



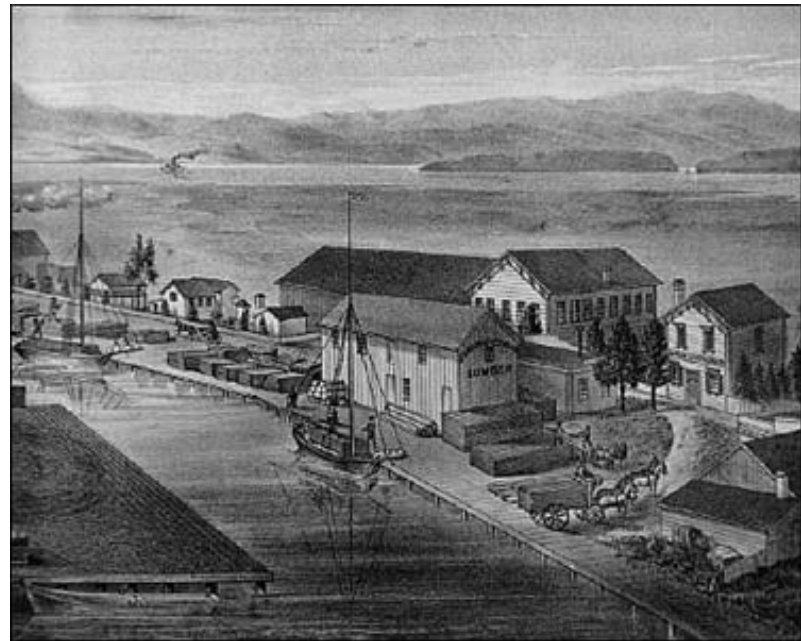
# Port of Redwood City

## Land Use Considerations and Pressures

Special Seminar for Members of Port  
Authority Governing Boards and  
Commissions, June 20, 2007

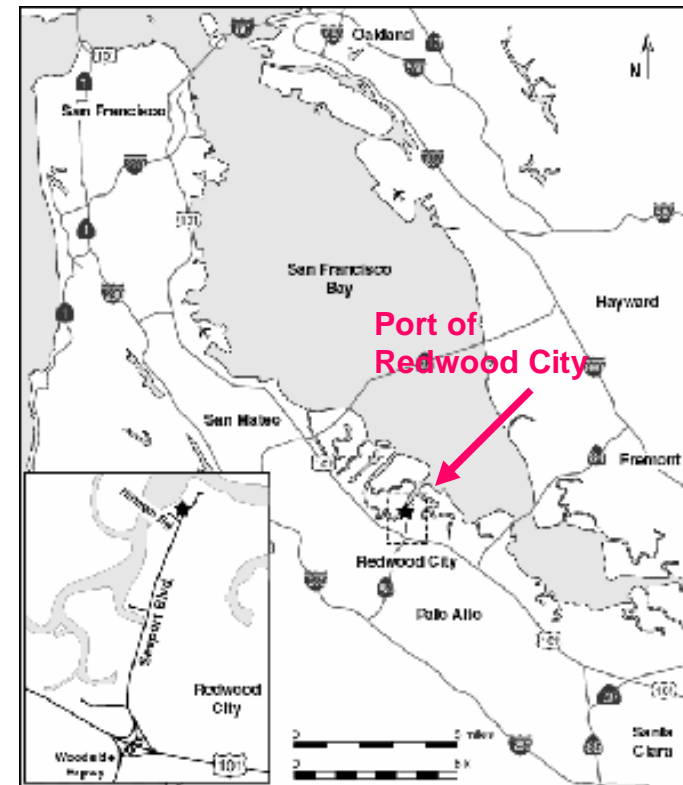
# Battling encroachment from development since 1850

- In the 1850s the port was founded along a natural channel, “Redwood Creek”, in what is today downtown Redwood City
- 70 years ago the port relocated about two miles east due to deepening of the channel and the growth of downtown



# The 'new port' seemed safe from encroachment

- In 1937, well entrenched in the so-called industrial area, the Port appeared “safe” from the kind of development encroachment that surrounded it when it was in downtown during Redwood City’s pioneering days.

