



City of  
**Pittsburg**  
California

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**CITY & DEVELOPMENT OVERVIEW**

# Presenters

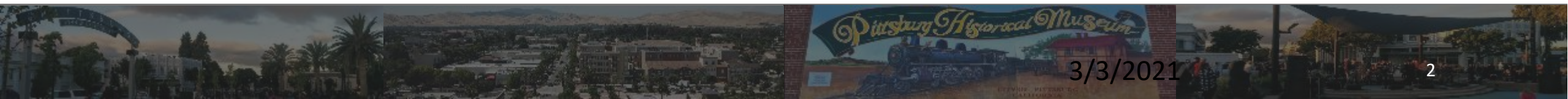
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Merl Craft, Mayor



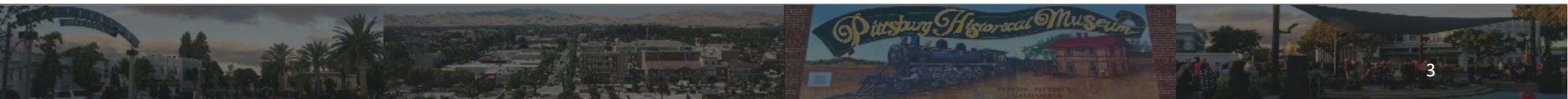
Garrett Evans, City Manager



# Pittsburg: An Overview



- + 74,321 residents (5<sup>th</sup> largest city in Contra Costa County)
- + One of the fastest growing cities in CA, with several thousand residential units coming to market in the next 20 years
  - Average 80-120 new housing units started each year
- + This development is entirely funded through private enterprise, without any contribution from the City
- + City has invested heavily in infrastructure; opened bids totaling nearly \$12 million



# Demographic Data

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- + Median household income: \$70,770
  - Census Tract 3552: \$144,000
  - 6% annual growth
- + Median home sales price: \$465,000
  - Census Tract 3552: \$589,700
- + Median real estate taxes paid, Census Tract 3552: \$7,300





from \$936,520 5 bd | 3 ba | 2,770 sqft

Price increase: \$1.5K (2/27)

Buildable plan: Carina, Positano at San Marco, Pittsburg, CA 94565

New construction | Zestimate®: \$840,084

Est. payment: \$4,135/mo [Get pre-qualified](#)

[Request tour](#)

[Contact builder](#)

[Visit the Positano at San Marco website](#)

[Overview](#) [Facts and features](#) [Contact](#) [Community features](#)



### Buildable plan

This is a floor plan you could choose to build within this community. You'll work with the builder to select from the plan options and find the right lot to construct your dream home.



