



Approach to Phasing in the Main Street Neighborhood & Review of Draft Phasing Chapter

City Council
September 20, 2016



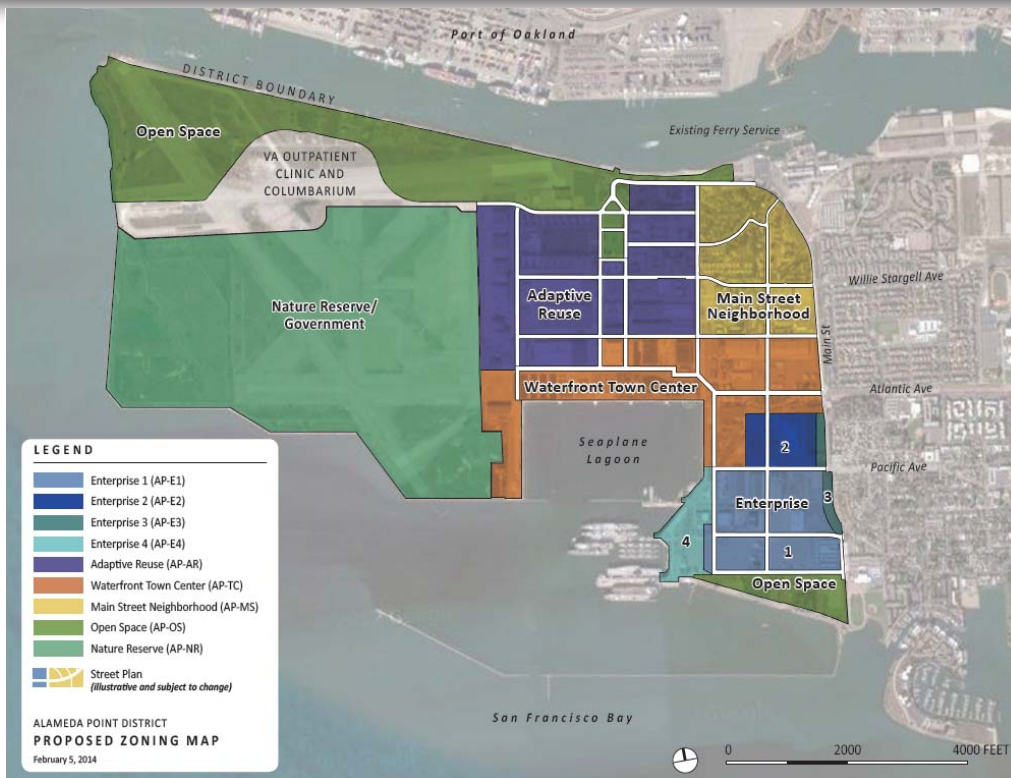
City Council Feedback

- Provide Direction on:
 - Approach to Phasing and Disposition of Development
- Review/Comment on:
 - Draft Phasing Chapter

Presentation Overview

- 1) Status of Specific Plan/ Collaborating Partners Site Selection**
- 2) Overview of Alameda Point Housing Allocation**
- 3) Summary of Draft Phasing Principles & Phasing Plan**

Main Street Neighborhood



- Variety of housing types
- Complimentary commercial uses
- Urban agricultural and parks uses
- Walkable, transit friendly

Slide #3

Main Street Neighborhood



SLIDE #4

Main Street Neighborhood Specific Plan

- Council approved contract with UPP team March 2015
- Funded in part by a \$250k grant from the Metropolitan Transportation Commission
- Zoning Ordinance adopted in 2013 requires Specific Plan before any new development can occur

Specific Plan Objectives

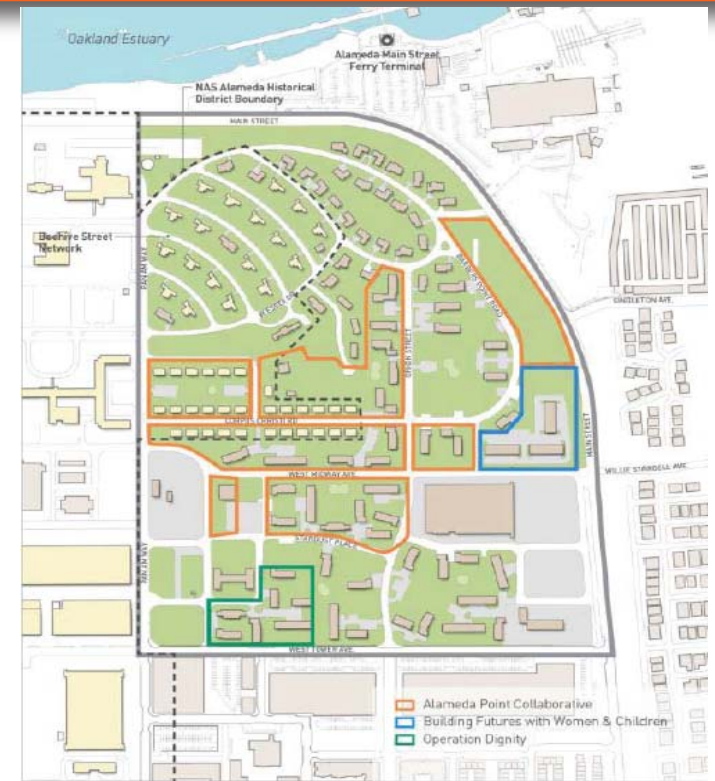
- Adopt form-based, transit supportive standards and regulations for streets, public open space and parks, infrastructure and private development
- Determine how development will allow for preservation and integration of historic structures
- Facilitate the relocation and consolidation of the three supportive housing providers into new facilities

