

OFFICE HOURS #4

PIERS 30-32 & SEAWALL LOT 330

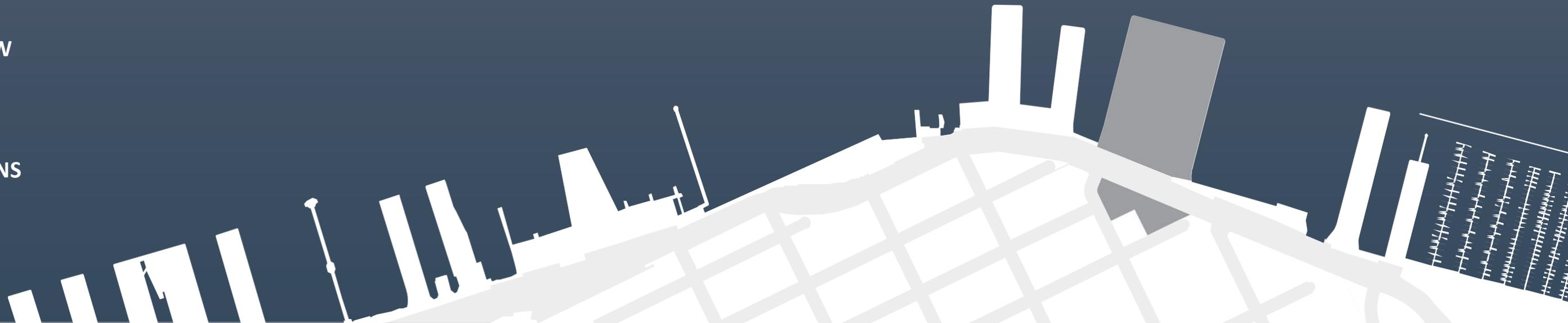
JANUARY 26TH, 2022

STRADA

TRAMMELL
CROW
COMPANY

GRIMSHAW

JAMES
CORNER
FIELD
OPERATIONS



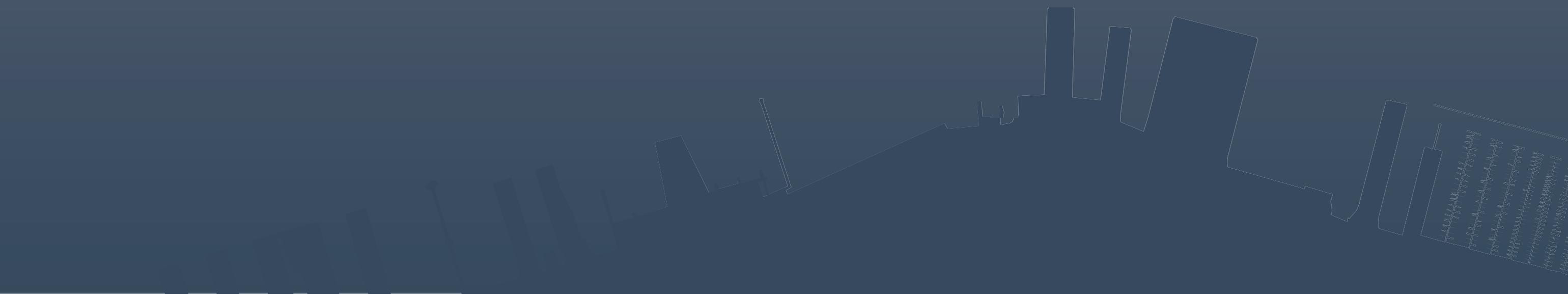
Meeting Agenda

1. Economic Feasibility Analysis
2. Seawall 330 Design Feedback
3. Near-Term Office Hours Meetings & Agenda Topics
4. General Project Questions & Answers



