

File No. 201395 Committee Item No. 1  
Board Item No. 24

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date January 25, 2021

Board of Supervisors Meeting Date February 2, 2021

#### Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

#### OTHER (Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Port Comm Reso No. 20-02 011420
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Port Comm Reso No. 20-57 120820
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Exhibit - Public Street Names and Port Open Spaces
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PW Order No. 203247 060720
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Street Name Change 122221
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Port PPT 012521
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Completed by: Erica Major Date January 21, 2021

Completed by: Erica Major Date January 27, 2021

1 [Official Naming of Unnamed Streets - Seawall Lot 337 and Pier 48 Mixed-Use Project]

2  
3 **Resolution approving the official street names for certain unnamed streets, including**  
4 **Dr. Maya Angelou Lane and Toni Stone Crossing, located on San Francisco Port**  
5 **Commission property within the Seawall Lot 337 and Pier 48 Mixed-Use Project Area.**  
6

7 WHEREAS, The master developer and the San Francisco Port Commission ("Port")  
8 have offered new, previously unnamed street improvements to the City and County of  
9 San Francisco ("City") pursuant to Final Map No. 9443 and by separate instruments executed  
10 concurrent with said Final Map pursuant to the Disposition and Development Agreement by  
11 and between Seawall Lot 337 Associates, LLC ("DDA") that the Board of Supervisors ("Board"  
12 or "Board of Supervisors") approved in Resolution No. 42-180, as part of the Seawall Lot 337  
13 and Pier 48 Mixed-Use Project ("Project"); and

14 WHEREAS, Said Resolution is on file with the Clerk of the Board in File No. 180092  
15 and incorporated herein by reference; and

16 WHEREAS, The Board of Supervisors approved Final Map No. 9443 in Motion  
17 No. M20-060, which is on file with the Clerk of the Board of Supervisors in File No. 190655  
18 and incorporated herein by reference; and

19 WHEREAS, The Board of Supervisors approval in the Motion No. M20-060 is one of  
20 the established methods by which the Board names unnamed streets associated with  
21 subdivision maps; and

22 WHEREAS, Notwithstanding the approval of Motion No. M20-060 and the placeholder  
23 street names on Final Map No. 9443, and despite California Streets and Highways Code,  
24 Section 971, which allows the Board of Supervisors to name previously unnamed streets  
25 without any hearing or notice, the Board of Supervisors has elected to proceed with a

1 Resolution and a public hearing process to name the unnamed streets at this Project site in  
2 accordance with California Code 34091.1; and

3 WHEREAS, It is anticipated that, pursuant to the DDA, the Project's master developer  
4 and the Port will dedicate additional new, unnamed street improvements to the City in the  
5 future as part of the Project (hereafter, previously-dedicated and future-dedicated street  
6 improvements are referred to collectively as "Public Streets"); and

7 WHEREAS, The Board of Supervisors anticipates dedicating these Public Streets as  
8 open public right-of-way through subsequent actions and accepting the Public Streets and  
9 attendant public infrastructure for City maintenance and liability purposes subject to certain  
10 conditions; and

11 WHEREAS, The Project includes certain open-space lots that will not be dedicated to  
12 the City for use as open public right-of-way, but for which street names are necessary ("Port  
13 Open Spaces"); and

14 WHEREAS, The Project site includes an area known as Terry A. Francois Boulevard  
15 which was open to the public as a street, but which was never officially named or dedicated as  
16 a public street and which was vacated for public street purposes by Board of Supervisors  
17 Ordinance No. 209-19, a copy of which is on file with the Clerk of the Board of Supervisors in  
18 File No. 190654; and

19 WHEREAS, To avoid public confusion with street names and create a consistent and  
20 comprehensive street-naming nomenclature applicable to the multi-year phased Project, this  
21 Resolution proposes to officially name all Public Streets and Port Open Spaces within the  
22 Project site; and

23 WHEREAS, After a duly noticed public hearing on January 14, 2020, the Port, after  
24 consultation with the Department of Public Works ("Public Works"), approved street names for  
25 six Public Streets and Port Open Spaces, which include the continuation of street names for

1 four contiguous streets that will be extended onto the Project site and two new street names  
2 (“Proposed Street Names”) pursuant to Port Resolution No. 20-02, which is on file with the  
3 Clerk of the Board of Supervisors in File No. 201395 and incorporated herein by reference;  
4 and

5 WHEREAS, After a subsequent duly noticed public hearing on December 8, 2020, the  
6 Port, after consultation with the Department of Public Works (“Public Works”), approved  
7 different street names for two of the previously identified new Public Streets names  
8 (“Proposed Street Names”) pursuant to Port Resolution No. 20-57, which is on file with the  
9 Clerk of the Board of Supervisors in File No. 201395 and incorporated herein by reference;  
10 and

11 WHEREAS, A list of the Proposed Street Names and a related map showing the  
12 specific locations where the Proposed Street Names will be applied are on file with the Clerk  
13 of the Board of Supervisors in File No. 201395 and incorporated herein by reference; and

14 WHEREAS, Four of the Proposed Street Names are identical to contiguous, existing,  
15 named streets that will be extended onto the Project site; and

16 WHEREAS, The initially proposed name for the new north-south street connecting the  
17 project’s proposed parking structure to China Basin Park was Plank Road; and

18 WHEREAS, This street now is proposed to be named Dr. Maya Angelou Lane in honor  
19 of Marguerite Annie Johnson, known as Maya Angelou, a San Francisco resident and an  
20 American author, poet, actress, dancer, and civil rights activist whose memoir *I Know Why the*  
21 *Cage Bird Sings* was the first nonfiction best seller by an African-American woman; and

22 WHEREAS, The initially proposed name for the new east-west street connecting Pier  
23 48 to 3rd Street was Spur Street; and

24 WHEREAS, This street now is proposed to be named Toni Stone Crossing in honor of  
25 Marcenia Lyle Stone, known as Toni Stone, a San Francisco resident who broke the gender

1 barrier when she became the first woman to play on a professional baseball team with men;  
2 and

3 WHEREAS, The staff report related to Port Commission Resolution No. 20-57 provides  
4 additional information about these two distinguished Black women who broke racial, gender,  
5 and social barriers; who fought for social justice; and who overcame formidable challenges on  
6 their way to achieving greatness, forever altering the landscape of possibility for everyone;  
7 and

8 WHEREAS, In Public Works Order No. 20347 dated June 7, 2020, the Acting Director  
9 of Public Works certified that Public Works approves the Proposed Street Names and specific  
10 locations and that none of the Proposed Street Names conflict with the names of existing  
11 streets located in the City; and

12 WHEREAS, A copy of Public Works Order No. 20347 is on file with the Clerk of the  
13 Board of Supervisors in File No. 201395 and is incorporated herein by reference; and

14 WHEREAS, For establishing the name of unnamed streets, the City follows the  
15 practices specified in Public Works Code, Section 423, the Public Works informational bulletin  
16 entitled "Street Name Establishment/Street Name Change," and in this instance the process  
17 specified California Code 34091.1; now, therefore, be it

18 RESOLVED, That consistent with law and procedures specified above, the Board of  
19 Supervisors hereby establishes the names for the listed Public Streets and Port Open  
20 Spaces, including Dr. Maya Angelou Lane and Toni Stone Crossing, in the locations specified  
21 based on the list and maps on file with the Clerk of the Board of Supervisors; and, be it

22 FURTHER RESOLVED, That the Proposed Street Names for Public Streets will be  
23 operative at the time the Board of Supervisors accepts the public dedication of the particular  
24 segment of street improvements; and, be it

1           FURTHER RESOLVED, That the Proposed Street Names for Port Open Spaces will be  
2       operative at the time the Board of Supervisors approves a subdivision map containing a  
3       segment of Port Open Space; and, be it

4           FURTHER RESOLVED, That City departments are authorized to use the new street  
5       names prior to their operative date should it be necessary for efficient administration of  
6       governmental functions, such as permit issuance and creation of property tax bills; and, be it

7           FURTHER RESOLVED, That by adopting this Resolution, the Board of Supervisors  
8       does not intend to effectuate any change in City department jurisdictional control over any  
9       portion of the streets depicted on maps on file with the Clerk of the Board of Supervisors; and,  
10      be it

11          FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board  
12      to forward a certified copy of this Resolution to the County Surveyor in accordance with  
13      California Streets and Highways Code, Section 5026 in order to enter the names on the  
14      official records of San Francisco street names.



