

**Pier 70 SUD Improvement Matrix<sup>1</sup>**  
**DRAFT FOR PORT/CITY REVIEW 5/15/2020**

	Specific Improvement	General Description	Permitting Authority	Improvement Ownership Party	Party Having Liability	Party Responsible for Maintenance <sup>2</sup>	Instrument Memorializing Maintenance Duties	Funding Source for Maintenance	Additional Notes
	<b>Real Property underlying Right of Way and Open Spaces</b>								
1.	Real Property underlying Right of Way	<i>Real property underneath public streets, as depicted. Improvements to be handled per entries below</i>	While real property should remain with fee owner, excavation permitting should follow permitting authority for surface improvements	Port / City	Per improvement entries below		Per improvement entries below		<ul style="list-style-type: none"> <li>• Provide map</li> <li>• Fee title to land to remain under Port ownership as Trustee of Public Trust Lands and for non-Public Trust Port-owned land.</li> <li>• Port streets subject to Trust: 20th Street, Maryland Street, eastern portion of 22nd Street</li> <li>• Port streets not subject to Trust: 21st Street, Louisiana Street</li> <li>• City streets: western portions of 20th Street, western portion of 22nd Street, and unimproved/southern portion of Michigan Street</li> </ul>
2.	Real Property underlying Open Spaces	<i>Real property only-improvements to be handled per entries below</i>	Port	Port	Per improvement entries below		Per improvement entries below		<ul style="list-style-type: none"> <li>• Fee title to land to remain under Port ownership as Trustee of Public Trust Lands and for non-Public Trust Port-owned land.</li> </ul>
	<b>Improvements in the Public Right-of-Way</b>								
3.	<i>Standard Roadway</i>	<i>City standard roadway including appropriate subgrade preparation, concrete base paving, asphalt concrete wearing surface, curb and gutter, but excludes sidewalk.</i>	Public Works	Public Works	Public Works	Public Works	MOU	Public Works; O&M CFD	<ul style="list-style-type: none"> <li>• Utility owner owns facilities and is responsible for maintenance</li> <li>• SFMTA to maintain striping</li> <li>• O&amp;M CFD will provide partial funding for street sweeping when not covered by sewer fees (need to confirm what this means since sewer fees cover at least some part of the street sweeping).</li> </ul>

<sup>1</sup> Responsibilities in this matrix are based on an understanding that City agencies will not be required to pay rent to occupy Port land.

<sup>2</sup> Maintenance is defined to include upkeep, repair, restoration, and life cycle replacement. Where maintenance obligation belongs to a private party for improvements in the right of way, obligations will be reflected in MEP. SFPUC will only be required to restore their work areas with temporary pavement in non-standard roadways.

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		<i>Streets built to City standards to be accepted by the City.</i>							<ul style="list-style-type: none"> <li>Public Works to provide life cycle replacement and other maintenance.</li> <li>Cycle tracks and associated facilities to be operated and maintained by SFMTA.</li> </ul>
4.	<i>Non-Standard Roadway Treatment</i>	<i>City accepted streets with non-standard features including raised crosswalks, cobblestones, unit pavers or decorative paving in the roadway, non-standard detectable warning pavement, or other non-standard materials in right of way, including thickened PCC sub-slab beneath the pavers.</i>	Port	Port or its assignee	Port or its assignee	Port or its assignee	MOU if Port MEP if HOA/Developer	Port or its assignee	<ul style="list-style-type: none"> <li>If non-standard features on City accepted street, City will not accept for maintenance and liability purposes.</li> <li>“Port or its assignee” refers to non-city responsibility (e.g. either Port, Developer, HOA).</li> <li>Port or designee to maintain lifecycle replacement, and paver/materials repair</li> <li>Port or designee is responsible to restore non-standard roadway treatment after any utility excavations by the SFPUC</li> </ul>
5.	<i>Standard Sidewalk Corner</i>	<i>Standard corner curb returns, curb ramps including the wings; sidewalk area at corners between extensions of the adjacent property lines; sidewalk bulb-outs at corners with extensions of property lines; standard curb ramps including wings within non-standard curb returns/sidewalk corners.</i>	Public Works	Public Works	Public Works	Public Works	MOU	Public Works	
6.	<i>Standard Sidewalks</i>	<i>Standard sidewalks, including bulb-outs, and pedestrian throughways</i>  <i>[pedestrian throughways were listed separately previously, but consolidated here. Could be broken out</i>	Public Works	Public Works	Port or its assignee	Port or its assignee	MOU with Port to require Fronting Property Owner to maintain sidewalks, or MEP between City, Port, and Permittee (HOA)	Port or its assignee	<ul style="list-style-type: none"> <li>Sidewalks are part of ROW, and Port proposes to dedicate these improvements to the City. While Public Works would permit and own the sidewalks, liability and maintenance should be responsibility of fronting property owner. Sidewalk liability and maintenance is typically the responsibility of the Fronting Property Owner under PW Code section 706, but for</li> </ul>

