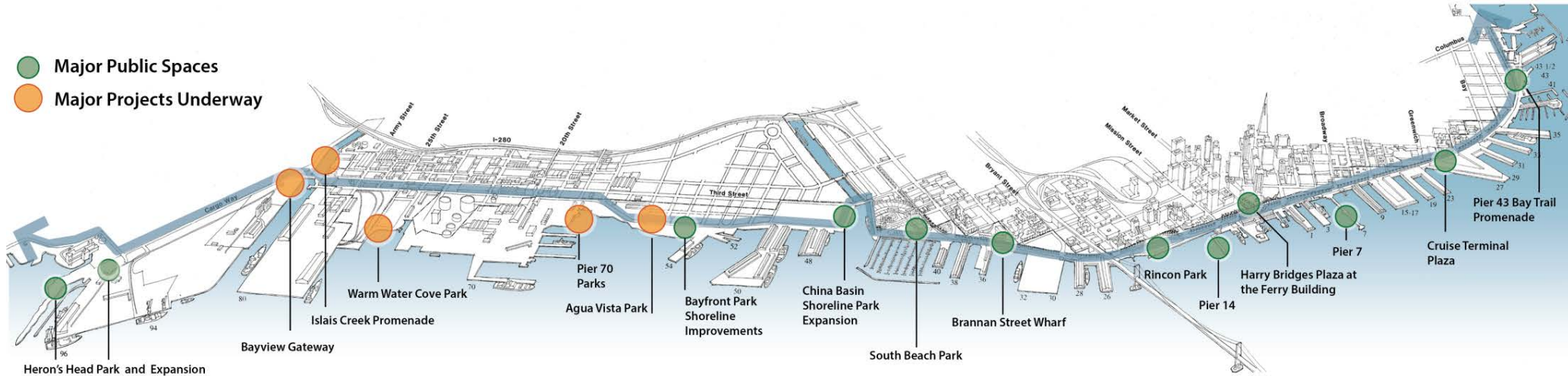
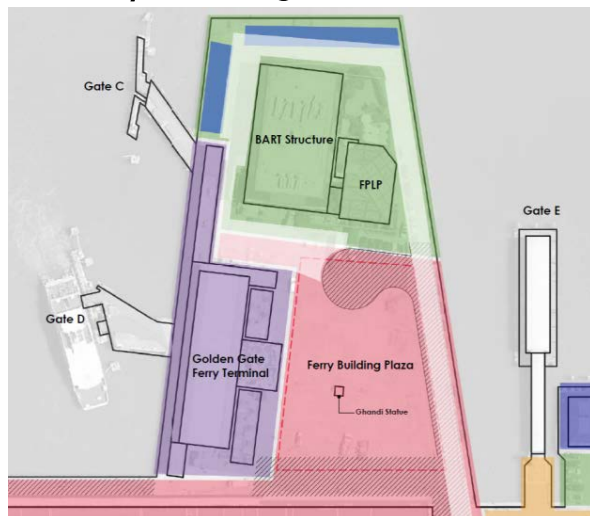


