



San Francisco Public Works  
General – Director's Office  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 203247**

**RECOMMENDING ADOPTION OF STREET NAMES FOR UNNAMED STREETS TO BE DEDICATED ON SEAWALL LOT 337 PURSUANT TO THE SEAWALL LOT 337 AND PIER 48-MIXED USE PROJECT AND NAMES FOR PORT OPEN SPACES AT THIS PROJECT.**

1. On January 30, 2018, the San Francisco Port Commission ("Port"), through Resolution No. 18-03, approved the Disposition and Development Agreement ("DDA") by and between the Port and SWL 337 Associates, LLC concerning the development of the Seawall Lot 337 and Pier 48 Mixed-Use Project ("Project").
2. On February 27, 2018, the Board of Supervisors adopted Ordinance No. 33-18 approving a Development Agreement for the Project. The Project concerns the redevelopment of Seawall Lot 337, Pier 48, and adjacent areas which are referred to hereafter as the "Project Site."
3. The Project Site, which is owned by the Port and subject to the public trust, was historically used for industrial uses. It has been most recently used for surface parking and for limited commercial purposes. There are no dedicated streets located within the Project Site. Notwithstanding the foregoing, a portion of the Project Site is known as "Terry A. Francois Boulevard."
4. On September 10, 2019, the Board of Supervisors adopted Ordinance No. 209-19, which ordered the street vacation of the entirety of Seawall Lot 337 and portions of the area known as Terry Francois Boulevard.
5. The Project will convert the Project Site into a vibrant mixed-use project including approximately 1,200 units of new rental housing, 1,400,000 square feet of commercial space, rehabilitation of historic Pier 48, space for small-scale manufacturing, retail, neighborhood services and public infrastructure. Forty percent of the new homes will be affordable to low and middle-income households.
6. It is anticipated that, pursuant to the DDA, the Project's master developer and the Port will dedicate unnamed street improvements to the City in the future as part of the Project (hereafter, previously-dedicated and future-dedicated street improvements are referred to collectively as "Public Streets"). Public Works intends to take these Public Streets to the Board of Supervisors for purposes of dedicating them as open public right-of-way through subsequent actions and accepting the Public Streets and attendant public infrastructure for City maintenance and liability purposes subject to certain conditions. The Project also includes certain open-space lots that will not be dedicated to the City for use as open public right-of-way, but for which street names are necessary ("Port Open Spaces").
7. To avoid public confusion with street names and create a consistent and comprehensive street-naming nomenclature applicable to the multi-year phased Project, Public Works recommends to

the Board of Supervisors that it officially name all Public Streets and Port Open Spaces within the Project site.

8. The Project's master developer submitted a proposed street naming plan to the Port on November 26, 2019 ("Street Naming Plan"). The Street Naming Plan involves six proposed streets. Of these six streets, four are proposed to be named by continuation of adjacent, off-site streets that will connect with the new streets in the Project Site. These are: (1) Terry A. Francois Boulevard (the area currently known as Terry A. Francois Boulevard on the Project Site would continue to be known as such); (2) Long Bridge Street; (3) Bridgeview Way and (4) Channel Street. There are two new unnamed streets which do not extend the existing street grid. For these streets, the Street Naming Plan proposes the names "Plank Road" and "Spur Street." A diagram depicting all streets subject to the Street Naming Plan is appended hereto as Attachment 1.
9. The name "Spur Street" was suggested in Port-hosted community meetings. "Spur" refers to a railroad track on which cars are left for loading and unloading. The name is a reference to the Project Site's historic use as a rail yard between the late 1800s and mid-1900s.
10. The name "Plank Road" is a reference to an obsolete toll road called Mission Plank Road that operated in the City from 1851 to 1873. Mission Plank Road connected Yerba Buena Cove across swampy wetland to Mission Dolores. Mission Plank Road was an important factor in the growth of Mission Bay as it provided improved access to the southern portion of the city and fill from the construction of Mission Plank Road was used to partially fill the Mission Bay as the shoreline was expanded to increase developable land.
11. The Street Naming Plan was presented to the public at a meeting of the Central Waterfront Advisory Committee and the Southern Waterfront Advisory Committee on December 5, 2019.
12. The Department of Public Works ("Public Works") reviews proposed street names for unnamed streets pursuant to the requirements of the California Streets and Highways Code (Section 971), the City Public Works Code (Section 423) and the Public Works informational bulletin entitled "Street Name Establishment/Street Name Change."
13. On January 14, 2020, the Port adopted Resolution No. 20-02 concerning the Street Naming Plan. Therein, the Port: (1) found that Public Works has taken all steps necessary to effectuate the new street names described in the Street Naming Plan; (2) recommended that the Board of Supervisors adopt the new street names Spur Street and Plank Road and approve the continuation of the street names for Terry A. Francois Boulevard (existing to retain said name), Long Bridge Street, Bridgeview Way and Channel on the Project Site; (3) recommended that the Board of Supervisors direct the San Francisco Municipal Transportation Agency ("SFMTA") to prepare new street signs; and (4) recommended that the Board of Supervisors direct Public Works to add the names described in the Street Naming Plan to the City's official list of street names. Port Resolution No. 20-02 is attached hereto as Attachment 2.
14. The Acting Director of Public Works finds that the proposed street names as described in the Street Naming Plan, including the addition of two new street names for new streets, Spur Street and Plank Road, and the adoption of existing street names for new, contiguous streets located on the Project Site, Terry A. Francois Boulevard (existing to retain said name), Long Bridge Street, Bridgeview Way and Channel, are consistent with the requirements of the California Streets and Highways Code, the Public Works Code, and the Public Works informational bulletin entitled "Street Name Establishment/Street Name Change" pertaining to the adoption of