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		<i>separately if it makes sense.]</i>							Port projects, this obligation could be imposed through an MEP, and the level of service should be equivalent to that required by PW Code 706. PW Code 786 allows for MEP to be used to document sidewalk maintenance responsibility. <ul style="list-style-type: none"> <li>Ownership, maintenance and funding will be equivalent for standard and non-standard sidewalks</li> </ul>
7.	<i>Sidewalk elements in Standard Sidewalks</i>	<i>Elements in Sidewalk Streetlife Zone: Seating, Trash/Recycling Receptacles, Bollards, and Bike Racks.</i>	Public Works	Port or its assignee	Port or its assignee	Port or its assignee	MEP	Port or its assignee	<ul style="list-style-type: none"> <li>For trash: Public Works will be responsible for repair of standard trash receptacles due to damage or degradation and replacement at the end of the life cycle; Public Works responsible for collecting trash and recycling from all trash receptacles in the public right-of-way.</li> <li>MTA may be responsible for standard bike racks.</li> </ul>
8.	<i>Streetlife Zone Planting: Street Trees</i>	<i>Trees planted within the sidewalk landscape zone, after an establishment period, fronting private property</i>	Public Works	Public Works	Public Works	Public Works, or third party via voluntary agreement	Public Works, or third party via voluntary agreement	Public Works or O&M CFD	<ul style="list-style-type: none"> <li>Charter 16.129(c) allows third party to maintain trees under a voluntary agreement and take on liability and maintenance.</li> <li>This responsibility could be incorporated into a larger MEP, but it may make sense to document separately.</li> </ul>
9.	<i>Non-standard Sidewalk Streetlife Zone</i>	<i>Non-standard improvements in sidewalk streetscape/street furniture zone including pavers, landscape, irrigation, intermediate curbs, sidewalk corners and bulb outs</i>	Public Works	Port or its assignee	Port or its assignee	Port or its assignee	If Port is owner --> MOU.  If Port is not owner --> MEP	Port or its assignee	<ul style="list-style-type: none"> <li>More information is necessary for the various breakdowns of the elements for maintenance, liability</li> </ul>
10.	<i>Louisiana Street – Roadway Treatment, Sidewalk Corner, Signage and Striping, joint trench, and the combined sewer</i>	<i>This is a non-standard street and not intended for acceptance by the City.</i>	Port	Port or its assignee	Port or its assignee	Port or its assignee	Port	Port or its assignee	<ul style="list-style-type: none"> <li>Includes drainage obligations in Louisiana Street.</li> </ul>