# Mission Rock Street Names

January 25, 2021





# Mission Rock Project Background





# Mission Rock

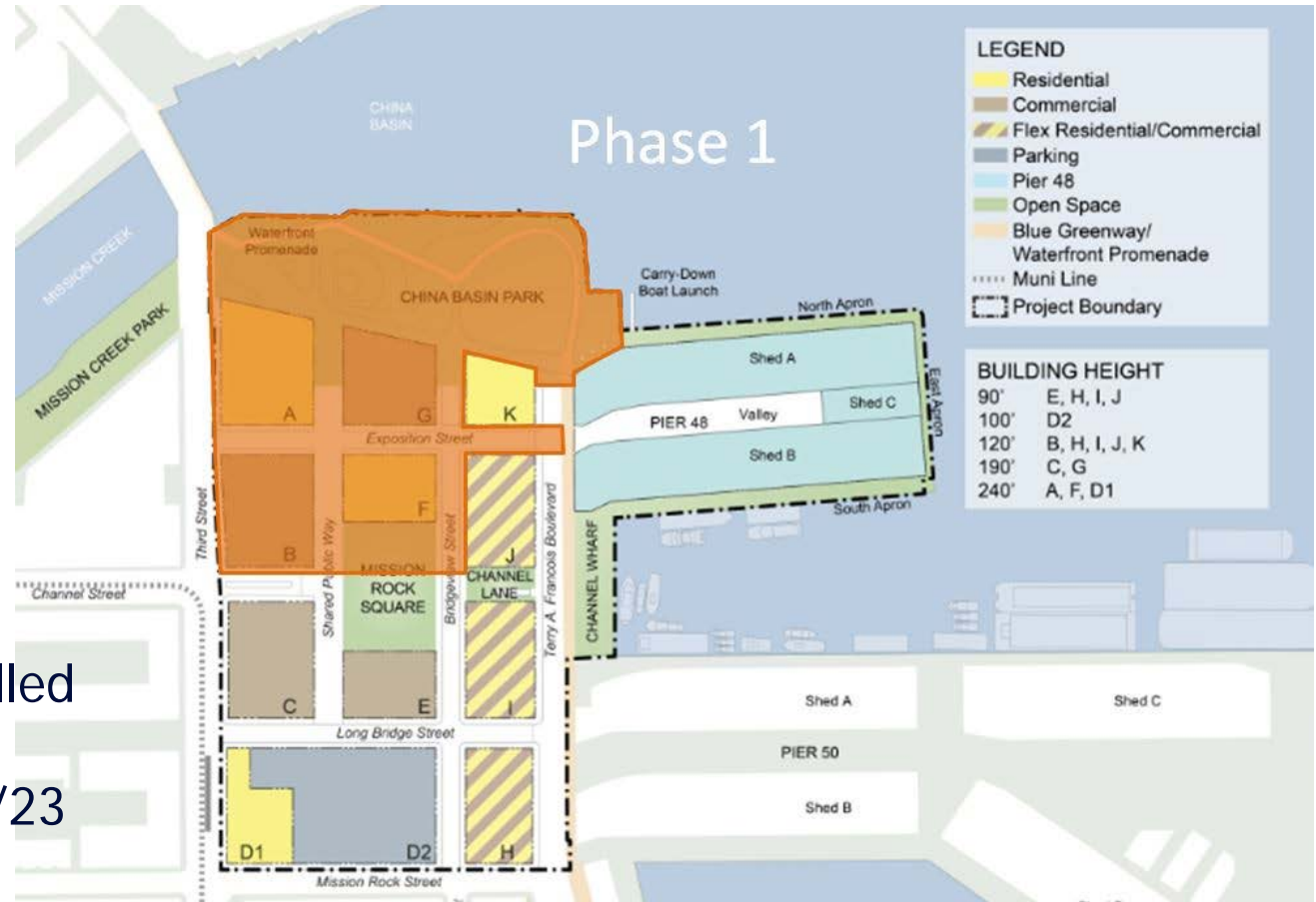
Overall:

- ~2.8M GSF total
- ~1,200 housing units, 40% BMR
- ~1.4M GSF office
- ~240K GSF retail/production
- ~240K GSF Pier 48



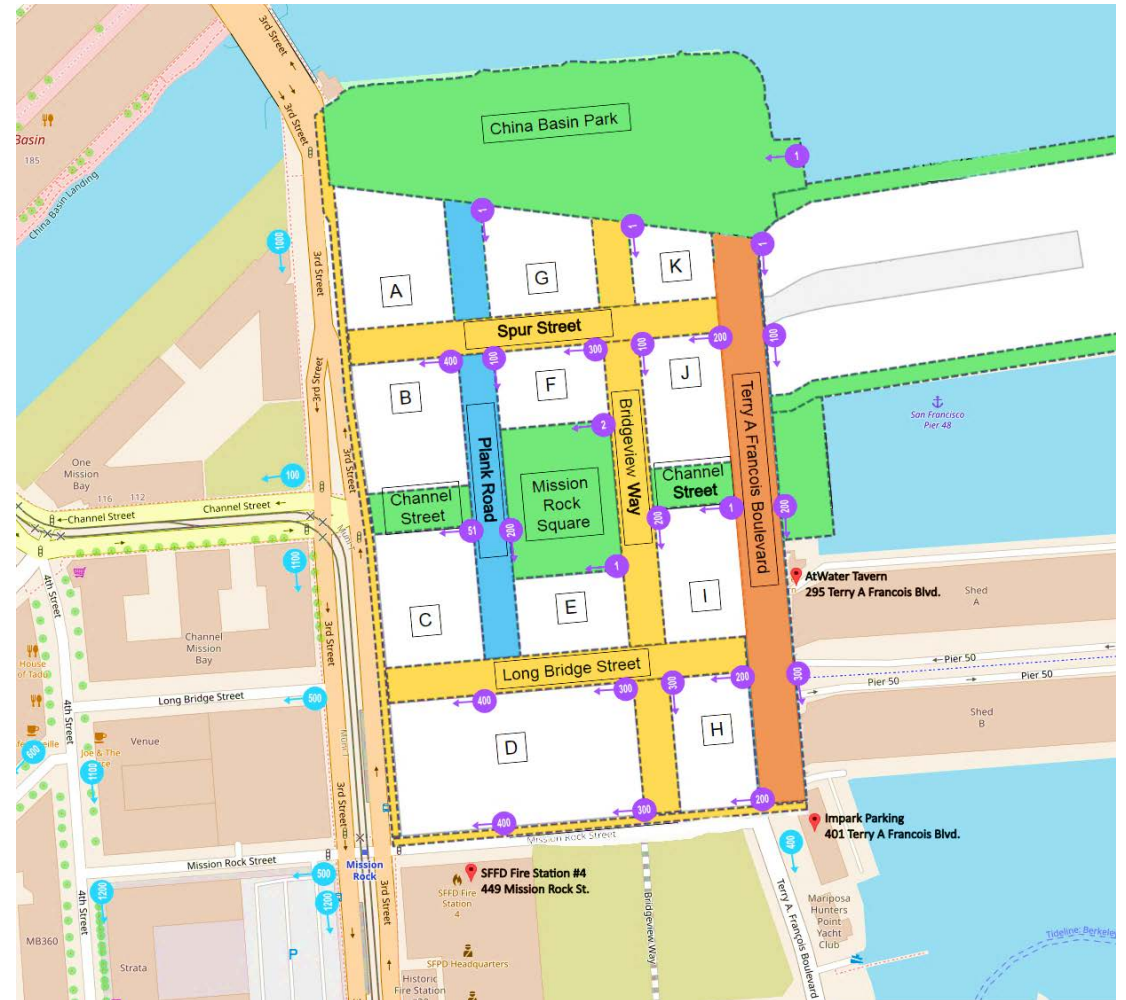
# Mission Rock Phase 1

- Housing (2 buildings)
  - ~540 units total; ~ 200 affordable
- Commercial Office (2 buildings)
  - ~550,000 gross square feet
- Ground Floor Retail
  - ~65,000 square feet
- China Basin Park ~5 Acres
- Project Infrastructure now being installed
- Targeting Phase 1 completion in 2022/23



