



VICTORIA COMMONS

September 2020

CATELLUS DEVELOPMENT CORPORATION



- 35 years of public/private development experience
- Specializing in complex projects involving:
 - a variety of product types and tenants
 - multiple stakeholders
 - complicated regulatory environments
 - challenging construction conditions
- Catellus is a nationally recognized master developer
- Our core leadership group has been together for over 20 years

MASTER
DEVELOPMENT
EXPERIENCE

35
YEARS

NATIONWIDE

27
CITIES

PROJECTS

13,000
ACRES

PUBLIC / PRIVATE
PARTNERSHIPS

8
SITES

CATELLUS AS MASTER DEVELOPER



Partnerships

Manage relationships with the City, community and development partners.



Community Outreach

Conducting community meetings to gain input and ideas for design and development.



Public Infrastructure

Fund and build public infrastructure such as roads, utilities, parks and green spaces.



Vertical Development

Select "best-in-class" homebuilders and developers for retail, office and homes.



Vision Into Reality

Continually refine the Master Plan to adapt to changing demand and market conditions.

Master Developer Roles

VICTORIA COMMONS AREA



100 Labor

Hemisview
Village

Refugio
Place

Victoria
Plaza

Admin.
Building

Labor Street
Park

YMCA
Childcare
Site

North
Stormwater
Detention Basin

Townhome Lots

South
Stormwater
Detention Basin

Leigh Street
Homes

VICTORIA COMMONS NEW DEVELOPMENT GOALS



- **Develop the remaining properties to a quality level consistent with existing development** to support the urban neighborhood, lifestyle and property values.
- **Reduce the impact of construction on adjoining residential neighborhoods** by completing construction on the sites in an expeditious manner.
- **Meet the commitments on the affordability levels** previously made to the area residents.
- **Maximize return to SAHA** so funds can be used to support city-wide affordable housing projects.



VICTORIA COMMONS CONCEPTUAL IDEAS

- Increase density by repurposing north and south stormwater detention basins for multifamily development
- Reconfigure townhome lots to accommodate different price points and provide a diversity of building types to create an interesting urban district.
- The cost of renovating the vacant Administrative Building exceeds its market value, so the site should be used for a new multi-family project with structured parking and commercial space.
- The site of the building used by the YMCA for its childcare program can also provide additional housing with structured parking.