WATERFRONT PARKS, PUBLIC SPACE, WALKABILITY



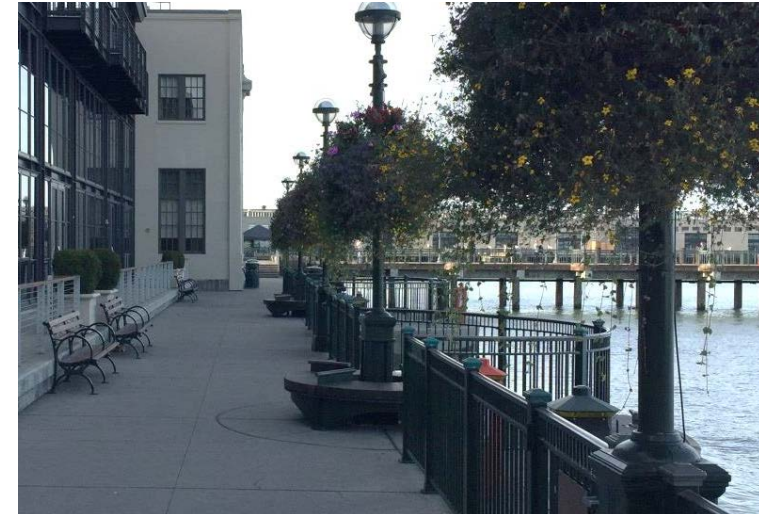
Ferry Building Plaza



Crane Cove Park



Public Realm Improvements



2. What should additional planning address?

ADDRESSING HOUSING AFFORDABILITY



AND PDR INDUSTRIAL SPACE NEEDS



2. What should additional planning address?

Air Quality
Shoreside Power



