

# MAIN STREET NEIGHBORHOOD SPECIFIC PLAN

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## 6. DEVELOPMENT PHASING PRINCIPLES

The 20+ year vision of the Main Street neighborhood as a vibrant mixed-use residential neighborhood is one that depends largely on the successful implementation and financing of the significant infrastructure improvements described in Chapter 7. The key to successfully implementing the infrastructure improvements and development planned for the Main Street neighborhood is a strategic approach to phasing. The approach to phasing contained in this chapter is intended to address existing community needs, especially the needs of the Collaborating Partners' community, be cost-efficient, and respond to market demands, while at the same time achieving the community's vision for the Main Street neighborhood. The exact amount and timing of the phasing of development will be determined as part of a detailed Request for Qualifications (RFQ) process determined by the City Council. This chapter offers high-level principles and plans that are intended to help guide that future City Council process.

### 1. PHASING PRINCIPLES

As described above, these Phasing Principles are intended to help guide the City Council's decisions on the disposition and development of the land in the Main Street neighborhood to help achieve the vision presented in this plan.

#### 1.1 Principle 1. Maximize infrastructure efficiencies

Overall infrastructure needs of the Plan Area become considerably more challenging moving from south to north. Inherent efficiencies of the area south of West Midway Avenue, such as new backbone infrastructure constructed in Site A, especially within Phase 1, includes major backbone utilities that will enable the southern parts of the Main Street neighborhood to connect more easily and economically to new upgraded utilities. These efficiencies include the stormwater outfall constructed as part of Site A and less risk of inundation as depicted in Figure 6-1. Additionally, there are greater geotechnical issues requiring more significant mitigations and greater investment with the land north of West Midway Avenue, including greater depths of Young Bay Mud and the Northern Shoreline Zone of Potential Deformation (see Figure 6-2)

#### 1.2 Principle 2. Use market rate housing to finance the infrastructure improvements needed to make the build-out of the new Collaborating Partners' campus feasible

Facilitating the Collaborating Partners' relocation and construction of their new campus at their preferred location is one of the main goals of the Specific Plan. Their relocation and new construction requires major infrastructure and grading improvements that are beyond what can be funded with affordable housing tax credits and grants. The first phase of development in the Plan Area should prioritize sufficient market rate development south of West Midway Avenue to pay for not only its required infrastructure, but also the

infrastructure needed for Collaborating Partners' preferred site. While the amount of market rate development needed to finance the infrastructure for the new site should be minimized to maintain future housing allocations for other phases of the Main Street neighborhood given the maximum of 1,425 units in the General Plan, the new housing should also be designed and configured consistent with the development regulations and guidelines contained in this plan.

**1.3 Principle 3. Ensure the cohesive implementation of infrastructure**

Deteriorating and inadequate infrastructure for systems, such as stormwater, flood protection, sanitary sewer, water, electrical, telecommunications and natural gas must be addressed comprehensively and cohesively consistent with the MIP, including for any existing residential areas planned for rehabilitation (See Figures 7-1 – 7-5)

**1.4 Principle 4. Maintain and preserve existing uses and historic resources to the extent feasible**

The historic beehive homes and landscaped areas and other existing neighborhood uses, such as the non-historic leased housing, APC's urban farm, and APC's Ploughshares Nursery, among other uses, are potentially near- and long-term assets that help create unique character-defining features, and, in some cases, revenue that helps maintain and operate Alameda Point. The phasing of future development should encourage the maintenance and preservation of these existing uses to the extent feasible.

**1.5 Principle 5. Allow for future transitional commercial uses on the Adaptive Reuse edge**

Allowing for future commercial opportunities, including office, R&D, and specialty manufacturing space similar to existing uses at Alameda Point, as transitional uses along the western edge of the Main Street neighborhood will help leverage the success of the Adaptive Reuse area, generate much-needed jobs, and create a unique and successful mixed-use neighborhood.

## **2. PHASING PLAN**

The Phasing Plan is a general guide to future development in the Main Street neighborhood. The Phasing Plan is flexible and recognizes that the ultimate disposition of land is ultimately determined as part of a more detailed process by the City Council.

### **2.1 Phase 1 – South of Midway Development**

*Goal: Facilitate a sufficient amount of appropriate market rate development to help finance the relocation of the Collaborating Partners to their preferred location*

*Implementation:*

- Conduct a feasibility analysis to determine the number of market rate housing units consistent with this plan necessary to support the cost of infrastructure (including demolition, grading and all backbone utilities) of the entire South of West Midway area, including the Collaborating Partners' preferred site, consistent with the MIP.
- Issue an RFQ from developers, similar to the Site A process, with the required obligation to construct no more than the number of market rate housing units determined in the step above and the requirement that the market rate development construct all of the

infrastructure (including demolition, grading and all backbone utilities) of the entire South of West Midway area, including the Collaborating Partners' preferred site, consistent with the MIP.

- Offer interested developers the possibility of acquiring land south of West Midway Avenue adjacent to the Adaptive Reuse area for future complementary commercial uses only, depending on favorable terms to the City that the developer is willing to offer.
- Create synergies and infrastructure efficiencies with Site A Development.

## **2.2 Future Phases – North of Midway Development**

*Goal: Create a balanced mix of existing and historic uses and new compatible mixed-use infill development to pay for cohesive infrastructure development, potentially in multiple phases.*

*Implementation:*

- Issue an RFQ(s) from developers for mixed-use development to enable the cohesive and comprehensive infrastructure improvements for the north of West Midway Avenue area consistent with the MIP.
- Continue to lease existing residential units (i.e. Big Whites, bungalows) until development occurs.
- Create synergies and infrastructure efficiencies with south of West Midway Avenue development and the Department of Veteran's Affairs outpatient clinic development.

