



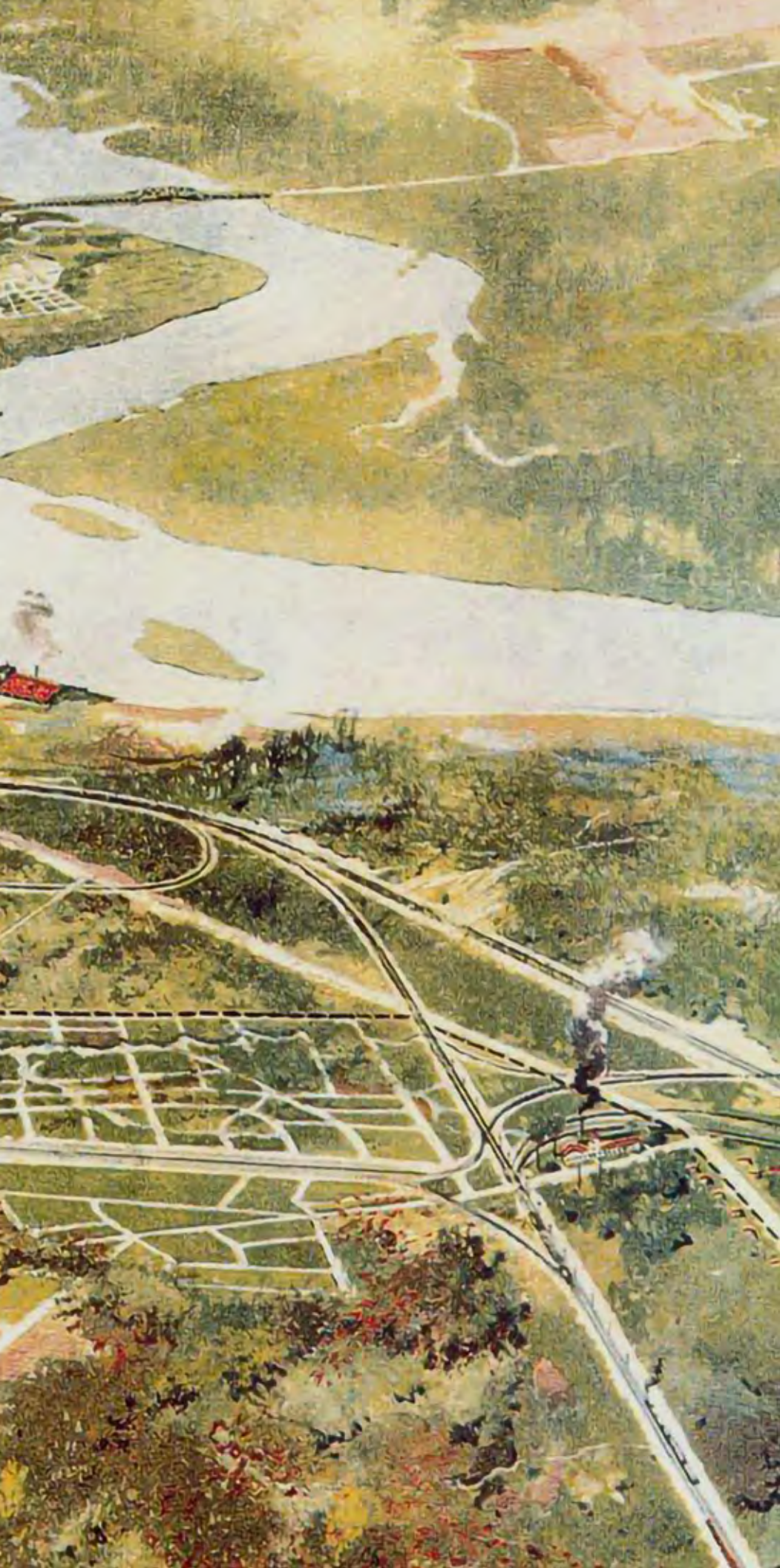
BATTERY

NORTH CHARLESTON // SOUTH CAROLINA

PARK

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BATTERY PARK

**RFQ FOR MASTER DEVELOPER FOR
A 70-ACRE RIVERFRONT DEVELOPMENT
OPPORTUNITY AT THE FORMER
CHARLESTON NAVAL COMPLEX IN
NORTH CHARLESTON, SC**

A JAMESTOWN, WECCO, WEAVER CAPITAL JOINT VENTURE

MARCH 28, 2023

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Point of Contact:

Steve Dudash

1360 Truxtun Avenue, Suite 200
North Charleston, SC 29405
Steve.Dudash@NavyYardCHS.com
843.367.7307



BATTERY PARK
CONCEPTUAL RENDERING

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**BUILDING ON A GREAT
HISTORY AND
FORWARD-THINKING
VISION, THE BEST
OF NORTH CHARLESTON
IS YET TO COME.**

COVER LETTER

March 28, 2023

Procurement Department
3rd Floor City Hall
City of North Charleston
2500 City Hall Lane
North Charleston, SC 29406

Attn: Denise Badillo

Re: RFQ for Master Developer
for a 70-Acre Riverfront
Development Opportunity
at the Former Charleston
Naval Complex in
North Charleston, SC

Dear City of North Charleston Representatives,

Jamestown, L.P., WECCO, and Weaver Capital Partners as the Development Team are excited for the opportunity to partner with City of North Charleston to develop a distinct neighborhood destination that celebrates the city's creative people, culture, and industries.

We have significant experience in developing **enduring, dynamic mixed-use, pedestrian oriented urban centers**. We have the **imagination, resources, and relationships** needed to successfully **finance, lease, and operate a Battery Park development vision**. With a local North Charleston office, deeply rooted in community and backed by Jamestown's talent, vertical integration, and global perspective, we have the **local insight** and large-scale commitment to develop a world class project that delivers on City of North Charleston's goals.

Our proposed team—Whiting Turner, Sottile and Sottile, Reveer Group, Thomas & Hutton, Neale Creek, Terracon, Bihl Engineering, JA Moore—likewise bring deeply relevant experience and expertise to this project.

Steve Dudash
Director of Special Projects
843.367.7307
Steve.Dudash@NavyYardCHS.com

*Michael
Phillips*

Principal, President
Jamestown

*Lucille
Cogswell*

President
WECCO Development

*Jay
Weaver*

Founder & President
Weaver Capital Partners

A collaborative process requires **guidance, vision and listening**.

We are uniquely qualified to take on such a substantial endeavor with our existing

- **People First Principles**
- **Place Making Design Processes**
- **Global Business**
- **Financial Foundation**
- **Innovation Focus**

We have all of these elements under one umbrella AND familiarity with the local landscape.

We are very excited about the **experience** and **record** Jamestown has in placemaking to transform Battery Park into a **world-class Central Business District** for the **City of North Charleston**.

NORTH CHARLESTON
NAVAL SHIPYARD

1941





PRELIMINARY VISION:
CELEBRATE,
AMPLIFY AND CREATE
OPPORTUNITIES
FOR NORTH
CHARLESTON



Industry City
Brooklyn, NY

Tomorrow's residents
want community.



Ponce City Market
Atlanta, GA

To participate in
authentic cultural
experiences. Not view
them from afar.



Ponce City Market
Atlanta, GA

To be where the energy
and life is.



Ponce City Market
Atlanta, GA

As a human-scale
developer we think
differently to create a
human-centric experience.

NAVY YARD
CHARLESTON
PLANNED 2024

Conceptual Rendering



EVERYTHING WE DO, IN PARTNERSHIP AND SOLELY, MUST CONTRIBUTE TO THE CITIZENRY OF NORTH CHARLESTON

Our promise to the people of North Charleston is simple: Battery Park will embrace the unique aspects of our community while creating a Central Business District (CBD) with new experiences and possibilities.



We will be a regional destination and a vibrant local draw. Battery Park will be a defining destination offering experiences rooted in and inspired by the best that the lowcountry has to offer.

We will encourage interaction through curation of public space, markets and tourism in partnership with City.

We will provide moments of surprise and delight through curation of tenants, art installations, space design, events and partnerships.

We are unabashedly local, bringing local retail and purveyors and providing local gathering spaces through a local North Charleston Development Team.

We are the gateway to and from Park Circle to the Navy Yard.

We support our communities. We'll target a goal to use 15% of contractors with Minority Enterprises, as well as expand our jobs program from Navy Yard to Battery Park. We've been partnering with local non-profits and community organizations since inception.

We support housing for all. We'll work with local, county, and state government to create long-term sustainable workforce housing and we'll target to achieve a 15% affordable housing inclusion.

We are environmental stewards. Implementing best practices for stormwater management and ESG.

We'll connect people on foot, two wheels and four wheels. Through proactive traffic planning for complete streets and mitigation planning by working with the city on direct links to LCRT and other mass transit.

We will connect people to the Waterfront, Noisette Creek and Battery Park through public parks and arts, walkable streets and human-scale buildings and interventions.

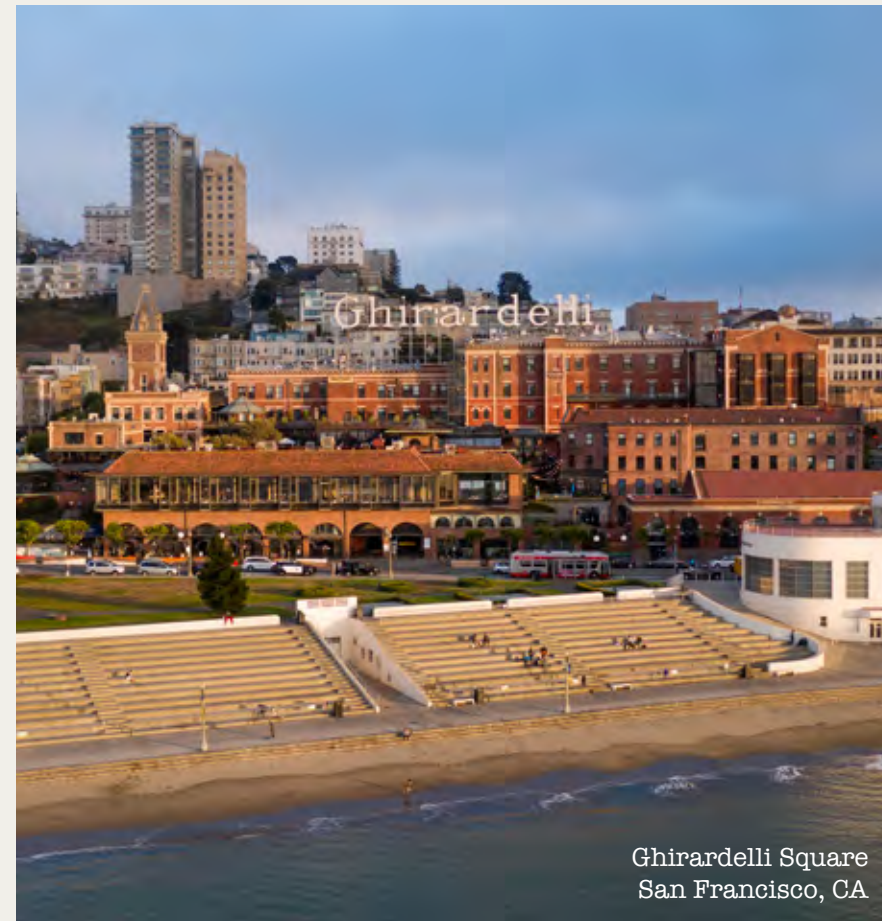
We think big and long-term. This is an investment in time, passion and promise.

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CREATE A CONTEXTUAL DEVELOPMENT

Create a central business district with a never-ending stream of energy that will come to define North Charleston.

- A downtown legacy
- An engaging waterfront for a diverse community
- A sustainable economic growth plan
- Enhanced lowcountry landscape
- Forward thinking innovation
- Resilient development
- Population-wide development options





Battery Park - Conceptual Rendering

**BATTERY PARK
CIVIC MASTER PLAN**



Water Mission

- Buildings
- Buildings over parking
- Park
- Future city dedicated parking deck

Waterfront

Pier Alpha

Noisette Creek Bridge

Coast Brewing

1601

Battery Park Event Lawn

This plan is subject to change once the public engagement process is completed.

PROPOSED PROGRAM AT-A-GLANCE

The new district creates a **waterfront experience** connected by the landmark Noisette Creek Pedestrian Bridge. This generous waterfront continues along the riverfront promenade of the Cooper River, with the re-establishment of historic Pier Alpha as a public amenity.

Three boulevards connect the mixed-use blocks to the river, extending the value of the waterfront deep into the plan, and creating **strong connections** between the **City of North Charleston** and its new **Public Riverfront**.

A Civic Pavilion is envisioned at the south point, through the adaptive re-use of **Building 1601**, which can serve as a **Public Market, event space, entertainment venue and interpretive center**.

3,240,000

Total Square Feet of Active Program

222,800

SF Retail/Restaurant

455,000

SF Office

2,958

Multifamily Units

250

Hotel Rooms

84,000

SF Pavilion

15%

Target for Affordable Housing

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A PEOPLE PLACE

Once complete, the development will provide different daily opportunities depending on the user - enhancing all North Charlestonians' experiences.

Prisha, Resident

Prisha just downsized from her Park Circle home to a highrise apartment at Battery Park after her daughter graduated from SOA.

Bob & Sue, Tourists

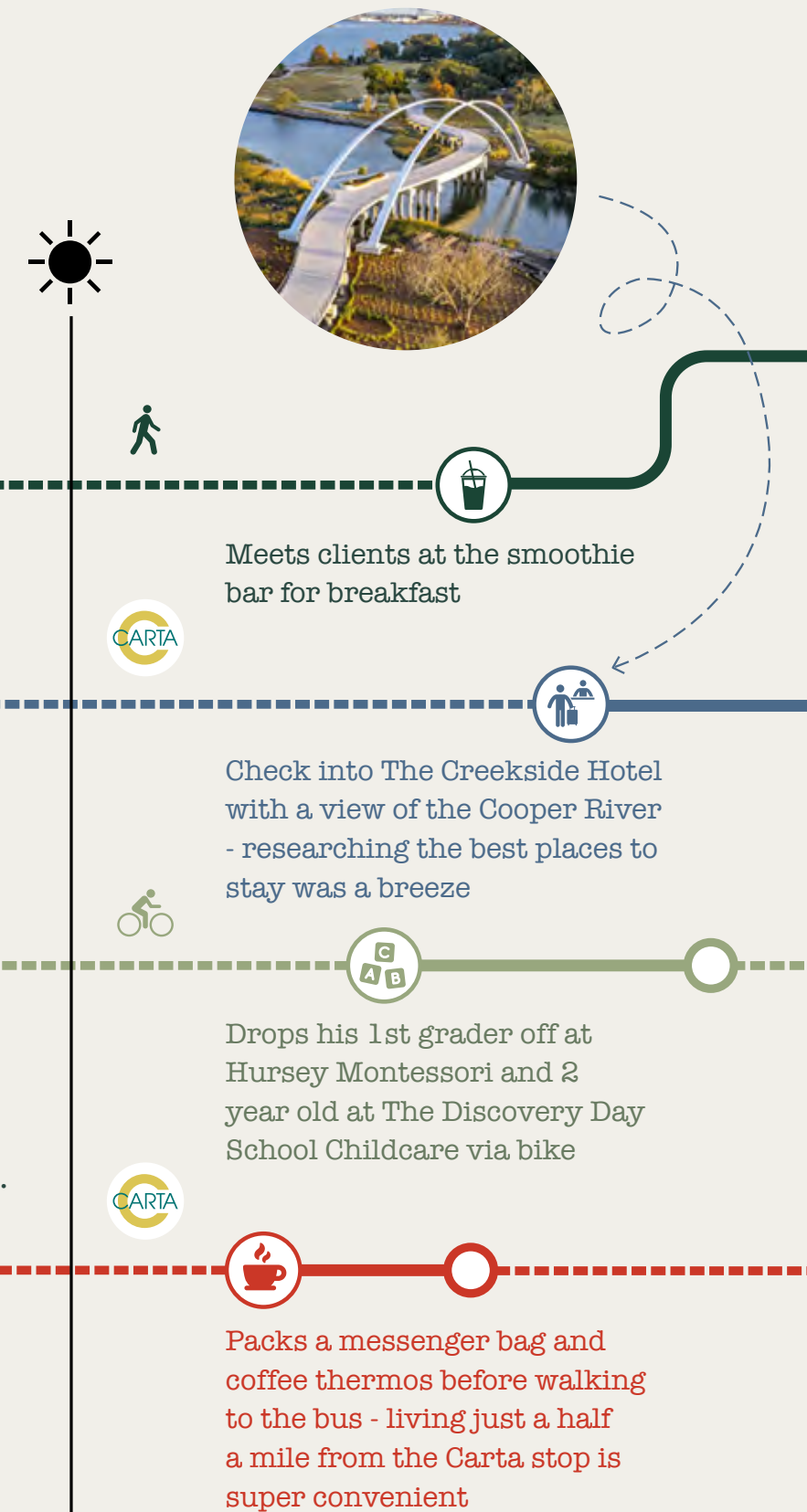
Bob & Sue retired last year and made a traveling wish list for their anniversary. Coming to Charleston for the Spoleto Festival was top of the list.

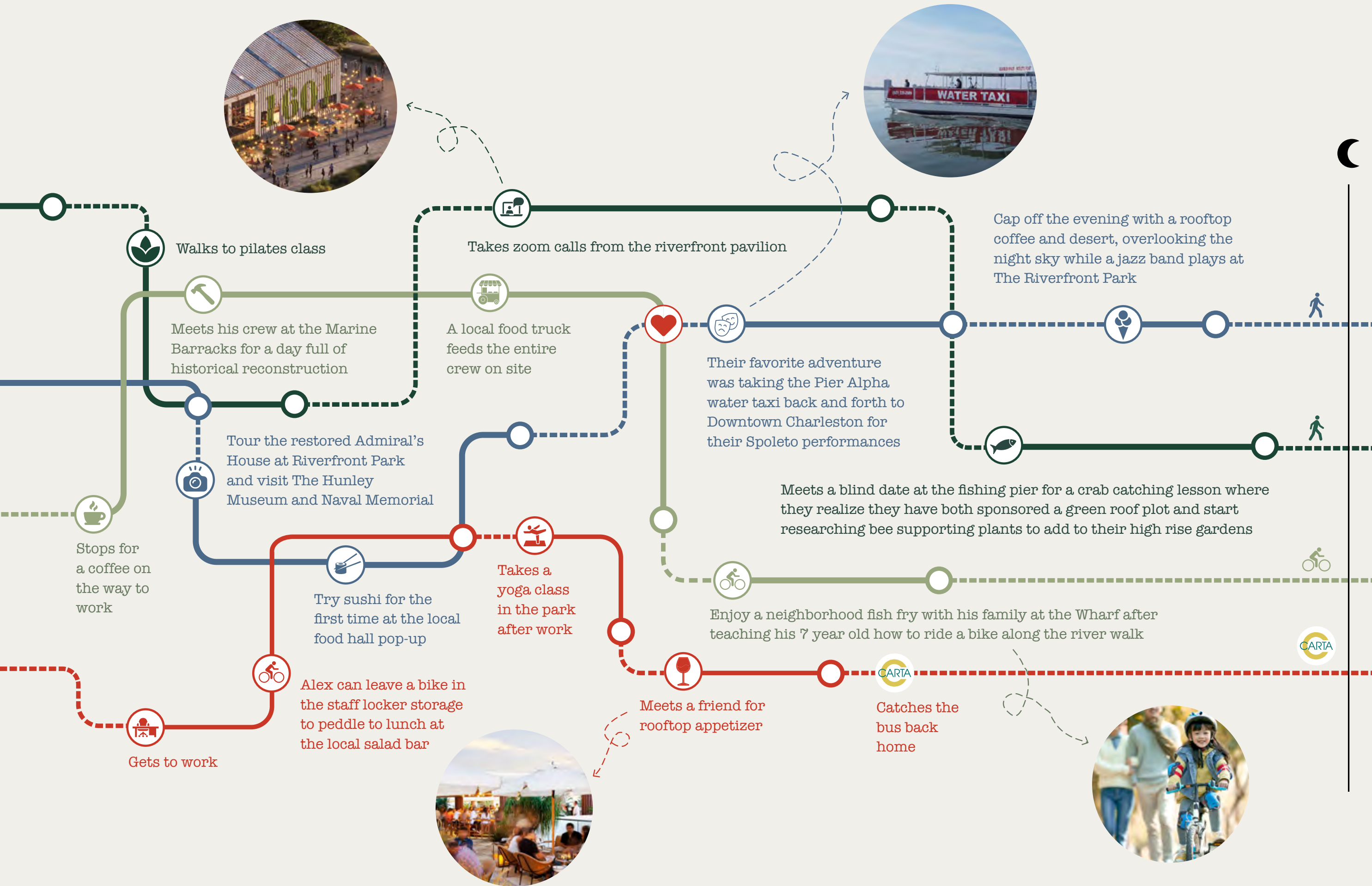
Carl, Worker

Carl and his family recently moved into a new home through our attainable housing initiative. Carl works for a subcontractor renovating the Marine Barracks at Navy Yard Charleston. His wife works in data entry at the Teddie E. Pryor, Sr. Social Services Building.

Alex, Transit Passenger

Alex works for a tech company leasing the top floor of a reactivated historic building at Navy Yard Charleston. They recently sold their Honda and are able to use the Carta Bus Line to commute.



