

Mission Rock Phase 1A

Infrastructure Acceptance and Related Actions

1) Infrastructure Acceptance Ordinance – BOS File #250186

2) Port Sidewalk Permitting Ordinance – BOS File #250187

3) MRU Major Encroachment Permit Ordinance – BOS File #250188

4) Port and Developer Major Encroachment Permits Resolution – BOS File #250285

Board of Supervisors Land Use and Transportation Committee

April 7th, 2025

Presented By:

Shawna Gates, SFPW

Site Overview & Context

Phase 1A Summary:

Housing: 2 buildings (537 units total, 161 affordable)

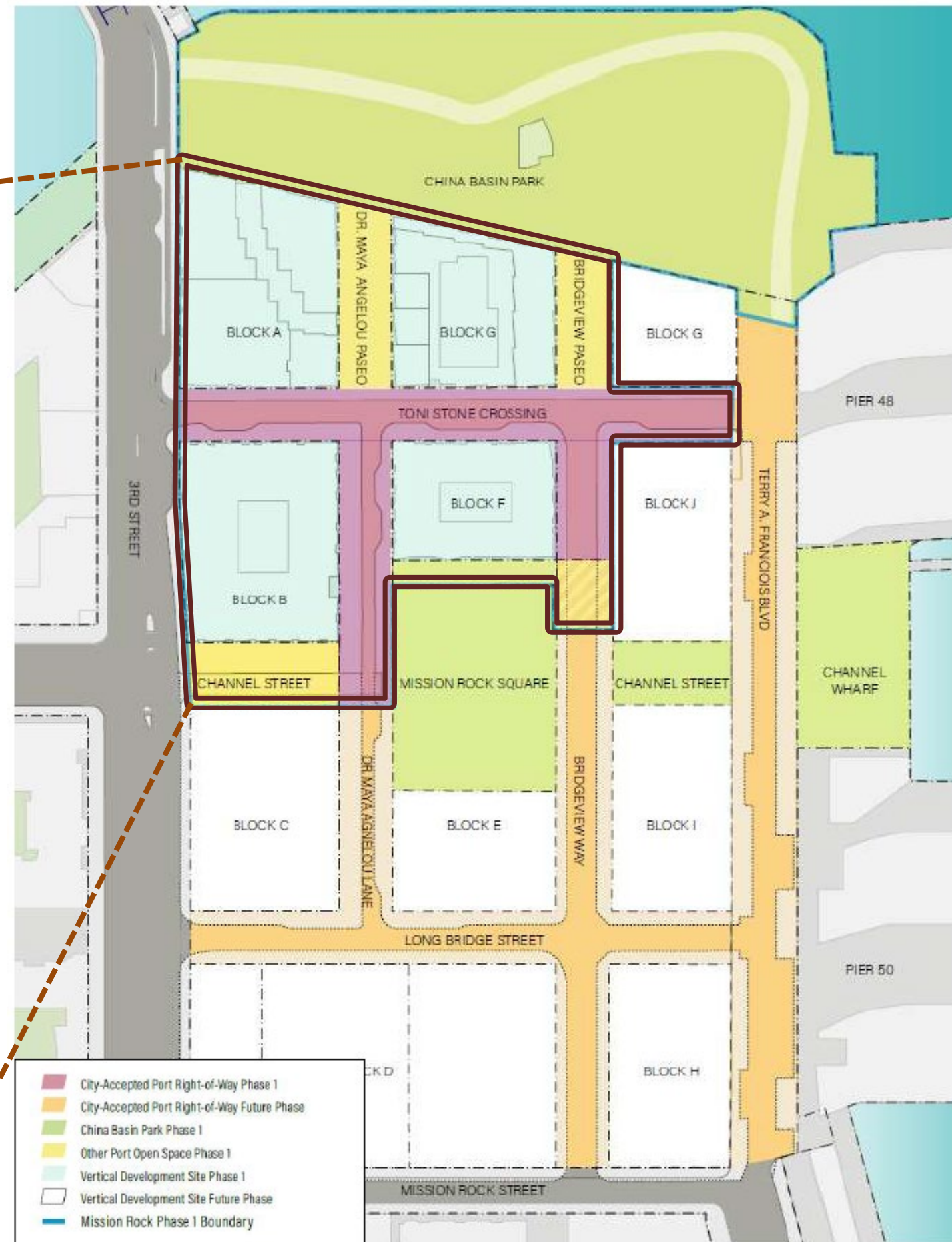
Commercial Office: 2 buildings (550,000 gross square feet)

Ground Floor Retail: 52,000 square feet

Public Infrastructure: streets, sidewalks, lightweight cellular concrete (LCC), utilities, streetlights, traffic signals, trees, etc.