Specific Plan Process

- September 2016: City Council review of Phasing
- October 2016: Public Review of Draft Plan
- October 2016: Public Hearing at Planning Board
- November 2016: Planning Board recommendation
- December 2016: City Council Approval

Alameda Point Collaborative – Existing Conditions

- Housing providers – Alameda Point Collaborative, Building Futures with Women & Children and Operation Dignity - spread out on 34 acres
- Original navy housing owned by the City is over 70 years old, dilapidated and infrastructure (water, sewer, electricity) is in constant need of repair



SLIDE #8

ALAMEDA MAIN STREET NEIGHBORHOOD: SUPPORTIVE HOUSING PROVIDERS

Collaborating Partners Preferred Site

Key Objectives:

- 10-acre site for new housing
- Additional acreage for Ploughshares & the Farm
- Proximity to public parks, schools, grocery stores and transit
- Security
- Minimize upfront infrastructure needs/costs
- Urban agricultural identify
- No major traffic cut-through neighborhood
- Richly landscaped/community space

SLIDE #9



Affordable Housing Developer



- MidPen Housing partnered with Collaborating Partners in 2015
- Highly-qualified, successful Bay Area based non-profit housing developer
- Extensive resident outreach
- Will design/build new facilities with Low-Income Housing Tax Credits
- Exclusive Negotiation Agreement (ENA) with City ends Dec. 2016; term sheet to be completed; plan to extend to complete development plan
- \$150k seed money available from Successor Agency to complete detailed development plan

Phasing of Development

- Council as landowner is ultimate decision-maker
- Separate planning /RFQ process after Specific Plan approval
- Specific plan discusses phasing and development ideas; similar to Waterfront and Town Center Plan

Main Street Neighborhood Phasing

Goals:

1. Consolidate and construct Collaborating Partners campus as part of first phase
2. Preserve and maintain existing historic structures to the extent feasible
3. Build cohesive infrastructure to support the vision for the neighborhood consistent with the MIP

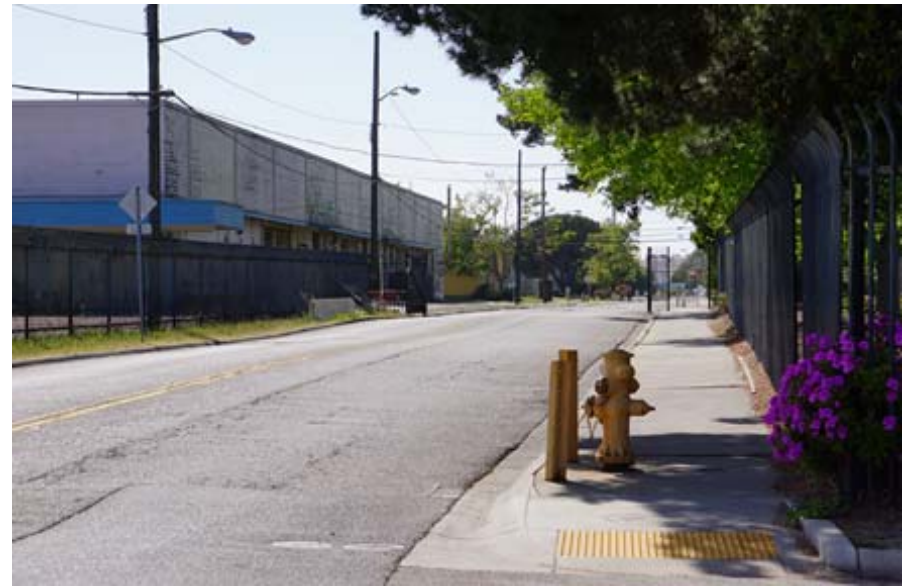
Collaborating Partners Housing Needs

- Collaborating Partners need 267 units to meet their space and funding needs; 67 additional very low income units over the existing 200 units
- Additional 67 units help future market rate developer meet their low or very-low income requirements
- Existing 200 units do not count toward satisfying the 25 percent affordable housing requirements



Preliminary Financial Feasibility Analysis

- Affordable housing sources of funding estimated to pay for new building construction, but not site prep and the significant backbone infrastructure
- New market rate housing development needed to pay for and build infrastructure needs South of W. Midway, including for Collaborating Partners' site (\$53 million total)



SLIDE #14

CITY OF Alameda

Preliminary Financial Feasibility Analysis

- City's financial consultant, Wildan, estimates 200-235 market rate and moderate income units needed to pay for infrastructure costs of the entire South of W. Midway area, including the Collaborating Partners' site
- Collaborating Partners' units meet low- and very-low requirement of any new market rate development south of W. Midway

