

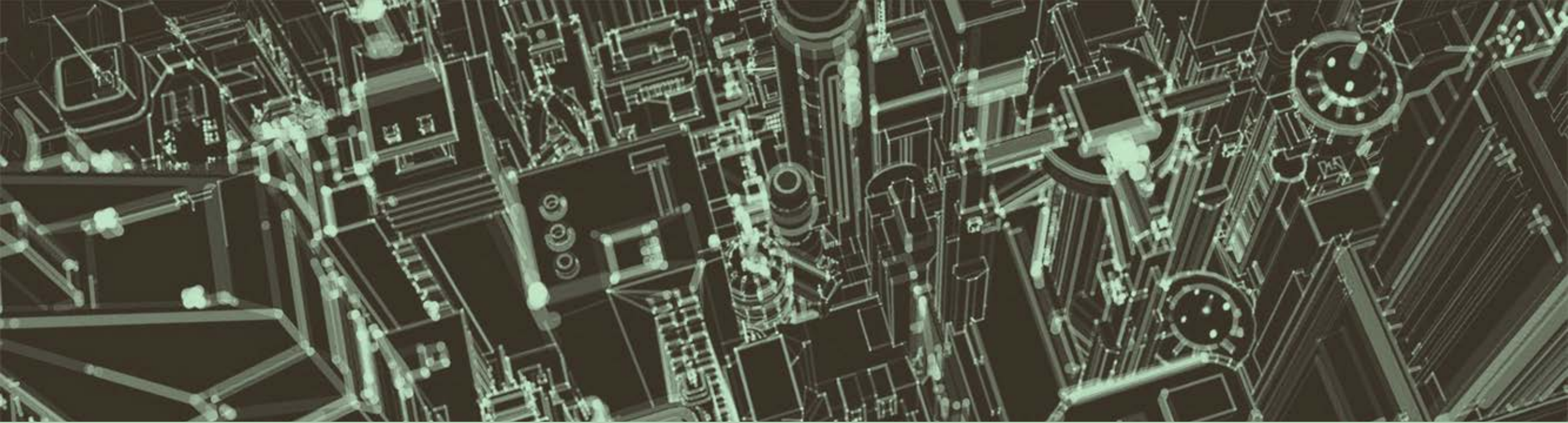
Development Update

January 14, 2020



Overview

- Former Redevelopment Properties All Sold to Private Parties
- Investment in Infrastructure Facilitates Development
- New Opportunities Identified
- Remaining Sites Constrained
- Update of Circulation Element Completed Early 2018
- Supported by Strong Economy and Demand
- Aspirational in Outlook and Realistic in Expectations



Committed Sites



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

Three retail spaces now occupied –

Bridal/Florist Shop

Jumping Spoon Korean Restaurant

Optometrist

Aventine





Muir Pointe

144 new home community now under construction on 17 acres with over final homes now under construction with project completion in 1st quarter 2020