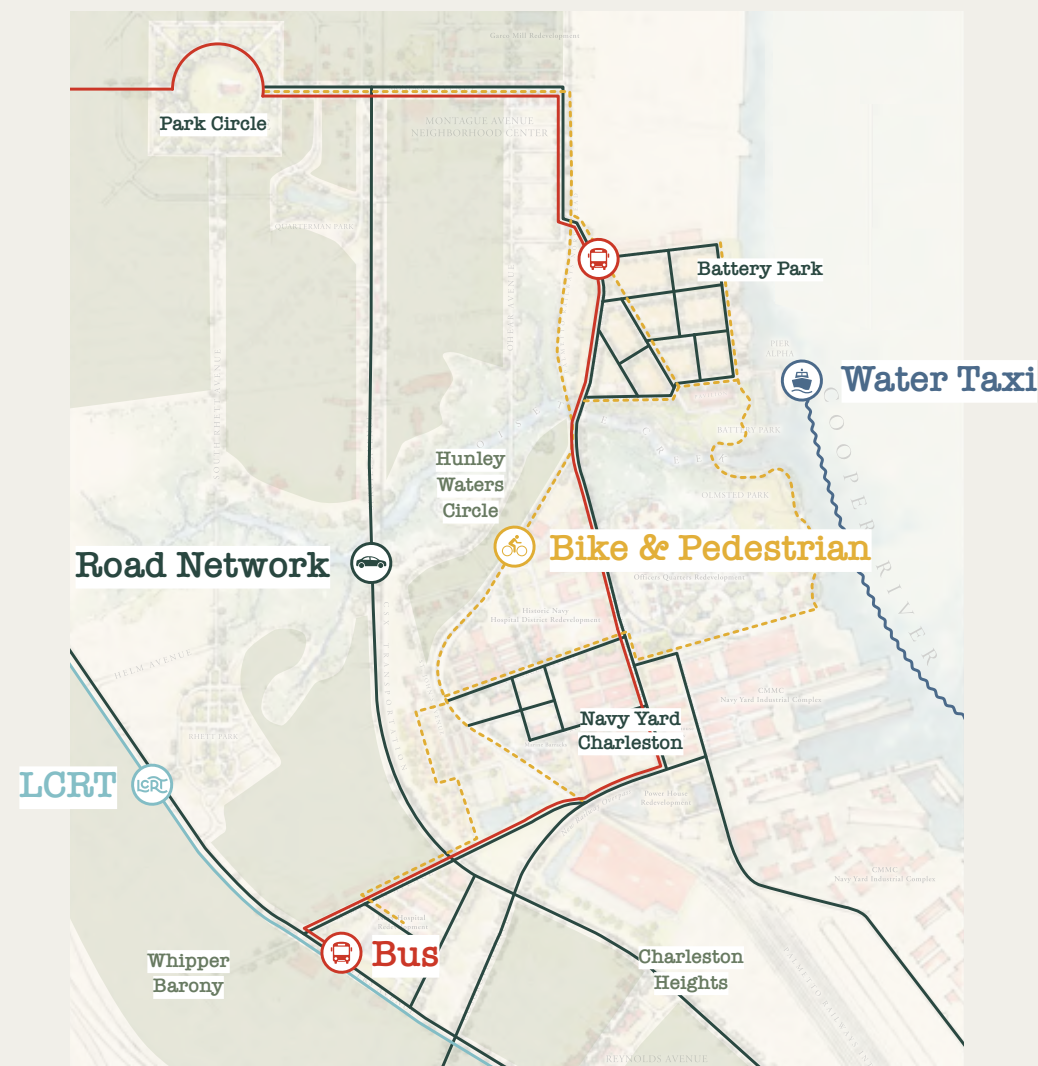


ALIGNMENT WITH CORE VALUES: PUBLIC ACCESS, NATURAL & CULTURAL HERITAGE, SUSTAINABLE & ECONOMIC DEVELOPMENT

Intentionally layered to create the backbone of the redevelopment and the City.

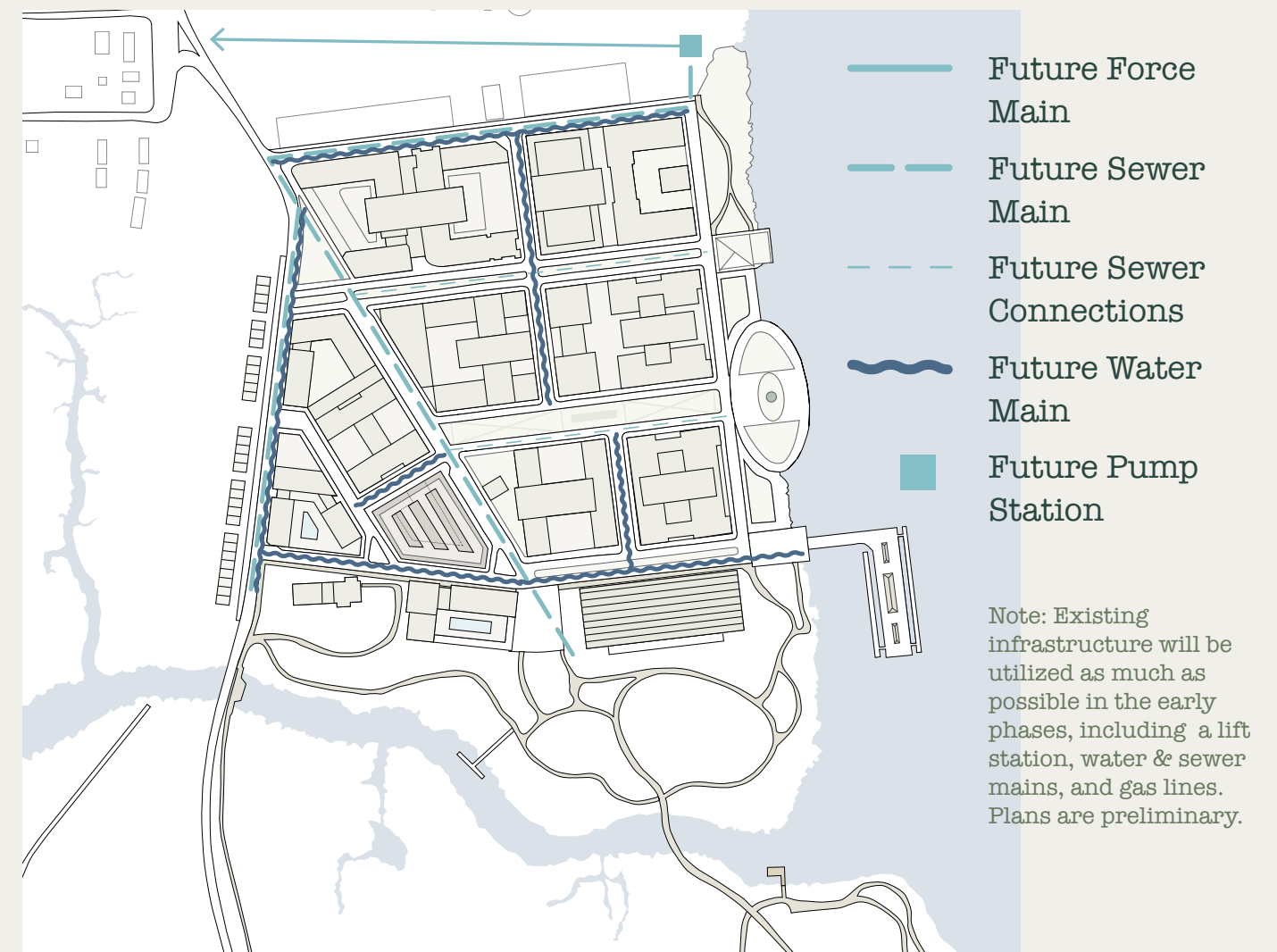
Connect the Street Grid of North Charleston

Extending key connections for bike, pedestrian, BRT and autos to stitch together existing and planned communities.



Respect North Charleston's Infrastructure

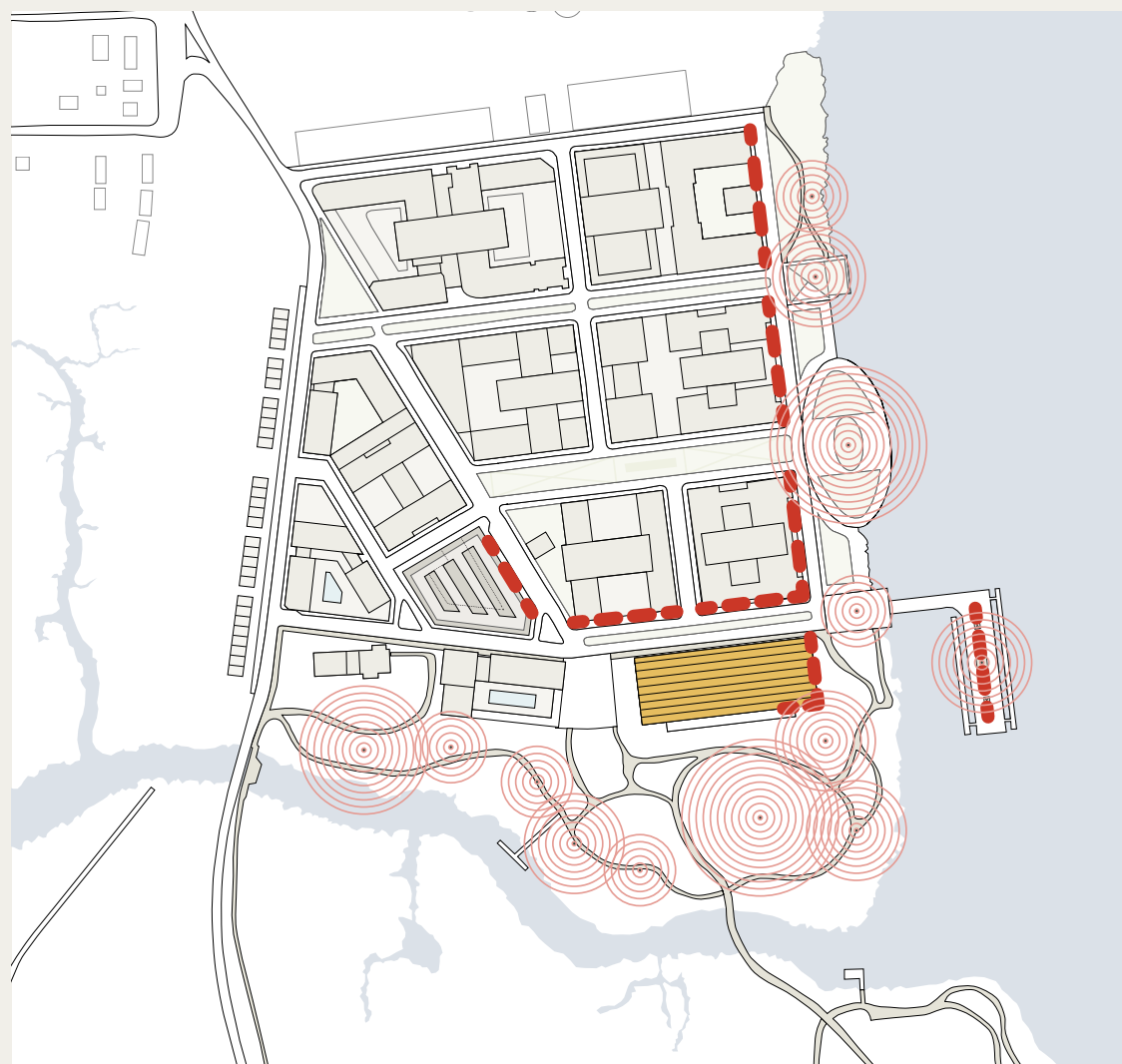
By coordinating the development with the existing utilities and stormwater through integrated or disguised technologies.



Create an Inclusive Public Realm that Spills Over into Surrounding Community

By establishing clear and active edges along the waterfront walk ensures people have a direct relationship supported by active retail, cultural programming and public space.

- Retail Edge
- Building 1601
- Activation Zone



Germinate Greenspace

New green boulevards and avenues with interspersed pocket parks create green links for human-scale experiences, connected by bike lanes and terraces.

- Green Boulevards
- Public Greenspace
- Bike Lane
- Soft Path

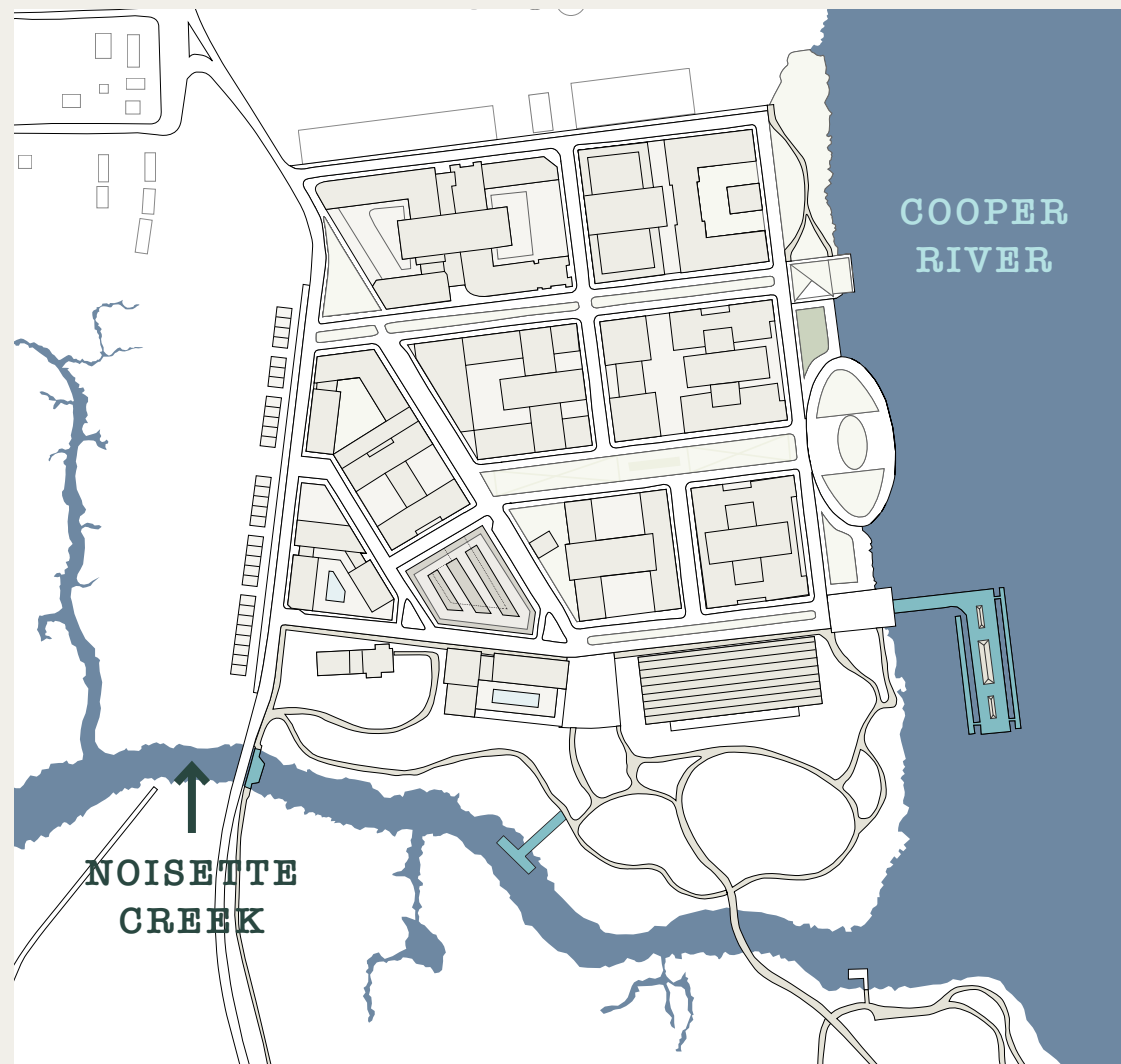


ALIGNMENT WITH CORE VALUES

Embrace the Lowcountry Working Waterways

By designing the plan with the site's waterways as a driver and core amenity, embracing the historic working waterways through design and uses.

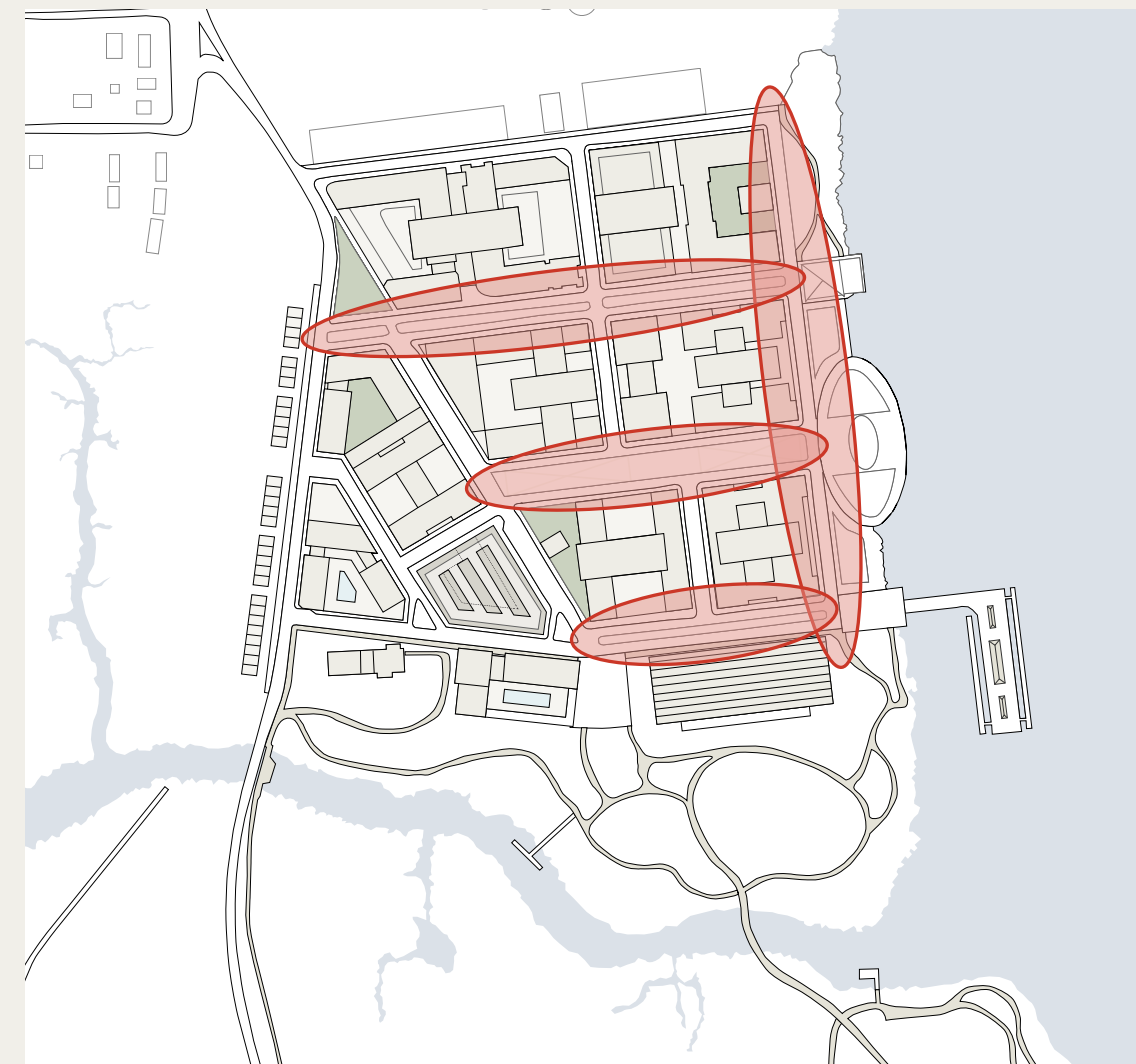
- Waterways
- Steps to Water
- Pier Alpha, Kayak Dock, & Pedestrian Creek Deck



Incorporate Street Level Connections

Connect people, buildings and infrastructure through complete streets, pocket parks, holding the building edge to the sidewalks and hiding parking.

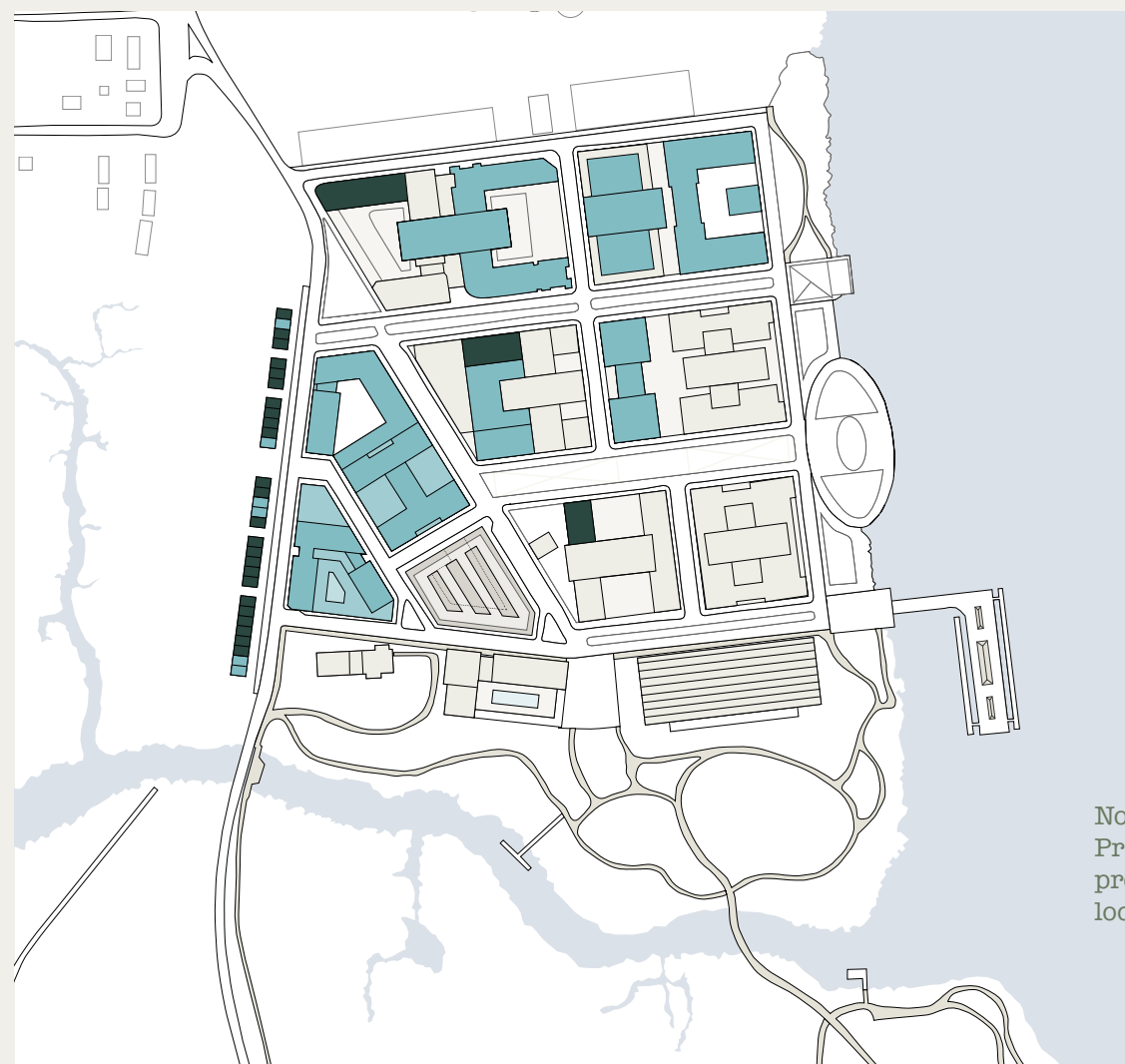
- Complete Streets
- Pocket Parks



Population Wide Housing

Creates places for people to live and grow at different incomes and stages of their lives.

