
AGENDA

COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

February 14, 2024

5:00 PM

City Hall

First Floor Conference Room, 4B

65 Civic Avenue

Pittsburg, CA 94565

Subcommittee Members

Jelani Killings, Vice Mayor

Dionne Adams, Councilmember

Planning Commission Representatives on Land Use

Ivelina Popova, Commissioner

Elissa Robinson, Commissioner

1. Public Comment for Non-Agenda Items

2. Pittsburg Power Company (*Vice Mayor Killings, Councilmember Adams*)

- a. **Pittsburg Power Company Strategic Plan.** Staff will provide an overview of the Draft PPC Strategic Plan and next steps. *Subcommittee feedback requested.*

3. Land Use (*Vice Mayor Killings, Councilmember Adams, Commissioner Popova, Commissioner Robinson*)

- a. **East Street Estates.** *Subcommittee feedback requested.*

- b. **Bliss Avenue.** At the December 11, 2023, CED meeting, staff introduced plans showing development concepts for the Bliss Avenue corridor. Staff is returning with updated concepts. *Subcommittee feedback requested.*

4. Economic Development (*Vice Mayor Killings, Councilmember Adams*)

- a. **Fiscal Year 2024-2025 Goals.** Staff will give an overview of the draft FY 2024-2025 Goals that fall within the Economic Development Priority Area. *Subcommittee feedback requested.*

- b. **Economic Development Updates.** Staff will provide general updates about Division activities. *Informational item only.*

5. Subcommittee and Staff Reports or Remarks

6. Adjournment

POWERING PITTSBURG'S FUTURE

**A VISION TO ILLUMINATE THE PPC'S
ENERGY DELIVERY OPPORTUNITY.**



HISTORY

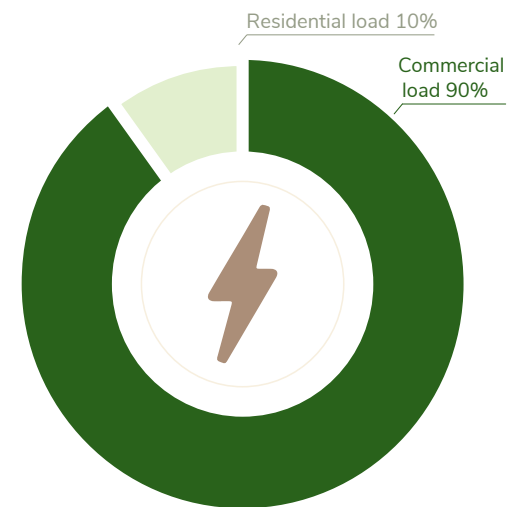
In the late 1990's, Pittsburg Power Company (PPC) was established by the City of Pittsburg as a Joint Powers Authority, creating a publicly owned utility as an agency of the City. Shortly after formation, PPC acquired the gas and electric franchise of the decommissioned Mare Island Naval Shipyard for a nominal cost.

Since then, PPC has successfully operated the Mare Island utility distribution system under the name Island Energy.

Island Energy has distributed gas and electric services to industrial, commercial and residential retail customers on Mare Island Vallejo at lower rates than PG&E for more than 25 years. Island Energy has grown more than 65 percent in the last five years and currently has 380 residential customers and 225 commercial customers.

Now, PPC is ready to recognize the full potential of this City-owned asset by capturing new load increments for new developments planned throughout the region, including new developments on Mare Island and throughout Contra Costa County, and potentially elsewhere.

This document provides a high-level overview of the PPC's strategic expansion plan for its energy services.



**ISLAND ENERGY
CUSTOMER BREAKDOWN**

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PITTSBURG'S BRIGHT IDEA

As one of only 47 cities in the state of California that owns its own electric utility, the City of Pittsburg has a tremendous opportunity to expand its service-delivery footprint.

PPC currently delivers gas and electric service to more than 600 customers on Mare Island in Vallejo, in the name of Island Energy. However, there is significant potential to capture new load increments as the Contra Costa County region continues to develop, particularly along the SR-4 corridor. Under state law, PPC is not restricted within California as to where it may provide service.

The benefits of this endeavor are wide-reaching.

Because PPC is a publicly owned utility that operates as a not-for-profit entity, the agency will potentially be able to offer lower rates than its investor-owned competitors. And because PPC is a smaller, nimbler organization that

operates closer to its customer, it will endeavor to provide timely and tailored customer service to those it serves.

Having a dedicated utility will also bolster economic development activities within the City by streamlining the planning and CEQA permitting process to new power connectivity.

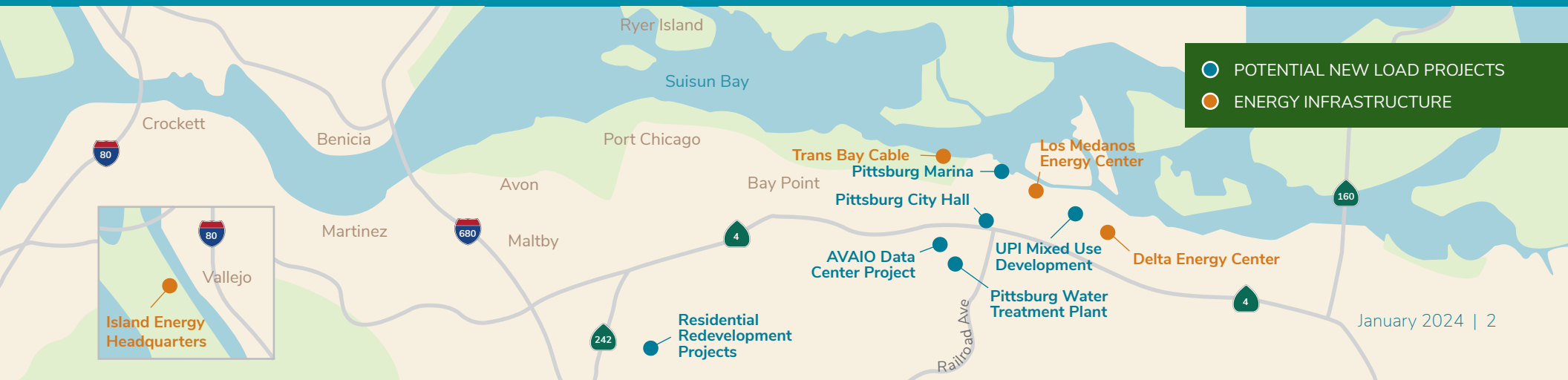
The City of Pittsburg also wins from this expansion since new income from this effort will help diversify City revenue streams, allowing the City to continue providing public programs, projects and community services that make Pittsburg one of the more desirable communities for residents in northern California.

Expanding PPC's service territory is not without challenges including long development timelines; complicated regulatory approval processes; fierce competition; upfront investment to build

interconnecting and distribution infrastructure; human capital; and the need for detailed internal coordination.

Congruent with the technical expansion, PPC will develop a comprehensive marketing plan to launch the effort to the public.

Preliminary highlights of both plans are included in this strategic document.



ENERGIZING THE OPPORTUNITY

PPC is embarking on an effort to expand its service-delivery footprint beyond its current service territory on Mare Island in Vallejo.

To do this, PPC must take on the ambitious effort to secure funding, observe regulatory requirements, obtain approvals from state regulators, and create the management and technical team necessary to execute the expansion. It must also position itself in the marketplace as the preferred provider for new electrical load in the region.

While it will be a challenge to go up against legacy investor-owned, for-profit entities in the marketplace, PPC has a unique value proposition that will be amplified through a comprehensive marketing effort.

And because PPC can service the entire region – not just the City of Pittsburg – the effort has the potential to return significant dividends once completed, especially when you consider the future development still to come in and around northern California.



1996

City of Pittsburg formally establishes Pittsburg Power Company as a California Joint Powers Authority and acquires the gas and electric utility from the U.S. Navy upon its decommissioning of the Mare Island Base.

2001

PPC participates in the development of two major natural gas power generation facilities in Pittsburg – the Los Medanos Energy Center (LMEC – 540MW) and the Delta Energy Center (DEC – 880MW). Both LMEC and DEC are now owned and operated by Calpine Corporation.

2015

With support from the City and PPC, a 25.4 MW ground-mounted solar PV project consists of 83,000 solar modules was built and commissioned in 2015.

1997

PPC begins delivering gas and electric utility to Mare Island in Vallejo under the name “Island Energy.”

2004

PPC participates in the Trans Bay Cable project, an energy infrastructure project chosen by the Californian Independent System Operator (CAISO). This cable originates at a switchyard in the City of Pittsburg and travels more than 53 miles under the San Francisco Bay to transfer power from generation resources in Pittsburg to San Francisco. Trans Bay Cable was awarded the Project Finance North American Infrastructure Award in 2007. The facility entered commercial operation in 2010.

2017

On August 2017, the City of Pittsburg, PPC and Energy Delivery Solutions entered into an Exclusive Negotiating Rights Agreement to pursue development of a technology park within the City of Pittsburg.

