



# METROPOLITAN TRANSPORTATION COMMISSION

## Pilot Priority Production Area Grant Application Multi-Jurisdiction PPA Technical Assistance (TA) (maximum award \$750,000)

Technical Assistance grants are for projects focused on developing shared analyses or frameworks for implementing programs/policies across multiple PPAs. It is expected that multi-jurisdiction TA grants will provide the feasibility analysis, framework, and template materials necessary for local staff to get PPA-related programs or policies adopted.

### *3. Project Title:*

Northern Waterfront Priority Production Areas Technical Assistance Project

### *4. Provide a brief one-sentence description of the project*

The Northern Waterfront Priority Production Areas Technical Assistance Project ("The Project") is the identification and implementation of common tools for infrastructure improvements across multiple Priority Production Areas (PPAs) of the County of Contra Costa, City of Concord, City of Pittsburg, City of Antioch, and City of Oakley.

### *5. What is the grant funding amount being requested?*

\$750,000

### *6. In each row below please identify each partnering jurisdiction, contact person and email.*

1. Contra Costa County, Alyson Greenlee, [alyson.greenlee@dcd.cccounty.us](mailto:alyson.greenlee@dcd.cccounty.us)
2. City of Concord, Marie Suvansin, [Marie.Suvansin@cityofconcord.org](mailto:Marie.Suvansin@cityofconcord.org)
3. City of Pittsburg, Jordan Davis, [jdavis@pittsburgca.gov](mailto:jdavis@pittsburgca.gov)
4. City of Antioch, Kwame Reed, [kreed@ci.antioch.ca.us](mailto:kreed@ci.antioch.ca.us)

5. City of Oakley, Harumi Murata, [Murata@ci.oakley.ca.us](mailto:Murata@ci.oakley.ca.us)

*7. Name of PPA(s) served by this project. (See [this map](#) for reference)*

1. Pacheco Manufacturing Zone, Bay Point Industrial Sector
2. Northern Concord PPA, Western Concord PPA
3. Northern Waterfront (Pittsburg)
4. Northern Waterfront Industrial Corridor (Antioch)
5. Employment Area (Oakley)

*8. Please upload a document addressing the following four questions:*

- *Briefly describe the project, including the key tasks and deliverables. (max 300 words)*

The Northern Waterfront Priority Production Areas Technical Assistance Project (“The Project”) is the identification and implementation of common tools for infrastructure improvements across multiple Priority Production Areas (PPAs) of the County of Contra Costa, City of Concord, City of Pittsburg, City of Antioch, and City of Oakley. Advancing the multi-jurisdictional Northern Waterfront Economic Development Initiative--of which all these jurisdictions are a part--the Project will develop a shared analysis and toolkit with a direct path to adoption and implementation of infrastructure improvements.

The Project’s key tasks and deliverables are the following:

1. The development of a shared inventory of industrial land within the PPAs across the Northern Waterfront of Contra Costa County. This task will develop, within each of the PPAs, an online searchable database of industrial zoned land that includes the number and size of parcels, vacant and underutilized sites, zoning, infrastructure capacity, rail service and deep-water access, and other information required by businesses and site selectors.
2. The development of an analysis of existing infrastructure capacity across the PPAs (utilities, etc.) This will include an assessment of the utilities supply and distribution infrastructure, power transmission and distribution infrastructure, water and sewer, broadband, and other infrastructure. This task will identify the expansions and upgrades that are needed to maintain an adequate supply of development-ready sites and support business growth.
3. The development and adoption of a common set of tools/template materials for local staff to get adopted to address infrastructure needs/gaps. These common template materials will include materials for implementing Enhanced Infrastructure Financing Districts (EIFDs).
4. The leveraging of the currently underway Resilient East Bay Industrial Land Use Analysis, and the implementation and adoption of the East Bay Industrial Land Use Toolkit in the County & cities.

