

2018 Embarcadero Seawall Earthquake Safety Bond

Annual Status Report - 2025

Presented to the Citizens' General Obligation Bond Oversight
Committee

April 13, 2026





1. Waterfront Resilience Program Goals & Accomplishments

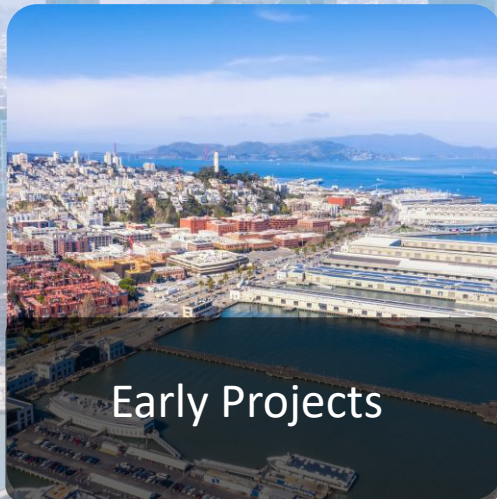
2. Federal USACE Project Update

- Design maturity
- WRDA authorization

3. Proposition A Expenditures, Strategy & Update

- Bond Expenditures
- Expenditure plan drivers and updates
- Projects
- Design development of USACE Recommended Plan
- Additional funding opportunities

The Port's Waterfront Resilience Program will take actions to **reduce seismic and climate change risks** that support a safe, equitable, sustainable, and vibrant waterfront.



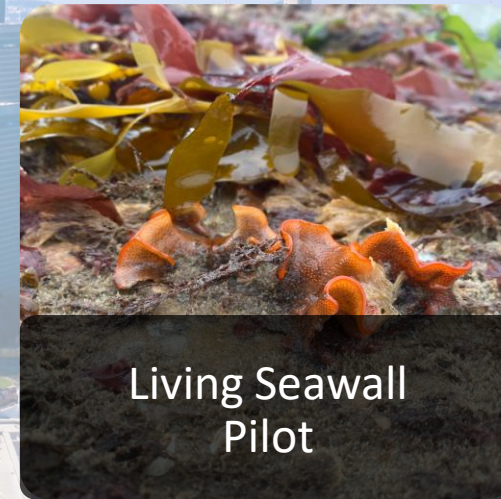
Early Projects

Near-Term Actions



San Francisco Waterfront
Flood Study

Long-Term Actions



Living Seawall
Pilot

Pilot Projects

Program Accomplishments

Multi-Hazard Risk Assessment (2020)

Seismic measures development, constructability, public realm, and other initial studies

Engineering with Nature Working Group and Living Seawall Pilot Project

Securing program resources including budget and contracts

Advocacy to secure Congressional authorization of the USACE Recommended Plan

Early Projects: Advancing Design and Construction

- **Wharf J-9:** temporary float (1/2025) and Smokehouse demolition and plaza (6/26)
- **Fisherman's Wharf Forward:** Phase 1 Alioto's Demolition and plaza (under construction)
- **Downtown Coastal Resilience Project:** first construction phase of Recommended Plan, advancing to 35% design
- **South Beach Coastal Resilience Project:** advancing to concept design using \$7.8M Coastal Conservancy grant
- **Piers 9 & 15:** Seawall earthquake safety retrofits, pre-design

SF Waterfront Coastal Flood Study: Long-Term Adaptation

- Partnered with USACE on SF Waterfront Coastal Flood Study
- City alignment on **\$13.5B Draft Plan** for coastal flood defenses, potential for up to 65% federal cost share
- Published **Draft Feasibility Report and EIS (2024)**, including the **Draft Plan**
- **Final Feasibility Report and EIS** expected mid-2026, including the **Recommended Plan**
- **Section 221 agreement** allowing City to lead next phases of design

USACE RECOMMENDED PLAN PROJECT UPDATE



The Recommended Plan

Waterfront-wide stormwater management adaptations related to coastal flood defenses

Floodproof piers and select buildings

Raise and rebuild wharves and Ferry Plaza and BART protection

Raise the shoreline with seismically resilient structures

Incorporate nature based features, such as creek enhancements

Port buildings to be moved or elevated

FISHERMAN'S WHARF (REACH 1)

EMBARCADERO (REACH 2)

SOUTH BEACH/MISSION BAY (REACH 3)

ISLAIS CREEK/BAYVIEW (REACH 4)