### Exterior design options

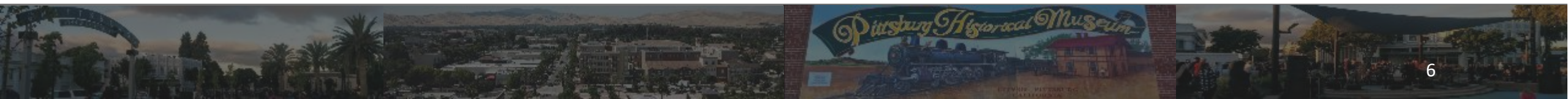


# City's Goals

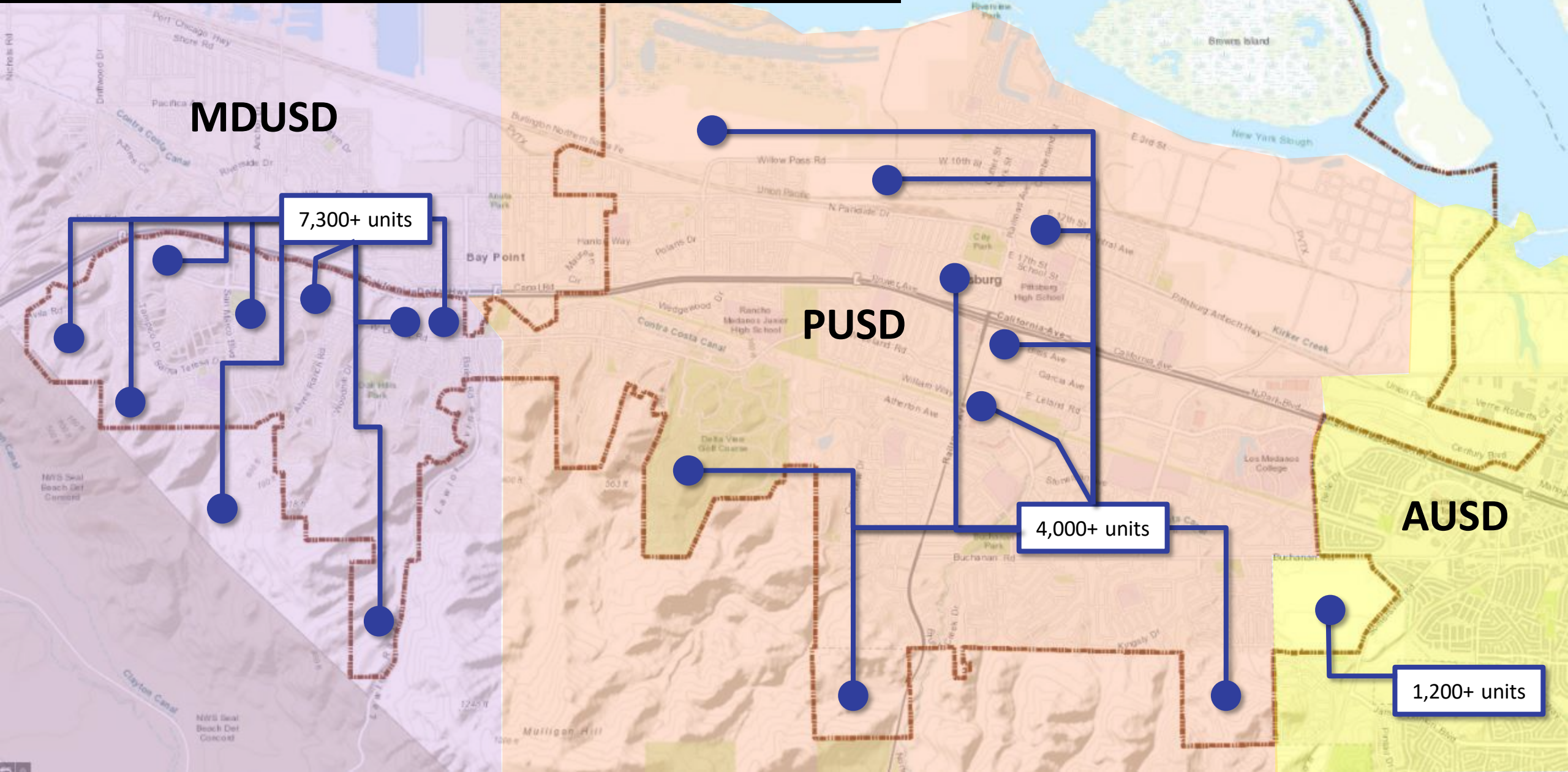
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- + Develop a mix of housing types and affordability levels
- + Mitigate environmental impacts to the greatest extent possible
- + Bring commercial and additional recreation opportunities to the area that allow residents best quality of life possible
- + Build safe and reliable infrastructure to support existing and future development
- + Require developers pay an equitable share in necessary improvements and provide high quality homes and amenities



# Future Buildout



**MDUSD**

7,300+ units

**PUSD**

4,000+ units

**AUSD**

1,200+ units

San Marco Apts.  
(270 MFR under const)

Alves Ranch (346 SFR  
under construction)

San Marco remaining  
SFR (450 under const)

11-acre Mt. Diablo  
Property

Delta View  
Elementary

# Under Construction



San Marco Apts.  
(270 MFR under const)

