AGENDA

- Capital Accomplishments
- 10-Year Capital Need
- SOGR and Enhancement Funding Plan
- Major Enhancement Projects
- Emerging Needs and Opportunities
CAPITAL ACCOMPLISHMENTS

- Crane Cove Park
- Alcatraz Ferry Embarkation
- RFP for Historic Piers
- Pier 94 Backlands Improvements
- Pier 70 Shipyard Power Relocation
- Pier 27 Passenger Shelter
- Downtown SF Ferry Terminal Expansion Project
- Pier 23 MEP Upgrade
- Pier 45 Public Restroom Improvement
10-YEAR CAPITAL NEED

- **Total Need**
  - **SOGR** - $1.99 billion
  - **Enhancements** - $1.93 billion
    - Including $605 million for conditional seismic

- **$392.8 million change due to**
  - Facility Inspection Repair Assessment Program (FIRPA)
  - Completions and Removals
  - Passage of time
  - Escalation

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Changes from Prior Plan

- **State of Good Repair**
  - Prior Plan: $1.68 B
  - Current Plan: $1.99 B

- **Enhancements**
  - Prior Plan: $1.85 B
  - Current Plan: $1.93 B
STATE OF GOOD REPAIR (SOGR)

- SOGR Need - $1.99 billion
- $503.1 million in funding available for
  - Emergency facility repair
  - ADA
  - Dredging
  - Repair and Reinvestment
- Unfunded Gap - $1.5 billion
ENHANCEMENTS

- Enhancement Need - $1.93 billion
- $1.24 billion in funding available for
  - Tenant facility improvements
  - Development Projects
  - Mission Bay Ferry Landing
  - Waterfront Resilience
- Unfunded Gap - $691.4 million
PIER 70 WATERFRONT SITE

- Between 1,645 - 3,025 units of housing, including 30 percent affordable units
- 9 acres of waterfront parks and open space
- $340 million public-private partnership

**Funding Sources**
- Port Land and contributions
- Tax Increment from IFD
- Special Taxes from CFDs

- Started in 2018, with full build out in 10-15 years
MISSION ROCK

- Mixed-use development including residential, office, retail, exhibition, and parking uses
  - 1,200 units of rental housing, 40% affordable units
  - 8 acres of parks and open space
- $244 million in horizontal infrastructure enhancements including streets, sidewalks, and utilities through 2029.

**Funding Sources**
- Pre-paid ground leases
- Tax Increment from IFD
- Special Taxes from CFD
Mission Bay Ferry Landing

- Critical Transbay and regional ferry service to and from the fastest growing southern waterfront neighborhood of San Francisco, the financial district and the East and North Bay
- Total project cost - $57.4 million
- **Funding sources**
  - Regional Measure 3
  - Private contributions
  - Secured sources include: OCI, City General Fund, and Port Capital
2018 EMBARCADERO SEAWALL EARTHQUAKE SAFETY BOND

First Bond Sale

- First Bond sale was approved by the Board of Supervisors and Mayor’s Office in July 2019
- Bond sale was delayed due to legal challenge (Denny v. Arntz et al. Case: A158029, 1st District, Division 2). Complainant Denny asserted several causes of action (ballot simplification statement was not impartial, ballot question was too long, etc.) and sought to nullify the approval of Proposition A (November 2018). City Attorney Dennis Herrera successfully defended the City’s actions at trial and the California Court of Appeals upheld the lower court decision. In January 2021 the California Supreme Court denied a petition for review.
- First Bond sale finalized on June 2, 2020 for $49,675,000.
- Port has been using City, Port, and state grant funds to advance the Embarcadero Seawall Program since voters approved Proposition A in 2018. Eligible expenditures will be repaid by proceeds of bond sales.
HAZARDS AND CONSEQUENCES

MHRA Key Findings

**Up to $30 billion** cost of damages and disruption from **combined seismic and flood risk by 2100**

- **Lower lateral spread risk south of Bay Bridge**
- **Ferry Building Area:** Significant seismic risk
- **Entire Embarcadero:** Significant flood risk between 2 and 3 feet of sea level rise
- **Bulkhead wharves and buildings at greatest seismic risk**
Embarcadero Roadway and underground utilities vulnerable to ground shaking and liquefaction

Fisherman’s Wharf aging pile supported structures vulnerable to ground shaking and liquefaction
EMERGING NEEDS AND OPPORTUNITIES

- Embarcadero Historic Piers Request for Interest
  - Pier 30-32
  - Pier 38-40
  - Future RFPs
- Conditional Seismic Costs
QUESTIONS