

An aerial photograph of the Port of San Francisco waterfront. In the foreground, several kayakers in colorful gear are paddling in the greenish water. To the right, a small marina with wooden docks holds several sailboats. The middle ground features a large, open green field, a baseball field, and a large white industrial building. Behind these are modern multi-story apartment buildings with colorful balconies. In the background, a densely populated hillside rises under a clear blue sky.

10-YEAR CAPITAL PLAN

Port of San Francisco

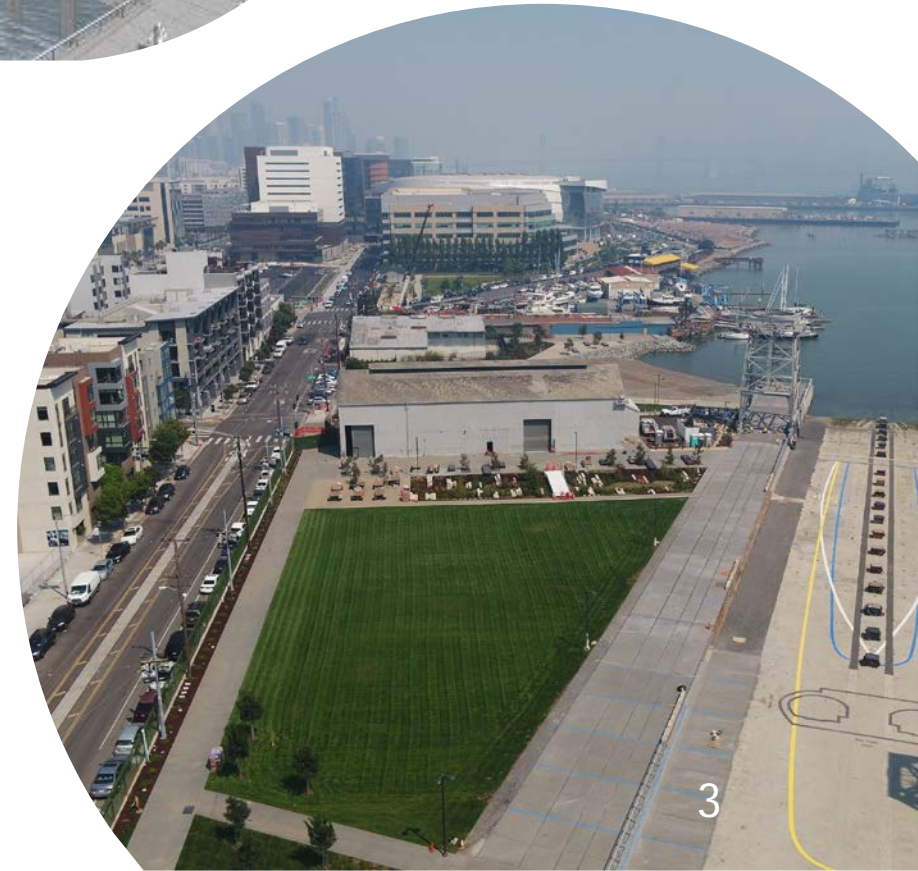
FY 2022-2031

AGENDA

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

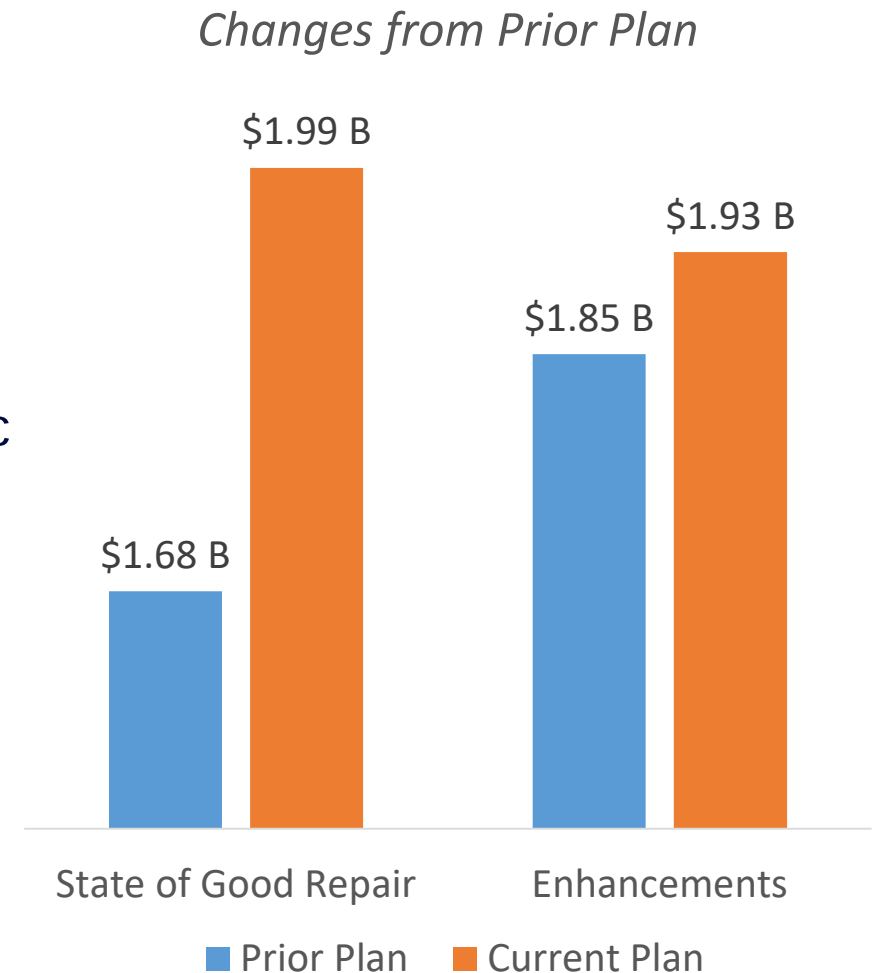
CAPITAL ACCOMPLISHMENTS

- 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



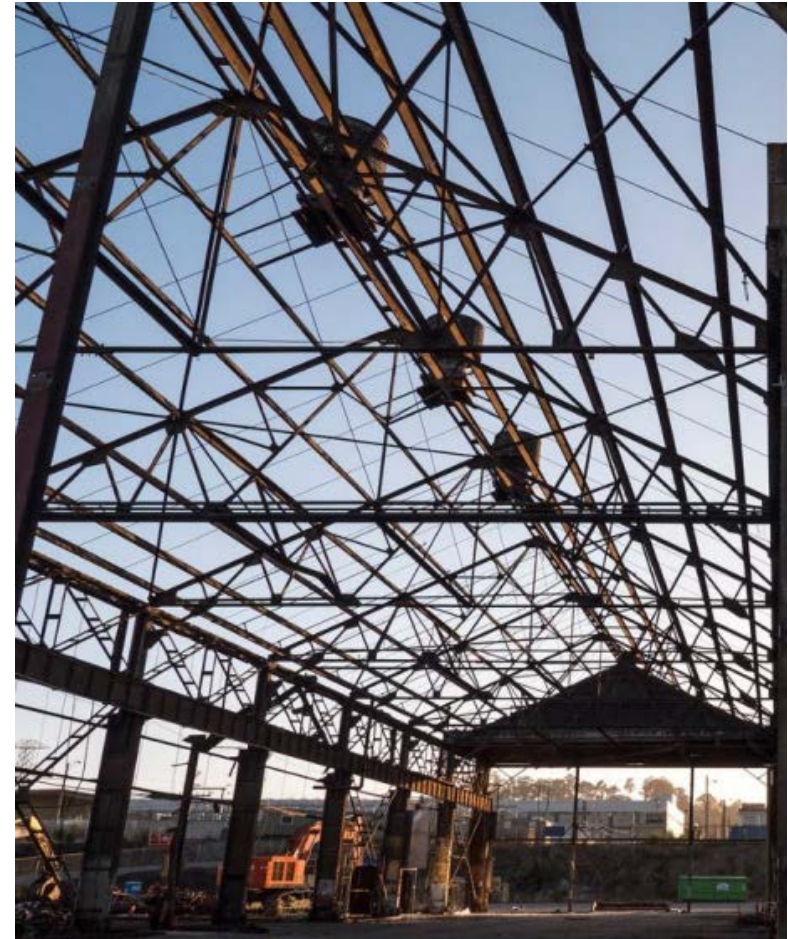
STATE OF GOOD REPAIR (SOGR)

