



WEST MIDWAY AT ALAMEDA POINT

February 5, 2019

JAMESTOWN

CEI

CYPRESS EQUITY INVESTMENTS

Capacity to Deliver



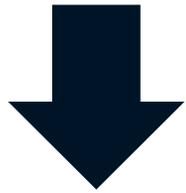
- Site-wide enabler
- Commercial lead
- Community responsibility
- Marketing and branding



- Residential lead
- Site A integration
- Community responsibility
- Alameda Point development experience

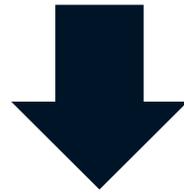
Perceived Requirements

\$60m sitewide
infrastructure



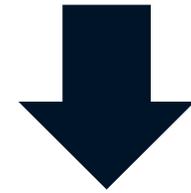
Financial fortitude

Market catalysts for new
construction commercial



**Tenant relationships,
place-based branding**

Rich history and
sense of place



**Stewards of
authenticity**



WE BELIEVE IN ALAMEDA

Alameda South Shore Center



WE BELIEVE IN ALAMEDA

Alameda Point Block 9



**WE ACCELERATE
COMMERCIAL DEVELOPMENT**

The Innovation and Design Building, Boston



WE ALWAYS DELIVER ON
OUR COMMITMENTS



CO-Invest 4 Fund

"Ponce City Market is both a symbol and a driver of the revitalization...it has been an exemplary partner in our efforts to bring new jobs to Atlanta."

