

# Mayors' Spotlight on the Cities and Communities of the Northern Waterfront



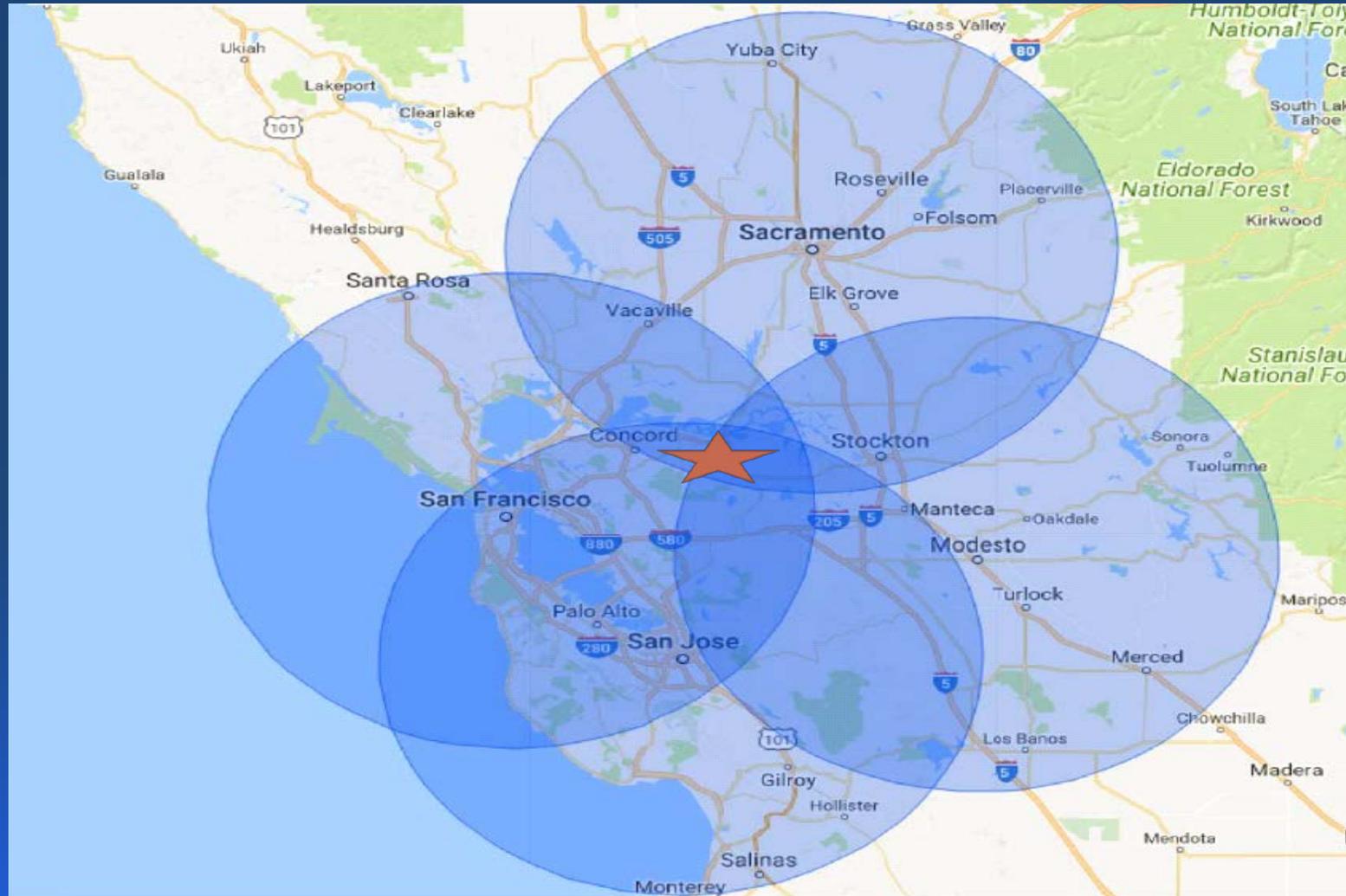
# Northern Waterfront Forum

## May 10, 2019

**REGIONAL CONNECTIONS TO CREATE JOBS**



Brentwood... middle of nowhere,  
to the center of everything!