CAPTURING NEW LOADS

As part of the expansion analysis, the City has already identified several upcoming developments within Pittsburg where PPC could provide energy delivery and related services. These developments will need reliable, high-electric load delivery and would help drive return on investment for the expansion effort.

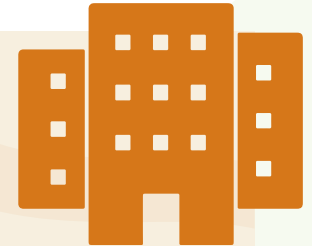
The developments are charted on the map below and include:

- City-owned facilities like the water treatment plant, public buildings, parks, waterfront and marina
- Technology Park
- UPI Site Development
- New large residential developments

PPC is also exploring establishing renewable energy generating assets, such as solar photovoltaic systems to serve City-owned facilities. Alternative power generation technologies, such as fuel cell and energy storage battery systems, could fully satisfy the energy demand of the City operated water treatment plant. Finally, PPC could invest in interconnection points within the City of Pittsburg to help further propel the expansion.

Outside of these primary targets, PPC will look at industrial (e.g. data centers), new large residential developments, public utility projects (e.g. desalinization plants, water treatment plants), large mixed-use developments, commercial developments and manufacturing facilities.

CRITERIA FOR TARGETED NEW LOAD OPPORTUNITIES



- Industrial
- New large residential developments
- Public utility projects
- Large mixed-use developments
- Commercial developments
- Manufacturing facilities

2018

With support from the City and PPC, a 200 MW megawatt lithium-ion battery energy storage is designed and under construction by LS Power and expected to be operational in 2022.

2020

PPC files for an Interconnect Agreement for the Technology Park development in Pittsburg and begins work with PG&E regarding potential approval. Agreement could be reached as soon as 2024.

2023

Service expansion update is completed and finds that there is a positive cost-benefit to the City of Pittsburg in investing in the expansion of PPC.

FUTURE

PPC becomes an energy service provider with competitive pricing and tailored energy services.

2019

The City Council adopted a Project Development Agreement (PDA) between the City, PPC and EDS to set terms and conditions for development of the technology park.

2022

PPC engages with technical consultant to develop a comprehensive study and implementation strategy for serving new electric load beyond Mare Island, and more specifically within the city limits of Pittsburg and potentially adjacent communities.

2025
(Anticipated)

PPC serves City owned facilities with alternative and sustainable energy.



ILLUMINATING THE BENEFITS

Benefits of expansion touch both potential customers and the Pittsburg community as a whole.

With PPC serving certain City-owned facilities, Pittsburg will have more budgetary control on rapidly rising energy costs. The move will also support the sustainable energy solution in the region.

New PPC customers who choose the local provider over for-profit competitors will enjoy lower rates than Investor-Owned utilities, a less bureaucratic process, more diverse power sources and a highly customer-centric experience.

Additionally, the Pittsburg community benefits from this entrepreneurial effort since revenue generated would be designated for City use, including supporting city projects like the 8th Street Linear Park, Truck Bypass Route and Central Park developments; community services like park security services and sidewalk enhancements; and community events like fireworks, holiday ice skating and car shows.

As revenue grows, the City will be able to further expand these types of services while supporting municipal budget stability through this diversified revenue stream.

Finally, local control of the utility would allow PPC to be as creative as they can with energy efficiency and electric vehicle charger rebates that would benefit the local community's pocketbook while simultaneously improving the environment.

LIGHTING UP REVENUE GENERATION

In order to make this vision a reality, the PPC must commit to investing the appropriate resources to undertake such a large initiative. This will include funding for additional PPC staff; development costs for new infrastructure; and third-party professional resources who specialize in engineering and marketing.

In 2022, Pittsburg Power Company generated about \$3 million in revenue and had \$2.8 million in operating expenses. Island Energy has reached the \$10 million mark for its retail electric and natural gas retail services on Mare Island.

The majority of PPC's revenue is generated from franchise agreements from energy projects that PPC helped to develop, such as the 8th Street Corridor Transmission Project and the Trans Bay Cable Project.

The majority of PPC's costs are sponsorships for local youth programs, public and community services, support of the new energy project initiative and help to balance the general fund.

A key driver of this effort's timeline is the fact that two key franchise agreements with Calpine (Delta and Los Medanos Energy Centers) will sunset in 2025, leaving an estimated \$1.2 million revenue gap in PPC's budget. Recognizing this, PPC is taking immediate action to begin the process of expanding PPC's service territory to capture additional revenue sources.



THE TECHNICAL PLAN

In order to bring this vision to life, PPC must coordinate closely with PG&E since it owns all regional transmission infrastructure currently delivering power to the region. Since Pittsburg is a transmission hub for PG&E, its power availability and transmission capability is some of the best in California.

To do this, PPC must be granted an interconnect agreement with PG&E in order to begin delivering its power from the PG&E transmission system.

It may sound simple, but the process is lumbering and lengthy.

For starters, there are substantial costs involved when an alternate provider interconnects with PG&E's system. Second, it is a lengthy process administered by PG&E (based on service territory) governed by the North American Electric Reliability Corporation.

Expected process times from application to authorization to proceed can be one to three years, or longer, per opportunity.



In order to bring Pittsburg Power Company's vision to life, a two-prong approach is needed to expand the utility's footprint: a robust technical engineering plan to physically bring service to the region and a compelling marketing campaign to grow market share and achieve PPC's business objectives.



Interconnect agreements are currently being handled on a project-specific basis; however, PPC is in discussions with Western Area Power Administration, which holds a system-wide interconnect agreement, to see if there is potential synergy from collaborating on this expansion effort with PG&E. Regardless of the outcome of this collaboration, there would be a number of significant regulatory hurdles to overcome.

Presently, PPC has filed for an interconnect agreement for the Technology Park development and has been in active communication with PG&E about the potential approval and responding to various technical questions regarding the request. Assuming PPC can address all of the questions, the two parties could enter into an interconnect agreement as soon as the third quarter of 2024.

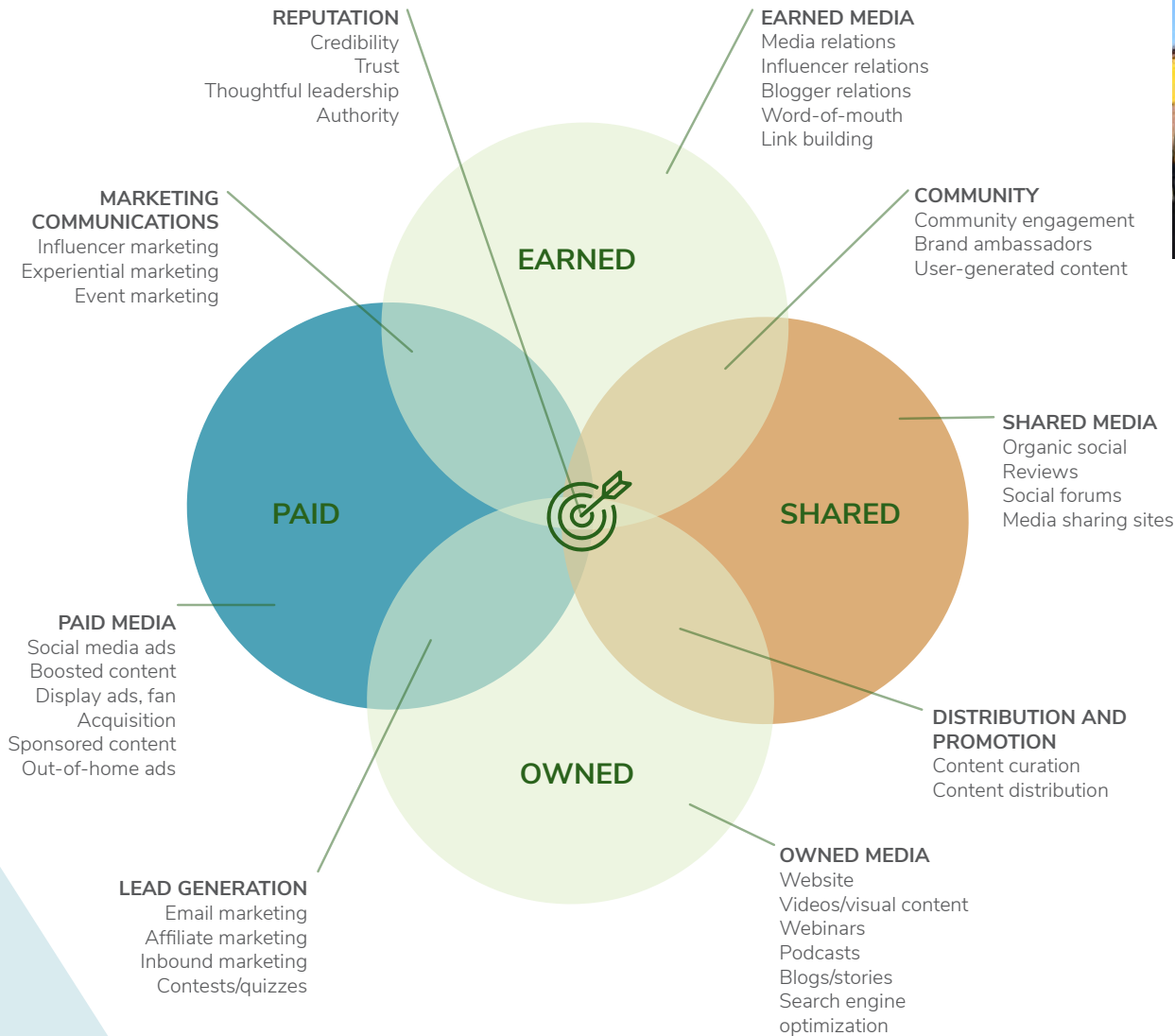
While the PG&E interconnection process is time consuming, PPC has teamed up with industry experts to perform analysis to best estimate likely system upgrades and costs. This expertise allows for PPC to make

educated new customer requests that optimize project size against system capability. This expertise can lead to reduced impact interconnection costs and a faster more streamlined interconnection. Current studies are underway related to the interconnection of large facilities in and around Pittsburg. This same analysis can be applied to any region in California for any size opportunity.

