



April 20th, 2022

Mr. Andrew Thomas
Director of Planning
City of Alameda
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

Dear Andrew:

The City of Alameda, a municipal corporation of the State of California (the “City”), and Catellus Alameda Development, LLC, a Delaware limited liability company, successor in interest to Palmtree Acquisition Corporation (“Developer”), entered into (i.) that certain Development Agreement (Alameda Landing Mixed Use Commercial Project), dated as of January 16, 2007 as amended by that certain First Amendment to Development Agreement (Alameda Landing Mixed Use Commercial Project), dated as of December 4, 2007 and (ii.) entered into that certain Development Agreement (Alameda Landing Mixed Use Residential Project) dated as of January 2, 2007 (collectively, the “Alameda Landing Development Agreements”). Developer is submitting this annual review document in accordance with the Alameda Landing Development Agreements and pursuant to the requirements of Government Code Section 65865.1. This letter will report on activities and developments taking place between January 1st, 2021 and December 31st, 2021 (the “Annual Review Period”).

1. Construction and Sales Activity

- a. All construction within TRI Pointe’s residential project has been completed. TRI Pointe’s project includes 253 residential units plus the 2 commercial units which have all sold and closed, meaning the units have been transferred to the new owners.
- b. The Alameda Landing shopping center signed two (2) new leases over the past year, Carbon Health and Round Table Pizza.
- c. In December 2017, Developer completed the sale to an affiliate of Bay Ship and Yacht of two (2) buildings totaling 364,000sf on the Alameda Landing Waterfront. Construction to renovate these two (2) buildings has been completed and a Reuse Certificate of Completion issued. Tenant improvements for The Annex, a coffee and tea warehousing facility occupying both buildings have been completed and the building is operational . In addition, Centerline Logistics is actively serving the San Francisco Bay with its fleet of tugs stationed along Bay Ship & Yacht’s Alameda Landing waterfront dock.

- d. In the Summer 2018, Developer conducted a thorough Request for Proposal (“RFP”) process to source a qualified home builder for the Residential Variant of the Alameda Landing Waterfront. Pulte Group, Inc. was selected and has been processing plans with the City to construct its Bay 37 residential neighborhood made up of 357 residential units on 17.2-acres, including 39 affordable housing units. Over this past year, Pulte pulled permits and commenced construction on 130 units, of which 44 were completed by year end. Included in these permits were 28 affordable units made up of 10 moderate, 7 low and 11 very low units. In addition, 18 very low and low units have been or will be purchased by the Alameda Housing Authority and are being rented to qualified applicants. Of the 10 moderate units, 4 have been assigned to qualified applicants by an affordable housing broker. The remaining affordable units are scheduled to be delivered over the next 18-24 months.
- e. Catellus is well underway with Phase I construction activities on the +/- 4.5-acre waterfront park/promenade improvements serving the Residential Variant portion of the Alameda Landing Waterfront. This first phase of the waterfront park is expected to be open to the public in the Spring, 2022 with its waterfront dock opening in late Summer, 2022.

2. Affordable Housing Obligations

Stargell Commons is open and is fully occupied. The inclusionary units within TRI Pointe’s residential project have been completed and are also occupied. All affordable housing obligations for the existing residential phase have been met. As mentioned above, Bay 37 will include 39 additional affordable units will be constructed as part of Pulte’s Alameda Landing Waterfront project over the next 18-24 months.

3. TDM & MMRP

Phase 1 of the TDM plan has been implemented. The shuttle is currently running between 12th Street BART and Alameda Landing, in compliance with the program. While ridership has fallen due to the on-going Covid-19 pandemic, service has continued with numerous safety requirements implemented to protect both the drivers and passengers.

The West Alameda Transportation Management Association (“WATMA”) is operating on its own with Phase I services are fully supported by the revenues generated from the tenants and residents of Alameda Landing. The WATMA, the Alameda Transportation Management Association (“ATMA”) and the City of Alameda are finalizing the transition documents that will bring the WATMA under the management of the ATMA. This transition will consolidate the TDM programs for Alameda Landing, the Northern Waterfront and Alameda Point and create an opportunity to provide enhanced transportation services for these important projects.

Compliance with the Mitigation Monitoring and Reporting Program (“MMRP”) continues to be closely coordinated with City staff, including during technical meetings between Developer and the Public Works Department. Staff will continue to review plans to ensure conformance with the MMRP.


4. Coordination

Developer meets as needed with City staff for project updates and coordination. Additionally, Developer has been active in the community supporting many local events as well as close coordination with the Chamber of Commerce and the West Alameda Business Association.

Please do not hesitate to contact us if you have any questions regarding this update for the City's Annual Review process of the Alameda Landing Development Agreements.

Sincerely,

Catellus Alameda Development, LLC

By:	
Name:	<u>Sean Whiskeman</u>
Title:	Sr. Vice President - Development