# East County Opportunity is Now!

## REGIONAL ECONOMIC DEVELOPMENT



# Priority Area 1: Opportunity Site



- ✓ Specific Plan complete and approved
- ✓ Multi-modal transit station
- ✓ Environmental clearance complete
- ✓ Roadway and utilities under construction
- ✓ Target: 8,400 jobs!

# Target Industries

Industry Specific Marketing



**Food  
Processing/  
Agriscience**



**Residential Building & Services**

# THANK YOU!



*Better* **in**  
*Brentwood*

SHOP • DINE • EXPLORE • LIVE • PLAY



# City of Oakley



Anticipated 2.2 million square foot Oakley Logistics Center to be built on 150-acre former DuPont property.





# City of Oakley



21,000 square foot medical office building to be known as the Oakley Medical Dental Plaza. Anticipated construction start in summer/fall of 2019 in downtown Oakley.



# City of Oakley



## Oakley Entrepreneur Center





# City of Oakley



Commuter train service from downtown Oakley to Oakland in under 1 hour. Anticipated opening in 2021.



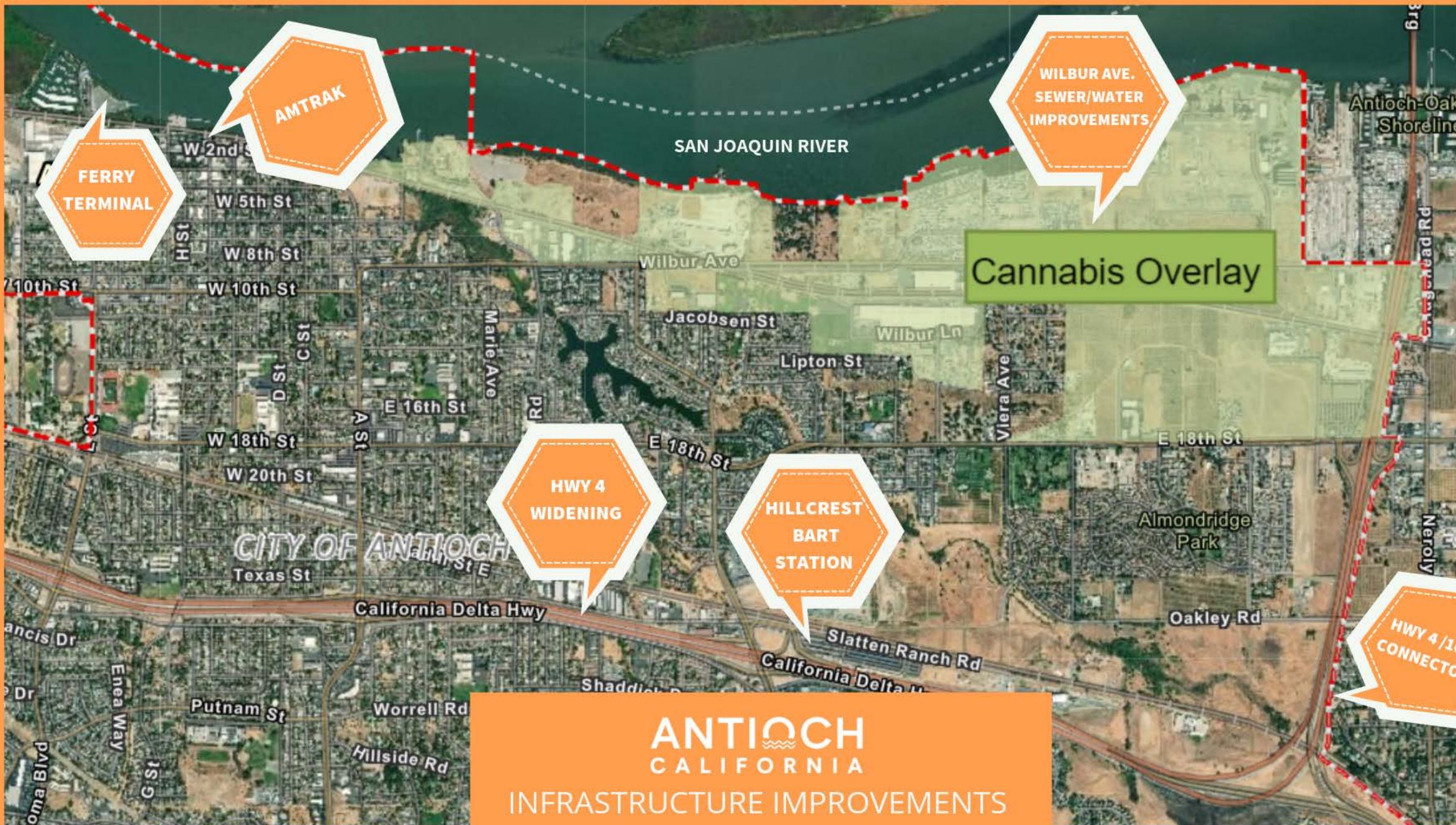


# City of Oakley



Thank you!