PG&E is currently conducting a System Impact Study, to be followed by a Facilities Assessment Study, leading to the Interconnection Agreement. This fee usually covers various upgrades PG&E asserts they must make for the interconnect to happen.

Congruent to this process, the PPC has done its own analysis of the regional transmission system and it appears there is a good amount of capacity available.

THE MARKETING PLAN



Concurrent to the technical aspect of PPC's expansion, the City has retained a professional service firm, JPW Communications, to prepare a comprehensive strategic marketing and communications plan to take the utility to market.

The plan will include both internal and external communication efforts and will outline the PPC's marketing objectives, target audiences, competitive positioning, and tactics to achieve its goals.

Tactics will contemplate paid, earned, shared and owned media opportunities and a new brand identity to propel the utility's expansion.

The following graphic outlines a menu of options that will be explored as part of the marketing effort.

THE CHALLENGES

While the technical tests determined there is indeed a possibility to expand PPC's service area, this process will be a progressive multi-year effort.

The timeline for acquiring new customers includes four to five years to frame and acquire new client load, two to three years to set up interconnect agreements, and then the time it takes for construction to take place to build the necessary infrastructure such as substations.

PPC will also be entering a market that is dominated by existing entities like investor owned PG&E that have established infrastructure and clientele. A strong commercial posture, marketing effort and meaningful value proposition will be key to capturing market share in this landscape.

PPC will also be reliant on PG&E's cooperation and technical assistance. By expanding its services, PPC will be required to maintain a professional and cordial relationship with PG&E to ensure its commercial and technical approach isn't thwarted in the future. This will require a high-level of acumen by City staff and consultants throughout the process.

Finally, to be successful in positioning itself as the energy provider of choice for new residential and commercial customers, PPC and the City will require a high degree of internal alignment and collaboration on a shared vision for this process.

NEXT STEPS TOWARDS AN ENERGIZED FUTURE

Pittsburg is in an excellent position to capitalize on the opportunity to expand PPC's customer base and service area over the next several years.

While the loss of revenue in the form of expiring franchise agreements seems daunting, work has already started to not only offset this decrease but add to the City's revenue by acquiring new customers, illuminating a path forward.

PPC has always kept an entrepreneurial mindset and drive for partnership with private enterprises to develop energy development projects, as demonstrated by the successes of the Delta and Los Medanos Energy Centers, and the Trans Bay Cable project. Through the rapid growth of the utility operation on Mare Island, PPC has accumulated industrial knowledge, operational and regulatory procedures, and human resources in the financial and managerial aspects of a Public Owned Utility. PPC would leverage this experience and knowledge to continue working with private enterprises and develop comprehensive energy projects to serve new load increments in the Contra Costa County region.

With the right planning and tactics, the City can realize the full potential of this unique asset, ensuring Pittsburg's financial future.





FOR MORE INFORMATION, PLEASE CONTACT:

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www.pp.islandenergy.com



Community and Economic Development Department – Planning Division

MEMORANDUM

Date: February 14, 2024
To: Community and Economic Development Subcommittee Members
From: Alison Hodgkin, Associate Planner
Re: Item No. 3.b. – East Street Estates

BACKGROUND

In March and May of 2000, the Planning Commission adopted a series of resolutions granting approval of a Use Permit, Design Review, Vesting Tentative Map and two Variances allowing the applicant, Veritel Homes, LLC, to develop an eight-lot, single-family residential, subdivision known as “East Street Estates” (proposed Project).

The Final Subdivision Map for East Street Estates was recorded on June 30, 2006, creating the eight vacant parcels located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street. However, the Design Review term of approval expired on June 30, 2009.

On October 17, 2019, the applicant filed Planning Application No. 19-1470, requesting Design Review approval for the previously approved, eight, detached, single-family dwellings on eight, vacant parcels. The application was deemed complete in July 2021.

PROJECT SITE/EXISTING CONDITIONS

The approximately 0.63-acre project site is vacant and undeveloped and includes eight individual lots previously subdivided (Subdivision 8409). Individual lots range from 3,440 sq. ft. to 3,560 square feet (sq. ft.) in size. Six of the eight lots are 3,440 sq. ft. and the two remaining lots, on the far west end of the project site adjacent to East Street, are 3,560 sq. ft. and 3,496 sq. ft. respectively.

The land is generally flat and contains ruderal vegetation, two mature Cedar trees and one mature Oak tree (protected trees not approved for removal). Existing sidewalks surround the property on the north, west and south sides of the project site.

Six PG&E light poles line the perimeter of the property and are connected to the larger network of overhead utility lines characteristic of older neighborhoods in the *Downtown Subarea*.

Correspondence in the project file from April 2008 indicates PG&E approval to allow the applicant to install electrical conduit behind the sidewalk fronting each lot for future undergrounding of overhead PG&E facilities. However, pursuant to Pittsburg Municipal Code (PMC) 17.28.020(G), General Plan Section 11.5, Policy 11-P-33, and as a condition of approval the engineering division is requiring, the applicant to underground all existing and proposed utilities within the project area and along frontage streets surrounding the project site. This requirement would be a condition of approval prior to building permit issuance.

PROPOSED PROJECT

The architectural plans for the proposed project include five, two-story, single-family residence models. Each proposed residence would range in size from 2,552 sq. ft. to 2,720 sq. ft. The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material, stucco siding and trim, board and batten siding, columns with cultured stone veneer, gable vents and two variations of garage doors with window lights. Models 1A and 2B include wooden railing at porch, and all models, except for Model 1A, include shutters and corbels.

Six of the eight residences would include four bedrooms and two residences would include three bedrooms. All eight residences would include a two-car garage, front porch, four bedrooms, three full bathrooms (with the exception of Model 1A which provides two full and one-half bathroom), kitchen, dining area, living room, washer and dryer, as well as space for three trash bins and a private, fenced yard. Note: the residences on Lots 1 and 8 would also include an approximately 278-sq. ft. attached Accessory Dwelling Unit (ADU) to meet the city's affordable housing requirements in PMC Chapter 18.86.

Each lot would conform to existing property development regulations for the RS-4 District which include a 28-ft. maximum height limit, 15-ft. minimum front yard, 10-ft. required rear yard and a 4-ft.-4-inch (in.) to 4-ft. - 6-in. minimum side yard setback (10% of the lot width). Each lot would include front and corner yard drought-tolerant landscaping, wood composite materials and automatic irrigation systems consistent with landscape standards in Chapter 18.84 PMC.

The proposed Project would be subject to conditions of approval requiring the widening of East Street to allow two-way traffic, reconstruction of the sidewalk, curb, gutter and driveway approaches on East 9th Street and crosswalk re-stripping to the 8th Street Greenbelt open space area.

Next Steps

Staff requests subcommittee members provide feedback on the proposed project.

