Unparalleled OPPORTUNITY

CROWS LANDING INDUSTRIAL BUSINESS PARK
Stanislaus County

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“Creating Jobs Where People Live”
Project Location

- 2 miles from I-5
- 2 miles south of Patterson
- Bounded by:
  - Marshall Road - north
  - Fink Road - south
  - Bell Road - east
  - Davis Road - west

Reuse project...
Vertical construction entirely within boundaries of the former military facility.
Site History

- **1942:** Commissioned NAS Crows Landing
- **50 years of use:** Various branches/missions
- **1994:** BRAC Closure
- **1999:** Congressional Conveyance
  (Public Law 106-82)
- **2004:** 1,352 acres conveyed following cleanup
- **2016:** 170 Acres ready for conveyance (9/16)

*Ongoing planning for more than a decade!*

“Creating Jobs Where People Live”
Objectives

Create a Regional Employment Center (estimated 15,000 jobs)

- Address historic unemployment
- Provide living-wage jobs
- Reduce out-county commutes/VMT
- Provide concentrated reuse on the County’s west side

....Honor our past, while improving the lives of our current and future residents

“Creating Jobs Where People Live”
Objectives

Optimize Our Resources

➢ Transportation Infrastructure
  ▪ Adjacency to 1/5 corridor, Highway 33
  ▪ Public-use airport – Reuse Runway 11-29
  ▪ Proximity/distance from SF Bay Area
➢ Offer large buildings sites (> 1M SF)
➢ Development flexibility (parcel size, location)
➢ Develop preliminary, available Infrastructure

…and an available labor pool

“Creating Jobs Where People Live”
Development Strategy - What we envision...

General Land Uses – 1,274 acres

- Light Industrial
- Business Park/Prof. Office
- Logistics/Distribution
- Public Use Airport/Aviation Compatible
- Public Facilities/Services
- Green Space/Open Space/Monument

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Development Strategy –
Crows Landing Specific Plan

- General land use types and suggested locations (flexibility!)
- 30-year timeframe for phasing/buildout
- Infrastructure needs and locations (roads, water, sewer, etc.)
- Identify design standards
- Provide streamlined approval process

“Creating Jobs Where People Live”
Development Strategy – Project Phasing/Buildout

- **Phase 1: Fink/Bell Road Corridors**
  - Southern area – nearest to I-5
  - Includes initial airport development

- **Phase 2: Hwy 33 Corridor South**
  - Mid property – northward growth
  - Extension of public facilities
  - Industrial/business park focus

- **Phase 3: Hwy 33 Corridor North**
  - Northernmost portion
  - Highway 33/Bell Road access
Development Strategy and Project Phasing

Phase 1 – 2017 to 2026

- Land Uses (810 acres)
  - Logistics (190 acres)
  - Manufacturing/Light Industry (151 acres)
  - Airport (370 acres) and Aviation-compatible uses (46 acres)
  - Business/Office/Public Facilities (53 acres)
  - Initial infrastructure

- Employment Potential - 5,000 to 6,000 jobs
Development Strategy and Project Phasing

Phase 2 – 2027 to 2036

Land Uses (190 acres)

- Manufacturing/Light Industry (71 acres)
- Logistics/Warehouse (57 acres)
- Business/Office/Public Facilities (49 acres)
- Greenspace/Monument (13 acres)
- Ongoing Airport/Infrastructure Development

Employment Potential - 3,500 to 4,000 jobs
Development Strategy and Project Phasing

Phase 3 – 2037 to 2046

- Land Uses (274 acres)
  - Manufacturing/Light Industry (128 acres)
  - Logistics/Warehouse (102 acres)
  - Business/Office/Public Facilities (44 acres)
  - Ongoing Airport/Infrastructure development

- Employment Potential – 4,000 to 4,500 jobs

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Infrastructure Development

- **Infrastructure needs:**
  - Potable and non-potable supply
  - Wastewater
  - Stormwater
  - Dry Utilities (power, communications)

- **Studies Completed (2015 - 2016)**

- **County Considering Initial Improvements**
  - Promotes Phase 1 development
  - Attractive to developers
  - Provides “shovel-ready” project sites

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Infrastructure Development

Water Supply

- **Potable source:** Treated groundwater
- **Non-potable source:** On-site groundwater
  - Productive on-site wells sufficient to support project
  - Untreated groundwater will support:
    - Fire protection
    - Landscaping
    - Irrigation
Infrastructure Development

Wastewater/Sewer

- **Regional Solution**
  - Collaboration with nearby municipalities and districts
  - Off-site treatment at City of Patterson Water Quality Control Facility (Phase 3)

- **Stakeholder benefits**
  - Facilitates long-term regional planning
  - Promotes shared investment
Infrastructure Development

Drainage/Stormwater Management

➢ Management Approach
  • Improve current channel/culverts (Little Salado Creek - south of airport)
  • Require site users to manage on-site flows for 100-year storm
  • Provide swales adjacent to roads/paths
  • Detention basin in northeast corner of site

➢ Special Considerations
  • Projects must adhere to FAA/ALUCP policies for aviation

“Creating Jobs Where People Live”
Infrastructure Development

Traffic and Roads

- **Initial Needs**
  - On-site “Backbone” roads
  - Fink Road Improvements near site
  - Bridge over Delta Mendota (on-site)

- **Phase Development (as-needed)**
  - Off-site road improvements/widenings
  - Off-site signal improvements
  - Fink Road Interchange (Phase 3)

- **Management Approach**
  - County to make “fair share” contributions for improvements
Regional Opportunities/Synergies

- **Employment Opportunity**
  - Available local employee pool

- **Business**
  - Nearby retail/commercial
  - Compatible with nearby industry
  - **Regional Opportunity**
  - Shared infrastructure
  - Long-term cost-sharing

- **Unparalleled Transportation Access**
  - Roadways (I-5, Highway 33, I/580, etc.)
  - Available aviation/airport connections

“Creating Jobs Where People Live”
Questions?

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