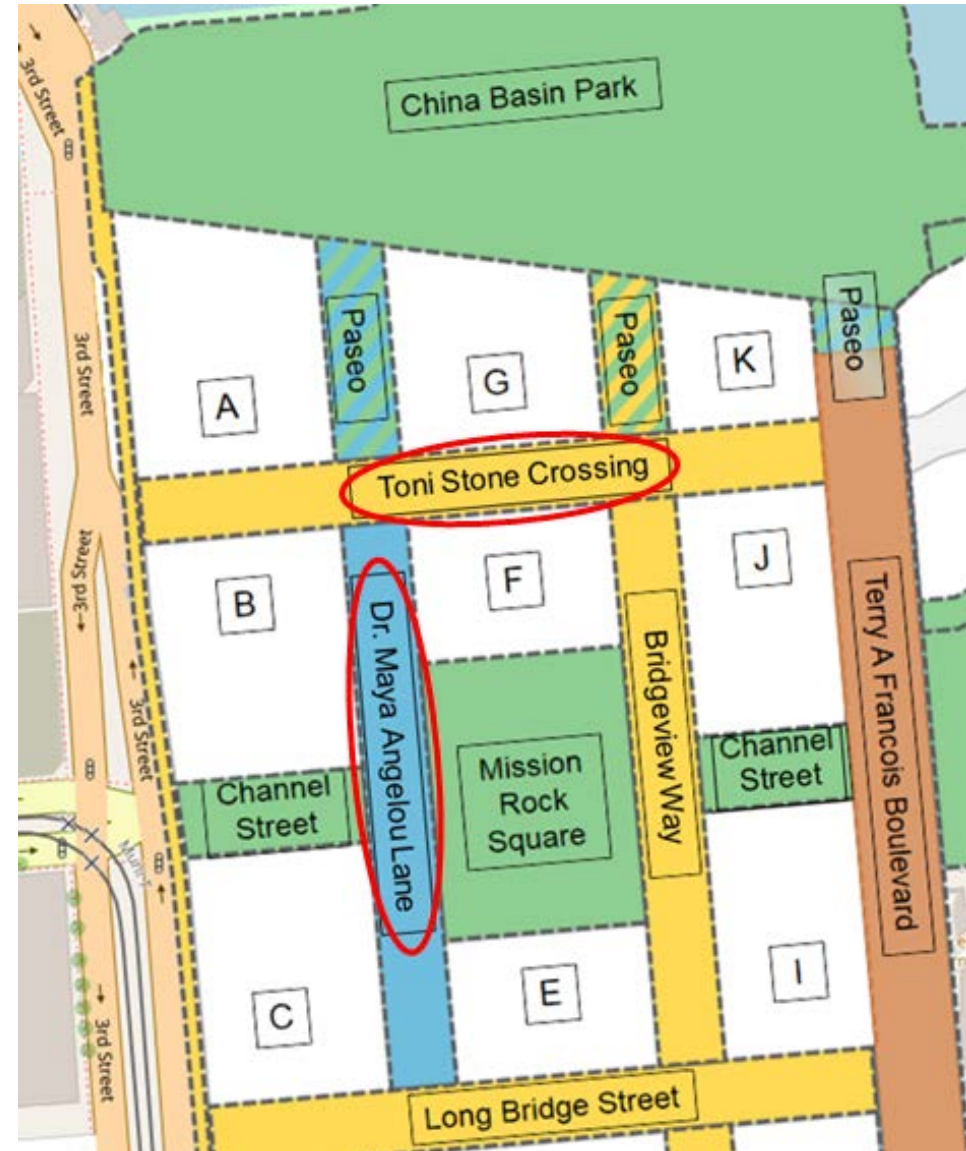
# Mission Rock Streets

- Six streets traverse the site
- Four are extensions of the street grid:
  - Terry A Francois Boulevard
  - Long Bridge Street
  - Bridgeview Way
  - Channel Street
- Two new street names were approved by the Port Commission in January 2020:  
Spur Street and Plank Road



# Mission Rock Streets

- Spur Street and Plank Road were brought forward to BOS Land Use Committee in June 2020
- The Board noted the opportunity to recognize prominent notable African Americans with ties to San Francisco
- As a result of community input including outreach to the Southern Waterfront Advisory Committee, Spur Street and Plank Road are now proposed to be changed to honor Dr. Maya Angelou Lane and Toni Stone Crossing





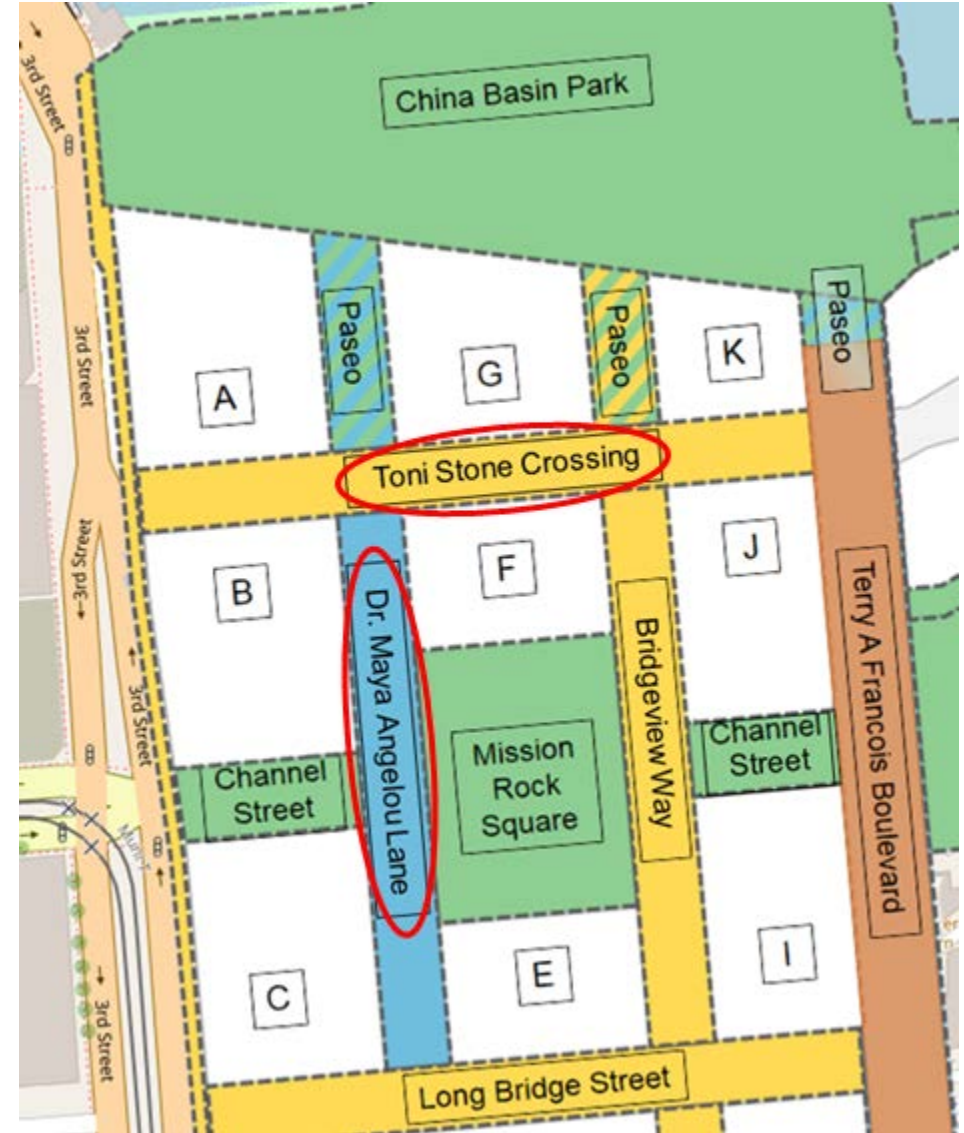
# New Street Names

## Dr. Maya Angelou

- American writer, poet, performer, teacher, and civil rights activist whose memoir *I Know Why the Caged Bird Sings* was the first nonfiction best seller by an African American woman
- At 16, she became the first female African-American street-car conductor in San Francisco

## Toni Stone

- First woman to play on a professional baseball team with men
- Played for the San Francisco Sea Lions
- After retiring from baseball, she became a healthcare worker in Oakland