ENVIRONMENTAL PROTECTION AND SUSTAINABILITY



Habitat Restoration



Wastewater and Stormwater



Climate Action

2. What should additional planning address?

3. How do we establish a resilient waterfront?

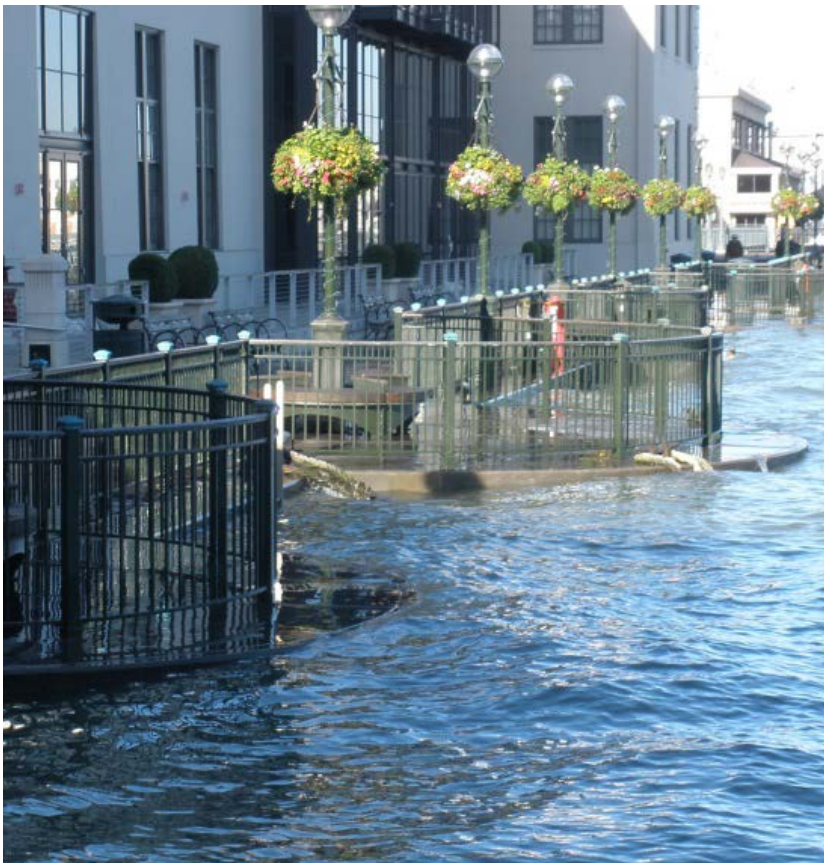


Santiago Mejia, San Francisco Chronicle



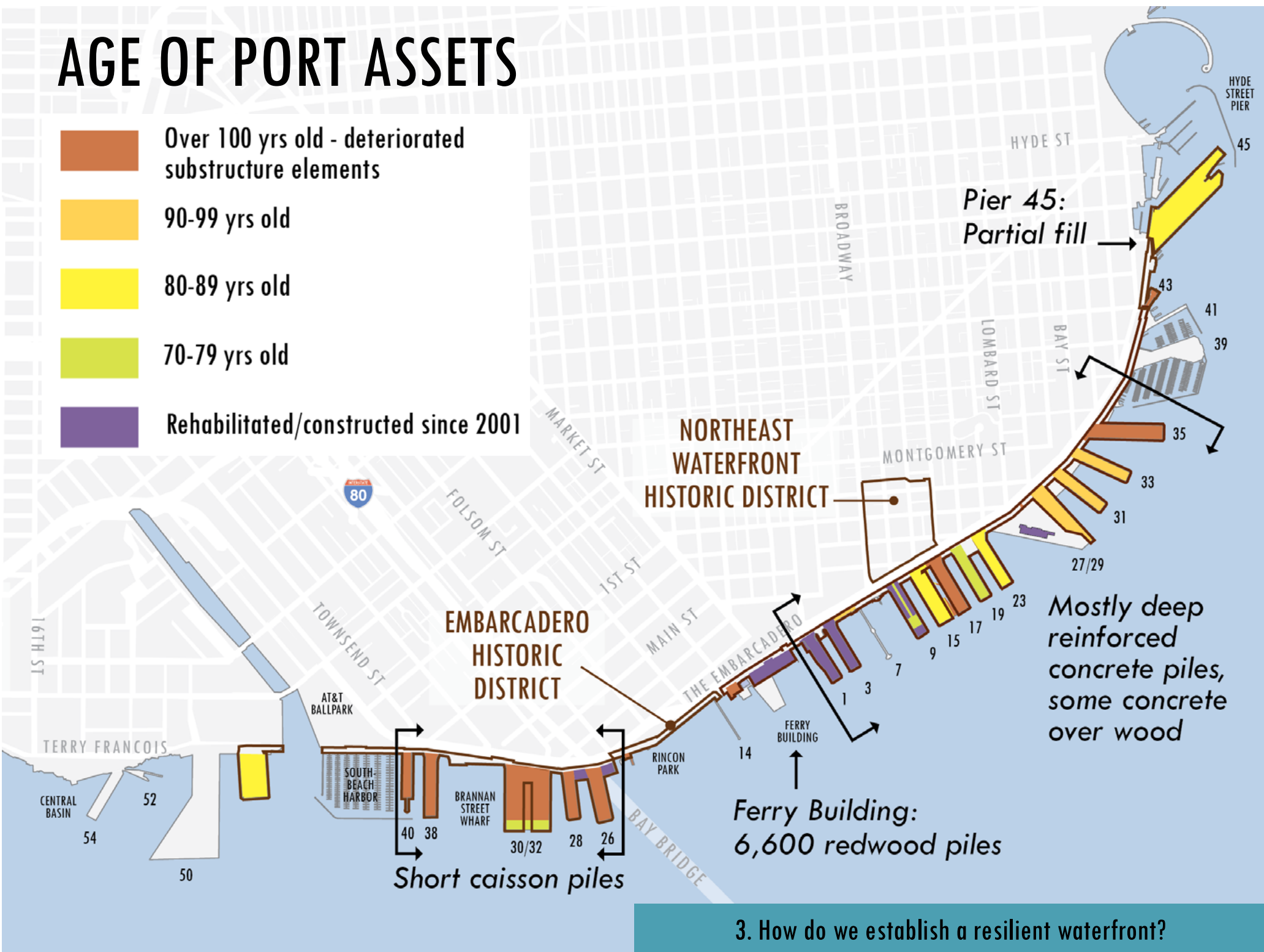
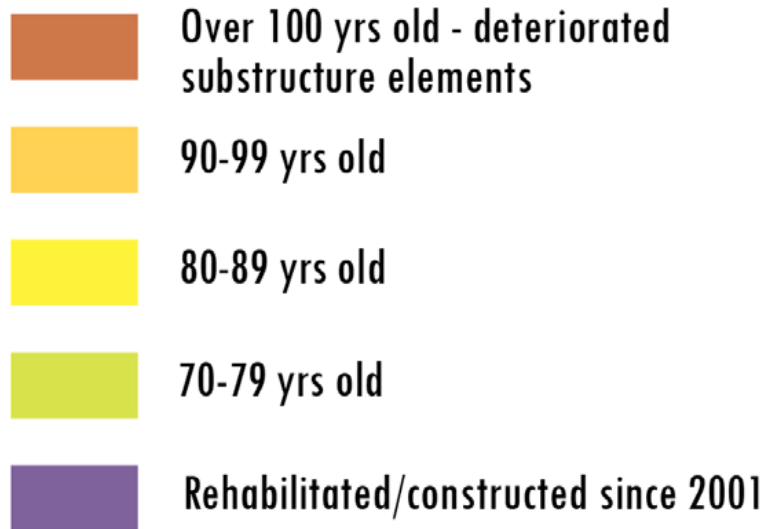
RESILIENCY

