

1 [Finding of Fiscal Feasibility - Cruise Terminal Project at Pier 27.]

2
3 **Resolution finding the proposed cruise terminal project at Pier 27 is fiscally feasible**
4 **pursuant to Administrative Code Chapter 29.**
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6 WHEREAS, Mayor Gavin Newsom established a blue-ribbon Cruise Terminal Advisory
7 Panel in 2006 to evaluate the necessity of a new cruise terminal and its value to San
8 Francisco and, if determined necessary and valuable, where that new terminal should be
9 located and consider cruise terminal locations based on cost considerations, maritime
10 functionality and potential funding; and,

11 WHEREAS, The San Francisco Port Commission accepted on September 27, 2007 the
12 Cruise Terminal Advisory Panel recommendations to develop a single-berth primary cruise
13 terminal at Pier 27 ensuring that this facility meets all of the industry standards for a home port
14 cruise terminal; and,

15 WHEREAS, The San Francisco Port Commission staff ("Port staff") presented
16 information to its Commission on October 28, 2008 regarding a consultant study determining
17 the feasibility of cruise terminal site plan alternatives at Pier 27; and,

18 WHEREAS, On June 9, 2009, by Resolution No. 09-33, the San Francisco Port
19 Commission authorized Port staff to enter into a Memorandum of Understanding with the San
20 Francisco Department of Public Works to assist the Port by providing Project Management,
21 Architectural and Engineering Services for the Pier 27 Cruise Terminal Project ("Project"); and,

22 WHEREAS, On July 14, 2009, by Resolution 09-39, the San Francisco Port
23 Commission approved issuance of Port revenue bonds of which \$22 million of revenue bond
24 proceeds from two separate bond issuances was identified for partial funding for the Project;
25 and

1 WHEREAS, On November 10, 2009, by Resolution 09-70, the San Francisco Port
2 Commission awarded a design contract to a joint venture team of KMD Architects and Pfau
3 Long Architecture in coordination with Bermello Ajamil & Partners as the Cruise Terminal
4 Specialty Consultant ("Design Team"); and,

5 WHEREAS, Port staff presented information to its Commission on April 13, 2010
6 regarding the Pier 27 facility program which identified the potential uses within the site,
7 including a Cruise Terminal and a Northeast Wharf Public Plaza; and

8 WHEREAS, Port staff presented information to its Commission on July 13, 2010
9 regarding conceptual design options for the Project; and

10 WHEREAS, Construction of the proposed Project will exceed \$25 million and the
11 predevelopment costs will exceed \$1 million; and

12 WHEREAS, The cost to construct the Project will exceed \$25 million and
13 predevelopment costs will be in excess of \$1 million thereby triggering review by the Board of
14 Supervisors to determine the fiscal feasibility of this proposed Project under Administrative
15 Code Section 29.1; and

16 WHEREAS, Pursuant to Administrative Code Section 29.3, the Port has submitted to
17 the Board of Supervisors a general description of the Project, the general purpose of the
18 Project, and a fiscal plan; and

19 WHEREAS, Pursuant to Administrative Code Section 29.2, prior to submittal to the
20 Planning Department of an environmental evaluation application ("Environmental Application")
21 required under Administrative Code Chapter 31 and CEQA (as defined in Administrative Code
22 Section 29.1) related to the proposed Project, it is necessary to procure from the Board of
23 Supervisors a determination that the plan to undertake and implement the proposed Project is
24 fiscally feasible and responsible; and

1 WHEREAS, The Board of Supervisors has reviewed and considered the general
2 description of the Project, the general purpose of the Project, the fiscal plan and other
3 information submitted to it and has considered the direct and indirect financial benefits of the
4 Project to the City of San Francisco, the cost of construction, the available funding for the
5 Project, the long-term operating and maintenance costs of the Project and the debt load to be
6 carried by the Port; now, therefore, be it

7 RESOLVED, That the Board of Supervisors finds that the plan to undertake and
8 implement the Project is fiscally feasible and responsible under San Francisco Administrative
9 Code Chapter 29; and be it

10 FURTHER RESOLVED, Pursuant to San Francisco Administrative Code Chapter 29,
11 the Environmental Application may now be filed with the Planning Department and the
12 Planning Department may now undertake environmental review of the proposed Project as
13 required by Administrative Code Chapter 31 and CEQA.