US Army Corps of Engineers



Federal U.S. Army Corps of Engineers Project Update

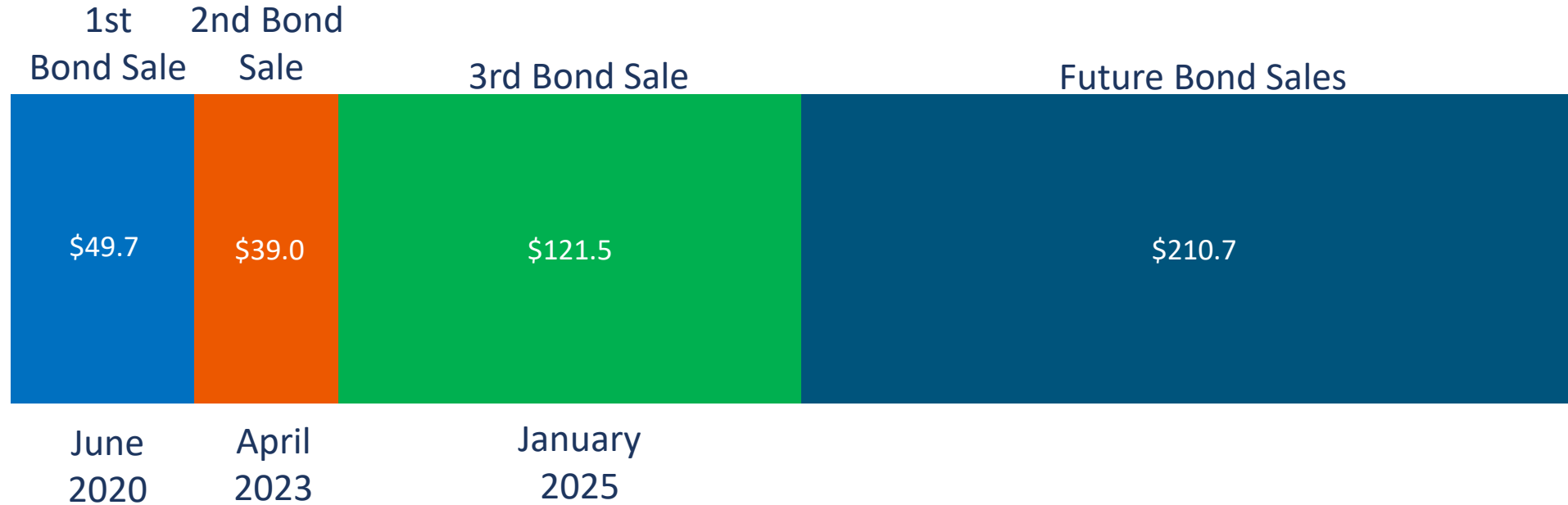
- USACE leadership is generally seeking more design for USACE projects to increase confidence in cost estimates (“design maturity”)
- Advancing design of the Recommended Plan using Proposition A is a key strategy to opening the door to Federal funding and further advancing City alignment and collaboration on the Plan
- **Final SF Waterfront Coastal Flood Study report expected in Summer 2026**
- Port staff are meeting with USACE civilian and military leadership to advocate for best strategy forward that achieves Congressional action in 2026

PROPOSITION A EXPENDITURES, STRATEGY & UPDATE



2018 Embarcadero Seawall Earthquake Safety Bond

Bond Sales (millions)