FERRY  
TERMINAL

AMTRAK

WILBUR AVE.  
SEWER/WATER  
IMPROVEMENTS

Cannabis Overlay

HWY 4  
WIDENING

HILLCREST  
BART  
STATION

HWY 4 /160  
CONNECTOR

**ANTIOCH**  
CALIFORNIA  
INFRASTRUCTURE IMPROVEMENTS



ANTIOCH  
CALIFORNIA  
OPPORTUNITY LIVES HERE

Thank you!

**ANTIOCH**  
**CALIFORNIA**  
**OPPORTUNITY LIVES HERE**



**CITY OF PITTSBURG**  
*Stronger through Diversity*

# 100 acres of City-owned Property

Tech Business Park



# Preserve 300 acres of Industrial Land along Northern Waterfront

Total available land  
is 1,000 acres



# State Trust Lands Grantee

Local control of the  
Tidelands Leases in  
Pittsburg





# Cutting-Edge Careers in Advanced Manufacturing

Hot jobs are available in these hot careers!

Ranked #6 Community College in the Nation

LOS MEDANOS COLLEGE



# Pittsburg Power Company

**Thank you!**



**CITY OF PITTSBURG**  
*Stronger through Diversity*



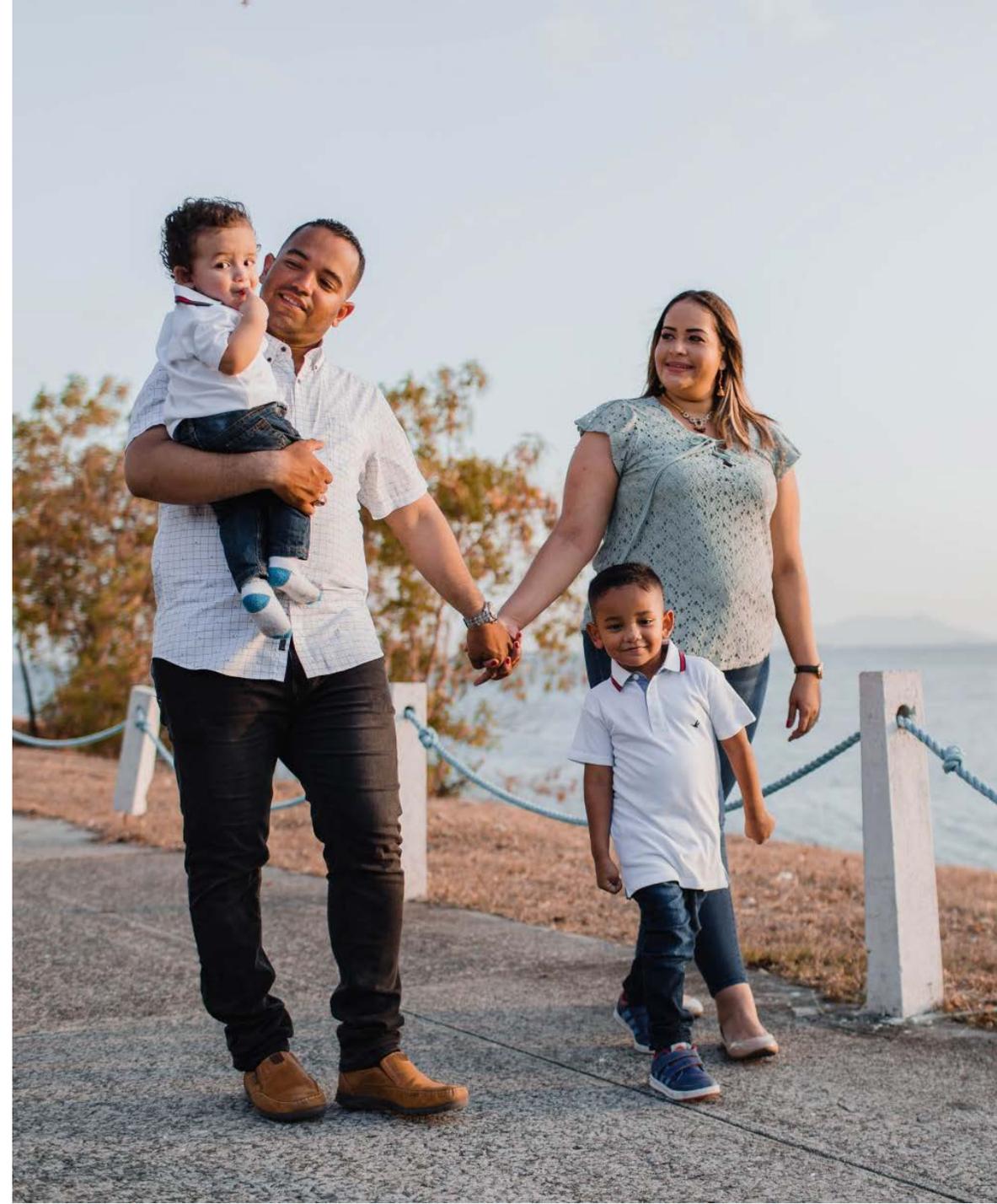
# Contra Costa County's Northern Waterfront Opportunities