- Mayor Kasim Reed, Mayor of Atlanta

WE'RE TRUSTED PARTNERS TO GOVERNMENT

Ponce City Market, Atlanta

5-YEAR TRANSFORMATION



35% of all workers come from surrounding communities

300+ job placements

350+ local youths connected with internships

WE PRIORITIZE LOCAL JOB CREATION

Industry City, New York City



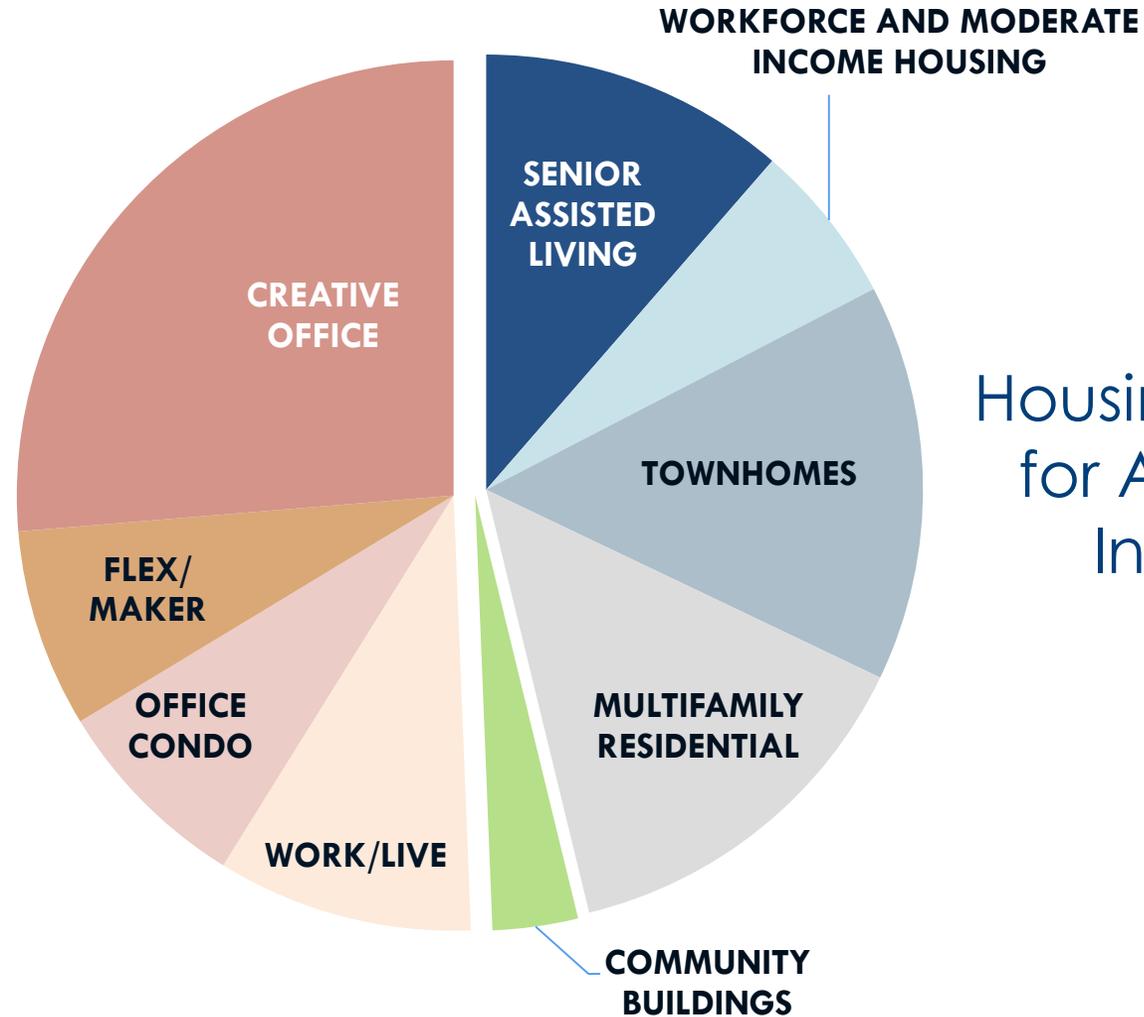
APPROACH

Foundational Elements

- 1 Deliver for RESHAP
- 2 Catalyze Commercial Development
- 3 Collaborative Planning with Adjacent Sites
- 4 Maximize Fiscal and Social Benefit
- 5 Build on Alameda Point Heritage and Emerging Brand