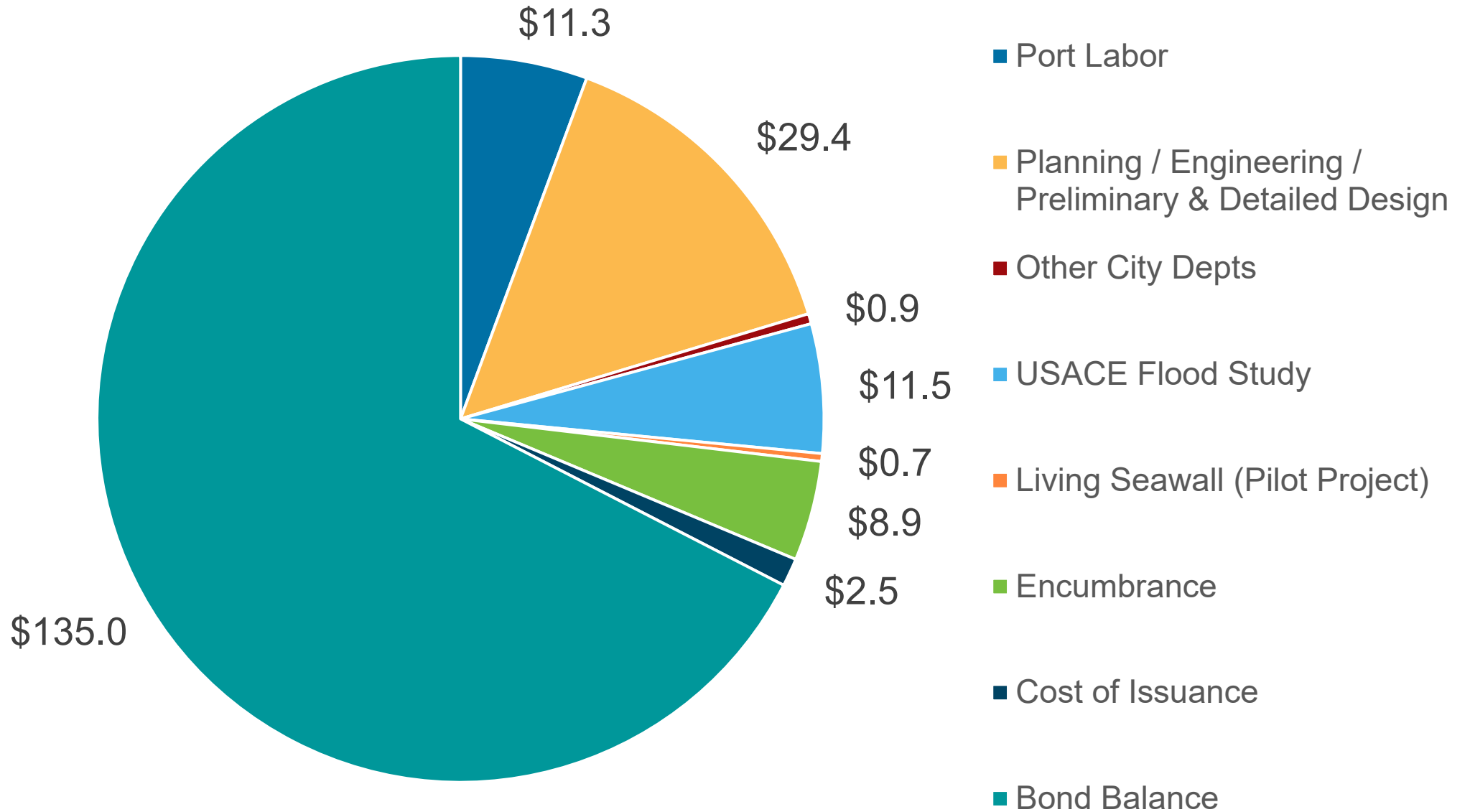


\$49.5 million of the 1st Bond Sale has been expended through December 2025.
\$23.6 million of the 2nd Bond Sale has been expended through December 2025.
\$01.8 million of the 3rd Bond Sale has been expended through December 2025.
\$74.9 million total expended through December 2025.

Expenditures (through 2025)

2018 Proposition A Seawall Earthquake Safety Bond Expenditures	Total (millions)
2018 Voter Authorization	\$425.0
Components	
Program Labor	\$11.3
Program Advisory Services	\$15.0
United States Army Corps of Engineers (Flood Study/ Recommended Plan	\$11.5
Planning / Engineering / Preliminary Design	\$29.4
Detailed Design (Early Projects)	\$2.2
Other City Departments / Government Agencies	\$0.9
Pilot Projects	\$0.7
Construction (Early Projects)	\$2.4
Oversight, Accountability & Cost of Issuance	\$2.5
Total Expenditures to Date	\$74.9

Expenditures (through 2025)



\$44M in contracts executed in 2026



Support Congressional authorization of USACE Recommended Plan



Advance design of Downtown Coastal Resilience Project and So. Beach Coastal Resilience Project (Section 221)

Facilitate City Interagency Collaboration and compete for Federal \$\$



Advance design of Recommended Plan, including infrastructure and public realm master plan, waterfront design vision & framework, and implementation and phasing plan

