

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

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3 **Resolution finding the proposed cruise terminal project at Pier 27 is fiscally feasible**  
4 **pursuant to Administrative Code Chapter 29.**

5  
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.



**City and County of San Francisco**  
**Tails**  
**Resolution**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 100920

**Date Passed:** May 10, 2011

Resolution finding the proposed cruise terminal project at Pier 27 is fiscally feasible pursuant to Administrative Code Chapter 29.

May 04, 2011 Budget and Finance Sub-Committee - REFERRED WITHOUT RECOMMENDATION

May 10, 2011 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 100920

I hereby certify that the foregoing Resolution was ADOPTED on 5/10/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

  
Mayor Edwin Lee

5/12/11  
Date Approved