

Pacific Shops, Inc.
Density Bonus Application for Alameda Marina Master Plan
May 2018

In accordance with Alameda Municipal Code section 30-17.4 - Density Bonus Application, the Alameda Marina Density Bonus application includes:

1. A development plan illustrating that the "base" project meets all existing general plan and zoning development standards.

See the diagram entitled Density Bonus: Base Site Plan prepared by KTGy, attached hereto as Exhibit 1, which illustrates that up to 649 units can be developed at the Alameda Marina site consistent with all existing zoning requirements, including the 45' height limit. Under the City's zoning requirements for MX Mixed-Use Planned Development, the City requires that a mix of uses be developed at the project site. Given the City's desire to maintain a working waterfront and develop a Master Plan with a maritime and commercial core, the City's open space and parking requirements, and the City and the project sponsor's desire to have a range of housing types and sizes to accommodate different household sizes and incomes, only up to 649 units can fit within the 45' limit on the remaining acreage of the project site. See also Master Plan Chapter 2, Introduction and Existing Conditions, pages 5-7, which includes exhibits for the Conceptual Site Plan.

2. A description of the development, including the total number of proposed Affordable Housing Units, senior housing units, or age-restricted mobile home park units; a description of any land the Applicant proposes to donate for low income housing units; and any child care facilities the Applicant proposes to construct as part of the qualifying housing development premises or on an adjacent property.

See Master Plan Chapter 6, Development Standards and Process, pages 43-45.

3. The Zoning and General Plan designations and assessor's parcel number(s) of the project site.

General Plan designation: Specified Mixed Use (MU4 Northern Waterfront)

Zoning designation: MX Mixed-Use Planned Development with a MF Multiple Family Overlay on approximately 27.08 acres of the site; M-2 General Industrial (Manufacturing) on approximately 17.06 acres of the site.

Assessor's Parcel Numbers: 071-0288-003 and 071-0257-004 (for the leased areas of the site); 071-0257-003-01 and 071-0288-001-02 (for the fee areas of the site)

4. A vicinity map showing the location of the proposed project.

See Master Plan, Introduction and Existing Conditions, page 6-8, including exhibit for Site Location and Context.

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- 5. A set of preliminary project plans that include a site plan showing all building and structure footprints or locations, drive aisles and parking layout; floor plans of all structures and buildings; and architectural elevations of all buildings and structures, all drawn to scale.**

See Master Plan page 5 for a set of preliminary project plans that demonstrate the proposed site plan in Exhibit 1.3 Conceptual Site Plan. For a description of parking and the parking layout, see Master Plan pages 35, 40 and 51. Building floor plans and architectural elevations will be provided as part of the required design review process. See Master Plan Chapter 7, Typologies and Design Guidelines, pages 52-59.

Construction of the project is to be phased over more than two (2) years, and those entitlements will include a master infrastructure and site improvement plan allowing for the phased submittal of Design Review plans including the floor plans and elevations of proposed buildings. See Master Plan, Exhibit 6.1 Conceptual Phasing Diagram and Adjustments to Phasing / Phasing Approvals and Requirements, pages 38-39.

- 6. A request for a concession or incentive shall include evidence to justify why it is necessary to provide for affordable housing costs. Specifically, the application shall include a financial report or pro forma demonstrating: i) whether the concessions or incentives sought would result in identifiable, financially sufficient, and actual cost reductions; ii) whether the concessions or incentives sought are necessary to reduce the cost of the housing project sufficiently to make feasible the provision of the affordable housing units; and iii) how any additional concession or incentive would contribute significantly to the economic feasibility of the construction of the child care facility if a child care facility is proposed.**

N/A

- 7. A request for a waiver shall include evidence to justify why it is necessary to allow construction of the development on the site. Specifically, any applicant requesting a waiver of development standards that physically preclude construction at the densities and/or concessions and incentives permitted shall submit evidence in the form of a site plan, drawing or written explanation describing why the waiver is needed to permit the project. A financial report or pro forma is not required to justify a waiver.**

Pacific Shops, Inc. is requesting a waiver from AMC Section 30-4.23(k)(2) MF Residential Combining Zone's height limit of 45' for residential projects providing affordable housing and which qualify for a residential density bonus. All new construction shall have a maximum height limit of 45'-65', as shown on the attached proposed Site Plan for the Alameda Marina Master Plan (Exhibit 2).

As shown by the Base Site Plan (Exhibit 1), it is not physically possible to fit the up to 130 additional bonus units within the 45 foot height limit. The requested waiver of the 45 foot height limit would not have a specific, adverse impact, as defined in paragraph

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(2) of subdivision (d) of Government Code section 65589.5, upon health, safety, or the physical environment, nor would the requested development standard waivers be contrary to state or federal law.

- 8. The Affordable Housing Unit Plan which shall include: (a) The location, structure (attached, semi-attached, or detached), proposed tenure (sale or rental), and size and number of bedrooms of proposed market-rate and affordable housing units and the proposed size of non-residential uses included in the development; (b) The income level to which each affordable housing unit will be made affordable; (c) For phased developments, a phasing plan that provides for the timely development of affordable housing units in proportion to other housing units in each proposed phase of development as required by this section.**

See Master Plan Chapter 8, Affordable Housing, page 60; see also Master Plan page 43 for Table 6.1 Density Bonus Application.

