



Supplemental Materials

Item 3.A

Please contact the City Clerk's Office at (209) 831-6105 with any questions.

Triway

Valpico Road
Tracy, CA

City Council Meeting
August 19, 2025



Project Team

Brookfield
Residential

ktgy

GATES
+ASSOCIATES 

cbg

Brookfield Properties Overview

- Fully-integrated, global real estate services company that provides industry-leading development capabilities
- From office to retail, logistics to multifamily, and hospitality to development, we bring high-quality, sustainable real estate to life around the globe every day

OFFICE
130M+

Total SF
Across 300+
Office Properties

MULTIFAMILY
27,000

Managed Units &
Additional 24,000+ Units
Under Development

HOSPITALITY
2,200

Keys Globally,
with 200,000 SF
Under Development

RETAIL
130M+

Total SF
Across 160+
Retail Assets

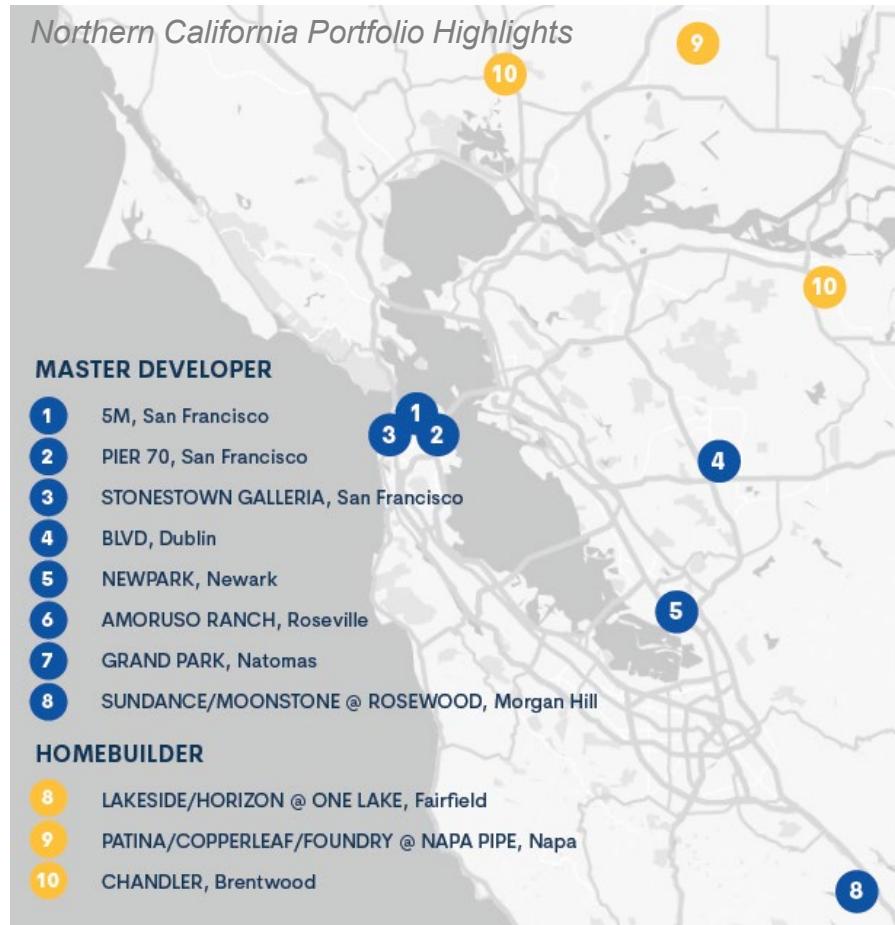
LOGISTICS
40M

Total SF
with 42M SF
Under Development

PIPELINE
90M+

SF Development Pipeline,
with 52M SF
Under Construction

Brookfield
Residential



BOULEVARD
DUBLIN, CA



PIER 70
SAN FRANCISCO, CA



PLAYA VISTA
LOS ANGELES, CA

Project Site

- Brookfield proposes to transform an underutilized site along Valpico Road into an exciting new development with a mix of housing types and community benefits
- The site is 29 acres and the current use is undeveloped land and an equipment storage yard
- The Project will comply with the new Small Lot Residential (SLR) zoning standards



