

# *Introduction of Ordinance Adopting the Main Street Neighborhood Draft Specific Plan*

City Council  
March 7, 2017



# City Council Action

## Requested Action:

Introduce Ordinance Adopting the  
Main Street Neighborhood  
Specific Plan



# Public Planning Process

- Build on prior studies and adopted plans
- Community and stakeholder outreach
- Review by Collaborating Partners
- Planning Board Guidance on Alternatives (5/9/16)
- **City Council Guidance on Phasing Chapter (9/20/16)**
- On-line public review of draft / Internet survey
- Planning Board Comments on Draft (10/24/16)
- **City Council Comments on of Draft (11/1/16)**
- Rec & Parks Commission Presentation (11/10/16)
- Transportation Commission Presentation (11/6/16)
- Planning Board Recommended Approval of Final Plan (1/23/17)
- Historic Advisory Board Review and Comment (2/2/17)
- **City Council Approval (March 2017)**



# Parks, Central Gardens and Urban Agriculture



Tree-lined streets connecting park network

Central Gardens as the heart of the neighborhood



- Informal play areas and active programming spaces
- Community event spaces
- Multi-use trails
- Amenities including playgrounds, tot lots, picnic areas and benches
- New guidelines to preserve the neighborhood's urban agricultural character and to complement the existing Farm and Ploughshares

# Complete Streets Network

- Expanded transportation options across all areas of the neighborhood
- Promote walking, cycling and public transit over automobile dependency
- Provide easy, safe access and connectivity within the neighborhood and greater Alameda



# Form Based Development

- Creating a lively human-scaled, socially interactive, vibrant neighborhood



## Objectives:

- Diversity of building types
- Activated parks and open spaces
- Walkable environments
- Mix of uses
- Range of building heights
- Foster social interaction among neighbors
- Create designed scale, intensity of use, sense of place

# Historic Infill Guidelines

- Ensure new infill development and building placement are consistent with the character-defining features of the Historic District and abide by the Secretary of Interior's Standards for Rehabilitation
- **Limited to the replacement of the five existing non-historic buildings and potentially a small number of NCO quarters**
- No new construction in and around historic structures, except if there are missing elements in the historic fabric.

## Provides Guidance on:

- Siting
- Scale, Massing & Form
- Architectural style
- Entrances
- Fenestration
- Street Alignment
- Landscape



# Consolidation and Replacement of Supportive Housing Community

- Inclusion of preferred location in the Plan
- Recommended strategy for infrastructure financing, disposition and development for supportive housing and other market rate development.
- Planning Board review of site-specific development plans and design review applications.





# Affordability and Workforce Housing

- Includes the 25% affordable, deed-restricted housing consistent with the Renewed Hope Settlement Agreement
  - At least 6% for very low income (50% AMI)
  - At least 10% for low income (80% AMI)
  - At least 9% for moderate income (120% AMI)
- All future applicants required to design **at least 10% of units** to be affordable to households in the “workforce” housing range of incomes - 120% to 180% AMI.



# Workforce Housing Affordability

- ✓ “Affordability by Design”
  - Homes designed to be a size that results in an affordable price
- ✓ WF Affordable size – 1,000 – 1,600 sf
- ✓ WF Affordable price - \$500k- \$750k

\* Based on 120-180% AMI for 4-person household (Area Median Income \$93,500)

# Workforce Feasibility Analysis

- Different mixes of units, including 10% Workforce Housing
- Ability to pay for \$53M infrastructure costs
- Provides enough value to be feasibly developed

# Development Scenarios

- Scenario 1 – All Townhomes; no Workforce Housing
- Scenario 2 – 10% Workforce and Limited Single-Family
- Scenario 3 – 10% Workforce and No Single-Family
- Scenario 4 – 45% Workforce, No Single Family, Max AP units
  - Low & Very-Low provided by the Collaborating Partners in all scenarios
  - Max AP units assumes all remaining units within the 1,425 cap after proposed Collaborating Partners units (267), Site A (800) and 67 existing market rate units.

# Workforce Feasibility Scenarios

Item	Scenario 1: All Townhomes, No Workforce Housing	Scenario 2: 10% Workforce Units and Limited Single-Family	Scenario 3: 10% Workforce Units and No Single-Family	Scenario 4: All Remaining Units, No Single Family, and 45% Workforce Units
Single Family		24		
Town Home	208	156	180	107
Workforce		28	28	155
Moderate	25	25	25	29
Low/Very-Low Units <sup>1</sup>	44	44	44	52
<b>TOTAL UNITS</b>	<b>277</b>	<b>277</b>	<b>277</b>	<b>343</b>
<i>Total Units less Collaborating Partner Units</i>	233	233	233	291 <sup>2</sup>
Total Residual Value <sup>3</sup>	\$53,450,094	\$53,362,183	\$50,921,326	\$53,361,150
Infrastructure Cost	\$53,317,001	\$53,317,001	\$53,317,001	\$53,317,001
Net Residual Value per unit	\$133,093	\$45,182	-(2.395,675)	\$44,149
<b>MEETS FEASIBILITY THRESHOLD</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>

1. Low/Very Low Units provided by the Collaborating Partners Project assuming 267 units. The exact # of units provided will be determined in a RFQ process determined by the City Council.

2. Includes all remaining AP units within the 1,425-unit General Plan cap after assumed Collaborating Partners 267 units, Site A's 800 units, and 67 existing market rate units

3. Total residual value is the sales price multiplied by the number of units minus the total development and sales costs

# Findings & Recommendations

## **Feasible options for Workforce Housing:**

- May require some Single-Family
- Without Single-Family, may require all remaining units within the Alameda Point housing cap

## **Recommendations:**

- Keep 10% Workforce in the Plan
- Determine exact amount of total units and workforce housing units at the time of an RFP/RFQ process; need to carefully evaluate tradeoffs

# City Council Action

- Introduce Ordinance Adopting the Alameda Point Main Street Neighborhood Specific Plan

