

OFFICE HOURS #1

PIERS 30-32 & SEAWALL LOT 330

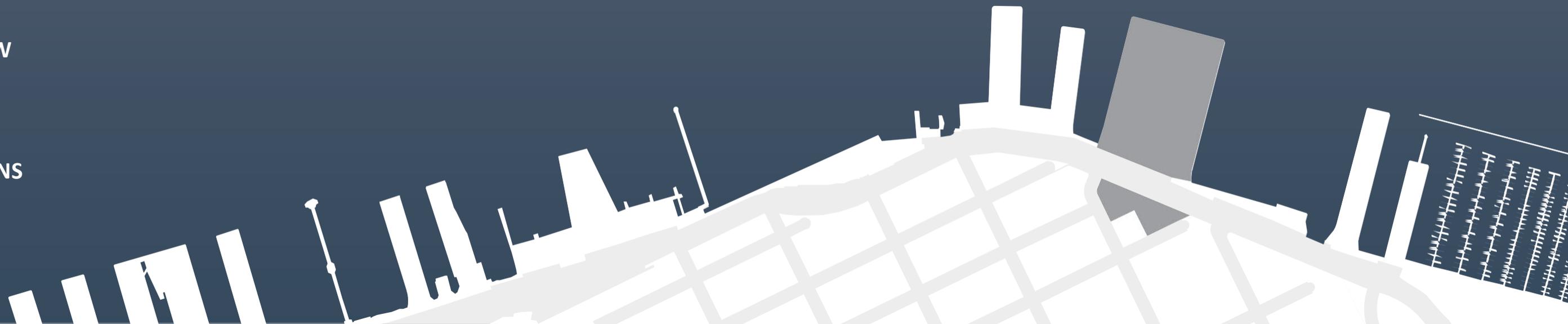
DECEMBER 8TH, 2021

STRADA

TRAMMELL
CROW
COMPANY

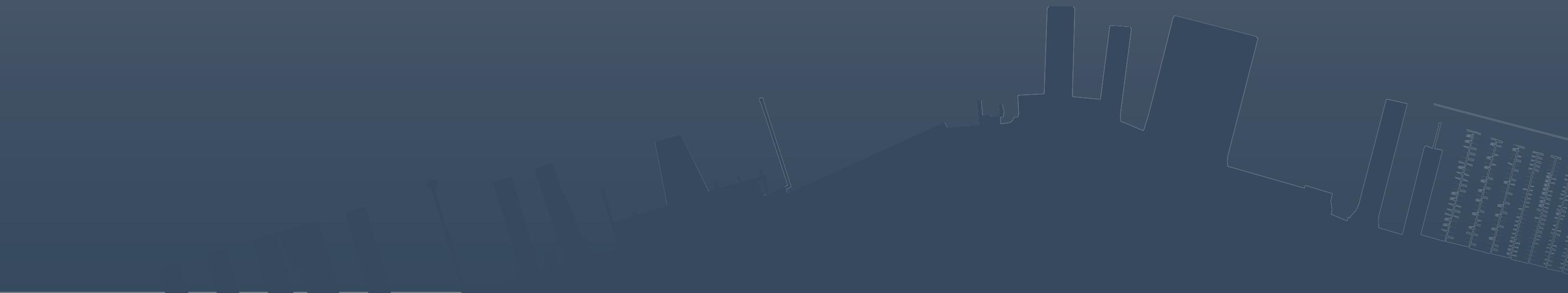
GRIMSHAW

JAMES
CORNER
FIELD
OPERATIONS



Meeting Overview

1. Economic Feasibility Analysis
2. General Project Questions & Answers
3. Future Office Hour Agendas

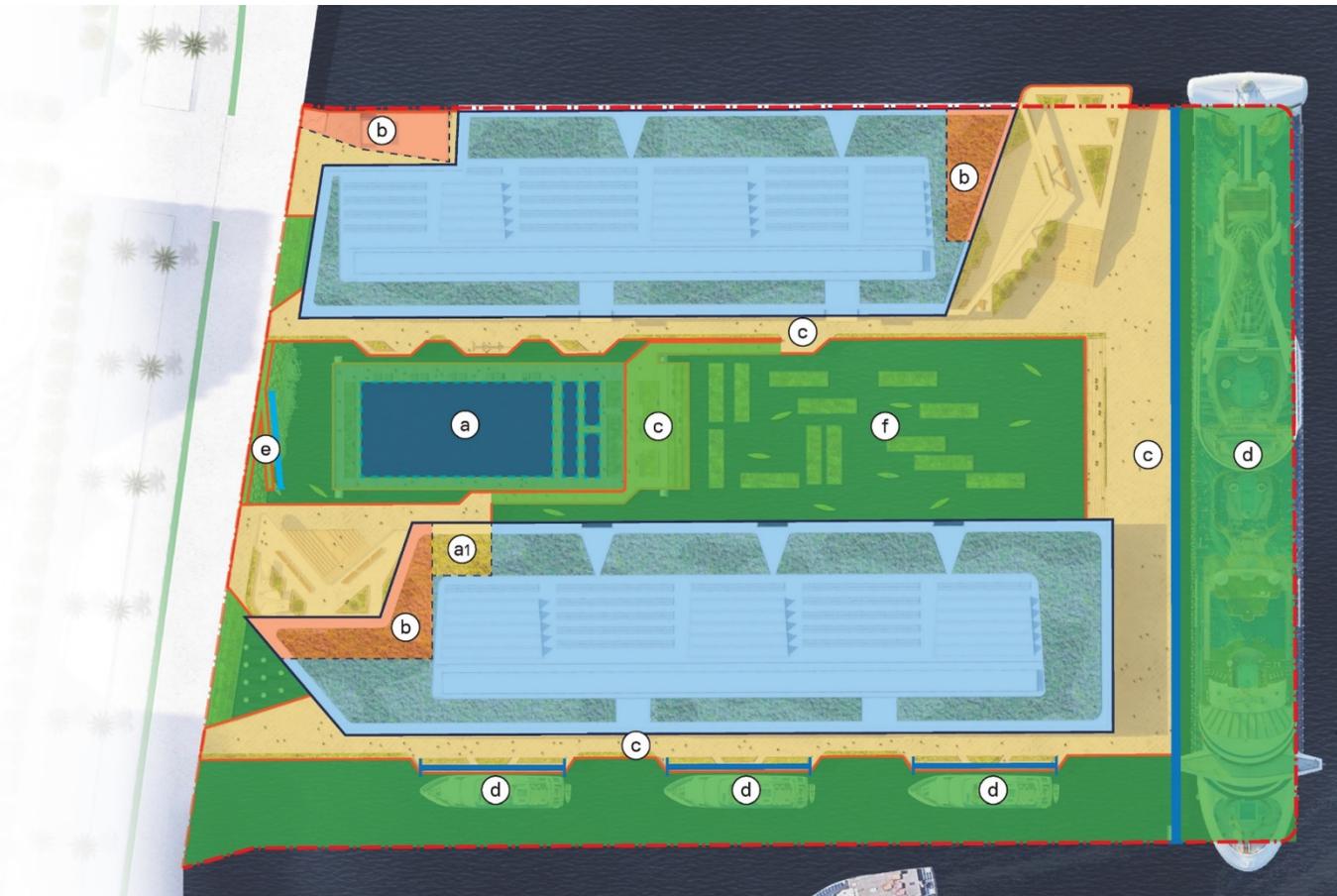
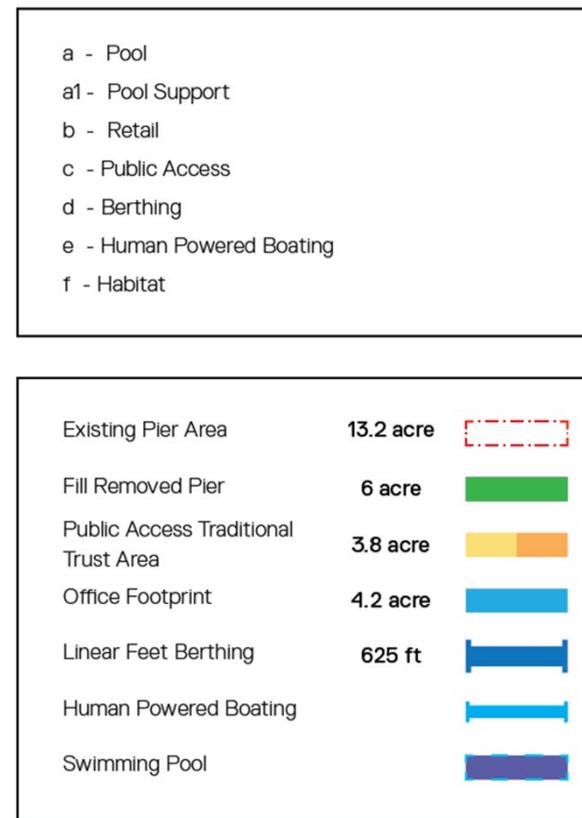


- 1. Economic Feasibility Analysis**
2. General Project Questions & Answers
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PROJECT FINANCING OVERVIEW

- Development of both components (Piers 30-32 & Seawall 330) of the proposed project are required to finance the entire project
 - Holistic financing approach delivers public amenities, maritime/public safety resources, resiliency, and accomplishes Port's policy goals