Project Overview

- The Project will build **275 new homes plus 49 JADUs**, including 3 typologies, single family detached homes and duet homes attached at the garage
- The Project offers a range of **affordable-by-design** small lot unit sizes and prices, thereby addressing the “missing middle” currently underserved in the City of Tracy
- The **JADUs** are located on the bottom floor of 49 units and scattered throughout the development which will allow residents to house family members or rent to others



Project Overview (Continued)

- The Project will construct a new **Community Park and on-site trail** to connect a key piece of the City's trail system for a total cost of over \$3M. The Park and trail is approx. 3.7 acres, significantly larger than the 2.6 acres required by code
- A **public loop road** will be constructed through the development with two east/west connections to Valpico Road. **New frontage improvements** will also be made to Valpico Road
- The Project will expand the **Regional City Basin 2B** by approx. 2.1 acres and construct a new pump station for a total cost of approx. \$2.4M which will serve numerous new communities in this area



Public Park

- The **3.5-acre Public Park** will be a gathering place for the residents and larger community
- Amenities include a 1.6-acre open lawn area, two shaded play areas for kids ages 2-12, a covered picnic area with ~10 picnic tables, a flex-use sports court, numerous trees, and site furnishings like benches, drinking fountains, and trash receptacles



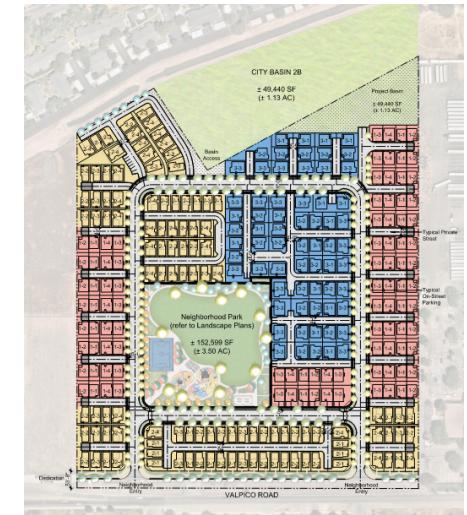
Devon Neighborhood: 96 Homes + 25 JADUs

- The Devon Neighborhood offers a duet housing type, featuring two adjoined homes attached at the first floor garage only located on courts located in red on the attached site plan
- Each home has 3-4 bedrooms and 2.5-3 baths, and ranges from 1,587-2,297 sf
- The neighborhood has four housing styles and color palettes that are distinct yet complimentary
- Plans are uniquely designed to front the main loop street with a front porch



Kinsley Neighborhood: 113 Homes

- The Kinsley Neighborhood offers single family alley loaded homes located in yellow on the attached site plan
- Each home has 3-4 bedrooms and 2.5-3 baths, and ranges from 1,591-2,188 sf
- Front doors and porches face on Valpico, as well as the Park
- Varied lot widths create diversity amongst the plans
- Private outdoor space is created in usable sideyards



Somerset Neighborhood: 66 Homes + 24 JADUs

- The Somerset Neighborhood offers traditional single family homes with garage access at the front side of the home located in blue on the attached site plan
- Each home has 3-4 bedrooms and 2.5-3 baths, and ranges from 1,985-2,376 (the largest homes of the 3 neighborhoods)
- Homes are specifically designed and positioned to front the main loop street with a front porch.



