

NORTH WATERFRONT COVE LLC

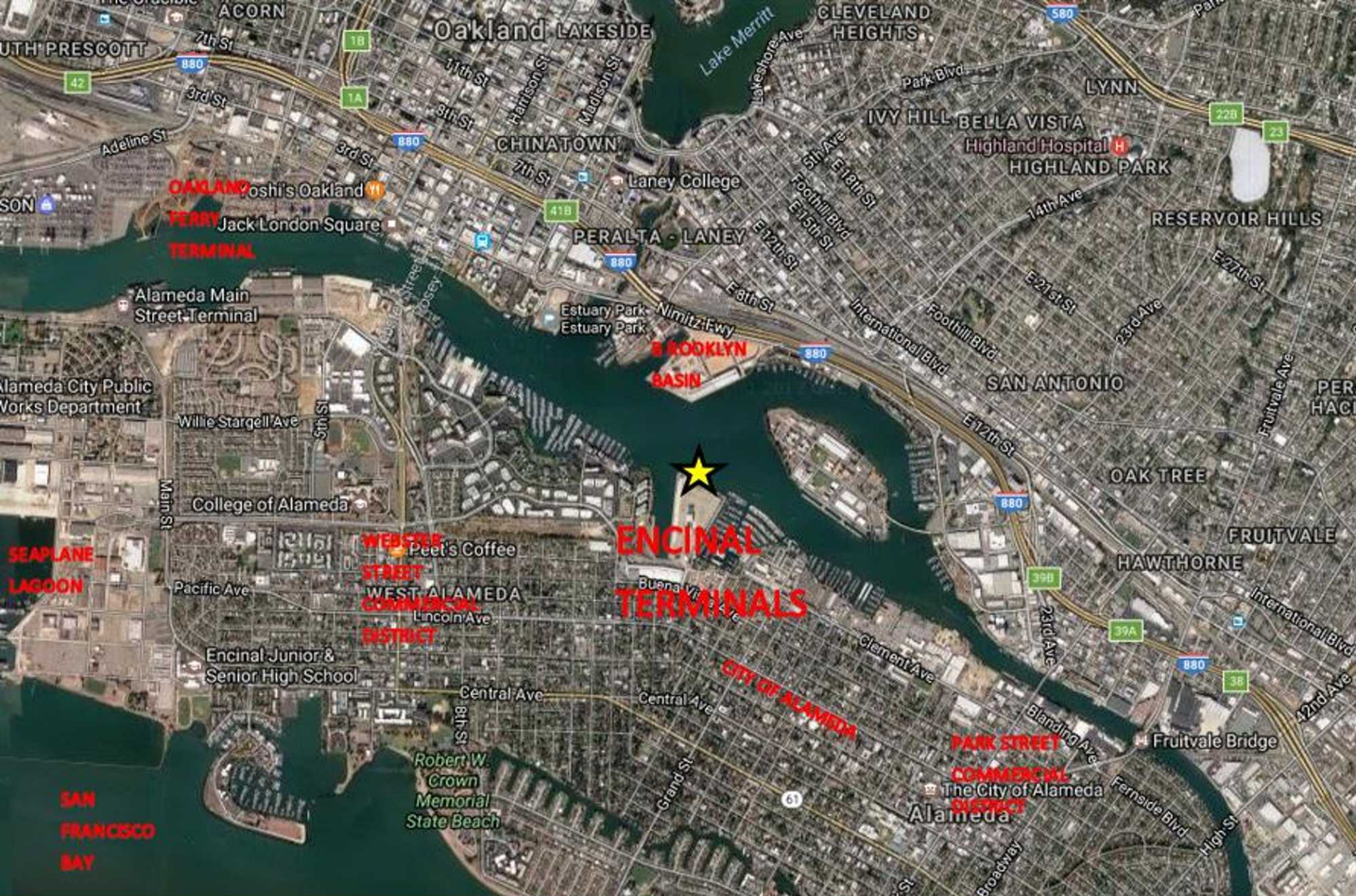
ENCINAL TERMINALS

TIDELANDS EXCHANGE MASTER PLAN

Alameda, California

City Council

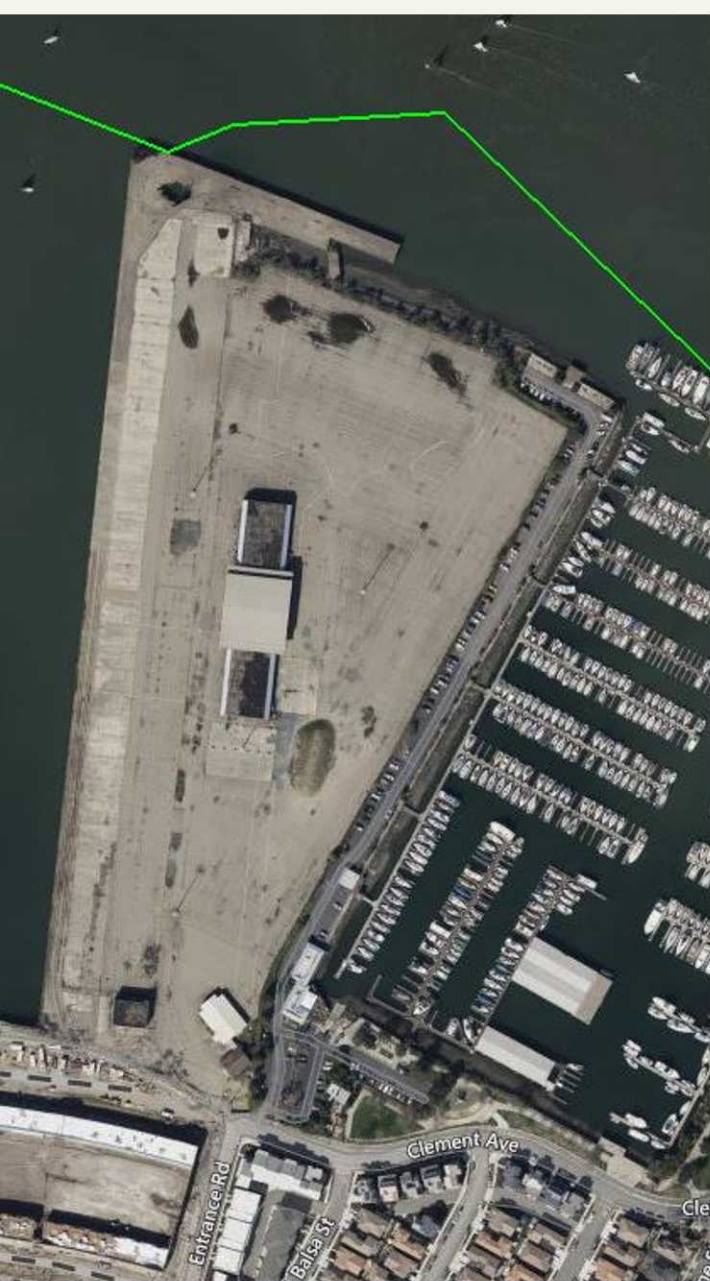
January 2022



ENCINAL TERMINALS: a new mixed use waterfront community

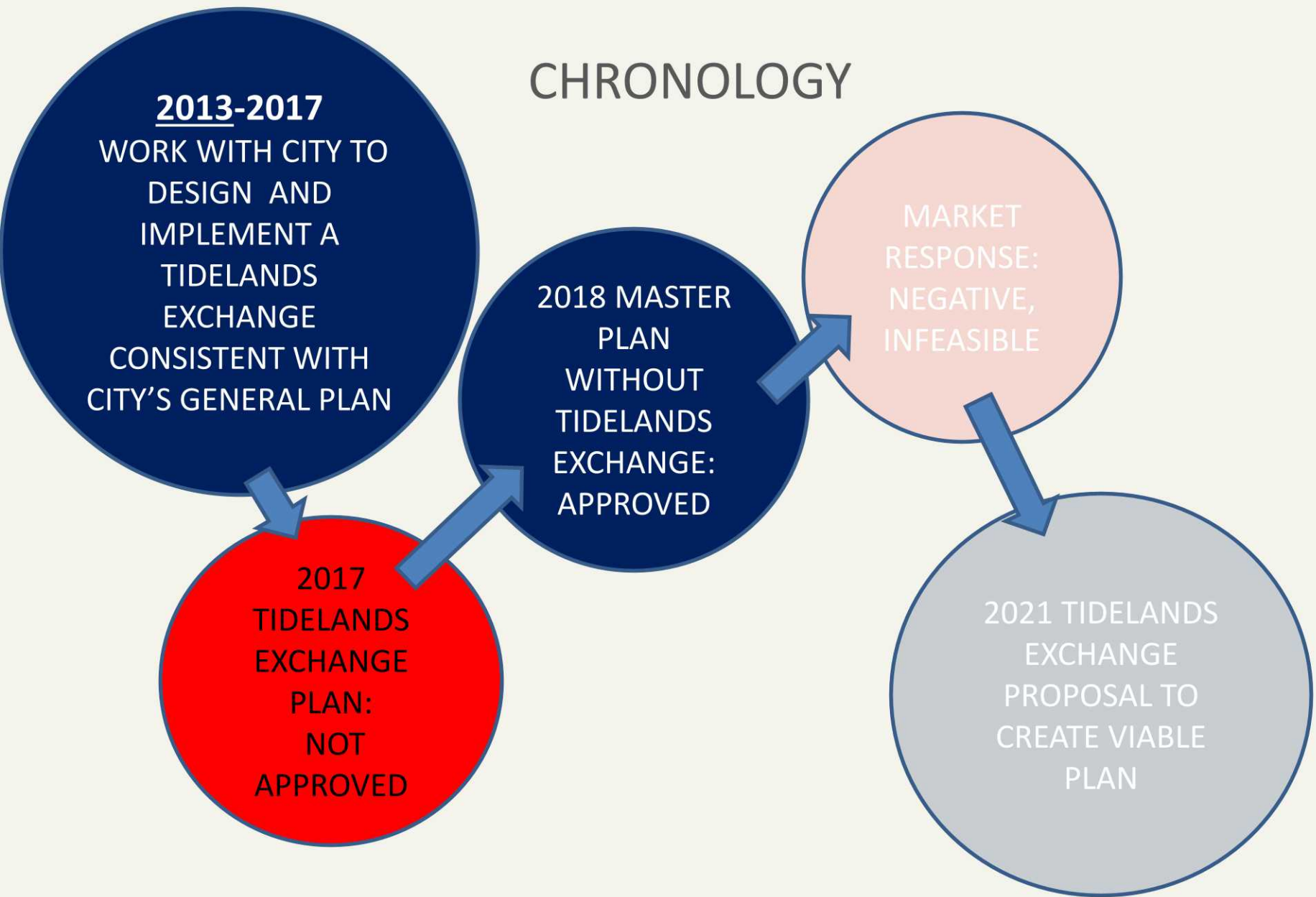