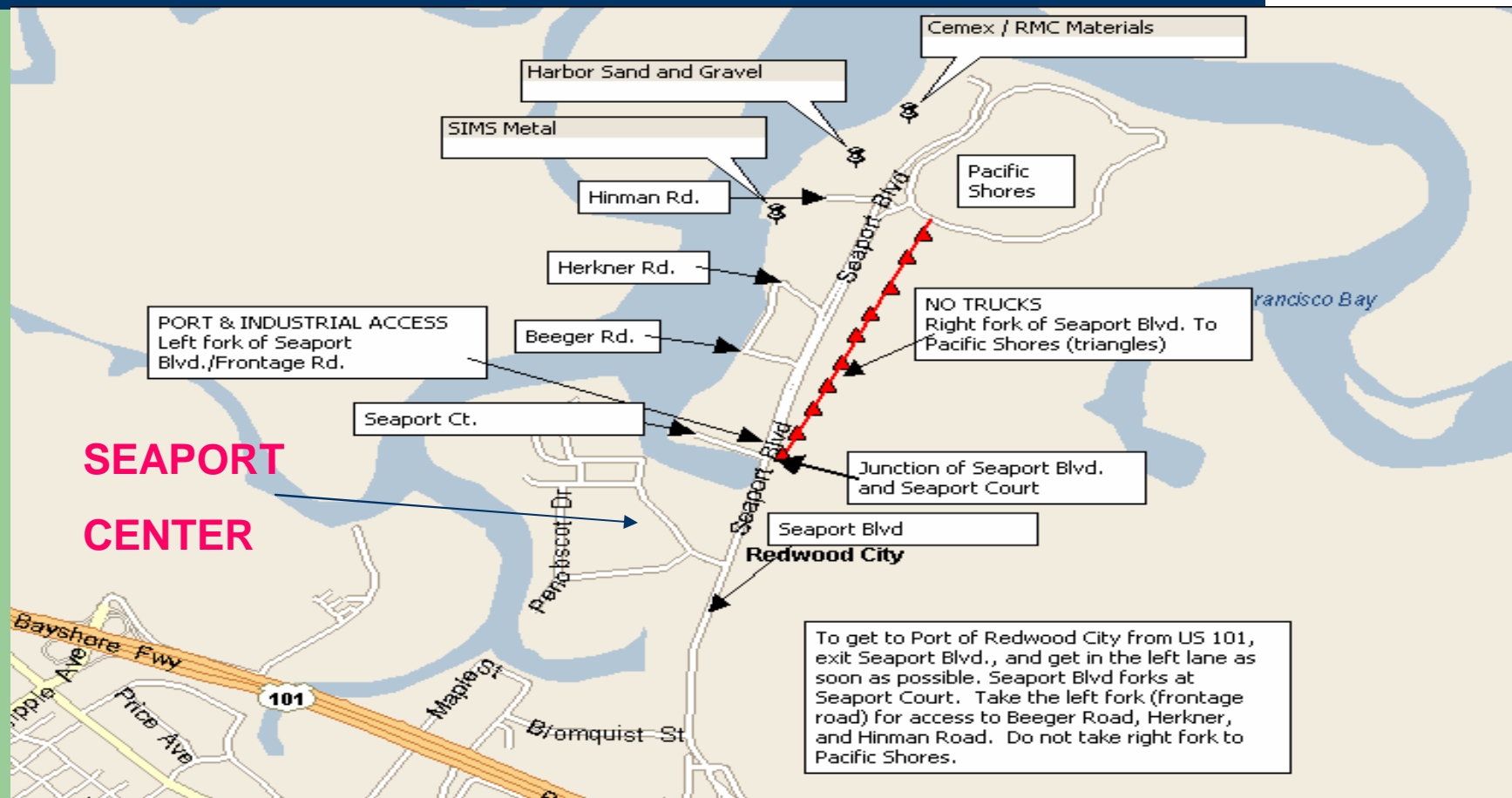


# Nearly \$1 Billion in Development Built Around the Port Since 1985

- Since 1985, and continuing today, major R&D and office park development has occurred on both sides of the Port.
- In fact, in the past 20 months both major developments were sold to new owners – for a combined \$932,000 million. And the buyers of the older R&D are pledging to spend another \$100 million to upgrade, bringing the total value to more than \$1 BILLION DOLLARS.