VICTORIA COMMONS – STREET HIERARCHY

Street Hierarchy Map



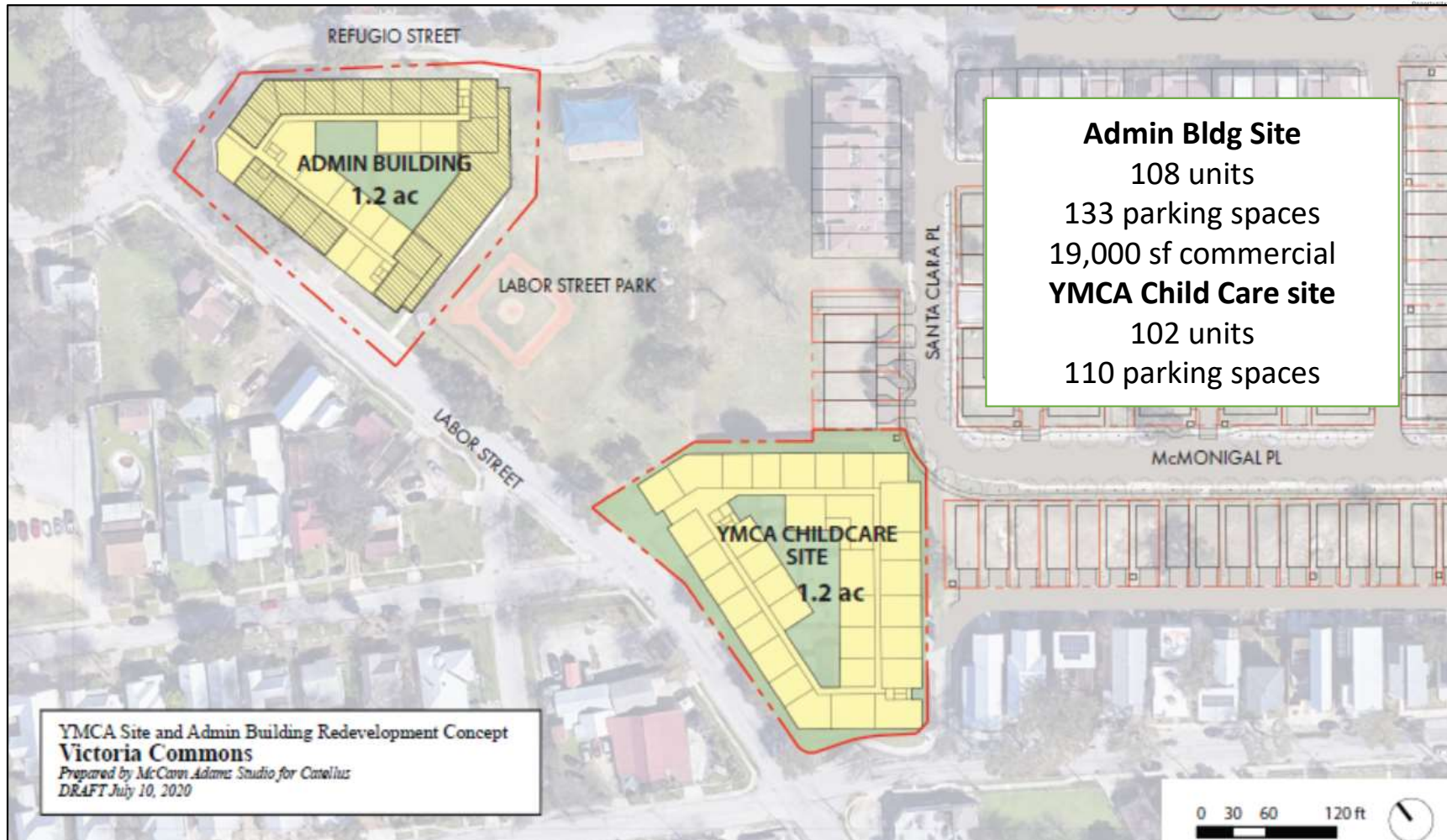
- Offer multiple open space experiences that enhance connectivity (i.e. to Labor Street Park, Hemisfair, etc.) and review opportunities for amenity improvements
- Clarify the street and block structure to create a more positive urban streetscape.