Esperanza Apts.  
(318 MFR approved)

Alves Ranch (346 SFR  
under construction)

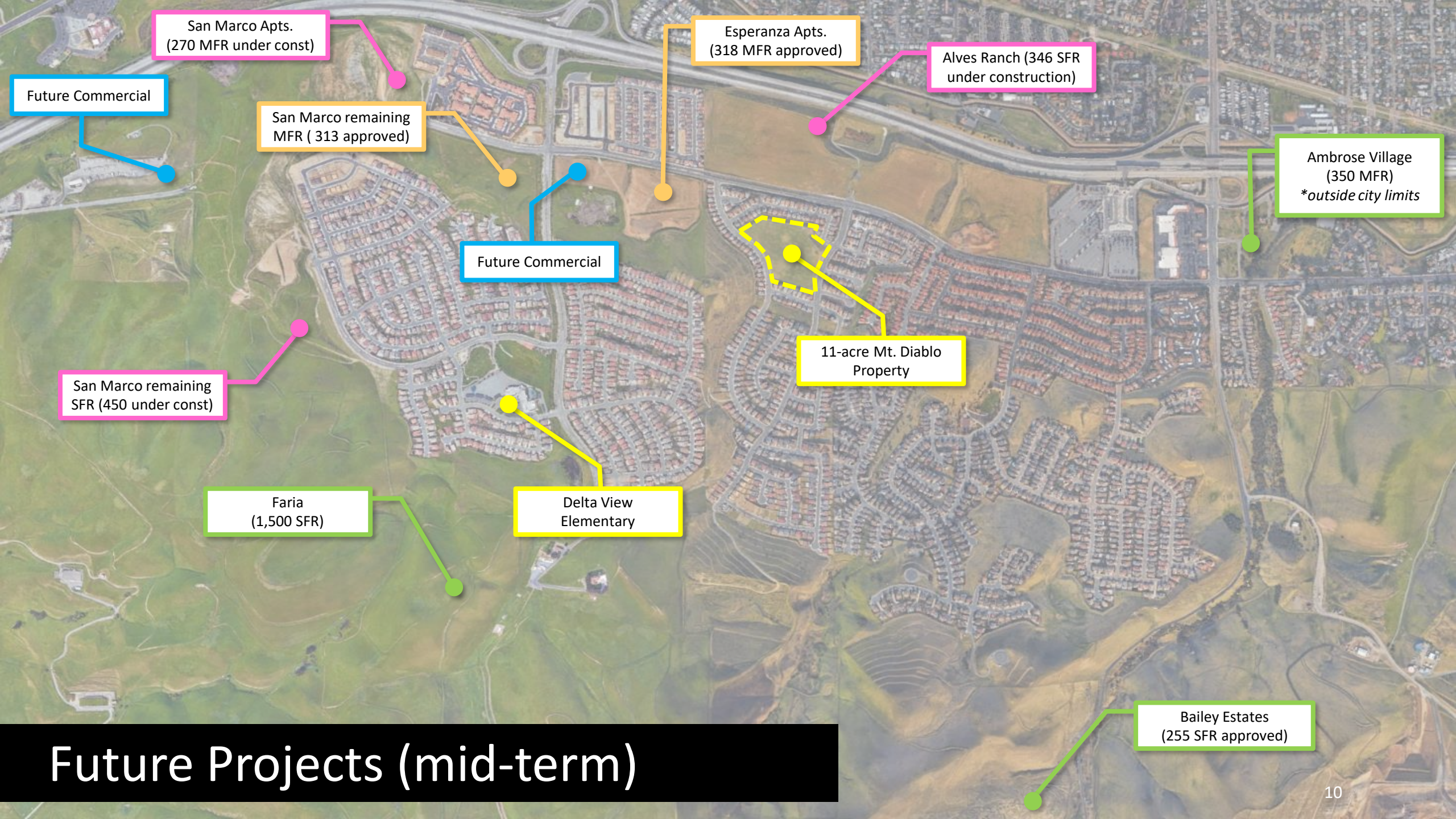
San Marco remaining  
MFR (313 approved)

