

RESHAP and West Midway

Implementing the Vision for Mixed Income Housing at Alameda Point

Public Hearing to Consider Approving
RESHAP and West Midway Project Agreements and Findings

July 18, 2023

A Five Year Planning Process



2018

- City Council approves Main Street Specific Plan
- City Council approves agreements for RESHAP

2020

- Council approves Exclusive Negotiation Agreement (ENA) with Brookfield and Catellus

2022

- Council endorses Term Sheet for West Midway and revised location for RESHAP
- Council approves Housing Element including commitment to construct West Midway and RESHAP

May 2023

- Planning Board approves RESHAP and West Midway Plans

Housing Element 2023-2031:

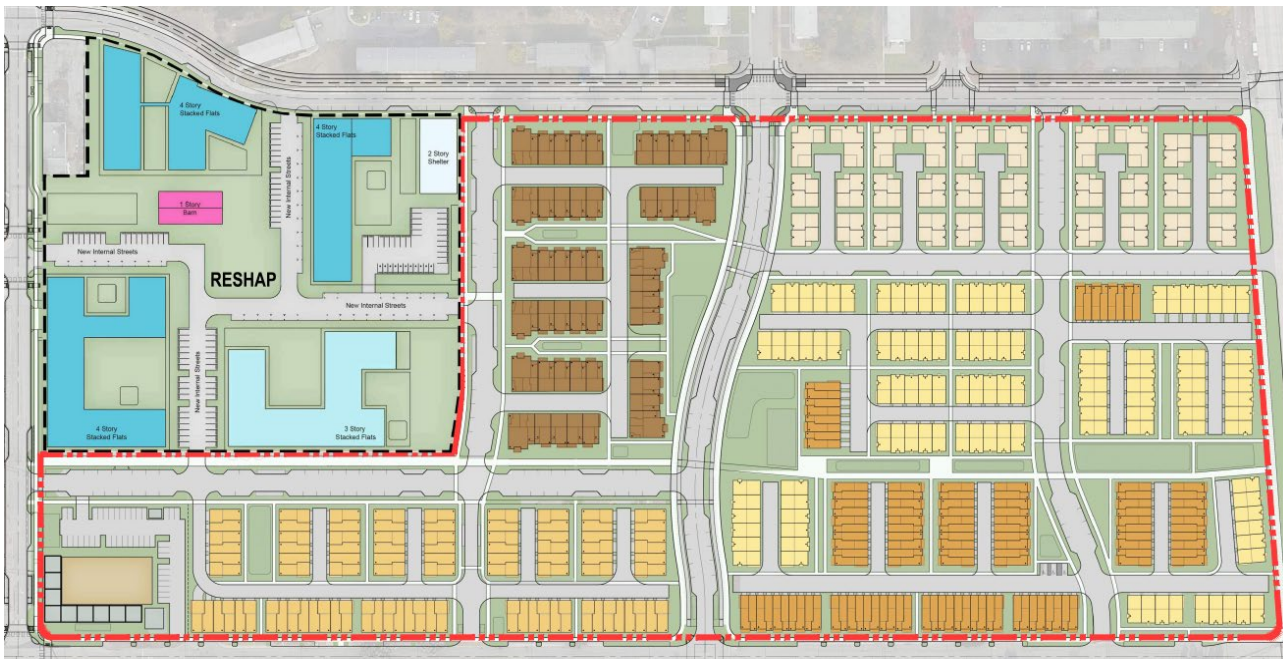
A commitment to build housing on City land at Alameda Point

City of Alameda Housing Element commits City to construct 1,482 units on City land at Alameda Point

- 684 units at Site A
- 478 units at West Midway
- 320 units at RESHAP



RESHAP and West Midway Projects



- Mixed-use, mixed-income neighborhood on 34 acres of City land
- 40+% affordable housing
- 23 units per acre (similar to R-3 and R-4 neighborhoods in historic Alameda)
- 40- to 50-foot building heights (historic buildings on Pan Am are 40 feet in height)
- Mixed-use and commercial fronting commercial uses on Pan Am Way.
- All new public streets, utilities, infrastructure, parks and bike paths

California Environmental Quality Act

- 2014 - Alameda Point EIR - Evaluated Residential Mixed Use on these 34 acres
- 2021 - General Plan EIR – Evaluated 1,482 units at Alameda Point and 789 units these 34 acres
- Projects will implement all mitigation measures from both EIRs
- Projects are not within the NAS Alameda Historic District; adjacent Historic District Buildings 92 and 9 are 40 feet in height and other buildings in Historic District vary from 20 feet to 60 feet in height; buildings of 30 to 50 feet in height outside of district are not an impact on character of Historic District

Recommendation

- Hold Public Hearing
- Adopt Surplus Lands Resolution (Updated Resolution) – Findings for consistency with Surplus Lands Act.
- Approve RESHAP DDA - Disposition of Land to MidPen and Collaborating Partners to construct supportive mixed-use housing
- Approve RESHAP DA – Vest Project for 10 years
- Approve West Midway DDA – Dispose of Land to BC West Midway to construct infrastructure and mixed-income housing and commercial space
- Approve Budget Amendment for Alameda Pont Funds for RESHAP infrastructure loan
- Approve Extension to Exclusive Negotiating Agreement with Catellus and Brookfield