

CITY PORT HIGHLIGHTS

The Planning Commission has recommended above that the Council recognize the great benefit which the Municipal Port and related land development and economic activity can provide to the City in the future if the Port is allowed to develop its full potential. To develop this potential requires certain capital outlays of which the Port Commission is incapable at present. The Planning Commission has weighed these costs and benefits on the same basis as other requests for General Fund appropriations, and concludes that it is in the interest of the City and the general welfare to program certain Port projects, included in the recommended Port program below, to be paid for out of the General Fund. These appropriations would be supplementary to the short-term loans requested by the Port in Council Memorandum 63-392 to cover an operating deficit anticipated in 1964.

The long-range program covers two general areas, the Terminal itself, consisting of piers, ship loading and unloading equipment and short-term storage facilities; and the Port Back-Up Area, a subdivision of large lots intended for long-term lease to industrial and warehousing establishments.

Terminal improvements recommended by the Planning Commission include provision of additional general cargo dockage and construction of an open storage area on fill immediately adjacent to the present pier. Recommended improvements in the Back-Up Area are limited to drainage and road, the balance to be provided by leasees as required.

MUNICIPAL TERMINAL (PORT) PROJECT DESCRIPTIONS

1. Drain Port Back-Up Area

Department requests \$8,000 for 1964 from Port revenues. To construct open drainage ditches and culverts around perimeter of Port. Prerequisite for industrial land development projects below and in the future. Detail plans in preparation. Income on land to vary from \$0.03 to \$0.12 per square foot on approximate 55 Acres area served, when developed. Planning Commission recommends approval.

2. Fill and Level Open Storage Area

Department requests \$23,000 for 1964 from Port revenues if available. To fill and level approximately five acres of open storage yards for use of Port carriers. Sketch plans completed. Will increase operating capacity of Port and also provide approximately \$3,000 per year in space rental. Planning Commission recommends approval contingent upon availability of sufficient Port revenues or other means of financing.

(Note: Items 3 - 7 will require General Fund participation and/or other aid sources under exploration at present.)

3. Pave Port Roadway

Request \$11,000 for 1964. Temporary surfacing (not paving) of Port Road from Terminal to Ocean Dock Road. Will reduce cost to carriers. Planning Commission recommends this be included in 1964 Street Maintenance Budget of the Department of Public Works.

4. Rebuild Army (Ocean) Dock II: General Cargo

Request \$600,000 for 1965. State or Federal aid possible. Propose complete rebuilding of Ocean Dock as semi-permanent facility suitable for general cargo handling. Planning Commission recommends deferral to 1966 and full study of this and alternative facility (extension of principal dock - see below). Preliminary appropriation \$300,000.

5. Paving of Ocean Dock Road

Request \$186,000 for 1965. Detail plans and specifications completed. Propose to relocate and pave Ocean Dock Road from Loop Road to Port Road. Will serve general waterfront area; existing roadway very poor. Planning Commission recommends approval.

6. Pier Extension

Request \$1,000,000 for 1966, financing to be determined. Propose 600-foot extension to existing Municipal Terminal Pier. Planning Commission recommends deletion pending further study, and possible substitution for Army Dock rebuilding, programmed for 1966 (see above)

7. Land Development

Request \$500,000 over 3 years, 1967-69. Propose to drain, fill and develop Port back of area. Needed to free cargo handling facilities, improve service level. Planning Commission recommends that this item be programmed for 1968, to coincide with re - funding of Port indebtedness.

TABLE II

1964-69 CITY PORT CAPITAL IMPROVEMENTS PROGRAM

KEY: \$\$\$\$ Dept. Request, Recommended
 (\$\$\$\$)Dept. Request, Not Recommended
 \$\$\$\$ Planning Commission Recommendation

	Project Cost	Est. Oper. (Cost) or Rev.	Project Cost By Year					Delete	
			1964	1965	1966	1967	1968		1969
1. Drain Port Back-up Area	8,000	N.A.; large	<u>8,000</u>						
2. Fill & Level Open Storage Area	23,000	3,000	<u>23,000</u>						
3. R.R. Spur Track to Lot 11	27,500	1,600	(27,500*)						27,500
4. Port Road Surfacing	11,000	1,000	<u>11,000*</u>						
5. Additional Dockage	1,600,000	N.A.		(6,000,000*)	(1,000,000*)	300,000*			1,300,000
6. Relocate & Pave Ocean Dock Road	186,000			<u>186,000</u>				500,000*	
7. Land Development	500,000						(167,000)*	(166,000)*	(167,000)*
Total Requests			69,500	786,000	1,000,000	167,000	166,000	167,000	
Total Recommendations			42,000	186,000	300,000		500,000		
Available from Port Revenues			10,000	10,000	N.A.	N.A.	N.A.	N.A.	

* General Fund Assistance Requested