



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

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:¹

- 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

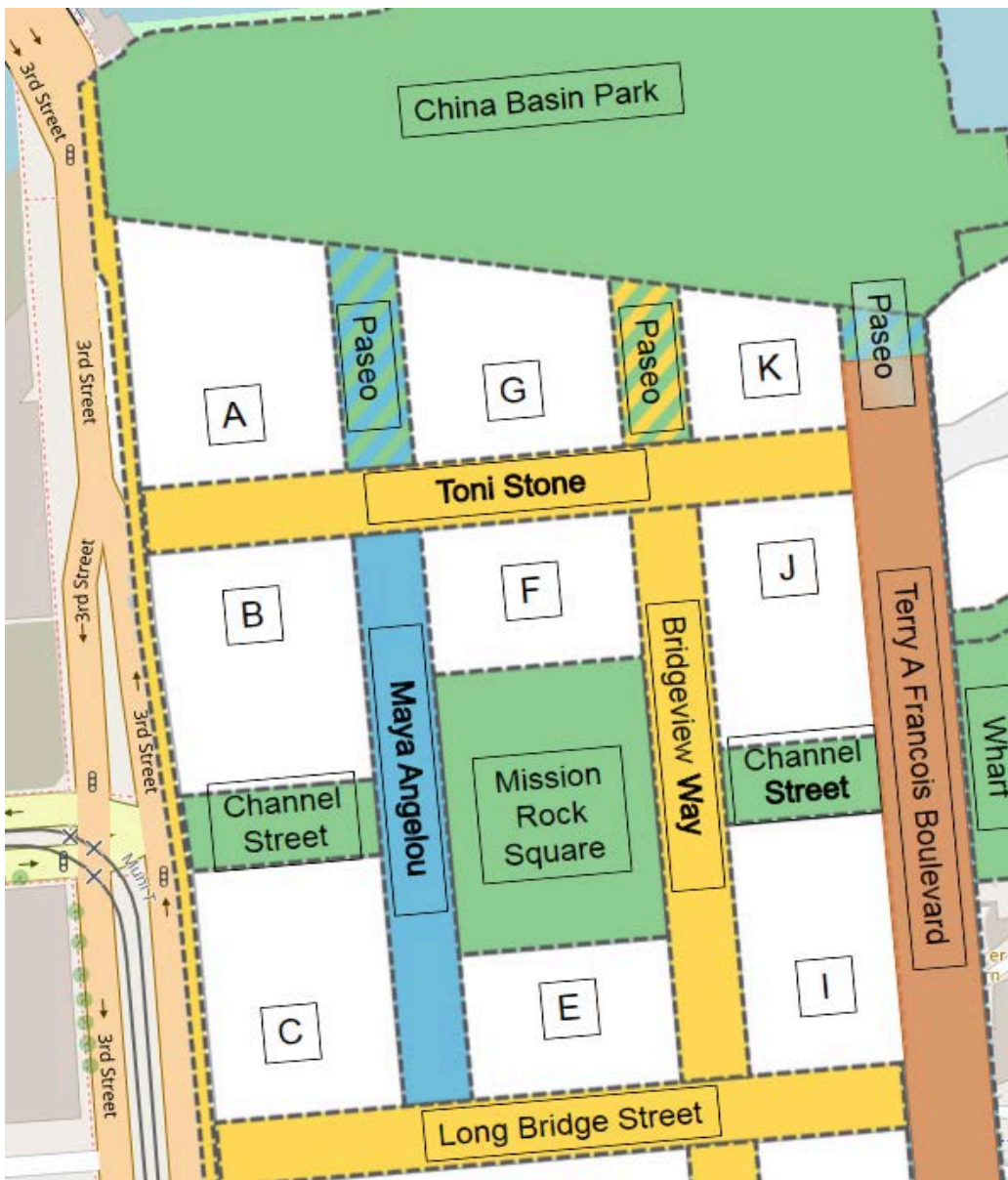
¹ Note these program elements are estimated based on preliminary building designs and infrastructure layout. Actual buildings and the exact size of parks and open space will vary as construction documents are finalized through the permit review process.

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 through 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.² 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.

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

Rod K. Iwashita, Chief Harbor Engineer

² 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 3rd 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.

Secretary