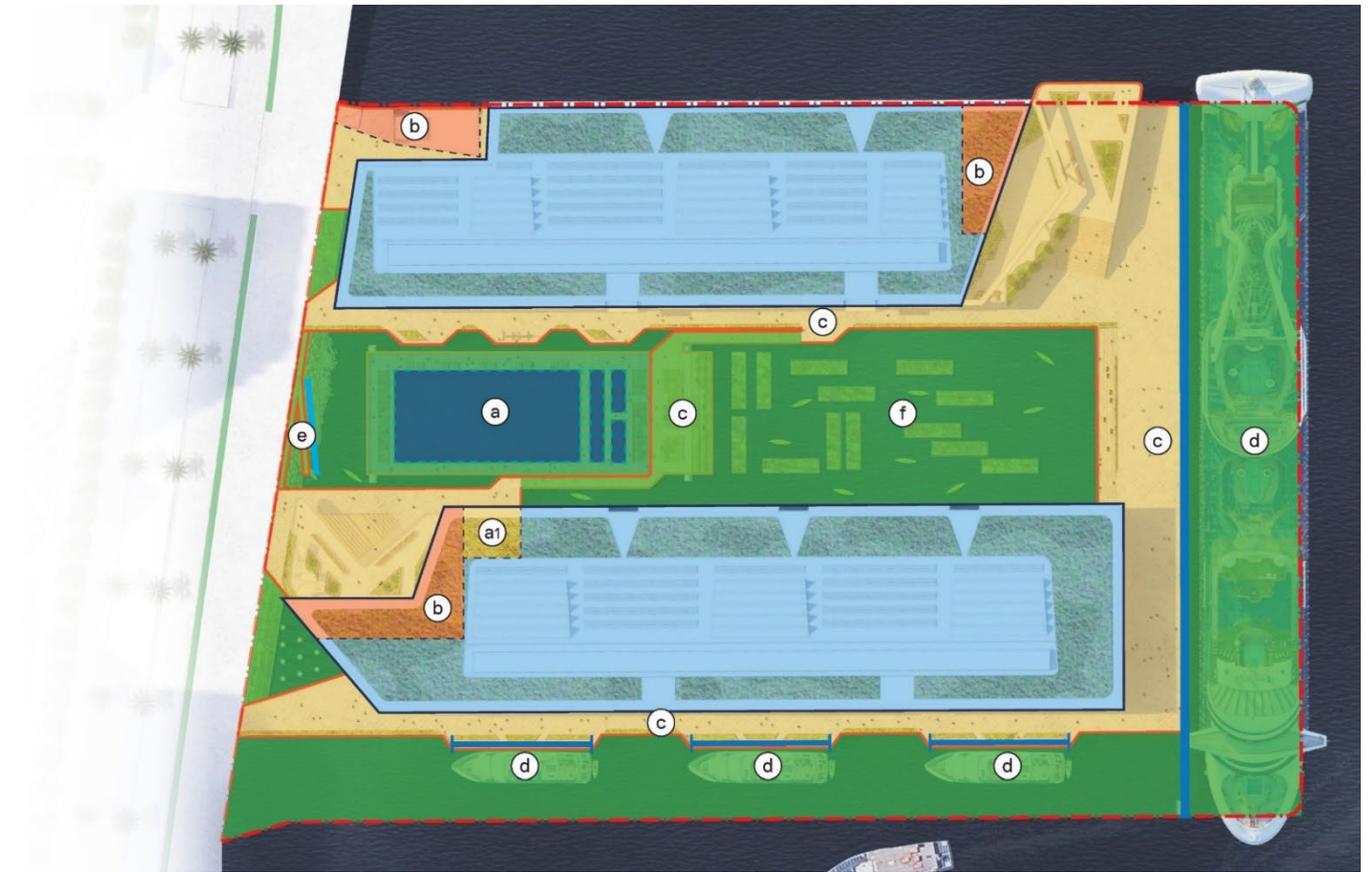
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PROJECT FINANCING OVERVIEW

- 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



a - Pool
a1 - Pool Support
b - Retail
c - Public Access
d - Berthing
e - Human Powered Boating
f - Habitat