Advance projects to be shovel-ready for 2028 Bond

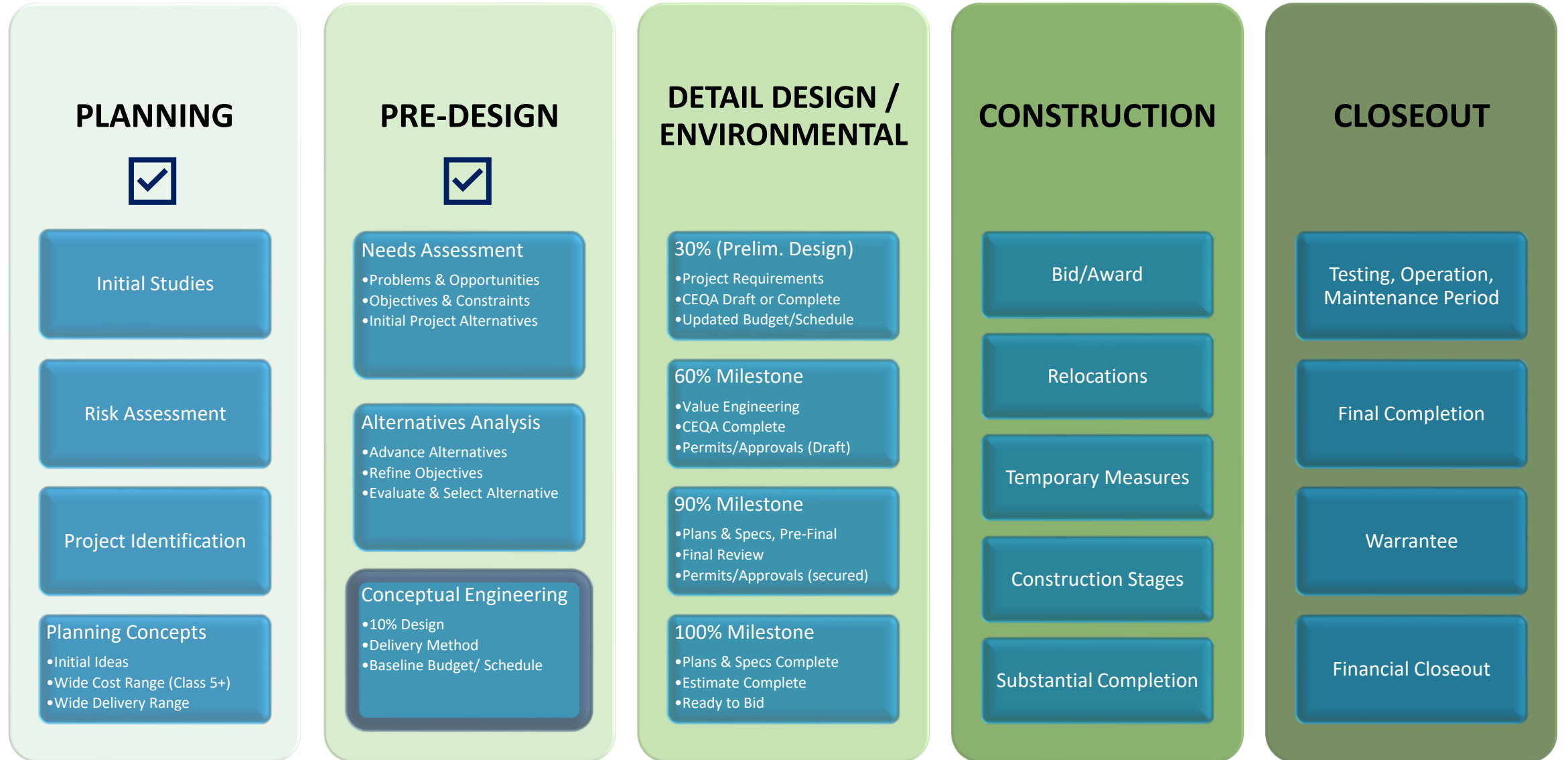


Design & deliver initial construction projects, including:

1. Fisherman's Wharf Forward
2. Downtown Coastal Resilience Project
3. South Beach Coastal Resilience Project
4. Pier 50 and southern waterfront




WRP Project Development Process

Overview



Prop A – Next Spending Tranche – Advancing to Shovel Ready Projects



Remaining Balance - Prop A Bond		\$350.1 M
 USACE Recommended Plan	Recommended Plan infrastructure and public realm planning, waterfront vision, design framework, & implementation plan (North & South)	\$30.0 M
Shoreline Replacement Projects	Advance conceptual design of the following projects:	\$46.1 M
 Downtown Coastal Resilience	Potential 1 st implementation action	\$27.0 M
 South Beach Coastal Resilience	Alternate 1 st implementation action (additional \$4.3 M from Coastal Conservancy grant)	\$14.6 M
Fisherman’s Wharf Forward	Rebuild of Taylor Street shoreline, open space and buildings	\$4.5 M
Total Proposed Spending		\$76.1 M
Balance for Final Design & Construction		\$274.0 M



Spending eligible for potential USACE match credit under Section 221 Agreement w/USACE. Each dollar of eligible spending opens the door to \$1.89 in future Federal spending if the project is authorized.

