

PHASE 1

PROJECT COMPONENTS

- Wetlands Restoration (P9)
- Complete remediation on membership warehouse store and access roads; begin remediation on site
- Begin placement of fill on site; complete placement of fill on membership warehouse store site and access roads
- Construct access roads, utilities, and streetscape to serve membership warehouse store, including improvements to Anselmo Ct., replacement wetland crossings (3), and new vehicular bridge
- Membership warehouse store & gas station



KEY TO LAND USES

- Publicly Accessible Parks and Open Space
- Area for Membership Warehouse Store



PHASE 2

PREREQUISITES

- Remediation of entire site
- Access roads and utility improvements begun in Phase 1
- Two railroad crossings & fence at rail right-of-way
- Membership Warehouse Store

PROJECT COMPONENTS

- Import fill and grading of western parcel
- Construct public benefit areas (block 14)
- Construct access roads, utilities, and streetscape for current development phase
- Construct Mixed Use Commercial/Residential, including 40,000 sf of Neighborhood Retail and Restaurants
- Construct 150-unit Continuing Care Retirement Complex on Block 10
- Construct up to 350 market rate and moderate income residential units on blocks 11-13, 16-18, and a portion of 15
- Dedication of block 17 for affordable housing parcel
- Construct pedestrian/bicycle connection to Kennedy Park; complete prior to first certification of occupancy for housing
- Kaiser Rd. improvements from project to highway 221.

KEY TO LAND USES

- Publicly Accessible Parks and Open Space
- Area for Seniors Housing (CCRC)
- Possible Location of Ground-Floor Retail (Residential Above)
- Area for Community Buildings
- Area for Membership Warehouse Store
- Mix of Apartments, Condominiums, Rowhouses, Carriage Houses, and Single-Family Housing



PHASE 3

PREREQUISITE

- Access roads and utility improvements begun in Phase 2
- Dedication of block 17 for affordable housing parcel
- Moderate-Income Homes in all prior phases constructed proportional to Market-Rate Units constructed in all prior phases

PROJECT COMPONENTS

- Construct P3, P6, P7
- Construct P5, including third rail road crossing pedestrian path
- Construct P2 and trail along waterfront
- Construct access roads, utilities, and streetscape for current development phase
- Construct Hotel
- Begin Constructing Park P1
- Construct up to 350 market rate and moderate income residential units on blocks 3, 6, 9, 19-22
- Dedication of block 19 for affordable housing parcel.

KEY TO LAND USES

- Publicly Accessible Parks and Open Space
- Farm
- Area for Seniors Housing (CCRC)
- Possible Location of Ground-Floor Retail (Residential Above)
- Area for Community Buildings
- Area for Hotel and Accessory Uses
- Areas for Office, R&D, Warehouse, and/or Light Industrial Uses *For industrial zoning district, see development agreement
- Area for Membership Warehouse Store
- Mix of Apartments, Condominiums, Rowhouses, Carriage Houses, and Single-Family Housing (Courtyard Homes)



PHASE 4

PREREQUISITE

- Dedication of block 19 for affordable housing parcel
- Moderate-Income Homes in all prior phases constructed proportional to Market-Rate Units constructed in all prior phases

PROJECT COMPONENTS

- Construct access roads, utilities, and streetscape for current development phase
- Construct Parks P4 and P8
- Construct approximately 10,000 square feet of commercial development immediately north of Hotel Site
- Construct up to 245 market rate and moderate income residential units on blocks 1, 2, 4, 5, 7, and 8
- Dedication of block 4 for affordable housing parcel

KEY TO LAND USES

- Publicly Accessible Parks and Open Space
- Farm
- Area for Seniors Housing (CCRC)
- Possible Location of Ground-Floor Retail (Residential Above)
- Area for Community Buildings
- Area for Hotel and Accessory Uses
- Areas for Office, R&D, Warehouse, and/or Light Industrial Uses *For industrial zoning district, see development agreement
- Area for Membership Warehouse Store
- Mix of Apartments, Condominiums, Rowhouses, Carriage Houses, and Single-Family Housing (Courtyard Homes)

