

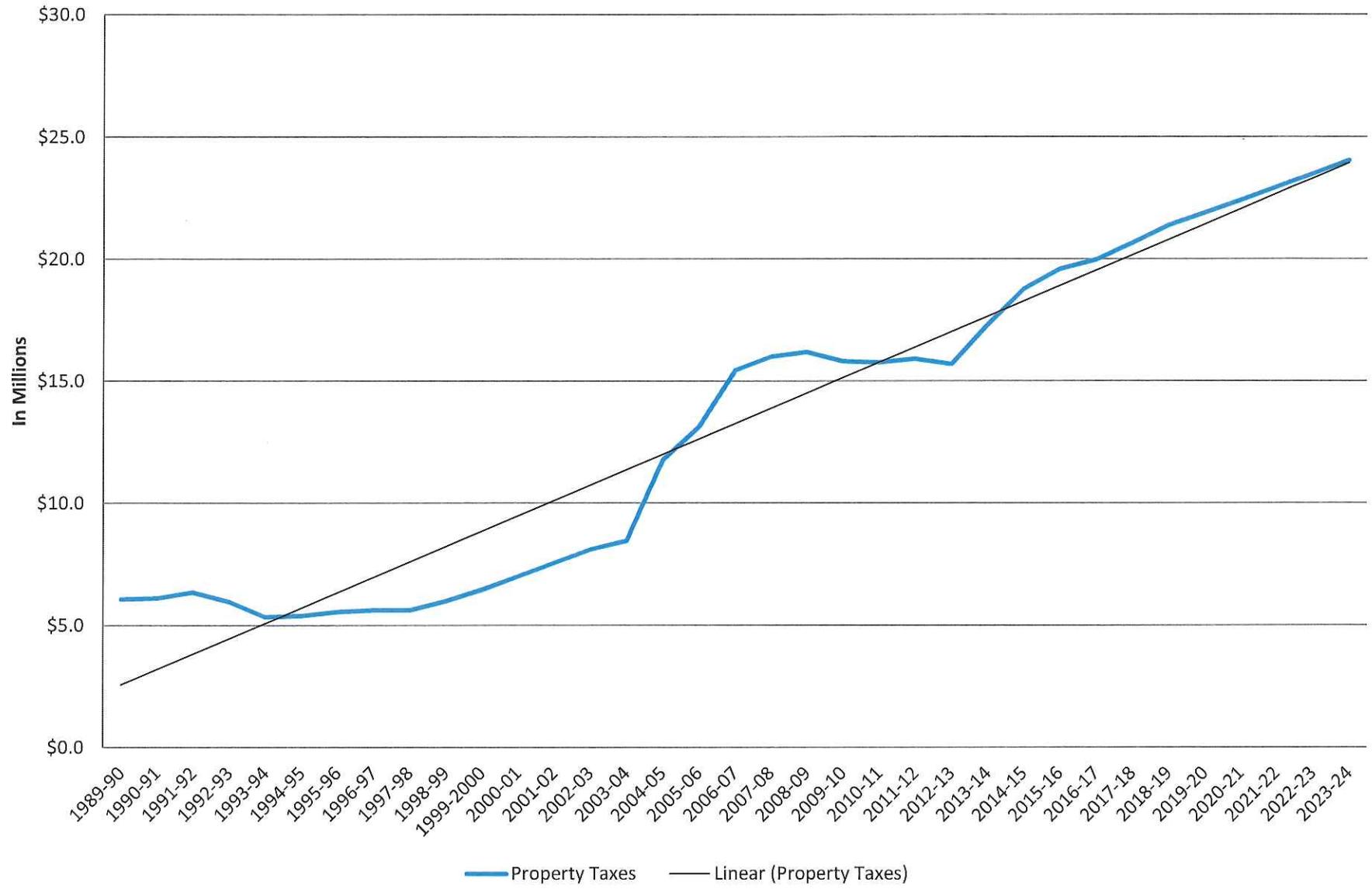
**City of Walnut Creek
Historical and Projected Trends**

Attachment 4

Property Taxes

	Actual 1989-90	Actual 1990-91	Actual 1991-92	Actual 1992-93	Actual 1993-94	Actual 1994-95	Actual 1995-96	Actual 1996-97	Actual 1997-98	Actual 1998-99	Actual 1999-2000	Actual 2000-01
Property Taxes	6,063,119	6,100,920	6,346,309	5,964,101	5,333,201	5,385,035	5,549,325	5,620,078	5,614,580	5,987,572	6,462,053	7,006,090
% Change from Prior Year		0.6%	4.0%	-6.0%	-10.6%	1.0%	3.1%	1.3%	-0.1%	6.6%	7.9%	8.4%
	Actual 2001-02	Actual 2002-03	Actual 2003-04	Actual 2004-05	Actual 2005-06	Actual 2006-07	Actual 2007-08	Actual 2008-09	Actual 2009-10	Actual 2010-11	Actual 2011-12	Actual 2012-13
Property Taxes	7,566,630	8,104,404	8,461,207	11,788,094	13,132,447	15,446,116	16,002,603	16,192,297	15,812,016	15,770,392	15,921,619	15,704,242
% Change from Prior Year	8.0%	7.1%	4.4%	39.3%	11.4%	17.6%	3.6%	1.2%	-2.3%	-0.3%	1.0%	-1.4%
	Actual 2013-14	Adjusted 2014-15	Adjusted 2015-16	Projected 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22	Projected 2022-23	Projected 2023-24	
Property Taxes	17,322,166	18,784,520	19,591,924	19,983,028	20,671,047	21,382,996	21,891,456	22,412,078	22,945,153	23,490,977	24,049,857	
% Change from Prior Year	10.3%	8.4%	4.3%	2.0%	3.4%	3.4%	2.4%	2.4%	2.4%	2.4%	2.4%	
Average Year to Year Percent Change from 1989 to 2024											4.4%	