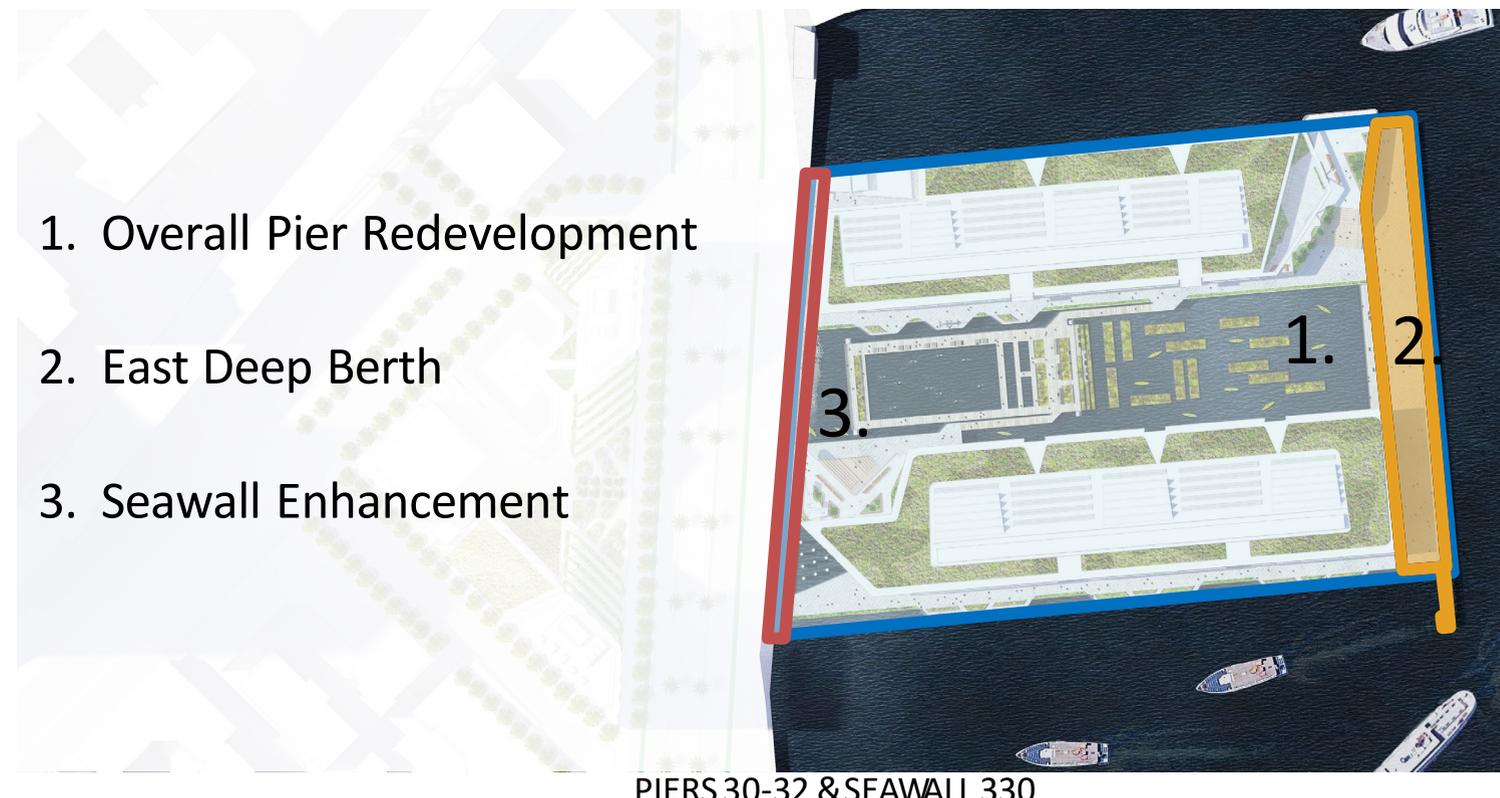


PIERS 30-32 & SEAWALL 330

ECONOMIC FEASIBILITY ANALYSIS

PROJECT FINANCING OVERVIEW

- Total public access, infrastructure and resiliency costs are \$369MM
 - Removal of existing deteriorated pier
 - Rebuilding of new, sea level rise-compliant pier (in a smaller footprint)
 - Public amenities (e.g., pool, kayak launch, viewing decks, etc.)
 - Restoration of deep water east berth (maritime, emergency response)
 - Seawall strengthening and raising of marginal wharf height