Bayfront

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

Residential: 1,392 units

Office: 115,000 square feet

Retail: 90,000 square feet

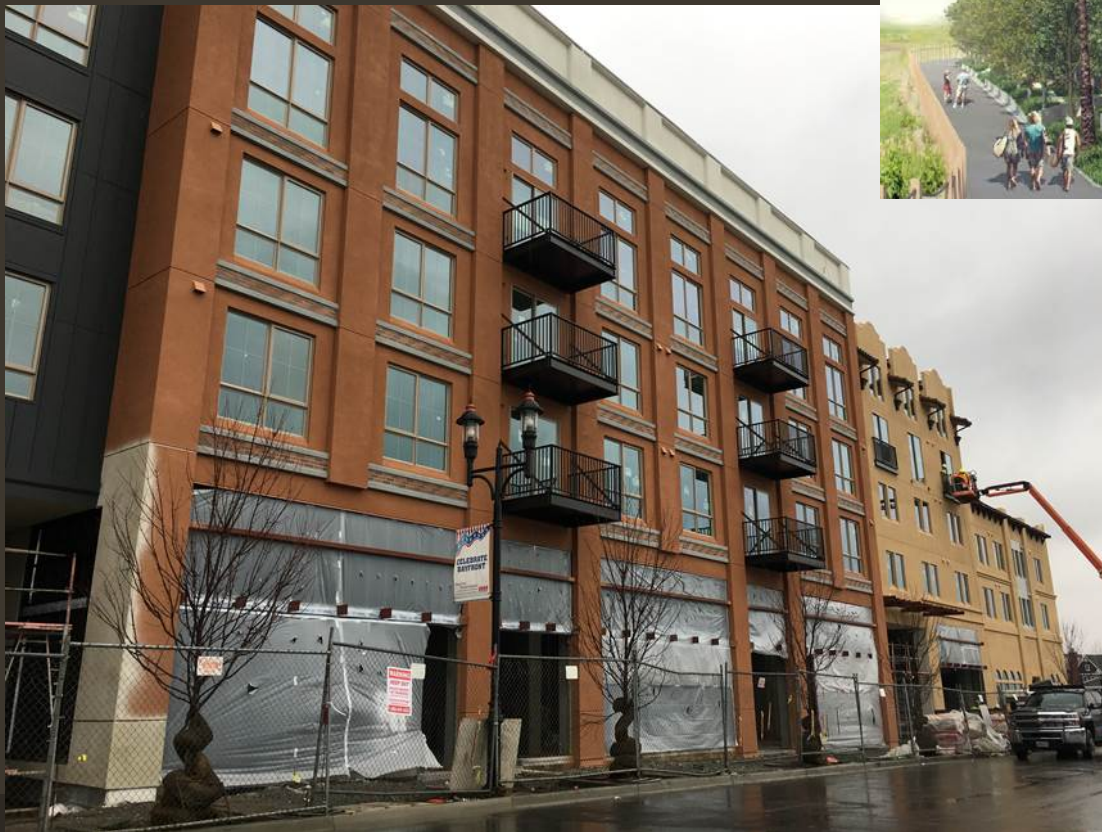
Flex : 134,000 square feet



Bayfront

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

First phase approved – 172 apartments and ground floor retail under construction with completion set for April/May 2020



Bayfront

Second phase approved in June, 2018

235 apartments with amenity space now under construction.



Bayfront

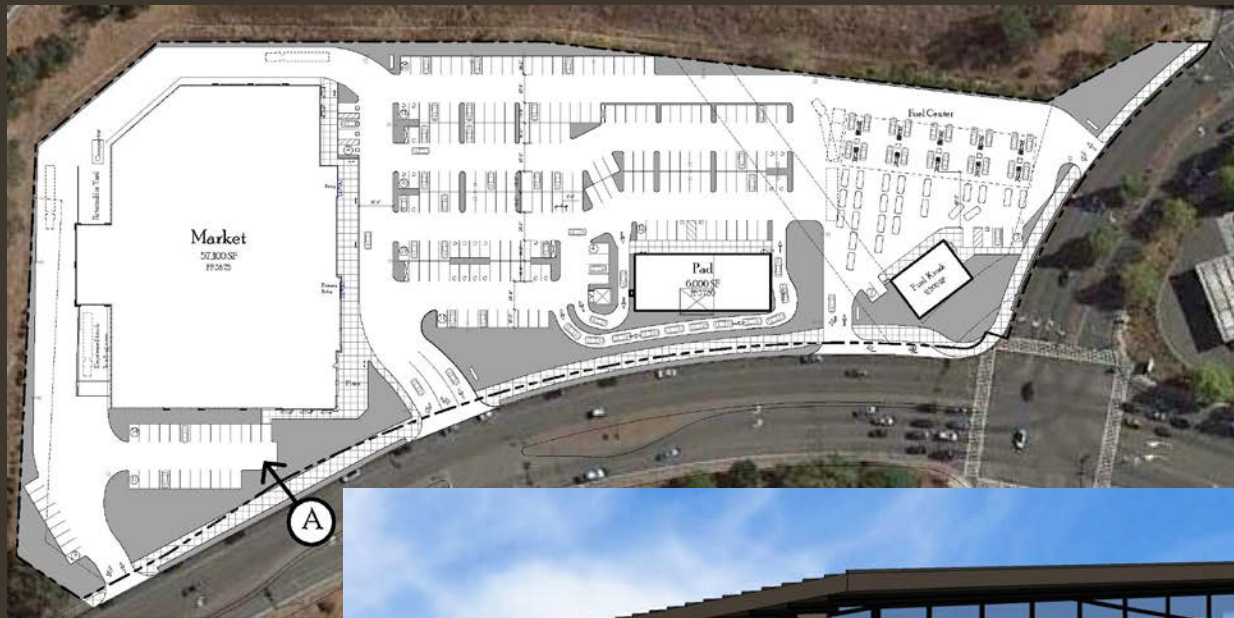
Third phase approved by Planning Commission in May, 2019, and by City Council in July, 2019.