City of Walnut Creek Historic and Projected Property Taxes



Major Development Projects (Either 'Approved' or 'Under Construction')

Project Name Location	Site Size	Number and Type of Units	Estimated Completion	Assessed Value before Development	City portion of Property Tax before Development	Assessed Value after Development	City portion of Property Tax after Development	Property Tax Increase to City
BRIO Apartments 141 North Civic Drive	5.07	300 apartments comprised of studio, 1BR and 2BR units (300 net new units)	Completed	18,199,500	\$16,380	51,565,525	\$46,409	\$30,029
The Arroyo (rentals) 1250 Arroyo Way	1.00	Demo office building, construct 6-story multi-family residential building with 100 apartment units and two levels of above-ground parking w/135 spaces (100 net new units)	Summer 2015	3,135,369	\$2,822	49,237,354	\$44,314	\$41,492
The Village 1500 Newell Ave (Mixed-Use)	1.89	Demolish existing 8-story office building and 1-story retail building to construct new 4-story structure with 37,000 square feet of retail and 49 condominium units, including two-level underground parking garage with 250 parking spaces (49 net new units)	Fall 2015	13,350,922	\$12,016	18,874,344	\$16,987	\$4,971
North Main Apartments (Mill Creek)	1.20	New 4-story multi-family building with 126 apartment units, including 3 live-work units (126 net new units)	Summer 2015	6,674,830	\$6,007	7,836,266	\$7,053	\$1,045
Broadway Plaza Long-Range Master Plan Broadway Plaza Shopping Center	25+	Renovation/reconstruction of the Broadway Plaza Shopping Center in stages. GPA and FAR increase and P-D Rezoning to allow up to 300,000 sq. ft. net new floor area; reconstruction of S. Broadway parking garages & Development Agreements. To be constructed in phases	2016 (parts of project will be completed by the holidays in 2015)	114,302,773	\$102,872	190,058,412	\$171,053	\$68,180
Laconia-1500 N. California (Mixed Use) 1500 N. California Boulevard	1.23	New 6-story mixed use building with 140 apartment units and 18,270 square feet of retail space (140 net new units)	Fall 2016	2,710,387	\$2,439	49,237,354	\$44,314	\$41,874

Major Development Projects (Either 'Approved' or 'Under Construction')

Project Name Location	Site Size	Number and Type of Units	Estimated Completion	Assessed Value before Development	City portion of Property Tax before Development	Assessed Value after Development	City portion of Property Tax after Development	Property Tax Increase to City
Macy's Expansion/Remodel 1320 Broadway	6.96	Remodel of store and 57,000 sf expansion, including signs (part of the Broadway Plaza Long_Range Master Plan - Phase 1)		Included in Broadway Plaza Shopping Center Value				
Shadelands Gateway Specific Plan and "The Orchards at Walnut Creek" Development 2800 Ygnacio Valley Road	24.76	Redevelop approx. 25-acre property w/retail uses, including new 55,000 sq-ft Safeway Store. GPA to change the land use (Business Park to Mixed-use Commercial); rezone (Business Park to Planned Development)	Spring 2016	24,971,124	\$22,474	85,944,359	\$77,350	\$54,876
Walnut Creek BART Transit Village	16.20	596 residential apartment units, 30,000 sq. ft. commercial, parking for 1,500 vehicles (596 net new units) (needs additional entitlements)	Start in 2016	1,854,853	\$1,669	319,980,379	\$287,982	\$286,313
The Landing Apartments 207-235 Ygnacio Valley Road & 1778-1830 Lacassie Avenue	1.78	178 apartments (4 stories over 2 levels of parking w/185 stalls) (166 net new units)	Not available	2,567,332	\$2,311	18,570,192	\$16,713	\$14,403
Encina Grande Shopping Center Renovation & Whole Foods Market Grocery 2895 Ygnacio Valley Road	9.45	Demolish existing Safeway Grocery store and additional floor area and rebuild as a 37,000 sq. ft. Whole Foods Market. Net new floor area about 3,900 sq. ft.		21,446,805	\$19,302	21,446,805	\$19,302	\$0
				209,213,895	\$188,293	812,750,990	\$731,476	\$543,183