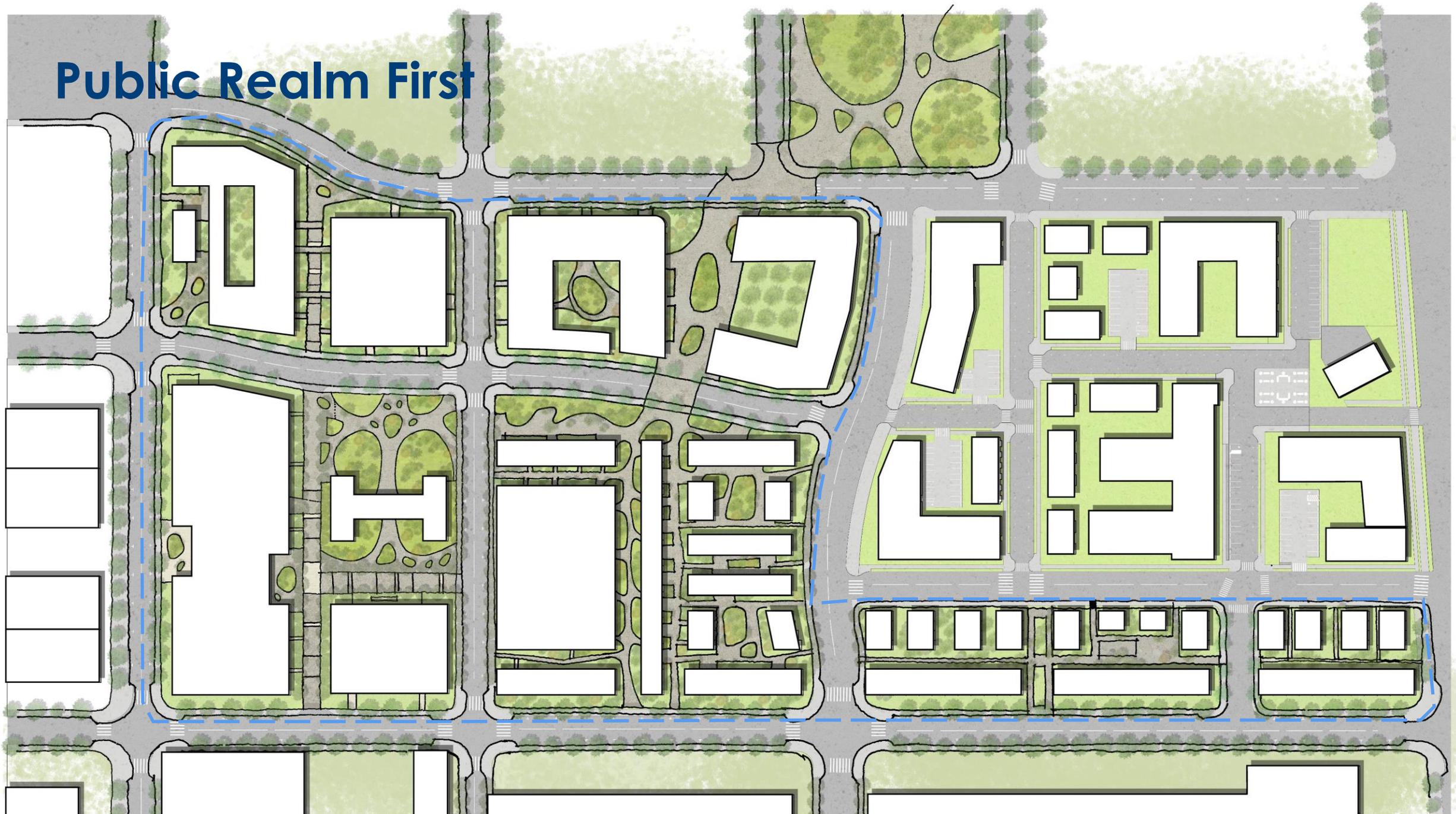
Diverse and Dynamic Community

Office Options for
Businesses of All
Types & Sizes

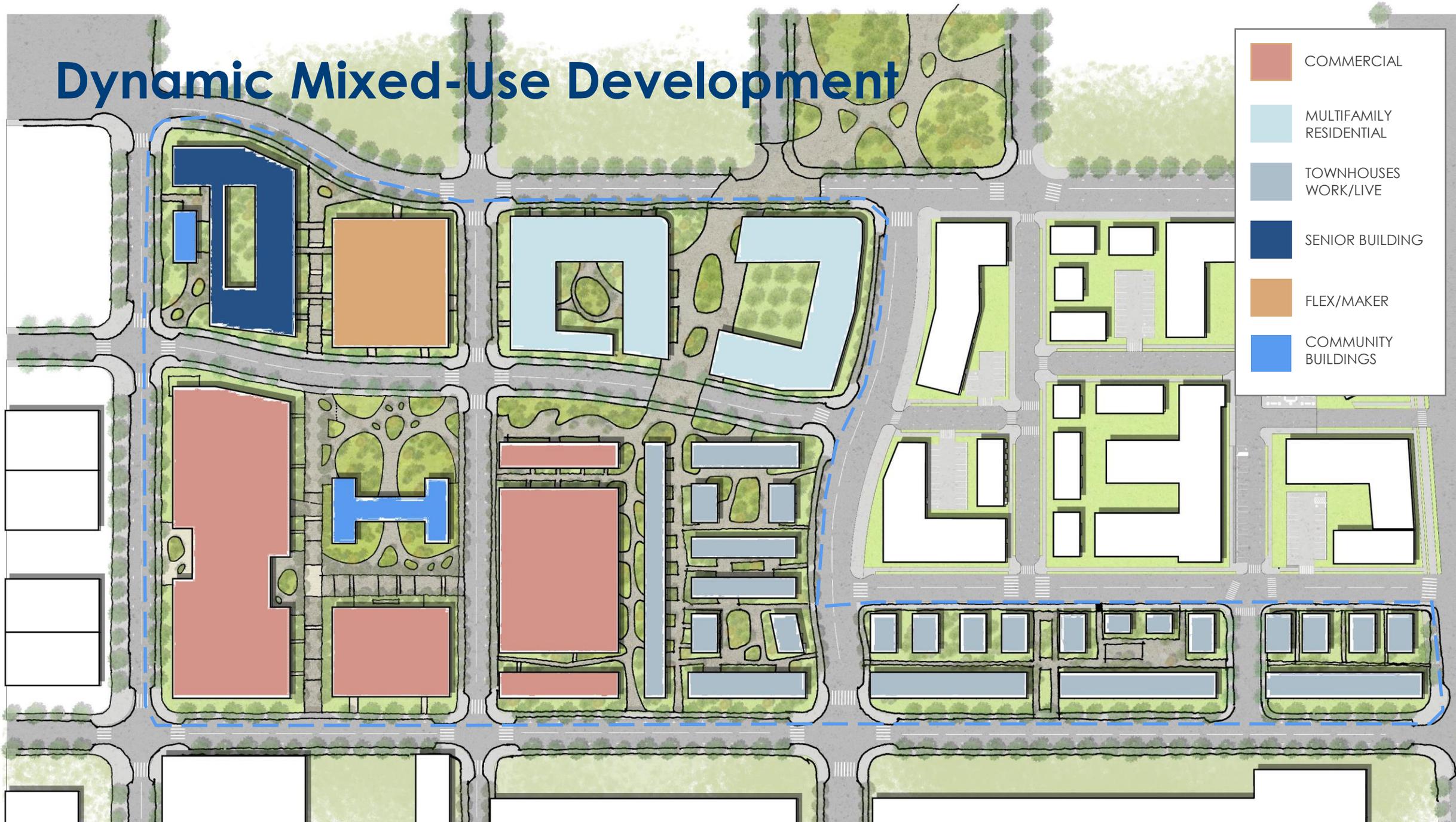


Housing Options
for All Ages &
Incomes

Public Realm First

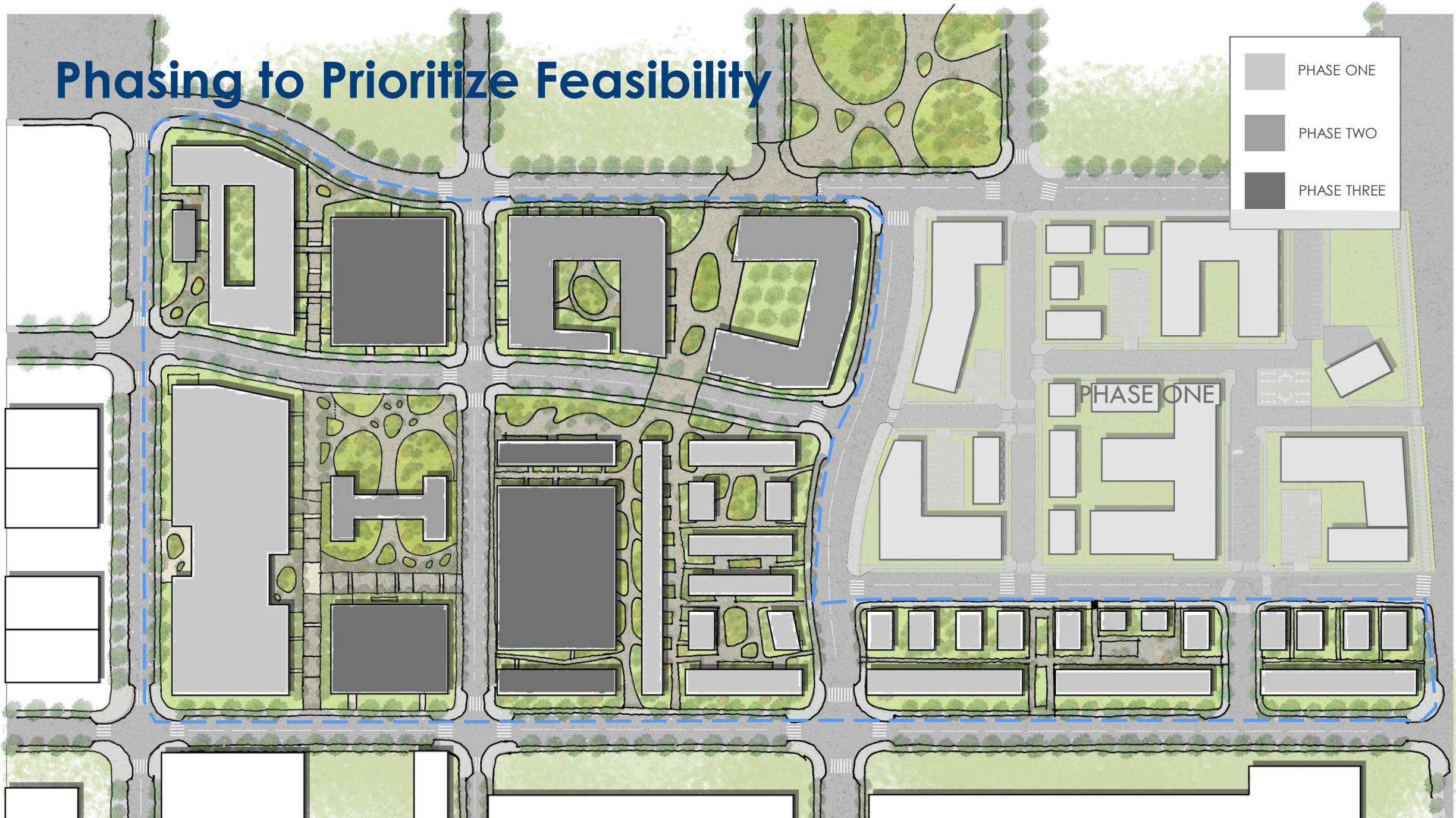


Dynamic Mixed-Use Development



- COMMERCIAL
- MULTIFAMILY RESIDENTIAL
- TOWNHOUSES WORK/LIVE