USACE-Port Design Agreement

USACE – Port Signed Section 221 Agreement

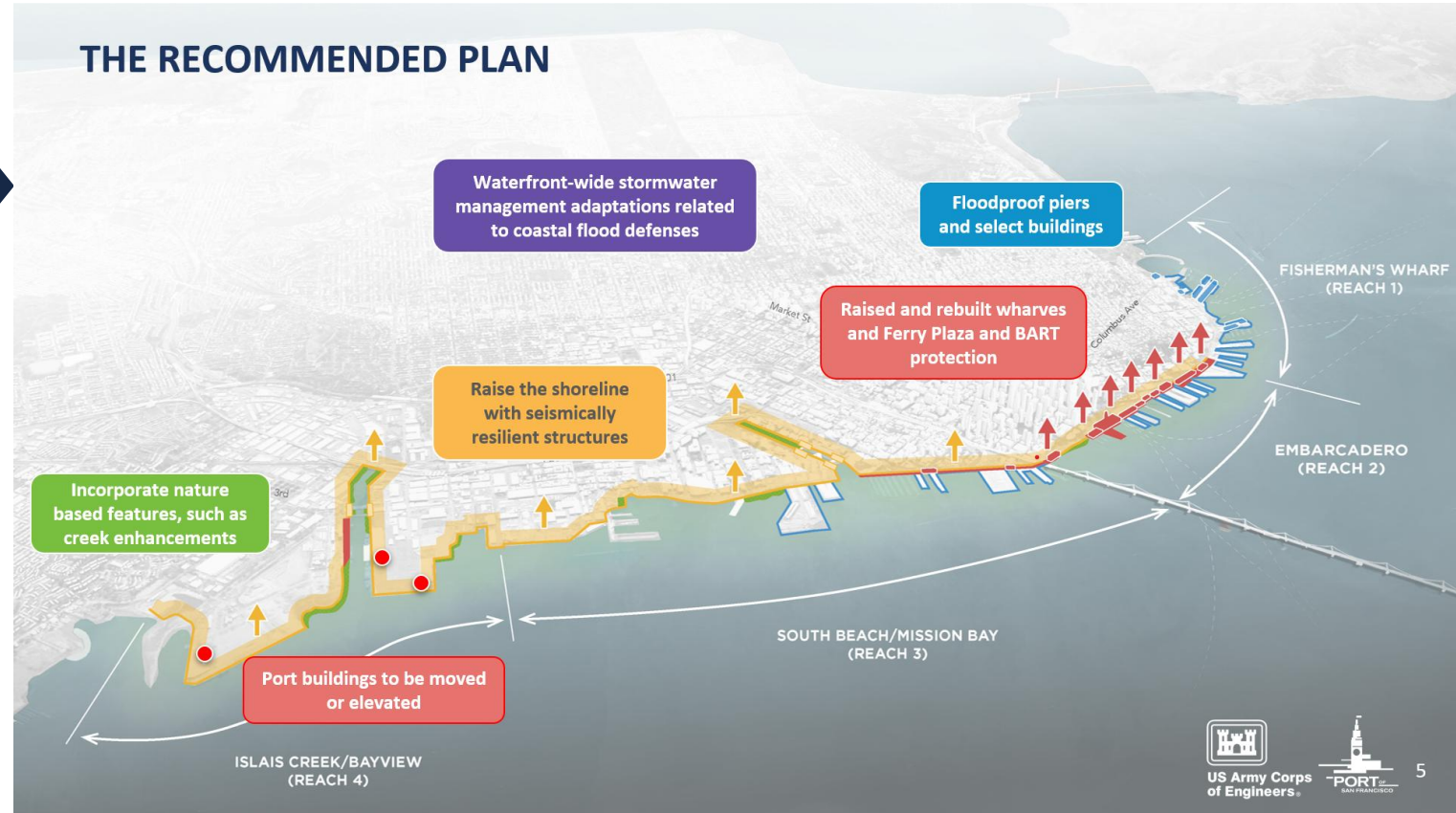
City may design and construct
w/ local \$\$
potential local match credit



Subject to required approvals, the Port is preparing to advertise 2 contracts (Northern and Southern Waterfront) totaling **\$115 million over 10 years** to support this work

The contracts would support delivery of **infrastructure and public realm** master plans, **waterfront vision** and **design framework**, and **implementation** and phasing plan

