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.
The “New Port” Seemed Safe From Encroachment

- By 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 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
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.
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.

To get to Port of Redwood City from US 101, exit Seaport Blvd., and get in the left lane as soon as possible. Seaport Blvd forks at Seaport Court. Take the left fork (frontage road) for access to Beeger Road, Hinman Road, and Hinman Road. Do not take right fork to Pacific Shores.
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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