Port Infrastructure: public open spaces/paseos, art, signage, surface improvements and landscaping

Other Encroachments: Private District Energy + Non-potable Blackwater Systems, LCC monitoring equipment



Mission Rock Phase 1 Infrastructure



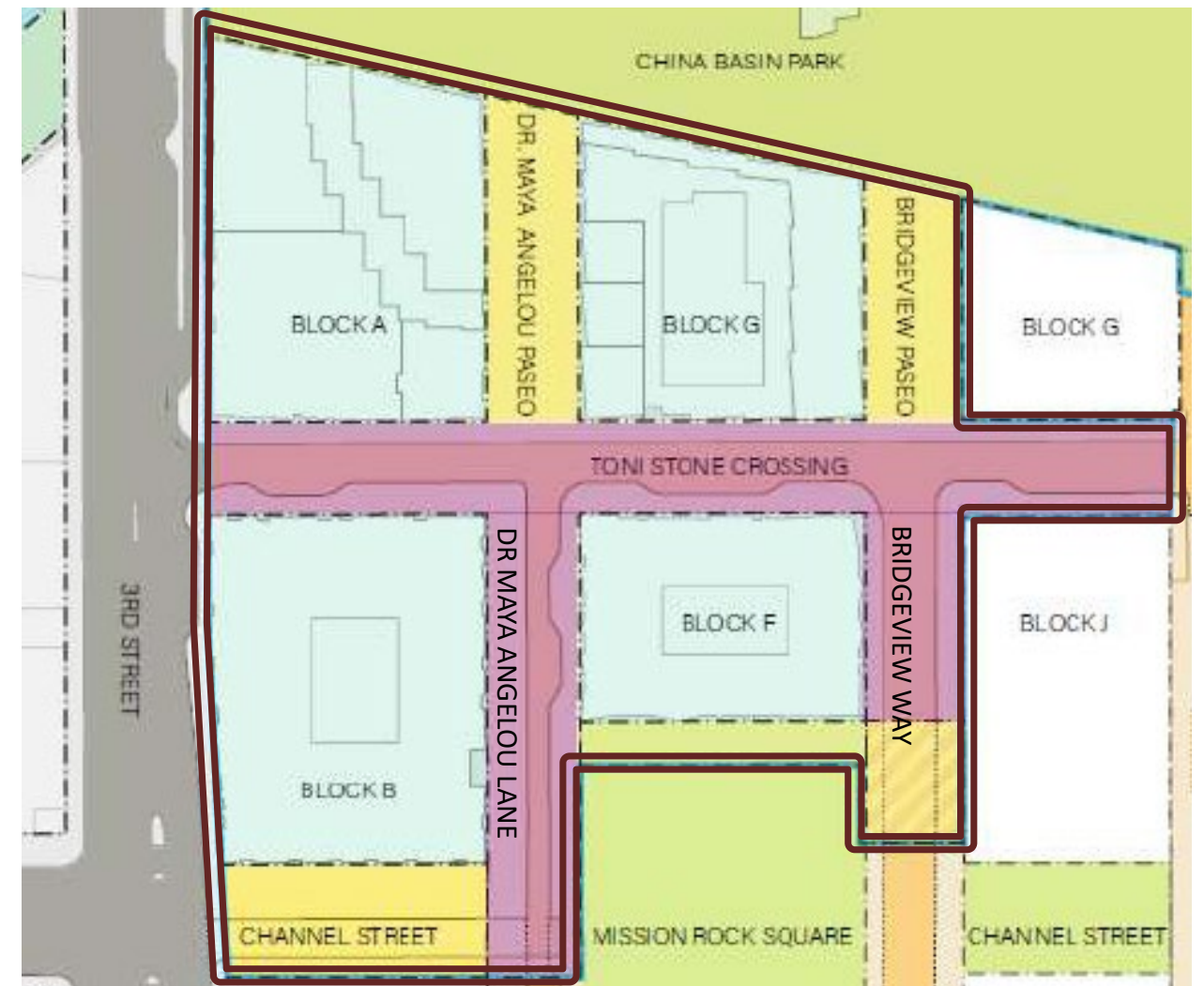
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Acceptance of Public Infrastructure (Ordinance A)

Infrastructure Acceptance Ordinance (A) – BOS File 250186

Recommends that the Board of Supervisors:

- Accept Public Infrastructure for City maintenance and liability, dedicate to public use, and designate for street and roadway purposes;
- Establish official public right-of-way widths and street grades;
- Amend Article 2.4 of Public Works Code to require excavation permits for all excavation in Mission Rock Special Use District;
- Delegate limited authority to Public Works Director for acceptance of deferred work;
- Acknowledge and approve San Francisco Port Commission actions regarding the Phase 1A Public Infrastructure for which the Port will own, maintain and assume liability for.



