

**Ballot Simplification Committee
DRAFT for Consideration
Thursday, July 31, 2008**

Pier 70 Waterfront District Plan Approval and Financing

THE WAY IT IS NOW:

Pier 70 is a 65-acre waterfront area in south-eastern San Francisco. The Port of San Francisco (Port) is the City agency responsible for the City's waterfront, including Pier 70. The City holds the waterfront in public trust for the people of California. The City does not generally provide the Port with any City funds to pay for the Port's management of the waterfront. As directed by the voters, the Port adopted a waterfront land use plan in 1997. That plan calls for developing a Pier 70 mixed-use opportunity area. Pier 70 is the West Coast's oldest continuously operating shipyard, and many of the buildings and structures in Pier 70 are historically significant but deteriorated. The Port's 2006 capital plan seeks substantial investment in Pier 70.

Developing Pier 70 may require one or more long-term leases with private entities. The Charter requires the Board of Supervisors (Board) to approve Port

leases, except for maritime uses, if they have a term of ten years or more or provide anticipated revenue of \$1 million or more.

The Charter also sets forth the priorities for the expenditure of Port revenues.

THE PROPOSAL:

Proposition ___ is a Charter Amendment that would provide City funds to develop Pier 70 if the Board approves a financial and land use plan for Pier 70 ("Pier 70 Plan").

The Pier 70 Plan would propose boundaries for the development, improvements, and financing. The City would calculate the amount of hotel and payroll tax revenues the City then collects in the Pier 70 Plan area, and estimate those new tax revenues the City would collect if the proposed development occurs. If the Board approves the Pier 70 Plan, the City would provide City funds in an amount

up to 75% of projected new Pier 70 hotel and payroll tax revenues, to pay for Pier 70 improvements as part of the development.

The Board's approval of the Pier 70 Plan would also authorize long-term Port leases in the area without any further Board action to approve those leases.

The Mayor may also submit to the Board agreements between the Port and other City agencies to facilitate the transfer of funds between City agencies and the Port. If the Board approves such agreements by resolution, the City would be required to provide the necessary funding.

Proposition ___ would also change the priorities for the expenditure of Port revenues. It would clarify the use of Port revenues to pay for bonds and other indebtedness and allow Port revenues to be used to reconstruct or replace Port property, equipment or facilities.

A “YES” VOTE MEANS: If you vote "yes," you want to change the Charter to authorize the City to provide funds to help develop Pier 70 based on estimated new hotel and payroll tax revenues to the City from the project and authorize the Port to enter into leases, if the Board approves a Pier 70 Plan.

A “NO” VOTE MEANS: If you vote “no,” you do not want to make this change to the Charter.

word count: 492 [suggested word limit: 300]