



WEST MIDWAY

Catellus Development Corporation
February 5th, 2019



CATELLUS AT A GLANCE



- 30 years of public/private development experience
- Specializing in complex projects involving:
 - a variety of product types and tenants
 - multiple stakeholders
 - complicated regulatory environments
 - challenging construction conditions
- Catellus is a nationally recognized master developer

MASTER
DEVELOPMENT
EXPERIENCE

30
YEARS

NATIONWIDE

27
CITIES

PROJECTS

12,000
ACRES

MILITARY AND
GOVERNMENT
REDEVELOPMENTS

10
SITES

Catellus Development Corporation is a real estate owner, investor and developer that is privately held by TPG Capital. TPG Capital is a leading global private investment firm with \$70 billion of assets.



ALAMEDA LANDING / BAYPORT – ALAMEDA, CA



ALAMEDA LANDING & BAYPORT

Alameda | California

- 1 In-N-Out
- 2 Chase
- 3 Breakers at Bayport – 52 Units Affordable
- 4 Ruby Bridges Elementary School and Park
- 5 Bayport Alameda – Single Family Homes by Warmington Homes
- 6 Shinsei Gardens – 39 Units Affordable
- 7 Safeway
- 8 Cadence by TriPointe Homes
- 9 Michael's
- 10 Alameda Landing Retail
- 11 Target
- 12 Symmetry by TriPionte Homes
- 13 Planned Waterfront Mixed-Use Residential / Maritime

ALAMEDA LANDING / BAYPORT – ALAMEDA, CA

BY THE NUMBERS

- 873 Residences Completed (197 affordable units)
- Ruby Bridges Elementary School & Park
- 300,000 SF of Retail
- 364,000 SF of Maritime Commercial
- 300 Residences Planned at the Waterfront including 4.5 acre waterfront park
- Over \$200,000,000 Infrastructure Investment to Date
- Over \$50,000,000 Infrastructure Investment Planned

HIGHLIGHTS

- First Fiscally Neutral Project in Alameda
- First Transportation Demand Management Program in Alameda – over 5,000 Boardings monthly
- Real Cross-Estuary Transit Solutions in the Works



ALAMEDA LANDING - 2012



ALAMEDA LANDING - 2018



ALAMEDA LANDING - 2012



ALAMEDA LANDING - 2018



RETAIL



PUBLIC ART – STARGELL PLAZA



THE WATERFRONT



The plaza & promenade provide an inviting gateway for residents and visitors to Alameda Landing's waterfront experience



5th Street terminates at the waterfront plaza, framing the view of Oakland's Broadway Skyline and Jack London Square



The promenade park features expansive views of the estuary and beyond and provides a variety of activities for all ages



WEST MIDWAY



CATELLUS – A MASTER DEVELOPER

- Funds 100% of project costs
- Engages in community outreach and seeks stakeholder input
- Secures entitlements
- Remediates any environmental contamination
- Completes all demolition
- Installs all infrastructure
- Executes land sales RFP process





- Catellus core management team has worked in Alameda for 18 years
- Ted Antenucci CEO
- Bill Hosler CFO
- Tom Marshall EVP – Development
- Sean Whiskeman SVP – Development
- Bill Kennedy VP – Construction
- Lexie Lam Director – Development

- Urban Planning
- Architecture
- Civil Engineering
- Geotechnical and Environmental
- Community Relations
- Community Arts Programming

KAYVICTOR

woodleyarchitecturalgroup,inc.



LANGAN



Open Book Financial Partnership:

- City and Catellus together decide the project's vision and priorities
- Catellus executes the project vision, and earns a fixed return on its capital investment
- Net cash flow after the payment of the fixed return is split between the City and Catellus
- The structure ensures that the City is involved in all major project decisions, not solely in entitlement negotiations

BENEFITS OF PROPOSED DEAL STRUCTURE

- City participates in all decisions, including vertical developer selection
- City can elect to direct excess funds towards additional amenities like enhanced parks, art, and community assets



Historic Mueller oak tree relocation

- 291 residential units
 - Minimum 31 deed-restricted moderate-rate affordable units
 - Minimum 26 Workforce Housing units (10% of market rate units)
 - Minimum 39 universally designed units (15% of market rate units)
 - Maximum of 52 single-family detached Units (20% of market rate units)
 - Marketing program for Alameda Point Employees
- Flexible commercial space that can react to changing market conditions
 - Restaurants with outdoor dining
 - Food and beverage production and tasting
 - Specialty fitness
 - Creative office
 - Assisted living
- Open space network connecting Site A, West Midway, RESHAP, and the balance of the Main Street neighborhood
- Expansion of the Alameda Transportation Management Association

The success of West Midway is the success of the RESHAP development

- Execution and delivery of critical backbone infrastructure, phased to maximize efficiency of both West Midway and RESHAP
- Catellus has longstanding relationships with stakeholders in West Midway and RESHAP
- Over \$200 Million of infrastructure invested in West Alameda to date with \$50 Million additional planned for Alameda Landing's Waterfront



WE KNOW YOUR DIRT

- Deep Bay Mud and Liquefiable Sands – Affects All Design Considerations
- Manage Through Undocumented Fill (Contaminants and Soils Variability)
- Shallow Groundwater Removal & Treatment
- Variable Edge Conditions (Mitigations for Lateral Slip)
- Wharf Structural Rehabilitation and Restraint Systems
- Utility Design-Construction for Differential Settlement.
- Building Aprons & Public Hardscape Engineered Settlement
- Phased for Continued Public Access & Traffic
- Proactive Public Outreach and Communication
- Close Partnership with City Officials and Key Agencies