Dave Ravenbuehler



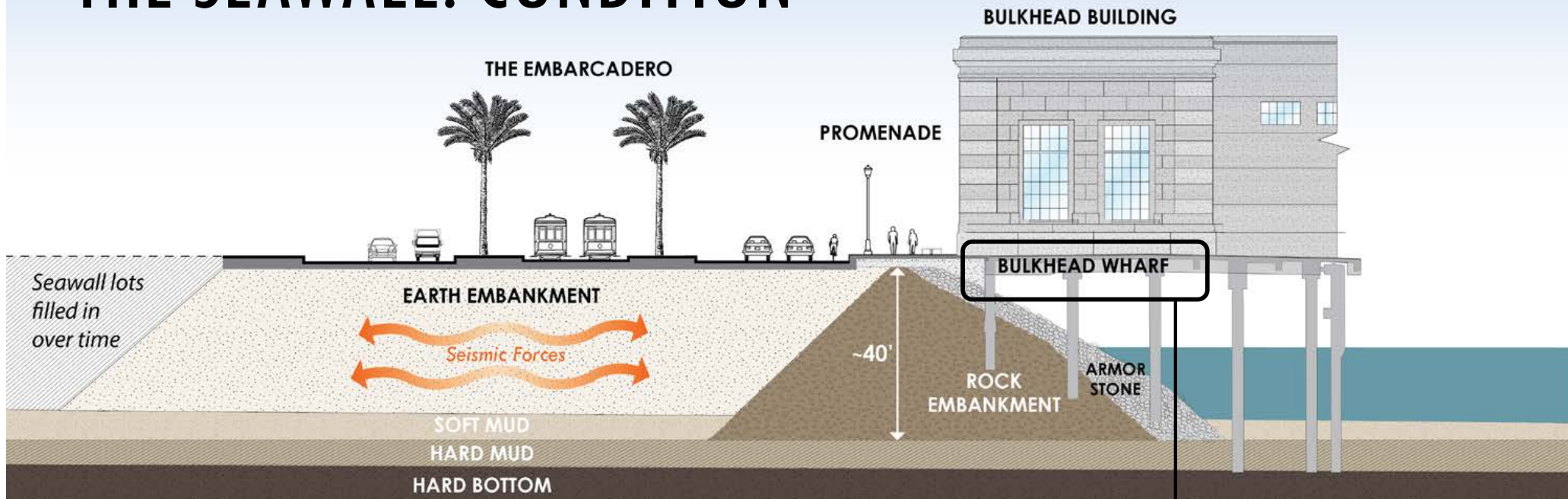
3. How do we establish a resilient waterfront?

AGE OF PORT ASSETS



3. How do we establish a resilient waterfront?

THE SEAWALL: CONDITION



The Great Seawall (1878 – 1915)