PIERS 30-32 & SEAWALL 330

ECONOMIC FEASIBILITY ANALYSIS

PROJECT FINANCING OVERVIEW

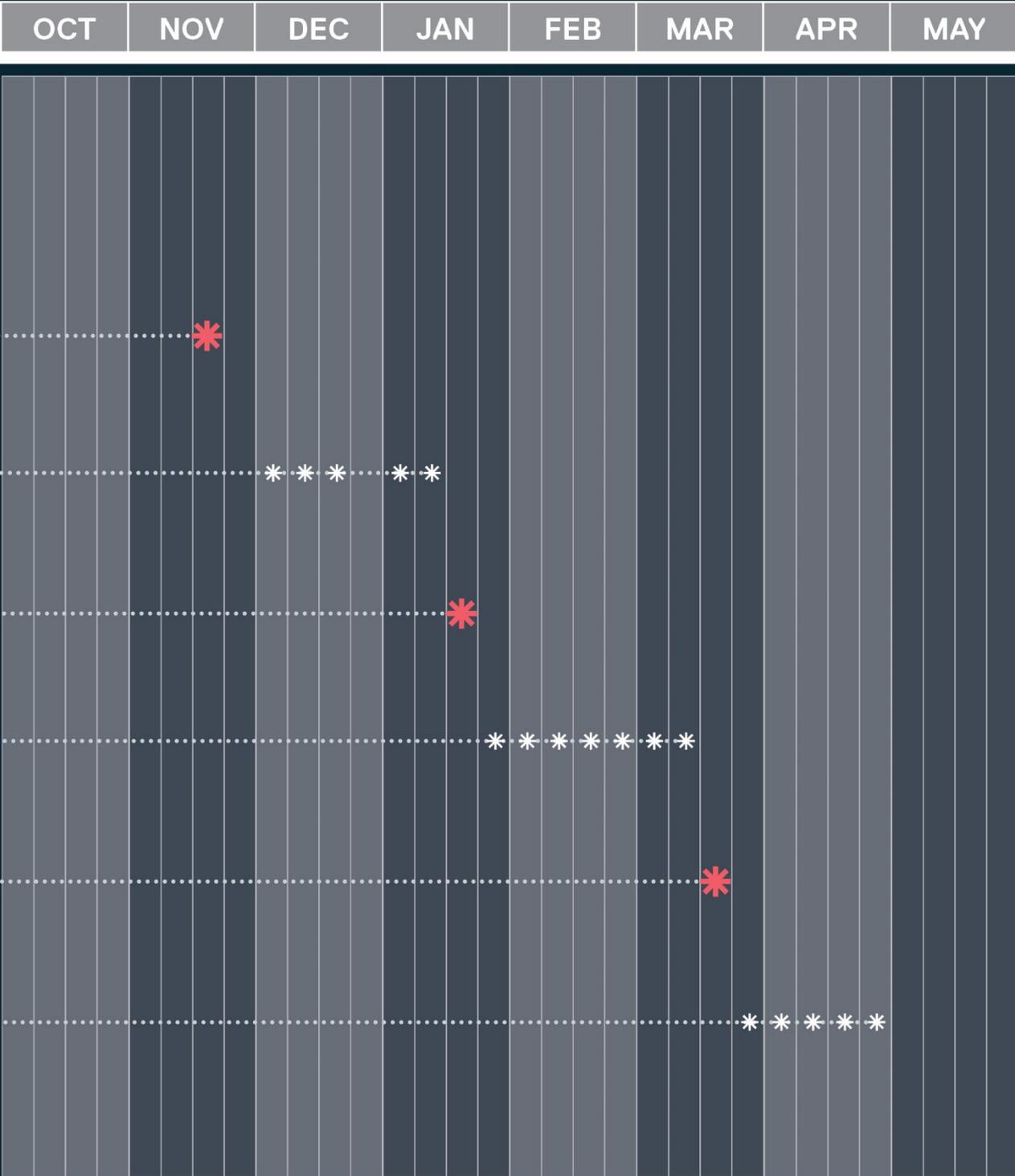
- Consequently, the revenue-generating components ('economic engines') of the project are appropriately sized to deliver the \$369MM infrastructure investment
 - 375,000 GSF Office program grounded in precedent and mirrors AB 1389
 - Residential program on Seawall 330 fills the funding gap
 - 642 market rate units (75%)
 - 208 affordable units (25%)
- In addition, Infrastructure Finance District proceeds contribute
 - Bond against portion of future property taxes → \$85MM
 - Standard practice in similar City projects (Pier 70, Mission Rock, Hunters Point Shipyard, Mission Bay)

1. Economic Feasibility Analysis
2. **General Project Questions & Answers**
3. Future Office Hour Agendas



1. Economic Feasibility Analysis
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PIERS 30-32

COMMUNITY ENGAGEMENT PLAN OVERVIEW

THANK YOU

