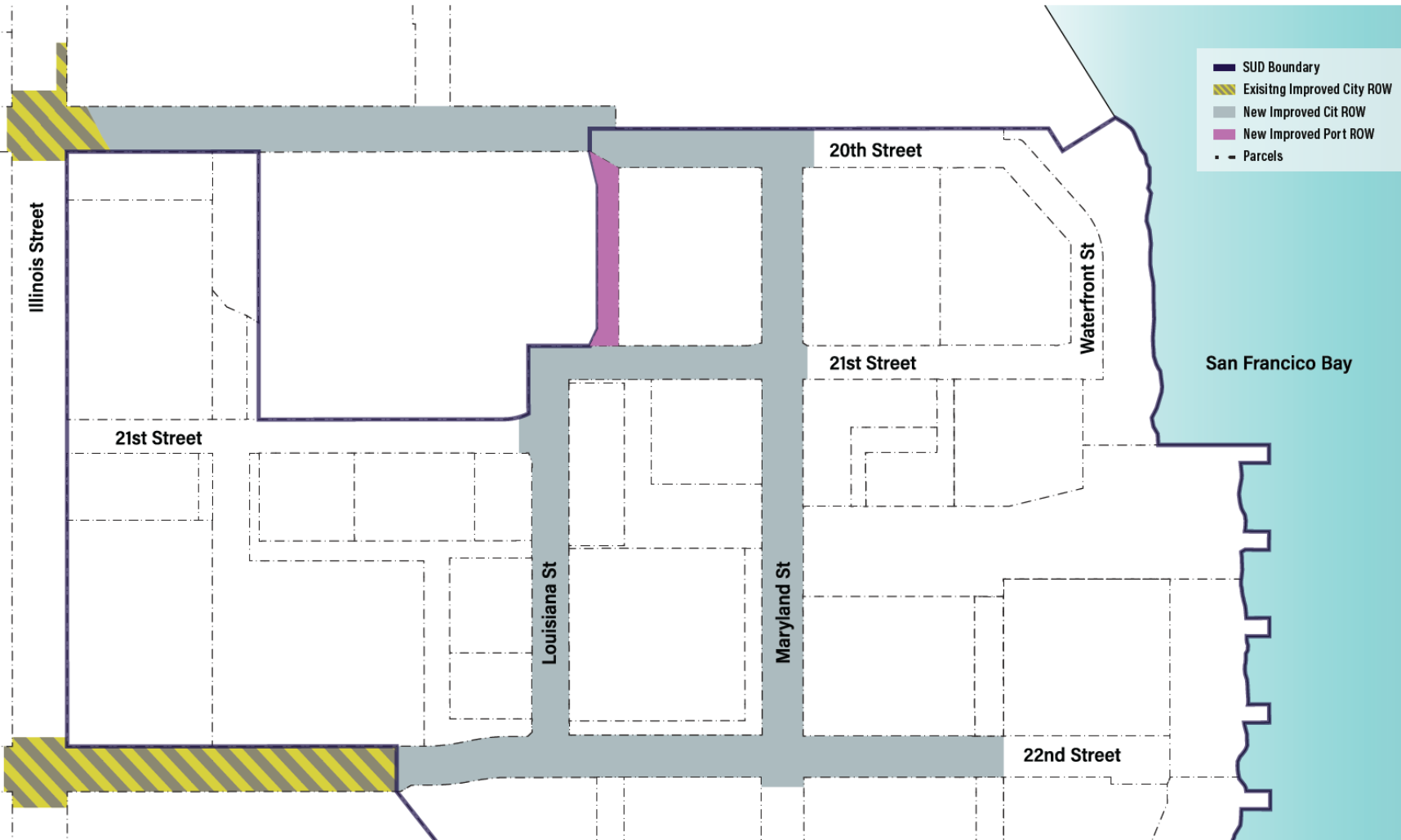
- Exclude City-Accepted Port Streets in development areas from SFPW retail activation permits (café tables, merchandise displays, outdoor seating)
- Affirmatively delegate permit authority to Port for a pilot in major development areas (Mission Rock, Pier 70, Potrero Power Station)
- Public Works would still lead permitting for other activities in the ROW
- Benefits
 1. Simplified and streamlines to create one-stop shop for retail tenants
 2. Port staff better positioned to implement unique regulations with Mission Rock Design Controls
 3. Port staff better positioned to manage IRS private use rules under tax-exempt bond funding