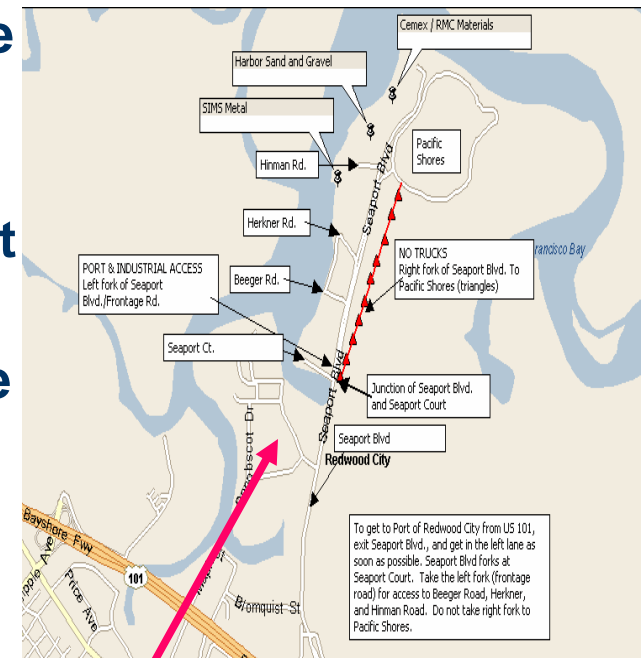


# Seaport Centre: 1/4 mile from the port



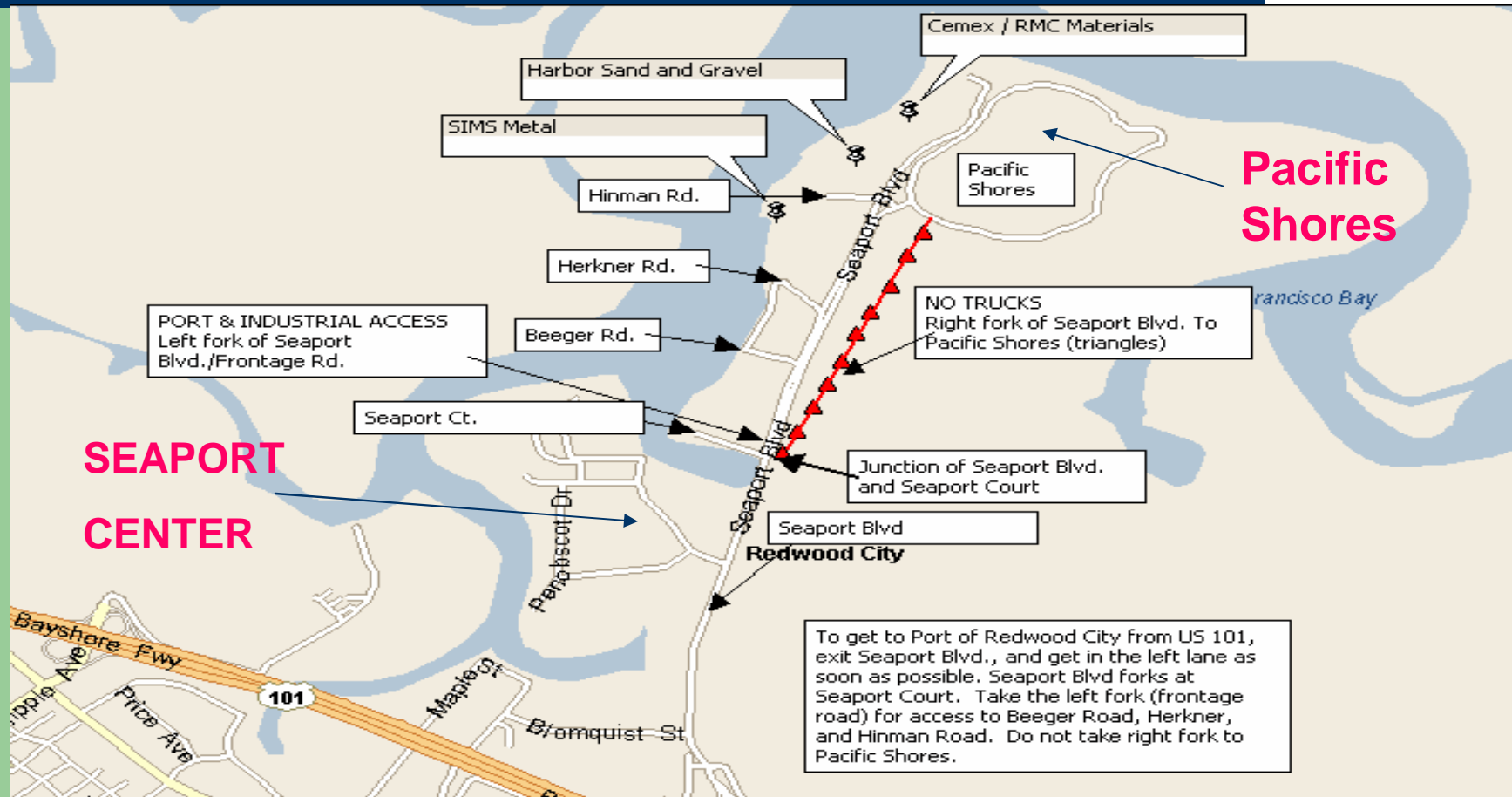
# Seaport Centre: 1/4 mile from the port

- When this project was approved by the City Council, the Port Commission fought to win these benefits:
- Three acres of land donated to the Port for use as a public boat launch ramp.
- 500,000 gallons per day capacity to the local wastewater plant, which today is valued at close to \$700,000.
- Significant improvements to Seaport Boulevard, the only thoroughfare that runs from the freeway to the Port.