Seawall Seismic Risk Study

\$425,000 - GHD/GTC Joint Venture

Preliminary Results — May 2015

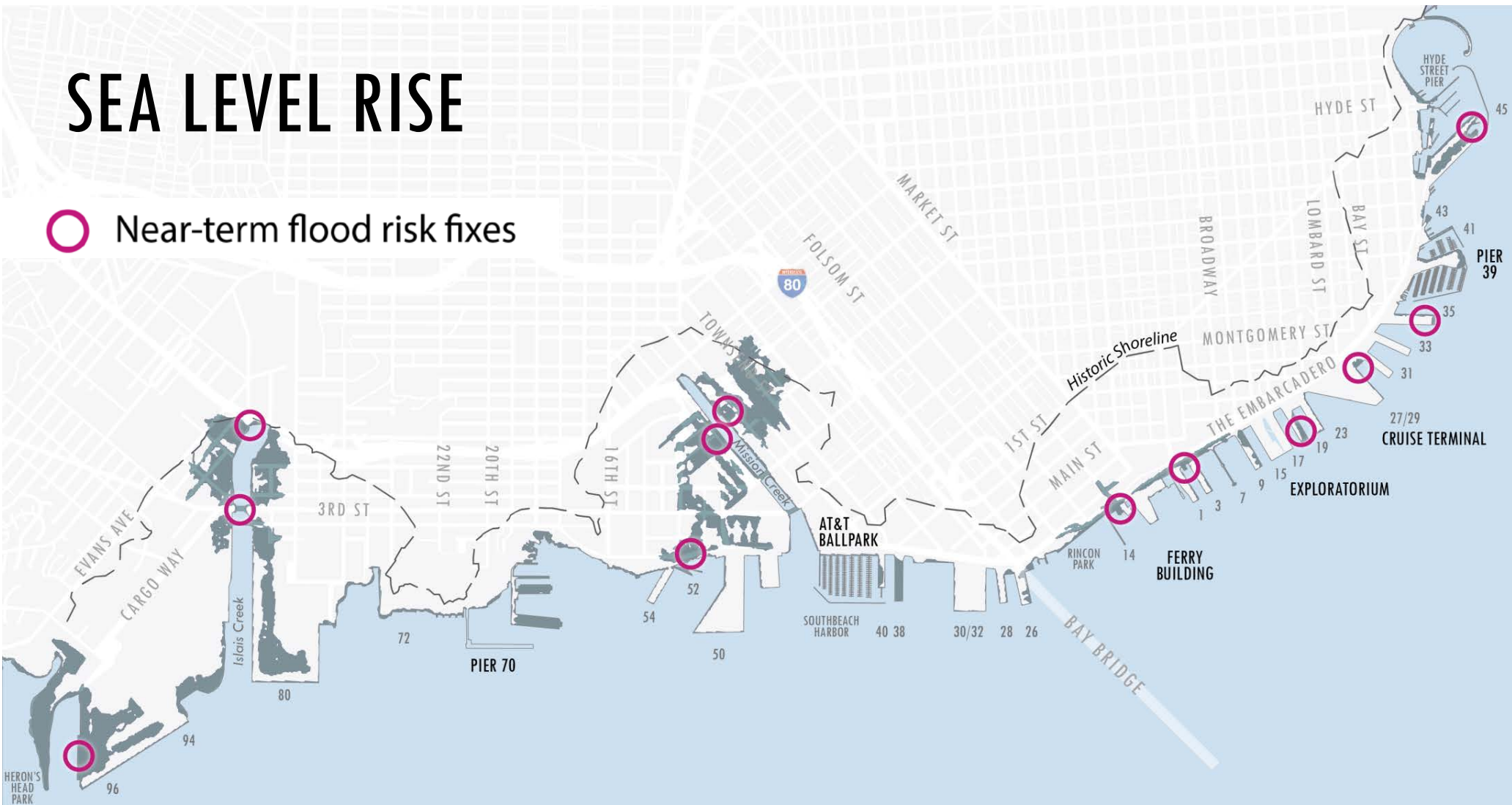
Final Results — September 2015



3. How do we establish a resilient waterfront?

SEA LEVEL RISE

○ Near-term flood risk fixes



12" + 100 year flood

+/- 2050

3. How do we establish a resilient waterfront?

SEA LEVEL RISE

● Combined Storm/ Sewer Outfall

— Transit Infrastructure



36" + 100 year flood

+/- 2100

3. How do we establish a resilient waterfront?

Where is the line of defense?

Planning
Engineering
Permitting
Financing



Who will fund, permit and build the line of defense?



US Army Corps
of Engineers.

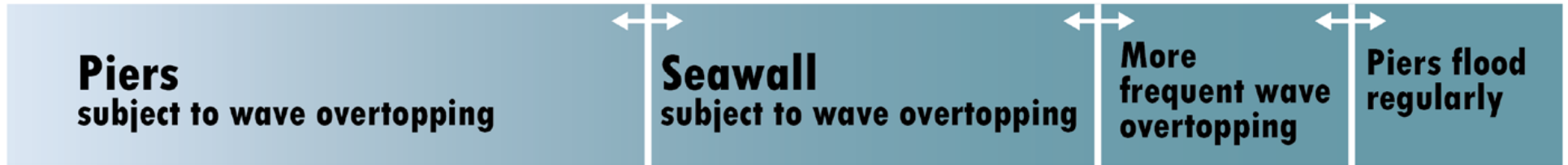
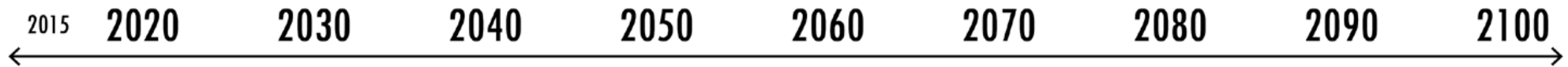