- Fronting Street
- Service Street
- Pedestrian Street

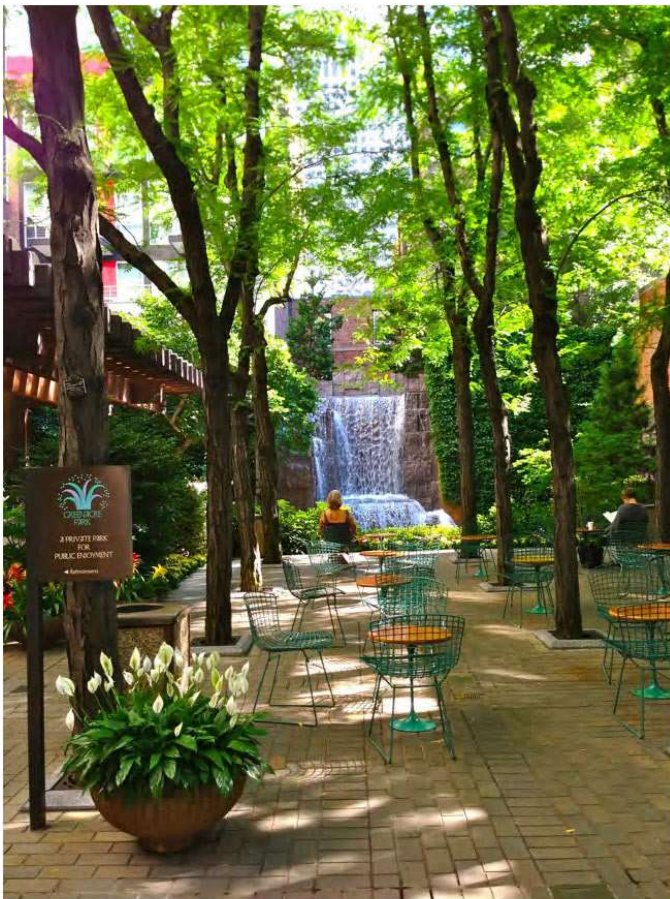
CONCEPTUAL MASTER PLAN



ADMIN BUILDING & YMCA SITE CONCEPTUAL PLAN



VICTORIA COMMONS – OPEN SPACE OPTIONS



Pocket Parks



Housing Courts



Enhanced Streetscapes

VICTORIA COMMONS CONCEPTUAL IDEAS



Detached Zero Lot Line "Garden Homes"