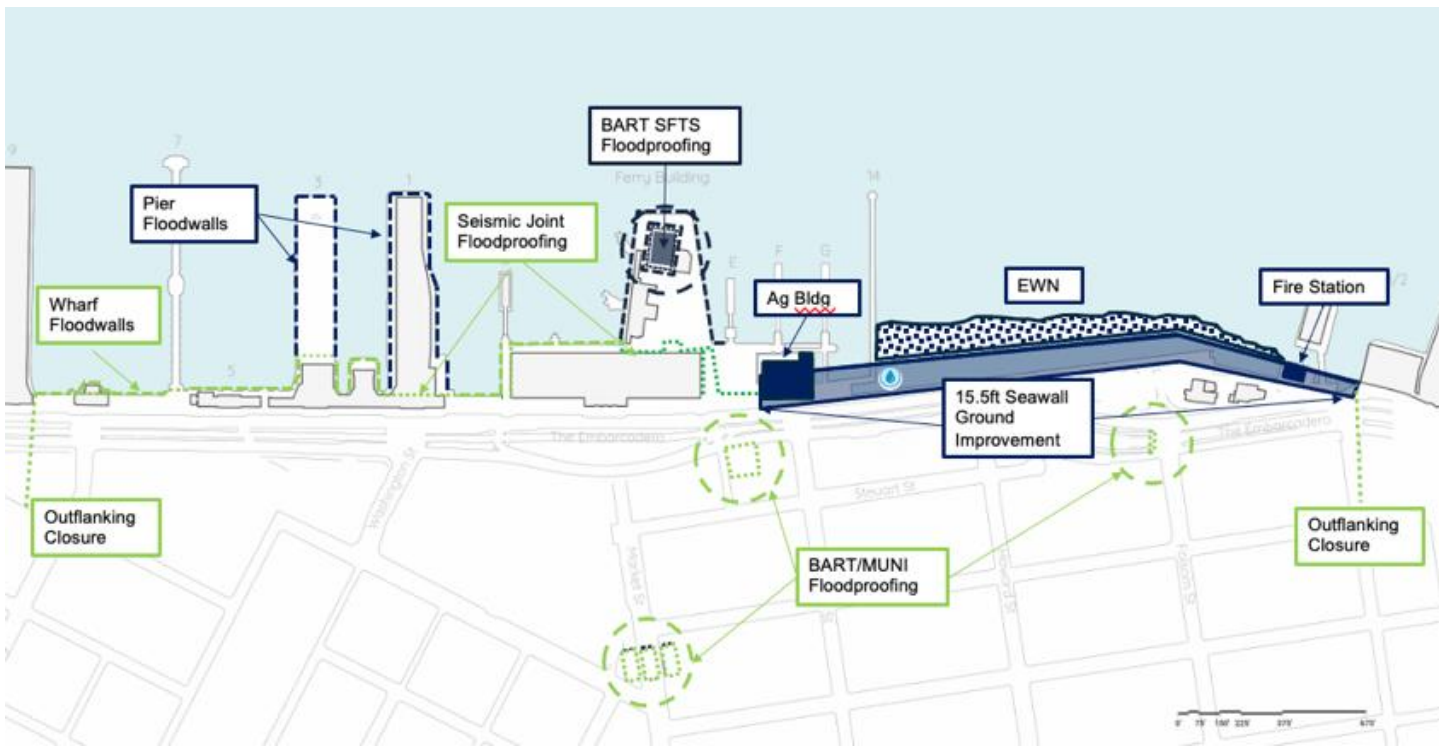
The Northern Waterfront contract would also support design development of the **Downtown Coastal Resilience Project**



Plan is to spend \$30 million in Proposition A funds to advance this work over the next 3 years

DOWNTOWN COASTAL RESILIENCE (\$760 M +/-)*

* Project schedule and budgets are planning level and will be re-established during concept design



Project Type: Shoreline Replacement (USACE Plan consistent) & Near-Term Flood Protection

Location: Embarcadero – Pier 7.5 to Pier 22.5

Objective: Construct flood defenses for multi-modal transit corridor, BART and Muni, and historic resources while improving seismic performance of the Ag Building and a segment of the Embarcadero Seawall. Builds 1st segment of USACE Plan. Project can be implemented in phases.

Components: Seawall and wharf replacement, ground improvement / stabilization, flood defenses, drainage & utility systems, new park, engineering with nature, historic Ag building rehabilitation

Key Considerations:

- Most features/costs creditable for USACE match
- Complex permitting, interior drainage and utilities

Formalize budget & schedule



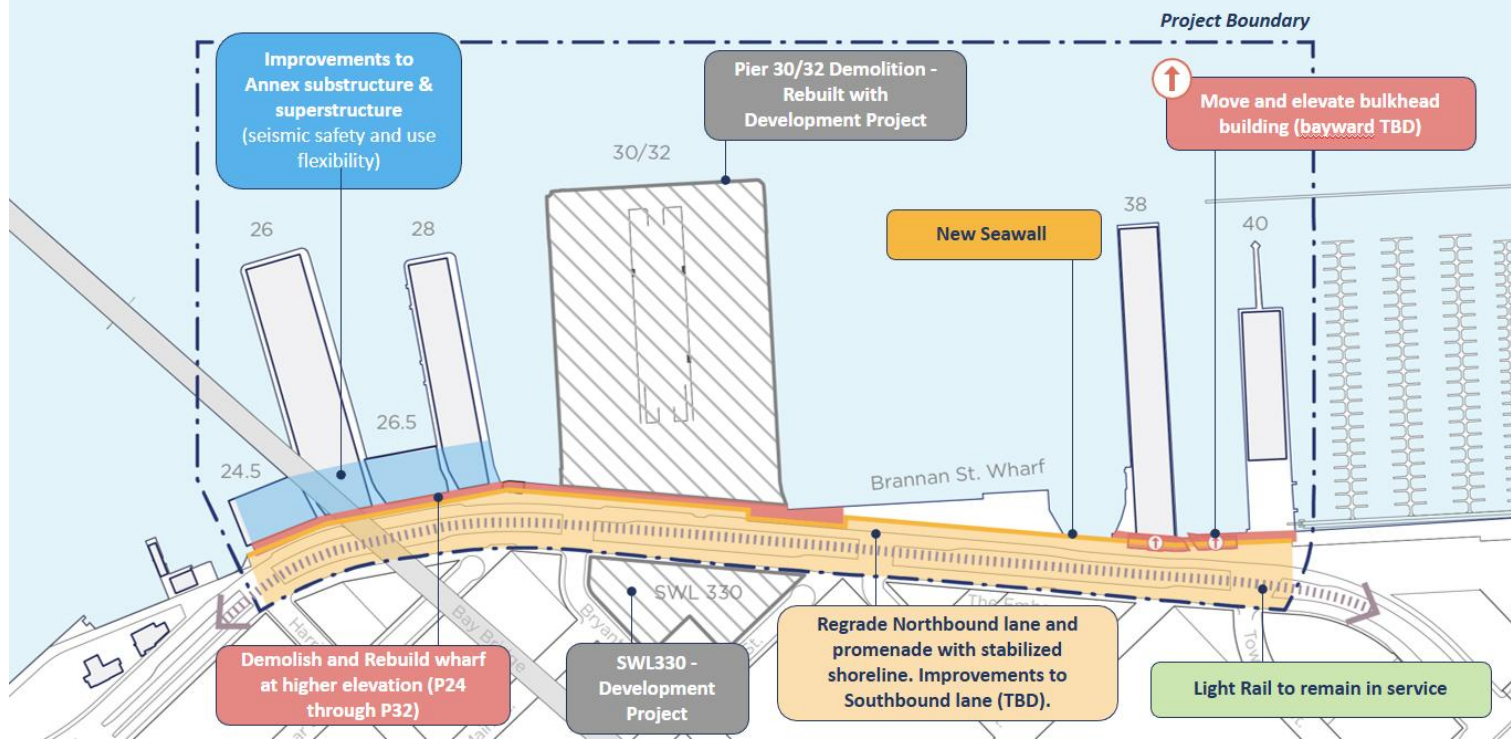
	Concept Design		Detailed Design (TBD)		Construction (TBD)		
2025	2026	2027	2028	2029	2030	2031	2032

