

# Maximizing Public Value: *Waterfront Public Access and Maritime Capacity*

Port of Oakland

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Danny Wan, Executive Director, Port of Oakland

San Francisco Bay Conservation and Development Commission

# 4,000 ACRES FOR REGION'S NEEDS



# Evolution of the Oakland Seaport





# PORT OF OAKLAND



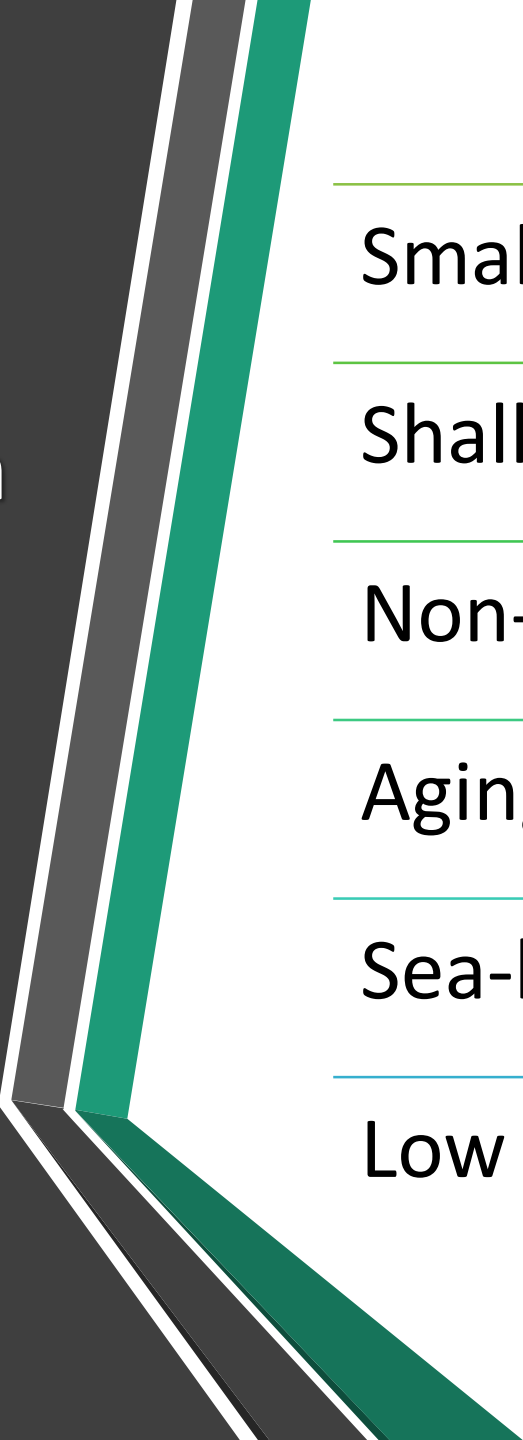
530 WATER ST. OAKLAND, CALIFORNIA



## OAKLAND HARBOR DEEP DRAFT CHANNEL LIMITS

- Approximate Federal Channel Limits
- General Port of Oakland Seaport Area

Project Location/Vicinity Map  
(No Scale)



## Constraints on Development for Maritime Uses at Howard

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Small size for modern cargo terminal

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Shallow water depth

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Non-contiguous/limited expansion

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Aging cranes

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Sea-level rise flooding

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Low financial return

# DUE DILIGENCE: HIGHEST AND BEST USE

- **7/2013:** Maritime tenant ends cargo operations
- **10/2013:** Port requests proposals for long-term maritime use
- **02/2014:** Only one conforming proposal. Board rejects coal use
- **3/2014-4/2018:** Discussions yield no long-term tenancy
- **1/2018:** A's contact Port re: ballpark proposal
- **5/2019:** Exclusive Negotiation Term Sheet with A's