VICTORIA COMMONS CONCEPTUAL IDEAS



Street and Courtyard-Oriented Row Houses

VICTORIA COMMONS CONCEPTUAL IDEAS



Multi-Family “Wrap” Apartments



TOTAL AFFORDABLE MIX

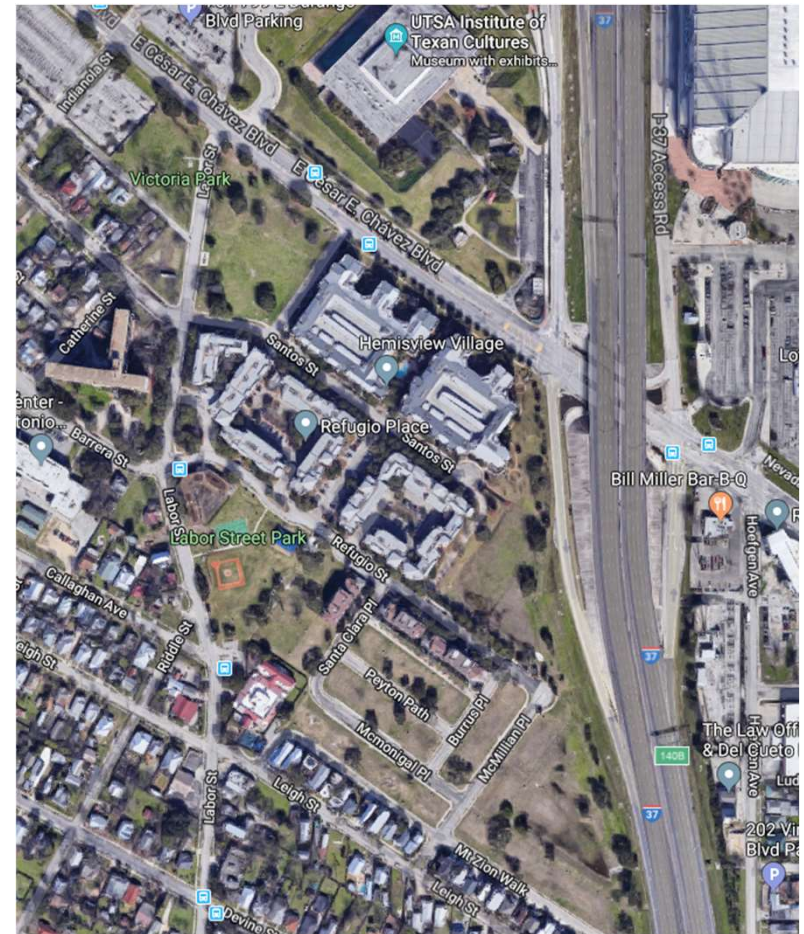


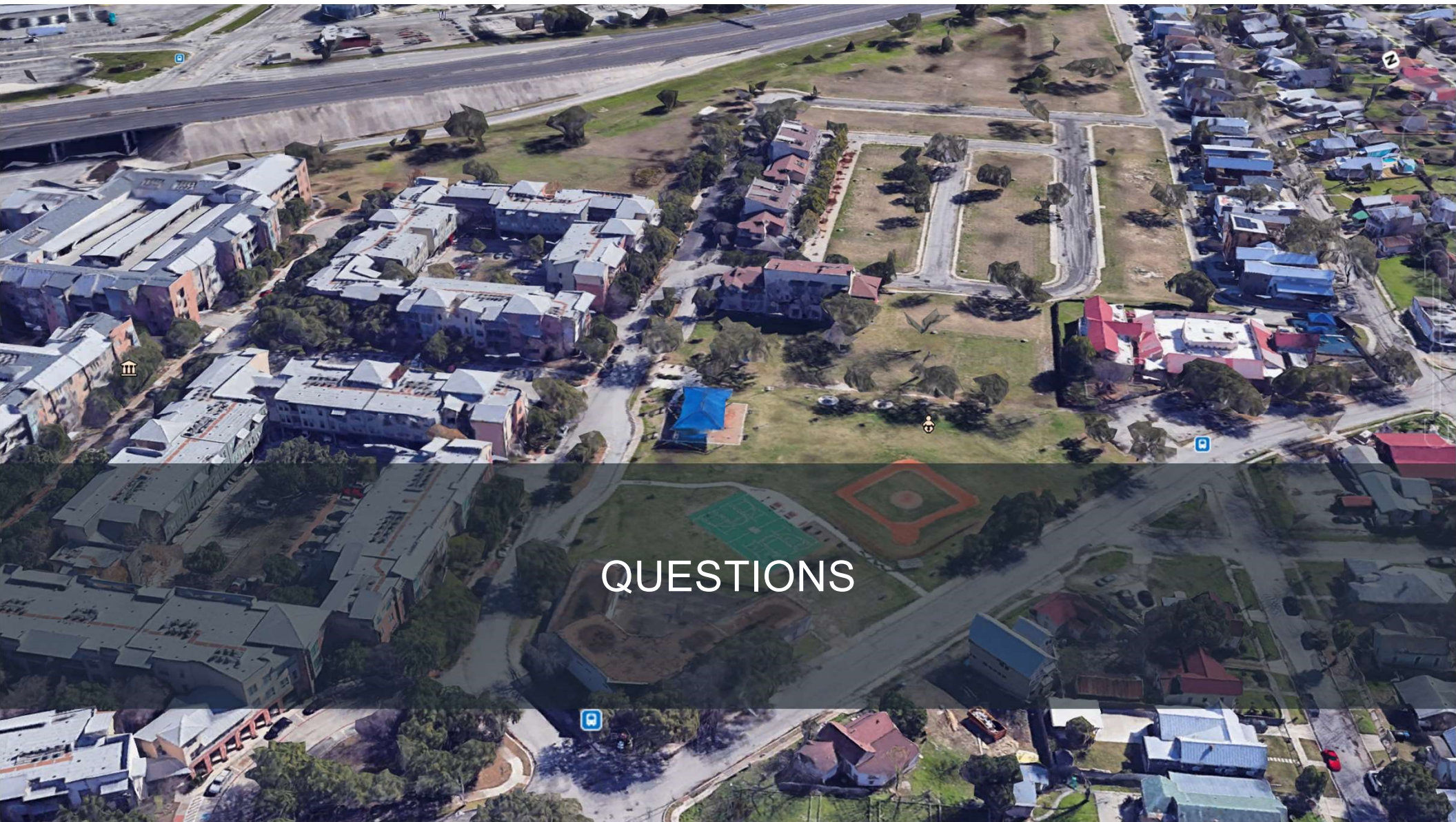
Units by Income Levels	Current Housing Mix	Additional Housing Mix	Total Housing Mix
30%	214	18	232
50%	99	45	144
60%	82	141	223
120%	5	0	5
Total affordable units	400	204	604
Market units	501	450	951
Total housing units	901	654	1555
Affordable- % of total units	45%	31%	39%

Project Status



- The SAHA Board has been briefed on the Conceptual Master Plan
- Community input meeting to be held Sept. 22
- Rezoning and replatting applications to be submitted in late September
- Final Conceptual Master Plan and Master Development Agreement terms to be reviewed with Board – Oct/Nov
- Infrastructure construction May 2021 – May 2022





QUESTIONS