Seaport Centre

# Pacific Shores: Across the Street



# Pacific Shores Center





## **Pacific Shores Center: It Helped Port to Grow**

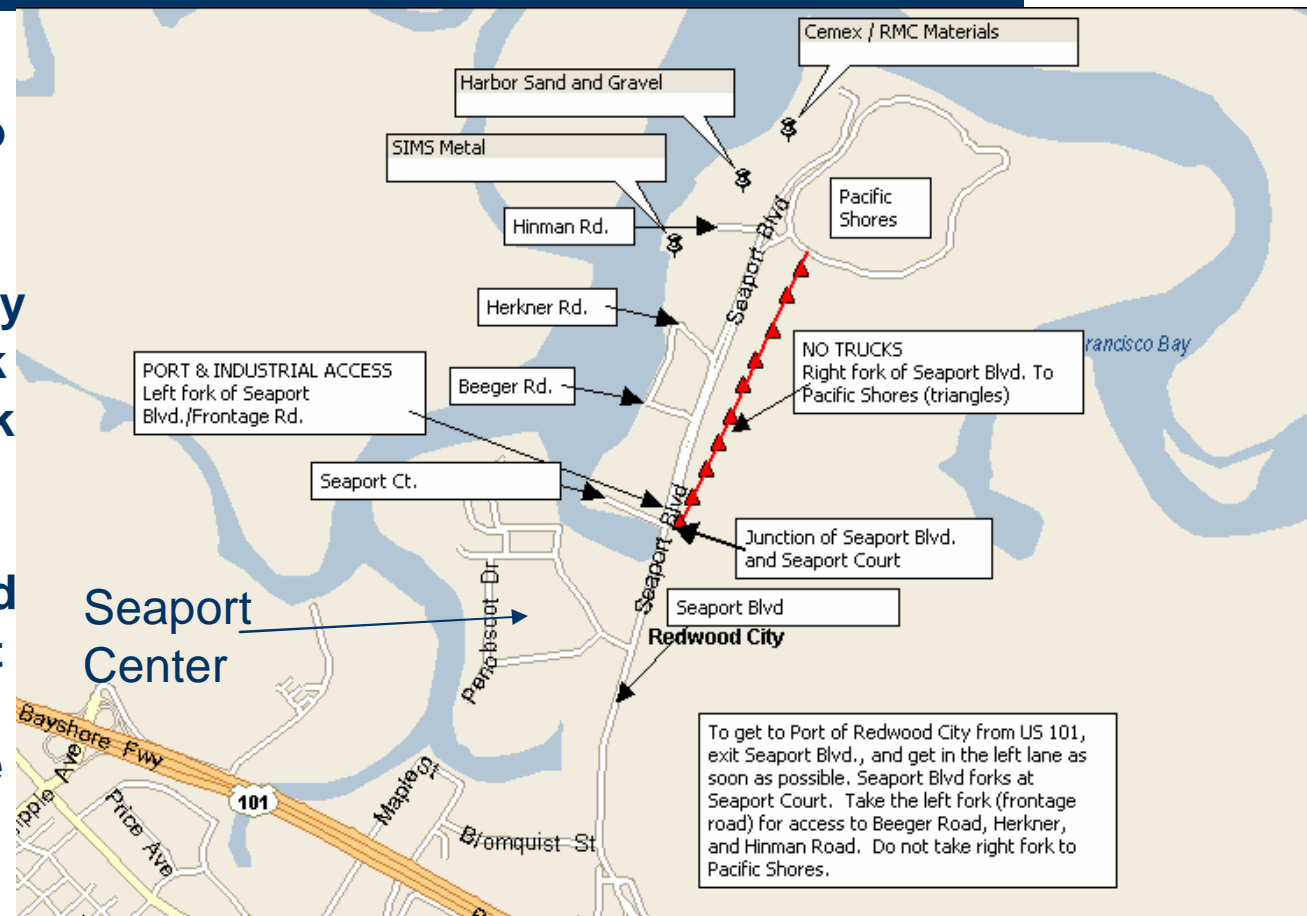


**The Port Commission worked for several years to gain these public benefits:**

- **1) The Port traded a degraded wetland site, Deepwater Slough Island for 10-acre waterfront parcel that since has been used to expand imports for cement and construction aggregates. This has enabled port to achieve record business in five of the last six years.**

## Pacific Shores Center: Improved Traffic Flow

2) Significant improvements to Seaport Blvd., including a separate roadway to the office park so that port truck traffic uses a separate thoroughfare and does not conflict with traffic generated by the office complex.



## Pacific Shores Center: **Landscaping and Sports Fields**



- 3) A significant landscape buffer separating Pacific Shores from the Port industrial/maritime uses.
- 4) A 5-acre sports complex on the Pacific Shores Center site for use by the public for soccer, baseball and tennis, which also acts as a buffer.
- 5) Extension of the San Francisco Bay Trail around the Center at the waterfront, enabling public walking and bicycling along the waterfront while avoiding Port industrial area.

# The Next Issue: 1,433 acres across the street from the Port that for past century harvested salt – but now faces development



## **The Next Issue: 1,433 acres across the street from the Port that for past century harvested salt – but now faces development**



- **A developer is conducting a community outreach process to determine future uses for the property, which most likely will feature several hundred homes.**
- **Port businesses are already organizing through the Seaport Industrial Association to mount opposition to any future development that would have a negative impact and encroach upon maritime and industrial uses.**



Thank You