Attachment:
Project Plan Set

c:\arcxen\design_studio\architecture\engineering\projects\arcxen\2019\arcxen\201906 east street estates dr set 1.dwg

Thursday, September 3, 2020



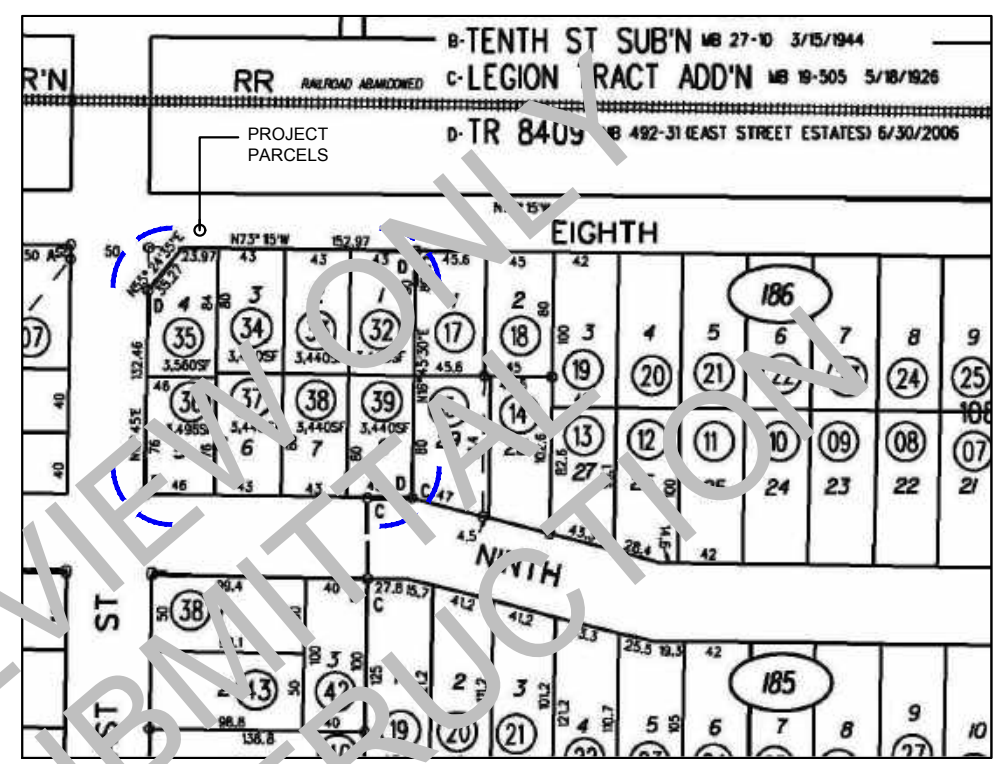
1 SITE AERIAL PHOTO
SCALE: NOT TO SCALE



3 SITE VICINITY AERIAL PHOTO FROM E. 8TH STREET
SCALE: NOT TO SCALE



4 SITE AERIAL VICINITY PHOTOS FROM EAST & E. 9TH ST. CORNER
SCALE: NOT TO SCALE



2 PARCEL MAP
SCALE: NOT TO SCALE



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DRAWING AUTHOR: _____
SERGIO CRUZ
Sr Designer/Drafter DATE: _____

DESIGN REVIEW SET
PRELIMINARY

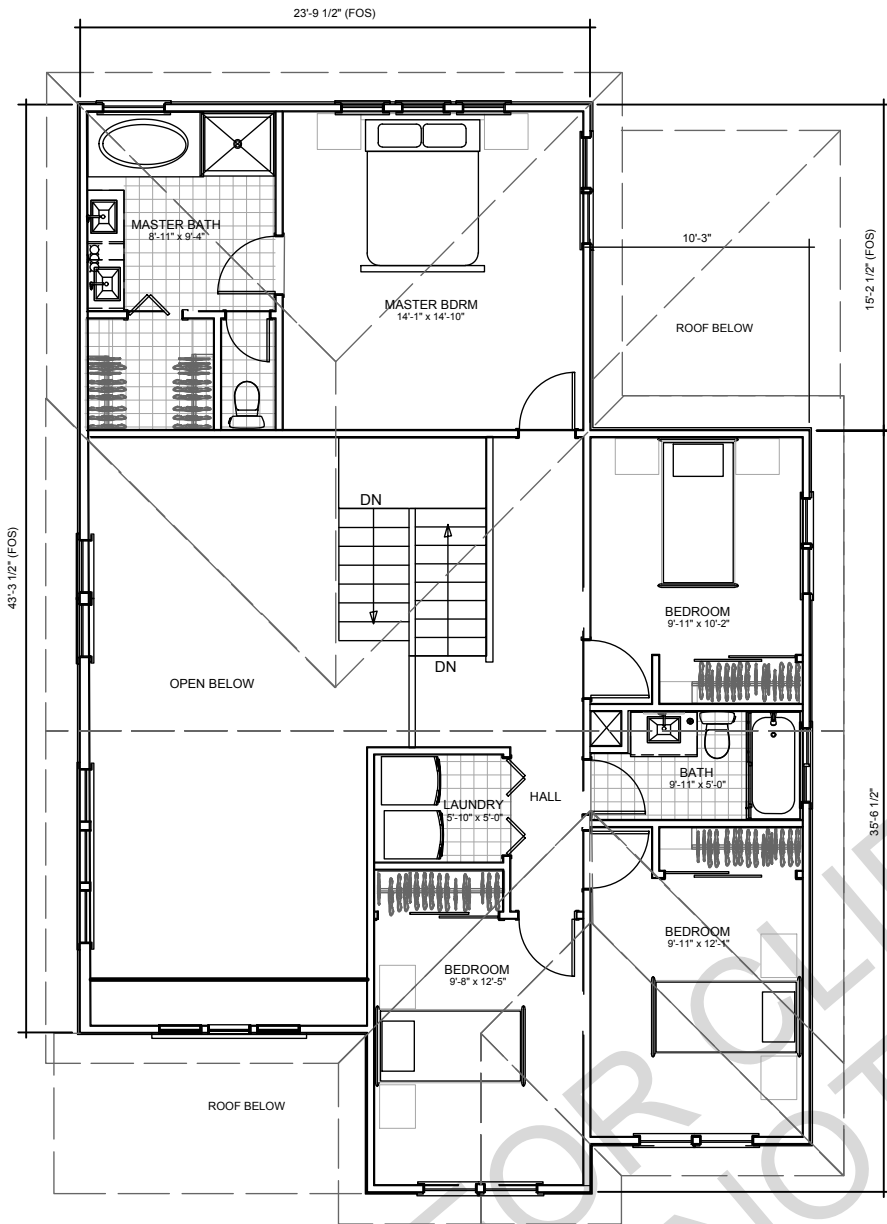
EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th Street and 400, 404, 408 & 412 E. 9th Street
Pittsburg, California 94565

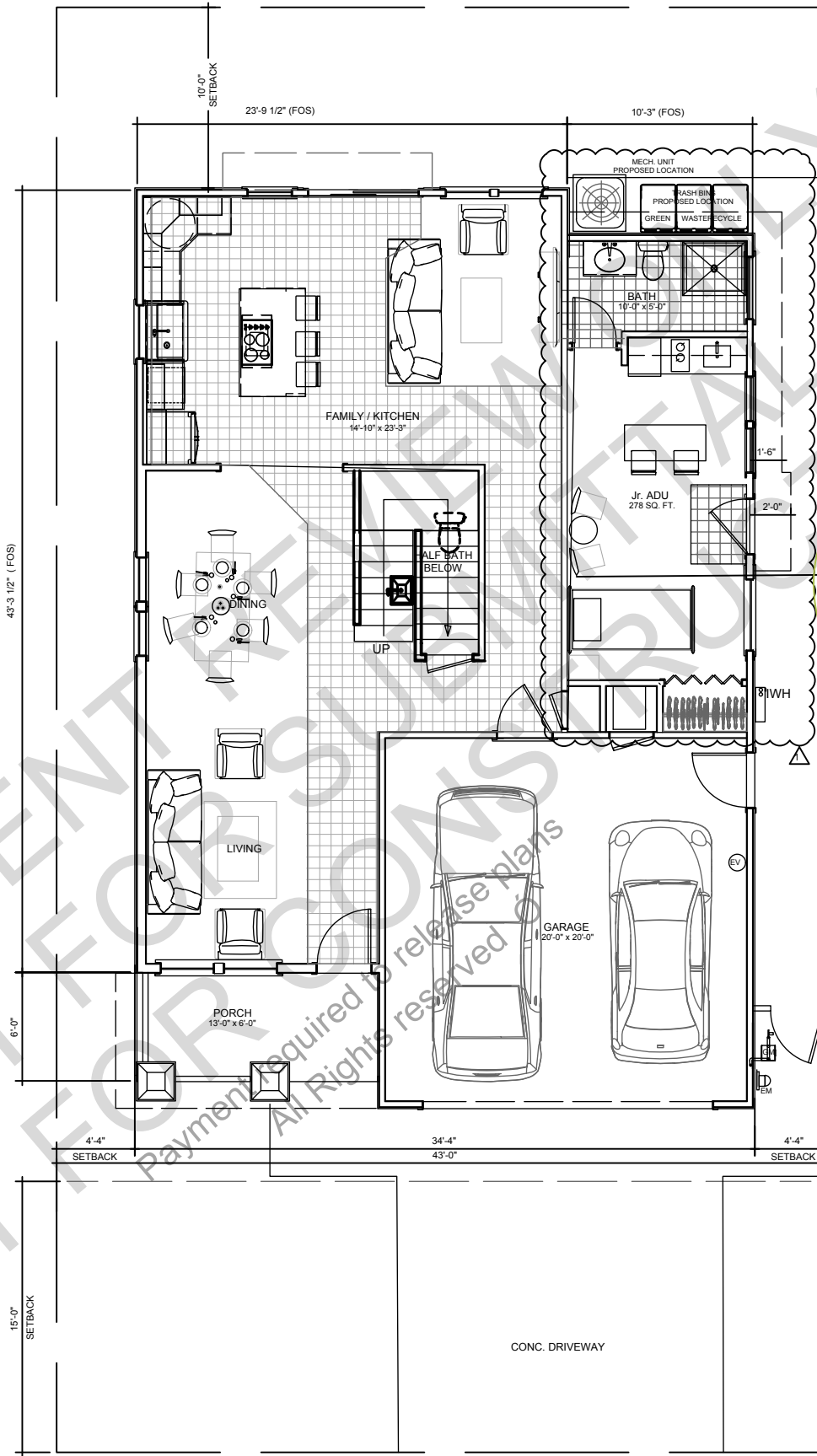
DATE	NO.	REVISION
08/29/2020	1	DESIGN REVIEW