SOIL MITIGATION



Soil Remedies by Condition & Building Type



Surcharge & Wicking



Utility Removal/Groundwater Extraction



Residential & Retail Constructed on Soil Bridging & Light Weight Fill



Completed Target Building (Pile Supported)

DEMOLITION OF NAVY BUILDINGS



SOIL CONDITIONS







CATELLUS: RELEVANT PROJECT EXAMPLES



MUELLER – AUSTIN, TX

- 700-acre site of Austin's former municipal airport
- 6,200 single-family and multi-family homes (25% affordable)
- 4.4 million square feet of commercial space including 750,000 square feet of retail
- 140 acres of parks and open space
- 1 million-square-foot mixed-use town center



MUELLER – AUSTIN, TX



MUELLER Austin | Texas

- 1 Regional Retail
- 2 Dell Children's Medical Center
- 3 Seton Healthcare Family
- 4 University of Texas Health Research Campus
- 5 SEDL (Corporate Headquarters)
- 6 Austin Independent School District Performing Arts Center
- 7 Mueller Market District, H-E-B Anchor
- 8 Mueller Central Visitor Center
- 9 Browning Hangar (Historic Renovation)
- 10 Neighborhood Parks
- 11 Greenways
- 12 Lake Park
- 13 Apartments
- 14 Aldrich Street town center
- 15 The Thinkery – Children's Museum

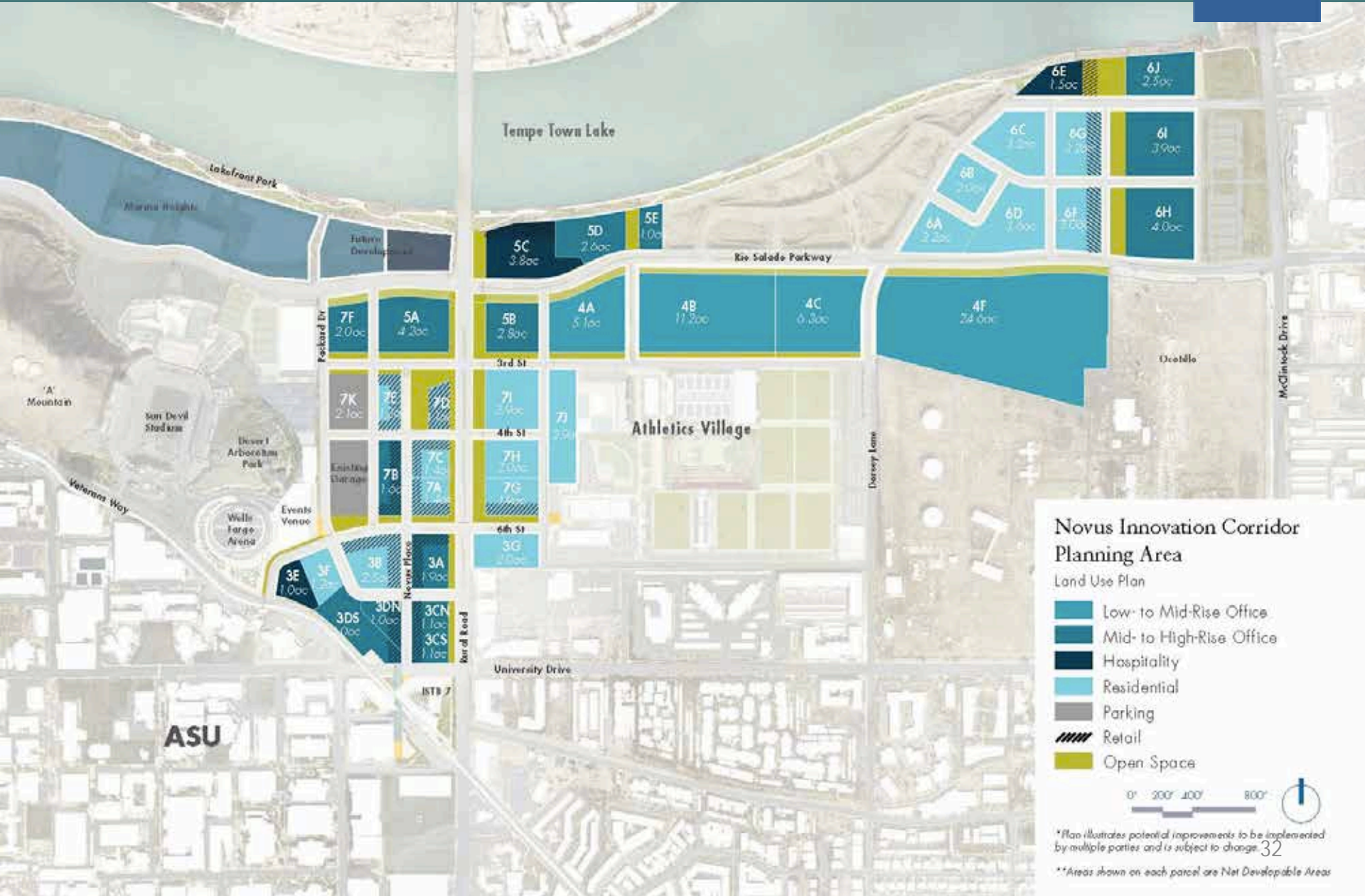
ALDRICH STREET - MIXED-USE TOWN CENTER



LAKE PARK



NOVUS INNOVATION CORRIDOR – TEMPE, AZ



Novus Innovation Corridor Planning Area



*Plan illustrates potential improvements to be implemented by multiple parties and is subject to change. 32

**Areas shown on each parcel are Net Developable Areas

NOVUS INNOVATION CORRIDOR



NOVUS INNOVATION CORRIDOR – 259 ROOM HOTEL



NOVUS INNOVATION CORRIDOR – 170,000sf OFFICE





THANK YOU