(just a few examples)

**Supervisor Federal D. Glover**, representing the NWEDI communities of Bay Point, Crockett, Pacheco, North Concord, & Rodeo as well as countywide initiatives

## The County is the regional agency for people who want to rebuild their lives and improve their work opportunities.

- ✓ Contra Costa County provides wraparound services to residents seeking to improve their lives, including through work.
- ✓ We have the Workforce Development Board as a County agency, with programs for employers and aspiring employees.
- ✓ New Family Justice Center in Antioch helps residents rebuild and improve their lives, leading to greater opportunities for meaningful employment.
- ✓ County chose to create and fund an Office of Reentry & Justice to further expand on the work of rebuilding lives and futures.
- ✓ The District Five Youth Conference & Empowerment Summit is held Annually.
- ✓ Many other County departments and agencies contribute to these efforts.



# Recent achievements specifically implementing Northern Waterfront Initiative goals:

- ✓ Completed Northern Waterfront Strategic Action Plan
- ✓ Reconvened working group with city partners to begin implementation activities
- ✓ Secured matching grant from Economic Development Administration for short-line rail feasibility study.



## Upcoming projects and programs:

- Explore sale or lease of County-owned property for job-generating use (Hercules site below)
- Memorandum of Understanding with the City partners
- Cooperative marketing to expand employment base

**Working together** with community and intergovernmental stakeholders for more usable public access to Crockett Waterfront and re-use of State-owned restaurant building



# We will continue our work on the Northern Waterfront because...



- Jobs closer to home are important for our residents quality of life today.
- Supporting the next generation of workforce so they can find work in Contra Costa tomorrow.
- We are preparing for the future of cleaner, greener industry.

*Thank you!*



GROWING AND SUSTAINING JOBS IN THE CITY OF CONCORD

Mayor Carlyn S. Obringer  
Northern Waterfront Forum | May 10, 2019

## QUICK FACTS



### **#1 Employment City in Contra Costa County**

Concord is home to 1 in every 8 jobs in Contra Costa County, making Concord the #1 employer. Concord has 25% more jobs than the #2 city.



### **Class A Office Space**

Concord boasts 1.3 million square feet of Class A office space in its downtown alone, and 3.5 million square feet throughout the city.



### **Five-Star Retail Destination**

Concord boasts several large retail centers, including Sunvalley Shopping Center, Willows Shopping Center, The Veranda and Park 'N' Shop.



