

Victoria By The Bay

Hercules, California



Victoria By The Bay, Hercules, California

Catellus Transforms a Bayside Brownfield into a Mixed-Use Residential Community

Project Overview

For more than 20 years, the 206-acre site situated on the San Pablo Bay in Hercules, California, was an active oil and asphalt refinery. The refinery closed in 1997, leaving the city of Hercules with a large contaminated parcel of land situated on coveted coastal property. With Catellus serving as developer, Victoria By The Bay became an attractive bedroom community for nearby San Francisco and Oakland residents.

Project Summary

- 206-acre, mixed-use development
- 800 new homes
- 15 acres of parks and open space
- Commercial parks
- Retail stores
- Waterfront access and views of the San Pablo Bay

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.



CATELLUS™
A PROLOGIS COMPANY

continued on back

Turning Vision Into Reality

Victoria By The Bay

Hercules, California

continued from front

Development

Victoria By The Bay profiles Catellus' skill in transforming an under-utilized, complicated asset into a viable development opportunity. Catellus partnered with City officials to plan a waterfront neighborhood for the new residents of Victoria By The Bay. Development included:

- New houses
- Apartments
- Retail stores
- Office buildings
- Parks
- Public access to the shoreline bay trail

Shoreline access had not existed in the area for decades. The goal of the project was to create a unique new, water-oriented neighborhood and aid in the revitalization of the local economy in Hercules.

Entitlement

Entitlement of the project involved working with a variety of public agencies and regulatory authorities, as well as with the City of Hercules. The plan was approved by the Regional Water Quality Control Board, one of several regulatory agencies that were involved in the conversion of the site. Entitlement of the project included:

- A full Environmental Impact Report
- General Plan Amendment

- Specific Plan
- Zoning and Building standards
- Vesting Tentative Trace Map

The City of Hercules, the Redevelopment Agency and Hercules, LLC, entered into a Development and Owner Participation Agreement that vested development rights and provided sharing of tax increment funding created through redevelopment of the property.

Environmental Challenges

Remediation plans involved complete characterization of soil and groundwater conditions and clean-up to Regional Water Control Board standards.

Financial Structure

In 1997, Catellus formed a wholly-owned subsidiary, Catellus RVL, Inc., in order to make passive investments in limited liability companies that could acquire properties in need of environmental remediation, perform that remediation and resell the properties. That same year, Catellus RVL, Inc. made an indirect investment, funded with 100% equity, through Hercules LLC and ultimately purchased the remediated and entitled property at a predetermined price.

Before and after aerials of Victoria By The Bay