- 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: OCII, City General Fund, and Port Capital

2018 EMBARCADERO SEAWALL EARTHQUAKE SAFETY BOND

First Bond Sale

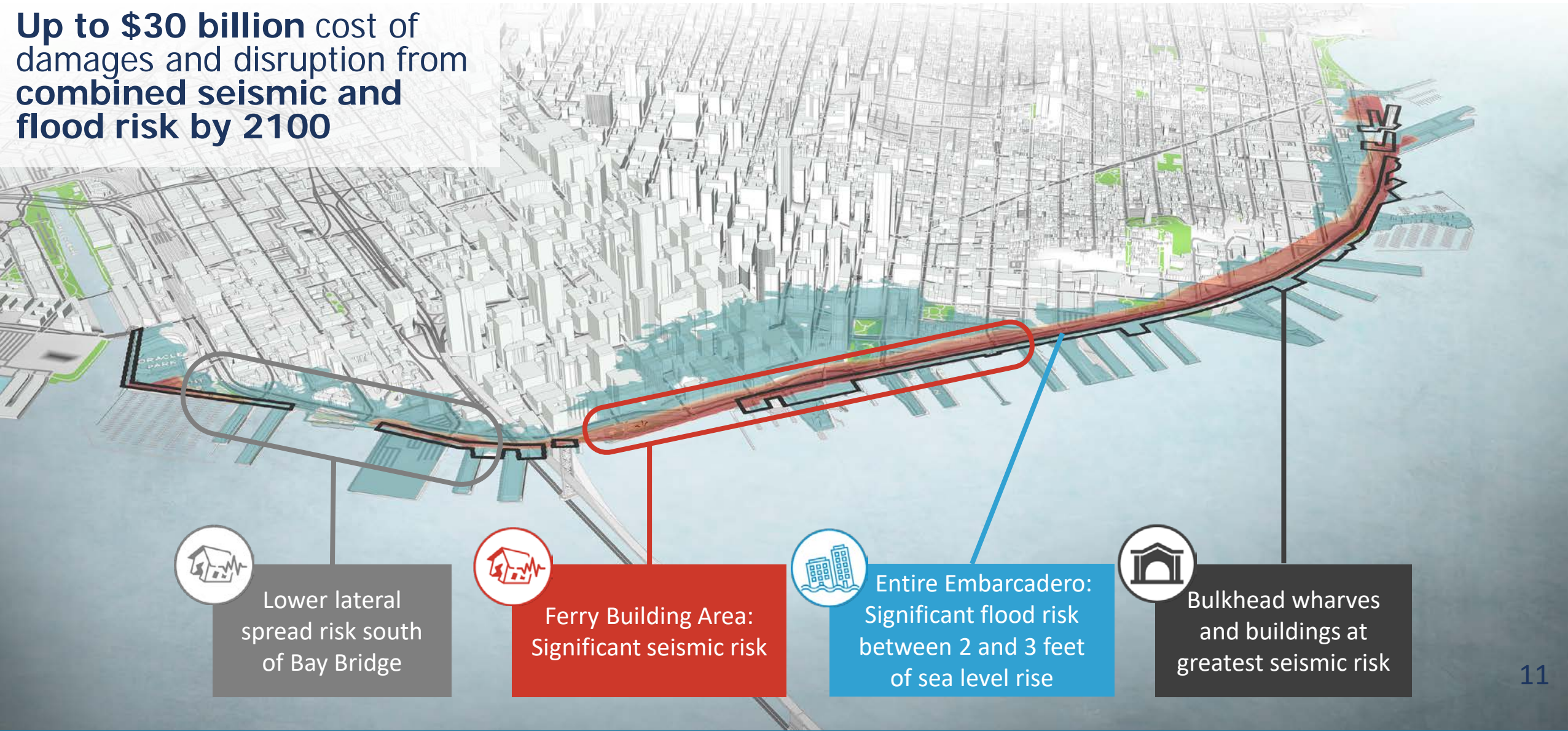


- First Bond sale was approved by the Board of Supervisors and Mayor's Office in July 2019
- Bond sale was delayed due to legal challenge (Denny v. Arntz et al. Case: A158029, 1st District, Division 2). Complainant Denny asserted several causes of action (ballot simplification statement was not impartial, 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