California State
Lands Commission



3. How do we establish a resilient waterfront?

SEA LEVEL RISE LINE OF DEFENSE



◀ Piers become difficult to maintain due to work window < 6 hrs/day

Burton Act Maximum Lease Term

66 yrs

Term of Lease for Private Financing*

*could be shorter for smaller scale projects

50-55 yrs

Term of Lease for Historic Tax Credits

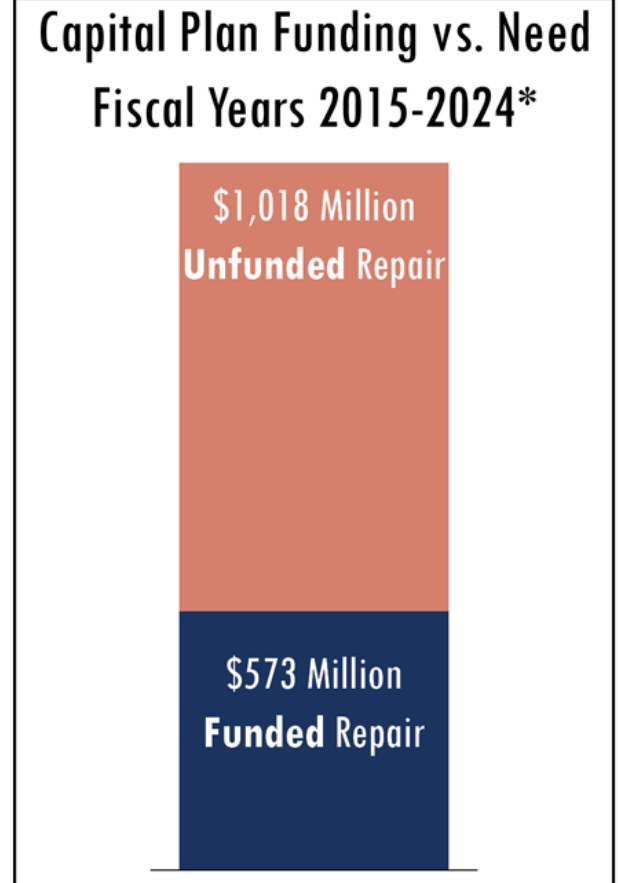
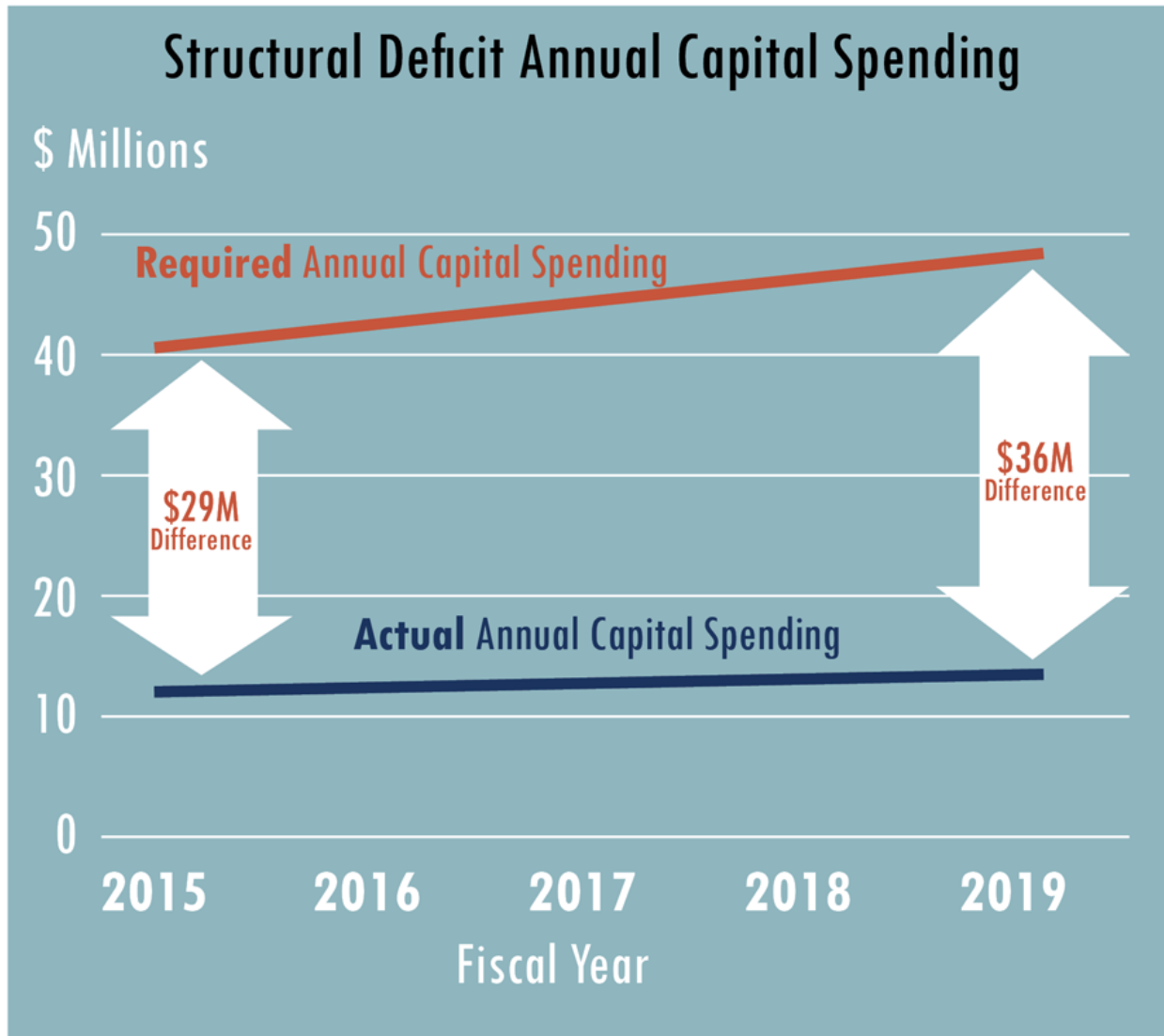
39 yrs