- *How will the project have strategic impact? Does it advance Plan Bay Area 2050 economy and transportation strategies, create or protect PPA jobs, create benefits at regional/multi-jurisdiction scale, or establish innovative/replicable programs or policies? (max 150 words)*

The Project will have strategic impact in multiple ways. The goal of the Northern Waterfront Initiative is to create 18,000 new jobs by 2035, and this project helps advance that goal. This project leverages the multi-jurisdictional nature of the Northern Waterfront Initiative to create benefits at a regional/multi-jurisdictional scale.

This project also has the potential to establish innovative/replicable programs or policies. Contra Costa County has an adopted policy on participating in Enhanced Infrastructure Financing Districts (EIFDs) with cities that are seeking financial partnership with the County (see attached), and this policy has not yet been utilized. Several cities are currently in the process of considering EIFDs and/or proposals to the County. This grant is a timely opportunity to explore the EIFD tool and to create shared templates that could turn into innovative/replicable programs or policies.

- *How is the project consistent with the county or local plans and policies? What is the project's alignment with countywide economic development strategies, applicable general land use elements, transportation plans, and any other applicable local plans and policies? Please confirm that the project will result in an adopted policy or planning document. (max 150 words)*

The Project aligns with the objectives of the Northern Waterfront Economic Development Initiative Strategic Action Plan--of which Contra Costa County and the Cities of Concord, Pittsburg, Antioch, and Oakley are part-- to maintain an adequate supply of development-ready sites and make utility infrastructure improvements that are needed to support business growth.

The Project also aligns with the City of Pittsburg Economic Development Strategic Plan, "Reinvest Antioch" Economic Development Strategic Plan, and the Update to the City of Oakley's Economic Development Work Plan by facilitating investment in the key industrial districts that are designated PPAs and maintaining their long-term importance to the Northern Waterfront region.

The Project will result in common template materials for the jurisdictions to get adopted and implemented as shown in the draft scope of work.

- *How will the grant increase opportunity? Does it achieve outcomes such as: Expand employment in a community with a jobs-housing imbalance, benefit low or moderate-resource communities, or meet a demonstrated funding need? (max 150 words)*

This grant will increase opportunity in Contra Costa County by expanding employment in a community with a jobs-housing imbalance. The Northern Waterfront has a severe jobs-housing imbalance, and the Initiative is to bring business to where talent lives among the robust labor forces within Pittsburg, Antioch, and Oakley. There exists 60% of the industrial land in Contra Costa County in the Northern

Waterfront, and yet it is an older built environment with aging infrastructure. To meet the goal to create 18,000 new jobs by 2035 along the Northern Waterfront in emerging industries including regenerative industries that support a transition towards a zero-emission economy, autonomous vehicle manufacturing, prefabricated housing production, advanced transportation technology, maker spaces, clean technology, and even biomedical/biotechnology, this grant will provide special attention to the PPAs' abilities to accommodate these industries with the infrastructure needed to support economic revitalization and create living-wage jobs.

*9. Upload a draft scope of work and deliverables expected as part of this grant. (Please use [this template format](#) for your scope of work)*

Attached.

*10. If available, upload supporting documentation, such as adopted economic development plans or studies, and policy resolutions that indicate how these PPAs and this application is integrated into a broader economic development strategy.*

Attachments:

- Northern Waterfront Economic Development Initiative Strategic Action Plan
- Contra Costa County Policy on Participating in Enhanced Infrastructure Financing Districts
- City of Pittsburg Economic Development Strategic Plan
- “Reinvest Antioch” Economic Development Strategic Plan
- City of Oakley Economic Development Work Plan.

## SCOPE OF WORK

### NORTHERN WATERFRONT PRIORITY PRODUCTION AREAS TECHNICAL ASSISTANCE PROJECT

#### Task 1 – PROJECT MANAGEMENT

This task includes the overall project management of the delivery of the Northern Waterfront Priority Production Areas Technical Assistance Project (“The Project”) of the County of Contra Costa, City of Concord, City of Pittsburg, City of Antioch, and City of Oakley.

- Project Stakeholder Management
- Project Contract Management
- Project Closeout.

#### *Task 1 Deliverables:*

1.1: Project Meetings

1.2: Project Requests for Proposal, Contracts, and Related Materials

1.3: Project Adopted Deliverables.