names for unnamed streets, including specifically that the aforementioned proposed street names do not conflict with the names of existing streets located within the City.

15. The Acting Director of Public Works recommends that the Board of Supervisors establish the street names for the unnamed roadways as depicted on Attachment 1 hereto, including by adopting a motion establishing the street names, directing that the street names be added to the official records of San Francisco street names, and directing SFMTA to prepare new street signs for the streets depicted on Exhibit A upon the Board of Supervisors approval of a final map including any such street.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce  
City and County Surveyor

X

DocuSigned by:

Alain Degrafinried

Degrafinried, Alain  
Acting Director of Public Works

**PORT COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. 20-02**

- WHEREAS, Beginning in 2006, the Port initiated an intensive planning process that has culminated in a project that will restore and redevelop an approximate 28-acre site located along the Central Waterfront comprised of (1) Seawall Lot 337, bounded by Third Street on the west, Mission Rock Street on the south, Pier 48 to the east, and China Basin Park on the north; (2) Pier 48; (3) China Basin Park; and (4) the marginal wharf between Pier 48 and Pier 50; (collectively, the “Site”); and
- WHEREAS, In May 2010, by Resolution No. 10-32, the Port Commission awarded to Seawall Lot 337 Associates, LLC, a Delaware limited liability company (“Developer”), through a competitive process, the opportunity to negotiate exclusively for the mixed-use development of Seawall Lot 337 and Pier 48, and the Port Commission later added China Basin Park, the marginal wharf between Pier 48 and Pier 50, and Parcel P20 to the development opportunity (collectively, the “Project”); and
- WHEREAS, The Developer is a limited liability company, which is wholly owned by TSCE 2007 Mission Rock, L.L.C. and Giants Development Services, LLC, the former is an affiliate of Tishman Speyer Properties, L.P., and the latter is an affiliate of San Francisco Baseball Associates, LLC, the Major League Baseball franchise holder of the San Francisco Giants; and
- WHEREAS, In May 2013, by Resolution No. 142-13, the Board of Supervisors found the Project fiscally feasible under Administrative Code - Chapter 29 and endorsed a Term Sheet for the Project now known as “Mission Rock”; and
- WHEREAS, In January 2018, by Resolution No. 18-03, the Port Commission approved the terms of a Disposition and Development Agreement between the Port and the Developer (the “DDA”), and related transaction documents that are incorporated into the DDA, and provided an overall road map for development of the Project, including: a Financing Plan; an Infrastructure Plan; a Housing Plan; a Transportation Plan; a Transportation Demand Management Plan; a Workforce Development Plan; an LBE Utilization Program; and forms for an interim Master Lease, a Vertical Disposition and Development Agreement, and a Parcel Lease; and
- WHEREAS, Concurrently with Resolution No. 18-03, the Port Commission authorized a number of other actions in furtherance of the Project, including: (1) consenting to amendments to the Planning Code that create the Mission Rock Special Use District (“Mission Rock SUD”) over the Site and related