What length of lease is appropriate for piers?

3. How do we establish a resilient waterfront?

4. How will historic rehabilitation and resiliency be funded?

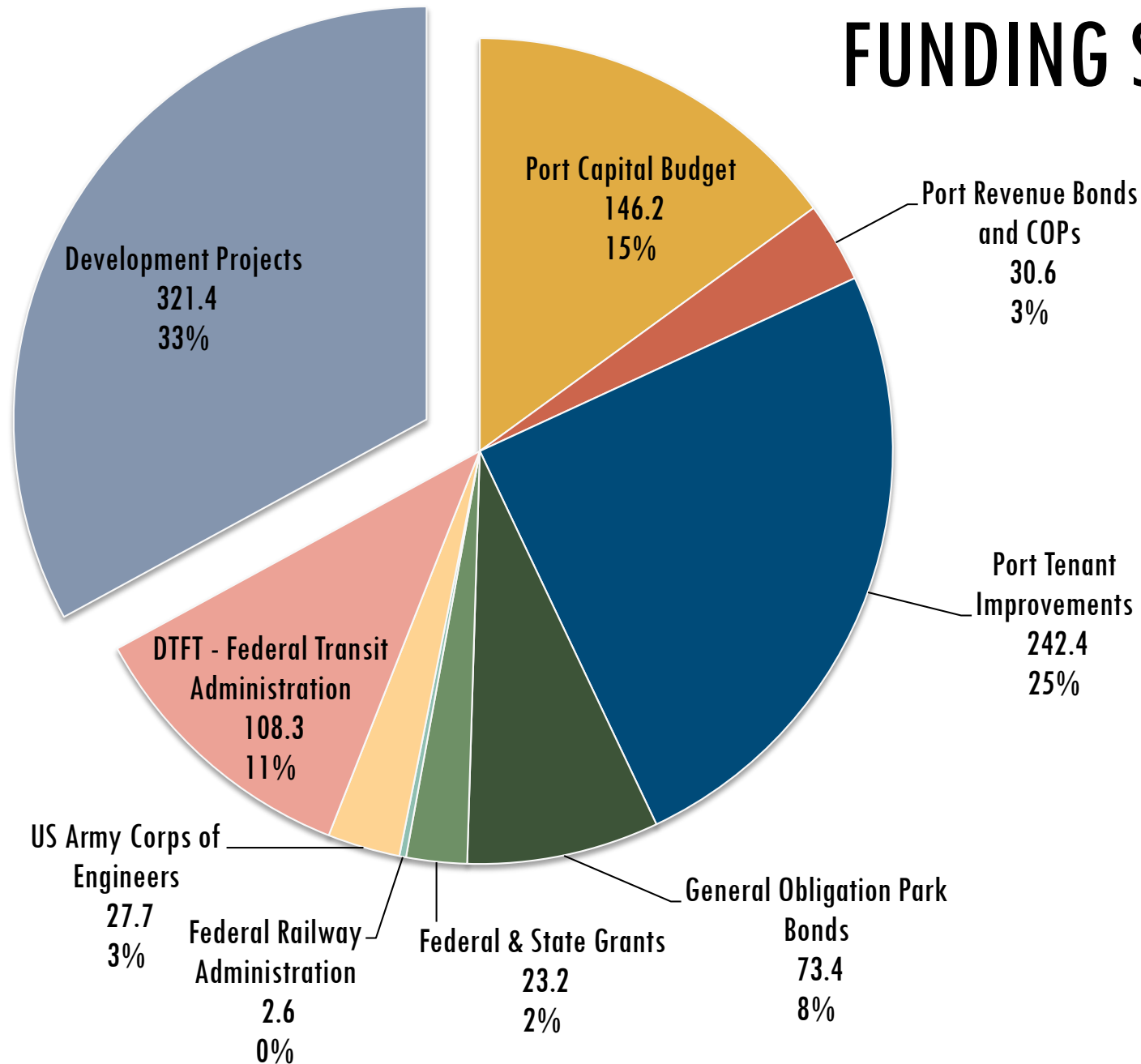
CAPITAL SPENDING AND CAPITAL NEED



*Excludes: Seismic Upgrades,
Seawall Improvements &
Sea Level Rise Improvements

10 YR CAPITAL PLAN FUNDING SOURCES

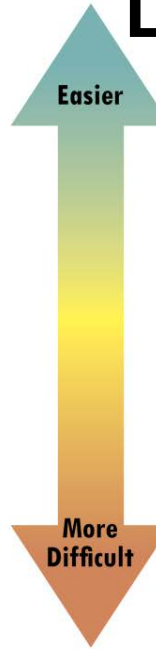
(millions)



4. How will historic rehabilitation and resiliency be funded?

PROJECT APPROVAL LEVEL OF DIFFICULTY

Port Leases & maritime leases	City CEQA, zoning, leases	BCDC Bay fill & public access	Water Board Bay fill, piles, & stormwater	State Lands Public Trust & Mavrket Value	Army Corps Bay fill & piles	
✓	✓	✓				
✓	✓		✓			
✓	✓			✓		
✓	✓			✓		
✓	✓	✓	✓	✓		* Requires Ballot Measure
✓	✓	✓	✓	✓		* Requires Resource Agency Consultation
✓	✓	✓	✓	✓		* BCDC Plan Amendment
✓	✓	✓	✓	✓	✓	* Requires State Legislation
✓	✓	✓	✓	✓	✓	* BCDC Plan Amendment



1968 Rivers & Harbors Act
 • Federal permitting exemption
 for piers & wharves

BCDC Special Area Plan, 2000
 • Aligned with WLUP
 • Public trust uses allowed

BCDC Seaport Plan, 1996
 • Maritime terminal designation

4. How will historic rehabilitation and resiliency be funded?

NEXT STEPS



- 1 Continue Public Outreach
- 2 Analyze Public Comments
- 3 Expand Public Participation
- 4 Propose Public Process for Waterfront Land Use Plan Update, April 2015





THANK YOU