## OFFICE HOURS #1

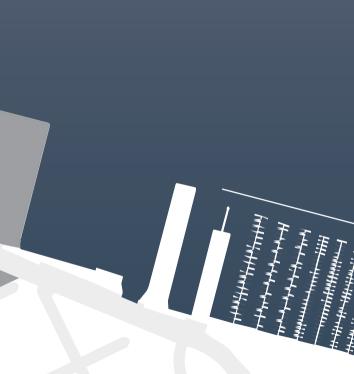
# **PIERS 30-32 & SEAWALL LOT 330**DECEMBER 8TH, 2021

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**



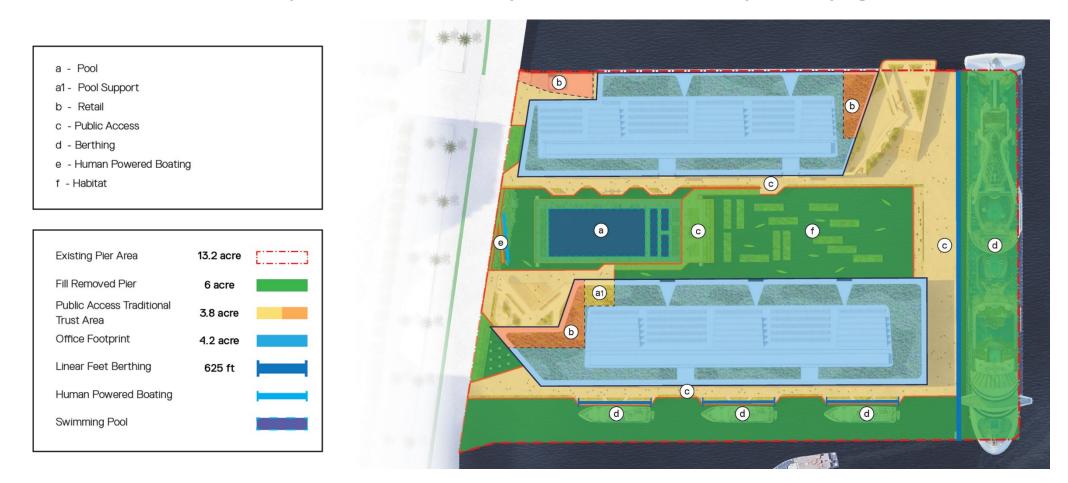
# **1. Economic Feasibility Analysis**

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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

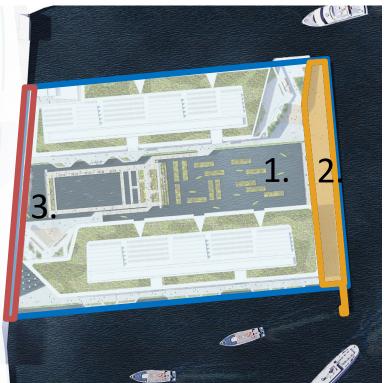


PIERS 30-32 & SEAWALL 330 **ECONOMIC FEASIBILITY ANALYSIS** 

## **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

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



PIERS 30-32 & SEAWALL 330 ECONOMIC FEASIBILITY ANALYSIS

### **PROJECT FINANCING OVERVIEW**

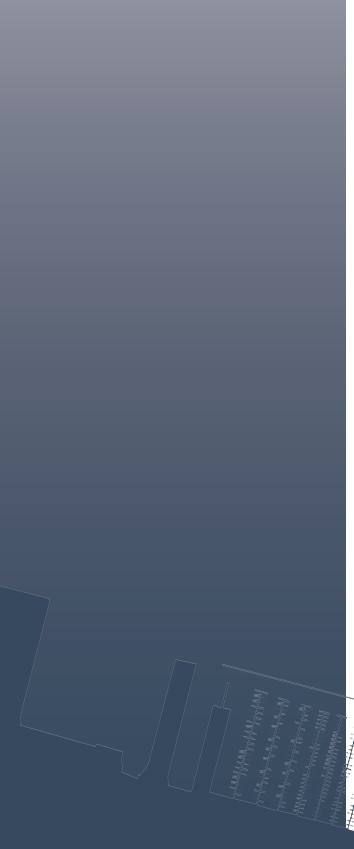
- Consequently, the revenue-generating components ('economic engines') of the project are appropriately sized to deliver the \$369MM infrastructure investment
  - 375,000 GSF Office program grounded in precedent and mirrors AB 1389
  - Residential program on Seawall 330 fills the funding gap
    - 642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

PIERS 30-32 & SEAWALL 330 ECONOMIC FEASIBILITY ANALYSIS

# **1. Economic Feasibility Analysis**

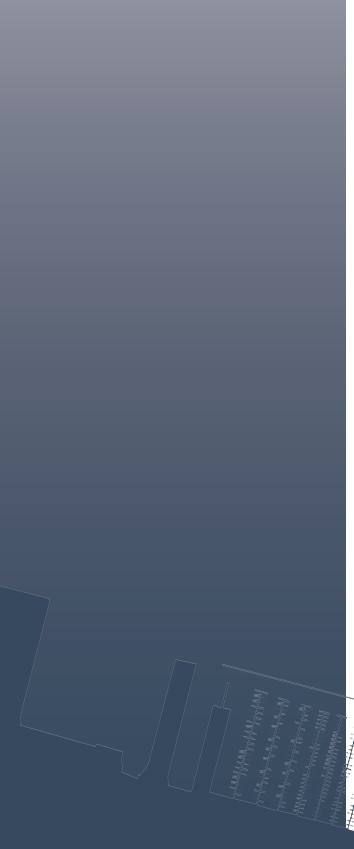
# 2. General Project Questions & Answers

# **3. Future Office Hour Agendas**



# **1. Economic Feasibility Analysis**

- 2. General Project Questions & Answers
- 3. Future Office Hour Agendas



	ОСТ	NOV	DEC	JAN	FEB	MAR
PROJECT DESIGN AND INFORMATION NORTHERN ADVISORY COMMITTEE						
OPEN DESIGN CHARRETTE #1: VISION AND GOALS, PUBLIC ACCESS AND PUBLIC REALM		······ <b>*</b>				
WEEKLY OFFICE HOURS : SESSIONS 1-5 RETAIL / KAYAKING / SWIMMING / MARITIME USE / BAY ECOLOGY			••*•*	···*		
OPEN DESIGN CHARRETTE #2: RESILLIENCE AND MARITIME OPERATIONS				****		
WEEKLY OFFICE HOURS : SESSIONS 6-12 ECONOMIC FEASIBILITY / PIER CONSTRUCTION / SMALL BUSINESS / JOBS / BAY EDUCATION				******	··*·*·*	··**
OPEN DESIGN CHARRETTE #3: SEAWALL LOT DEVELOPMENT						****
WEEKLY OFFICE HOURS : AS REQUIRED	•••••	••••••			•••••	

PIERS 30-32

COMMUNITY ENGAGEMENT PLAN OVERVIEW