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	<i>system (e.g. pipes, manholes, catch basins, and appurtenances)</i>								
11.	<i>Sidewalk elements in Non-standard portions of Louisiana Street</i>	<i>Sidewalk Bulb-outs, Pedestrian Throughway, Sidewalk Streetlife Zone, Streetlife Zone Planting: Street Trees, Seating, Trash/Recycling Receptacles, Bollards, and Bike Racks. Also includes pedestrian plaza area at 21<sup>st</sup> and Michigan Streets</i>	Port	Port or its assignee	Port or its assignee	Port or its assignee	MEP for encroachments in sidewalk, and for sidewalk maintenance obligations similar to PW Code section 706	Port or its assignee	
	<b>Streetlights</b>								
12.	<i>Standard Street Lights</i>	<i>SFPUC standard street lights, roadway lighting and pedestrian lighting, including poles, luminaires, electrical cables, pull-boxes and conduit</i>	If in City standard street → Public Works with signoff from PUC.  If in non-standard street → Port with signoff from PUC	SFPUC	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>• Location TBD</li> <li>• Includes street lights that are added to the SFPUC's standard list</li> <li>• Port responsible for issuing banner permits</li> </ul>

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13.	<i>Non-Standard Street Lights</i>	<i>Street lights not contained in SFPUC's current catalog; roadway lighting and pedestrian lighting; including poles, luminaires, electrical cables, pull-boxes and conduit</i>	If in City standard street → Public Works with signoff from PUC.  If in non-standard street → Port with signoff from PUC	SFPUC , pending approval	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>.Location TBD, subject to SFPUC exception request and conditions for approval and 20% stock.</li> <li>Port responsible for issuing banner permits</li> </ul>
<b><i>Bike Lanes and Paths</i></b>									
14.	<i>Standard Bike Lanes and Paths</i>	<i>Class II or Class III bike facilities in the roadway and public right-of-way, including pavement, striping, delineators, signing, striping, and median separators up to back of curb adjacent to vehicular roadway</i>	If in City standard street → Public Works with signoff from SFMTA.  If in non-standard street → Port with signoff from SFMTA	SFMTA	SFMTA	SFMTA	MOU	SFMTA	<ul style="list-style-type: none"> <li>Public Works will maintain paving in standard roadway.</li> <li>SFMTA will maintain striping</li> </ul>
15.	<i>Non-Standard Bike Lanes and Paths</i>	<i>Non-standard Class II or Class III bike facilities in the roadway and public right-of-way, including pavement, striping, delineators, signing, striping, and median separators up to back of curb adjacent to vehicular roadway</i>	If in City standard street → Public Works with signoff from SFMTA.  If in non-standard street → Port with signoff from SFMTA	SFMTA	SFMTA	SFMTA	MOU	SFMTA	<ul style="list-style-type: none"> <li>Pavement upkeep and replacement by the Port or assignee</li> </ul>

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16.	<i>Blue Greenway / Bay Trail in Public Right-of-Way</i>	<i>Multi-use trail with bike facilities in 20<sup>th</sup> St.  Portion of the path goes into the "sidewalk" area on 20<sup>th</sup> Street from Georgia to Waterfront Street.</i>	If in City standard street → Public Works with signoff from SFMTA.  If in non-standard street → Port with signoff from SFMTA	SFMTA	SFMTA	SFMTA	MOU	SFMTA	
<b>Miscellaneous elements</b>									
17.	<i>Driveways</i>	<i>Driveway sidewalk aprons including the curb (Curb Cut) along width of driveway</i>	If in City standard street → Public Works.  If in non-standard street → Port	Port or its assignee	Port or its assignee	Port or its assignee	MOU with Port to require Fronting Property Owner to maintain sidewalks, or MEP between City, Port, and Permittee (HOA/CFD/???)	Port or its assignee	<ul style="list-style-type: none"> <li>Should be treated like standard sidewalks above. MEP should apply PW Code section 706 provision re: driveways</li> </ul>
18.	<i>Custom Trash/Recycling Receptacles</i>	<i>Any trash or recycling receptacles which does not meet City standards</i>	If in City standard street → Public Works.  If in non-standard street → Port	Port or its assignee	Port or its assignee	Port or its assignee	If in standard street --> MEP from Public Works  If in non-standard street --> Port to determine	Port or its assignee	<ul style="list-style-type: none"> <li>HOA responsible for collecting trash and recycling from all trash receptacles in the public right-of-way, as well as life cycle replacement.</li> <li>Parties to clarify how this relates to standard trash collection</li> </ul>
19.	<i>Bollards in right of way</i>	<i>Various types at flush curb conditions or fire access terminus</i>	If in City standard street → Public Works.  If in non-standard street → Port	Need additional discussion. If bollard stops/prohibits vehicular access MTA may need to approve	Port or its assignee	Port or its assignee	If in standard street --> MEP from Public Works  If in non-standard street --> Port to determine	Port or its assignee	<ul style="list-style-type: none"> <li>HOA will be responsible for repair and replacement of bollards due to damage or life cycle degradation and restoring bollards if removed for utility excavations by the SFPUC.</li> </ul>