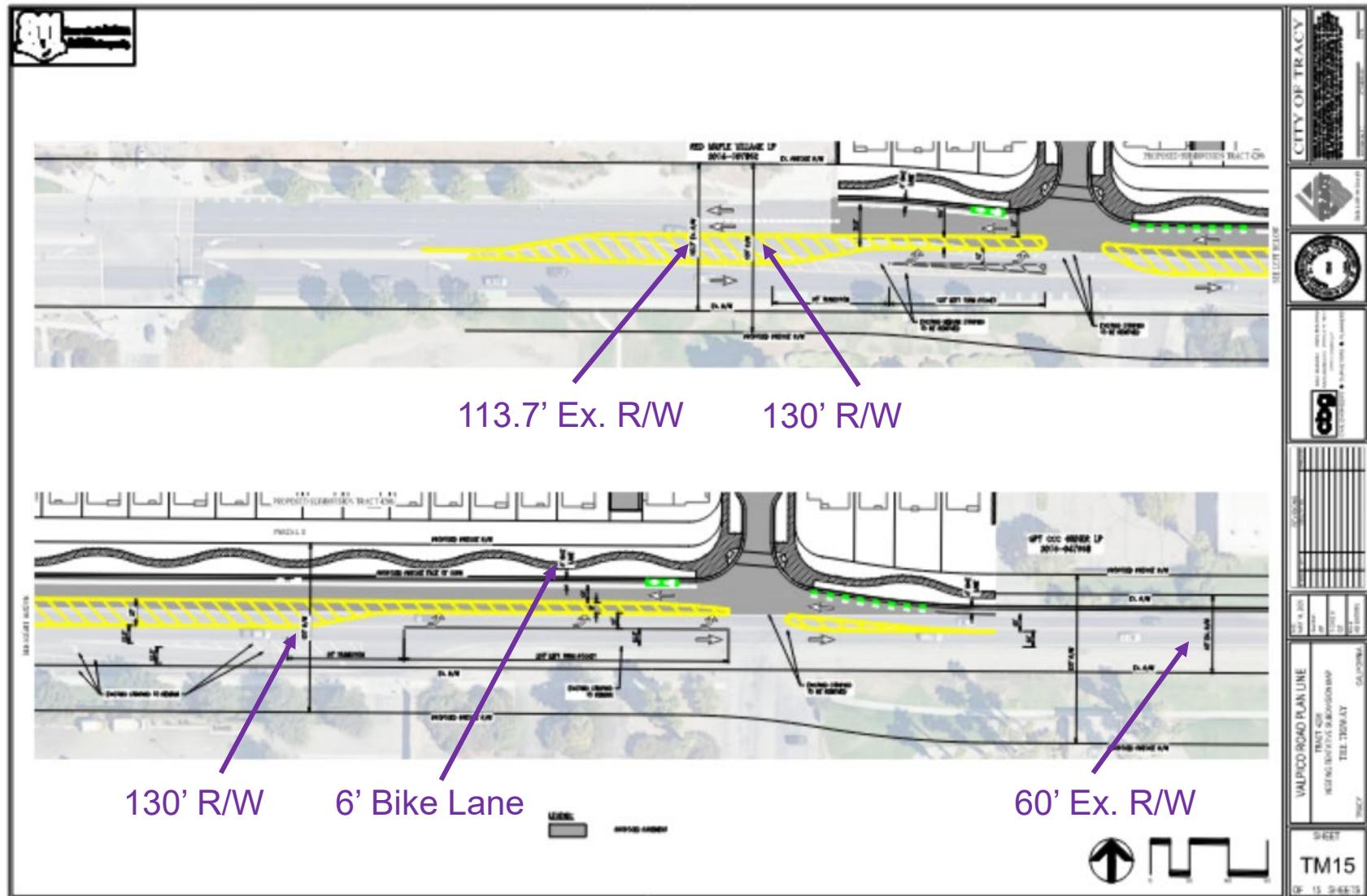
Thank you



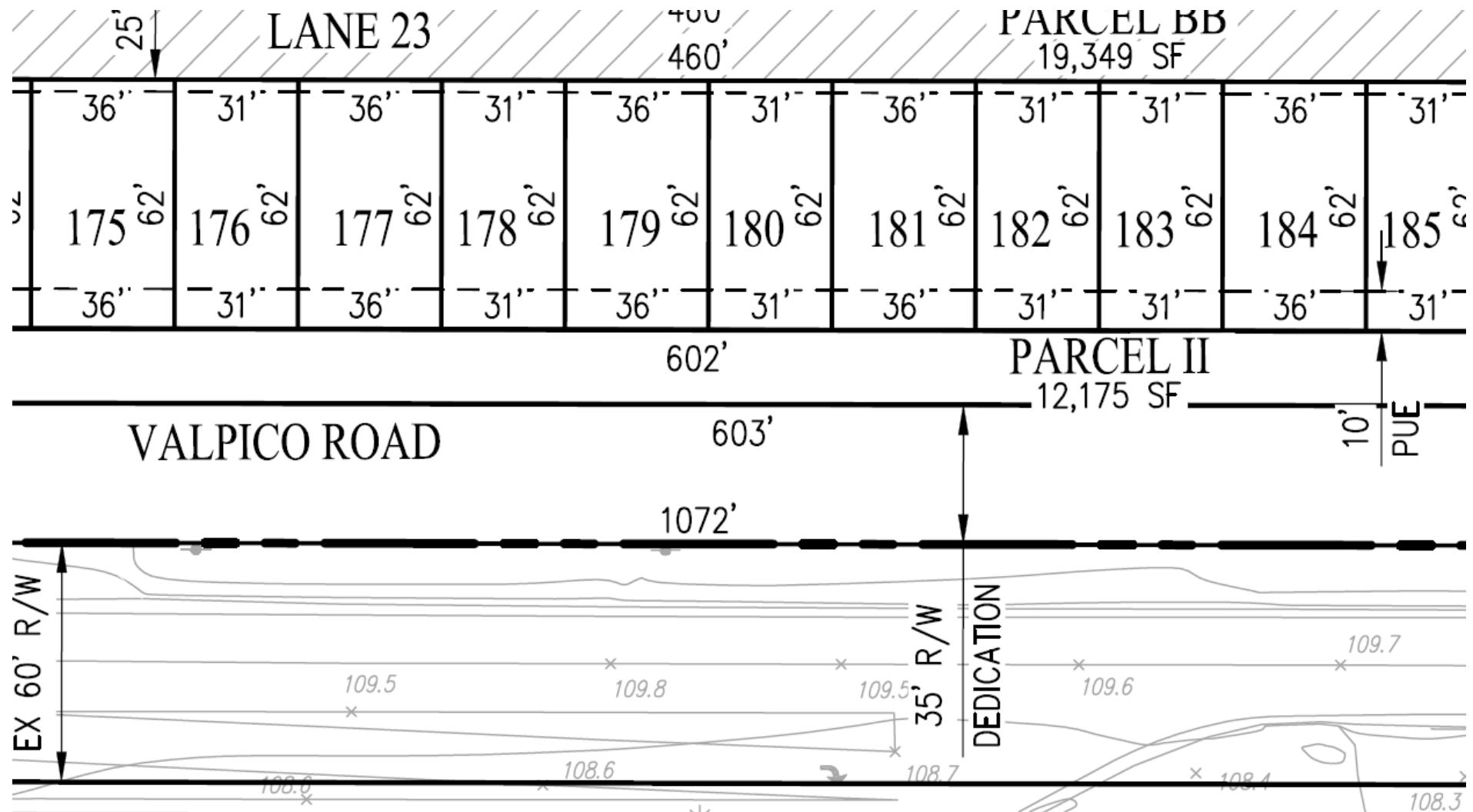
Appendix



Valpico Plan Line



Valpico Set Back



Guest Parking



GUEST PARKING COUNT				
GUEST LOCATION	ORIENTATION	dimension, W x L	NO. OF PARKING	LOCATION
PUBLIC STREET PARKING	PARALLEL	8 x 22	159	
PUBLIC STREET ACCESSIBLE PARKING	PARALLEL	8 x 24 WITH 9 x 24 LOADING ZONE	2	
PRIVATE LANE PARKING	PARALLEL	8 x 22	6	
PRIVATE LANE PARKING	PERPENDICULAR	9 x 18.5	17	
TOTAL			184	