PHASE 1

PROJECT COMPONENTS

- Complete remediation on Membership Warehouse Store site and access roads; begin remediation on balance of Project site
- Begin placement of fill on site; complete placement of fill on Membership Warehouse Store site and access roads
- Construct access roads, Kaiser Road round-about, utilities, and streetscape to serve Membership Warehouse Store, including improvements to Anselmo Ct., and replacement wetland crossings (3), and separate new vehicular bridge south of the Property
- Construct Membership Warehouse Store & gas station

ROAD IMPROVEMENTS, INCLUDING ROUNDABOUT

F

MEMBERSHIP WAREHOUSE STORE

MEMBERSHIP WAREHOUSE STORE GAS STATION

REPLACEMENT WETLAND CROSSINGS (3)

REQUIRED ANSELMO COURT IMPROVEMENTS

NEW VEHICULAR BRIDGE

BEDFORD SLOUGH

NAPA RIVER

SLOUGH

0   250'   500'   750'   1000'

KEY TO LAND USES

Publicly Accessible Parks and Open Space

Area for Membership Warehouse Store

PHASE 2

PREREQUISITES

- Complete remediation of entire Property
- Complete access roads and utility improvements begun in Phase 1
- Construct two railroad crossings & fence at rail right-of-way
- Construct Membership Warehouse Store

PROJECT COMPONENTS

- Import fill and grading of western parcel
- Construct drydock improvements/public benefit areas (Blocks 14 and 16)
- 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 CCRC on Block 10
- Construct up to 350 Market Rate and Moderate Income Residential Units on Blocks 11-13, 16 and 18, and a portion of 15
- Dedication of Block 17 for Affordable Homes
- Construct pedestrian/bicycle connection to Kennedy Park
- Construct Block P9 (wetland restoration)
- Construct P5, inclduding pedestrian path crossing railroad and P7

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

IMPROVEMENTS TO KAISER ROAD

IMPROVED AT-GRADE CROSSING

PEDESTRIAN CROSSING / EMERGENCY VEHICLE ACCESS PATH

IMPROVED AT-GRADE CROSSING

P5

P9

F

TEMPORARY TRAIL CONNECTION

17

15   P7

10

BUS SHELTER TRANSIT CENTER

OPEN PLAZA

13

11

CAFE SEATING & COMMUNITY TABLE

VISITOR PAVILION

18

BOATHOUSE

SMALL BOAT HARBORS

16

SEA WALL

14

SUNKEN EVENT SPACE

12

DRYDOCKS

SWIMMING POOL

BEDFORD SLOUGH

NAPA RIVER

0   250'   500'   750'   1000'

PHASE 3

PREREQUISITE
- Complete access roads and utility improvements begun in Phase 2
- Dedication of Block 17 for Affordable Homes
- Construct Moderate-Income Homes in all prior phases proportional to Market-Rate Units constructed in all prior phases

PROJECT COMPONENTS
- Construct P3 (farm), P6
- Construct P2 and trail along waterfront
- Construct access roads, utilities, and streetscape for current development phase
- Construct Hotel
- Construct 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 Homes

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 Homes
- Construct Moderate-Income Homes in all prior Phases 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 on Blocks C + D immediately north of Hotel site
- Construct up to 245 Market Rate and Moderate Income Residential Units on Blocks 1, 2, 5, 7, 8, and balance of Block 15
- Dedication of Block 4 for Affordable Homes

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)