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				temporary street closure					
20.	<i>Retaining Walls in Public Right-of-Way</i>	<i>Retaining walls constructed to support area adjacent to roadway or support roadway where higher than adjacent area</i>	Public Works (this assumes retaining walls are in standard city streets)	Port or its assignee	Port or its assignee	Port or its assignee	If HOA --> MEP. If Port --> MOU	Port or its assignee	<ul style="list-style-type: none"> <li>HOA will be responsible for repair and replacement of retaining walls due to damage or life cycle degradation</li> </ul>
21.	<i>Building 15 Structural Frame</i>	<i>Historic structure consisting of steel frame over roadway supported by columns with protective barrier at ground plane.</i>	Public Works (this assumes encroachment is in standard city streets)	Port or its assignee	Port or its assignee	Port or its assignee	MEP	Port or its assignee	<ul style="list-style-type: none"> <li>Includes structural frame within the entire right-of-way and Building 12 Plaza including protective elements</li> <li>HOA purchases insurance as a rider to Port's insurance</li> <li>Maintenance per MEP</li> </ul>
22.	<i>Standard Bike Racks/Corrals</i>	<i>SFMTA standard bike racks</i>	<p>If in City standard street → Public Works approval for initial design with signoff from SFMTA.</p> <p>If in non-standard street → Port approval for initial design with signoff from SFMTA</p>	SFMTA	SFMTA	SFMTA	MOU	SFMTA	<ul style="list-style-type: none"> <li>Will not be accepted by Public Works.</li> <li>Unless owned by SFTMA, these facilities will be owned and maintained by private entity through a MEP.</li> </ul>
23.	<i>Non-Standard Bike Rack/Corrals</i>	<i>A. SFMTA approved non-standard bike rack</i>	If in City standard street → Public Works approval for initial design	SFMTA	SFMTA	SFMTA	MOU	SFMTA	
		<i>B. Non-SFMTA approved non-standard bike rack</i>		Port or its assignee	Port or its assignee	Port or its assignee	MEP	Port or its assignee	

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			with signoff from SFMTA.  If in non-standard street → Port approval for initial design with signoff from SFMTA						
24.	<i>Non-Standard Roadway Signage</i>	<i>Any additional decorative signage for wayfinding, interpretive, art, etc.</i>	If in City standard street → Public Works.  If in non-standard street → Port	Port or its assignee	Port or its assignee	Port or its assignee	MEP	Port or its assignee	SFMTA to address standard roadway signage
25.	<i>Traffic Signals</i>	<i>Traffic signal heads, poles, cabinets, conduits and all related appurtenances (excluding street lights)</i>	If in City standard street → Public Works approval for initial design with signoff from SFMTA.  If in non-standard street → Port approval for initial design with signoff from SFMTA	SFMTA	SFMTA	SFMTA	MOU	SFMTA	
26.	<i>Standard Roadway Signage and Striping</i>	<i>Traffic Routing signage and striping per State and Federal Guidelines, including but not limited to stop signs, speed limit signs, travel lane</i>	If in City standard street → Public Works approval for	SFMTA	SFMTA	SFMTA	MOU	SFMTA	Includes standard striping and signage on non-standard roadways.