SOUTH BEACH COASTAL RESILIENCE PROJECT (\$530 +/-)

* Project schedule and budgets are planning level and will be re-established during concept design

South Beach Coastal Resilience Project (SBCRP)

Estimated Construction Cost - \$250M to \$500M



Formalize budget & schedule

	Concept Design			Detailed Design & Funding Acquisition (TBD)				Construction (TBD)	
2025	2026	2027		2028	2029	2030	2031	2032+	

Project Type: Shoreline Replacement & Flood Defense (USACE Plan consistent)

Location: Between Pier 24.5 and Pier 40

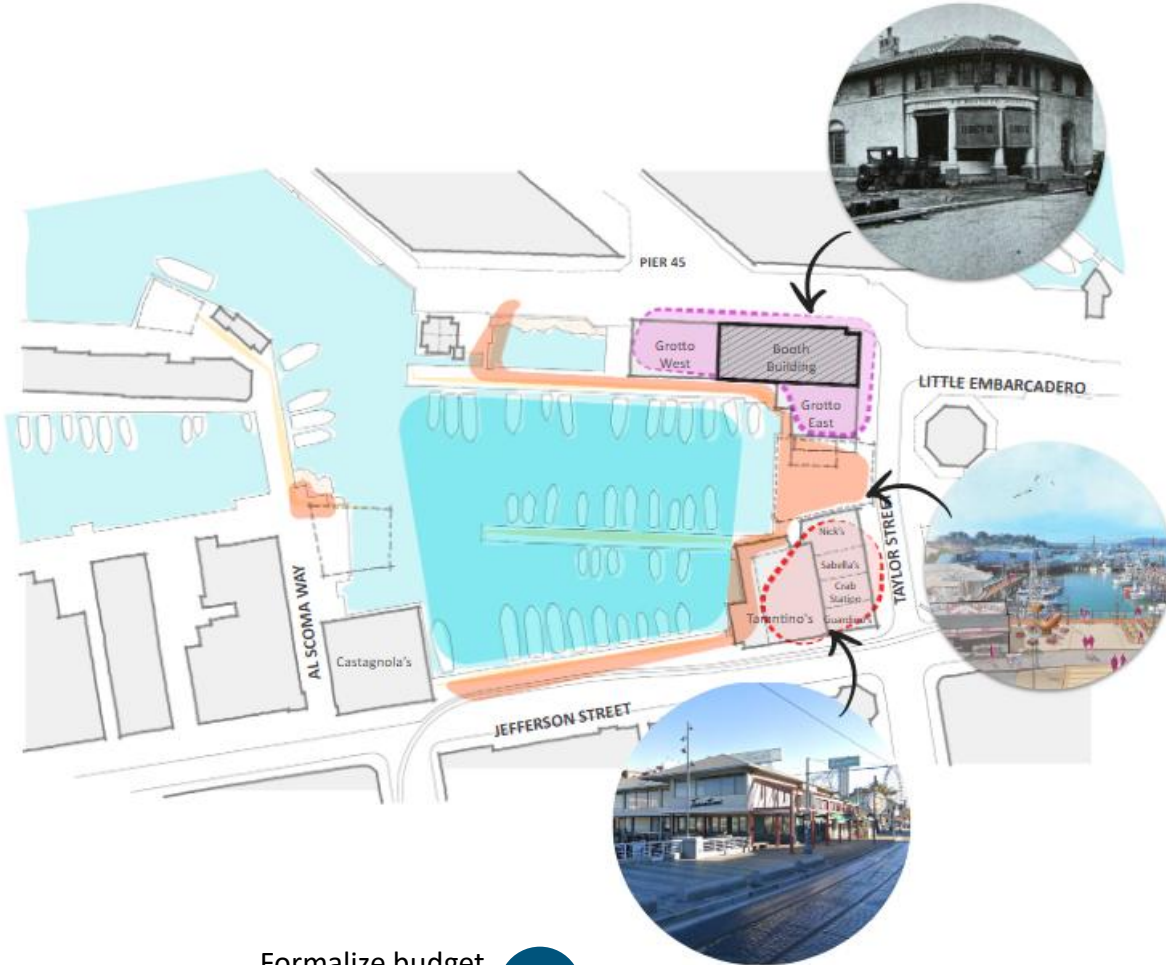
Objective: Improve seismic safety and sea level rise resilience along The Embarcadero while improving utility and mobility systems and enhancing the waterfront experience.