476 apartments on three blocks with amenity space



Currently in plan check.





Safeway

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

Site prep underway with building construction underway and completion set for 4th quarter 2020.





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.

120 unit residential community.

Project approved by the Planning Commission and City Council in 2019.

RED TREE PALETTE

COMMON NAME	SPECIES	SIZE	QUANTITY
ASHLEY	RED MAPLE	4" BOX, MOD	30
ARND	ITALIAN CYPRESS	4" BOX, LOW	40
BEYON BENTLEY	WACHSNER TREE	4" BOX, MOD	120
BROOKS	LAVENDER ORANGE MYRTLE	4" BOX, LOW	10
CHAZ	WHITE ORANGE MYRTLE	4" BOX, LOW	8
CLARKSON	RED ORANGE MYRTLE	4" BOX, LOW	40
CLARKSON	OLIVE TREE	4" BOX, V. LOW	50
CLARKSON	LONDON PLANE TREE	4" BOX, MOD	40
CLARKSON	COAST LIVE OAK	4" BOX, V. LOW	20
CLARKSON	SPRINGS TO BE DETERMINED		100
CLARKSON	SPRINGS TO BE DETERMINED		200
CLARKSON	SPRINGS TO MATCH EXISTING STREET TREES		20

GENERAL NOTES

1. SAN PABLO AVENUE SHALL FOLLOW THE CITY'S INTERSECTION CLEARANCES (VIEW WHICH STATES, "AREA IN WHICH NO STRUCTURE SHALL BE PLACED ABOVE TOP OF CURB OR 8' 0" HEIGHT AS REQUIRED BY CONTRA COSTA COUNTY 801.14")



Hilltown

44 acre site proposed for just under 600 unit "Italianate Hilltown" residential community with small retail component.

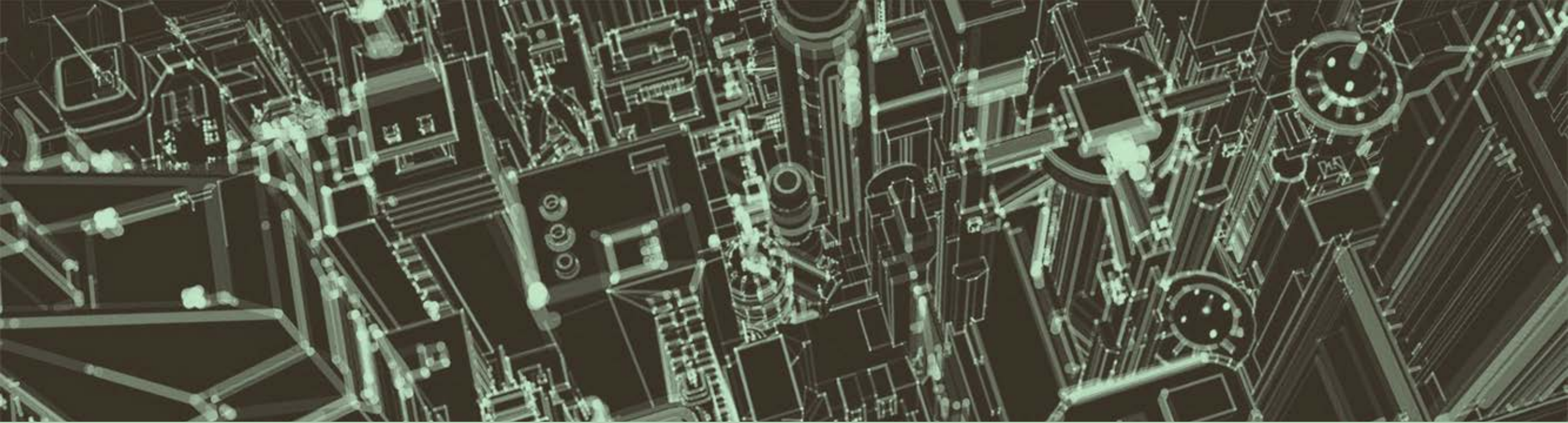
Development Agreement Amendment approved in April 2018.

