

# Civic Center Station

*City of Pittsburgh Webinar*

*May 21, 2014*

*Staff:*

*Joe Sbranti, City Manager*

*Tina Olson, Finance Director*

*Maria Aliotti, Development Manager*

*Leigha Schmidt, Planner*

*Special Counsel:*

*David Fama, Attorney-Jones Hall*

*Katie Dobson, Attorney-Jones Hall*

# Agenda

- *Background of the Railroad Avenue Specific Plan*
- *Financing and How the CFD Works*
- *Fee Structure*
- *Next Steps*
- *Voting Process*
- *If you wish to ask a question during the webinar, please use the chat option during the presentation.*

# Background

- On 11/02/09, by Ordinance 09-1319 and Resolution 09-1103, the City Council of the City of Pittsburg (City) adopted the Railroad Avenue Specific Plan (RASP).

<http://www.ci.pittsburg.ca.us/index.aspx?page=2>

The screenshot shows the City of Pittsburg website. The header includes the city logo, navigation links (Calendar, Employment, Online Services, FAQ, Contact Us, McAfee, En Español), a Quick Links dropdown, and a search bar. The main navigation bar has links for 'I Want To...', 'What's New', 'City Services', 'Living', 'Doing Business', 'Visiting', and 'About Pittsburg'. The left sidebar lists various services under 'Development Services' and 'Planning'. The main content area features a banner for 'Development Services' and a breadcrumb trail: 'City Services » Development Services » Planning'. The page title is 'Advanced Planning / Special Projects'. There are 'Share & Bookmark' and 'Print' icons. The 'Special Workshops' section states that the Planning Department hosts workshops for public input and review of advance planning projects for General Plan, zoning, housing updates, or other planning studies. The 'Active Projects' section lists 'Other Advanced Planning Projects and Approved Projects:' followed by a bulleted list of links: 'Pittsburg/Bay Point BART Master Plan', 'Green Building Design Guidelines', 'Comprehensive Zoning Update', 'Railroad Avenue Specific Plan', 'Hillside Development', and 'Sign Ordinance'.

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Development Services

- Building
- Engineering
- Planning
- Advanced Planning / Special Projects
- Comprehensive Zoning Update
- Railroad Avenue Specific Plan
- Hillside Development
- Sign Ordinance
- Pittsburg/Bay Point BART Master Plan
- Green Building Design Guidelines
- Public Reviews
- Municipal Code
- Environmental Review
- General Plan
- Zoning Information

Development Services

City Services » Development Services » Planning

## Advanced Planning / Special Projects

Share & Bookmark | Print

### Special Workshops

Occasionally the Planning Department hosts workshops for public input and review of advance planning projects for General Plan, zoning, housing updates, or other planning studies.