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		<i>striping and crosswalk striping</i>	initial design with signoff from SFMTA.  If in non-standard street → Port approval for initial design with signoff from SFMTA						
27.	<i>Bike Rental and Bike Share Stations</i>	<i>non-standard bike rental and sharing facilities within the public right-of-way or public parks</i>	If in City standard street → Public Works approval for initial design with signoff from SFMTA.  If in non-standard street → Port approval for initial design with signoff from SFMTA	Private Entity	Private Entity	Private Entity	Special Bike Share Station Permit through SFMTA	Private entity	<ul style="list-style-type: none"> <li>• No reimbursement sought</li> <li>• License required if in Port jurisdiction</li> </ul>
28.	<i>Parking Meters</i>	<i>Parking Meters meeting SFMTA standard</i>	If in City standard street → Public Works approval for initial design with signoff from SFMTA.  If in non-standard street → Port approval for	SFMTA	SFMTA	SFMTA	MOU	SFMTA	<ul style="list-style-type: none"> <li>• MOU between Port and SFMTA regarding maintenance and revenue sharing for parking meters on Port land</li> </ul>

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			initial design with signoff from SFMTA						
29.	<i>Department of Technology (DT) Facility</i>	<i>Fire Alarm Boxes, vaults, conduits and pull-boxes for DT fiber-optic network and Public Safety network</i>	Public Works approval if in standard street; DT to inspect	DT	DT	DT	MOU	DT	[More info necessary]
30.	<i>SFPUC Power System</i>	<i>vaults, conduits, pull-boxes, ground rods, and appurtenances in accordance with SFPUC Rules and Regulations Governing Electrical Service</i>	Public Works approval for initial design if in standard street; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	
31.	<i>Non-City Utility Systems</i>	<i>Gas facilities, vaults, conduits, cabinets and pull-boxes</i>	Public Works approval for initial design if in standard street	Utility Owner	Utility Owner	Utility Owner	Franchise Agreement or UCP.	N/A	<ul style="list-style-type: none"> <li>Will not be accepted by the City. These facilities will be owned by private utility providers</li> </ul>
32.	<i>Combined Sewer System</i>	<i>permanent pipes, pipe fittings, manholes, catch basins and laterals up to face of vertical curb, storage pipes, outfalls and associated discharge control structure</i>	Public Works approval for initial design if in standard street; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>MOU between Port and SFPUC</li> <li>Also see Combined Sewer Pump Station</li> <li>Except for the existing 12" and 18" combined sewer pipes and appurtenances in 20<sup>th</sup> Street which shall remain under Port ownership and liability.</li> </ul>
33.	<i>Auxiliary Water Supply System (AWSS)</i>	<i>permanent pipes, pipe fittings, valves, vaults, above ground structures and infrastructure, pumps, manifolds and hydrants</i>	Public Works approval for initial design right of way if in standard street; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	
34.	<i>Non-potable Water Distribution System</i>	<i>permanent pipes, pipe fittings, valves, laterals up to and including the meters in accordance with SFPUC regulations</i>	Public Works approval for initial design if in standard	SFPUC	SFPUC	SFPUC	MOU	SFPUC	

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			street; SFPUC to inspect						
35.	<i>Low Pressure Water System</i>	<i>permanent pipes, pipe fittings, valves, hydrants, laterals up to and including the meters in accordance with SFPUC regulations</i>	Public Works approval for initial design if in standard street; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>Division of Responsibility between SFFD and SFPUC per 2015 MOU</li> </ul>
36.	<i>LPW/RW Inter-Connections</i>	<i>Temporary inter-connection pipe from LPW to RW, including pipes, valves, backflow preventers and any necessary meters.</i>	Public Works approval for initial design if in standard street; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>As required. Will require an easement or MOU if outside the right-of-way</li> </ul>
	<b>Miscellaneous Public Improvements</b>								
37.	<i>Parks and Open Space Improvements</i>	<i>Park improvements, shoreline repair, and landscaping within Slipway Commons, Waterfront Promenade, Waterfront Terrace, Market Square, Building 12 Plaza, and the open space near Louisiana and 22<sup>nd</sup> Streets</i>	Port	Port	Port	Port or its assignee	MOU, other form of maintenance agreement	Port or its assignee	
38.	<i>Building 12 Plaza – Benches/Furnishings</i>	<i>Furnishings in the Building 12 plaza area that cross over property line for plaza and sidewalk to address grade change</i>	Port for elements inside property line.	Port	Port	Port or its assignee	HOA Maintenance Plan and MEP	Port or its assignee	
39.	<i>Blue Greenway / Bay Trail in Parks and Open Space</i>	<i>Multi-use trail with bike facilities in Shoreline Park</i>	Port	Port	Port	Port or its assignee	HOA Maintenance Plan	Port or its assignee	
40.	<i>Retaining Walls in Parks and Open Space or on Port Property</i>	<i>Retaining walls constructed to support area adjacent to</i>	Port	Port	Port	Port or its assignee	HOA Maintenance Plan	Port or its assignee	<ul style="list-style-type: none"> <li>Includes retaining walls in BAE Parking Area along 20<sup>th</sup> St, Irish Hill Park along 21<sup>st</sup>, and Michigan Terminus along 21<sup>st</sup> St</li> </ul>