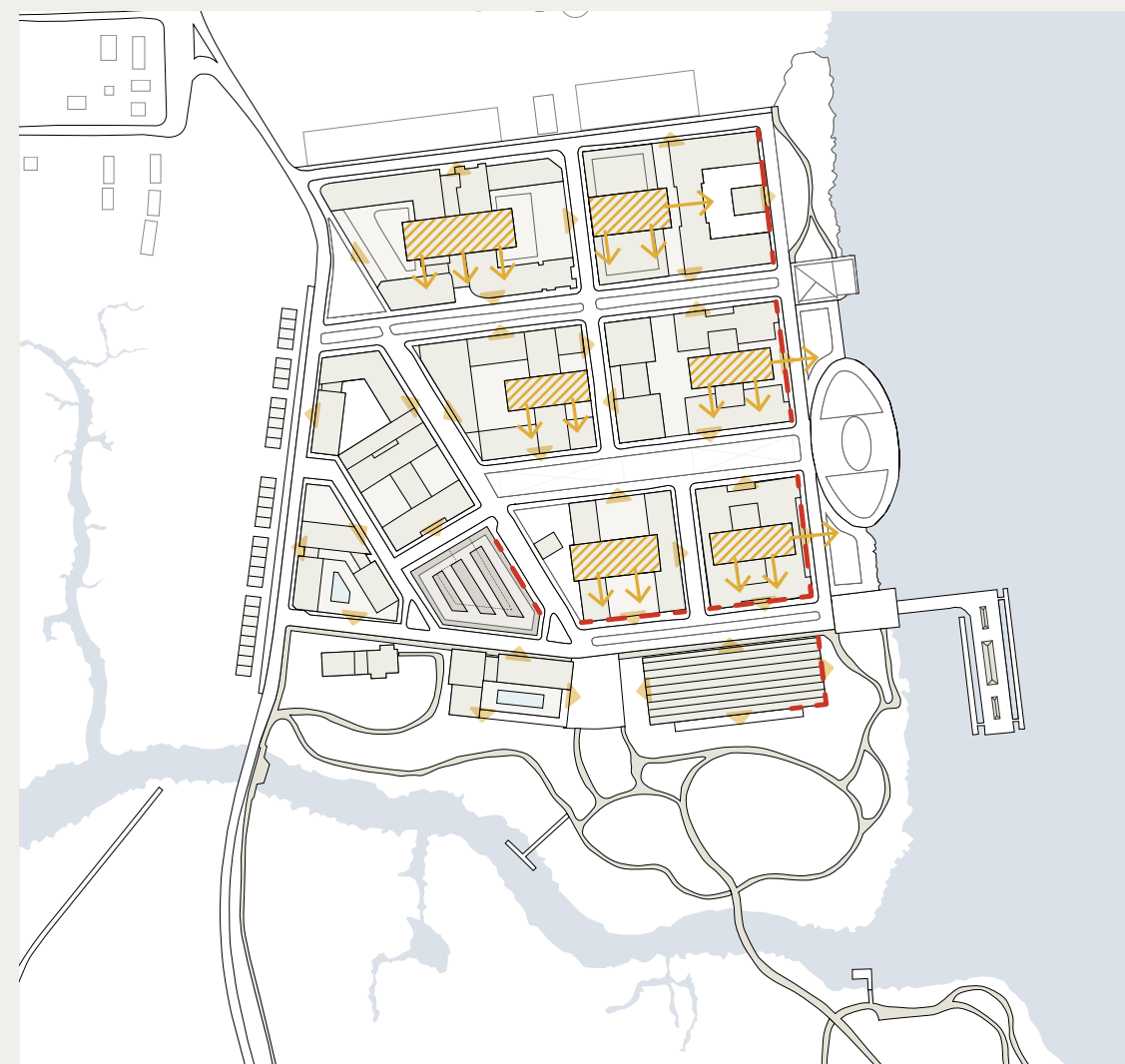
- Workforce Housing
- Multi-Family Residential



Humanized Built Environment

By coordinating the location of each frontage, height, and orientation to maximize sunlight, views, and the pedestrian experience.

- Potential Setback Towers
- Retail Edge
- Tower Views
- Lower Level Views & Access



Note:
Preliminary
proposed
locations.

A RESILIENT & SUSTAINABLE FUTURE

Transportation

Stations and stops for LCRT mass transit connections will transform the urban fabric to a pedestrian prominent public realm.

Better Mobility

is created by having appropriate sized urban blocks, bikable & walkable streets, and on-street parking.

Bio-Retention

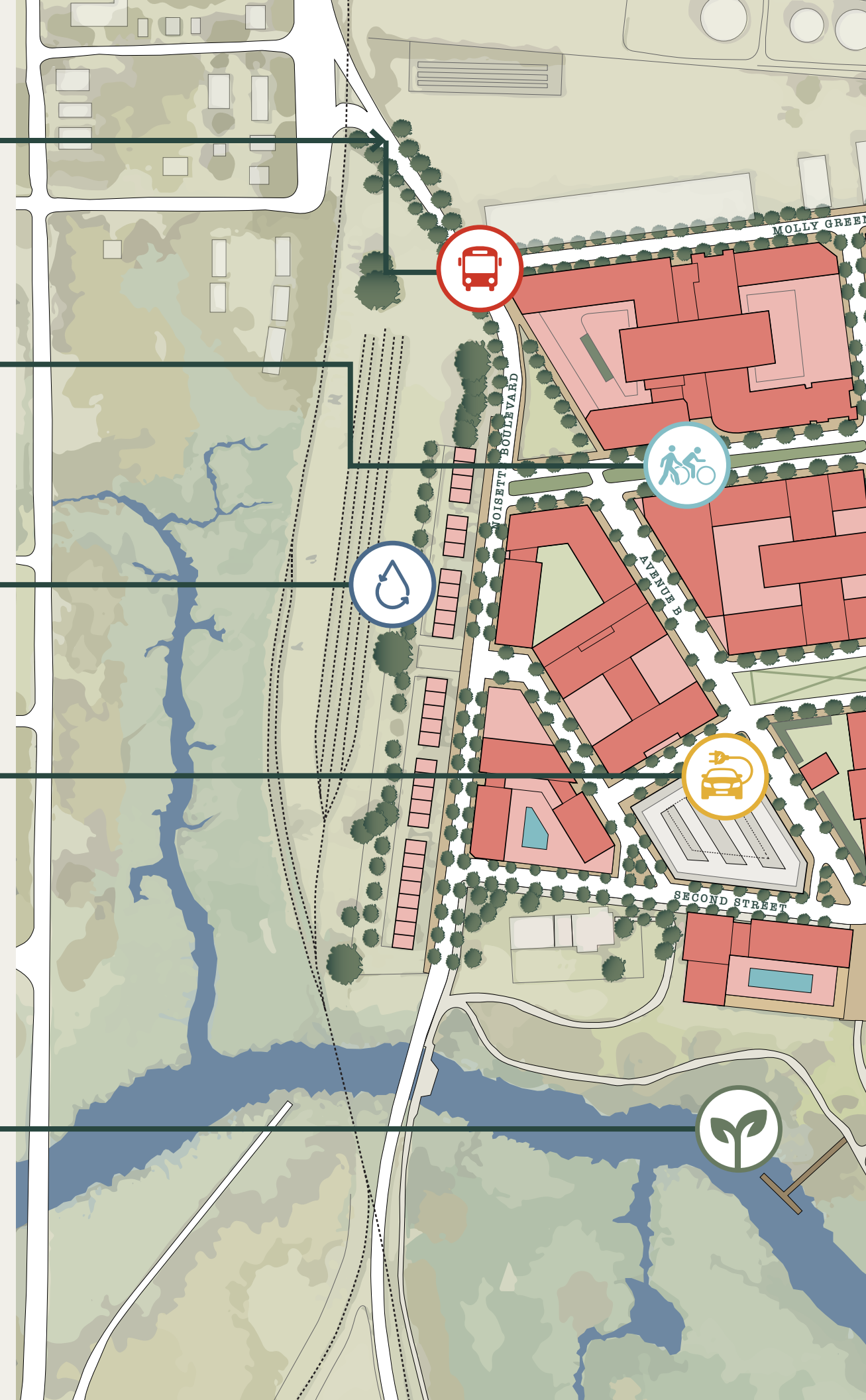
ecosystems will clean and sponge absorb stormwater pollutants prior to release into the watershed.

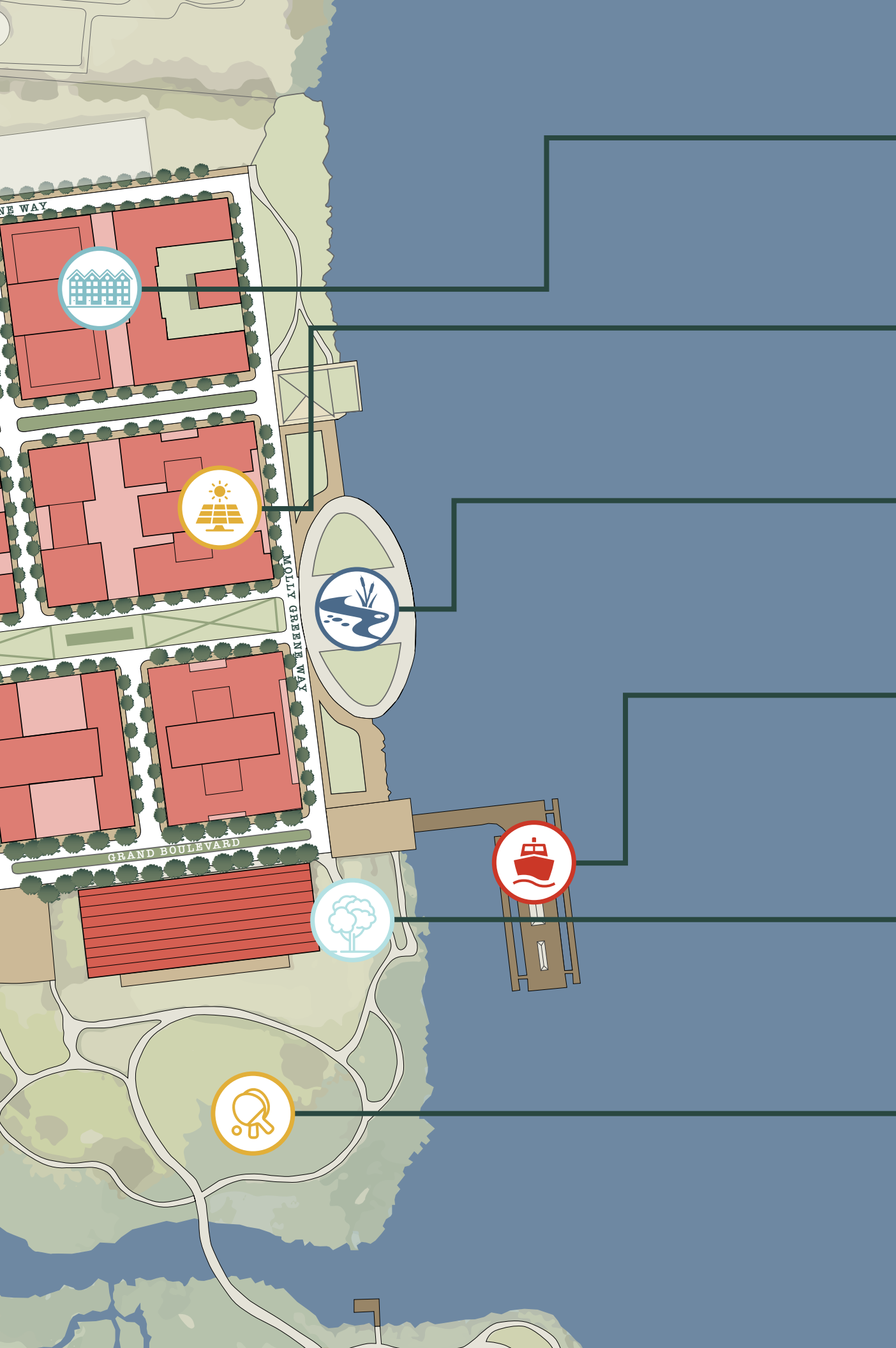
Parking

is concentrated in areas earmarked for future development, mainly behind and under buildings to maintain an active street edge. Visible, on-street parking alongside bike lanes with interspersed charging stations support a vibrant human-scale pedestrian business district.

Sea Level Rise and Resiliency

will be designed into the site as green infrastructure. Stormwater capture will be enhanced and reused for irrigation of native and edible plants.





Residential

Various forms of residential uses are thoughtfully placed throughout the site, encouraging diversity of residents and connectivity to work, social spaces, and the Waterfront.

Solar Panels and EV Charging Stations

will be located strategically to foster sustainability and reduce the carbon footprint through electrification.

Connectivity

The waterfront parks, promenade and greenspace connect people to trails, providing access to clean air, lowcountry nature and wildlife and health and recreational activities.

Pier Alpha

Reimagining the crumbling historic naval pier into a bustling connection to the working waterways of North Charleston, Pier Alpha, the primary waterway connection for Battery Park, will encompass waterfront dining, boat docking and water recreation as well as regional water taxi connection.

Mix of Uses

A great and rich mix of uses will be principled to create an enduring financial system to ensure and protect the great public realm, waterfront, streets, parks and open space.

Large Parks and Open Space

will be designated for random play as well as large concerts and events. Paths and boardwalks will connect all pedestrian systems to the Noisette Bridge and Olmsted and Riverfront Park.

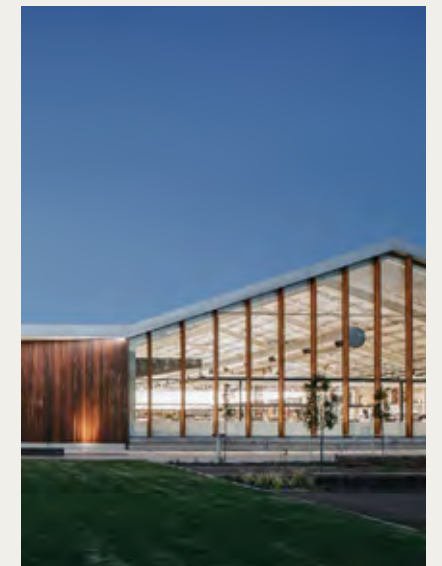
Key Vision Elements

1601 PAVILION

will be the new front door and first phase of activation connecting the Noisette Bridge to Battery Park with a market hall, event space and an active green fronting the water.

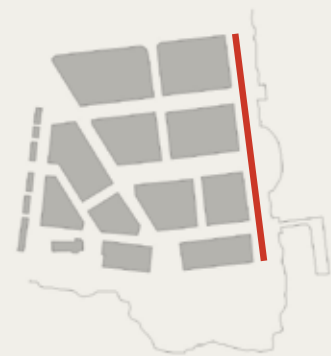


Conceptual Rendering



THE WATERFRONT

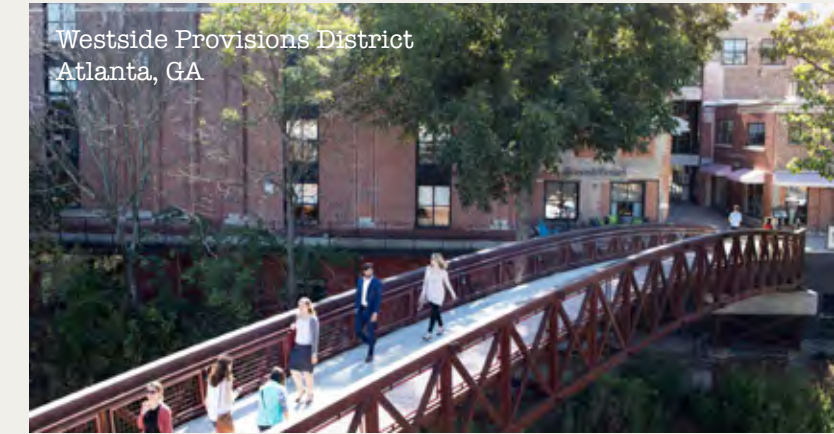
will establish a series of live, work, relax and play spaces along the water. With a subtle nod to the industrial naval shipyard past, the uses interpreted for modern needs, a retail ground plane and extensive public realm will anchor the project.



Key Vision Elements

FUTURE PHASE ARCHITECTURAL INSPIRATION

Design and function are interconnected, we'll explore and listen to feedback on initial inspiration.





Key Vision Elements

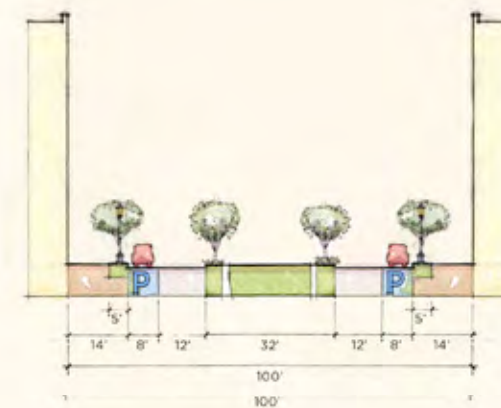
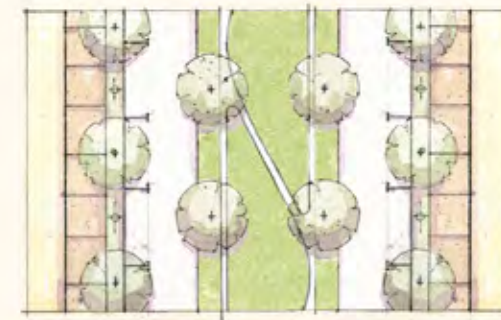
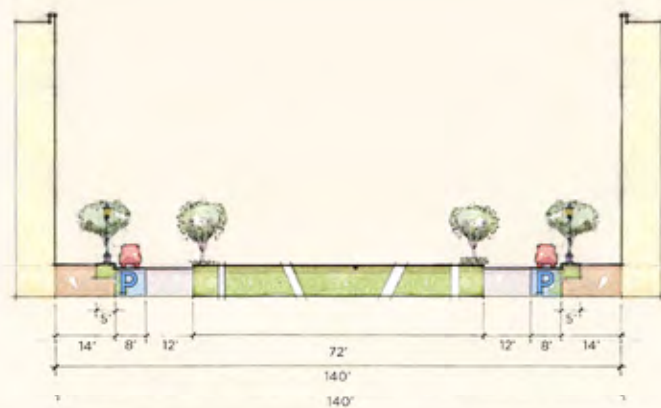
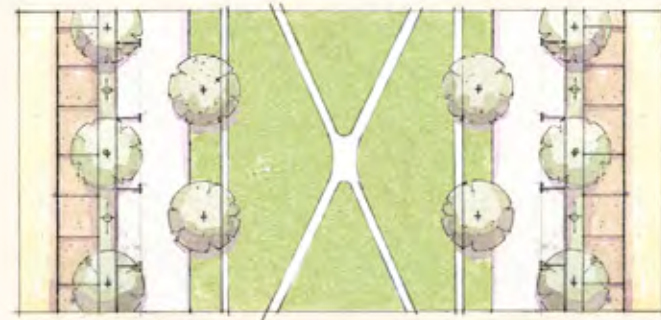
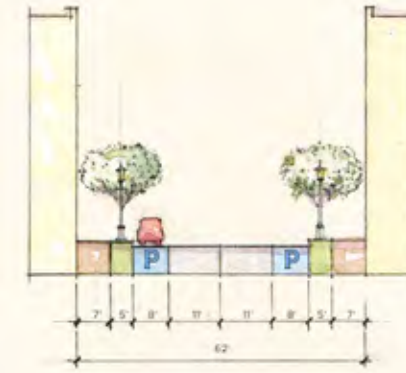
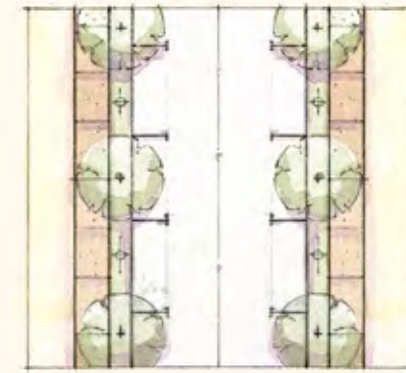
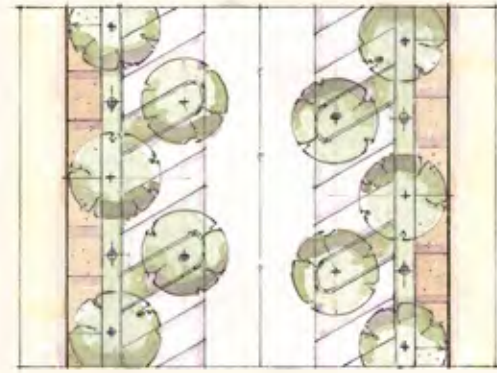
PIER ALPHA

will establish a critical North Charleston beacon and connection to the regional waterways, provide recreation, taxi connection and a dining amenity for North Charleston.



