

Pinole Shores Business Park

850 San Pablo Avenue

Project Lead: Marcus Tartt
Developer: Panattoni Development
Company
Architect: RMW Architecture &
Interiors
General Contractor: TBD
Total Agency Budget: \$0
FY 05-06 Budget: \$0
Project Expenditures to Date: \$4.2 M
Completion Date: TBD



Preliminary Rendering

Project Description: The property located at 850 San Pablo Avenue, formerly Anthony Auto Wreckers, has been the focus of redevelopment plans for the past several years. On December 23, 2002, the Agency acquired the site after completing an extensive environmental remediation project.

Over the past several months, the Agency has taken steps to prepare the site for future development. The Agency Board approved a Tentative Subdivision Map (TSM) and funding for site improvement plans. More recently, the Agency Board approved a Preliminary Development Plan in April 2004.

The Preliminary Development Plan calls for a Light Industrial Business Park on the 14-acre site. The Business Park would be composed of one-story light industrial buildings, which would allow a flexible use of office, equipment, display and storage space ranging from 1,600 to 16,000 square feet. The buildings fronting San Pablo Avenue would consist of two-story flex- buildings designed for anchor tenants or owner-occupants.

The major focus of the plan is to improve the jobs-to-housing balance. This balance is part of a smart growth philosophy to create jobs near to where people live, which will in turn, reduce traffic and improve air quality. In addition, the plan will create land ownership opportunities for small business owners.

Project Status: The project was well received by the Design Review Board (DRB) on September 15, 2005 and the Planning Commission on October 24, 2005. The City Council approved the project on November 15, 2005.

Next Steps: *Staff will continue to assist the Developer in preparation for construction this Spring.*