Preliminary Main Street Neighborhood Housing Allocation

Summary of units remaining within the 1,425 unit cap allowed for residential by the General Plan:

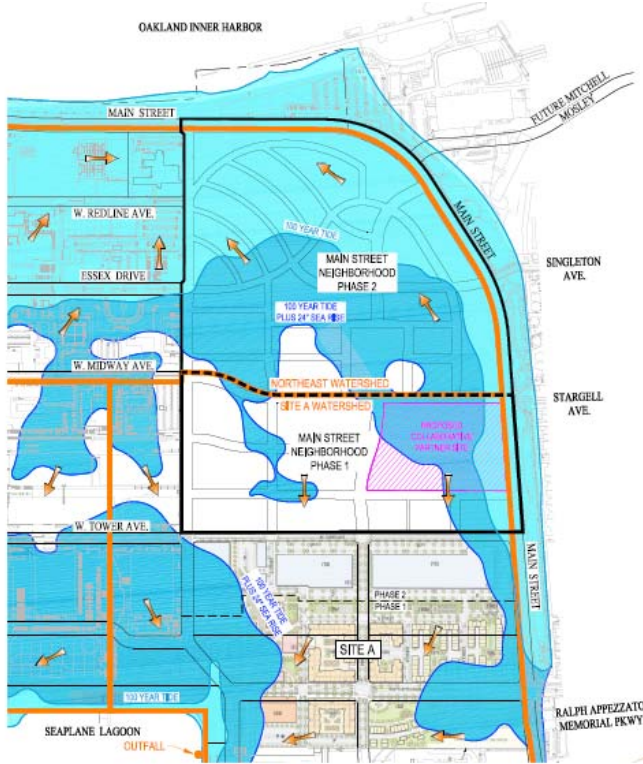
	# of units
Alameda Point Total Housing Allocation	1,425
Less Site A	(800)
Less Existing Collaborative Units	(200)
Sub-total	425
Less Additional Units Needed by Collaborating Partners <i>(including 44 low/very-low units (16% requirement) needed for South of Midway market rate units)</i>	(67)
Sub-total	358
Less Market Rate Units Needed to Fund Infrastructure <i>(estimated)</i>	(208)
Less Moderate Income Affordable Units <i>(9% requirement)</i>	(25)
Remaining Units	125

Phasing Principles

1. Maximize infrastructure efficiencies
 - Take advantage of near-term utility upgrades at Site A in southern part of neighborhood
 - Avoid major infrastructure costs in the North of W. Midway area



SLIDE #17



- LEGEND**
- MAIN STREET NEIGHBORHOOD - PROJECT BOUNDARY
 - - - MAIN STREET NEIGHBORHOOD - PHASE 1 BOUNDARY
 - ▨ PROPOSED COLLABORATIVE PARTNER SITE
 - 100 YEAR TFE (ELEV. 3.6)
 - 100 YEAR TFE PLUS 24" SEA LEVEL RISE (ELEV. 5.6)
 - APPROX WATERSHED BOUNDARY
 - APPROX DIRECTION OF STORM DRAIN FLOW

**ALAMEDA POINT
MAIN STREET
NEIGHBORHOOD
CONSTRAINTS OVERLAY**

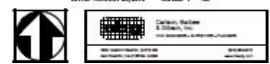
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: AUGUST 26, 2014 SCALE: 1" = 400'



- LEGEND**
- MAIN STREET NEIGHBORHOOD - PROJECT BOUNDARY
 - - - MAIN STREET NEIGHBORHOOD - PHASE 1 BOUNDARY
 - ▨ PROPOSED COLLABORATIVE PARTNER SITE
 - NORTHERN SHORELINE ZONE OF POTENTIAL DEFORMATION
 - - - CONTOURS OF THICKNESS OF YOUNG BAY MUD DEPOSIT (FEET)

**ALAMEDA POINT
MAIN STREET
NEIGHBORHOOD
GEOTECHNICAL OVERLAY**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: AUGUST 26, 2014 SCALE: 1" = 400'



Phasing Principles (cont'd)

2. Use market Rate housing to financing infrastructure improvement to facilitate build-out of Collaborating Partners new campus
3. Ensure cohesive infrastructure implementation

Phasing Principles (cont'd)

4. Maintain and preserve existing uses and historic resources to the extent feasible
5. Allow for future transitional and compatible commercial uses, especially along the Adaptive Reuse edge

Proposed Phasing Plan

Phase 1- South of W. Midway Development

- Finalize the feasibility analysis to determine necessary amount and mix of market rate housing to support all infrastructure
- Council issues an RFQ for disposition and development similar to Site A

Proposed Phasing Plan

Phase 2 – Future Phases (north of Midway)

- Create a balanced mix of existing historic uses and new compatible mixed use infill development to pay for cohesive infrastructure (5-15 year horizon)
- Continue leasing existing residential units
- Take advantage of Phase 1 and possibly VA infrastructure improvements
- Council approves RFQ for disposition and development

Council Feedback

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Review/Comment on:

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