GREEN BOULEVARDS

are at the heart of the development connecting multi modal users, and establishing shaded park-like opportunities for repose and play.



Key Vision Elements

NOISETTE CREEK BRIDGE

will widen access and prioritize safe pedestrian connections with bollards and a platform to provide views.





Sidewalk

Planting Strip

Sidewalk

Noisette Creek

Conceptual Rendering

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PRELIMINARY FUNDING AND FINANCE

As demonstrated with the successful acquisition and early development of properties on the adjacent Navy Base, the Navy Yard team intends to fund acquisition and pre-construction costs with cash and without the use of debt. This allows the project team to weather uncertain economic shifts in the market and assure the long-term redevelopment of Battery Park. With the investment in a development team at the Navy Yard already complete and onsite office already fully staffed, we can immediately begin the development process at Battery Park on day one.





The project will be funded with three main sources of capital for the pre-construction, infrastructure, and construction phases of work, with possible additional sources referenced below:

- **Acquisition and pre-construction of vertical development (includes design, diligence, demolition and overhead):** Cash. To maximize the investment in each project, consideration may be given to a phased take-down in the acquisition of the land to coincide with the development schedule.
- **Infrastructure:** Design and upfront construction costs to be funded by development team equity that will be reimbursed by available proceeds from the TIF. The team has engaged Thad Wilson with Municap to assess the timing and amount of TIF funding available based on preliminary design program and associated tax revenue and are prepared to move quickly to put together a public finance plan. The development team has demonstrated experience working with the city of North Charleston on prior TIF projects (Municap worked on Ingleside and Centre Pointe) and has the expertise to quickly implement a public finance plan to fund infrastructure at Battery Park.
- **Construction:** As each individual building is designed and permitted, construction debt will be secured from the deep bench of lending partners at then prevailing market terms. Construction loans to be replaced with permanent financing as each building reaches stabilized occupancy.
- **Additional Sources:** The Navy Yard team is experienced in the use of various tax credit options including Low-Income Housing, Historic, New Market, Abandoned Building, and Brownfields tax credits, and will consider utilizing where applicable at Battery Park.
- **Opportunity Zone:** The Navy Yard has already structured several Opportunity Zone (OZ) entities at the Navy Yard and has built a team that understands the complexities involved with setting up these entities. Although the OZ does not include tax credits that can offset development costs, it does provide certain tax breaks that aid capital and attract long-term investment.

TIMELINE

Planning, Entitlement & Engagement
 Design
 Financing, Pricing & Permit
 Construction
 Lease Up

Phasing	Project	2023				2024				2025			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 0 Engagement & Activation	Contract Negotiation & Due Diligence												
	Master Planning												
	Finalize Development Agreement												
	Public Engagement & Community Meetings												
Phase I	Civic Pavilion												
	Block 3 - Hotel & Restaurant												
	Parking Garage												
	Phase I Infrastructure												
	Phase I DoD Facility Construction												
	Block 4 - Multifamily & Retail												
	Block 5 - Townhomes												
	Block 6 - Townhomes												
Phase II	Block 13 - Office, Retail, & Restaurant												
	Phase II Infrastructure												
	Phase II DoD Facility Construction												
	Block 12 - Multifamily, Restaurant, & Retail												
Phase III	Block 7 - Multifamily												
	Block 8 - Multifamily, Retail, & Restaurant												
	Phase III Infrastructure												
	Block 9 - Multifamily & Retail												
	Block 10 - Multifamily, Office, Retail, & Restaurant												
	Block 11 - Multifamily, Office, Retail, & Restaurant												
Multifamily Units Delivered													
Cumulative Multifamily Units Delivered													
Commercial Square Footage Delivered											84,000		
Cumulative Commercial Square Footage Delivered											84,000	84,000	84,000

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KEY DEVELOPMENT CHALLENGES



Environmental

With contaminants from the previous uses on the site and the existing VCC, further investigation is necessary to fully determine what land uses will be allowed and engineering controls that will be required by DHEC to assure the long-term safety at the site. There is some risk that necessary engineering controls such as vapor barriers and soil management plans may add significant costs. The team has successfully worked through this process with DHEC at the adjacent site, as well as at the GARCo development, and already engaged Terracon to begin assessment of Battery Park so that all risks are better understood and factored into the development program and budget.

Development Costs

The impact of recent inflation on construction costs cannot be understated. Most material and labor costs are at all-time highs. Additionally, with recent climate events, insurers have aggressively increased rates (more than triple compared to just one year ago) in coastal zones such as Battery Park. The recent interest rate hikes are the latest to stress budgets; the triple impact of the above makes most new development unfeasible today. To weather this current market the team can:

- Invest cash for pre-construction work
- Utilize tax credit options where feasible (Historic, New Market, Abandoned Building, etc.)
- As early as possible, convert building 1601 into a market, food hall, and entertainment destination to generate activity and interest that support future development



Conceptual Renderings

Infrastructure Coordination

With the Navy occupying the middle of the site until existing facilities are relocated, this may create coordination issues upgrading the outdated infrastructure site wide. As part of the development team, Reveer Group (civil engineer) and Thomas & Hutton (landscape architecture) have decades of experience working on the Navy Base and with the city of North Charleston and have overcome similar hurdles stemming from the fractured ownership, aging infrastructure, and competing utilities at the adjacent Navy Yard as well as regional sites like Magnolia, West Edge, McAlloy, and Laurel Island. Additionally, Navy Yard Director Steve Dudash previously worked with the City to study and plan necessary infrastructure upgrades, relocation, and new installations per North Charleston Sewer District, Charleston Water Systems, and Dominion Energy specifications.

A Navy Yard Development Team partnership with the City will benefit North Charleston:

- Connects the neighborhoods to the water and provides public waterfront access to all
- Additional park area can supplement events and programming at adjacent Riverfront Park
- Generates additional parking for large city events at Riverfront Park
- Creates a central business district
- Provides population wide housing solutions including attainable workforce housing
- Concentration of jobs and housing supports alternative mass transit solutions, including water transport and the planned bus rapid transit line
- Employment programs will engage surrounding community to provide new opportunities for city residents
- Ties East Montague to the Navy Yard with creation of complete street connection to include pedestrian and bike friendly routes
- Significant economic impacts with preliminary program intended to provide 17,300 construction jobs, 11,900 permanent jobs and \$57.4 million in annual taxes¹
- Introduce new green infrastructure and sustainability best practices

1. Based on preliminary projections prepared by Municap and inclusive of existing parcels controlled by Navy Yard

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NO

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DEVELOPMENT PROCESS

A **people first approach**. Born from a wealth of experience and a keen instinct for what works. We'll put a firm ear to the ground, roll up our sleeves and work with the community to design a durable development.

01

Gather and Outreach

Comprehensive approach to ensure no gaps in representation. Include public and individual meetings and open forums to identify needs and desires of the following stakeholders:

- Neighborhood Associations
- DoD / NIWC / Joint Base (for relocation of Navy facilities)
- Community organizations (Metanoia, CNP, HCF, LAMC, neighborhood churches, along with others)
- Surrounding business owners (CMMC, Water Mission, Coast Brewery, and neighborhood merchants)
- City staff and leaders

02

Continued Visioning and Dreaming

- Public design charrette
- Complete diligence investigation (soils, infrastructure, environmental, storm water, traffic, parking)
- Refinement of master plan and program to incorporate public input and diligence findings
- Present updated plan for additional feedback

03

Final Plan and Agreements

- Finalize plan based on public input
- Negotiate and finalize development agreement with city
- Negotiate and finalize agreement with DoD
- Early activation of the site to include cultural events
- Design and permitting of 1601
- Design of NIWC facilities

04

First Phase Development

- Initial public space construction
- Permitting for NIWC facilities
- Renovation and leasing of 1601

05

Vertical Construction

- NIWC Facilities
- Hotel & parking garage
- Infrastructure
- Block 4-6 Multifamily

OUR PHASING PLAN FOCUSES ON EARLY WATERFRONT ACTIVATION FOR PUBLIC USE

This self-regenerating symbiosis will fuel the cultural engine for Battery Park and create a never-ending stream of new energy that will come to define all of North Charleston.

Phase Zero

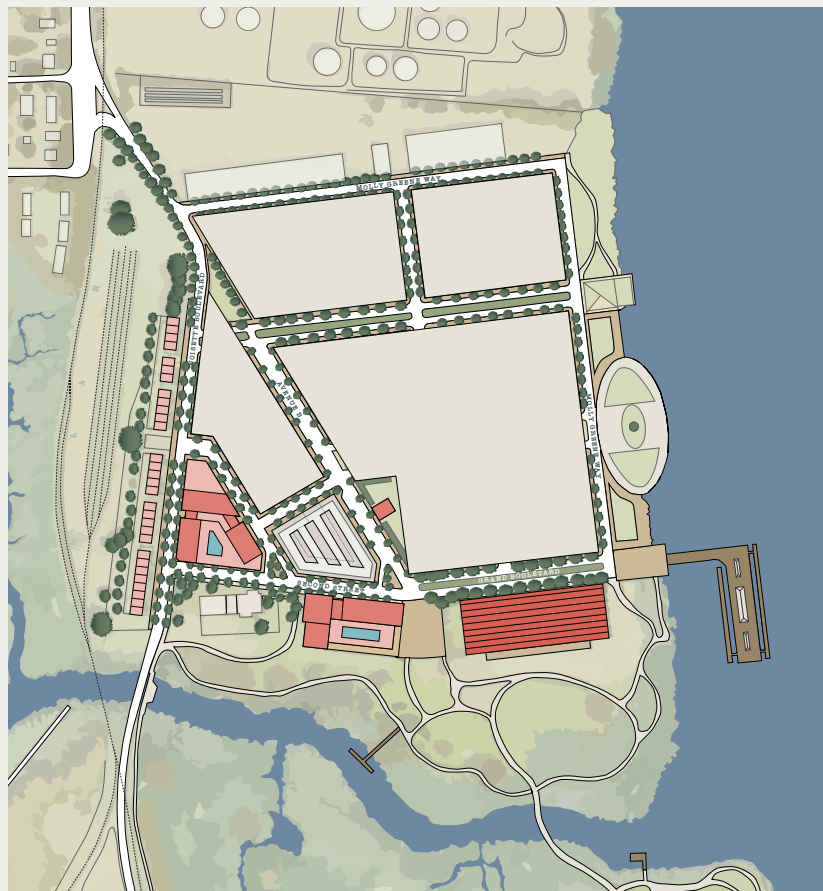
Community Engagement, Early Activation & Culture Creation



Phase 01

Focus on 1601, infrastructure, hotel and parking deck

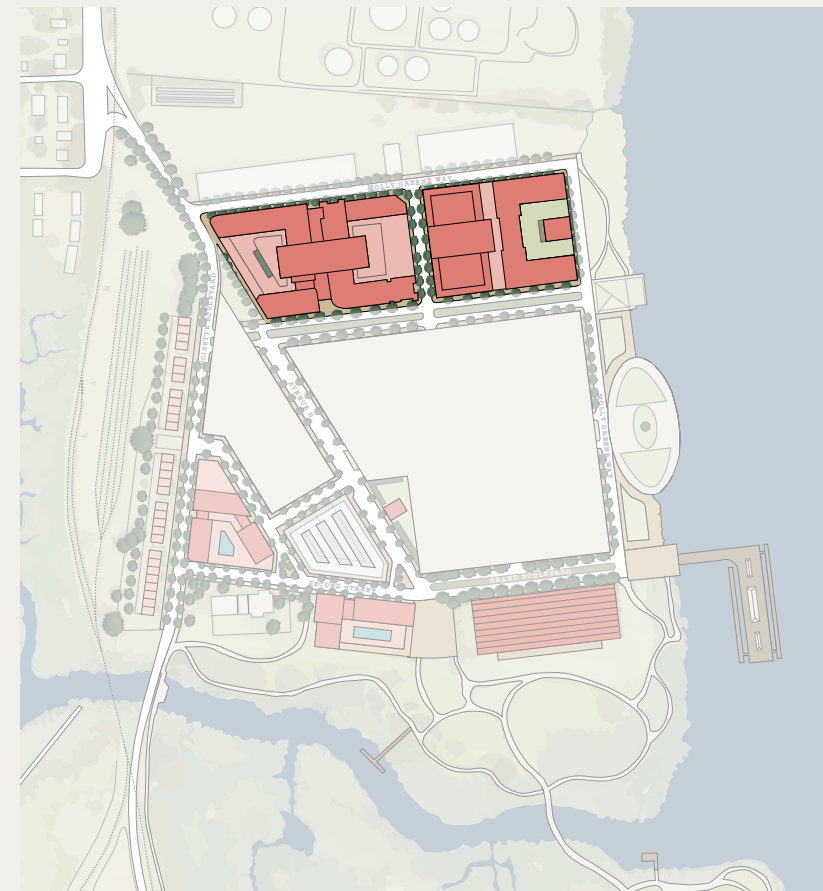
Projected to deliver 325 multifamily units and 238,800 SF of commercial space



Phase 02

Northern parcels

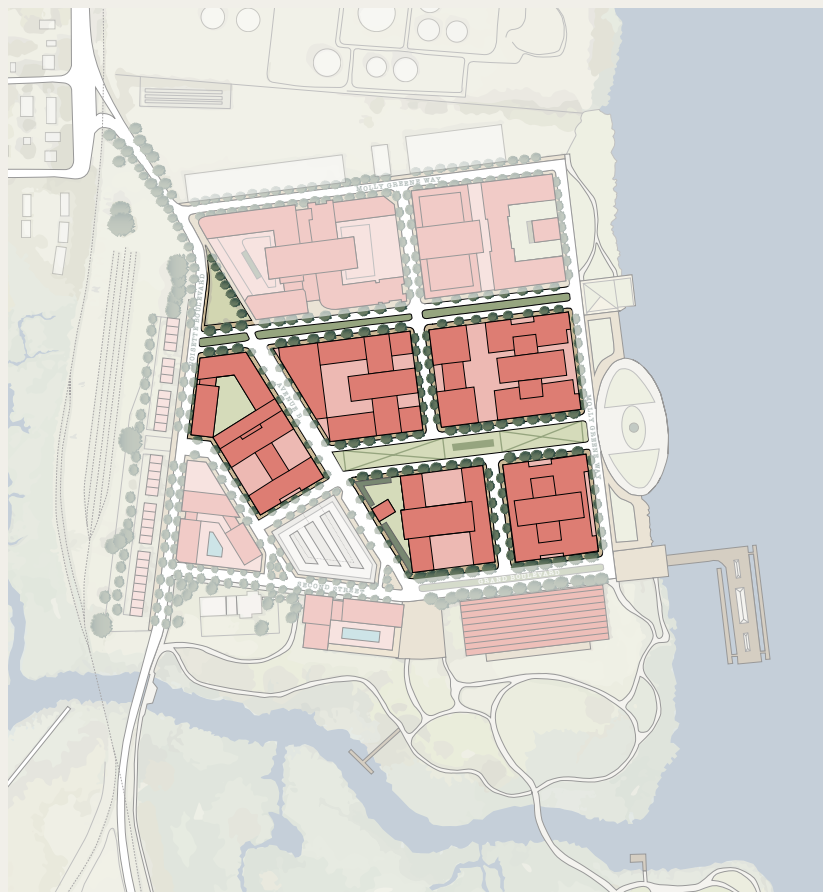
Projected to deliver 635 multifamily units and 423,000 SF of commercial space



Phase 03

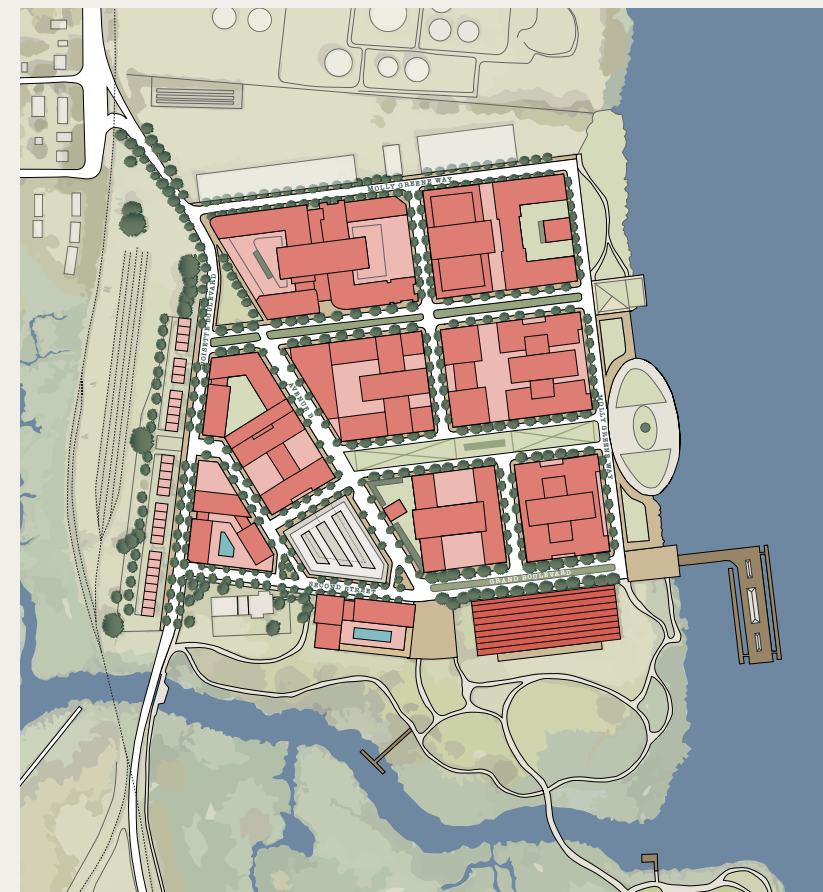
Develop Department of Defense parcels

Projected to deliver 1,998 multifamily units and 230,000 SF of commercial space



Phase 04

Fully realized master plan



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PHASE ZERO: COMMUNITY ENGAGEMENT AND EARLY ACTIVATION

Consistent engagement from design through construction should be **informative**, **reciprocal**, and, at times, **celebratory**.

We'll lead a collaborative process with City of North Charleston and the community.

- Starting with an engagement plan
- Listening and learning from stakeholders

Then, we'll work directly with City of North Charleston's internal teams to ensure the design meets the technical and operational needs.





Buckhead Village District
Atlanta, GA



Early activations allow the community to see and experience the transformation, to be part of the story

We'll trust the creative process to generate new opportunities, and we'll plant the seeds that will grow organically — over time — into a flourishing community of neighbors, visitors, and residents who will feed, and be fed by, the property for generations to come.

Our local team already has working/established relationships with the City, neighborhood organizations, local businesses and land owners, non-profits and metro stakeholders.

Community Groups and Non-Profits

- Charleston Promise Neighborhood
- Metanoia
- LowCountry Alliance for Model Communities (LAMC)
- Community First Land Trust
- Center for Heirs' Property Preservation
- Speak Freely
- Water Mission
- Sustainability Institute
- Low Country Orphan Relief
- Historic Charleston Foundation
- Community Foundation of the Lowcountry

Neighborhood Groups

- Union Heights
- Chicora-Cherokee
- Windsor Place
- Five Mile
- Accabee
- Park Circle / Olde North Charleston
- Liberty Hill

City, State and Federal Agencies

- North Charleston City Council and Mayor
- South Carolina State Ports Authority
- Palmetto Rail
- North Charleston Planning and Zoning Department
- North Charleston Building Inspections Department
- U.S. Department of the Navy

Business

- CMMC
- Urban Electric
- Callie's Hot Little Biscuit
- Smitty's Super Seven Barber Shop
- Caribbean Delight

PHASE 01: ESTABLISHING PERMANENCY

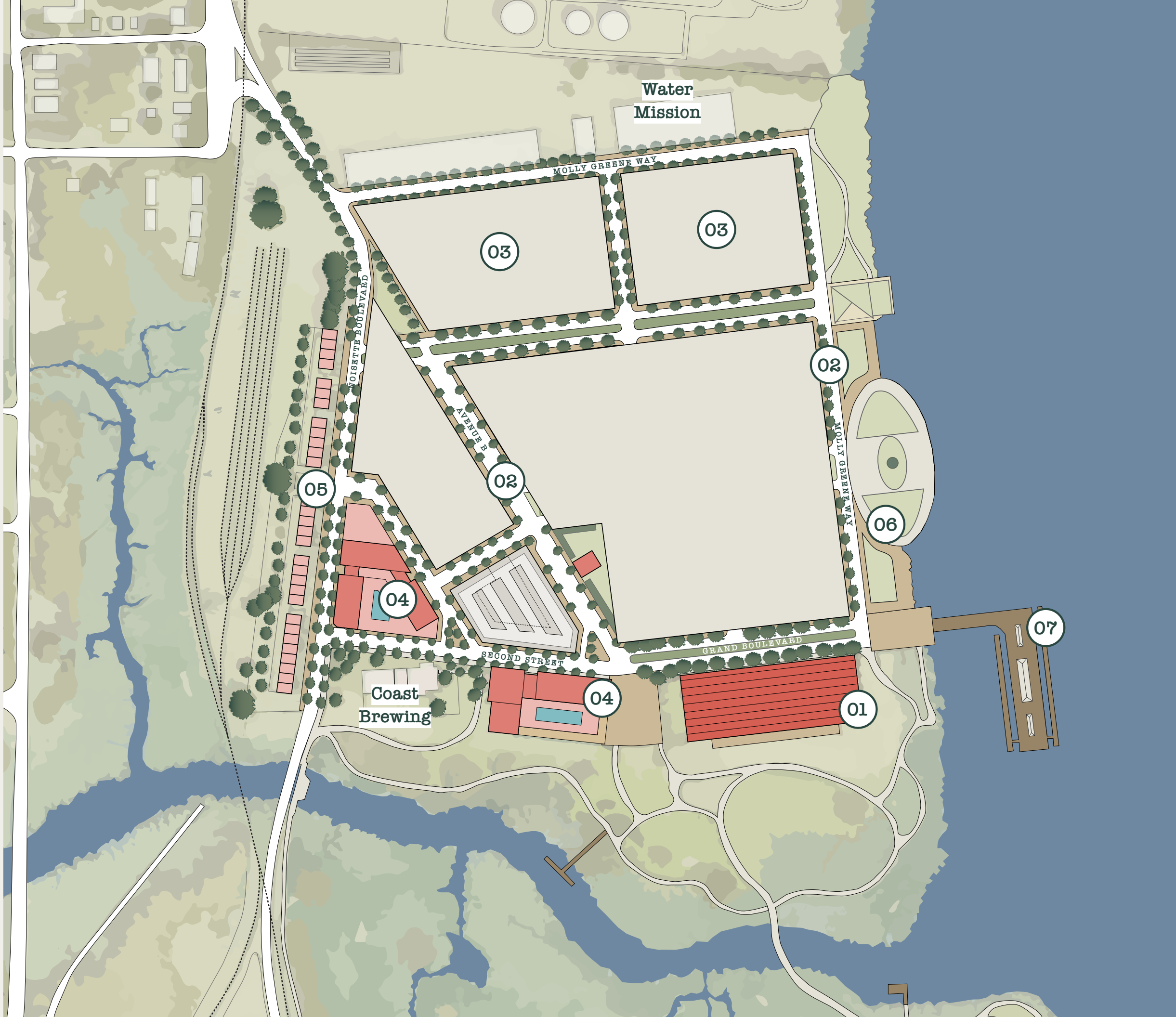
Phase 1A

- 01** Redevelop the existing industrial building at the point, Building 1601, into a vast civic pavilion overlooking the Cooper River
- 02** Develop interim strategies for beautification of Avenue B. Re-establish Molly Greene Way as a public right-of-way along the Cooper River
- 03** Utilize the large future redevelopment sites currently owned by the city at the northern edge of the site for near term surface parking for the new pavilion and special events in Battery and Olmsted Parks
- 04** Initial land uses in Phase 1A include a public parking garage, mixed-use retail, hospitality/hotel, and multi-family residential uses adjacent to the western portion of Battery Park