- SENIOR BUILDING
- FLEX/MAKER
- COMMUNITY BUILDINGS

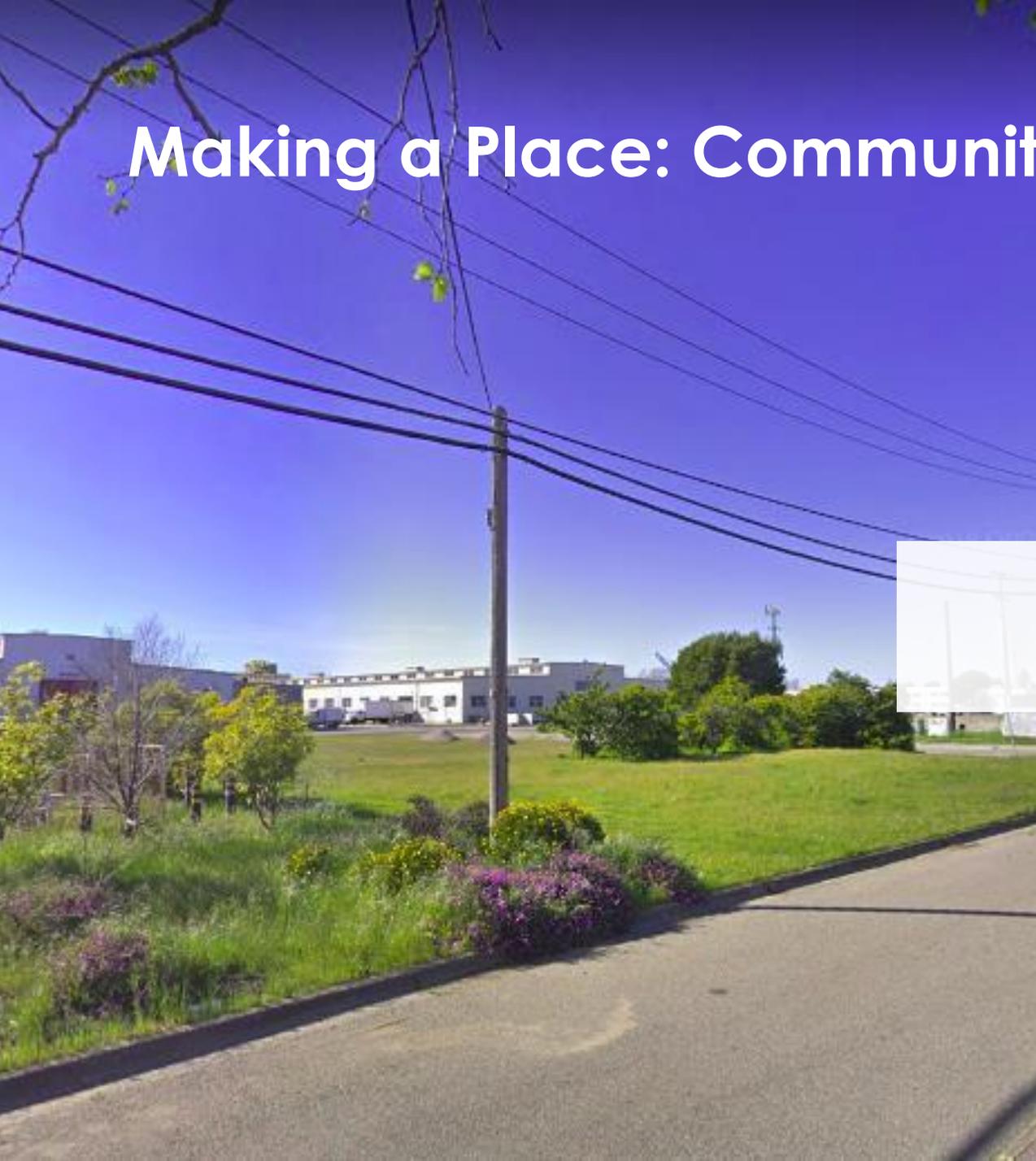
Phasing to Prioritize Feasibility



Making a Place: Interim Activation



Making a Place: Community Engagement



Making a Place: Rethinking the Public Realm



Working Together



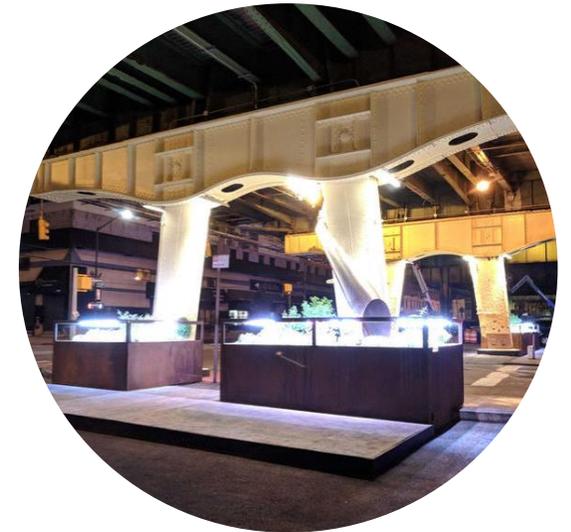
Collaborative
visioning



Marketing and
branding of