#### Task 2 – INVENTORY OF INDUSTRIAL LAND

This task includes the inventory and development of an online searchable database of industrial zoned land across multiple Priority Production Areas (PPAs) that includes the number and size of parcels, vacant and underutilized sites, zoning, infrastructure capacity including utilities, rail service and deep-water access, and other information required by businesses and site selectors.

- Identify Number and Size of Parcels
- Identify Vacant and Underutilized Sites
- Identify Zoning
- Identify Infrastructure Capacity, Rail Service, Deep-Water Access, and Other Information Required by Businesses and Site Selectors
- Develop Online Searchable Database for Use by Businesses and Site Selectors.

#### *Task 2 Deliverables:*

2.1: Inventory of Industrial Zoned Land that Includes Number and Size of Parcels, Vacant and Underutilized Sites, Zoning, Infrastructure Capacity, Rail Service and Deep-Water Access, and Other Information Required by Businesses and Site Selectors

2.2: Online Searchable Database for Use by Businesses and Site Selectors.

#### Task 3 – INFRASTRUCTURE CAPACITY ANALYSIS

This task includes an assessment of infrastructure capacity across the PPAs (utilities, etc.).

- Assess Infrastructure Capacity Across PPAs, Including: Utilities Supply and Distribution Infrastructure, Power Transmission and Distribution Infrastructure, Water and Sewer, Broadband, and Other Infrastructure

- Identify Expansions and Upgrades Needed to Maintain Adequate Supply of Development-Ready Sites and Business Growth.

*Task 3 Deliverables:*

3.1: Infrastructure Capacity Analysis

3.2: Recommended Expansions and Upgrades Needed to Support Business Growth.

Task 4 – DEVELOPMENT OF TOOLS AND TEMPLATE MATERIALS

This task includes the development and adoption of a common set of tools/template materials across PPAs that when implemented address the recommended infrastructure expansions and upgrades.

- Develop Common Set of Tools/Template Materials, Including Materials for Implementing Enhanced Infrastructure Financing Districts (EIFDs)
- Work Across Jurisdictions to Adopt Tools/Template Materials.

*Task 4 Deliverables:*

4.1: Toolkit/Template Materials, Including for Implementing EIFDs

4.2: Adopted Materials.

Task 5 – IMPLEMENTATION OF EAST BAY INDUSTRIAL LAND TOOLKIT

This task includes leveraging the Resilient East Bay Industrial Land Use Analysis to implement and adopt the Toolkit.

- Prepare to Implement the Resilient East Bay Industrial Land Toolkit
- Adopt the Toolkit Across Jurisdictions.

*Task 5 Deliverables:*

5.1: Adopted Toolkit.

## SCHEDULE

DELIVERABLE	ESTIMATED DATE OF COMPLETION
Task 1 – PROJECT MANAGEMENT	August 31, 2026
1.1: Project Meetings	August 31, 2026
1.2: Project Requests for Proposal, Contracts, and Related Materials	August 31, 2026
1.3: Project Adopted Deliverables	August 31, 2026
Task 2 - INVENTORY OF INDUSTRIAL LAND	December 31, 2024
2.1: Inventory of Industrial Zoned Land that Includes Number and Size of Parcels, Vacant and Underutilized Sites, Zoning, Infrastructure Capacity, Rail Service and Deep-Water Access, and Other Information Required by Businesses and Site Selectors	July 1, 2024
2.2: Online Searchable Database for Use by Businesses and Site Selectors	December 31, 2024
Task 3 – INFRASTRUCTURE CAPACITY ANALYSIS	December 31, 2024
3.1 Infrastructure Capacity Analysis	July 1, 2024
3.2: Recommended Expansions and Upgrades Needed to Support Business Growth	December 31, 2024
Task 4 – DEVELOPMENT OF TOOLS AND TEMPLATE MATERIALS	December 31, 2025
4.1: Toolkit/Template Materials, Including for Implementing EIFDs	July 1, 2025
4.2: Adopted Materials	December 31, 2025
Task 5 – IMPLEMENTATION OF EAST BAY INDUSTRIAL LAND TOOLKIT	December 31, 2025
5.1 Adopted Toolkit	December 31, 2025