Phase 1B

- 05** Workforce housing along Noisette Boulevard. The properties for this phase will need to be subleased from the City with a right to purchase, or conveyed via quit claim
- 06** Full build-out of Battery Park and the Riverfront Promenade
- 07** Reconstruction of Pier Alpha into public amenities, restaurant, and water taxi



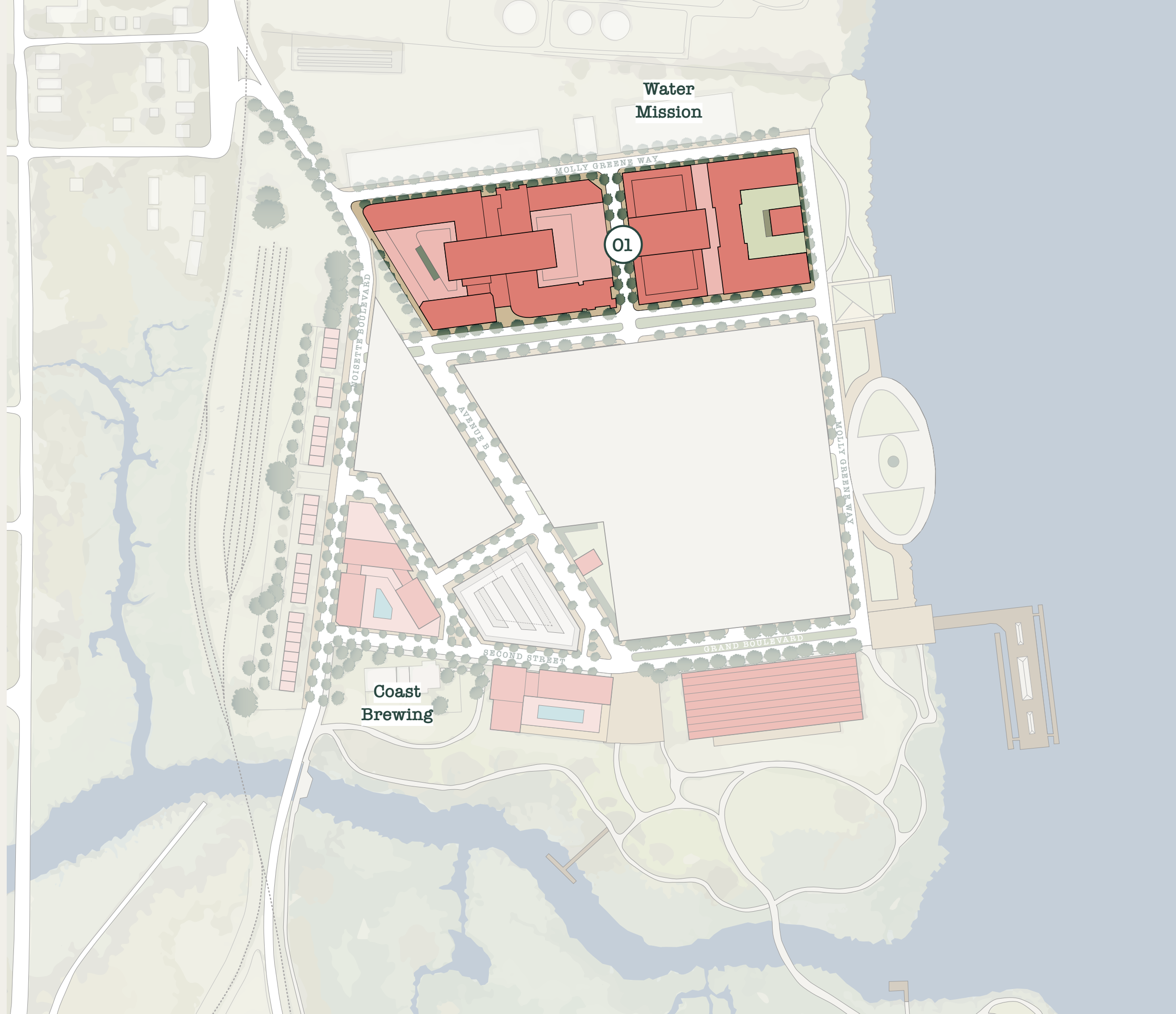


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PHASE 02: EXPANSION OF NORTHERN MIXED USE BLOCKS

Expanding scale and uses focus on city owned parcels at northern end of property.

- 01** Redevelop as two large urban mixed-use blocks, with the potential for corporate campus relocation, while integrating a vibrant mix of other uses which may include food and beverage, retail, and residential. These blocks are currently leased from the City and will need to be subleased with a right to purchase, or sold.
- Parking will be integrated into the core of the blocks, lined with active uses fronting the streets
 - These new blocks will be connected to the public and private redevelopment previously completed in Phase 1 by Avenue B and Molly Greene Way, both of which are reimaged as complete urban streets



**Water
Mission**

01

**Coast
Brewing**

BP

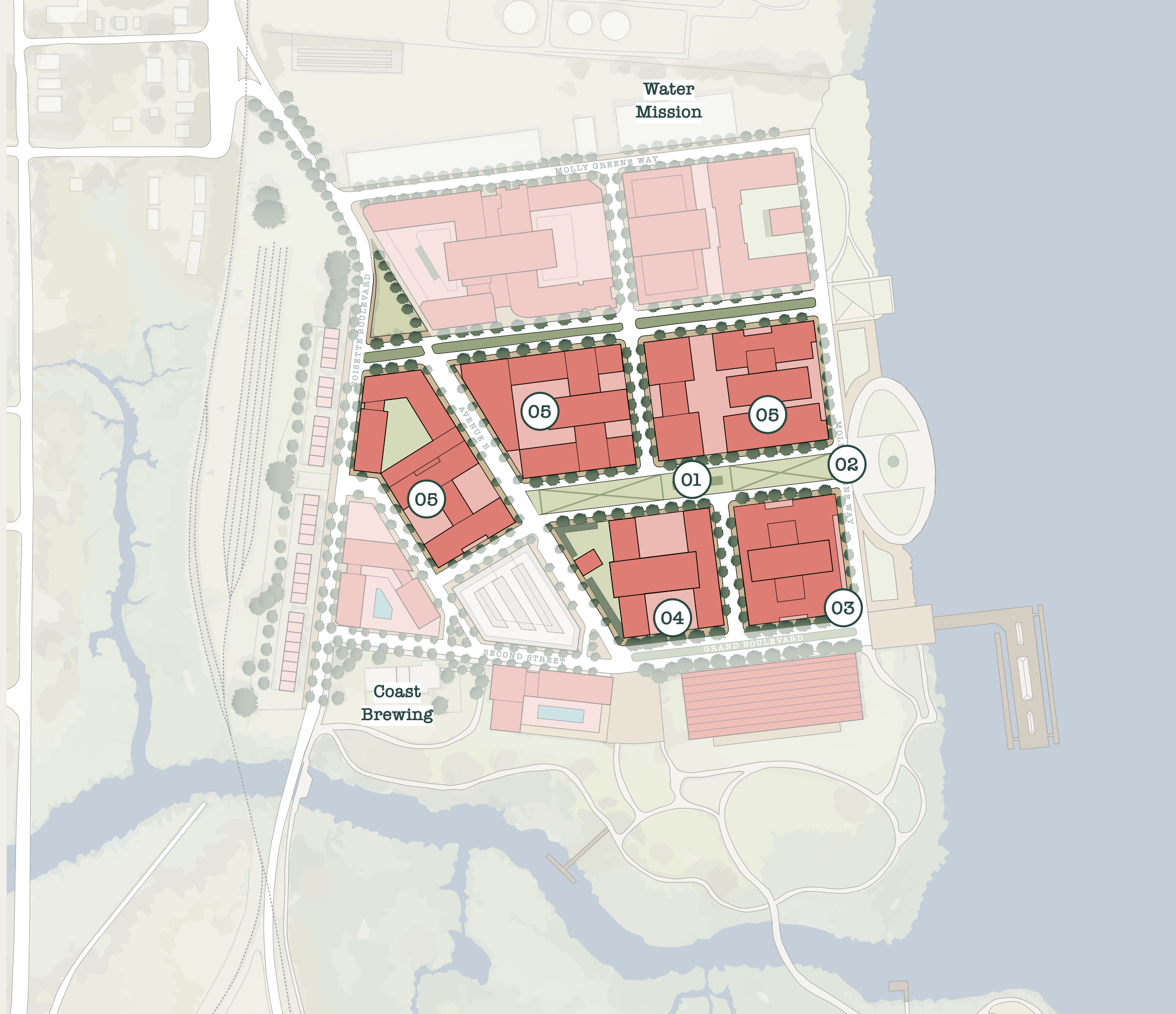
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PHASE 03: INFILL AND VERTICAL GROWTH

Resulting in a fully connected urban street grid and public realm, hierarchy of scales, masses and public spaces.

- 01** Transform the existing Department of Defense parcels into vibrant mixed-use urban blocks
- 02** Connect the riverfront centric esplanade to the Defense parcels
- 03** Add retail & mixed uses along the waterfront promenade, extending the value of the riverfront experience deep into the site
- 04** Parking will be integrated into the core of the blocks, lined with active uses fronting the streets
- 05** The third phase contains the tallest buildings within the master plan, with two high-rise towers framing the riverfront plaza, providing sweeping views of the Cooper River





NORTH CHARLESTON
NAVAL SHIPYARD

1946



EXPERIENCE WITH PUBLIC PRIVATE PARTNERSHIPS

BP
NC
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PUBLIC PRIVATE PARTNERSHIP EXPERIENCE

A history of working with public agencies.

The Development Team has extensive successful public sector experience, with direct experience in Charleston & North Charleston at GARCo Mill, Teddie E. Pryor, Sr. Social Services Building and The Cigar Factory as well as a history of working with cities and public stakeholders to build communities across the globe.

Jamestown redeveloped City Hall East working with City of Atlanta, BeltLine, Midtown Alliance, DOT, MARTA and multiple neighborhood associations. Additionally, Jamestown has public sector agency experience across our portfolio in San Francisco, New York City with Chelsea Market & One Times Square, Meatpacking BID and Boston's waterfront authority.





Teddie E. Pryor, Sr. Social Services Building

North Charleston¹

North Charleston Social Services building developed under budget in land swap.



Ponce City Market

Atlanta²

Removed financial burden from City of Atlanta, resolved Brownfield and created tourist attraction for City.



One Times Square

New York City²

Navigated one of the most complicated entitlement and permitting processes in the country to embark on renovation of a historic tourist landmark while enhancing the public realm.



The Innovation and Design Building

Boston²

Worked with city-owned building revitalizing a dilapidated building while also mitigating traffic, energizing district, attracting new businesses, and incubating concepts that complement existing water-dependent uses.



Pier 57

New York City²

Hired by Google to create welcoming urban experiences around their workplace, build relationships and create interfaces with the public through activation that celebrates the distinctive character of the site through active community space, public amenities, leasing to 3rd party tenants, public events and art.

1. Weaver & WECCO project.
2. Jamestown projects.

PONCE CITY MARKET ATLANTA



Asset Profile & Performance

- 2.1 million sf located in the Old Fourth Ward neighborhood along the Atlanta BeltLine
- Jamestown as Developer, Owner, Operator
- Initially constructed in 1926 and served as Sears distribution center for over 50 years, then became City Hall East
- Phase I
 - 345,000 sf ground floor market hall, retail & education
 - 645,000 sf office
 - 259 units of residential apartments
 - Total investment \$300 million
- Phase II
 - 113,000 sf new mass-timber office & retail building
 - 405 unit high-rise flexible-stay hospitality living building
 - 163 unit high-rise residential apartments

The site was part of the **GA Brownfield program**. Jamestown created a corrective action plan which was approved by the GA EPD, and as part of the development of the entire site **Jamestown remediated the existing environmental conditions in accordance with the corrective action plan**.

Value Creation

- Converted the almost vacant City Hall into a mixed-use neighborhood and tourist hub integrating an Atlanta BeltLine connection
- Created 1,300 new jobs and hosts 3,500 workers daily

Creative & Marketing

- Attracts 15,000 visitors per day
- Incubation of local retail and F&B concepts
- Curated culturally diverse mix of restaurants to reflect and celebrate the surrounding community
- Active alignments with arts community
- Robust programming for office tenants

Award-winning

- 2016 Global Award for Excellence from Urban Land Institute – the first project in the Southeast to win in more than a decade
- 2016 Project of the Year from Urban Land Institute Atlanta – the local chapter of ULI also recognized the project as one of the most transformational of the year
- “Golden Shoe” Award from PEDS
- Alliance for Biking and Walking Champion Award to Jamestown
- ARC 2015 Development of Excellence

Public Engagement

- Coordination with local entities including four Historic Fourth Ward neighborhood associations, H4W Park board
- Federal Tax Credits: The project, which included inspecting and rehabilitating all masonry features and the treatment of over 1,000 historic steel windows, leveraged over \$50 million in rehabilitation tax credits, making it one of the largest preservation projects in the nation’s history
- Collaborated with local transit agencies, including the Atlanta Regional Commission and the Atlanta BeltLine, to improve bicycle and pedestrian experience, increase public transit usage, and improve public lighting



PONCE CITY MARKET

“Ponce City Market is both a symbol and a driver of the revitalization of the Old Fourth Ward and its surrounding neighborhoods and it has been an exemplary partner in our efforts to bring new jobs to Atlanta.”

- Former Mayor Kasim Reed





Recognized by the National Trust for Historic Preservation as “History in the Making,” and part of a plan “to move Atlanta forward while maintaining and emphasizing the city’s unique history and culture.”

ONE TIMES SQUARE

NEW YORK CITY



Asset Profile & Performance

- 26 story flatiron building as the southern anchor of Times Square covered with billboards
- Jamestown as Redeveloper, Owner, Operator
- \$500MM redevelopment commenced in 2022
- Home to the famous New Year's Eve Ball, one of the most recognized and televised entertainment events around the globe welcoming thousands of revelers to the event from around the world
- Billboard signage that have hosted campaigns from the most well-known global brands

“Jamestown, the Times Square Alliance, and New York City work hand in hand every year to put on a remarkable New Year's Eve event with One Times Square home to the famous Ball Drop at the crossroads of the world.”

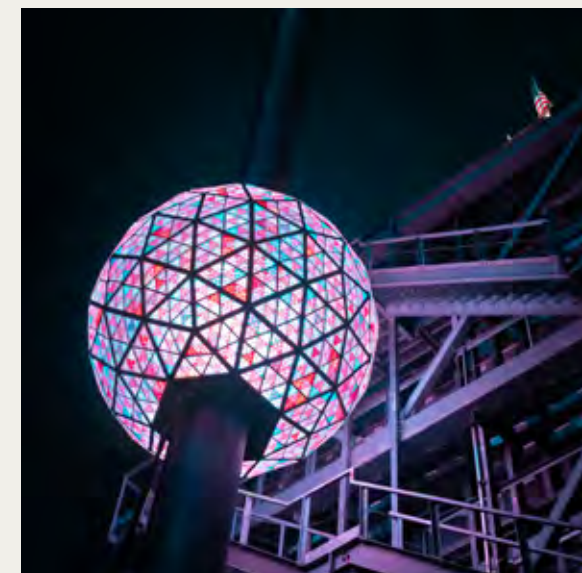
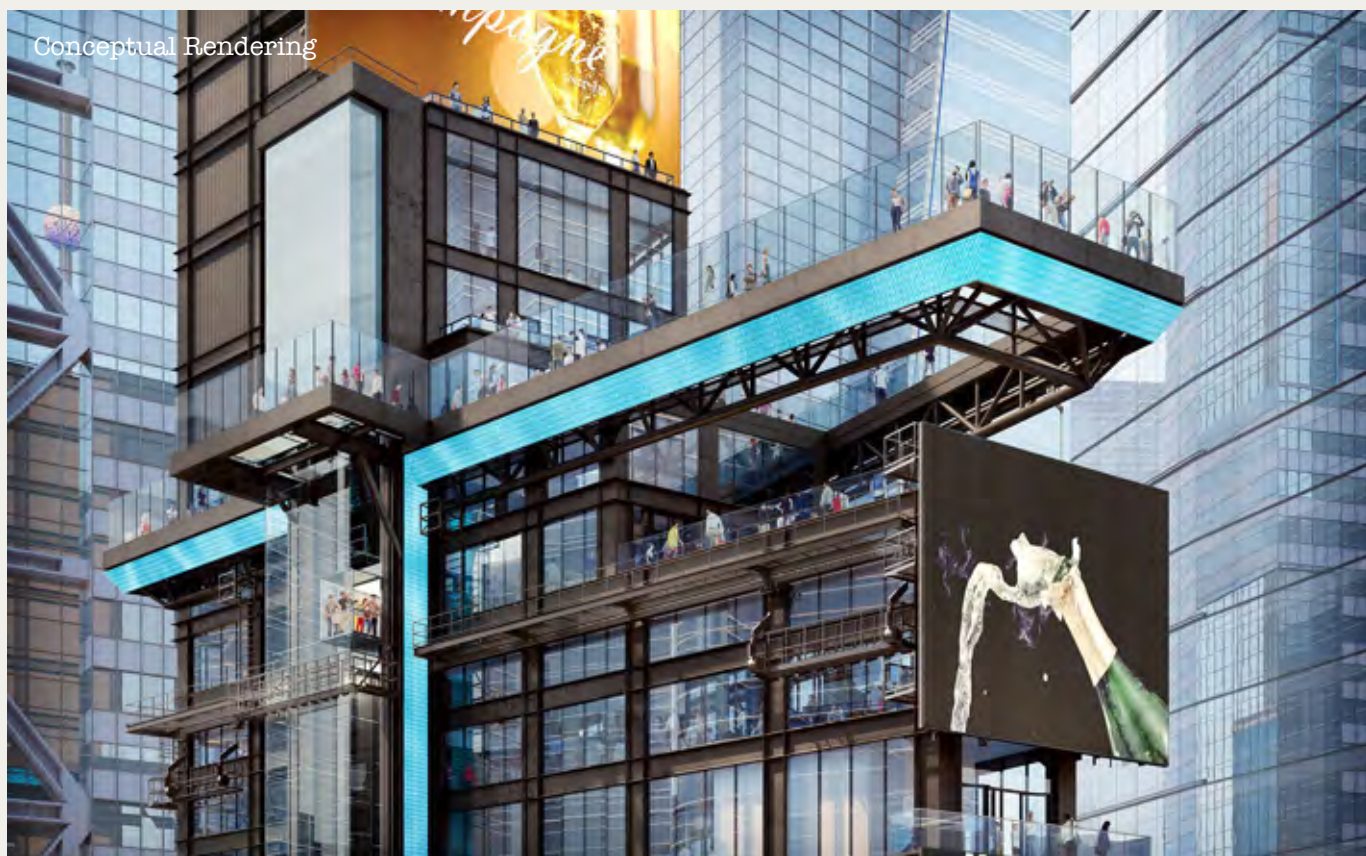
- Congressman Jerrold Nadler

Value Creation

- Modernizing the historic building into a 21st century visitor center for New York City
- Opening much of the building's interior to the public for the first time in decades
- Creation of a viewing deck, museum experience, and 12 floors of technology-enabled brand activations
- Launched mobile app Concrete Jungle AR that transformed Times Square into a digital safari with five different distinct animal worlds

Public Engagement

- Successfully navigated the lengthy and challenging process to contract, design, and implement the improvements, working intimately with New York City Transit (Metropolitan Transit Authority) to construct an ADA accessible elevator and custom canopy that serves as a new connection point between the public pedestrian plaza to the subway station below
- Successfully coordinated with multiple City agencies with jurisdiction including: NYC DOB (Department of Buildings), DOT (Department of Transportation), MTA (Metropolitan Transit Authority), FDNY, NYPD, TSA (Times Square Alliance), Community Board 1, Department of City Planning, and the Mayor's Office
- Work closely with the Times Square Alliance, the local economic development organization, to coordinate the annual Ball Drop celebration



THE INNOVATION AND DESIGN BLDG. BOSTON



Asset Profile & Performance

- 1.4 million sf office, retail, manufacturing in a former U.S. Department of Defense waterside storehouse
- Jamestown as Developer, Owner, Operator
- Over \$400M investment since acquisition

“The Innovation and Design Building is an incredible piece of urban infrastructure and it’s the centerpiece for what is becoming a new district of making and innovation in the City.”