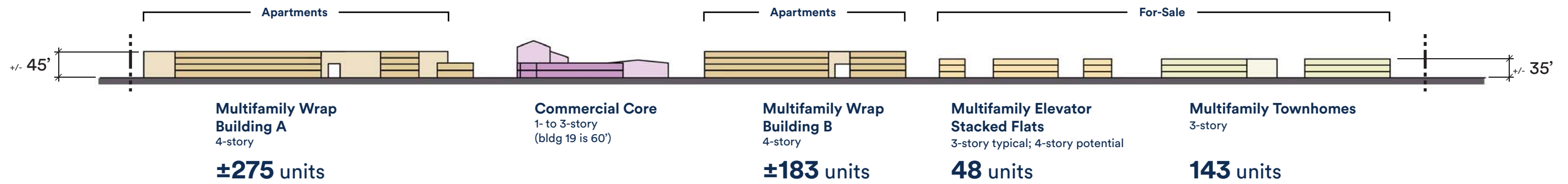
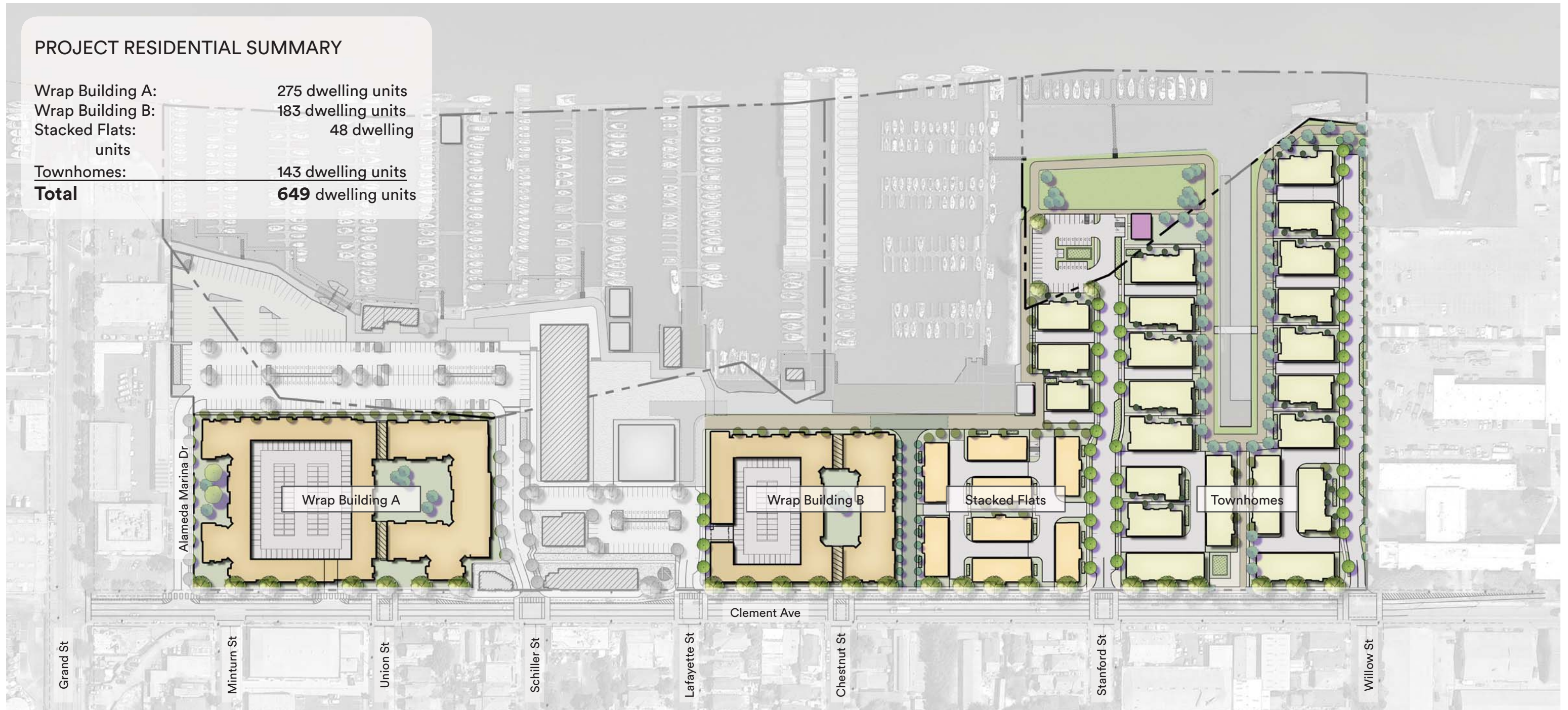
Exhibit 1

Density Bonus: Base Site Plan

[See attached PDF Sheet A1.0]