ENCINAL TERMINALS: a new mixed use waterfront community

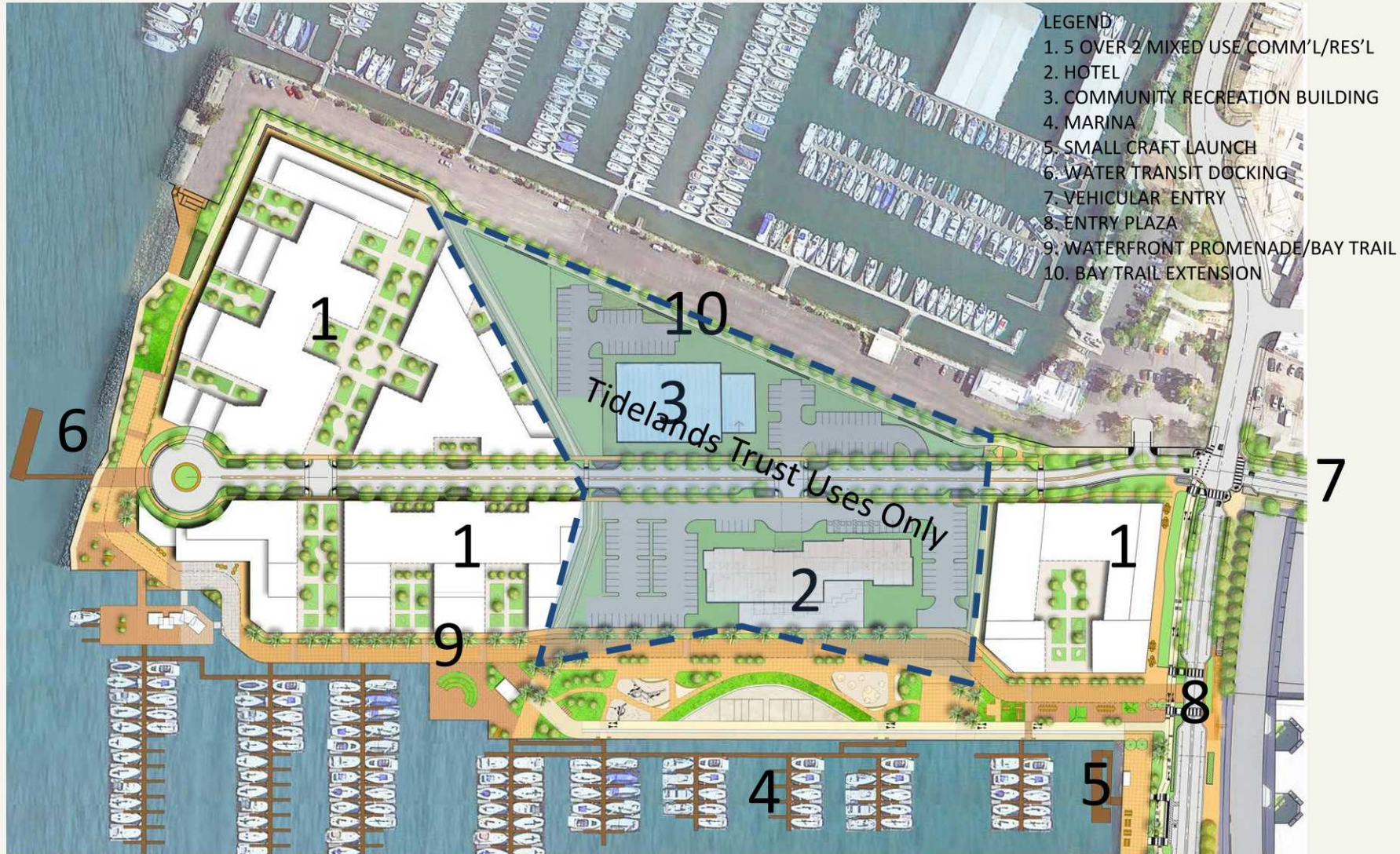


ENCINAL TERMINALS: a new mixed use waterfront community

CHRONOLOGY



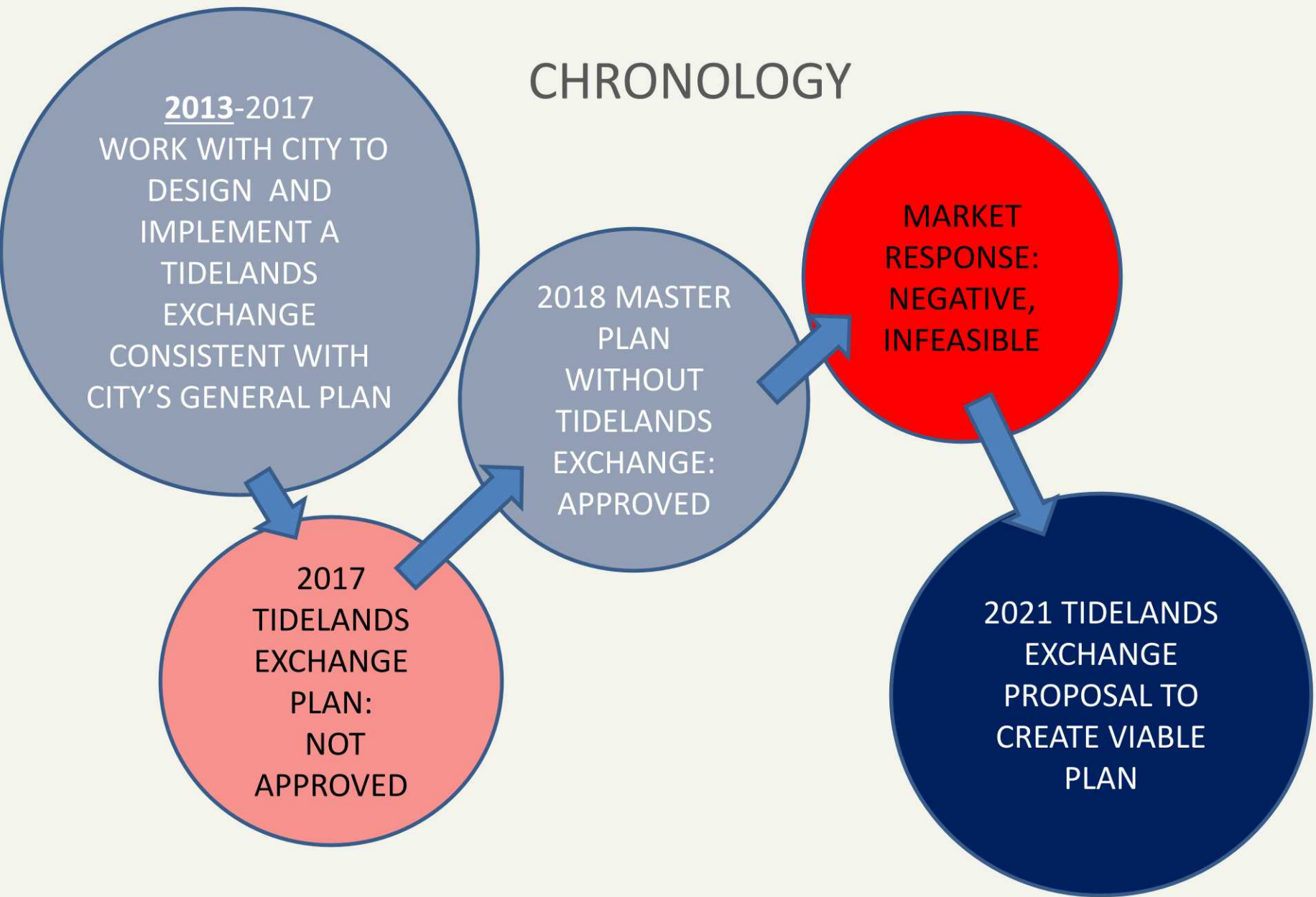
APPROVED 2018 MASTER PLAN



ENCINAL TERMINALS: a new mixed use waterfront community

SUBJECT TO REAL ESTATE NEGOTIATIONS PRIVILEGE

CHRONOLOGY



2018 APPROVED MASTER PLAN



2022 POST EXCHANGE PLAN



No Tidelands Exchange	NWC improves and conveys 5.5 ac. of public open spaces to City, City conveys 4.5 ac to NWC
6.4 acres of landlocked Tidelands	~20 acres of Tidelands (7 land, 13 submerged)
Gap in the middle of the site	Cohesive development pattern
No direct access to water from Tidelands	Direct access to water from Tidelands
All water and shoreline in private ownership	All water and shoreline in public ownership
All housing same type (all high density 7 stories)	Variety of housing, lower avg. building height
Not viable/financeable <u>at this time</u>	Viable plan
Not able to include in 2023-31 Housing Element	Able to include in 2023-31 Housing Element

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WHY SUPPORT A TIDELANDS EXCHANGE?