# New Street Name Process and Next Steps

1. Submitted proposed street names to SFPW, Bureau of Street Use and Mapping (BSM).
2. BSM found names compliant as unique identifies for emergency response and postal service.
3. Port Commission Approved new street names in December 2020
4. Request Board of Supervisors Land Use Committee approval January 25, 2021

## **MEMORANDUM**

January 10, 2020

**TO:** MEMBERS, PORT COMMISSION  
Hon. Kimberly Brandon, President  
Hon. Willie Adams, Vice President  
Hon. Gail Gilman  
Hon. Victor Makras  
Hon. Doreen Woo Ho

**FROM:** Elaine Forbes  
Executive Director

**SUBJECT:** Request approval of Mission Rock proposed new street names: “Spur Street” and “Plank Road” and extension of street grid, at Mission Rock located at Seawall Lot 337, bound by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay (Resolution No. 20-02)

**DIRECTOR’S RECOMMENDATION:** Approve Attached Resolution

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### **Executive Summary**

The Mission Rock project, located at Seawall Lot 337, bound by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay, is preparing its Final Map for Phase 1 for submittal to the Board of Supervisors. Approval of the Mission Rock Phase 1 Final Map is a critical predecessor to begin horizontal construction, form the public financing district (the Community Facilities District, CFD), and transact on the first four parcels for vertical development.

The Port applies the standards of the City’s Public Works Code to regulate encroachments and construction activity in the roads, streets and rights-of-way within the Port’s jurisdictional boundaries (Port Commission Resolution No. 07-55). Similarly, Port staff also follow the substantive provisions of the City’s Public Works Code in naming of new streets dedicated to the City, in Port jurisdiction. San Francisco Public Works Department’s procedures for the naming of publicly dedicated streets include indicating the new street names on a subdivision map or other legislation requiring Board of Supervisors approval.

All of the street names at the site are proposed to extend existing street names, except for two new names (shown below on **Figure 1**). The Mission Rock team has proposed those streets be named “Spur Street” (based on the site’s previous use as a railyard) and “Plank Road” (echoing a historic San Francisco street name “Mission Plank Road”). Port staff

presented these names at the joint Southern Waterfront Advisory Committee (SWAC)-Central Waterfront Advisory Committee (CWAG) meeting on December 5, 2019 and attendees did not object to using existing street names and the two new street names at Mission Rock. The names have also been vetted through the City's Public Works' process to ensure unique, locational identification for emergency and postal service and have been preliminarily approved, pending Port Commission and Board of Supervisors' approval. Port staff recommend approval of the attached resolution, allowing the names to be submitted on the Phase 1 Final Map for Board of Supervisors' consideration.

### **Strategic Objectives**

The Mission Rock Project supports the Port's Strategic Plan strategies of Evolution and Productivity.

- **#3 Engagement.** Port staff and the Mission Rock project team provide regular updates on the project to the Port's advisory groups, including related to this street name item.
- **#6 Productive.** Redevelopment of a surface parking lot into the Mission Rock neighborhood supports the goal of enhancing the economic vitality of the Port.
- **#7 Stability.** Establishment of IFD and CFD financing districts are projected to have capacity for a variety of Port capital projects.

### **Background**

The entitled Mission Rock project anticipates approximately 1,200 units of new, rental housing, 1.4 million square feet of new commercial and office space, and rehabilitation of historic Pier 48, as well as space for small-scale manufacturing, retail, neighborhood services, waterfront parks, and public infrastructure. The Mission Rock mixed-use project is located on about 28 acres, including SWL 337 and Pier 48.

Approved last year and nearing construction, the Project represents 11 years of effort, led by the Port Commission, Port and City staff, and Mission Rock Partners, a partnership between the San Francisco Giants and Tishman Speyer (Developer). Following Port Commission approval in January 2018, the Project team secured approvals from the following regulatory entities: Bay Conservation and Development Commission, State Lands Commission, and the Board of Supervisors.

In September 2019, the Port Commission approved the Phase 1 Budget, a key milestone in facilitating horizontal and vertical development. The Project team is now preparing to submit its Final Map for subdivision of the Phase 1 parcels to the Board of Supervisors. Phase 1 includes the following estimated program elements:<sup>1</sup>

- 540 apartment units
  - 202 of which are below market rate units
- 588,000 gross square feet office

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<sup>1</sup> Note these program elements are estimated based on preliminary building designs and infrastructure layout. Actual buildings and the exact size of parks and open space will vary as construction documents are finalized through the permit review process.

- 87,000 gross square feet of retail
- 5.5 acres of parks and open space
- District energy system located in Parcel A which will serve all of Mission Rock
- District scale Non-Potable Water Plant located in Parcel B which will serve all of Mission Rock's indoor and outdoor recycled water needs

Key public benefits include affordable housing, parks and open space, sustainability strategy goals, and achievement of workforce and local hire requirements and goals agreed upon in the Project's Development and Disposition Agreement and the Development Agreement.

As part of the subdivision process, the Board of Supervisors establishes street names and building addressing.

### **Local Business Enterprise Status**

The Project has a 10% LBE participation goal for pre-construction work. The Mission Rock project team estimates that pre-construction work constitutes approximately 5-10% of the total project cost. The Mission Rock team exceeded the 10% goal and to date has achieved 15% LBE participation for pre-construction services.

Additionally, the team has redoubled efforts to reach members of underrepresented communities. Some of these efforts include expanding and restructuring the LBE team, appointing an internal equity compliance officer, requiring greater General Contractor engagement and collaboration, and developing strategies with diversity and workforce consultant RDJ Enterprises to assess and address outreach, bidding, and selection barriers. The construction phase of the project represents approximately 90-95% of the overall project cost. During this phase, the LBE participation commitment is 20%.

The construction of horizontal improvements is scheduled to commence in early 2020 and the vertical construction phase is anticipated to commence during the summer of 2020. Procurement of contractors and sub-contractors is underway and the Mission Rock team expects to meet its LBE goals during the construction phase. The Mission Rock team commits to providing quarterly reports to the Port Commission.

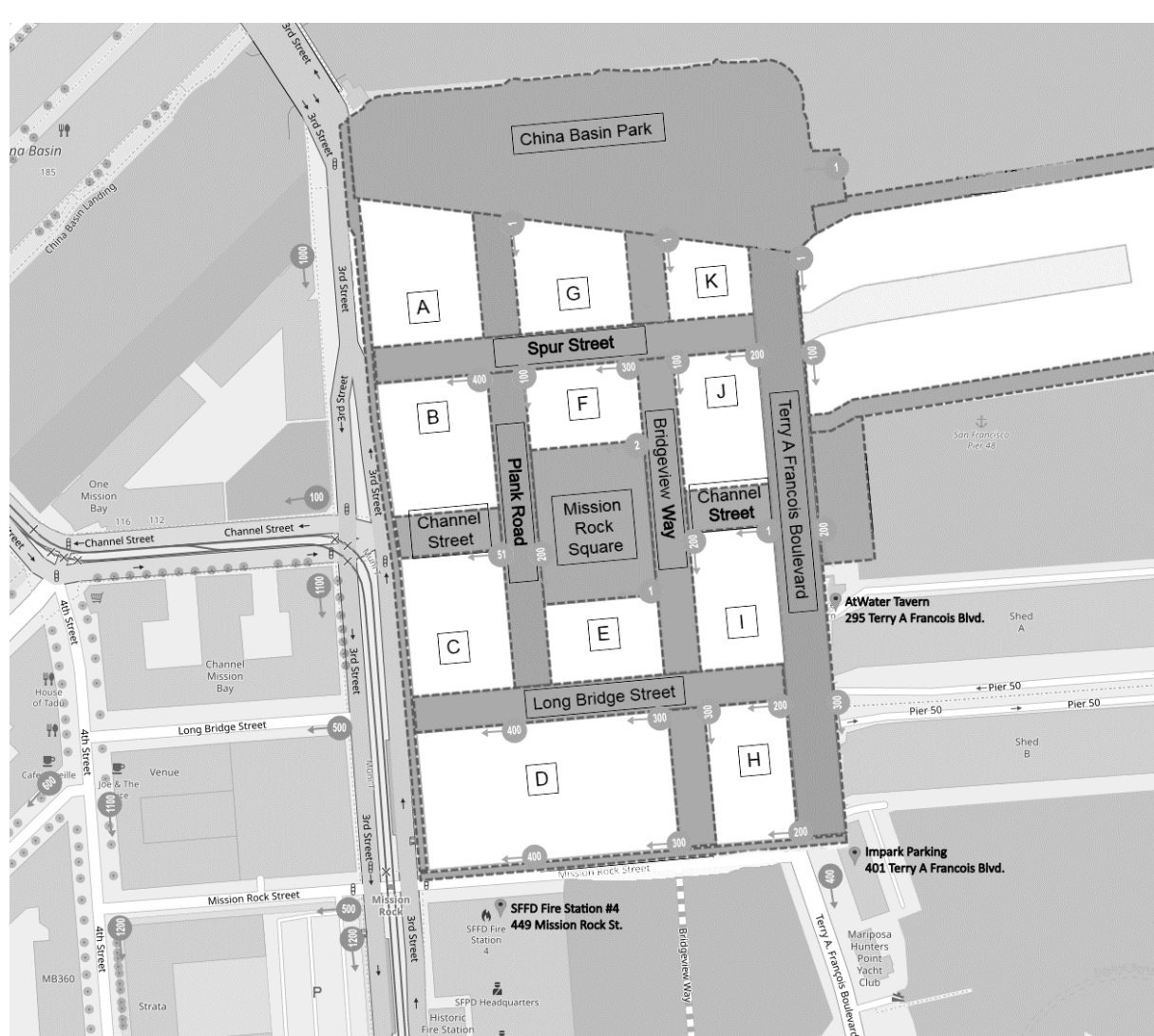
### **Proposed Existing and New Street Names**