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S. Cruz
CHECKED BY: T. Kenslinke
CAD FILE: .dwg
PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

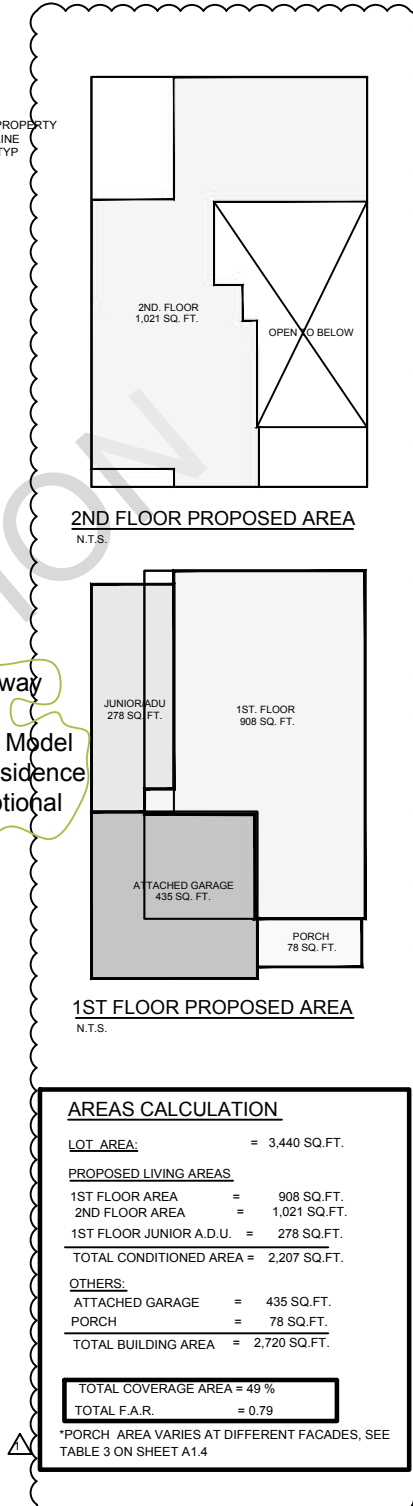
A1.2
PARCEL MAP & SITE VICINITY PHOTOS



2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODEL 1A
SCALE: 1/4"=1'-0"



1 PROPOSED TYPICAL 1ST FLOOR PLAN - MODEL 1A
SCALE: 1/4"=1'-0"



LOTS NO'S
1 & 8
MODEL 1A W/ Jr. ADU



MEASURING, AS-BUILT & DRAFTING SERVICES
s a n f r a n c i s c o b a y a r e a
m a r i n . n a p a . s a n t a c l a r a . s o n o m a
& s a l a m o . s a c r a m e n t o c o u n t i e s
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DRAWING AUTHOR:

SERGIO CRUZ
Sr. Designer/Draftsman DATE:

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S.Cruz
CHECKED BY: T.Kenslinke
CAD FILE: .dwg
PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

A3.1
MODEL 1A
FLOOR PLANS

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SERGIO CRUZ
Sr. Designer/Drafter DATE:

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

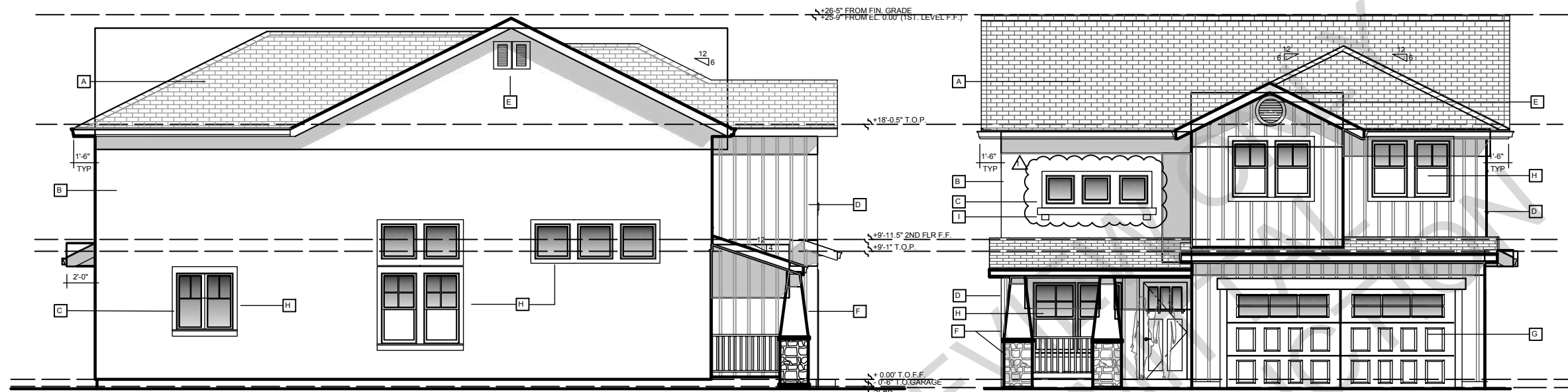
PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE:	10/03/2023
SCALE:	As Noted
DRAWN BY:	S. Cruz
CHECKED BY:	T. Kenslinke
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arcxen201906

A3.2

MODEL 1A
EXTERIOR
ELEVATIONS

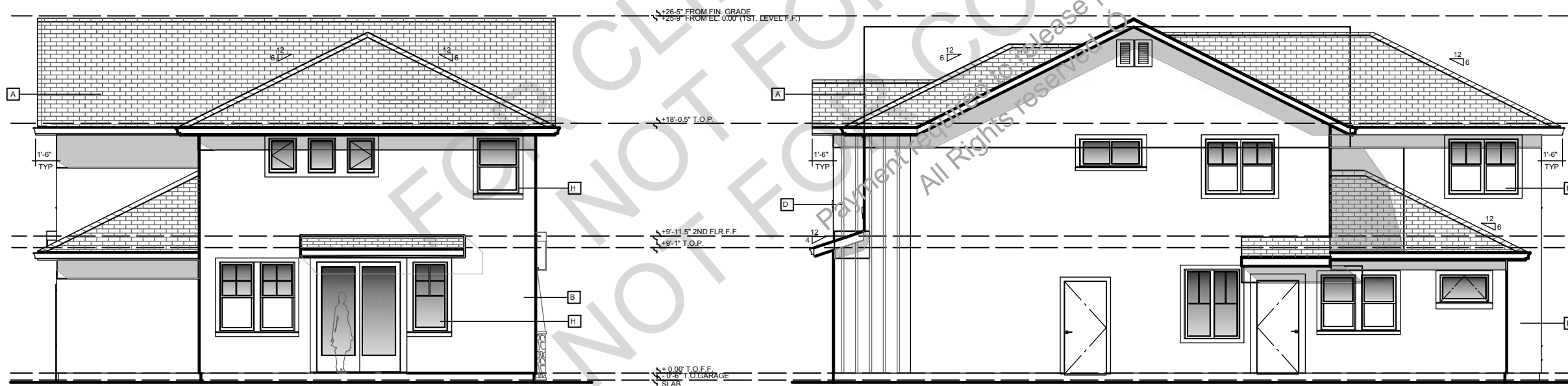


1 PROPOSED TYPICAL LEFT SIDE ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0"
LOTS NO. 1 & 8

2 PROPOSED TYPICAL FRONT ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0"
LOTS NO. 1 & 8

MATERIAL LEGEND

- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
- B. COLORED STUCCO BODY
- C. FOAM STUCCO TRIM
- D. FACADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1X3 BATTENS @ 12" O.C. & 2X10 BELLY BAND W/ FLASHING AT BOTTOM
- E. GABLE VENT
- F. DECORATIVE TAPERED COLUMNS WITH CULTURED STONE VENEER AT BASES AND WOODEN RAILING AT PORCH
- G. SECTIONAL GARAGE DOORS
- H. VINYL DUAL PANE WINDOWS AND SLIDING GLASS DOORS WITH STUCCO TRIM AND ACCENT SILL AND LINTEL AT FACADE
- I. DECORATIVE 3 DIMENSIONAL FOAM WINDOW SILL ACCENT