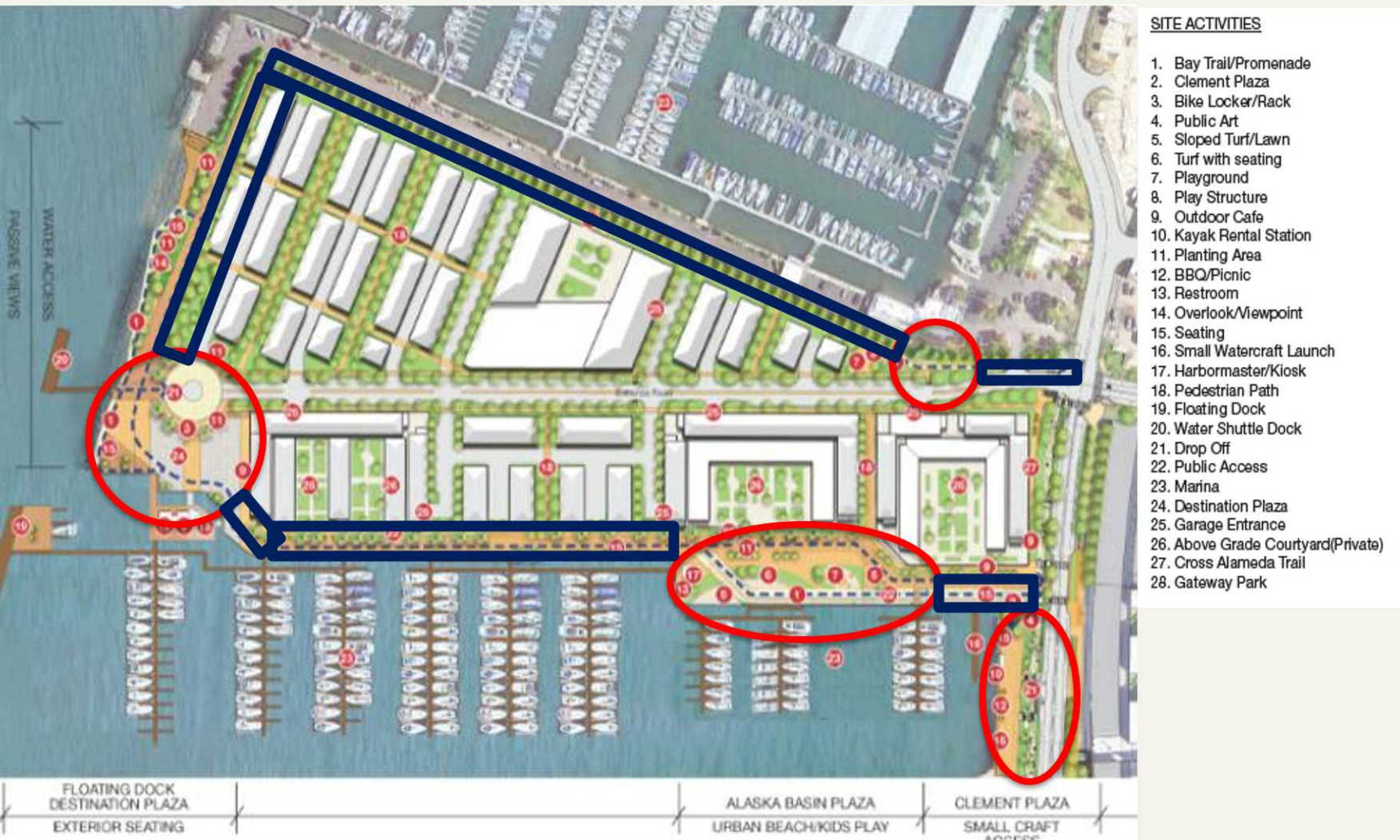
EXCHANGE PROVIDES A VIABLE PROJECT THAT WILL GET BUILT

GOOD FOR THE COMMUNITY

OPEN SPACE

- Transitions underutilized, vacant and blighted industrial land, inaccessible for the last 100 years, to a vibrant mixed-use community with 8/10 of a mile of public waterfront access
- Conveys privately owned shoreline property and submerged lands into the public trust for public use
- Delivers over 4 acres of high-quality open space, with Bay Trail and a series of public promenade and plazas at no cost to the City for maintenance

OPEN SPACE



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WHY SUPPORT A TIDELANDS EXCHANGE?

EXCHANGE PROVIDES A VIABLE PROJECT THAT WILL GET BUILT



GOOD FOR JOBS/ HOUSING BALANCE AND TRANSIT

- Provides housing proximal to 1.4 Million SF of commercial space at the Research Park at Marina Village
- Provides more concentration of residents and commercial to improve viability for transitcars
- Builds a water transit docking facility

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WHY SUPPORT A TIDELANDS EXCHANGE?