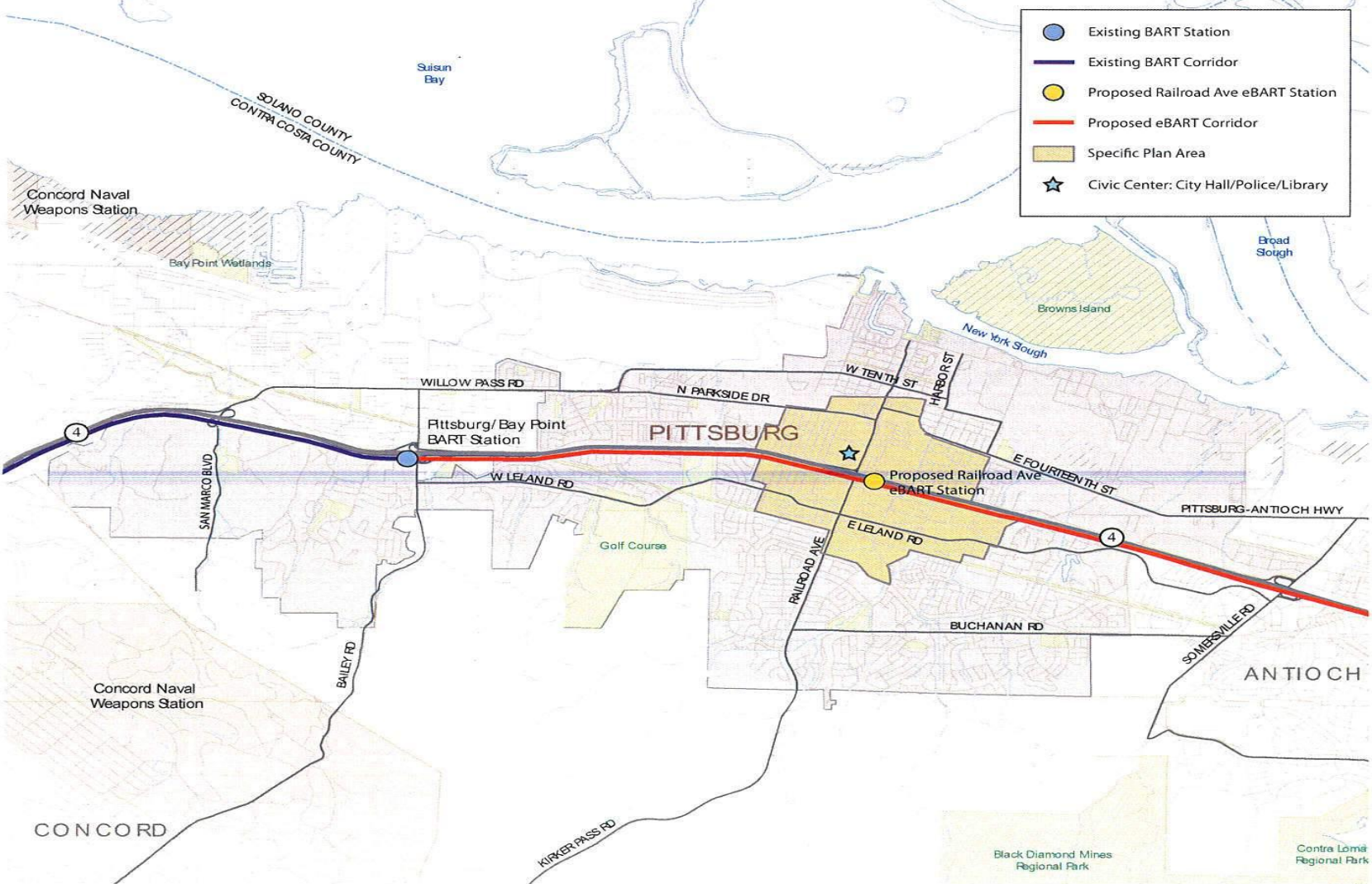
### Active Projects

Other Advanced Planning Projects and Approved Projects:

- [Pittsburg/Bay Point BART Master Plan](#)
- [Green Building Design Guidelines](#)
- [Comprehensive Zoning Update](#)
- [Railroad Avenue Specific Plan](#)
- [Hillside Development](#)
- [Sign Ordinance](#)



# eBART is the extension from the Pittsburg/Bay Point Station to East County.





# East Contra Costa BART Extension (eBART)



- Board of Directors
- General Manager
- Financials
- Reports
- History & Facts
- Planning
- Projects**
- BART Police
- Police Auditor
- Doing Business
- Jobs
- Website Info

**eBART Contract 04SF-140 for the Procurement of eBART Vehicles Request for Proposals ("RFP") Now Available - [Get the RFP](#)**

The District received one proposal in response to the RFP for the Procurement of eBART Vehicles from Stadler, Inc. on April 30, 2013. The proposal is currently in evaluation and award is anticipated early 2014.

**NEW! eBART Next Segment Study**

Please let us know what you think about a possible future eBART extension and where you would like a possible future station located.

**eBART Next Segment Power Point Presentation. [Click here](#)**

Please send comments and questions about eBART Next Segment to [esmith1@bart.gov](mailto:esmith1@bart.gov).

eBART is coming to East Contra Costa County! Construction on this exciting project has already commenced. Being built in coordination with the Highway 4 widening project, the combined project represents approximately \$1 Billion invested in the corridor.

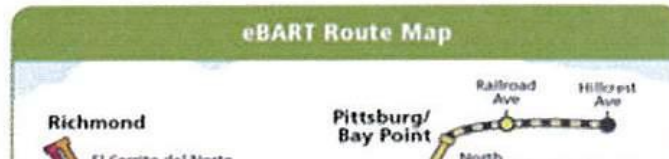
Get the eBART project factsheet. [Click Here](#)

**Also in this section:**

- [Project Background](#)
- [Alignment](#)
- [Chronology](#)
- [Environmental](#)
- [Implementation](#)
- [Reference Documents](#)
- [Contact the Project](#)



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<http://www.bart.gov/about/projects/ecc>