amendments to City zoning maps, as set forth in Resolution No. 18-04; (2) consenting to the Development Agreement (the “DA”) between the City and County of San Francisco and the Developer as it relates to matters under Port jurisdiction, as set forth in Resolution No. 18-06; (3) approving the Design Controls, which provide detailed land use controls for the Mission Rock SUD and conforming amendments to the Waterfront Land Use Plan, as set forth in Resolution No. 18-05; (4) approving and recommending that the Board of Supervisors approve a Memorandum of Understanding for Interagency Cooperation among the Port, and other City agencies with respect to approvals related to the subdivision of the Site and construction of infrastructure and other public facilities as set forth in Resolution No. 18-07; (5) recommending that the Board of Supervisors approve formation proceedings for Project Area I of City and County of San Francisco Infrastructure Financing District No. 2, as set forth in Resolution No. 18-08; and (6) entering into a Memorandum of Understanding between the Port and the Treasurer-Tax Collector and the Controller regarding the collection and allocation of ad valorem and special taxes to the financing districts, as set forth in Resolution No. 18-09; and

WHEREAS, In February 2018, the Board of Supervisors approved the DDA by Resolution No. 42-18; and

WHEREAS, Under the DDA and related transaction documents, at full build-out, the Project will include: (1) 1.1 million to 1.6 million gross square feet (“gsf”) of new residential uses, at least 40% of which will be on-site affordable housing as described in the Housing Plan attached to the DDA; (2) 972,000 to 1.4 million gsf of new commercial and office space; (3) 241,000 to 244,800 gsf of active retail and production uses on 11 proposed development blocks on Seawall Lot 337 in buildings that will range in height from 90 to 240 feet; (4) the rehabilitation and reuse of Pier 48, a significant contributing resource to the Port of San Francisco Embarcadero Historic District; (5) up to approximately 1.1 million gsf of above- and below-grade parking in one or two garages; (6) on-site transportation demand management and payment of impact fees that the Municipal Transportation Agency will use to improve transportation service in the area; (7) approximately 8 acres of new and expanded open space, including an expansion of China Basin Park, a new central Mission Rock Square, and waterfront access along the shoreline; (8) public access areas, assembly areas, and an internal grid of public streets, shared streets, and utilities infrastructure; and (9) on-site strategies to protect against sea level rise; and

WHEREAS, The DDA governs: (1) Developer's obligations to complete horizontal development of the Project, including entitlements, site preparation, subdivision and construction work related to streets and sidewalks, public realm amenities (e.g., parks and open space), public utilities and

shoreline area improvements (together, “Horizontal Development”), all to create development parcels and support and protect buildings; and (2) Developer’s option to ground lease developable lots in the Site for vertical development, all in accordance with all of the governing land use and entitlement documents, including the Development Agreement, Mission Rock SUD, and Design Controls; and

WHEREAS, The DDA includes a Schedule of Performance that provides 60 months from the Phase 1 Notice to Proceed as the outside date for the completion of construction of all public infrastructure, including streets, utilities and parks; and

WHEREAS, On October 25, 2019, Developer submitted to the San Francisco Public Works Department (“SFPW”) a proposed street addressing plan for the Site; and

WHEREAS, On November 26, 2019 SFPW approved Developer’s proposed street addressing plan; and

WHEREAS, As part of the SFPW approved street addressing plan, Developer has formally requested to create two new street names for two streets that will be constructed entirely within the Project limits, namely Spur Street and Plank Road; and

WHEREAS, The new street that runs north-south from China Basin Park to Long Bridge Street is proposed to be named Plank Road; and

WHEREAS, Plank Road is a historic reference to Mission Plank Road, a former toll road that operated in San Francisco from 1851 to 1873, connecting Yerba Buena Cove to Mission Dolores; and

WHEREAS, The new street that runs east-west from Terry A. Francois Boulevard to 3<sup>rd</sup> Street is proposed to be named Spur Street; and

WHEREAS, The proposed name Spur Street was generated through Developer’s outreach efforts to the Mission Bay community as a reference to the many railroad spurs upon which railcars were loaded and unloaded in the era when this site functioned as a rail yard; and

WHEREAS, Developer presented the proposed new street names to a Central Waterfront Advisory Committee and Southern Waterfront Advisory Committee meeting on December 5, 2019; and