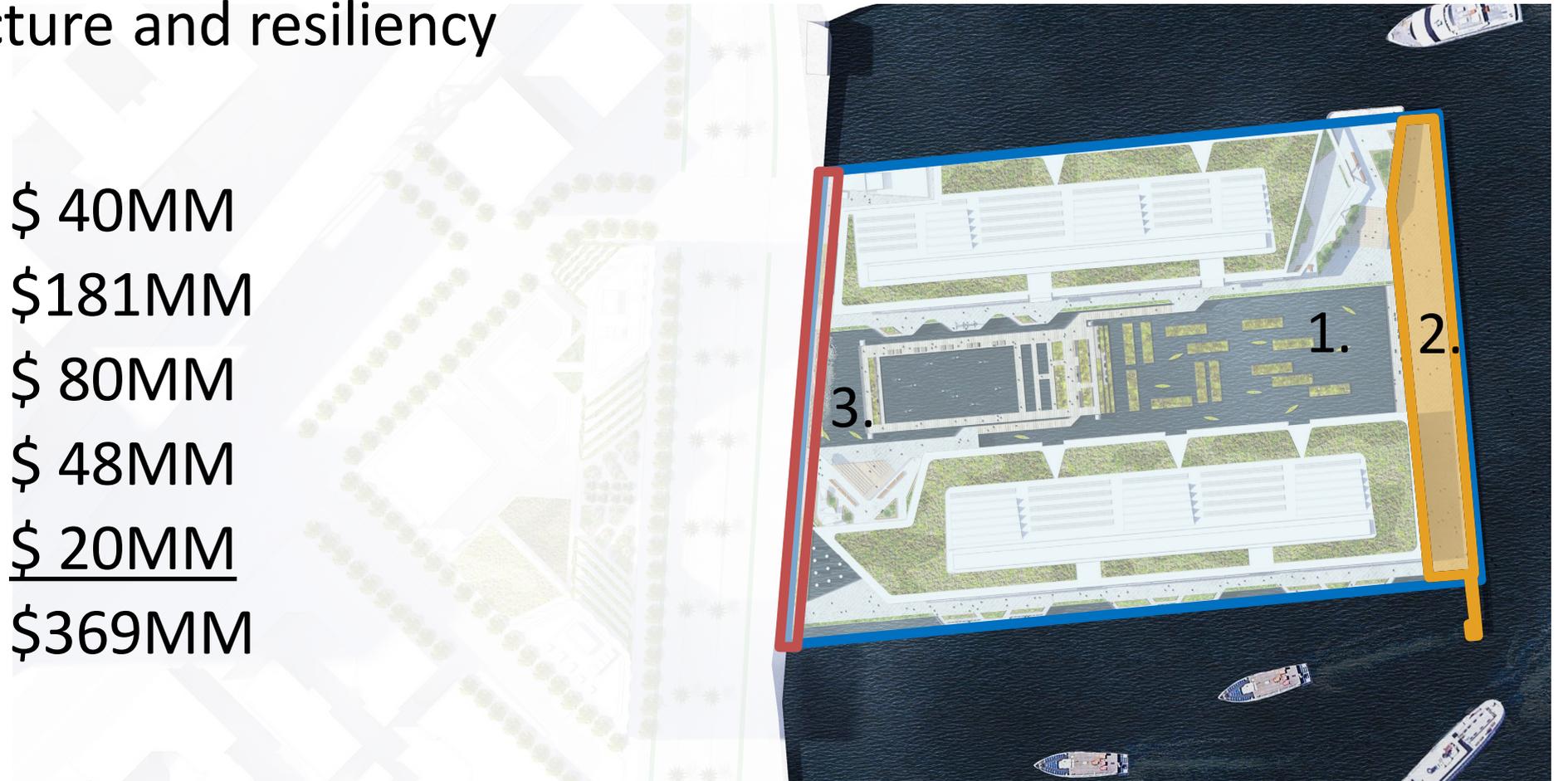
Existing Pier Area	13.2 acre	
Fill Removed Pier	6 acre	
Public Access Traditional Trust Area	3.8 acre	
Office Footprint	4.2 acre	
Linear Feet Berthing	625 ft	
Human Powered Boating		
Swimming Pool		

PIERS 30-32 & SEAWALL 330

ECONOMIC FEASIBILITY ANALYSIS

PROJECT FINANCING OVERVIEW

- Total public access, infrastructure and resiliency costs are \$369MM
 - Pier Demo \$ 40MM
 - Rebuild of New Pier \$181MM
 - Seawall Strengthening \$ 80MM
 - Public Amenities \$ 48MM
 - Deep Water East Berth \$ 20MM
 - \$369MM



1. Overall Pier Redevelopment
2. East Deep Berth
3. Seawall Enhancement

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 → \$94MM
 - Standard practice in similar City projects (Pier 70, Mission Rock, Hunters Point Shipyard, Mission Bay)
 - Overall, Office contributes 60% (\$221MM), Residential contributes 40% (\$148MM)

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SEAWALL 330 DESIGN FEEDBACK DURING JAN. 19 NAC MEETING

- The buildings should step down to the waterfront more
- Lower scale options (160'-170' south tower) are a significant improvement
- The terracing is attractive; if possible, use to reduce scale further
- Consider a portal to provide access to public open space
- Interest in alternate massing scenarios:
 - Develop a pyramid-shaped massing in the middle of the site
 - Shift taller tower to north corner, shorter tower on south corner
 - Shift taller tower to south corner, shorter tower on north corner
 - Set back or terrace the north corner to afford more space to Portside
 - Place lower scale elements on The Embarcadero, off of Beale/Bryant
 - Share a code-compliant height massing