**Figure 1** illustrates the site and proposed street names. Six streets and Port open spaces traverse the site. Four names are extensions of the surrounding street grid into the site and are:

- Terry A. Francois Boulevard
- Long Bridge Street
- Bridgeview Way
- Channel Street

For the two streets which do not extend the existing grid, the Project team proposed two names. The two new street names are Plank Road and Spur Street.

Figure 1. Mission Rock Proposed Street Names



## Spur Street

The name “Spur Street” is proposed to replace what was shown on prior Project maps as “Exposition Street”, a future street that will run east-west from Terry A. Francois Boulevard to 3rd Street, south of China Basin Park. “Spur Street” is a name the Mission Rock team heard in community meetings hosted by the Port over the years. A “spur” is a railroad track on which cars are left for loading and unloading. The name is a reference to the history of the site’s use as a rail yard, between the late 1800s and mid-1900s.

## Plank Road

The name “Plank Road” is proposed to replace what was shown on prior Project maps as “Shared Public Way”, for a future street and future Port open space that will run north-south from China Basin Park to Long Bridge Street, one block east of Third Street. Mission Plank Road, a toll road that operated in San Francisco from 1851 to approximately 1873, is the historical precedence for the proposed new street name. Mission Plank Road



connected Yerba Buena Cove across a swampy wetland to Mission Dolores until Mission Bay was filled in.

### **Analysis**

Street names throughout the City are established through a Public Works-managed process, implemented by the Bureau of Street Use and Mapping (BSM) and approved by the Board of Supervisors. Because the streets in Mission Rock will be dedicated to Public Works, Port staff have worked with BSM to evaluate the proposed street names.

Renaming of streets requires a more involved public process, including public noticing and public hearings.<sup>2</sup> New street names are established as part of the subdivision process, pursued by a subdivision applicant seeking to create new parcels and publicly dedicated rights of way, governed by the California Subdivision Map Act.

*Figure 2. Mission Bay area, Rail yards use visible, circa 1938*



Photo Credit: Harrison Ryker collection, David Rumsey map collection

The process Port staff have undertaken for the two new street names at Mission Rock is as follows:

- (1) Mission Rock Partners submitted Phase 1 Final Map proposed street names to BSM.
- (2) BSM reviewed the names to ensure they provide unique locational identifies for emergency response and postal service.
- (3) Port staff requested public comment on the street names during a joint CWAG/SWAC meeting on December 5 and did not receive negative feedback.

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<sup>2</sup> Renaming of existing streets requires a noticing and public process, like the one undertaken for the proposed renaming of Steuart Street to Steuart Lane, located on Port property and heard by the Port Commission in its meeting on November 12, 2019.

## **Recommendation**

Port staff recommend the Port Commission approve the attached resolution. The resolution directs staff to include the street names described in this staff memorandum in the Mission Rock Phase 1 Final Map application to the Board of Supervisors. Port staff seek this approval in order to advance the assemblage of the Final Map package and maintain the targeted mid-January Final Map introduction. Approval of the Phase 1 Final Map is required to establish the Community Facilities District and to facilitate the start of horizontal construction.

Prepared by: Rebecca Benassini  
Assistant Deputy Director

Phil Williamson  
Senior Project Manager

For: Michael Martin, Deputy Director of  
Real Estate and Development

Rod K. Iwashita, Chief Harbor Engineer

**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



## MEMORANDUM

December 4, 2020

**TO:** MEMBERS, PORT COMMISSION  
Hon. Kimberly Brandon, President  
Hon. Willie Adams, Vice President  
Hon. John Burton  
Hon. Gail Gilman  
Hon. Doreen Woo Ho

**FROM:** Elaine Forbes  
Executive Director

**SUBJECT:** Request approval of proposed new street names in honor of Maya Angelou and Toni Stone, at Mission Rock located at Seawall Lot 337, bound by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay

**DIRECTOR'S RECOMMENDATION:** Approve Attached Resolution No. 20-57

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### **Executive Summary**

The Mission Rock project, located at Seawall Lot 337, bound by China Basin Channel, Third Street, Mission Rock Street, and San Francisco Bay, will commence Phase 1A horizontal construction this month and will commence vertical construction of the four Phase 1 buildings and China Basin Park next year with completion anticipated at the end of 2022. The project includes the construction of several new streets within the current surface parking lot. This memorandum describes two new street names proposed for the project.

The Port applies the standards of the City's Public Works Code to regulate encroachments and construction activity in the roads, streets and rights-of-way within the Port's jurisdictional boundaries (Port Commission Resolution No. 07-55). Similarly, Port staff also follow the substantive provisions of the City's Public Works Code in naming of new streets dedicated to the City, in Port jurisdiction. San Francisco Public Works Department's procedures for the naming of publicly dedicated streets include indicating the new street names on legislation requiring Board of Supervisors approval.

All the street names at the site are proposed to extend existing street names, except for two new names. The Mission Rock team had previously sought Port Commission

approval for the names “Spur Street” (based on the site’s previous use as a railyard) and “Plank Road” (echoing a historic San Francisco street name “Mission Plank Road”). The Port Commission approved these names in Resolution 20-20) at its January 14, 2020 meeting.

Over the past several months, the Mission Rock team has heard from elected and appointed leadership as well as community stakeholders a strong desire to consider renaming Spur Street and Plank Road after prominent African Americans in light of the renewed calls for social justice, racial equity and recognition of the contributions of people of color that have been heard around the country. Local civic and community leaders called upon the Mission Rock team to seize the opportunity to name new streets in San Francisco and recognize local, notable figures of color. After extensive research, and work with local community leaders the project team proposes naming Spur Street in honor of Toni Stone and naming Plank Road in honor of Maya Angelou.

The proposed names have been vetted through the City’s Public Works’ process to ensure unique, locational identification for emergency and postal service and have been preliminarily approved, pending Port Commission and Board of Supervisors’ approval. Port staff recommend approval of the attached resolution, allowing the names to be submitted to the Board of Supervisors for final approval.

### **Strategic Objectives**

The Mission Rock Project supports the Port’s Strategic Plan strategies of Evolution and Productivity.

- **#3 Engagement.** Port staff and the Mission Rock project team provide regular updates on the project to the Port’s advisory groups, including related to this street name item.
- **#4 Equity.** These new street names advance social justice and racial equity by recognizing the contributions of local notable figures of color.
- **#6 Productive.** Redevelopment of a surface parking lot into the Mission Rock neighborhood supports the goal of enhancing the economic vitality of the Port.
- **#7 Stability.** Establishment of IFD and CFD financing districts are projected to have capacity for a variety of Port capital projects.