Port Sidewalk Permitting – Mission Rock, Pier 70, Potrero Power Station Special Use Districts (Ordinance B)

Ordinance (B) – BOS File 2501875

- Streamlines Permitting of tables, seating, and other minor encroachments on the public sidewalks (aka Retail Activation)
- Amends Article 15 of the Public Works Code to designate the Port of San Francisco, instead of Public Works, as solely responsible for permitting, enforcement and liability of related Permitting



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

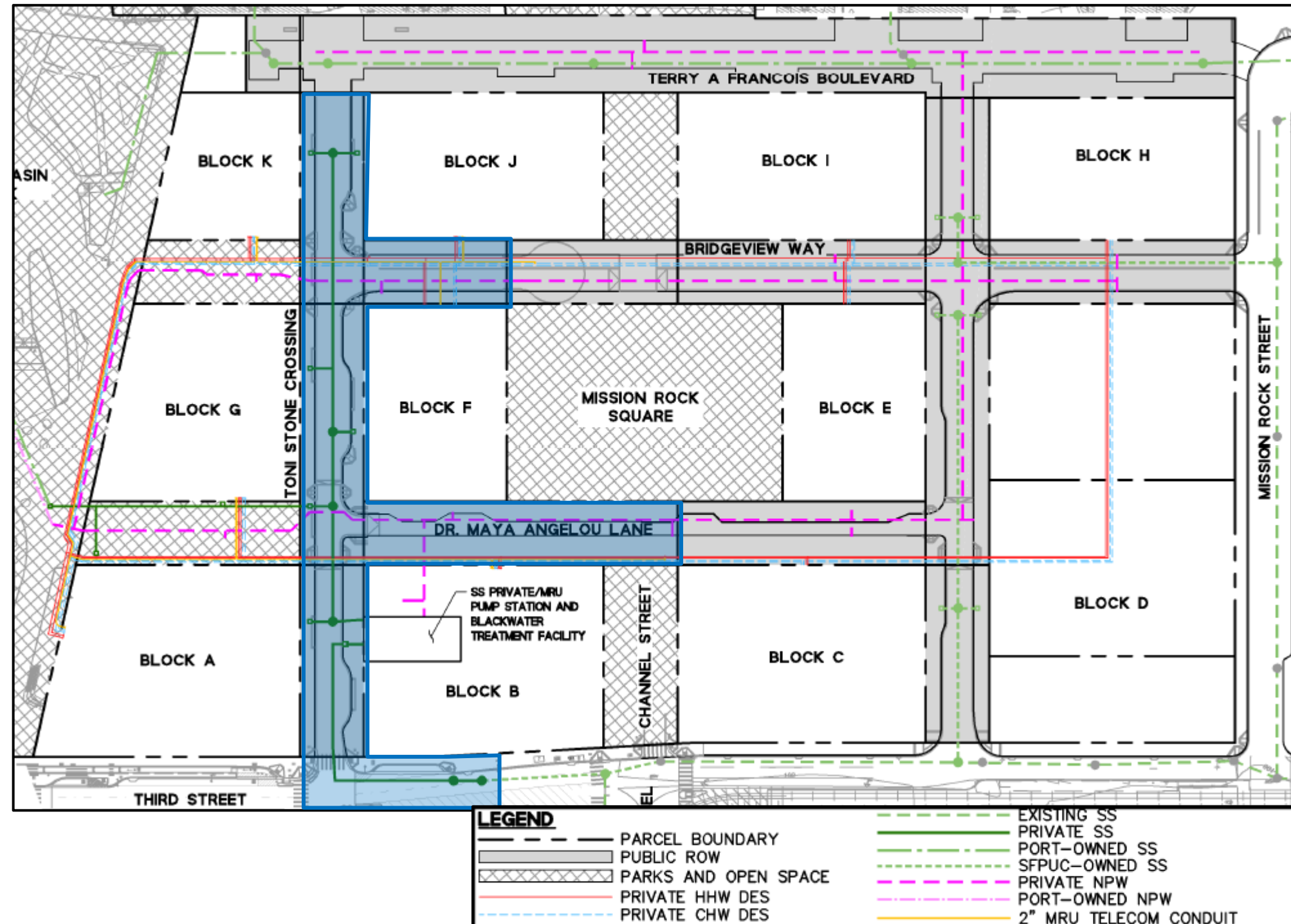
6. Custom planters and furnishings
7. Temporary Art / Sculpture

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

Approval of Master Encroachment Permit for Mission Rock Utilities (Ordinance C)

Ordinance (C) – BOS File 250188

- Approves master encroachment permit for Mission Rock Utilities (MRU) in the Mission Rock development area for facilities including private sewers, non-potable water and heating and cooling district utility lines
- Authorizes Public Works to add additional phases administratively into MEP



