

10 Yr Capital Plan FY 2026-35

CPC November 4, 2024

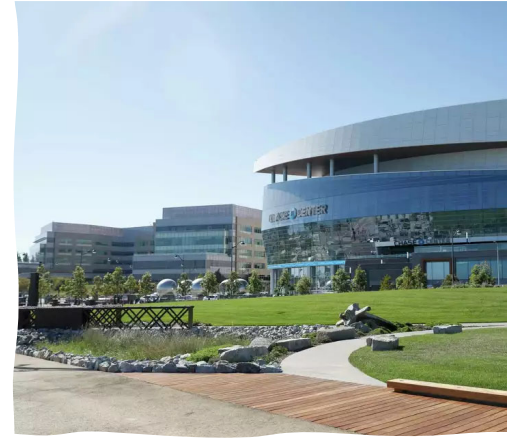


AGENDA

- Capital Accomplishments
- 10-Year Capital Need and Funding Gap
- Major Enhancement Projects
- Challenges and Opportunities

CAPITAL ACCOMPLISHMENTS

- China Basin Park
- Bayfront Park
- Building 49 at Crane Cove Park
- APEC: Pier 29 and Pier 9
- Resilience: USACE Draft Report
- SkyStar



10-YEAR CAPITAL NEED

	Type	Prior Plan	Change	Current Plan
State of Good Repair	Backlog	1,166.9	150.4	1,317.3
	Renewal	797.6	95.1	892.7
	One-Time	276.6	118.0	394.6
	Subtotal	2,241.1	363.5	2,604.6
Enhancements	WRP	589.0	(7.4)	581.6
	Enhancements	670.6	1,557.9	2,228.5
	Conditional Seismic	641.8	39.1	680.9
	Subtotal	1,901.5	1,589.6	3,491.1
TOTAL		4,142.6	1,953.1	6,095.7

UNFUNDED GAP

	State of Good Repair	Enhancements	TOTAL
Need	2,604.6	3,491.1	6,095.7
Funding Sources	698.8	2,810.1	3,509.0
Unfunded Gap	1,905.8	680.9	2,586.7
Unfunded %	73%	20%	42%

MAJOR ENHANCEMENTS

- Development
 - Pier 30/32 (new)
 - Mission Rock
 - Pier 70
 - SWL 323 and 324
- Mission Bay Ferry Landing
- Waterfront



PIER 30/32

Phase 1-2

- Two residential buildings with ~15% inclusionary affordable housing
- Land dedicated for 100% affordable housing building
- 713 units total (25% affordable)

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Phase 3

- Reconstruction of a single resilient pier with vertical improvements
- Strengthening of seawall at Project site
- Aquatic center and deep-water berth





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
- \$366 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

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
- \$383 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



CHALLENGES

- Accurate cost estimates for SOGR
- Resilience integration

OPPORTUNITIES

- Critical resilience improvements
- Development and revenue generating projects
- Expanding ferry transportation





QUESTIONS