San Marco remaining  
SFR (450 under const)

11-acre Mt. Diablo  
Property

Delta View  
Elementary

# Future Projects (near-term)



San Marco Apts.  
(270 MFR under const)

Esperanza Apts.  
(318 MFR approved)

Alves Ranch (346 SFR  
under construction)

Ambrose Village  
(350 MFR)  
*\*outside city limits*

Future Commercial

San Marco remaining  
MFR ( 313 approved)

Future Commercial

11-acre Mt. Diablo  
Property

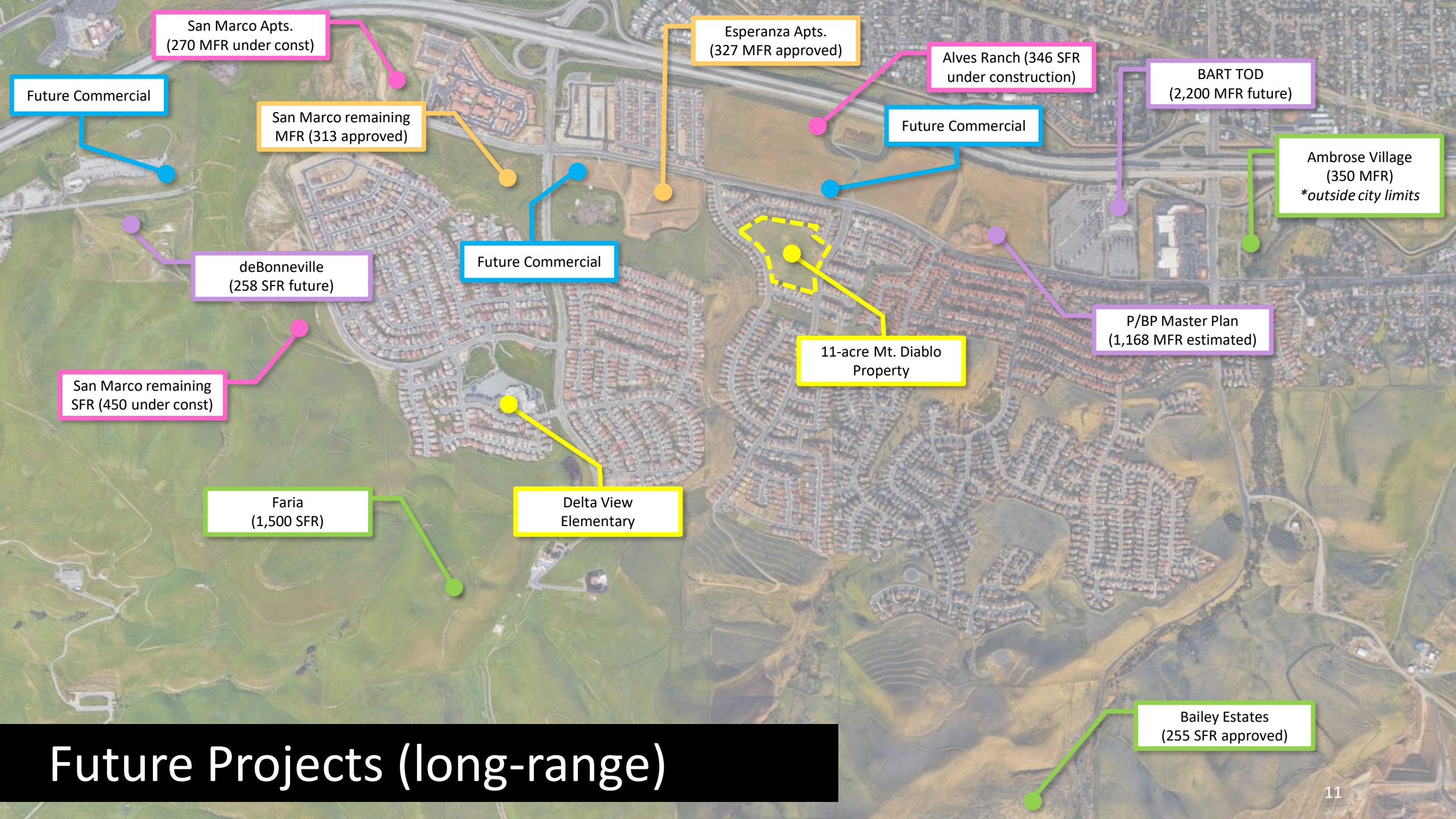
San Marco remaining  
SFR (450 under const)