WHEREAS, The actions contemplated in this Resolution are within the scope of the project for which the Port Commission (Resolution No. 18-06) and the Board of Supervisors (Resolution No. 33-18) approved on January 30, 2018 and March 6, 2018, respectively, affirming the Planning

Commission's certification of the Final Environmental Impact Report for the Seawall Lot 337 and Pier 48 Mixed-Use Project (Planning Commission Motion No. 20018) and made findings in accordance with the California Environmental Quality Act (California Public Resources Code section 21000 et. seq.) and Administrative Code Chapter 31, which resolutions are incorporated herein by reference; and

- WHEREAS, The Port Commission recognizes that SFPW, on behalf of the City, has or will have taken all necessary actions to effect these new street names, including complying with regulations regarding street names under California Government Code, Section 34091.1, California Streets and Highways Code, Sections 970.5, 971, and 5026, and Public Works Code, Section 423; now, therefore be it
- RESOLVED, Pursuant to California Government Code, Section 34091.1, California Streets and Highways Code, Sections 970.5, 971, and 5026, and Public Works Code, Section 423, the Port Commission recommends that the San Francisco Board of Supervisors adopt the new street names Spur Street and Plank Road for the Mission Rock SUD; and, be it further
- RESOLVED, That the Port Commission recommends that the San Francisco Board of Supervisors, in accordance with Transportation Code 2.2, direct the Municipal Transportation Agency to prepare street signs indicating the new street names Spur Street and Plank Road; and, be it further
- RESOLVED, That the Port Commission recommends that the San Francisco Board of Supervisors direct SFPW to add the names described in the attached memorandum to the City's official list of street names; and, be it further
- RESOLVED, That the Port Commission authorizes the Executive Director of the Port, or her designee, to non-substantively modify the names if required by SFPW or the San Francisco Board of Supervisors in order to effectuate the names as modified, in compliance with all applicable laws and in consultation with the City Attorney.

