

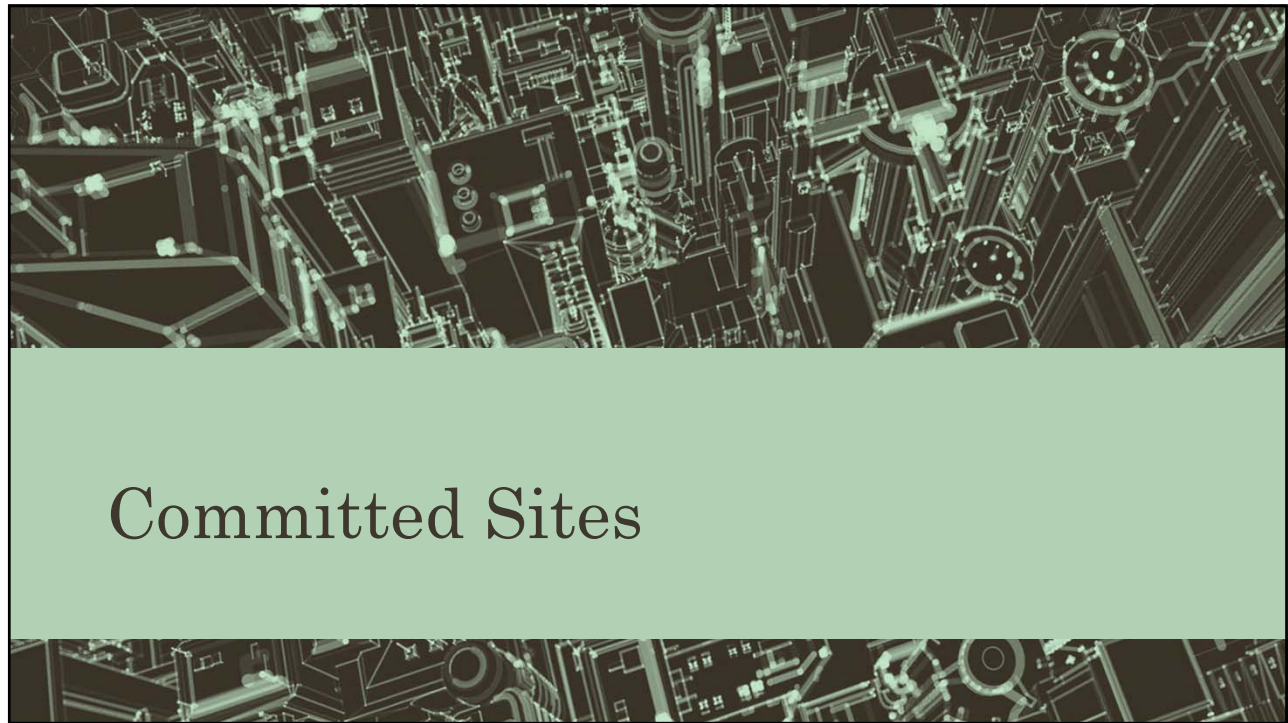


Development Update

July 11, 2017

Overview

- Former Redevelopment Properties All Sold to Private Parties
- Urban Land Institute Technical Advisory Panel & Follow-Up
- American Architectural Foundation City Manager Design Academy
- Investment in Infrastructure Facilitates Development
- Update of Circulation Element Underway
- Supported by Strong Economy and Demand
- Aspirational in Outlook and Realistic in Expectations



Committed Sites

Aventine

Completed project with 144 apartments and 10,000 sq. ft. retail.

Four retail spaces now in tenant improvement process – one space for a Florist, a second for a Tanning Salon.





Muir Pointe

144 new home community now under construction on 17 acres with first occupancies Summer 2017

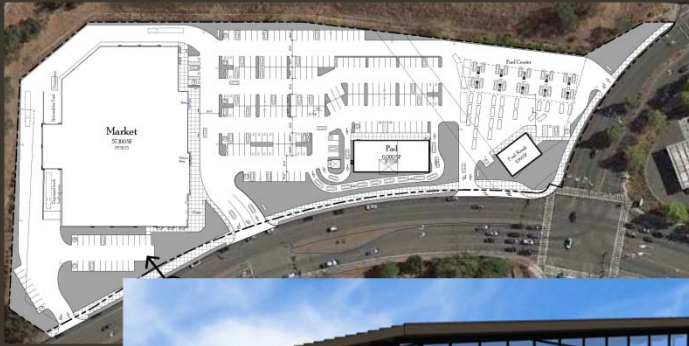


Bayfront

40 acre transit-oriented development with a mix of residential, retail, office and hospitality.

First phase approved – 172 apartments and ground floor retail to start construction in late 2017





Market Hall/Safeway

New Safeway and fueling center, and 6,000 sq. ft. of shop space on 6.62 acres at San Pablo & Sycamore

Under Planning Commission review.