### **Low Commercial Vacancy Rate**

Concord currently has low vacancy rates:  
Retail 3.2%, Industrial 1.0%, Class A Office Space 10.7%

# AUTONOMOUS TECHNOLOGY

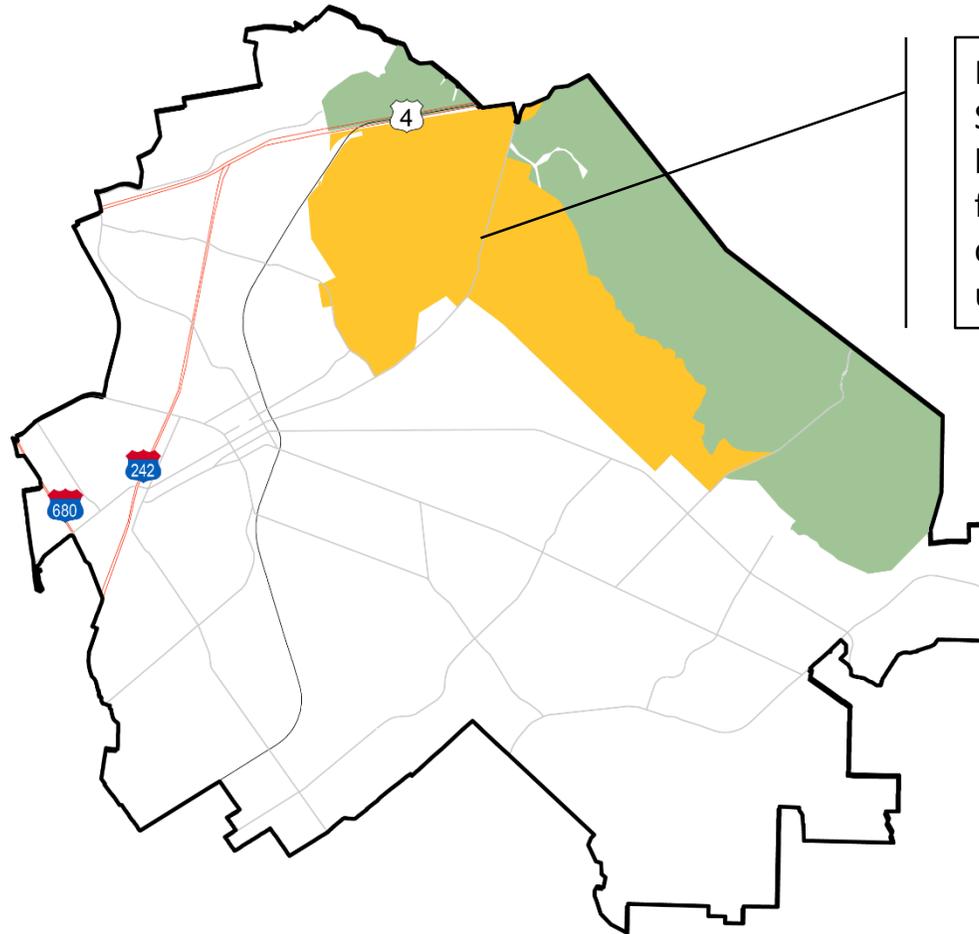


**STARSHIP**

**marble°**



# CONCORD REUSE PROJECT



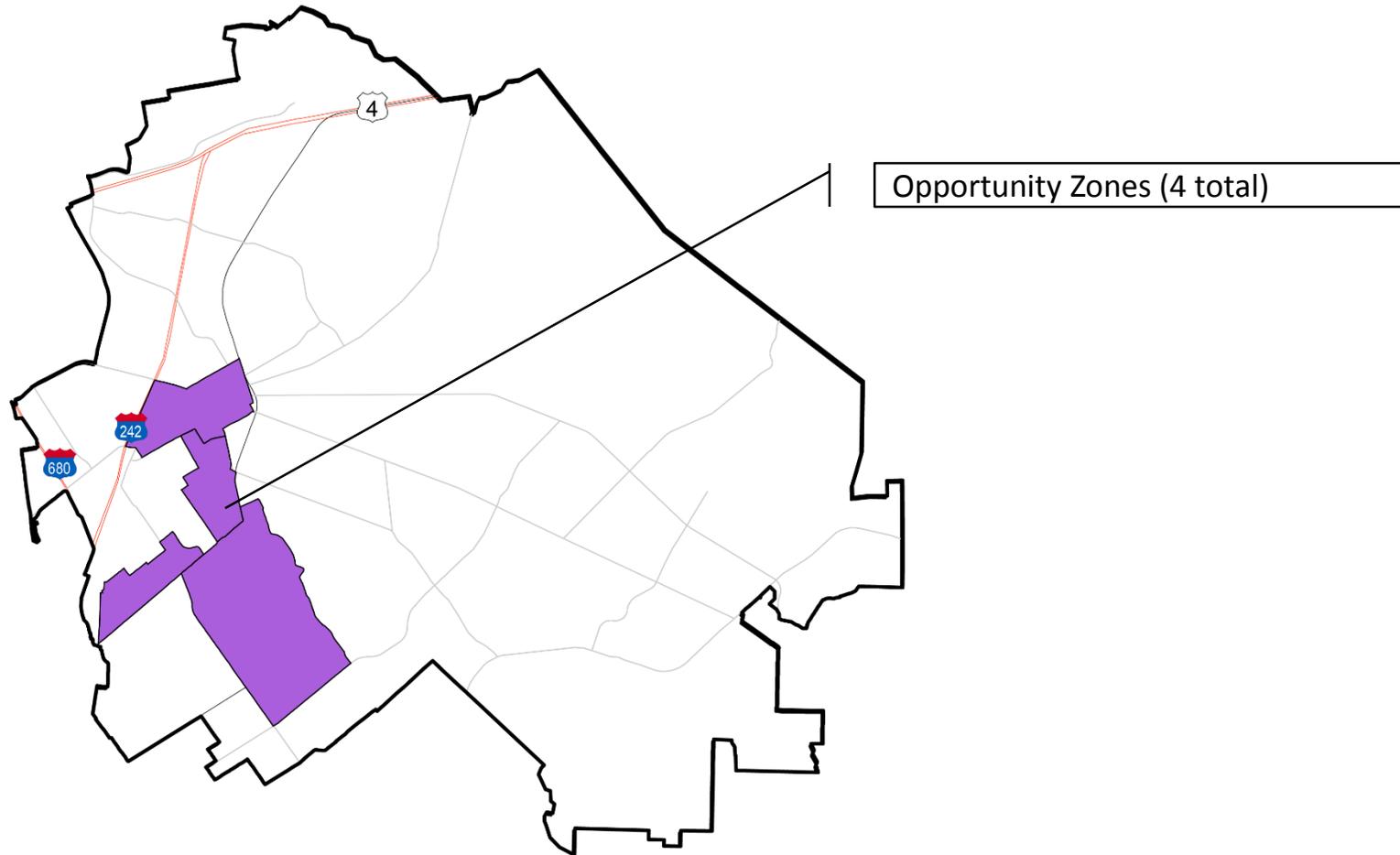
Former Concord Naval Weapons Station to be developed into 13,000 housing units and 8.4 million square feet of mixed-use, residential, commercial, recreation and campus uses.

# CAMPUS DISTRICT VISIONING PROJECT





# OPPORTUNITY ZONES



# PROPERTY FOR ADVANCED MANUFACTURING





THANK YOU.

# City of Martinez

## Martinez Overview

- Over 13 square miles, ~38,000 population
- Public parks, large indoor and outdoor sporting facilities, a Marina with 322 boat slips, boating services, yacht club, home of John Muir
- Easy freeway and rail access
- Transit hub
- Historic Downtown
- Mostly built out community



## Martinez Strengths

- Authentic Downtown Martinez  
Lots of opportunity for small experiential retail – microbrewery cluster and more!
- Plenty of sports fields and facilities (bocce, baseball, skate park)
- Beautiful waterfront walking distance to Amtrak Transit Hub and Downtown
- Potential ferry service
- Improved focus on Economic Development