### **Background**

The entitled Mission Rock project anticipates approximately 1,200 units of new, rental housing, 1.4 million square feet of new commercial and office space, and rehabilitation of historic Pier 48, as well as space for small-scale manufacturing, retail, neighborhood services, waterfront parks, and public infrastructure. The Mission Rock mixed-use project is located on about 28 acres, including SWL 337 and Pier 48.

Approved last year and nearing construction, the Project represents 12 years of effort, led by the Port Commission, Port and City staff, and Mission Rock Partners, a partnership between the San Francisco Giants and Tishman Speyer (Developer). Following Port Commission approval in January 2018, the Project team secured approvals from the following regulatory entities: Bay Conservation and Development Commission, State Lands Commission, and the Board of Supervisors.

In September 2019, the Port Commission approved the Phase 1 Budget, a key milestone in facilitating horizontal and vertical development. The Project team has secured an approved Final Map for subdivision of the Phase 1 parcels which includes the following program elements:<sup>1</sup>

- 537 apartment units
  - 199 of which are below market rate units
- 588,000 gross square feet office
- 87,000 gross square feet of retail
- District energy system located in Parcel A which will serve all of Mission Rock
- District scale Non-Potable Water Plant located in Parcel B which will serve all of Mission Rock's indoor and outdoor recycled water needs

Key public benefits include affordable housing, parks and open space, sustainability strategy goals, and achievement of workforce and local hire requirements and goals agreed upon in the Project's Development and Disposition Agreement and the Development Agreement.

### **LOCAL BUSINESS ENTERPRISE STATUS**

The Mission Rock project was one of the City's first development projects to commit to a Local Business Enterprise ("LBE") participation goal. To date the project has achieved an overall 18.55% LBE participation, exceeding its 10% pre-construction goal, and is closing in on the 20% LBE participation goal during construction. It is estimated that pre-construction work constitutes approximately 5-10% of overall total project costs and the project team is optimistic about continuing to increase LBE participation during the remaining construction phase procurement, the majority of which is projected to be completed through the end of the year.

Working collaboratively with general contractors, RDJ Enterprises, Monica Wilson, Port staff, and the San Francisco Contract Monitoring Division, the project team recently implemented additional barrier mitigation strategies to help identify and assist local and historically underrepresented businesses become more competitive during the bid and awarding process. As a result of these efforts during the second quarter of 2020, \$3.10 million (11.90%) was awarded to women-owned small businesses based in San Francisco and \$1.53 million (5.87%) was awarded to minority-owned small businesses based in San Francisco. In total, \$4.92 million (18.92%) of contract dollars were awarded to LBE businesses in the second quarter of 2020.

Several LBEs joined the Mission Rock project for the first time in the second quarter of 2020 including Marinship, Transamerica Survey, and Bertco. Additionally, Y-CAT Construction, HVYW8 Inc., and Giron Construction have received increased scopes on

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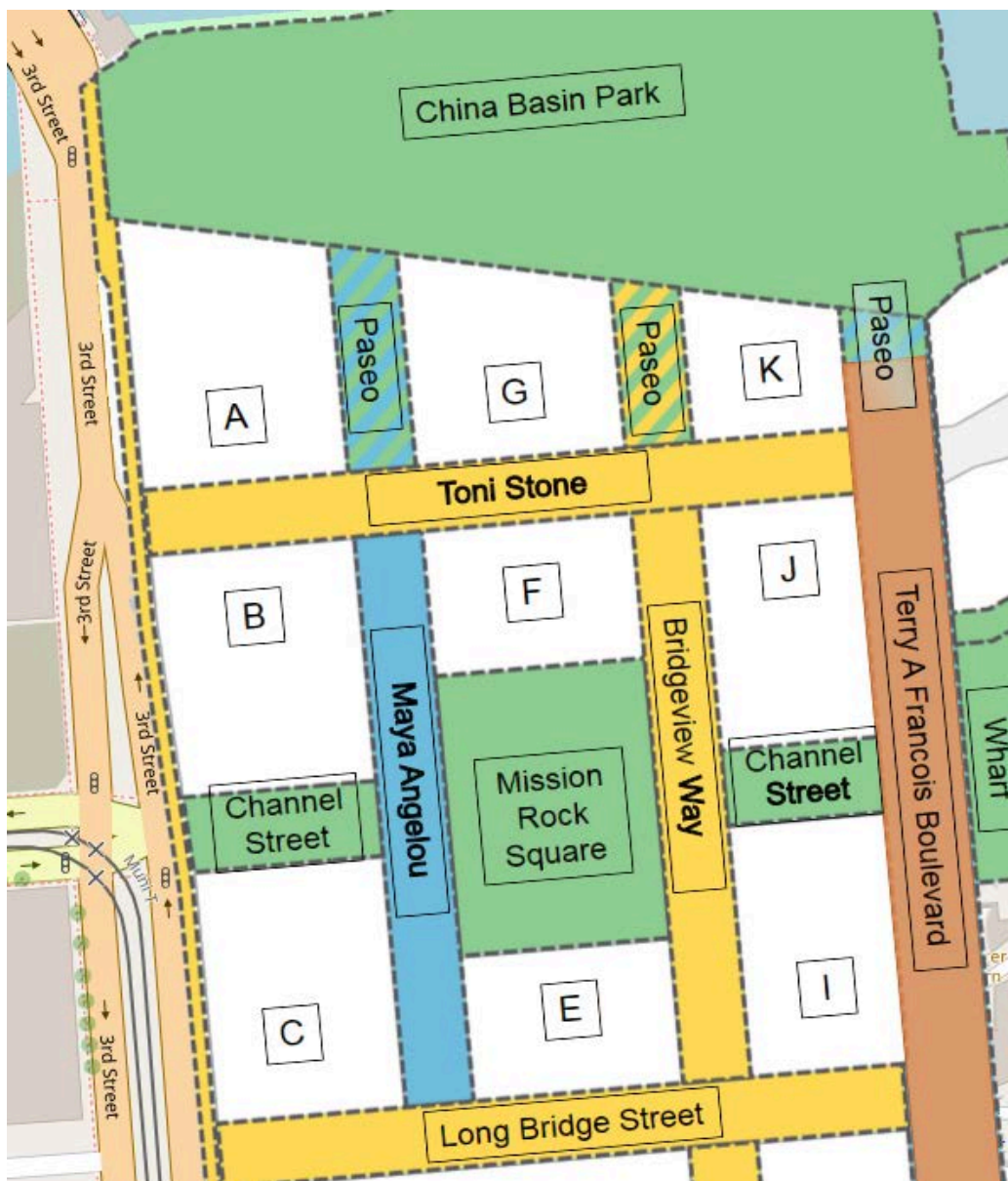
<sup>1</sup> Note these program elements are estimated based on preliminary building designs and infrastructure layout. Actual buildings and the exact size of parks and open space will vary as construction documents are finalized through the permit review process.

existing contract work during this period. These results are an early indication that current strategies are having positive impacts.

### **Proposed Existing and New Street Names**

**Figure 1** illustrates the site and proposed street names. Six streets and Port open spaces traverse the Mission Rock site. Four streets are extensions of the existing street grid into the site and include Terry A. Francois Boulevard, Long Bridge Street, Bridgeview Way and Channel Street. Two streets are new streets that will exist entirely within the Mission Rock project boundary.

*Figure 1. Site Plan with Street Names*



The street naming process for the two new streets came together through community collaboration, historical context, and careful thought. During the entitlement phase the Port and Mission Rock Partners solicited ideas from the community, producing a list of over 150 names. The project team worked with City agencies to ensure name eligibility. The initial proposals were Plank Road, a reference to the Mission Plank Road that cut through the area in the 1850's, and Spur Street, a community-generated idea that gave tribute to the site's past as a railyard. These street names were presented to the Port Commission earlier this year and a resolution was passed forwarding these names to the Board of Supervisors for its consideration.

During the approval process for these two new street names, the Board of Supervisors asked the project team and Port to consider naming the streets after prominent and notable Black figures with close ties to San Francisco. The project team, the Port, the City, and community leaders (including the Southern Advisory Committee) worked collaboratively to reach consensus and propose renaming Plank Road and Spur Street in honor of Maya Angelou and Toni Stone, respectively. These choices are community inspired and recognizes two distinguished Black women who broke racial, gender, and social barriers; who fought for social justice; and who overcame formidable challenges on their way to achieving greatness, forever altering the landscape of possibility for everyone. The families of Maya Angelou and Toni Stone were each contacted and support the naming of the streets for Ms. Angelou and Ms. Stone. Note that street suffixes will be determined prior to introduction to the Board of Supervisors after a thorough due diligence process including consultation with San Francisco Public Works staff.