3 PROPOSED TYPICAL REAR ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0"
LOTS NO. 1 & 8

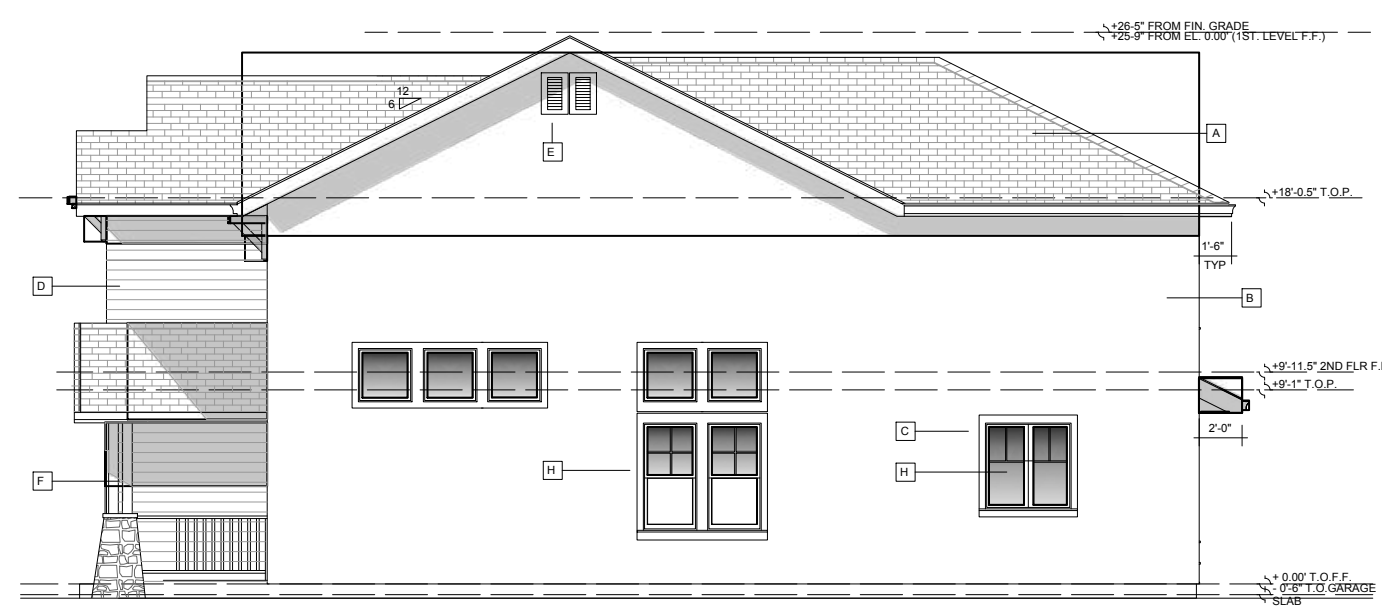
4 PROPOSED TYPICAL RIGHT SIDE ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0"
LOTS NO. 1 & 8

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE:	10/03/2023
SCALE:	As Noted
DRAWN BY:	S.Cruz
CHECKED BY:	T.Kenslinke
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arcxen201906

A3.5

MODEL 1B & 1C
EXTERIOR
ELEVATIONS



1 PROPOSED TYPICAL RIGHT ELEVATION - MODEL 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0"
LOTS NO. 2 & 7 AND 3 & 6



2 PROPOSED TYPICAL FRONT ELEVATION - MODEL 1B
SCALE: 1/4"=1'-0"
LOTS NO. 2 & 7
NOTE: SEE DWG A3.6 FOR MODEL 1C FRONT ELEVATION

- MATERIAL LEGEND**
- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
 - B. COLORED STUCCO BODY
 - C. STUCCO FOAM TRIM
 - D. FAÇADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1X3 BATTENS @ 12" O.C. & 2X10 BELLY BAND W/ FLASHING AT BOTTOM
 - E. GABLE VENT
 - F. DECORATIVE TAPERED COLUMNS WITH CULTURED STONE VENEER AT BASES AND WOODEN RAILING AT PORCH
 - G. SECTIONAL GARAGE DOORS
 - H. VINYL DUAL PANE WINDOWS AND GLASS DOORS WITH STUCCO TRIM AND ACCENT SILL AND LINTEL AT FAÇADE
 - I. DECORATIVE 3 DIMENSIONAL FOAM WINDOW SILL ACCENT
 - J. COMPOSITE SHUTTERS
 - K. CORBELS



3 PROPOSED TYPICAL REAR ELEVATION - MODEL 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0"
LOTS NO. 2 & 7 AND 3 & 6



4 PROPOSED TYPICAL LEFT SIDE ELEVATION - MODEL 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0"
LOTS NO. 2 & 7 AND 3 & 6

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Thursday, September 3, 2020



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DRAWING AUTHOR:

SERGIO CRUZ
 Sr. Designer/Drafter DATE:

DESIGN REVIEW SET

**EAST STREET ESTATES
 PITTSBURG, CALIFORNIA
 DESIGN REVIEW**

PROJECT ADDRESS:
 399, 403, 407 & 411 E. 9th
 Street and 400, 404, 408 &
 412 E. 9th Street
 Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

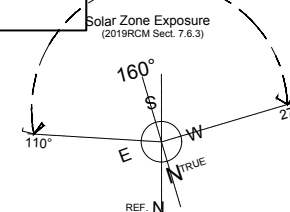
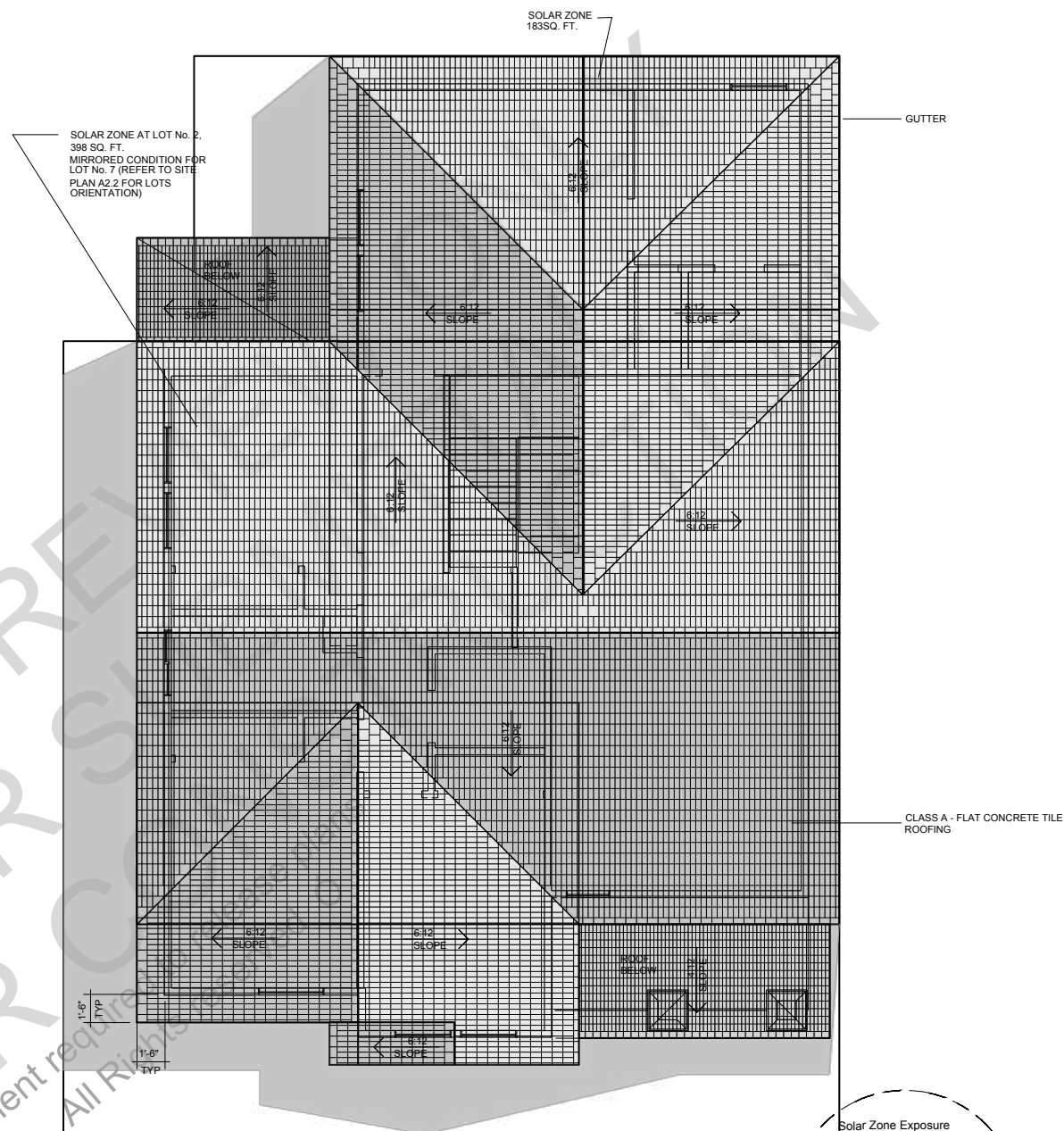
DATE:	10/03/2023
SCALE:	As Noted
DRAWN BY:	S. Cruz
CHECKED BY:	T. Kenslink
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arcxen201906