Final entitlements to be considered in early 2020.

Willow/Palm Site

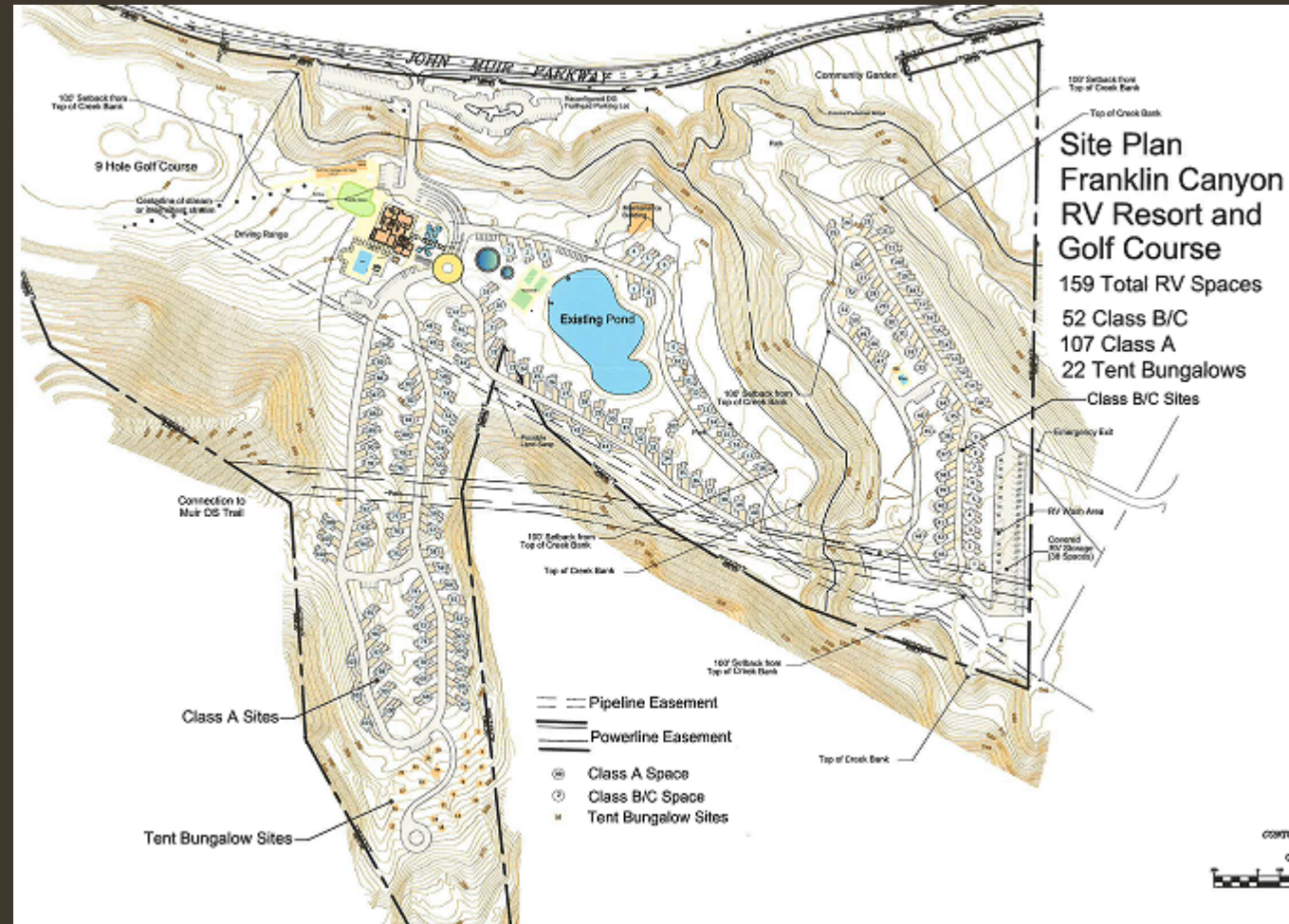
7.1 acre privately owned site approved for a 28,000 sq. ft. auto service park and self-storage facility. First phase to start construction in Spring 2020.