***I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of January 14, 2020.***



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Secretary

**Attachment 1 to Public Works Order****(List of Proposed Street Names)**

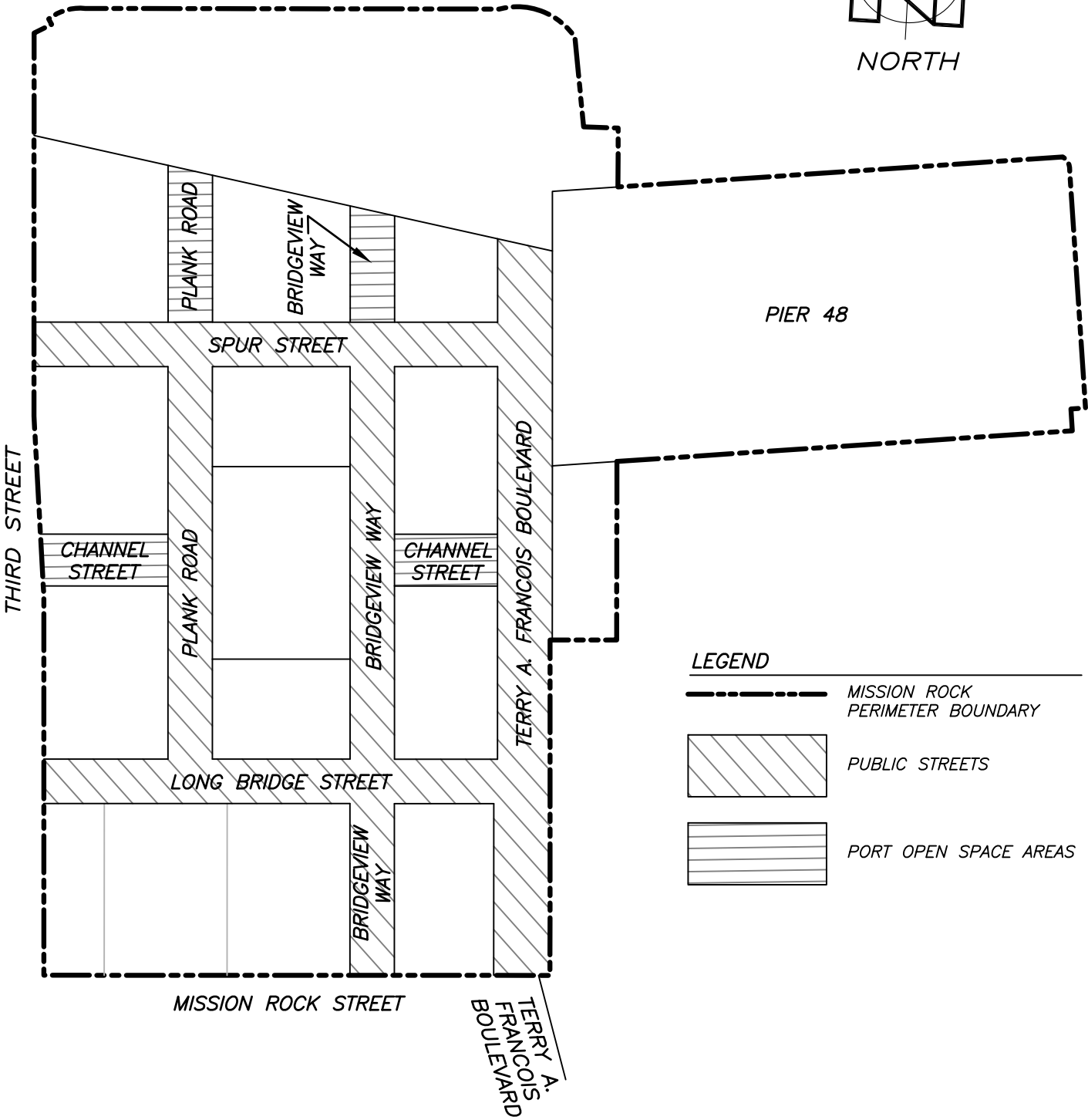
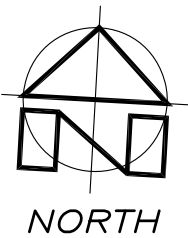
<b>Public Street Segments</b>
Bridgeview Way (between Spur Street and Mission Rock Street)
Long Bridge Street (between 3rd Street and Terry A. Francois Boulevard)
Plank Road (between Spur Street and Long Bridge Street)
Spur Street (between 3rd Street and Terry A. Francois Boulevard)
Terry A. Francois Boulevard
<b>Port Open Space Segments</b>
Bridgeview Way (refer to segment on diagram shown as "Port Open Space")
Channel Street (between 3rd Street and Plank Road & Bridgeview Way and Terry A. Francois Boulevard)
Plank Road (refer to segment on diagram shown as "Port Open Space")



**(Mission Rock Street Names Diagram)**

[See Attached]

EXHIBIT



LEGEND

MISSION ROCK PERIMETER BOUNDARY

PUBLIC STREETS

PORT OPEN SPACE AREAS

MISSION ROCK:  
STREET NAMES FOR PUBLIC STREETS  
AND PORT OPEN SPACE AREAS

SAN FRANCISCO

CALIFORNIA

BY	JP	CHKD.	BR	DATE	6-4-20	SCALE	1"=200'	SHEET	1 OF 1	JOB NO.	S-9229
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MARTIN M. RON ASSOCIATES, INC.  
LAND SURVEYORS

859 HARRISON STREET  
SAN FRANCISCO, CA. 94107  
(415) 543-4500  
S-9229E\_EXHIBIT\_PUBLIC STREET  
NAMES AND OPEN PORT SPACE.dwg

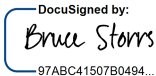
## Certificate Of Completion

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Subject: Order 203247 - Mission Rock Street Names - Recommendation to the BOS	
Source Envelope:	
Document Pages: 10	Signatures: 2
Certificate Pages: 5	Initials: 0
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Acting Director		Signed: 6/7/2020 9:27:55 PM
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John.Kwong@sfdpw.org		
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Thomas, John John.Thomas@sfdpw.org Deputy Director Public Works Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Accepted: 9/25/2017 8:51:22 AM ID: 4e0d5871-b73d-4fc1-9628-bc63968c2df6	COPIED	Sent: 6/7/2020 9:27:57 PM
Banks, Ernie Ernie.Banks@sfdpw.org Public Works Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 6/7/2020 9:27:57 PM
Witness Events	Signature	Timestamp
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- ii. send us an e-mail to dannie.tse@sfdpw.org and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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