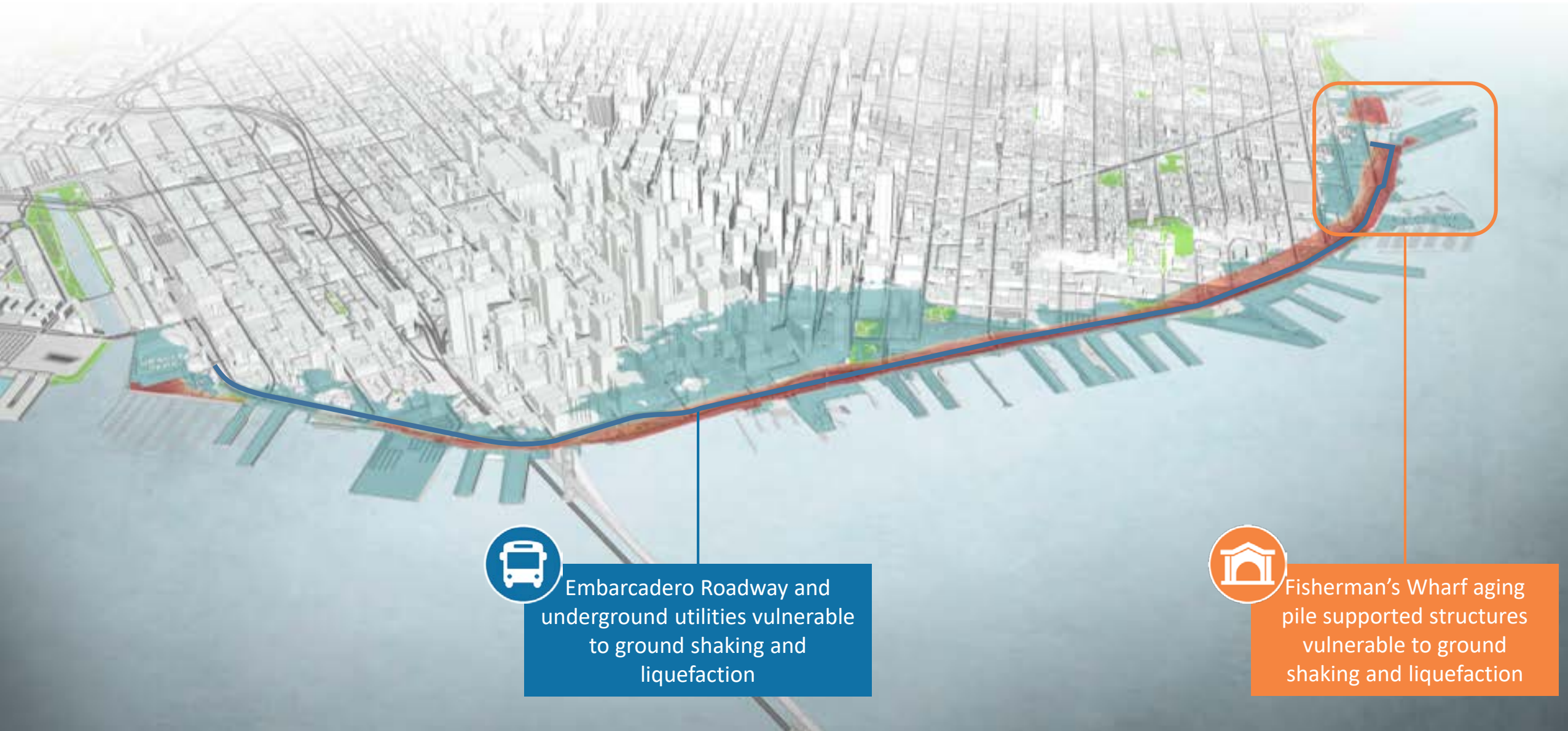
MHRA Key Findings

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



OTHER EARTHQUAKE HAZARDS AND CONSEQUENCES

MHRA Key Findings



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