Hydrogen Fuel Cell Water-Go-Round ferry

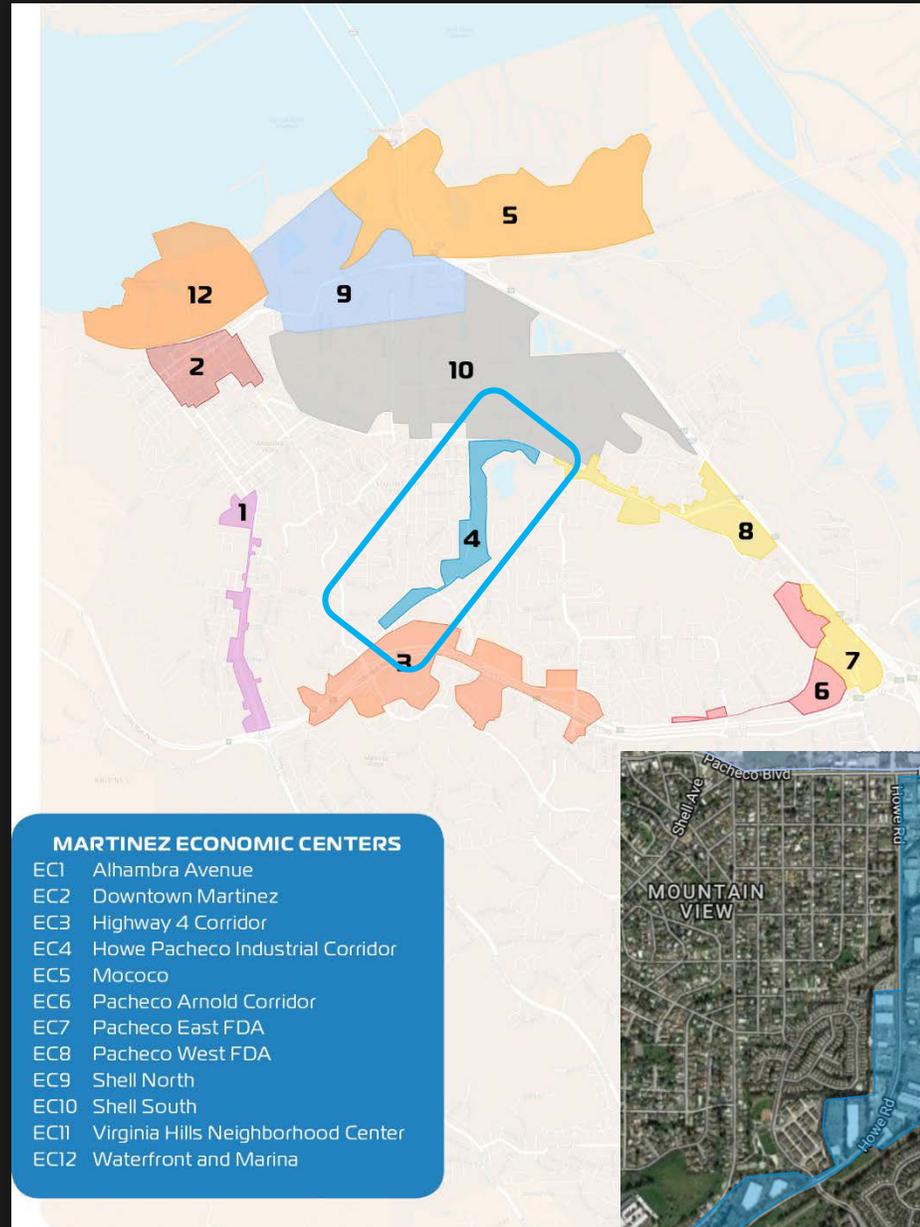
## Economic Development Action Plan (EDAP) – Priority Economic Center #1: Downtown

- The EDAP is the City's economic development strategy, identifying Core City-wide services and identifying a vision for Economic Centers
- Downtown Center features:
  - Regional Amtrak Transit Hub (341,600 annual rail passengers + bus lines)
  - Birthplace of Joe DiMaggio & the Martini
- FY 2019-2021-Council focus is on strategies in Downtown and the Howe-Pacheco Corridor



## Economic Development Action Plan (EDAP) – Priority Economic Center #2: Howe-Pacheco Industrial

- Howe Pacheco is a 78-acre key industrial corridor in the City
- Portion of the corridor includes County land
- City Council direction to pursue annexation of the Pacheco Corridor
- Corridor suffers from poor infrastructure and lacks sense of place



## Martinez Challenges

- Expensive upgrades & repairs needed to Marina
- 70 acres of Waterfront (including Marina) are subject to State Lands Commission requirements
- City is largely built out –no large areas available for development
- External image is tied to Shell and Refinery
- Homeless population



**JOIN US!**  
May 16, 2019  
7:00p - 9:30p  
City Hall  
525 Henrietta Street  
Martinez

# HELP

## homelessness

**HOMELESSNESS FORUM**  
A discussion on impacts of homelessness in our community. Learn how we can work together on this complex problem.  
Sponsored by the City of Martinez  
For questions, please contact  
Vice Mayor Noralea Gipner at  
(925) 372-3543



**AGENCIES ATTENDING:**

- Martinez Police Dept.
- CORE Program
- Contra Costa County District Attorney's Office
- Martinez Unified School District
- Loaves & Fishes
- City of Martinez Community & Economic Development Dept.
- Bay Church



