



Port of Redwood City

Critical Port Property Management Issues

Port Property Management & Pricing Seminar

June 25-27, 2008

Toronto, Ontario

Battling Encroachment From Development Since 1850

- In the 1850's, 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 the growth of downtown and the need to deepen the channel for larger ships.



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 2 years 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.



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Pacific Shores

Seaport Centre

Seaport Centre: First Major High Tech Development

- **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 at 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.**



Pacific Shores Center: It Helped Port To Grow

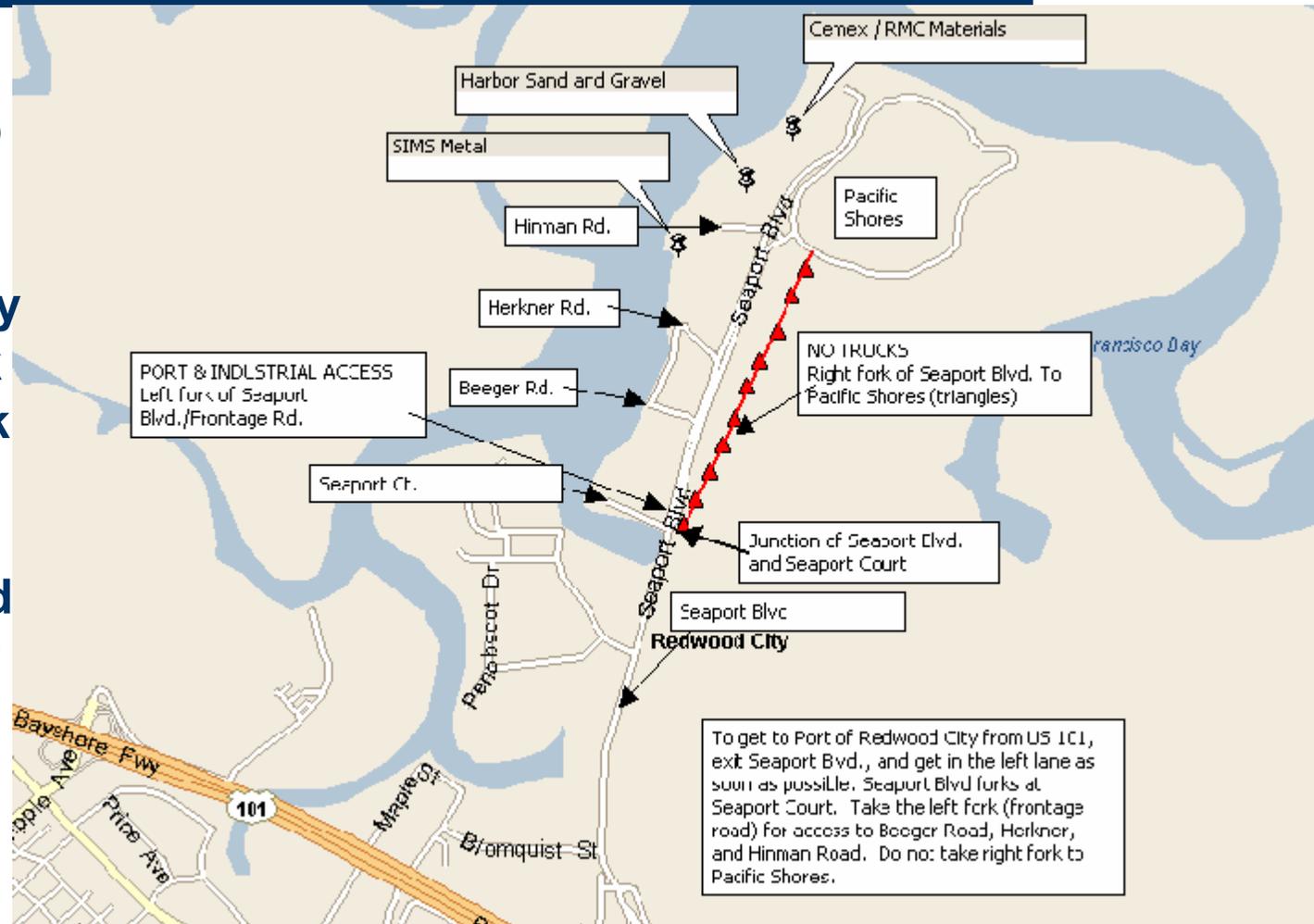


The Port Commission worked for several years to gain these public benefits:

- **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.**

Pacific Shores Center: Improved Traffic Flow

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 & Sports Fields



- A significant landscape buffer separating Pacific Shores from the Port industrial/maritime uses.
- 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.
- 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 Challenge: 1,433 Acres Across The Street From The Port That Now Faces Development



- A developer is conducting a community outreach process to determine future uses for the property, which most likely will feature housing and mixed use development.
- Port businesses, through the Seaport Industrial Association, are developing mitigation strategies, including buffers, transitional uses, property owner easements and disclaimers, and other measures.



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