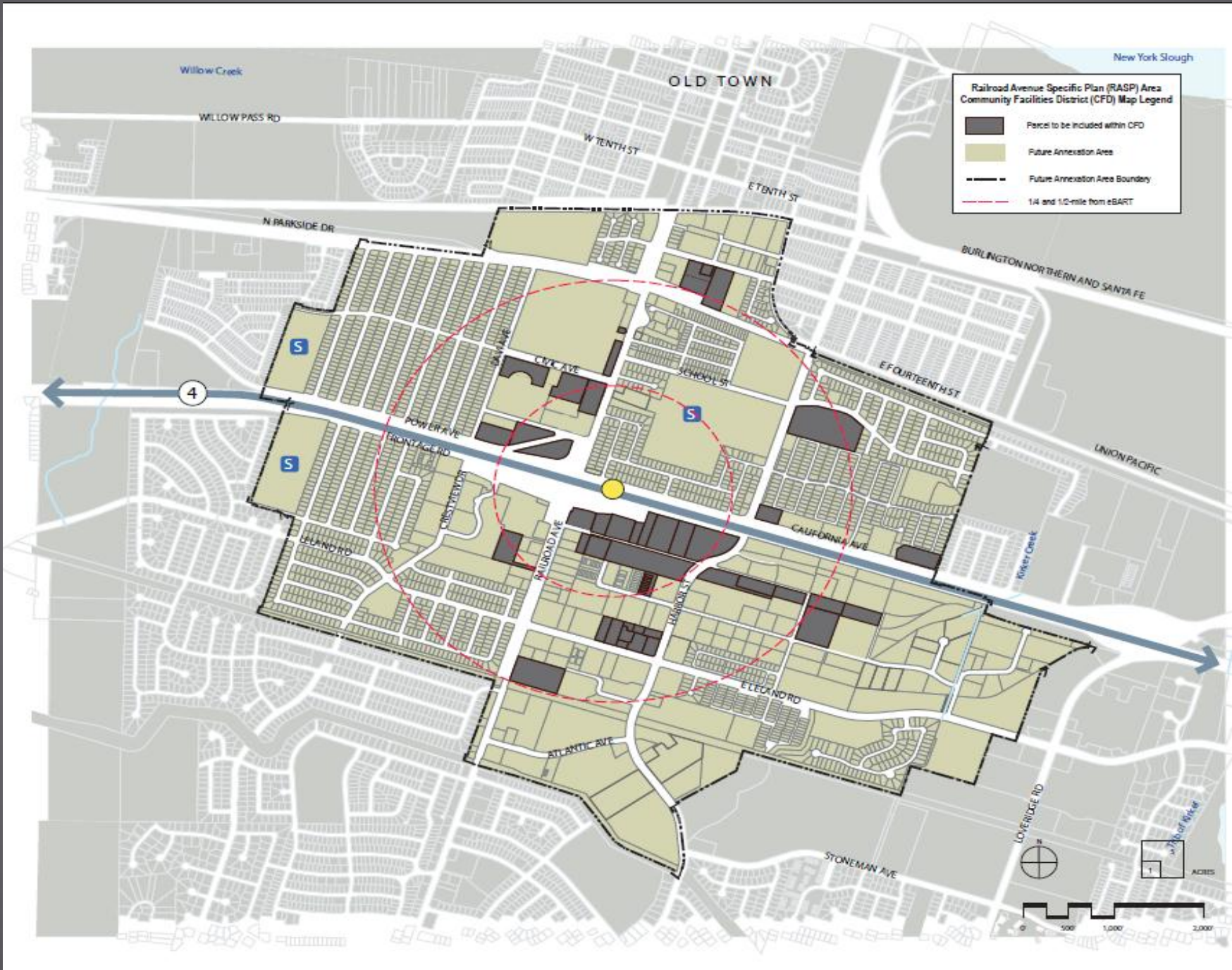
# Financing

- *BART opened bids for the eBART project in April 2014. Concurrently, BART accepted bids for the construction of the Pittsburg Civic Center Station; that is separate from the eBART project.*
- *To date, the City has contributed \$1.3 million for the design and construction of the Pittsburg Civic Center Station.*
- *The estimated cost to construct Pittsburg Civic Center Station is \$12.7-14.5 million.*
- *While other transportation agencies have expressed their intention to assist in funding the construction of Pittsburg Civic Center Station, the City anticipates a funding gap.*

# Financing-continued

- City formed a mello roos district named Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area) (CFD) to meet the funding gap of the construction of the Pittsburg Civic Center Station and pay for other public improvements such as bike lane/racks, bus stops, streetscape, and other improvements to enhance the transit oriented development.
- Various properties were selected for the CFD based on development opportunities, location, and potential benefits to the property owner.
- In connection with the CFD, the City will levy a **one time special tax** that will only be triggered **if** the property owner decides to develop property within the CFD.