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SEAWALL 330 DESIGN FEEDBACK

Near-Term Office Hours Meetings & Agenda Topics

Office Hours are Wednesdays from 5:30-6:30pm

- February 2nd: Retail Offering
- February 9th: Bay Ecology
- February 16th: Pool Operations & Mission
- February 23rd – March 2nd: no meetings
- March 9th: Maritime & Resiliency
- March 16th: NAC Meeting – agenda not related to this project
- March 23rd: Seawall 330 Design Update

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
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PROJECT DESIGN AND INFORMATION

NORTHERN ADVISORY COMMITTEE

OPEN DESIGN CHARRETTE #1:
VISION AND GOALS, PIERS 30-32 PUBLIC ACCESS AND PUBLIC REALM



WEEKLY OFFICE HOURS : SESSIONS 1-3
ECONOMIC FEASIBILITY / KAYAKING AND HUMAN POWERED WATERCRAFT



OPEN DESIGN CHARRETTE #2:
SEAWALL 330 LOT DEVELOPMENT



WEEKLY OFFICE HOURS : SESSIONS 4-10
MARITIME USE / SWIMMING / RETAIL / PIER CONSTRUCTION / BAY ECOLOGY / JOBS



OPEN DESIGN CHARRETTE #3:
RESILIENCE AND MARITIME OPERATIONS

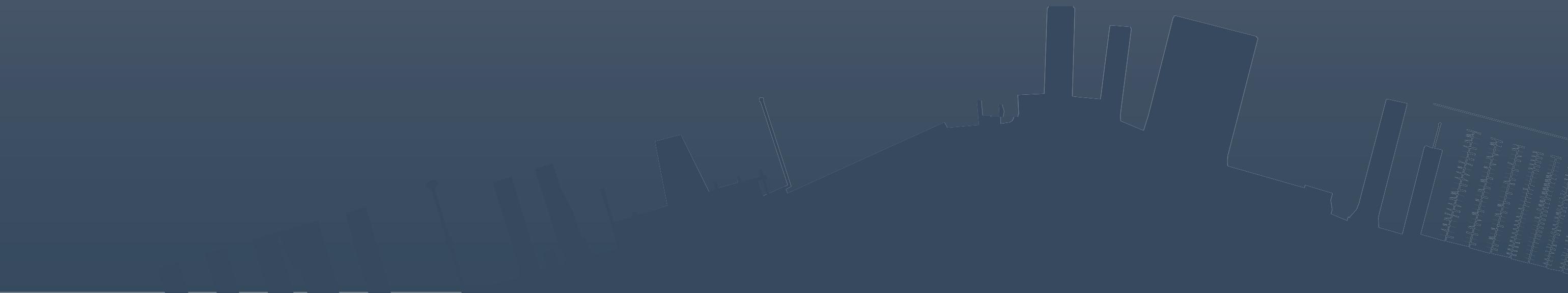


WEEKLY OFFICE HOURS : AS REQUIRED



Meeting Overview

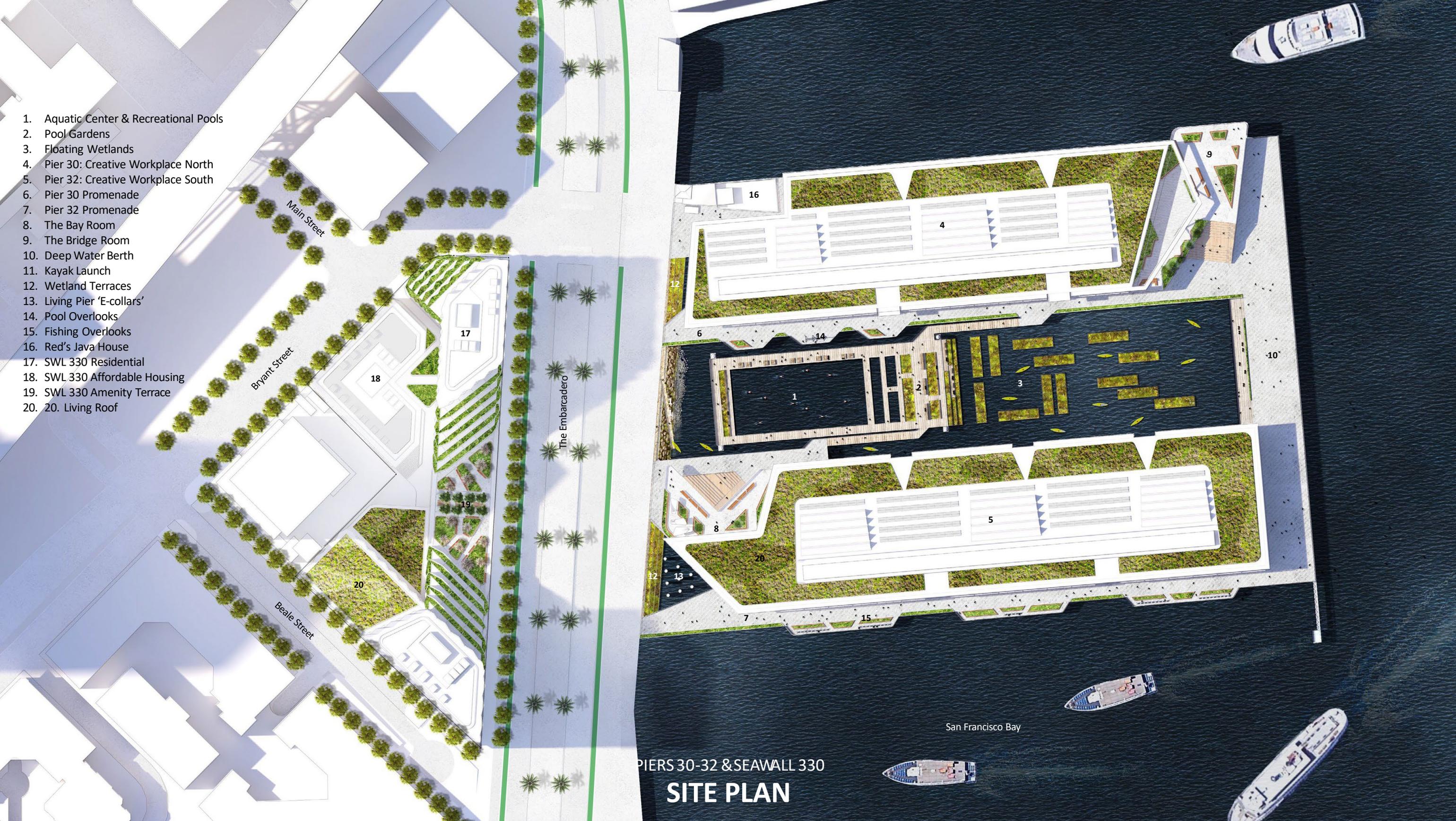
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PIERS 30-32 & SEAWALL 330
OUR VISION

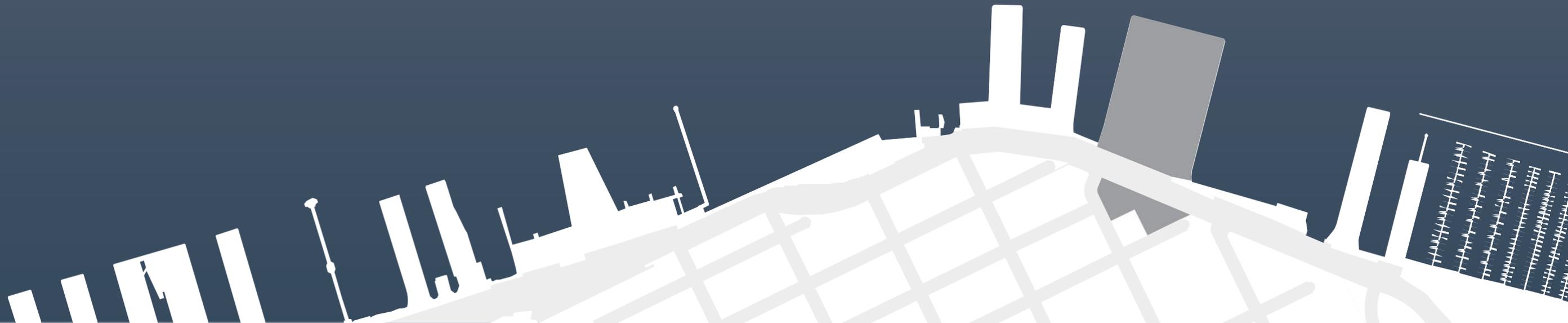
1. Aquatic Center & Recreational Pools
2. Pool Gardens
3. Floating Wetlands
4. Pier 30: Creative Workplace North
5. Pier 32: Creative Workplace South
6. Pier 30 Promenade
7. Pier 32 Promenade
8. The Bay Room
9. The Bridge Room
10. Deep Water Berth
11. Kayak Launch
12. Wetland Terraces
13. Living Pier 'E-collars'
14. Pool Overlooks
15. Fishing Overlooks
16. Red's Java House
17. SWL 330 Residential
18. SWL 330 Affordable Housing
19. SWL 330 Amenity Terrace
20. 20. Living Roof



PIERS 30-32 & SEAWALL 330
SITE PLAN

CONTACT

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THANK YOU