Approval of Interdepartmental Master Encroachment Permit for SF Port (Resolution 1, Item 1)

Resolution (1) – BOS File 250285

Item 1:

- Approves Interdepartmental Master Encroachment Permit for SF Port and authorizes Public Works to add additional phases administratively into MEP.
- Types of Encroachments:
 - Public Art
 - Benches, Waste Receptacles
 - Non-standard curved curb, railing and structural curbs
 - Stone blocks (streetlight protection)
 - SFFD bollard operating pedestal
 - Fire lane markers, electrical outlets
 - Tactile delineators and trench drains
 - Tree grates and sidewalk landscaping
 - Wayfinding & Signage
 - Special decorative paving in streets and sidewalks
 - Port-owned Underground Utilities

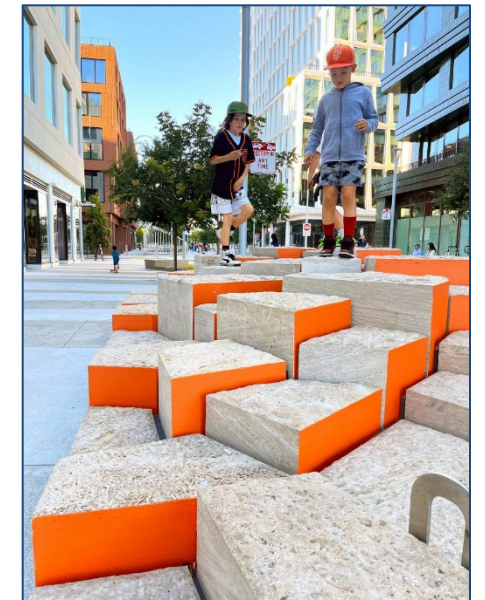
Phase 1 Public Art & Street Rooms



Toni Stone Statue by Dana King

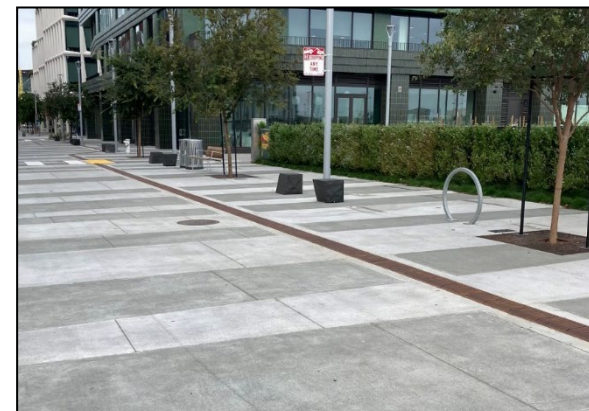


Garden Party by Min Design



Pop Rocks by Terrain Work

Phase 1 Surface Improvements, Landscaping, Street Furniture



Approval of Major Encroachment Permit for LCC Monitors (Resolution 1, Item 2)

Resolution (1) – BOS File 250285

Item 2:

- Approves major encroachment permit to Mission Rock Developer for specialized monitors for lightweight cellular concrete (LCC) installed in Mission Rock Phase 1 streets.
- Monitor ground movement and ground water levels for 10 years for conformance with criteria set forth in PW Order 207782



Recommended Board of Supervisors Actions:

General actions for all: adopting related BOS Files, adopting findings under CEQA, make findings of consistency with General Plan and Planning Code Section 101.1.

Ordinance (A) – Infrastructure Acceptance, BOS File 250186:

- Accept Public Infrastructure, dedicate to public use, designate for street and roadway purposes and City maintenance and liability and other related actions;
- Amend Public Works Code to require excavation permits for all excavation in Mission Rock Special Use District;
- Delegate limited authority to Public Works Director for acceptance of deferred work;
- Acknowledge and approve Port Commission actions regarding the Phase 1A Public Infrastructure.

Ordinance (B) – Sidewalk Permitting, BOS File 250187:

- Approve amendments to Public Works Code to designate the Port of San Francisco, as responsible for permitting tables, seating, and other minor encroachments on the public sidewalks in Mission Rock, Pier 70, and Potrero Power Station projects.

Ordinance (C) – Master Encroachment Permit for Mission Rock Utilities, BOS File 250188:

- Approve Master Encroachment Permit for Mission Rock Utilities to maintain private utility encroachments in public rights-of-way. Authorize Public Works Director to add future phases administratively.

Resolution (1) – Interdepartmental Master Encroachment Permit for SF Port, Major Encroachment Permit for LCC Monitors, BOS File 250285:

- Approve two Encroachment Permits. Authorize Public Works Director to add future phases administratively.



THANK YOU!

Mission Rock Development, Private and City Partners:

