



Residences at Foothill Glen in Union City, California

## Switching from an Industrial Development to a Master-Planned Community

Catellus re-purposed this 122-acre parcel when it became clear that the original development plans for the site would not meet the needs of the market. The tract in Union City, California, had been zoned for industrial development, but the market had softened. In 1994, Catellus modified the General Plan and designated it for residential use. Then Catellus monetized the asset and met the local market demand for additional housing.

Catellus built 600 homes at Foothill Glen, featuring a new elementary school as well as parks and open spaces. A pedestrian corridor winds through the entire community, providing internal access to the school and ball fields. This limits exposure to heavier traffic on perimeter streets.

The creation of Foothill Glen required extensive work and a three-way partnership with the City of Union City and the New Haven Unified School District. Together, the team negotiated the necessary arrangements to entitle the land, integrate a residential community on the edge of the Decoto Industrial Specific Plan Area and construct an elementary school within the boundary of the project.

The housing was diversified into six different product ranges. Each was designed to enhance housing opportunities and meet a broad spectrum of home buyer needs. The project was ideally located to service the needs fueled by East Bay job growth and serve as a commuter base for nearby Silicon Valley.

## About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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## Project Summary

- 122-acre site
- Re-purposed for residential use
- Includes 600 homes, open space, parks and an elementary school
- Commuter base for Silicon Valley area
- Environmental remediation from former uses in agriculture and as a chemical packaging plant

## Development

The initial phase of development included the elementary school, joint-use park and 255 single-family homes, 100 of which were built by Catellus. Catellus sold the balance of Phase One as semi-improved land to other merchant builders.

Phases Two and Three included homes built by Catellus and third-party builders. Catellus created a program of development covenants, conditions and restrictions governing product size, theme and architectural standards to enhance community identity and protect builder and homeowner value.

## Entitlement

A general plan amendment, specific plan amendment, development agreement and school mitigation agreement provided the mechanisms for the phased reuse of this predominantly industrial area. Technical considerations included mitigation of residential/industrial proximity, multiple agency coordination for relocation of major Pacific Gas and Electric electrical transmission lines, design coordination to provide for current and potential future use, CALTRANS major highway realignment issues, historical drainage deficiencies within FEMA flood plain zones, negotiations for railroad easement abandonments and a provision for school development to resolve long-standing litigation resulting from another development within the general area.

## Environmental Challenges

Catellus resolved a variety of environmental issues to the satisfaction of city and regulatory agencies, including residual concentrations of pesticides from historical agricultural activities on site and contaminants from an adjacent former chemical packaging plant.

In the course of realizing the project, Catellus worked with the following public agencies:

- Union City Redevelopment Agency
- City of Union City
- New Haven School District
- CALTRANS
- PG&E
- Flood Control District
- Department of Toxic Substance Control