- Lee Moreau
Vice President of Design at Continuum

Value Creation

- Turned the 70% vacant dilapidated army storehouse to a dynamic mix of companies and industries
- Building population taken from ~500 employees to over 4,000
- Energized the entire district and has spurred many developments that followed
- Renovation work included activation of ground floor with food and beverage, shipping container shops, outdoor seating and a new event space



Public Engagement

- Worked with the City of Boston to determine a ground lease structure
- Coordinated with the City to help them attract businesses from outside of the City and State of Massachusetts
- Provided an incubator space for new businesses
- Sponsoring a study to bring a water ferry service to the area



TEDDIE E. PRYOR, SR SOCIAL SERVICES BUILDING

NORTH
CHARLESTON



Asset Profile & Performance

- 175,000 sf community service center located in the 16-acre Pinehaven Center. The project came in under budget and on time
- \$56M final development budget, which is an aggregated \$12M savings to Charleston County over Original Budget
- Budget saving:

Aggregate Savings to Charleston County for Teddie E. Pryor, Sr. Social Services Building

Original County Budget	\$66,000,000
Initial Civic Hub Budget	\$59,477,493
Initial Civic Hub Savings	\$6,522,508
Initial Civic Hub Budget	\$59,477,493
Final Development Budget	\$55,938,800
Final Development Budget Savings	\$3,538,692
Initial Civic Hub Savings	\$6,522,508
Final Development Budget Savings	\$3,538,692
Total Net Contingency(s) Savings to County	\$1,991,287
Aggregate Savings to Charleston County over Original Budget	\$12,052,486

Value Creation

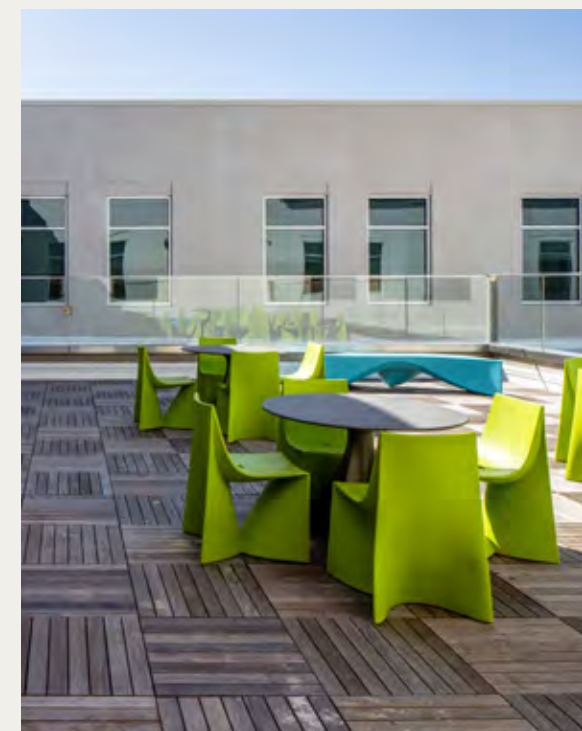
- This project is a center for critical social services with access to public transportation on a main artery of North Charleston
- “We are excited about this new campus,” said Chairman Pryor. “This state-of-art campus is more accessible with better transportation options and ample parking. Residents will now be able to receive much needed services in one centralized location instead of having to go to multiple facilities around the County.”

Tenants

- The facility hosts multiple government agencies including the Department of Alcohol and other Drug Abuse Services, Tricounty Crisis Stabilization Center, South Carolina Department of Health and Environmental Control administration and clinics, the South Carolina Department of Social Services, and South Carolina Connections Medicaid
- Each group required highly involved programming and design requirements

Public Engagement

- Many groups had tried to develop the site but had been unsuccessful. The plan created by the developers in partnership with Charleston County, and with incentives from the City of North Charleston, brought this project to fruition



GARCO MILL

NORTH CHARLESTON



Asset Profile & Performance

- 238,000 sf mixed-use development nestled in North Charleston's Park Circle neighborhood
- Built in the early 20th century and was the area's primary employer along with the Naval Base
- Developed by GARCo Mill Partners, a group of local investors led by William Cogswell of WECCO Development and Jay Weaver of Weaver Capital Partners

GARCO MILL - PLAZA FFEE



Leasing

- Major tenants:
 - Venture X
 - Ingevity
 - Charleston Chamber of Commerce
 - Wilson Jones Carter & Baxley P.A.



Public Engagement

- Created a 1.5 acre park for the surrounding businesses and the neighborhood to enjoy. The park is easily reached from historic Park Circle and has ample parking
- The City agreed to let the developers execute the agreed upon design and the City would exercise an option to purchase once design was completed
- The purchase price included a cost-sharing agreement that enables the developers to execute a design that complements the surrounding buildings while drawing in the local community. All improvements to the property would be reimbursed plus interest
- The GARCo developers issued a license to the City to use 50% of the GARCo parking for special events



THE CIGAR FACTORY

CHARLESTON



Asset Profile & Performance

- 244,000 sf mixed-use office and retail overlooking the Charleston harbor
- Historic landmark originally constructed in 1881 as a cotton manufacturing facility
- Notable transformation in 1903 to the famed American Cigar Company
- WECCO Development and Weaver Capital Partners as Developer, Operator, Financial Partner/Owner
- \$95M approximated development value
- Purchased in 2014 vacant, completed in 2015, Phase I investment \$25M



Value Creation

- Transformed the vacant dilapidated building into a first-class, mixed-use building that includes unmatched creative work/office space, signature restaurants, unique event space, high-end retail, and abundant parking
- Manage ongoing operations and activations
- Incubation of local retail and F&B concepts

Leasing

- Robust local retail offering including Mercantile & Mash, Fritz Porter, Stella Nova, and Retina Consultants of Charleston
- Major office tenants:
 - Clemson University Design Center
 - Garden & Gun
 - PURE Insurance Co.

Public Engagement

- TIF Fundings: The project led to adaptive reuse throughout the neighborhood including affordable housing initiatives paid for by the Cooper River TIF funds, the Cigar Factory being the largest contributor to the fund
- Historic Tax Credit: after many failed attempts to develop the derelict property by local and national companies, WECCO and Weaver Capital Partners was successful by using a creative but complicated financial structure which included historic, state, federal, and mill tax credits
- Worked with the city to add 350 parking spots on an under-utilized lot near the building, creating a successful partnership benefiting both parties and bringing the total parking to 525 spots





NORTH CHARLESTON
NAVAL SHIPYARD

1941



DEVELOPMENT TEAM EXPERIENCE

OUR TEAM MAKES GREAT PLACES

We don't develop buildings, we develop places. Scale and activation, everything in a place is interrelated and has to work together. It's a complex and nuanced web that we excel at weaving.

Design excellence is in our DNA. We aim for humble, approachable and interactive places that work for all – placing human experience at the forefront.

Every day should feel like opening day.

OUR TEAM KNOWS HOW TO DELIVER COMPLEX PROJECTS

We are thinkers and problem solvers. We gravitate to challenges that others turn away from. With a history of working with complex stakeholder groups and public agencies, we are prepared to listen to and incorporate the needs of all.

Complex projects face unique engineering and logistical needs. We have assembled a team of professionals that see these as opportunities and have the experience to solve.

Beyond this, we thrive on sustainability, diversity and inclusion. All of our projects are designed to meet high goals, knowing that they serve the end-user and the broader community.

OUR TEAM IS DEDICATED TO EXECUTION

We see Battery Park as a long-term partnership for the City and our development team.

We become part of the communities we develop and are there long after construction. Further, we are supported by flexible capital that understands our process and ability to create value. For Battery Park, this type of reliable and dedicated Partnership with a long-term vision will be critical.



The Exchange at Larkspur Landing
San Francisco, CA



Chelsea Market
New York, NY



Ponce City Market
Atlanta, GA



The Innovation and Design Building
Boston, MA



The Innovation and Design Building
Lisbon, Portugal



Ballston Exchange
Arlington, VA

40-year track record¹



Design-focused real estate firm¹



\$13.2 billion of assets under management^{1,2}



Local success:
Navy Yard, GARCo Mill,
Teddie E. Pryor, Sr.
Social Services Building,
The Cigar Factory

Transforming spaces into innovation hubs and community centers¹



Value creation driven by consistent focus on NOI growth



1. Information relates to Jamestown only.

2. As of December 31, 2022.

Images from left to right - Row 1: The Innovation and Design Building, Boston, MA; Malibu Village, Malibu, CA. Row 2: Brunswig Square, Los Angeles, CA; One Times Square, New York, NY.

Row 3: America's Square, Washington, D.C.; Buckhead Village District, Atlanta, GA.



Our established local North Charleston team will lead the deep Jamestown global resources.

Development Team



DEVELOPMENT TEAM OFFICE



The Cigar Factory
Charleston, SC



Ponce City Market
Atlanta, GA



GARCo Mill
North Charleston, SC



Navy Yard Charleston
North Charleston, SC



Levi's Plaza
San Francisco, CA



Industry City
Brooklyn, NY

THE DEVELOPMENT TEAM

Jamestown

Jamestown is a global, design-focused real estate investment and management firm with a 40-year track record and a mission to transform spaces into innovation hubs and community centers. Since its founding by Christoph Kahl in 1983, Jamestown has executed transactions totaling approximately \$40 billion. As of December 31, 2022, the company has assets under management of \$13.2 billion and a portfolio spanning key markets throughout the U.S., Europe, and Latin America.

Jamestown employs more than 500 people worldwide with headquarters in Atlanta, Georgia, and Cologne, Germany, and offices in Amsterdam, Bogotá, Boston, London, Los Angeles, Madrid, New York, San Francisco, and Washington, D.C.

Current and previous projects include One Times Square and Chelsea Market in New York City, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Building in Boston, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.

For more information, visit www.jamestownlp.com.

Weaver Capital Partners

Formed in 2013, Weaver Capital Partners primarily focuses on value-add real estate. Founder and President Jay Weaver has spent his 25-year career developing office, industrial, retail and mixed-use properties in the Southeastern United States.

His experience includes both renovating and repositioning buildings as well as ground up construction, including iconic projects like the Cigar Factory in Charleston, SC, Puritan Mill and Westside Provisions District in Atlanta, and Edgehill Village in Nashville.

For more information, visit www.weavercapitalpartners.com.

WECCO Development

WECCO is a real estate development, investment, and consulting company that has specialized for 25 years in both new construction and rehabilitation opportunities within the historic urban fabrics of the coastal markets.

The firm's detailed and forward-thinking approach to design and investment is well-known and has resulted in many renowned projects including the Cigar Factory, GARCo Mill, One Cool Blow, Frogtown and Starland.

For more information, visit www.wecco.com.



BP

NO

SC

QUALIFICATIONS

We believe that we are the best real estate partner for the City of North Charleston on this project because we have:

- **Deep local roots.** Originally from Charleston, WECCO has been embedded in the Charleston community for over 25 years and has navigated complicated real estate transactions including GARCo Mill, The Cigar Factory, Teddie E. Pryor, Sr. Social Services Building. Currently the Development Team is underway on 79 acres south of the Riverfront Park pedestrian bridge.
- **Experience with residential for all.** Jamestown team is currently under construction on the 700,000 square foot Phase II of Ponce City Market which will provide a wide range of housing options designed to attract a co-generational demographic.
- **Experience with dynamic complex developments for people.** Patience, planning, and flexibility were paramount in the revitalization of Ponce City Market. One of the largest obstacles proved to be working within an existing structure, requiring our team to veer from initial plans in order to ensure the project reflected its historic roots and maintained the integrity of the original features. Immersing ourselves into the community before and during the rehabilitation process allowed us to make strategic amenity-related decisions, assuring we were in sync with the community's needs.
- **Placemaking is our specialty.** A thoughtful approach to the public realm. Design is fundamental to everything we do and the success of large adaptive-reuse projects hinges on creating spaces that will surprise and delight people. We cultivate distinctive sense of place with community partnerships to achieve placemaking goals and integrate our developments into the public realm so our visitors and tenants can engage with make each visit exciting. We have a rare opportunity to create incredible spaces, so we set a high standard.
- **Strong creative leadership.** Jamestown's on-site personnel focus on tenant needs and our creative team creates unique property level identities through marketing, public relations and events, frequently via collaboration with local community organizations.
- **Funding capacity.** Jamestown maintains relationships with more than 15 leading banks, pension funds and other sources of real estate debt and equity.

- **Leasing and activation expertise and innovation.** The Leasing teams & Creative and Marketing team work to develop a sense of place at each asset by carefully curating the tenant mix, developing distinctive property branding, innovative event programming and collaboration with communities to increase the likelihood of tenant success and retention. In coordination with Jamestown Food & Beverage, the team is responsible for identifying local and national retailers, food purveyors, and family owned businesses that can maximize the success of the assets.
- **Retail incubation.** We pride ourselves around structuring successful partnerships with food retailers. With nearly 200 food & beverage outlets and two major food halls under our belt, Jamestown is an industry leader in food & beverage innovation.



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LOCAL TEAM, GLOBAL PERSPECTIVE

Key Role

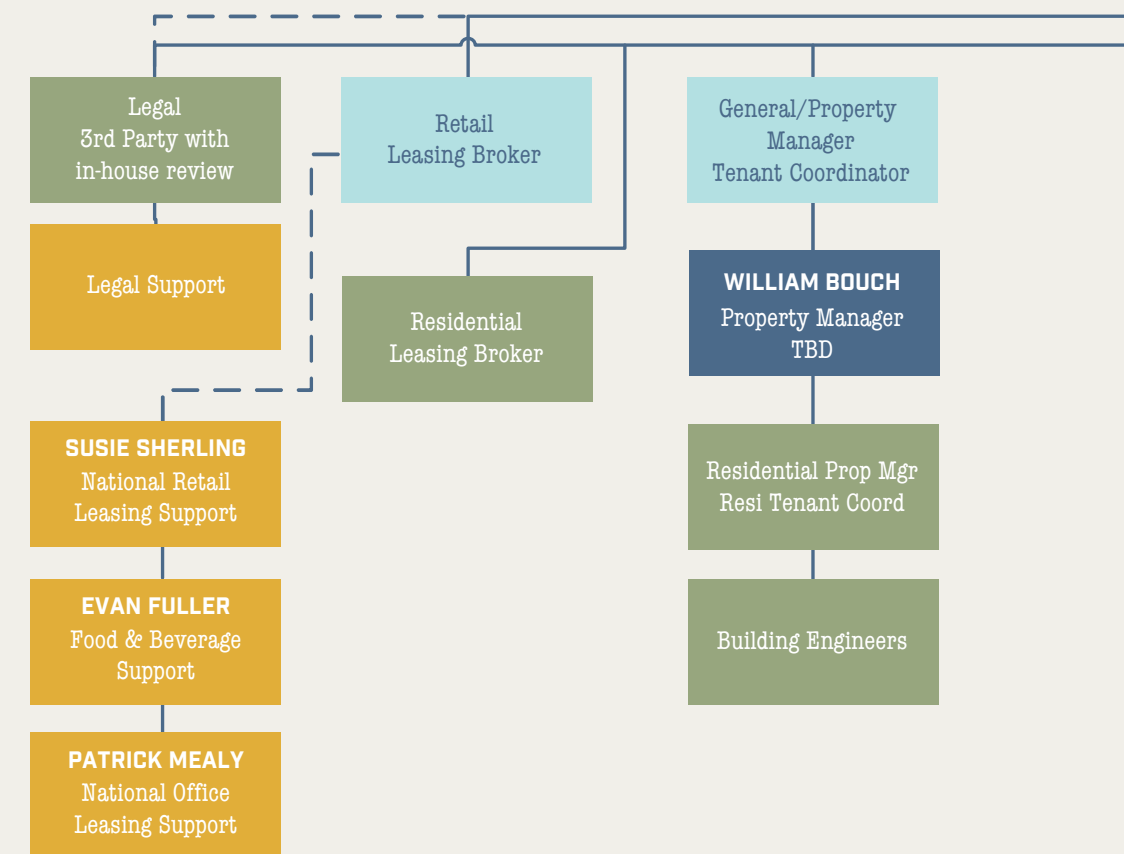
Head of Development

- Overall project coordination - negotiates on behalf of team, oversees team, site planning and due diligence
- Master visioning for project - recommends changes to asset strategy
- Manages architect through programming & schematic design
- Maintains & evaluates financial model & develops initial budget
- Leads entitlement efforts

Contacts for Negotiation

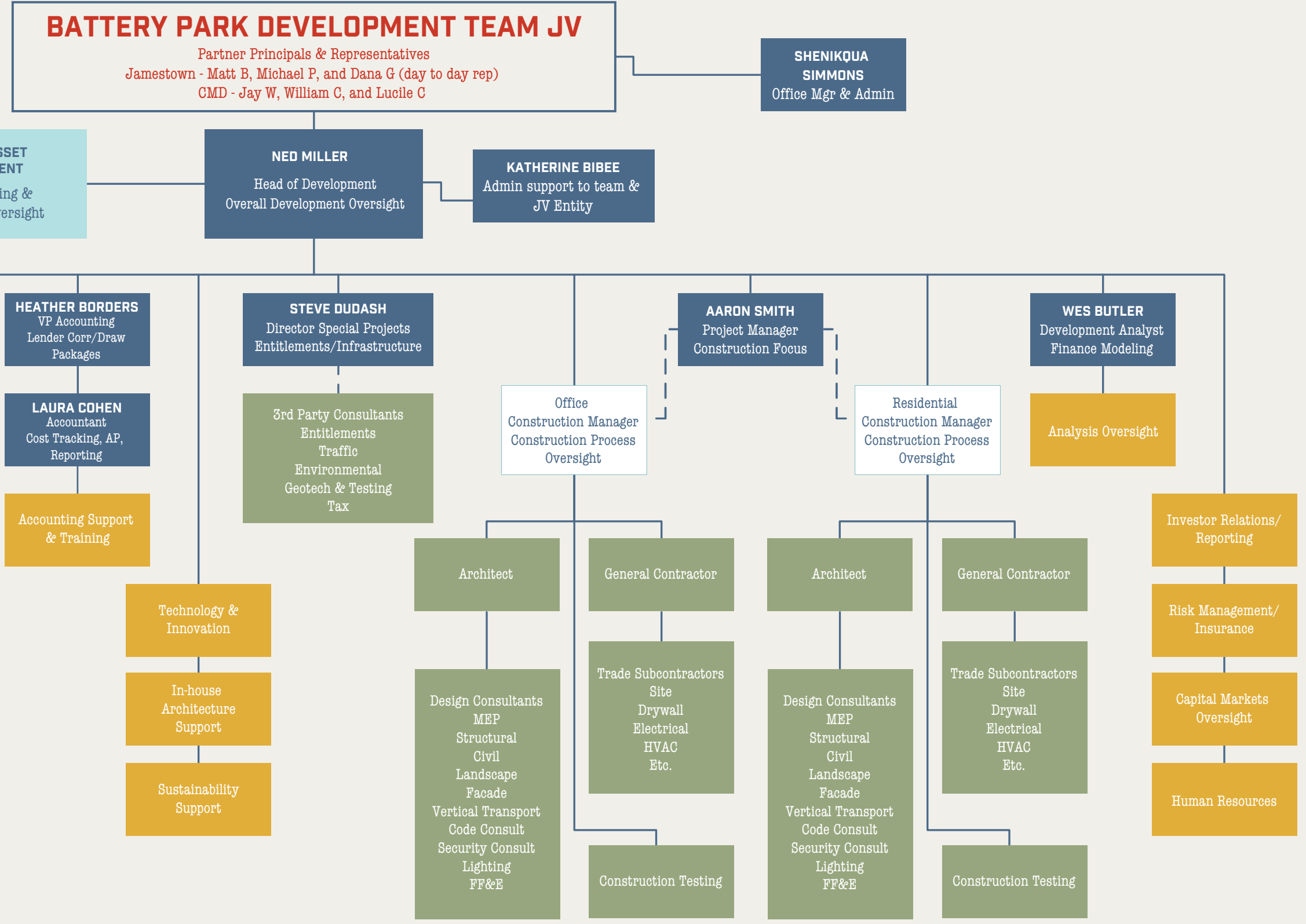
Dana Griffin 617.737.1202 | Dana.Griffin@JamestownLP.com

Jay Weaver 404.849.4824 | Jay.Weaver@NavyYardCHS.com



LEGEND

- JV Resource Development Phase
- JV Resource Post-Delivery
- TBD JV or 3rd Party Development Phase
- 3rd Party Resource
- JT Support Resource



DESIGN- FOCUSED DEVELOPERS

The Ellington
Washington, D.C.
@the_ellingtondc



Ponce City Market
Atlanta, GA
@poncecitymarket



Buckhead Village District
Atlanta, GA
@buckheadvillagedistrict



Fourth Street Berkeley
Berkeley, CA
@fourthstmakersrow



Industry City
Brooklyn, NY
@industrycity



Ballston Exchange
Arlington, VA
@ballstonexchange

Chelsea Market - Realized Asset
New York, NY
@chelseamarketny



The Exchange at Larkspur Landing
Larkspur, CA



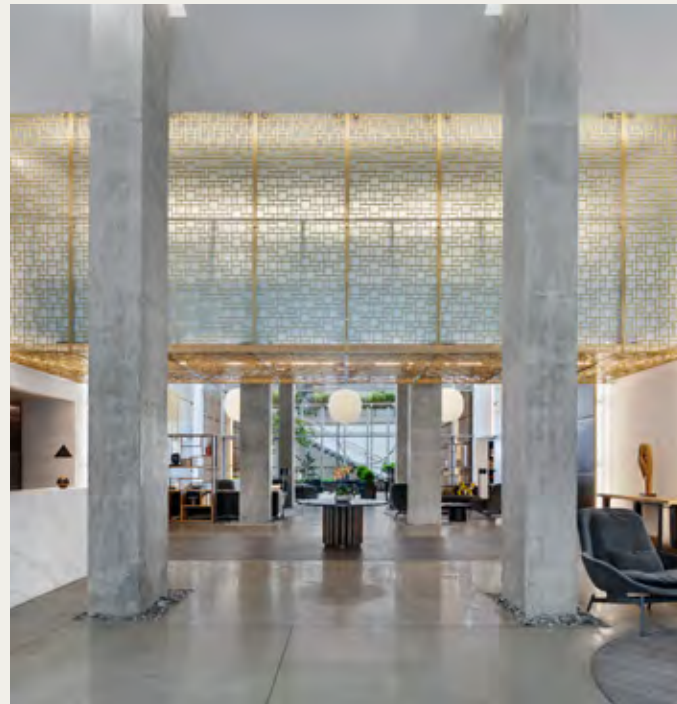
GARCo Mill
North Charleston, SC



Ballston Exchange
Arlington, VA
@ballstonexchange



The Cigar Factory
Charleston, SC
@thecigarfactory



88 Leonard
New York, NY
@88leonardnyc



Navy Yard Charleston
North Charleston, SC
@navyyardchs



Noisette Creek Bridge
North Charleston, SC

BP
NO
SC

PLACEMAKING

Early activation and pre-development events and partnerships are intrinsic to our process. Success hinges on engaging the community.