Pending Sites





Franklin Canyon Golf Course

Zoning Consistency review completed in June 2019 for a high-end Recreational Vehicle park with lodging component and 9 hole golf course.



Cury Parcel

.93 acres with three historic structures being marketed for a small creative campus.



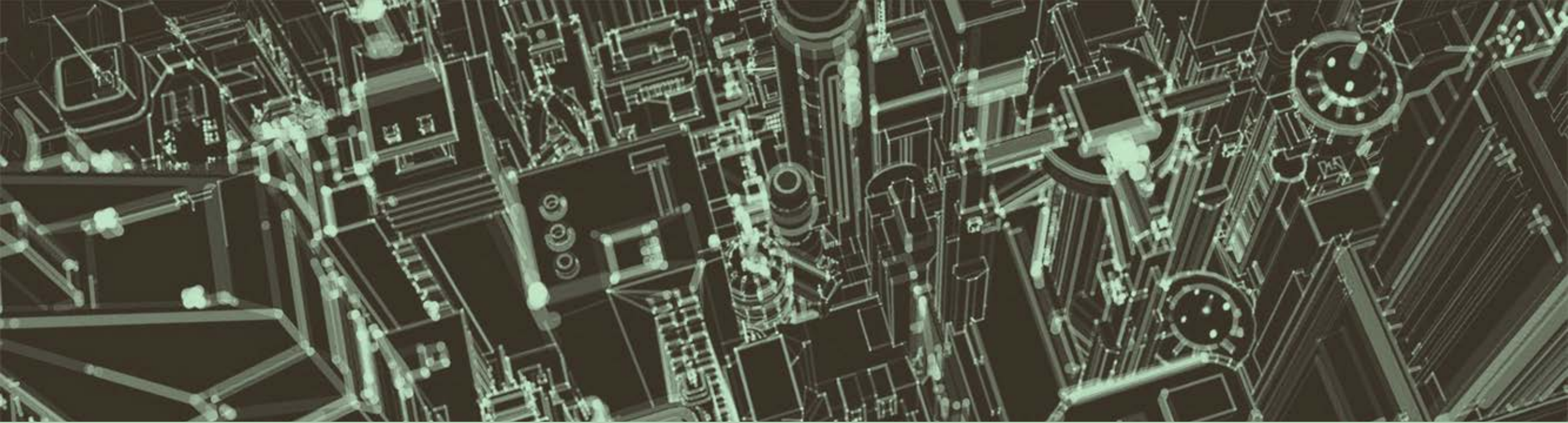
Willow Loop

6.25 acre gross site currently being considered for a for sale suitable for small hotel/office development.