A3.6

MODEL 1C FLOOR &
 1B&C ROOF PLANS

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10/03/2023



PHOTOVOLTAIC SOLAR READY
 SOLAR ZONE AT LOT 2, MIRRORED AT LOT 7
 AND LOTS 3 & 6 SIMILAR
 (CEC Section 7.3.1.1)

1 PROPOSED TYPICAL ROOF PLAN - MODEL 1B & 1C (SIMILAR)
 SCALE: 1/4"=1'-0" LOTS NO. 2 & 7 AND 3 & 6



2 PROPOSED TYPICAL FRONT FACADE ELEVATION - MODEL 1C
 SCALE: 1/4"=1'-0" LOTS NO. 3 & 6

MATERIAL LEGEND

- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
- B. COLORED STUCCO BODY
- C. STUCCO TRIM ACCENT SILL AND LINTEL AT FACADE
- D. FACADE ACCENT WITH HARDIE HORIZONTAL SIDING
- E. FACADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1X3 BATTENS @ 12" O.C. & 2X10 BELLY BAND
- F. BOTTOM W/ FLASHING
- G. GABLE VENTS
- H. COLUMN WITH CULTURED STONE VENEER AT BASES AT PORCH
- I. COLUMNS WITH STUCCO & CULTURED STONE VENEER BASE AT PORCH
- J. SECTIONAL GARAGE DOORS
- K. VINYL DUAL PANE WINDOWS
- L. MUCK SHUTTERS
- M. CORBELS
- N. ACCENT STONE VENEER KEY STONE ARCH

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Thursday, September 3, 2020



CONCEPTUAL SCENE OF THE 4 HOUSES ON E. 8TH STREET - 3D VIEW RENDERING
SCALE: NOT TO SCALE



CONCEPTUAL SCENE OF THE 4 HOUSES ON E. 9TH STREET - 3D VIEW RENDERING
SCALE: NOT TO SCALE



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SERGIO CRUZ
Sr. Designer/Drafter DATE:

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S. Cruz
CHECKED BY: T. Kerslinke
CAD FILE: .dwg
PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

A6.1

STREETS 3D
VIEWS RENDERING

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10/03/2023

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Thursday, September 3, 2020

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Friday, September 11, 2020



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m a r i n . n a p a . s a n t a c l a r a . s o n o m a
& s o l a n o - s a c r a m e n t o c o u n t i e s
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SERGIO CRUZ
Sr Designer/Drafter DATE:

DESIGN REVIEW SET



CONCEPTUAL SCENE ON EAST STREET - 3D VIEW RENDERING



CONCEPTUAL PERSPECTIVE - 3D VIEW RENDERING

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th Street and 400, 404, 408 & 412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S.Cruz
CHECKED BY: T.Kenslinke
GAD FILE: .dwg
PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

A6.2

STREETS 3D
VIEWS RENDERINGS

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10/03/2023

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Friday, September 4, 2020



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DRAWING AUTHOR:
 SERGIO CRUZ
 Sr Designer/Drafter DATE:
 DESIGN REVIEW SET
 OCT. 12, 2019

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
 399, 403, 407 & 411 E. 9th
 Street and 400, 404, 408 &
 412 E. 9th Street
 Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	DESIGN REVIEW

DATE: 10/03/2023
 SCALE: As Noted
 DRAWN BY: S.Cruz
 CHECKED BY: T.Kenslinke
 CAD FILE: .dwg
 PROJECT NAME: East Street Estates
 PROJECT NUMBER: Arcxen201906

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COLOR & MATERIAL LEGEND

MODEL 1A: 1 5 7 9 10 12a 17 18a 21 22 24

MODEL 1B: 4 6 8 9 10 1a 12 16 17 18c 20 22

MODEL 1C: 2 5 7 9 10 1b 13 16 17 18b 20 22

MODEL 2A: 1 6 7 9 10 1a 14 16 17 18d 20 22

MODEL 2B: 3 6 7 9 10 1a 14 16 17 18d 20 22 24

16 DECORATIVE BRACKET:
 COLOR: PER EXTERIOR ELEVATION

12a ENTRY DOOR
 COLOR: WESTERN CHARCOAL

12 DOORS, & ROOF BRACKETS
 COLOR: GRASS HOPPER WING

7 ROOFING: CONCRETE TILE
 COLOR: BLEND OF PURPLE

17 STUCCO FOAM WINDOW SILL & TRIM
 COLOR: PER EXTERIOR ELEVATION

13 DOORS, & ROOF BRACKETS
 COLOR: SHIPWRECK

8 ROOFING: CONCRETE TILE
 COLOR: BLEND CHARCOAL

1 SIDING : BOARD & BATTEN J.HARDIE
 COLOR: RAFTER BROWN

1 SIDING : BOARD & BATTEN J.HARDIE
 COLOR: RAFTER BROWN

18 ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR
 COLOR: PER EXTERIOR ELEVATION

18a DARK BROWN
 18b CHUCK DUST
 18c GRASS HOPPER WING
 18d SPHAGNUM MOSS

14 DOORS, ROOF BRACKETS & COLUMNS
 COLOR: SPHAGNUM MOSS

9 STONE VENEER: CULTURED STONE
 COLOR: C. LEDGESTONE

2 SIDING : BOARD & BATTEN J.HARDIE
 COLOR: RAFTER BROWN

2 SIDING : BOARD & BATTEN J.HARDIE
 COLOR: RAFTER BROWN

20 COMPOSITE GABLE VENT
 COLOR: WHITE

21 COMPOSITE GABLE VENT
 COLOR: WHITE

15 COLUMNS, DOORS
 FYPON - COLOR: WHITE

10 CRAFTMA WINDOW - VINYL
 COLOR: WHITE

3 SIDING: HARDIEPLANK J.HARDIE
 COLOR: AMBERS STONE

4 SIDING: HARDIEPLANK J.HARDIE
 COLOR: NEIGHBORHOOD PARK

22 EXTERIOR TRIM: HARDIE TRIM & SILL
 COLOR: ARTIC WHITE

23 EXTERIOR TRIM: HARDIE TRIM
 COLOR: KHAKI BROWN

24 FYPO OR WOOD RAILING
 COLOR: WHITE

11 WINDOW SHUTTERS: COMPOSITE
 COLOR: 11a DARK BROWN
 11b MIDNIGHT BLUE

5 SIDING: STUCCO PORTLAND CEMENT-
 COLOR: BEIGE

6 SIDING: STUCCO PORTLAND CEMENT-
 COLOR: DARK BROWN

EXTERIOR COLORS & MATERIALS

A7.2
 EXTERIOR COLORS & MATERIALS

10/03/2023



Community and Economic Development Department – Planning Division

Memorandum

MEMO: February 14, 2024
TO: Community and Economic Development Subcommittee Members
FROM: Maurice Brenyah-Addow, Senior Planner
RE: Item No. 3.b.- Bliss Avenue Development Plan

At the December 11, 2023, CED meeting, staff introduced plans showing initial development concepts needed to guide a successful Transit-Oriented Development (TOD) for the Bliss Avenue corridor starting with the City-owned sites. The conceptual plan, provided by Placeworks was intended to demonstrate the feasibility of a robust mixed-use concept that would assist in establishing design parameters and standards for developers to follow in accomplishing the City's goals. Below is a summary of key CED comments and feedback:

- Option 2 which depicted a podium was preferred
- The need for multiple access points was preferred
- The need to address traffic congestion/circulation along Railroad Ave. was a priority
- The development site on the corner of Harbor/Bliss was too massive and needed to be spread out over the parcel and residential buildings setback further from the street
- More off-street parking areas on the Railroad Avenue parcel
- Open spaces were appreciated within the areas along Railroad Ave. (safety and vagrants hangout)
- Complete Streets
- Provide outdoor spaces and places for residents to socialize and interact
- Provide additional data to support the hotel concepts. This is on-going task and will be reviewed and provided as the plan progresses
- Provide conceptualls with show some landscaping and building elevations
- Show streetscape context (photo simulations or callouts)

Based on the feedback above, Placeworks has updated the concepts as shown in the attachments for the committee's review and comments.