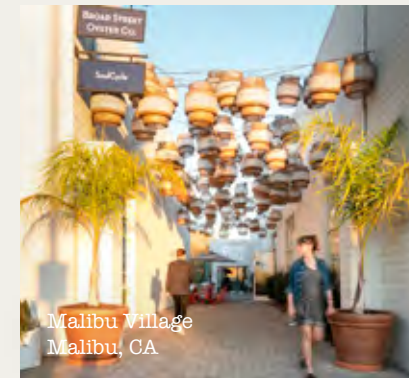
Starting with local chefs, artists, culture creators, we'll establish a rich and complex yet approachable public events series, inviting the public to preview the future that is walkable, active, and accessible.

Prior early activations have included:

- Seasonal & Holiday Installations
- Weekend Farmers & Makers Markets
- Summer Concert Series
- Educational Seminars & Industry Events



Chelsea Market - Realized Asset
New York, NY



Malibu Village
Malibu, CA



Industry City
Brooklyn, NY



Westside Provisions District
Atlanta, GA



Industry City
Brooklyn, NY

INNOVATION

In 2018, Jamestown created an innovation and technology team to build strategic partnerships with PropTech innovators with the goal of deploying technology across its portfolio that supports its value-add investment thesis and creates a frictionless experience at the property level.

Data + Insights



Property Management



Digital Leasing



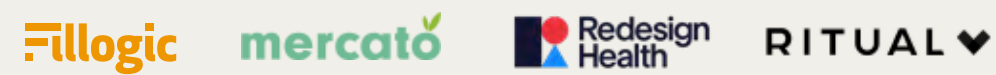
Sustainability



Tenant Experience



Retail



Multifamily



Enterprise Tech



Parking + Mobility



Digital Assets



JAMESTOWN'S SUSTAINABILITY IMPACT

 <p>Proprietary ESG program established in 2008</p>	 <p>9 consecutive years of earning a 5 star rating for the Premier Property Fund¹</p>	<p>Signatory of:</p>  <p>Earned "A" in 2019 & 2020 Assessments²</p>	 <p>15 buildings with 2022 ENERGY STAR ratings</p>	 <p>Targets in place to support all 17 goals</p>	 <p>Premier Property Fund was the Recipient of the 2022 PREA ESG Momentum Award³</p>
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Levi's Plaza
San Francisco, CA

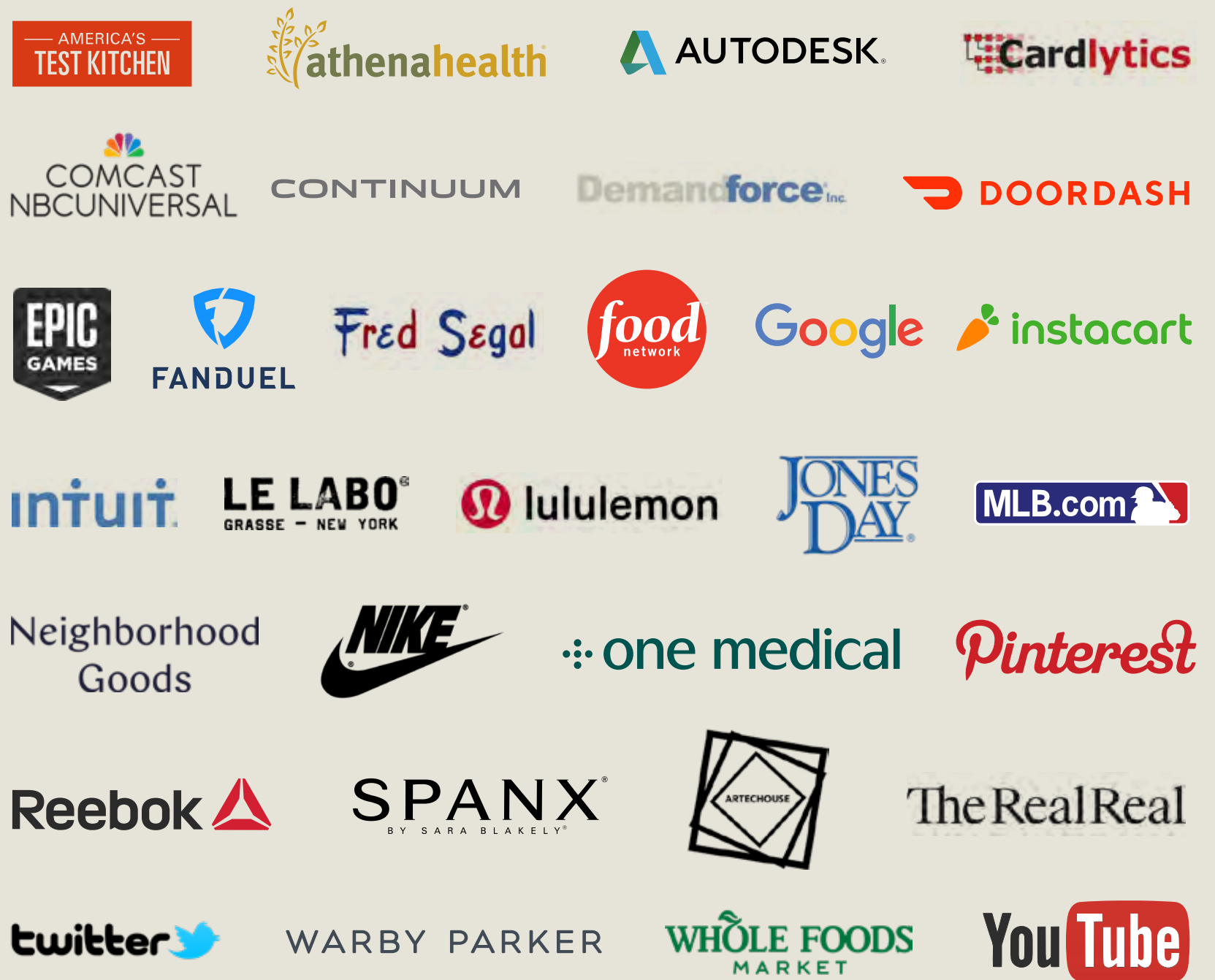
- 77%** Have a green or white reflective roof
- 76%** Have at least 50% LED lighting fixtures
- 80%** Have a secure community bike rack or storage
- 43%** Have EV charging stations
- 91%** Have a recycling program
- 99%** Are close to public transportation infrastructure
- 41%** Have at least 50% native or drought tolerant landscaping
- 91%** Have at least 50% exterior lighting fixtures controlled by photosensors
- 24%** Have a composting program

1. Rating received on 9/01/2022 for the period of 1/1/2021 to 12/31/2021 by GRESB. Jamestown pays an annual fee to be a GRESB Member and participates in GRESBs' Annual Real Estate Assessment for certain Jamestown fund vehicles.
 2. Rating received on 6/01/2021 for the period of 1/1/2020 to 12/31/2020 and 06/01/2020 for the period of 1/1/2019 to 12/31/2019 by PRI. Jamestown pays an annual fee to be a UNPRI signatory. There was not an assessment in 2022 (covering 2021) due to scoring modifications.
 3. Given on 3/23/2022 for the period of 1/1/2021 to 12/15/2021 by the Pension Real Estate Association. Jamestown pays to be a member of PREA.

TENANT RELATIONSHIPS

Jamestown’s philosophy is to treat tenants as partners and to curate properties that blend national and local operators that foster creativity and community.

Sample Portfolio Tenants¹



1. Includes current and realized assets.

JAMESTOWN'S COMMITMENT TO POSITIVE COMMUNITY IMPACT



Partner to Public Parks and Spaces

- New York's High Line
- Atlanta BeltLine
- Hudson River Park
- Community Farmers Markets



Professional Development, Education, & Scholarships

- James Beard Foundation Culinary Scholarship
- Hudson Guild Tech Lab
- Innovation Lab at Industry City
- Black Futures Lab



Small Business Incubation

- Identify chefs and merchants with innovative concepts
- Counsel concept design, development, operations, marketing efforts, advantageous leases, and merchandising tactics



Supporting Local Schools and Business

- Westside Community Fund
- Wellness in the Schools
- Atlanta Community Food Bank
- Georgia Organics
- No Kid Hungry
- Jamestown Charitable Foundation



Ponce City Market
Atlanta, GA

COMMITTED TO SUPPORTING LOCAL ECONOMY AND JOB CREATION

A neighborhood employment program reserving project-specific positions for local residents will be launched as part of the redevelopment of the Navy Hospital, expected to commence this year. The program will also include a training program to help job seekers enhance their skills.

Jamestown has been successful initiating similar programs at properties throughout the U.S. In 2012, Jamestown launched a jobs program at Ponce City Market that employed dozens of local residents during the neighborhood's construction. Today, PCM has become a major employment hub for creative and technology companies and is currently home to 90 businesses. More than 5,200 people work at Ponce City Market every day, with 4 in 10 of those employees living in the Old Fourth Ward neighborhood, and 3 in 10 residents at Ponce City Market working in the neighborhood.

At Industry City in Brooklyn, Jamestown and its partners launched The Innovation Lab, an unprecedented private sector-initiated workforce development program, which has served 5,000 individuals with job placement, training, and small business services since opening in 2016.



Industry City
Brooklyn, NY

DIVERSE ECOSYSTEMS

Jamestown’s commitment to diversity extends from its corporate office to its property-level initiatives

- Elevating voices of under-represented communities by creating communities that better reflect the diversity and cultural richness of our neighborhoods
- Building diverse environments of office and retail businesses owned by women, LGBTQ+, Black, Indigenous, and/or people of color entrepreneurs and senior executives

Diverse tenants across the Jamestown portfolio include:¹



In 2022, Jamestown committed to actions that advance diversity and inclusion, both within the organization and the industry more broadly

At One Times Square, implemented a Nontraditional Employment for Women (NEW) program which requires 15% of the job’s workforce to be made up of women

Jamestown sponsored and mentored Project Destined teams in Atlanta and New York for the summer of 2022

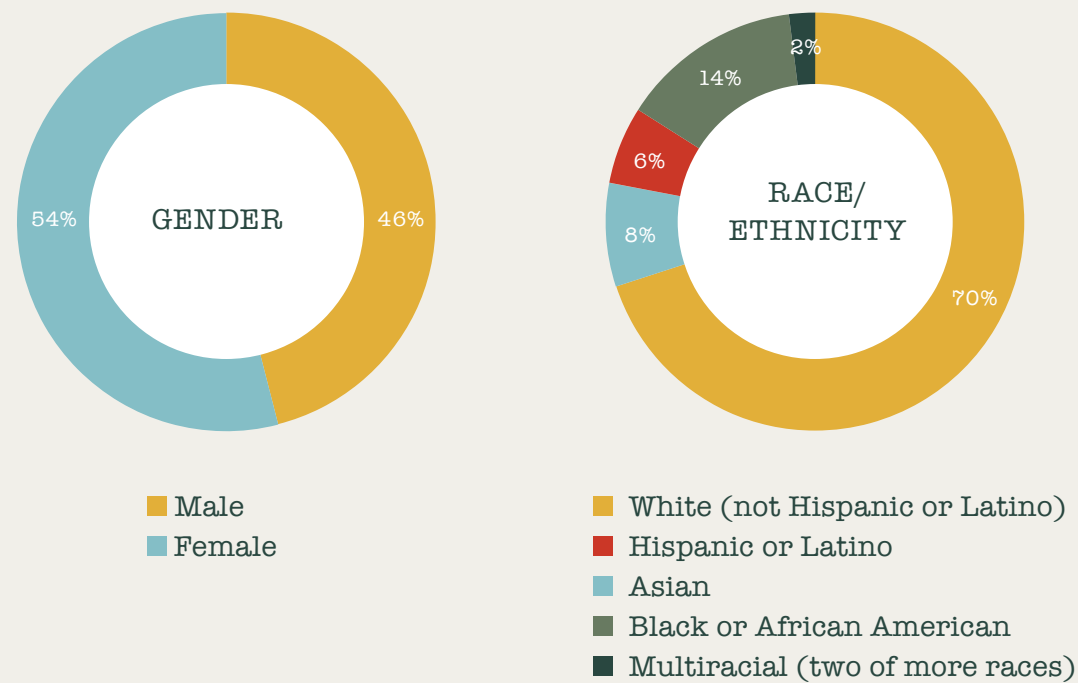
At Ghirardelli Square, continuing a partnership with La Cocina, a local nonprofit that supports women and minority-owned food startups

At Ponce City Market, continuing and expanding our community skilled-trade mentorship program with our Phase II project

1. Includes current and realized assets. Logos are not comprehensive of entire portfolio, but a small sampling to showcase diversity across our portfolio.

WHO IS JAMESTOWN?

Gender & Race/Ethnicity demographics, U.S. Employees¹



Gender & Race/Ethnicity demographics, U.S. Employees¹

- Integrity** Partnering with organizations in the communities where Jamestown owns properties
- Excellence** Recruiting and retaining a diverse and inclusive workforce
- Innovation** Uplifting employee voices and ideas to create an inclusive workplace and community
- Passion** Engaging employees through thoughtful company programming and meaningful discussions led by intercultural partners
- Responsibility** Engaging a diverse group of vendors and tenants across all levels of our business

DEI Subgroups



Employee Recruitment and Retention



Supplier Diversity



Portfolio Diversity



Support Equitable Economic Development



Community Jobs Program Initiative



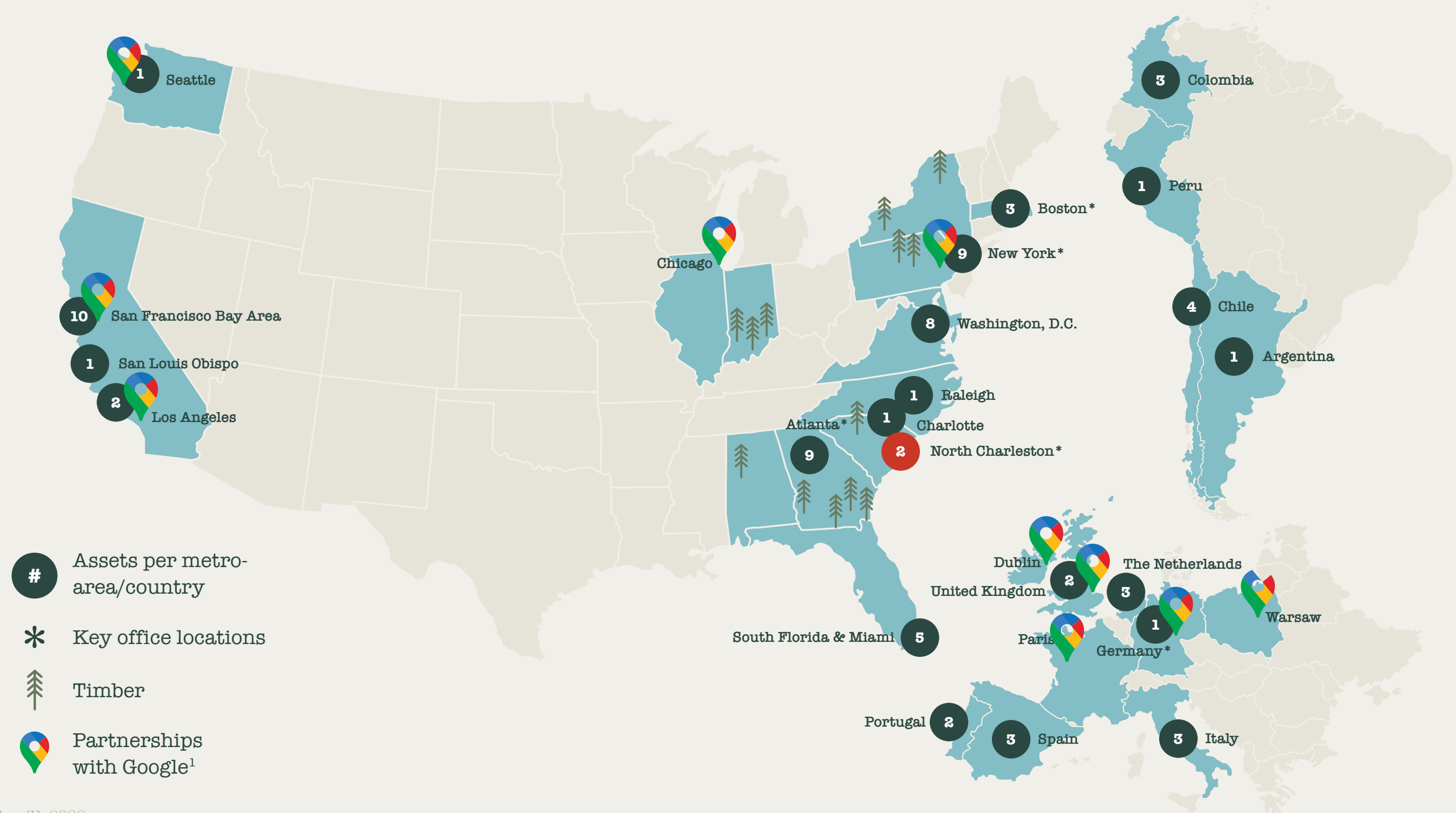
DEI Programming



Investor Relations

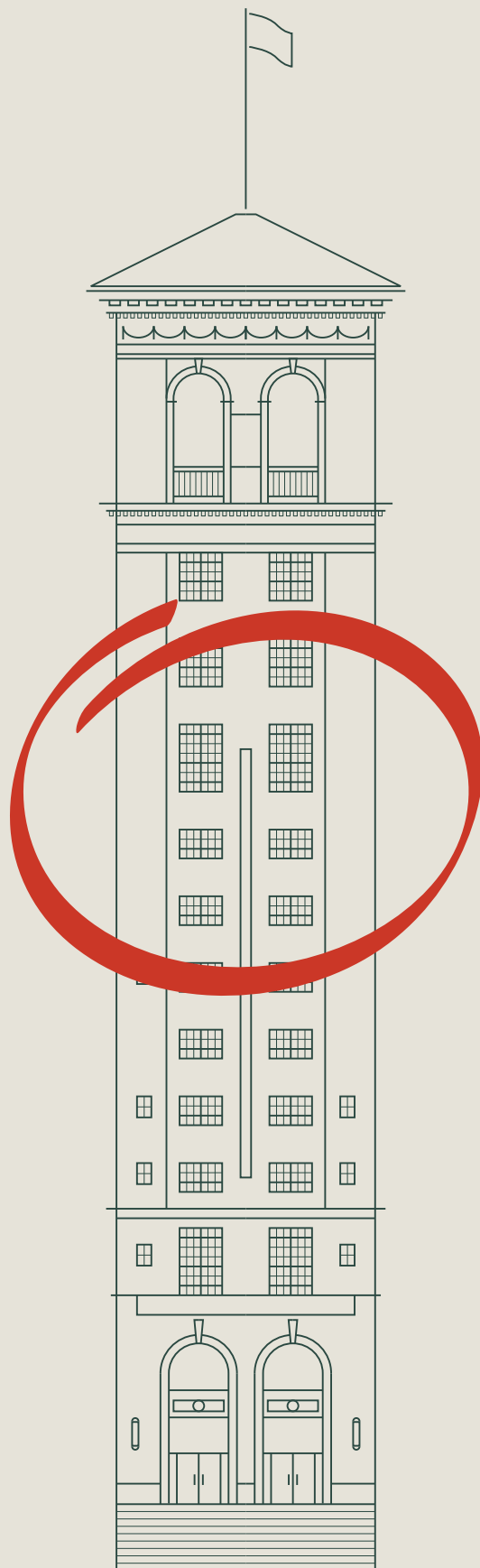
1. As of 8/16/2022.

JAMESTOWN'S GLOBAL PORTFOLIO



As of December 31, 2022

1. In 2020, Jamestown formalized a multi-year partnership agreement with Google that includes placemaking, retail and development advisory, and execution services across 15+ sites across the US and Europe. Jamestown does not own or operate these assets.



- 01 Acquisitions
- 02 Capital Markets
- 03 Real Estate Services
 - Architecture & Design
 - Creative & Marketing
 - Development & Construction
 - Food & Beverage
 - Retail & Office Leasing
 - Digital Assets
 - Innovation & Technology
- 04 Property & Asset Management
- 05 Risk Management
- 06 Sustainability
- 07 Portfolio Management
- 08 Tax Services

VERTICALLY INTEGRATED GLOBAL DEVELOPER AND OPERATOR

As of December 31, 2022, Jamestown has assets under management of \$13.2 billion. Current and previous iconic projects include Chelsea Market in New York City, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, and the Innovation and Design Building in Boston.

In December 2022, Jamestown and Simon Property Group formed a strategic partnership to unlock new value creation opportunities.

- Simon Property Group is a real estate investment trust engaged in the ownership of premier shopping, dining, entertainment, and mixed-use destinations.
- Our goal is to be the best mixed-use investor globally, focusing on creating innovation hubs and community centers. The partnership with Simon will help us achieve that goal and position us for our next chapter.

BP
NO
SC

CREATING PLACES THAT INSPIRE



Malibu Village
Malibu, CA



660 Market Street
San Francisco, CA



The Innovation and Design Building
Lisbon, Portugal



The Georgetown Collection
Washington, D.C.