### **Maya Angelou**

Marguerite Annie Johnson, known as Maya Angelou, was an American author, poet, actress, dancer, and civil rights activist whose memoir *I Know Why the Cage Bird Sings* was the first nonfiction best seller by an African-American Woman.

Born in St. Louis, Missouri, Angelou moved to California at the age of 14 and spent time living in the Fillmore District. At 16, she became the first female African-American cable car conductor in San Francisco, operating the 7-Haight and 5-McAllister lines (today's 5-Fulton). Maya sang at nightclubs and learned to dance with celebrated choreographer Alvin Ailey, becoming proficient enough in her act to tour Europe where she developed a proficiency in several languages.

Her extraordinary life also includes time as: a performer in New York and Los Angeles, a civil rights activist with Martin Luther King and the Southern Christian Leadership Conference, an administrator for the University of Ghana, and a collaborator working with Malcom X to help build the Organization of Afro-American Unity.

Angelou's literary portfolio includes short stories, articles, TV scripts, documentaries, autobiographies, and poetry. Maya Angelou's career would bring numerous awards, honors, and recognitions.

### **Toni Stone**

Marcenia Lyle Stone, known as Toni Stone, broke the gender barrier when she became the first woman to play on a professional baseball team with men.

Born in St. Paul, Minnesota, Stone's love for the game began as a young girl and after high school Stone moved to California and eventually played for the San Francisco Sea Lions where her speed and batting average of .280 earned her notice.

As a utility player, her success would have her playing for New Orleans Creoles and in 1953 she signed a contract with the Indianapolis Clowns where she held a .243 batting average and experienced one of her most memorable hits off the legendary Satchel Paige. Stone retired after her season with the Kansas City Monarchs in 1954 and became a healthcare worker in Oakland, California, where she would also care for her ailing husband.

In June 1975, Toni Stone threw out the ceremonial First Pitch before a San Francisco Giants game at Candlestick Park. She would later be honored by the Baseball Hall of Fame and in 1993 she was inducted into the Women's Sports Hall of Fame.

*Toni Stone*, a play by Lydia R. Diamond, directed by Pam MacKinnon, Choreographed by Camille A. Brown, was set to open at the American Conservatory Theater, San Francisco, in March of 2020, however was cancelled after its first week due to COVID.

### **Analysis**

Street names throughout the City are established through a Public Works-managed process, implemented by the Bureau of Street Use and Mapping (BSM) and approved by the Board of Supervisors. Because the streets in Mission Rock will be dedicated to Public Works, Port staff have worked with BSM to evaluate the proposed street names.

Renaming of existing streets requires an involved public process, including public noticing and public hearings.<sup>2</sup> However, new street names are established as part of the subdivision process, pursued by a subdivision applicant seeking to create new parcels and publicly dedicated rights of way, governed by the California Subdivision Map Act.

### **Recommendation**

Port staff recommend the Port Commission approve the attached resolution. The resolution directs staff to include the street names described in this staff memorandum in to the Board of Supervisors.

Prepared by: Phil Williamson. Senior Project Manager

For: Rebecca Benassini, Acting Deputy  
Director of Real Estate and Dev.

Rod K. Iwashita, Chief Harbor Engineer

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<sup>2</sup> Renaming of existing streets requires a noticing and public process, like the one undertaken for the proposed renaming of Steuart Street to Steuart Lane, located on Port property and heard by the Port Commission in its meeting on November 12, 2019.



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

**RESOLUTION NO. 20-57**

- 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 1A 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: and

WHEREAS, The new street that runs north-south from China Basin Park to Long Bridge Street is proposed to be named in honor of Maya Angelou with the street suffix to be determined after consultation with San Francisco Public Works; 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 in honor of Toni Stone with the street suffix to be determined after consultation with San Francisco Public Works; and

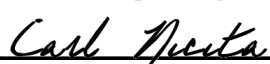
WHEREAS, The actions contemplated in this Resolution are within the scope of the project for which the Port Commission (Resolution No. 18-06) and the Board of Supervisors (Resolution No. 33-18) approved on January 30, 2018 and March 6, 2018, respectively, affirming the Planning Commission’s certification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

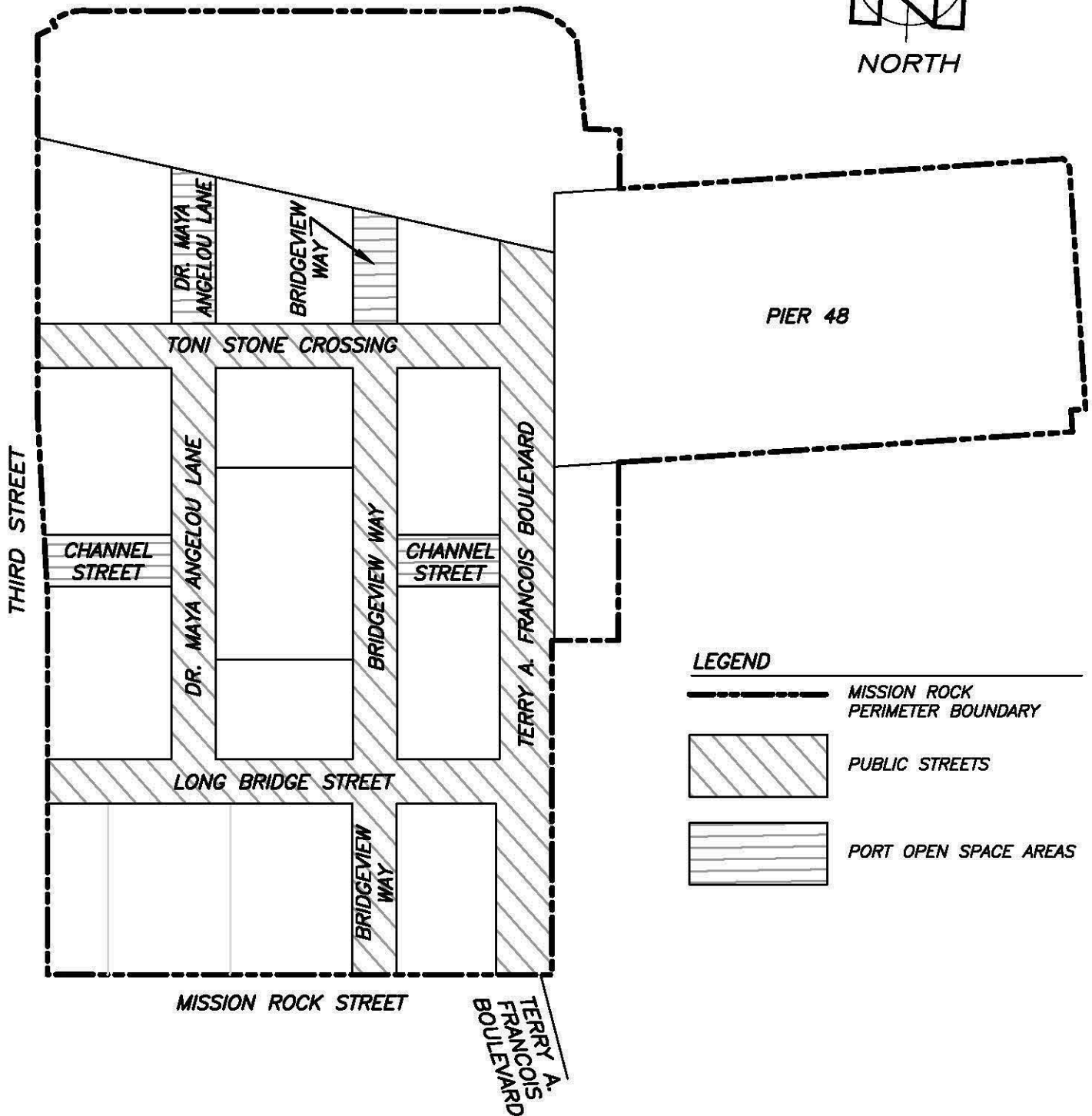
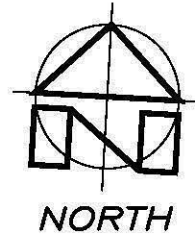
including complying with regulations regarding street names under California Government Code, Section 34091.1, California Streets and Highways Code, Sections 970.5, 971, and 5026, and Public Works Code, Section 423; now, therefore be it

- 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 that recognize and honor Maya Angelou and Toni Stone, 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 honoring Maya Angelou and Toni Stone, with street suffixes to be determined after consultation with San Francisco Public Works; 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.