NEXT STEPS

Staff is requesting feedback on the updated concepts from the CED Subcommittee.
Attachments:

1. Bliss Avenue Updated Development Concepts (with and without hotel)
2. Bliss Avenue Initial Development Concepts (A and B)



MEMORANDUM

To: Community and Economic Development Subcommittee

From: Robert Carrera, Economic Development Manager

Re: **Agenda Item No. 4.b: Economic Development Division Updates**

New Pittsburg Businesses in Quarter 4 of Calendar Year 2023

The following memo provides a summary of notable storefront and home-based businesses that opened and fully processed business licenses during the 4th quarter of calendar year 2023. This list of businesses is provided by business licensing data and the following businesses fully processed and received business licenses between October 1st, 2023, and December 31st, 2023. This list represents a partial list of noteworthy businesses opened during this timeframe.

Dulce's Party Supplies (644 Bailey Road)

Located at the Oak Hills Shopping Center, this business was opened by the same family that operates Dulce's Antojitos, adjacent to this business and opened since 2009. The Ortega family are a great example of an entrepreneurial family seeing growth and success here in the Pittsburg community.

My My My Apps (Home-Based Business)

This home-based business is made up of phone and tablet app developers and designers that make custom apps for their clients. Examples of their portfolio include Crewbella, GreenHouse, and Eduvate.

Hynes Enterprises, LLC (Home-Based Business)

Dr. Julianna Hynes, Ph.D specializes in global leadership development and advancement, with a specific focus on women's leadership. She is also a coach, facilitator, and author. Her website is www.juliannahynes.com.

Jackson PR Enterprises (Home-Based Business)

Jasmon Saaquoi is a communications specialist who founded Jackson PR Enterprises back in 2013 in Oakland. For nearly 20 years, she has been providing marketing and communications consulting services. As a dual citizen in Liberia, she recent opened a branch in Monrovia, Liberia to expand her services on a global scale. Learn more about her services at www.jacksonprenterprises.net.

Alpha and Omega Firearms Training (Home-Based Business)

Rodgers Anderson brings over 40 years of firearm experience to teach clients the fundamentals

of shooting firearms and using a firearm in self-defense. Learn more and book your appointment at www.alphaandomegafirearmstraining.com.

LaOriginalSF (Home-Based Business)

Mario Arseno Jr. gets everyone onto the dance floor with his salsa music band, La Original. He can be booked for special occasions by visiting www.laoriginalsf.com.

Chateau D'amog Designs LLC (Home-Based Business)

Originally started in 2021, this business creates customized attire, stickers, mugs, and more using your creative ideas and artwork and printing them onto merchandise. Inquire more about printing options by visiting www.chateaudamogdesigns.com.

Donna's Home Care Service LLC (Home-Based Business)

At-home care for elderly and disabled people is one of the most in-demand services as the United States population continues to get older. Pittsburgh is no exception. We are grateful to have the services of Donna Dunn White, who provides this critical home care to the region. Learn more at www.donnashomecare.net.

Opening Technologies, Inc. (1251 California Ave, Suite 300)

This business specializes in complex entrance ways for large commercial, office, and industrial uses to ensure that entryways meet the security and access requirements that these users require. Their location in Pittsburgh specializes in existing buildings.

[Premier Life Safety & Security Products | Opening Technologies](#)

Options Health (184 East Leland Road)

Serving the Contra Costa region for 40 years, Options Health provides professional healthcare, education, and support services to individuals and their families in the areas of pregnancy, sexual health, and parenting, all completely free. They bring their operations from Concord over to Pittsburgh, where they have purchased the site and embarked on a multi-year process to renovate the space that would become their permanent location. They celebrated with a ribbon cutting ceremony on December 7th, 2023.

[Free Pregnancy Tests, Abortion Alternatives, Pregnancy Counseling | Options Health](#)

Games of Pittsburgh (628 Bailey Road)

Specializing in the field of games such as Magic the Gathering, Yu-Gi-Oh!, Pokemon, and Vanguard, this business marks a great addition to the Oak Hills Shopping Center. Stores that specialize in card and board games have been growing in popularity, with Games of Pittsburgh being the sixth location in their chain of game stores.

BLISS AVENUE INITIAL DEVELOPMENT CONCEPT

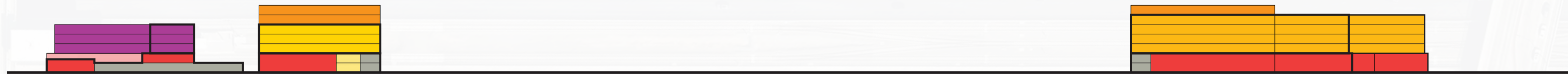
City of Pittsburg, CA
December 5, 2023

Total Tabulation

Housing Units: 316
Hotel: 105 rooms
Commercial: 41,000 sf
Parking: 522 spaces
Plaza: 9,000 sf
Open Space: 0.23 acre
Rooftop Open Space: 22,000 sf / 0.5 acre

PLAZA PODIUM SCHEME

Massing Section (from Bliss Avenue looking North) 1:125



Plan Concept Diagram 1:125



Railroad Avenue Site

Housing Units: 101
Housing Density: 103 du/ac
Hotel: 113 rooms
Commercial: 23,000 sf
Parking: 247 spaces (1- and 2-story parking podiums)
Plaza: 9,000 sf
Rooftop Open Space: 13,500 sf / 0.31 acre

- 5-story residential (above podium)
- Hotel (3-story above podium)
- 4-story residential (above podium)
- Parking (2-story podium)
- 3-story residential (above podium)
- Open Space/Park
- Commercial
- Rooftop Open Space
- Plaza/Patio

Harbor Street Site

Housing Units: 215
Housing Density: 116 du/ac
Commercial: 18,000 sf
Parking: 275 spaces (2-story parking podium)
Open Space: 0.23 acre
Rooftop Open Space: 8,500 sf / 0.19 acre

BLISS AVENUE INITIAL DEVELOPMENT CONCEPT

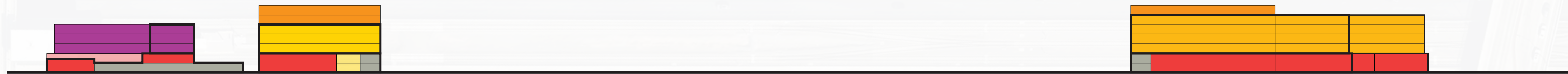
City of Pittsburg, CA
February 1, 2024

Total Tabulation

Housing Units: 316
Hotel: 105 rooms
Commercial: 41,000 sf
Parking: 522 spaces
Plaza: 9,000 sf
Open Space: 0.23 acre
Rooftop Open Space: 22,000 sf / 0.5 acre

PLAZA PODIUM SCHEME HOTEL ON RAILROAD AVENUE SITE

Massing Section (from Bliss Avenue looking North) 1:125



Plan Concept Diagram 1:125



Railroad Avenue Site

Housing Units: 101
Housing Density: 103 du/ac
Hotel: 113 rooms
Commercial: 23,000 sf
Parking: 247 spaces (1- and 2-story parking podiums)
Plaza: 9,000 sf
Rooftop Open Space: 13,500 sf / 0.31 acre

- 5-story residential (above podium)
- 4-story residential (above podium)
- 3-story residential (above podium)
- Commercial
- Plaza/Patio
- Hotel (3-story above podium)
- Parking (2-story podium)
- Open Space/Park
- Rooftop Open Space

Harbor Street Site

Housing Units: 215
Housing Density: 116 du/ac
Commercial: 18,000 sf
Parking: 275 spaces (2-story parking podium)
Open Space: 0.23 acre
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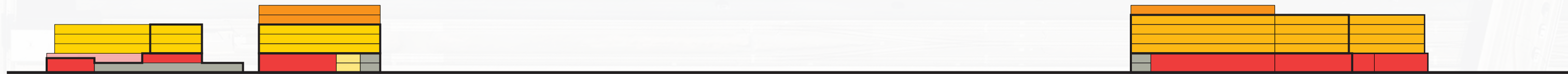
BLISS AVENUE INITIAL DEVELOPMENT CONCEPT

City of Pittsburg, CA
February 1, 2024

Total Tabulation
 Housing Units: 371
 Commercial: 41,000 sf
 Parking: 522 spaces
 Plaza: 9,000 sf
 Open Space: 0.23 acre
 Rooftop Open Space: 20,200 sf / 0.5 acre

PLAZA PODIUM SCHEME RESIDENTIAL ON RAILROAD AVENUE SITE

Massing Section (from Bliss Avenue looking North) 1:125



Plan Concept Diagram 1:125



Railroad Avenue Site

Housing Units: 156
 Housing Density: 103 du/ac
 Commercial: 23,000 sf
 Parking: 247 spaces (1- and 2-story parking podiums)
 Plaza: 9,000 sf
 Rooftop Open Space: 11,700 sf / 0.27 acre

- 5-story residential (above podium)
- 4-story residential (above podium)
- 3-story residential (above podium)
- Commercial
- Plaza/Patio
- Parking (2-story podium)
- Open Space/Park
- Rooftop Open Space

Harbor Street Site

Housing Units: 215
 Housing Density: 116 du/ac
 Commercial: 18,000 sf
 Parking: 275 spaces (2-story parking podium)
 Open Space: 0.23 acre
 Rooftop Open Space: 8,500 sf / 0.19 acre