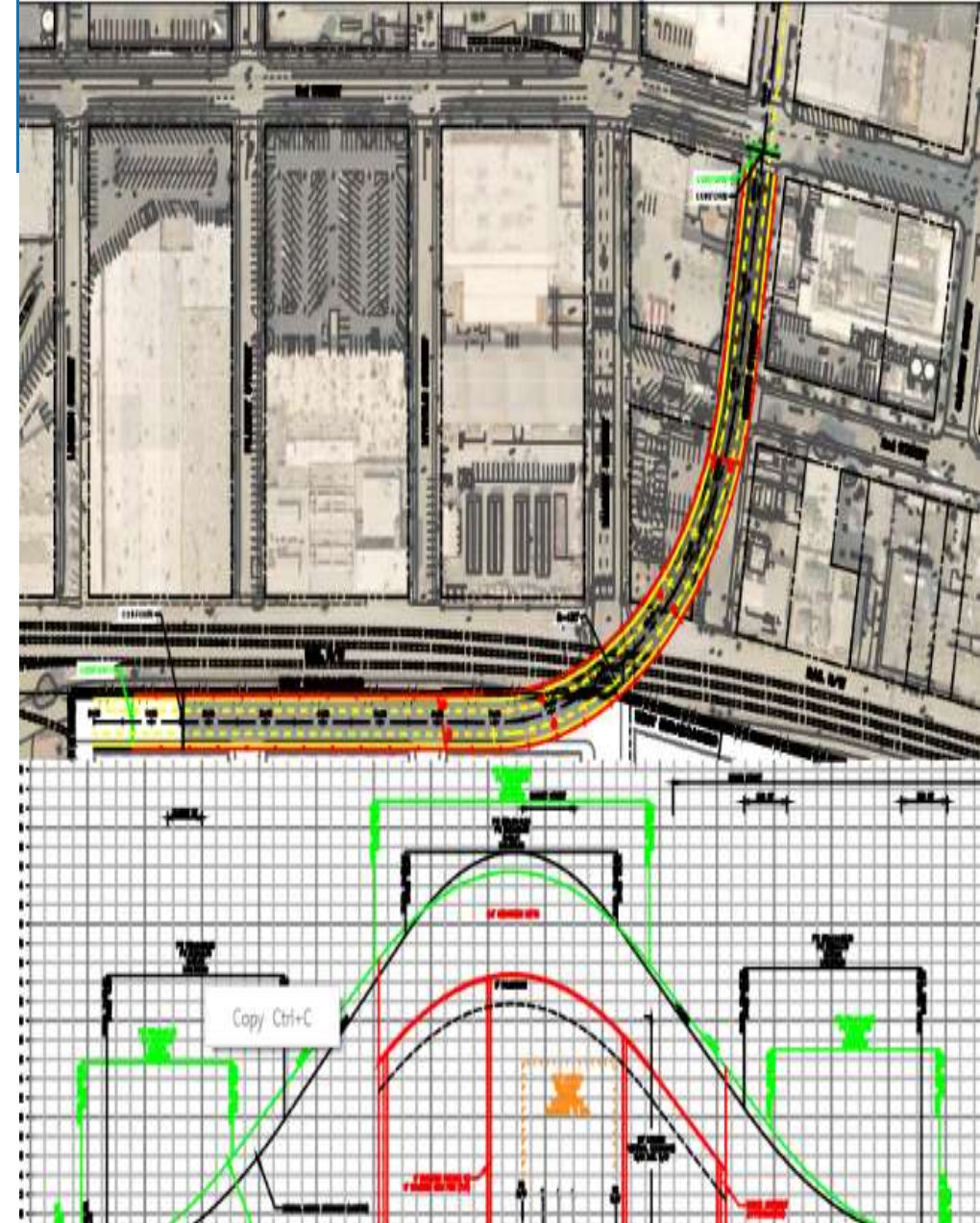
# COMPATIBILITY

## Term Sheet between Oakland A's and Port:

- ✓ Includes development of compatibility measures and designs
- ✓ Reserves to the Port up to 10 acres of the Howard Terminal for Turning Basin expansion
- ✓ Establishes commercial buffer zone between residential and Schnitzer Steel
- ✓ Requires waivers of nuisance claims

## City of Oakland EIR:

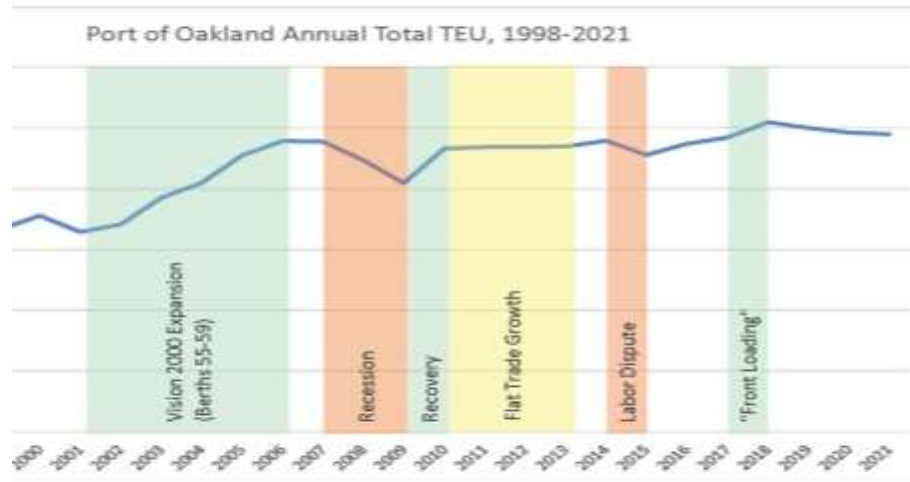
- ☐ Maritime and navigation and safety
- ☐ Seaport access and traffic routes
- ☐ Safety and avoidance of conflict
- ☐ Funding for rail safety (e.g., vehicular and pedestrian grade separation)



*Grade Separation Over Rail Tracks*



# CONTAINER CARGO



- 2050 Cargo Forecast(Projected): 2.2%
- 1998-2021(Actual) Cargo Growth: 1.9%
- 2005-2021(Actual) Cargo Growth: 0.46%

*Conclusion: Moderate Growth Needs Met  
Forecast is Robust*



# BULK CARGO

- 18 acres in Oakland Outer Harbor
- Sand and aggregates
- 12-year initial lease

*Conclusion: Bulk Cargo Needs Met*



*Site for sand and aggregate bulk terminal*

# RO-RO CARGO

- Benicia, Richmond and San Francisco can expand
- Howard not feasible
- Exports uncertain

*Conclusion: Ro-Ro Cargo Needs Met*



### *Ro-Ro Facilities At Benicia*



## ANCILLARY USES

- Sufficient acres at Seaport to meet demand
- Truck parking areas already dedicated
- Stacking and efficient operations increase capacity and throughput



# ADAPTING TO RISING TIDES– Sea Level Rise





# PLANNING FOR SUSTAINABLE GROWTH



## Seaport Goals

- Incorporates EJ principles
- “Pathway to Zero Emissions”
- Energy Efficiency
- Increased Waterfront Public Access