Alameda Point



Long-term value
creation across
multiple sites



Transportation
solutions

West Midway Partners

Cypress: Residential Lead | Jamestown: Commercial Lead

Company Leadership



Michael Phillips
Jamestown

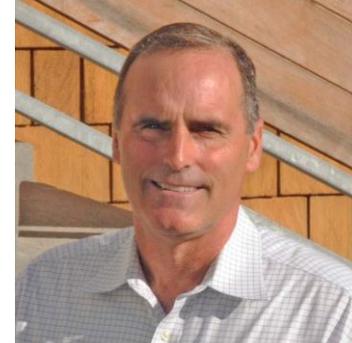


Michael Sorochinsky
Cypress

Ongoing City Liaisons & DDA Negotiation Leads



Remy Monteko
Jamestown



Victor Gonzalez
Cypress

Development Leads



Dana Griffin
Jamestown

Economic Development Advisor



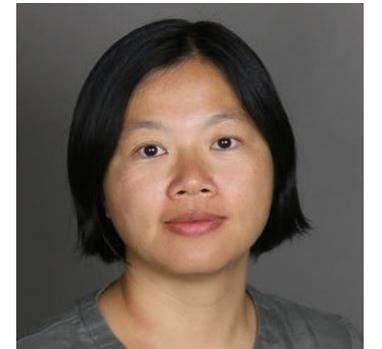
Andrew Kimball
Jamestown



Josh Callahan
Jamestown



Bruce Fairty
Cypress



Shu-Chi Hsu
Cypress

Getting Started



Community
process?



Approach to interim
activation?



West Midway's role in
Alameda Point?