Key Considerations:

- Timing and leverage of private investment in development projects (Pier 30/32, 38 & 40)
- MTA Embarcadero Safety (bikeway) project / multiple construction disruptions
- Complex permitting
- CA Coastal Conservancy Grant (\$4.5 M)
- Creditable for USACE match

FISHERMAN'S WHARF FORWARD (\$150 M +/-)*

* Project budgets and schedule are planning level and will be refined during concept design



Project Type: Shoreline Replacement

Location: Fisherman's Wharf – Taylor St and Inner Lagoon

Objective: Multi-phase project to reinvigorate the heart of Fisherman's Wharf and improve seismic safety and sea level rise resilience. Create a new destination and reconnect visitors to the Inner Lagoon.

Components: Seawall & wharf replacement, building retrofit /replacement, public plaza along Taylor St. between Jefferson St. and Pier 45.

Key Considerations:

- Active area with busy summer and fishing seasons
- Concept design to be developed through public engagement process
- Complex regulatory permitting
- Not part of USACE plan

Formalize budget & schedule



Concept Design

Detailed Design (TBD)

Construction (TBD)

2025	2026	2027	2028	2029	2030	2031	2032
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Other Early Projects Under Consideration



Retrofit

PIER 15 BULKHEAD & WHARF EQ SAFETY RETROFIT PROJECT— (\$7M)*

Improve earthquake safety and reduce damage and risk of collapse by widening the seismic joint and retrofitting the at-risk bulkhead wall.

- Prior EQ retrofit provides desired performance for all but rare earthquakes
- Project would disrupt Exploratorium bookstore and theatre
- Exploratorium is commencing a master planning process for its facility
- Temporary improvement until USACE Recommend Plan is implemented



Retrofit

PIER 9 BULKHEAD & WHARF EQ SAFETY RETROFIT PROJECT — (\$28 M)*

Improve earthquake safety by retrofitting bulkhead wall and wharf to reduce damage and risk of collapse and to provide reliable access across seawall to deepwater berths for earthquake response.

- Project could be expanded to include full pier retrofit
- Need real estate plan to advance project
- Bulkhead work is interim improvement until USACE Recommend Plan construction.

** Project budgets are planning level and will be refined during concept design*

Other Early Projects Under Consideration



Shoreline Replacement

WHARF J9 REPLACEMENT SHORELINE PROJECT — (\$75 M)*

Replace Wharf J9 to create an earthquake and flood resilient shoreline section in the Fisherman's Wharf Outer Lagoon; improve the public realm and waterfront access; ADA accessible off-boat fish sales.

- **\$6 M Phase 1 complete; \$1.5 M Phase 1.5 in progress, \$68M remaining budget**
- Need real estate plan and community engagement to advance Phase 2
- Community engagement after Fisherman's Wharf Forward Taylor St. outreach
- Complex permitting



PIER 50 RESILIENCE PROJECT — (\$TBD M)

Improve disaster response and recovery capability of the waterfront by improving the earthquake and flood resilience of the Port Maintenance facility. Initial study and concept development funded by \$3.8M ARPA funds.

- Pier 50 is the largest and most complex Port finger pier, Port Maintenance occupies approx. 1/3 of pier including staff, equipment and supplies.
- Emerging Need: Potential seawall stabilization along Terry Francois Boulevard to protect Pier 50 and Pier 48.

** Project budgets are planning level and will be refined during concept design*

THANK YOU