Faria  
(1,500 SFR)

Delta View  
Elementary

Bailey Estates  
(255 SFR approved)

# Future Projects (mid-term)



San Marco Apts.  
(270 MFR under const)

Esperanza Apts.  
(327 MFR approved)

Alves Ranch (346 SFR  
under construction)

BART TOD  
(2,200 MFR future)

Ambrose Village  
(350 MFR)  
*\*outside city limits*

Future Commercial

San Marco remaining  
MFR (313 approved)

Future Commercial

deBonneville  
(258 SFR future)

Future Commercial

11-acre Mt. Diablo  
Property

P/BP Master Plan  
(1,168 MFR estimated)

San Marco remaining  
SFR (450 under const)

Faria  
(1,500 SFR)

Delta View  
Elementary

Bailey Estates  
(255 SFR approved)

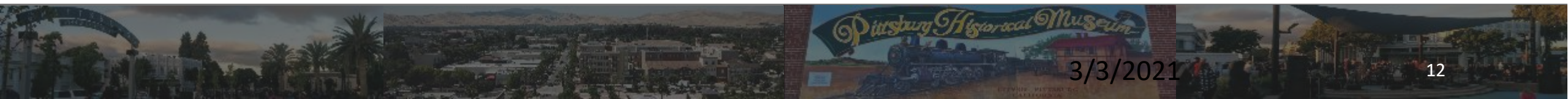
# Future Projects (long-range)

# Residential Development Estimates



Status	Single-Family	Multifamily
Existing Units	~3,600	~734
Under Construction	796	270
Future	2,058	4,349*
<b>Total</b>	<b>6,454</b>	<b>5,353</b>

\*this subtotal includes County and BART projects previously identified (2,550 units)



# Development Impacts

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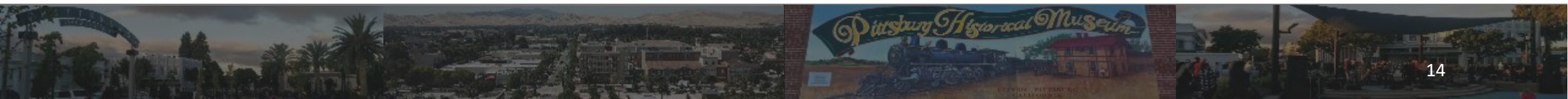
- + All projects have or will undergo extensive environmental review
  - Review and appropriate mitigations for items such as traffic, public safety, etc.
- + All residential projects pay impact fees to the appropriate school district at the time of construction
  - One time fee paid by developer on all residential construction
  - This fee is established by MDUSD and collected by MDUSD



# Revenues from New Construction



- + Today's Dollars:
  - 2,800 single-family units: \$25 million
  - 4,500 multifamily units: \$20 million
- + All pending and future single family residential development projects approved by City will pay ongoing fees to City:
  - Public safety services
  - Park maintenance
  - Fire services
  - Lighting and landscaping for medians, rights-of-way



# Summary

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- + City – and entire Bay Area – is faced with growing housing demand and a greater push by State to provide housing
- + Area west of Bailey Road provides the City extensive opportunities to meet this demand, while staying within the voter-approved Urban Limit Line
- + City has put into place mechanisms to help make the area self-sustaining, and will continue to partner with developers to bring more amenities and enhanced infrastructure to the area