Sycamore Crossing

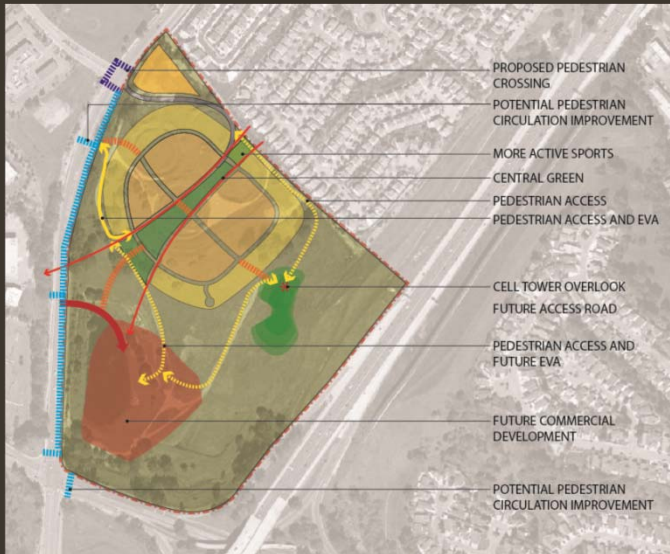
12 acre site at Sycamore & San Pablo being developed by Lewis Operating Companies.

2.6 acres site sold for hotel development – 100 room Hampton Inn.

27,000 sq. ft. retail center planned for 3.22 acres on corner.

Uses for balance of site being explored

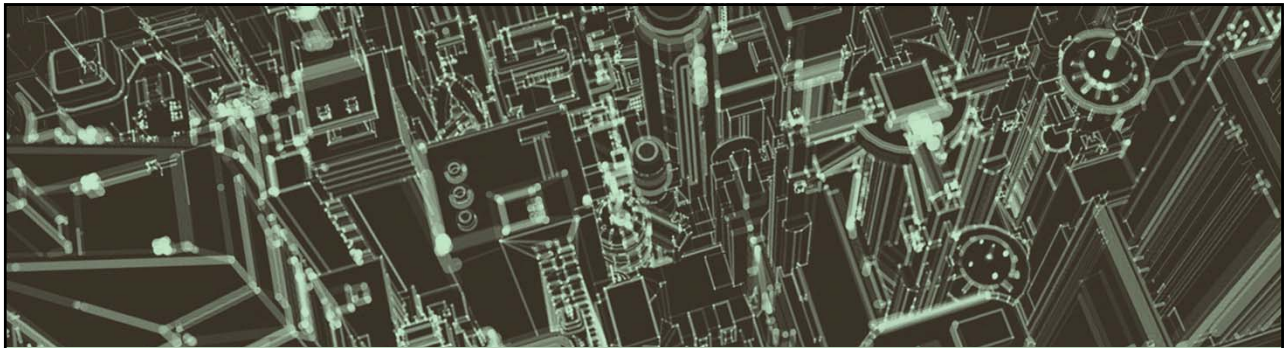
Under Planning Commission review.



Hilltown/ Hillcrest

44 acre site proposed for residential and commercial development on 13 acre upper site and a 6 acre lower site.

Conceptual review on-going before Planning Commission



Pending Sites





Cury Parcel

.93 acres with three historic structures

Willow/Palm Site

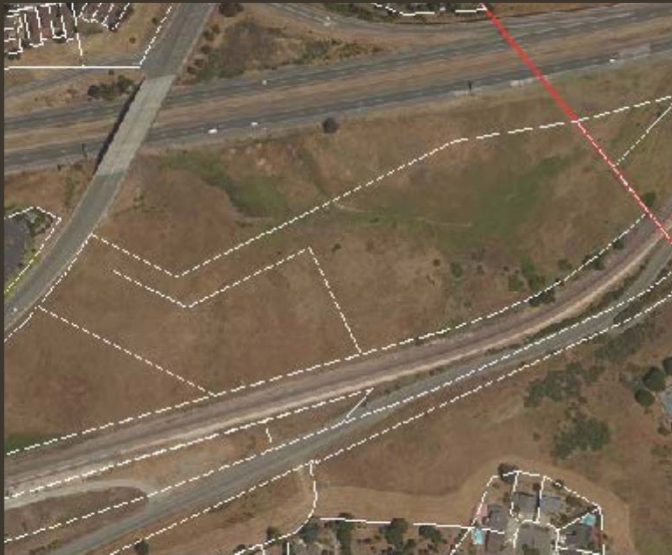
7.1 acre privately owned site being considered for a 28,000 sq. ft. auto service park and self-storage facility.





Willow Loop

6.25 acre gross site



Willow & Highway 4

6.98 acre gross site



Regional Intermodal Transportation Center

Bay Trail and Path to Transit
Phases completed. Bay Trail West
to start in Fall 2017.



Regional Intermodal Transportation Center

Utility relocation, track improvements, and station facilities next phases - seeking funding



Questions?