Mayors’ Spotlight on the Cities and Communities of the Northern Waterfront
Northern Waterfront Forum
May 10, 2019

REGIONAL CONNECTIONS TO CREATE JOBS

THE CITY OF BRENTWOOD

HERITAGE • VISION • OPPORTUNITY
Brentwood… middle of nowhere, to the center of everything!
East County Opportunity is Now!

REGIONAL ECONOMIC DEVELOPMENT

Corridor of Opportunity

Vallejo
Fairfield
Pittsburg
Antioch
Oakley
Brentwood
Stockton
Oakland
Walnut Creek
San Francisco Bay
Livermore
Tracy
Buchanan Field Airport
Byron Airport
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

- Hospitality & Tourism
- Advanced Manufacturing
- Healthcare
- Food Processing/Agriscience
- Residential Building & Services
THANK YOU!
Anticipated 2.2 million square foot Oakley Logistics Center to be built on 150-acre former DuPont property.
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.
Commuter train service from downtown Oakley to Oakland in under 1 hour. Anticipated opening in 2021.
Thank you!
Thank you!
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
Thank you!
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
#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
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

Opportunity Zones (4 total)
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
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
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 Q & 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