EXCHANGE PROVIDES A VIABLE PROJECT THAT WILL GET BUILT

GOOD FOR HOUSING:

589 units of housing:

- more variety, varied densities of product
- lower average height



Delivers affordable housing above City requirements

- 80 units of very low-, low- and moderate-income affordable housing
- 10 ownership units for middle-income purchasers



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Without approval of the Tidelands Exchange and Master Plan, the project is not viable

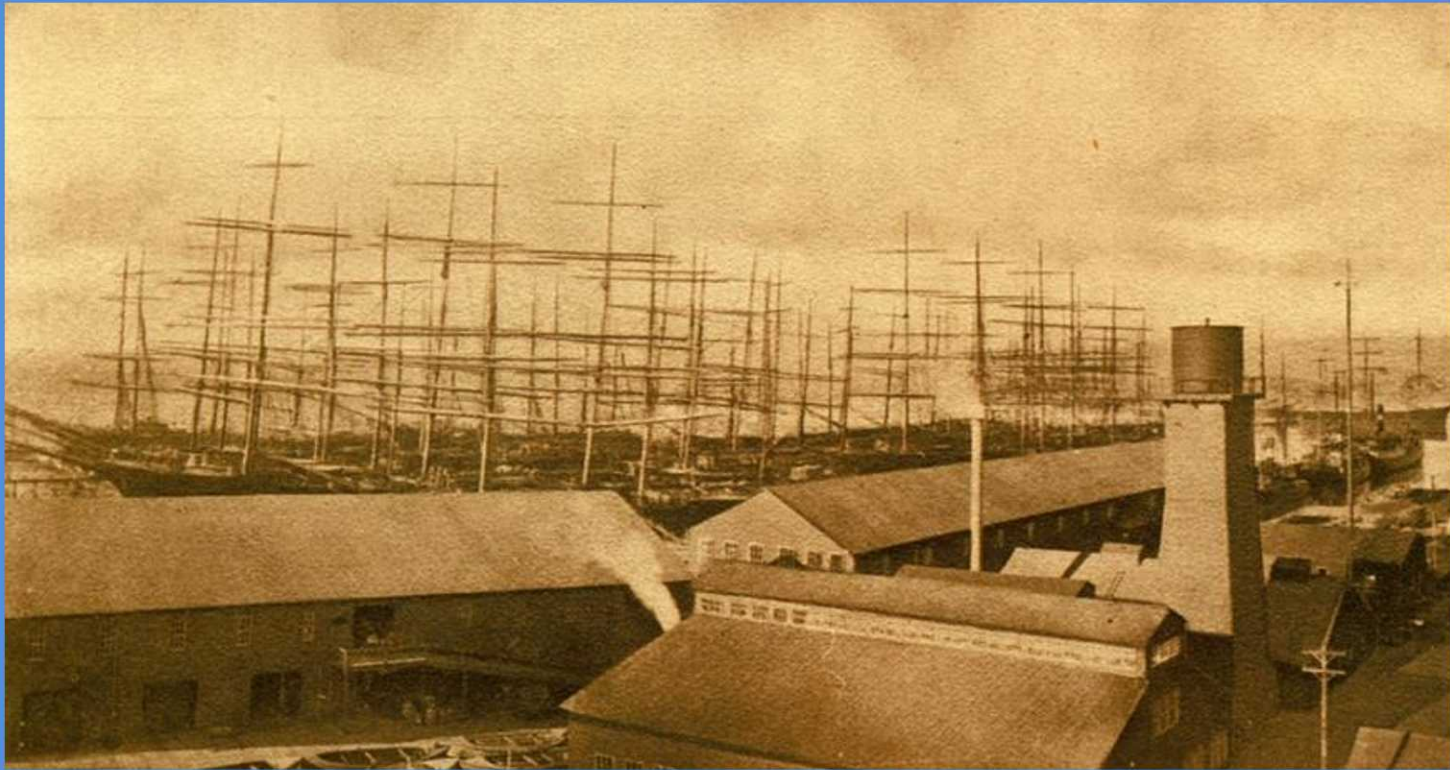
Without a viable plan, development of the site, including the open space and affordable housing, cannot move forward and more sites must be re-zoned for multi-family housing

**APPROVAL OF THIS VIABLE PLAN
SECURES THE BUILD OUT OF OVER 4
ACRES OF HIGH-QUALITY OPEN SPACE
AND GENERATES 589 HOUSING UNITS
FOR THE 2023–2031 HOUSING
ELEMENT**

An aerial night photograph of a city waterfront. The foreground shows a large body of water with a small boat leaving a wake. To the left, a large marina is filled with numerous sailboats. The city lights are visible along the shoreline, with a prominent skyline in the distance under a twilight sky.

QUESTIONS

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