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	<i>Outside of Project Boundary</i>	<i>roadway or within park and open space areas generally</i>							
41.	<i>Stormwater Drainage, Control Infrastructure, and Detention Structure in Parks and Open Space</i>	<i>Permanent SD pipes, pipe fittings, manholes, catch basins, permeable pavement, and detention structure</i>	Port	Port	Port	Port or its assignee	HOA Maintenance Plan	Port or its assignee	<ul style="list-style-type: none"> <li>Applies to stormwater management facilities that control runoff generated from public parks by infiltrating flows</li> </ul>
42.	<i>Mid-Block Passageways</i>	<i>Publicly owned and accessible midblock passageways</i>	Port	Port	Port	Port or its assignee	HOA Maintenance Plan, Encroachment Permit	Port or its assignee	<ul style="list-style-type: none"> <li>FPO responsible for costs to maintain any building encroachments into MBP</li> </ul>
43.	<i>Intervening Electrical Switchgear</i>	<i>Electrical switchgear facility between SFPUC and PG&amp;E power, including but not limited to electrical switch components, equipment pads or buildings, fencing, access roads, screening and driveways</i>	Port; SFPUC to inspect	SFPUC	SFPUC	SFPUC	Infrastructure Plan [does infrastructure plan act as a governing document for maintenance obligations? MOU?]	SFPUC	<ul style="list-style-type: none"> <li>Space and location for Intervening facilities included in Infrastructure Plan</li> <li>Will require additional property rights agreement if not located within right-of-way</li> </ul>
44.	<i>Existing Combined Sewer Outfalls</i>	<i>Existing SFPUC Outfalls to remain at 20<sup>th</sup> St and 22<sup>nd</sup> St</i>	Port; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>MOU between Port and SFPUC to address required improvements and ongoing operation</li> </ul>
45.	<i>Sea Level Rise Improvements</i>	<i>Adaptive Management Improvements to be designed and constructed in the future</i>	Port	Port	Port	Port	TBD	CFD Shoreline Tax and Others	<ul style="list-style-type: none"> <li>Excludes buildings, which are the responsibility of the building owner.</li> <li>Mitigations to be determined in the future based on monitoring.</li> <li>Port to set aside land for future adaptation.</li> <li>Funding for O+M not currently included in the Financing Plan</li> </ul>
46.	<i>Combined Sewer Pump Station</i>	<i>Pump station, and appurtenances, including the storage pipes located both in and out of ROW</i>	Port; SFPUC to inspect	SFPUC	SFPUC	SFPUC	MOU	SFPUC	<ul style="list-style-type: none"> <li>Port-SFPUC MOU amendment to 1990 MOU for pump station location, access, etc.</li> </ul>

# ATTACHMENT B

## Pier 70 Special Use District

### Port Streets and Dedicated City Streets



FIGURE 1.1.1: Project Site Streetscape Master Plan

0' 50' 100' 200'

Denotes streets to be dedicated to/accepted by Port. All other streets in SUD to be dedicated to/accepted by City. 01 | Introduction 4