New York Slough

OLD TOWN

**Railroad Avenue Specific Plan (RASP) Area Community Facilities District (CFD) Map Legend**

- Parcel to be included within CFD
- Future Annexation Area
- Future Annexation Area Boundary
- 1/4 and 1/2-mile from eBART

Willow Creek

WILLOW PASS RD

W TENTH ST

E TENTH ST

N PARKSIDE DR

BURLINGTON NORTHERN AND SANTA FE

S

E FOURTEENTH ST

4

POWER AVE

S

BRUNYAGE RD

W GRAND AVE

SCHOOL ST

UNION PACIFIC

ISLAND RD

CALIFORNIA AVE

River Creek

W GRAND AVE

W GRAND AVE

W GRAND AVE

E ELEVENTH ST

ATLANTIC AVE

STONEMAN AVE



ACRES

Community Facilities District No. 2014-1  
 (Railroad Avenue Specific Plan Area)  
 Fee Structure for Fiscal Year 2013-2014

<i>Location</i>	<i>Residential Fee Per Dwelling Unit</i>	<i>Commercial Fee Per Square Foot</i>
<i>0 to ¼ mile from Station</i>	<i>\$2,000</i>	<i>\$1.50</i>
<i>Beyond ¼ mile but within ½ from Station</i>	<i>66% of \$2,000 or \$1,320</i>	<i>66% of \$1.50 or \$0.99</i>
<i>Beyond ½ mile from Station</i>	<i>33% of \$2,000 or \$660</i>	<i>33% of \$1.50 or \$.49</i>

# Example-Development Within 1/4 Mile Radius

Residential:	100 Unit
Engineering Fees	\$3,100,200
Building Fees	\$264,500
CFD	\$200,000

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TOTAL	\$3,564,800
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% of CFD	6%
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Commercial	100,000 sq.
Engineering Fees	\$580,700
Building Fees	\$177,000
CFD	\$150,000

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TOTAL	\$907,700
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% of CFD	17%
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# Timeline

- 01/21/14 - Adopted Resolution 14-12073, Resolution of Intention of the City of Pittsburg to Establish Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area), Levy a One Time Special Tax to Finance the Construction and/or Acquisition of Certain Public Facilities, and Approve a Proposed Boundary Map for Community Facilities District No. 2014-1.
- 01/21/14 - Adopted Resolution 14-12074, Resolution to Transfer the Land Use Function for Certain Property Owned by the Successor Agency for the Redevelopment of the City of Pittsburg.
- 03/03/14 - Adopted Resolution 14-12094, Resolution of Formation of a Community Facilities District and to Levy a One Time Special Tax in Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area) in a public hearing.

# Timeline-continued

## – *Accept the CFD Report*

- *03/03/14 - Adopted Resolution 14-12095, Resolution Calling for a Special Election in Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area) in a public hearing.*
- *05/19/14 - Sample ballots were mailed out. If you have not yet received your sample ballot, you should receive it shortly.*
- *05/27/14 - Ballots will be mailed out and are due to the City Clerk on 06/16/14.*

# Timeline-continued

- *06/16/14 - The special election will be held. If the ballot measure passes, an Ordinance Levying a Special Tax in the CFD will be introduced.*
- *At the final City Council meeting for the CFD, the second reading and adoption of the Special Tax Ordinance will be completed. – Date TBD*

# Votes Required

- A 2/3 of the votes cast is required to pass the CFD.
- A property owner will be given 1 vote per acre or portion of an acre:
  - .01 acre- 1.0 acre = 1 vote
  - 1.01 acres - 2.0 acres = 2 votes
  - If a property owner owns multiple properties, then the total acreage will be taken into consideration.

Property 1	1.58
Property 2	0.52
Property 3	0.38
Total acreage	2.48

2.48 acres = 3 votes

# For further questions or concerns, you may contact the following staff:

- *Joe Sbranti, City Manager*
  - 925-252-4923
  - [jsbranti@ci.pittsburg.ca.us](mailto:jsbranti@ci.pittsburg.ca.us)
- *Tina Olson, Finance Director*
  - 925-252-4848
  - [tolson@ci.pittsburg.ca.us](mailto:tolson@ci.pittsburg.ca.us)
- *Maria Aliotti, Development Manager*
  - 925-252-4044
  - [maliotti@ci.pittsburg.ca.us](mailto:maliotti@ci.pittsburg.ca.us)
- *Leigha Schmidt, Planner*
  - 925-252-4015
  - [lschmidt@ci.pittsburg.ca.us](mailto:lschmidt@ci.pittsburg.ca.us)