## Martinez Strategic Opportunities: EDAP Priority Economic Centers

### ➤ Downtown

- Marketing & branding : cross promote downtown, the waterfront, and the John Muir Historic site
- Howe-Pacheco Corridor : Infrastructure and signage improvements, develop sense of place – encourage retention and expansion
- Both Centers will have other strategies TBD by Council within the next month

## Martinez Strategic Opportunities

### ➤ Marina

- Add restaurants, food trucks/food concessions to serve boaters and other waterfront recreational users
- Identify suitable sites for acquisition and development of tourist-serving facilities (hotel, restaurants) – strong community support

### ➤ City-wide

- Wayfinding signage – reinforce connections within the City, especially between the marina and downtown; as well as along the gateway corridors leading to downtown/waterfront

### ➤ Industrial/Commercial Corridors

- Opportunities to expand the City's industrial and commercial site inventory – Pacheco annexation

## Martinez Active Policies & Plans

- **Northern Waterfront Economic Development Initiative (NWEDI)**
  - Geared to improving economic development and job growth
- **Diablo Tech Initiative**
  - Building synergy to attract more tech employers in Contra Costa and training opportunities for our residents so they can fill the jobs these companies will create
- **Economic Centers within the Economic Development Action Plan (EDAP)**
  - The EDAP is not a land-use plan, but it establishes City-wide economic development goals
- **Marina State Trust Lands Use Plan (TLUP)**
  - Consists of State Lands given to the City with requirements for specific uses
  - Covers a portion (~70 acres) of the larger Waterfront-Marina Master Plan Area—this plan is in process and will be completed December 2019
- **Waterfront-Marina Master Plan Update**
  - Covers the entire waterfront from the water to the rail lines, including EBRPD lands to the west and industrial lands to the east. The TLUP will serve as the foundational framework for this update, set to start in January 2020

# City of Martinez

Thank you!

# Hercules

The Northern Waterfront Western Anchor and Future Transportation Hub,  
Where Interstate 80 & Highway 4 Intersect.

# Transportation Hub for West County

- [Regional Intermodal Transportation Center](#) in development, with first three phases complete.
  - Will be the only location in western US with rail, ferry, and bus service available in a single place.
  - Initial interim bus transit service to commence in late 2019/early 2020
  - Rail service within 3 to 5 years
  - Ferry service sometime thereafter.
  - Center piece for a more than 1,500 master planned Transit Oriented Development with the first two phases now under construction. Will also include retail, commercial and office components.
- [Hercules Transit Center](#), existing local bus transit hub with Lynx Transbay Service; express bus service to El Cerrito del Norte Bart, local services, and informal car-pooling.



# Bayfront Transit Oriented Development

- Master Planned Transit Oriented Community
- More than 1,500 residential units
- Retail, commercial, and office space
- Regional Intermodal Transportation Center - Rail, Ferry and Bus Service (Block I)
- Future Recreational Amenity on Hercules Point
- Block N, under construction with completion in 2020, 172 units and 14,000 sf of retail
- Block O & R, under construction with completion in 2021, 235 units.
- Blocks M, P, & O, entitlements to be complete summer 2019, construction to start in 2020, 476 units.



## Home to a Life Science/Bio Tech Node

- Headquarters for Bio Rad, a global life sciences firm
- More than 1,800 employees in Hercules
- More than 8,000 employees globally



## Recent achievements

General Plan Circulation Element Update completed and sets stage for new development and transportation improvements.

Bay Trail, Path to Transit, and Bay Trail West phases of Regional Intermodal Transportation Center completed.

WestCat added double decker buses to Lynx Transbay Service

Bayfront Blocks Q & R started construction

## Upcoming projects:

- Muir Pointe 144 unit residential development to be completed in 2019
- New Safeway and commercial uses to start construction summer 2019
- Hilltown 590 unit residential community – entitlements to be approved in 2019
- Sycamore Crossing to include retail and residential with the City's first hotel – entitlements to be approved 2019



# Hercules

Thank you!

Thank you

Brentwood Mayor Bob Taylor

Oakley Mayor Claire Alaura

Antioch Mayor Dr. Sean Wright

Pittsburg Mayor Juan Antonio Banales

Contra Costa County Supervisor Federal D. Glover

Concord Mayor Carlyn S. Obringer

Martinez Mayor Rob Schroder

Hercules Mayor Dan Romero

*and*

Kristin Connelly, East Bay Leadership Council and  
Contra Costa Economic Partnership