Mission Rock



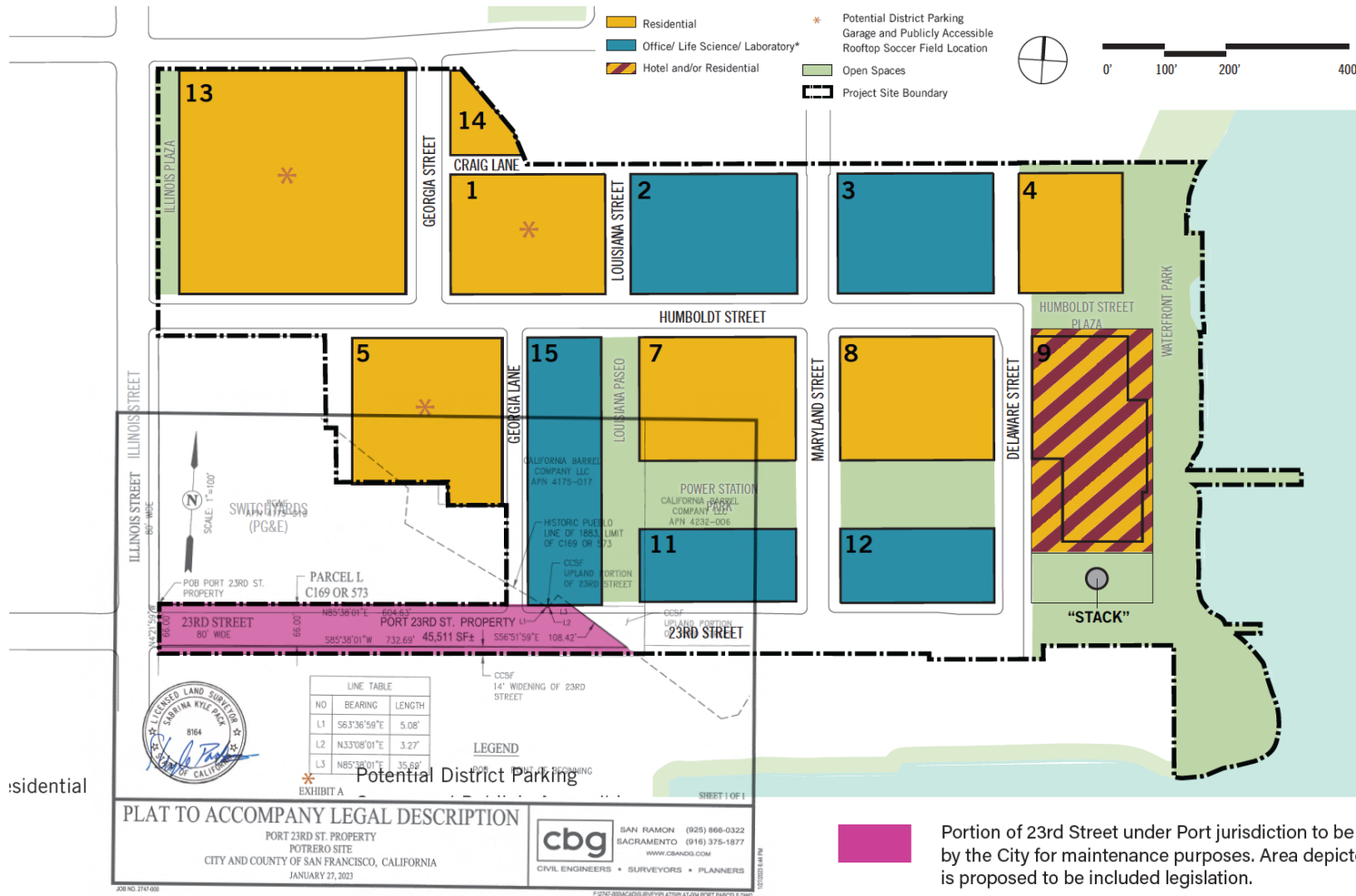
City-Accepted Port
Streets at Mission Rock

Pier 70



City-Accepted Port Streets at Pier 70

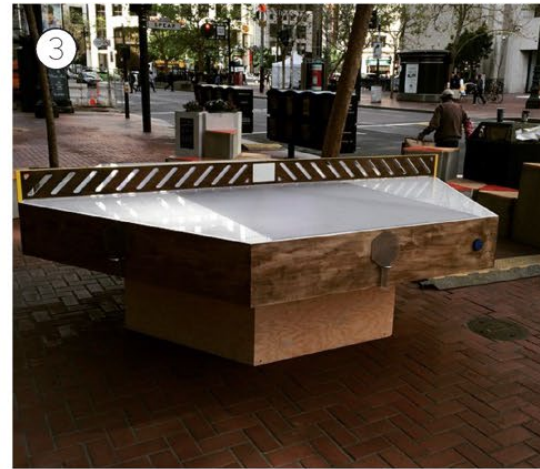
Potrero Power Station



City-Accepted Port Streets at Potrero Power Station

Portion of 23rd Street under Port jurisdiction to be accepted by the City for maintenance purposes. Area depicted in pink is proposed to be included legislation.

Creative Sidewalk Activations



1. Custom seating, table, planter
2. Modular Seating/planters / Parklet*
3. Hexagonal ping-pong-table
4. Serpentine bench*
5. Simple furnishings/stage*

6. Custom planters and furnishings
7. Temporary Art / Sculpture

* Note: Port not seeking authorizaiton to allow paint on sidewalk

Next Steps

- | | |
|-------------------|--------------------------|
| 02/25/2025 | BOS Intro |
| 04/07/2025 | Land Use Committee |
| 05/02/2025 | Mayor Signs |
| 06/01/2025 | Legislation Takes Effect |

Staff will continue to work retail tenants to foster vibrant streets at Mission Rock, Pier 70, and Potrero Power Station

Thank You

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