Industry City
Brooklyn, NY



The San Luis Obispo Collection
San Luis Obispo



Chelsea Market - Realized Asset
New York, NY



Schinkel District
Amsterdam, The Netherlands



Ponce City Market
Atlanta, GA



The Innovation and Design Building
Boston, MA



NORTH CHARLESTON
NAVAL SHIPYARD

1941



REFERENCES

BP
NO
SC

REFERENCES LETTERS



1212 Bordeaux Drive
Sunnyvale, CA 94089

March 15, 2023

Dear City of North Charleston Representatives,

My name is Michiel Bakker, and I am the Vice President of Global Workplace Programs at Google. In this role, I lead the design, development and ongoing delivery of Google Real Estate and Workplace Services' global programs and services to over 250K+ individuals around the world (55+ countries) through a combination of Google teams and outsourced vendor partners with an annual operating budget of over \$1.5B.

Jamestown has partnered with Google for over 20 years in creating innovative real estate environments, starting originally with our campus in New York at 111 Eighth and Chelsea Market, and have now expanded our relationship to over a dozen cities globally. They have been important to help us curate and activate public facing amenities to create lasting value, as well as foster trust, equity, and belonging for Googlers and the public.

Jamestown's work has helped us to show up as a good neighbor, ensuring that Google's mixed-use projects have a positive impact in their communities. They have created welcoming urban experiences around the workplace and built productive relationships with the public. They bring a unique retail perspective to community space, public amenities, events, and an innovation activation strategy to the ground floor.

We wish you the best in your development and we are happy to recommend Jamestown as a potential partner. I am happy to discuss if you have any additional questions.

Sincerely,

Michiel Bakker

VP, REWS, Workplace Programs
Google

JOHN WILLIAMS
Director of Capital Projects



843.958.4040
Fax: 843.958.4004
jwilliams@charlestoncounty.org
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite B238
North Charleston, SC 29405

March 20, 2023

To Whom It May Concern:

I am writing in reference to my experience working with WECCO Development and Weaver Capital Partners on the Teddie E. Pryor Sr. Social Services Building located in North Charleston. Lucile and William Cogswell of WECCO Development and Jay Weaver of Weaver Capital created a successful public/private partnership with Charleston County and delivered a very complicated development plan that was both on time and under budget.

During construction, the developer created and executed the highly specialized plans with extensive input from the County. The mutually beneficial structure brought much needed aid from numerous government agencies to an underserved area, including the Department of Alcohol and other Drug Abuse Services, Tricounty Crisis Stabilization Center, South Carolina Department of Health and Environmental Control administration and clinics, the South Carolina Department of Social Services, and South Carolina Connections Medicaid. The location the developers presented to the County was in close proximity to a rapid transit line, providing a much broader reach to the community. They also helped facilitate the bus transit hub and revitalization of the public library and the police station nearby. The architectural design of the building is not only extremely technical but enhances Rivers Ave, a crucial artery in North Charleston.

I would highly recommend working with these skilled and thoughtful developers. Please feel free to contact me if you have any additional questions.

Sincerely,

John Williams
Director of Capital Projects
Charleston County Governemtn



CITY OF BOSTON • MASSACHUSETTS
MAYOR'S OFFICE OF ECONOMIC DEVELOPMENT

Martin J. Walsh
Mayor

John Barros
Chief

October 30, 2018

Debbie Potter, Base Reuse and Economic Development
Lois Butler, Economic Development
Andrew Thomas, City Planning
Michelle Miles, Economic Development

Dear Alameda City Leaders,

I am writing to share my experience working with Jamestown as the master leaseholder for the Innovation and Design Building, located in the Raymond L. Flynn Marine Park.

Jamestown's partnership with the City of Boston has spurred long-term economic growth, ignited the area's innovation economy, and provided valuable improvements to the City's assets. The added-value that Jamestown has created has made the building an attractive location for businesses locating in Boston—from Gingko Bioworks and Autodesk to Reebok.

Partnering with Jamestown on a city-owned asset, The Innovation and Design Building, has proven to be a mutually beneficial relationship, and together we have created over 2,500 new jobs for the City of Boston. In a historically-important and industrial neighborhood, Jamestown created a community of makers, thinkers, and entrepreneurs, resulting in dynamic ecosystem that we are proud of here in Boston.

Jamestown's ethos of long-term value creation is apparent in their approach to development and thoughtful stewardship of land. They believe that what is good for the community is good for their investment.

I wish you the best in the West Midway redevelopment, and I recommend Jamestown as a partner in making this project a success for the City of Alameda.

Sincerely,

John F. Barros
Chief of Economic Development

BOSTON CITY HALL • ROOM 603 • ONE CITY HALL SQUARE • BOSTON • MASSACHUSETTS • 02201
Phone: 617-635-5729 • Fax: 617-635-3496



NORTH CHARLESTON
NAVAL SHIPYARD

1941



SUPPORTING MATERIALS

BP

NO

SC

DEVELOPMENT PARTNERS

Jamestown

Matt Bronfman

Chief Executive Officer

Matt is a Principal and the Chief Executive Officer of Jamestown. Mr. Bronfman joined the company in 1998 as General Counsel and in 2002 was named Managing Director and Chief Operating Officer. He became CEO in 2012 and is responsible for managing Jamestown's global operations and overseeing corporate strategy and execution. Under Mr. Bronfman's leadership, Jamestown has grown its portfolio of assets in the US and expanded into Latin America and Europe. Mr. Bronfman has more than 25 years of experience in real estate and has led the acquisition, redevelopment, and oversight for projects including Chelsea Market in New York City, Ponce City Market in Atlanta, Industry City in Brooklyn, the Innovation and Design Building in Boston, and Ghirardelli Square in San Francisco. Prior to joining Jamestown, Mr. Bronfman practiced law at Holland & Knight. He currently serves on the boards for the Association of Foreign Investors in Real Estate (AFIRE), the Atlanta BeltLine Partnership, the Metro Atlanta Chamber, the Jewish Federation of Greater Atlanta, and the Jewish Funders Network. Mr. Bronfman also serves as President of the board of directors for the Jamestown Charitable Foundation, which supports non-profits to help make cities more enjoyable places to live and work. He has been recognized as a leader in the industry and is a recipient of the Real Estate Roundtable President's Circle Award; New York Observer's 100 Most Powerful People in New York Real Estate in 2013 and 2015; Commercial Observer's The Power 100: Commercial Real Estate's Most Powerful Players 2015, 2016, 2017, 2018 and 2019; Atlanta Business Chronicle's Most Admired CEO in 2017; 2019's 100 Most Influential Georgians by Georgia Trend; and Atlanta Magazine's Top 500 Most Powerful Leaders of 2019. Mr. Bronfman graduated Phi Beta Kappa and summa cum laude from Tufts University in Boston and attended law school at Northwestern University in Evanston, IL, graduating magna cum laude.

Michael Phillips

Principal, President

Michael is a Principal and the President of Jamestown. As President, Mr. Phillips oversees the development and execution of the company's real estate projects globally. During his tenure, Jamestown has grown its portfolio of assets in key markets throughout the US and expanded its investment footprint to South America and Europe, more than tripling the firm's assets under management. Michael Phillips is the driving force behind the company's adaptive reuse projects including Chelsea Market in New York City, Ponce City Market in Atlanta, Industry City in Brooklyn, and Ghirardelli Square in San Francisco. Mr. Phillips is nationally recognized for his creative leadership and ability to build unique, iconic urban centers. Michael Phillips serves as the Vice-Chairman of the James Beard Foundation, sits on the boards of Governors for the Urban Land Institute, and Friends of the High Line. Mr. Phillips has received numerous honors for his creative work and philanthropic activities. He's a recipient of both the 2010 Urban Land Institute "Development of Excellence" award for the White Provisions Development in Atlanta and the Urban Design Commission award for his ability to create sophisticated mixed-use districts. He attended the American University in London.

Weaver Capital Partners

Jay Weaver

Founder & President

Formerly a founding principal and fifteen-year managing principal of Weaver & Woodbery Company, Jay has significant experience in developing, repositioning, and operating diverse office, industrial, retail, and residential projects. By anticipating marketplace opportunities and working with the communities involved in the projects, Jay uses a common sense approach to real estate acquisition and development. Weaver Capital Partners focuses on retail, industrial, mixed-use and office properties in southeast markets and develops or repositions those properties to add maximum value.

WECCO Development

Lucile Cogswell

President

Formerly of Sotheby's in New York, Lucile's last role in the art world was as Business Manager of the Asia Division at Sotheby's. In 2008, Lucile joined WECCO Development to help safely navigate it through a tumultuous time in the real estate market. Lucile excels at keeping the machine well-oiled and running, tracking budgets, contracts, personnel, and everything in between. With 15 years of hands-on real estate experience, she has fully taken the reins, leading WECCO Development on this exciting Joint Venture with Weaver Capital and Jamestown on the historic Navy Yard.

DEVELOPMENT LEADERSHIP TEAM

Dana Griffin

Dana joined Jamestown in 2013 and serves as its Director, Asset Management, Development & Construction, overseeing development opportunities on select assets nationwide. Previous to this role, Dana served as the Regional Vice President of Development and Construction focusing on the Boston Market. Prior to joining Jamestown he was a Senior Vice President with JLL, an international commercial real estate company. He has an extensive development & construction background, with past assignments including life science work, building infrastructure, a wide array of repositioning work, and leading entitlements efforts. He received a Bachelor of Science in Civil Engineering from Worcester Polytechnic Institute. He currently serves on the boards for the Back Bay Association, the Seaport TMA, A Better City, and the Boston Municipal Research Bureau.

Ned Miller

As Head of Development, Ned Miller directly oversees all development and construction activities at Navy Yard Development Co. Ned has over 20 years of experience in real estate development, focusing on adaptive reuse, multifamily and mixed-use projects. Prior to joining Navy Yard Development Co. Ned was Development Manager at The Beach Company, where he was responsible for acquisition, development and lease up of over 1,600 urban multifamily units and 100,000 SF of retail. Ned previously held similar roles with Bristol Development in Nashville, TN and Standard Pacific Homes in Los Angeles, CA. Ned started his career in development with Historic Boston Incorporated, a preservation non-profit based in Boston, MA.

Steve Dudash

Working for Jamestown LP, Steve is Director of Special Projects for the Navy Yard in North Charleston, SC with 40 years' experience in design, master planning, urban planning, and landscape architecture. Place making experience includes Daniel Island, I'On Village, and the Noisette Pedestrian Bridge. Steve's focus is on creating community value. Steve's projects have won numerous design awards and include walkable communities, transit oriented design, and conservation.

Wes Butler

Wes recently joined the Navy Yard Charleston as a Development Associate. Prior to joining the team, he spent 5+ years in various roles across institutional investment management and commercial real estate before getting his MBA at the University of North Carolina at Chapel Hill concentrating in Real Estate. Wes is also a CFA Charter holder.

Aaron Smith

Aaron is the Development Manager overseeing adaptive reuse projects at Navy Yard Charleston. He has 15 years experience including development modeling, Brownfield site management, budgeting, estimating, timing and delivery of projects such as The Factory at GARCo in North Charleston and The Jasper in Downtown Charleston. He graduated from Purdue University with a B.S., in Building Construction management. Aaron is a proud North Charleston resident, ready to bring this vision to fruition.

Sandi Parker

Sandi is Vice President of Creative for Development and Redevelopment assets at Jamestown. She leads marketing and placemaking strategies with a special focus on urban infill and historic adaptive reuse projects. Sandi has been responsible for crafting creative vision and placemaking strategy for complicated mixed-use real estate projects across the country for over 20 years. She first joined Jamestown in 2010, influencing designs in New York, DC, Charleston and most notably, overseeing creative for Ponce City Market in Atlanta. Prior to her initial time at Jamestown, Sandi worked on the development teams responsible for Woodstock Downtown, a ULI Development of Excellence, and Vickery Village, an ARC Development of the Year, both in Atlanta. Sandi is active in the Atlanta arts community, regularly bikes to work and has served on the board of Atlanta Bike Coalition.

Susie Sherling

Susie is Director of Retail Leasing at Jamestown. She is responsible for overseeing the retail leasing and merchandising strategy across Jamestown's retail portfolio. Prior to joining Jamestown in 2018, she focused on the acquisition and subsequent leasing of luxury and fast fashion retail assets for Crown Acquisitions across the United States and Europe. Susie began her real estate career in London at Knight Frank specializing in Prime Central London Residential Sales. She holds a Real Estate Salesperson License in the state of New York and is a member of the International Council of Shopping Centers. She graduated with a Bachelor of Arts from the University of Leeds.

Evan Fuller

Evan is a Vice President of Retail Leasing and the Food & Beverage Director of Jamestown. Mr. Fuller oversees the visioning of food & beverage anchored place-making, design, and implementation, as well as vetting of potential concepts. He joined Jamestown in 2011 as the Food & Beverage Coordinator, specializing in concepting and structuring operations for Jamestown-developed outlets. Prior to joining Jamestown, Mr. Fuller spent 12 years in Food & Beverage with The Ritz-Carlton. He received a Bachelor of Arts in Economics from Vanderbilt University.

CONSULTANTS

We have assembled an experienced team that we feel is the most qualified team to assist us in the Visioning, Public Engagement, Housing, Department of Defense Like-Kind Facility Construction, Sustainable Best Practices, Architecture, Landscape Architecture, Traffic and Transportation, Environmental and Geotech.

Whiting & Turner

Whiting-Turner is considered best-in-class with 100 years experience providing complete services for the design and construction of Department of Defense Facilities and Buildings.

For over a century, Whiting-Turner has understood the federal government's need for reputable facilities constructors who have our country's best interest at heart. The ability to work on federal projects require:

- Knowledge of Federal Acquisition Regulation (FAR) UESC programs MILSPEC regulations
- Base-specific requirements
- Anti-Terrorism/Force Protection (AT/FP)
- Sensitive Compartmented Information Facility (SCIF) standards
- Intelligence Community Directive (ICD) 705
- Secret Internet Protocol Router Network (SIPRNet) systems

- Unclassified and classified telecommunication systems Security and confidentiality requirements and controls Implementation of Cyber Controls Uninterrupted Power System and emergency power Sustainability initiatives Building envelope certification Peer review support Commitment to veteran-owned, small and disadvantaged inclusion
- Coordination with agency representatives, end-users and AHJs
- Use of dedicated safety and quality

Whiting-Turner's 4,200+ construction professionals nationwide provide services in a variety of markets including office and headquarters, healthcare, senior living, science and technology, microelectronics, mission critical, retail, higher education, K-12, industrial, warehouse and distribution, transportation, multi-family residential, mixed-use, urban redevelopment, hospitality, entertainment, cultural, religious and public sector.

Sottile & Sottile

Sottile & Sottile is a Civic Architecture, Urban Design and Preservation firm based in the internationally significant planned city of Savannah, GA. Their philosophy of design and methodologies acknowledge and adhere to the principles of timeless urbanism. The work of Sottile & Sottile has been featured in the New York Times, Time Magazine, Urban Land (Global Award Winner), Preservation Magazine, Architect Magazine and Architectural Digest.

Reveer Group

Reveer Group is a professional engineering, design, and planning firm in North Charleston, SC. They provide comprehensive civil engineering and site development services for local and state agencies, transportation, and private development planning and design projects from vision to completion. With a wealth of technical design knowledge in stormwater management, water distribution and sewer collection, site grading, brownfield redevelopment, and other on-site engineering services, they manage regulatory permits and approvals, develop engineering cost estimates, prepare construction documents, and provide construction oversight and management to ensure projects are completed efficiently. Reveer's team has a unique combination of private development and public infrastructure expertise. They have designed and delivered dozens of public infrastructure projects for municipalities including stormwater improvements, roadway and intersection improvements, and bike/pedestrian facilities.

Thomas & Hutton

Thomas & Hutton provides comprehensive solutions to complex engineering and design challenges, providing professional consulting; civil, environmental, structural and marine, transportation, water resources, and water and wastewater engineering; surveying; planning; landscape architecture; geographic information system (GIS), and construction administration services to clients throughout the southeast. Thomas & Hutton designs with the future in mind. With a passion for providing civil engineering and related services to design places that become timeless, that transform into a vibrant place full of vitality, and that build a strong sense of community. Thomas and Hutton helped prepare the initial Vision and Design Code for Battery Park, as well as performed Visioning, Structural and Landscape Architectural Design for the new Noisette Bridge.

Terracon

Terracon is a 100% employee-owned consulting engineering firm, specializing in environmental, facilities, geotechnical, and materials services. Terracon currently has more than 6,000 employees in more than 175 locations, serving all 50 states nationwide committed to sustainable, cost-effective environmental and geotechnical solutions designed to help preserve the earth for future generations of engineers.

CONSULTANTS

Bihl Engineering

Bihl Engineering is a woman owned business certified as a DBE by the State of South Carolina specializing in full service transportation engineering consulting and traffic studies. Traffic and transportation is more than efficiently moving cars from place to place, a successful project of any size may require local or regional economic, political, and environmental considerations to be taken into account. Alternative transportation methods such as bicycle or pedestrian options may need to be considered, all with technical analysis and expertise to provide the best platform for success for the community. Communication with the public, government agencies, and other interested parties is critical over the course of a successful project, and they manage these requirements through design traffic analyses for new or improved corridors, traffic studies for development, alternative transportation analyses, or guidance on local and regional transportation issues.

Neale Creek, LLC

Founder Andrew King is the lead Political Consultant at Neale Creek, LLC, a government relations and political consulting firm specializing in delivering successful results to complex challenges. With decades of experience on the Hill - primarily engaged on issues relating to strong national security, foreign policy and national defense - they help clients focus on targeted, results oriented advocacy to advance policy and legislative goals. From developing high level strategies to every day blocking and tackling on Capitol Hill, Neale Creek helps clients navigate some of the toughest challenges in today's political and policy landscape.

JA Moore

JA Moore is a progressive leader with more than 18 years of public service and two decades of experience in hospitality management. His community involvement includes roles with national and local organizations with a focus on access to world-class digital strategies for campaigns, electing new generational leaders, food security, mental health, small business development, and youth wellness and development. Some of the organizations he has worked with are Tech for Campaigns, Win The Era, Lowcountry Food Bank, Lowcountry Local First and North Charleston Recreation Department.

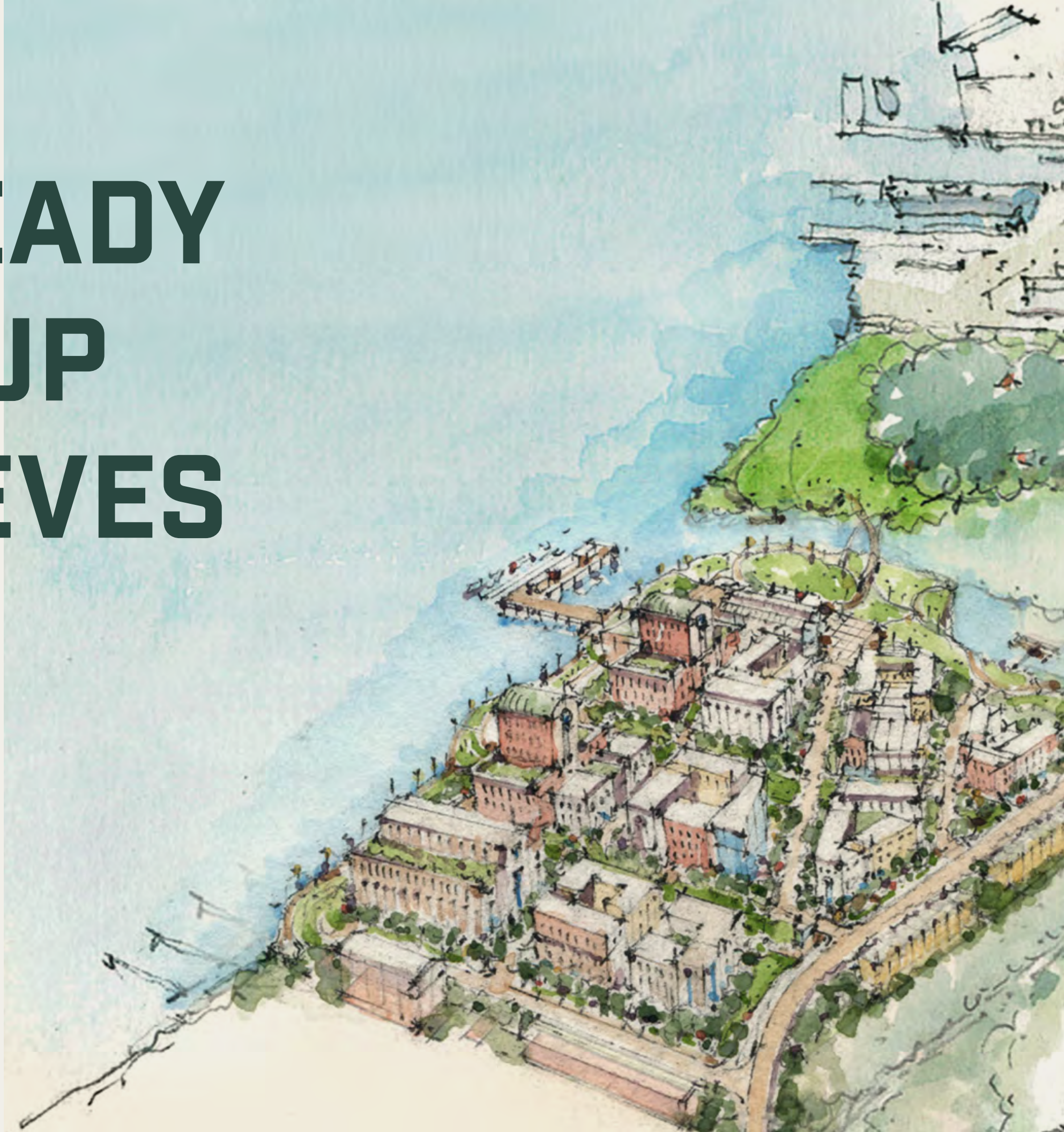
In 2018 JA defeated an incumbent for the South Carolina House of Representatives District 15 seat- the incumbent was the Assistant Majority Whip. With his win, Moore became the only professional chef elected to any statehouse in the United States.

BP

NO

SC

WE'RE READY TO ROLL UP OUR SLEEVES





$$\frac{BP}{NC}$$
$$\frac{SC}{SC}$$