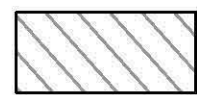

***I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of December 8, 2020.***

DocuSigned by:  
  
Secretary  
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# 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 12-15-20 SCALE 1"=200' SHEET 1 OF 1 JOB NO. S-9229

**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



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:

Alan Degrafinried

Degrafinried, Alan  
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

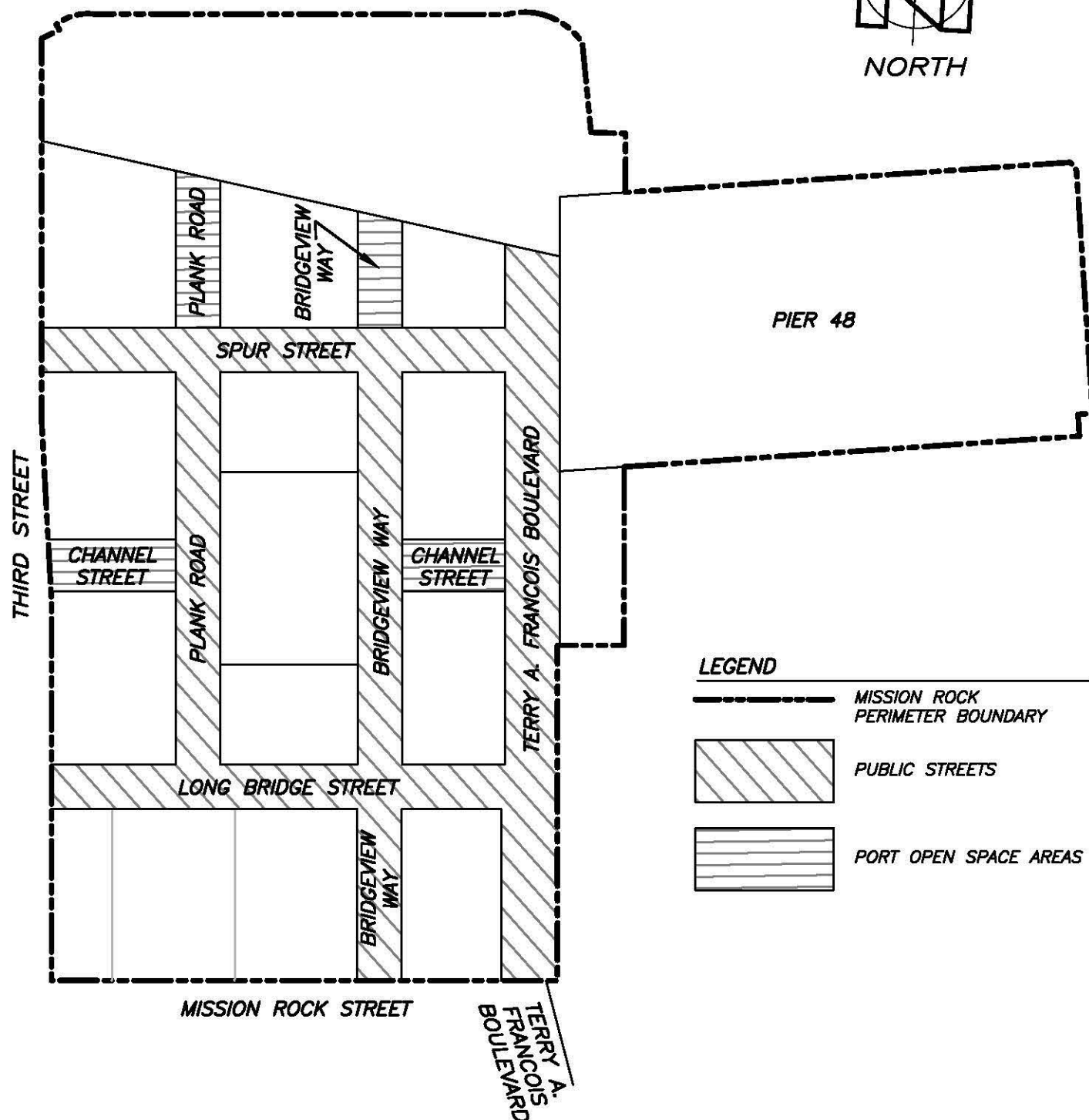
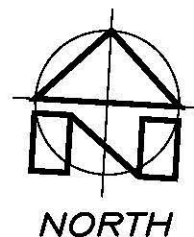


**Attachment 1 to Public Works Order****(List of Proposed Street Names)**

<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**

**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

**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

Envelope Id: 2F0B6CE6F319477191AB3387F2BC8A23	Status: Completed
Subject: Order 203247 - Mission Rock Street Names - Recommendation to the BOS	
Source Envelope:	
Document Pages: 10	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	DPW DocuSign
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	San Francisco, CA 94102
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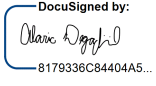
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6/5/2020 4:06:13 PM	dpw-docusign.service@sfdpw.org	

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Bruce.Storrs@sfdpw.org		Viewed: 6/5/2020 4:39:48 PM
Public Works		Signed: 6/5/2020 4:40:21 PM
Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style	
	Using IP Address: 73.93.155.16	
	Signed using mobile	

## Electronic Record and Signature Disclosure:

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Degrafinried, Alaric		Sent: 6/5/2020 4:40:23 PM
Alaric.Degrafinried@sfdpw.org		Viewed: 6/7/2020 9:26:48 PM
Acting Director		Signed: 6/7/2020 9:27:55 PM
City and County of San Francisco	Signature Adoption: Drawn on Device	
Security Level: Email, Account Authentication (None)	Using IP Address: 71.202.7.204	

## Electronic Record and Signature Disclosure:

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## In Person Signer Events

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John.Kwong@sfdpw.org		
Public Works		
Security Level: Email, Account Authentication (None)		

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Carbon Copy Events	Status	Timestamp
Ryan, James james.ryan@sfdpw.org Chief Surveyor Public Works Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 6/5/2020 4:40:23 PM
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
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/7/2020 9:27:57 PM
Certified Delivered	Security Checked	6/7/2020 9:27:57 PM
Signing Complete	Security Checked	6/7/2020 9:27:57 PM
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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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BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Alaric Degrafinried, Interim Director, Public Works  
William Scott, Police Chief, Police Department  
Jeffrey Tumlin, Executive Director, Municipal Transportation Agency  
Jeanine Nicholson, Chief, Fire Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: December 22, 2020

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Breed on December 15, 2020:

**File No. 201395**

**Resolution approving the official street names for certain unnamed streets, including Dr. Maya Angelou Lane and Toni Stone Crossing, located on San Francisco Port Commission property within the Seawall Lot 337 and Pier 48 Mixed-Use Project Area.**

The proposed legislation officially names an unnamed street, pursuant to San Francisco Public Works Code, Section 423, California Streets and Highways Code, Sections 970.5, 971, 1806, and 5026, and California Government Code, Section 34091.1.

Pursuant to the Code mandates, your department's response to this street naming is required. A hearing for this matter will be scheduled upon receipt of all required department responses.

Please forward your response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: Erica.Major@sfgov.org.

c: Mary Ellen Carroll, Executive Director, Department of Emergency Management  
David Steinberg, Public Works  
Jeremy Spitz, Public Works  
John Thomas, Public Works  
Lena Liu, Public Works  
Rowena Carr, Police Department  
Lili Gamero, Police Department  
Diana Oliva-Aroche, Police Department  
Sgt Stacy Youngblood, Police Department  
Kate Breen, Municipal Transportation Agency  
Janet Martinsen, Municipal Transportation Agency  
Joel Ramos, Municipal Transportation Agency  
Theresa Ludwig, Fire Department