Willow & Highway 4

6.98 acre gross site currently for
sale with commercial potential



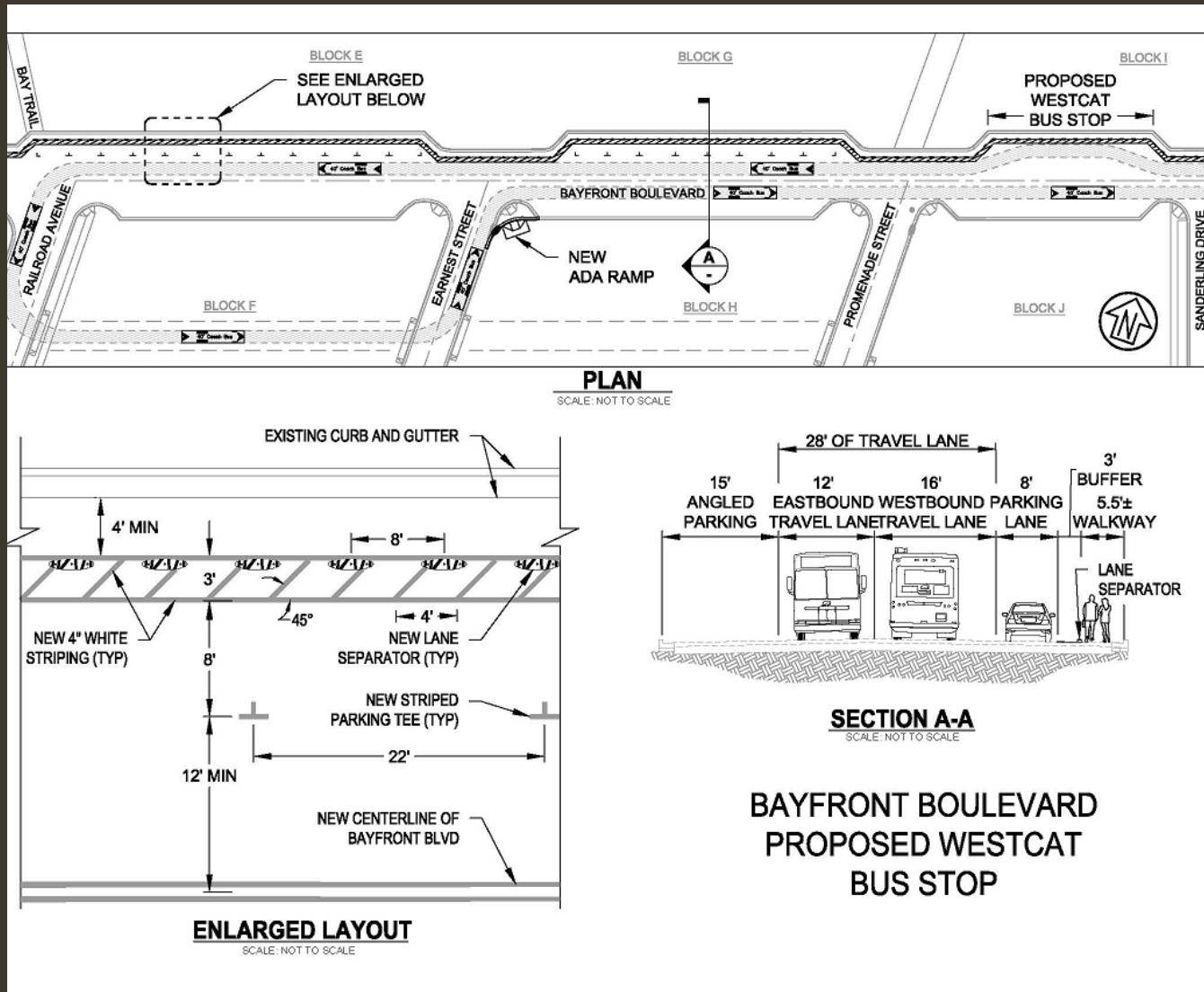
Public Projects





Regional Intermodal Transportation Center

Bay Trail and Path to Transit
Phases completed. Bay Trail West
completed.



Regional Intermodal Transportation Center

Interim Bus Improvements to be made in early 2020 with bus service to start in mid-2020.



Regional Intermodal Transportation Center

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

www.HerculesTrainStop.com





Wastewater Treatment Plant Upgrade

The \$50 Million upgrade of the joint Pinole/Hercules Wastewater Treatment Plant has been completed.



Questions?