PROJECT RESIDENTIAL SUMMARY

Wrap Building A:	275 dwelling units
Wrap Building B:	183 dwelling units
Stacked Flats:	48 dwelling units
Townhomes:	143 dwelling units
Total	649 dwelling units



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ALAMEDA, CA #2014-0798
MAY 10, 2018



DENSITY BONUS: BASE SITE PLAN

A1.0

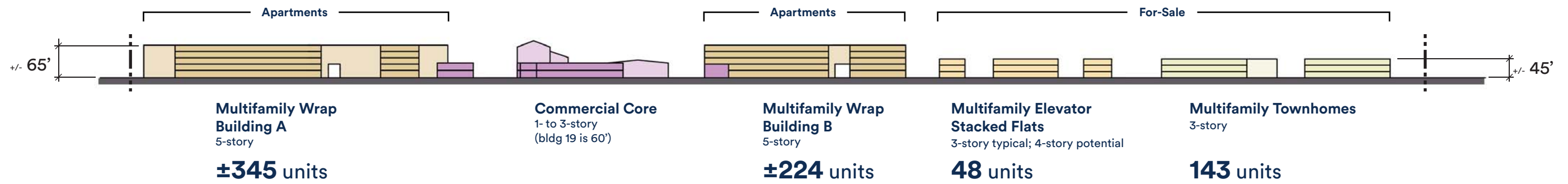
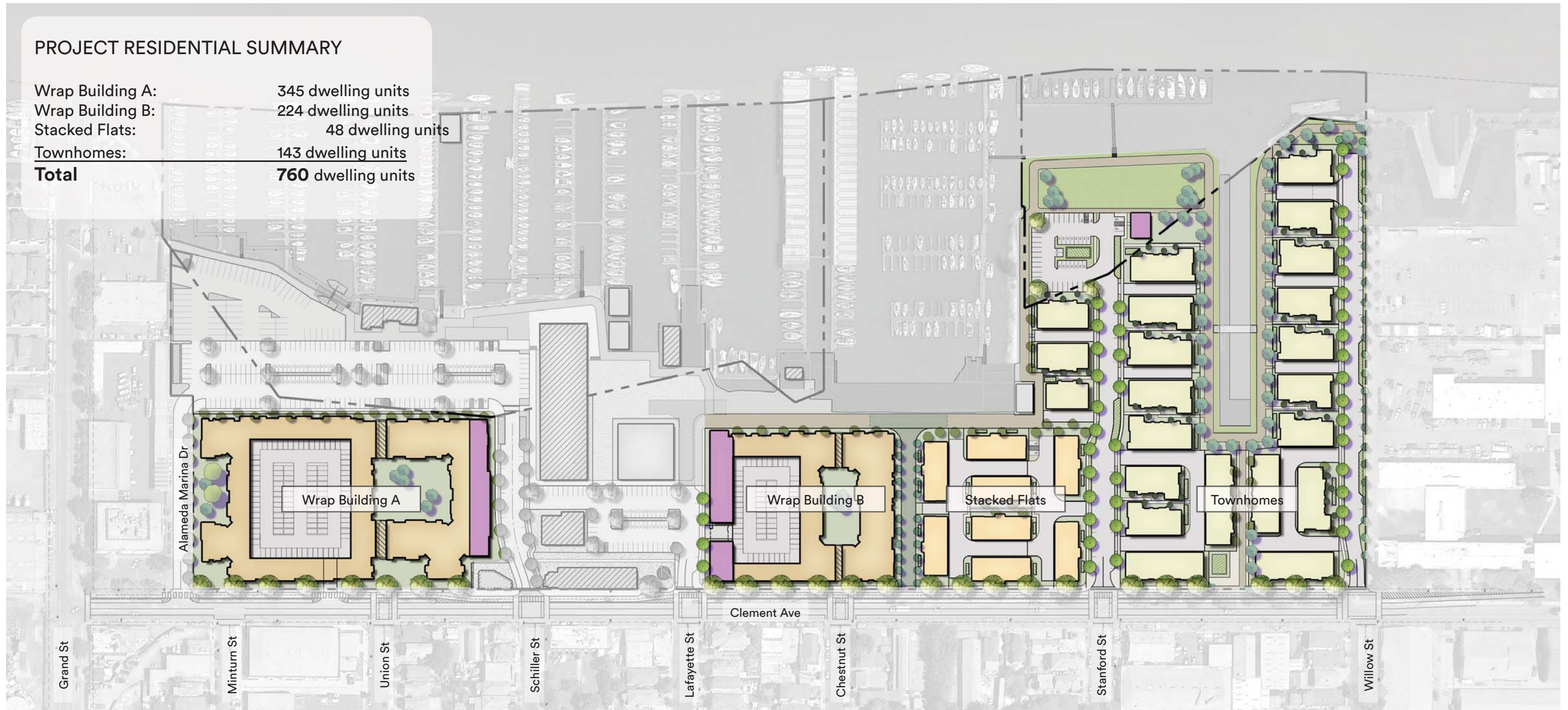
Exhibit 2

Density Bonus: Site Plan (with Waiver of Height Limits)

[See attached PDF Sheet A1.1]

PROJECT RESIDENTIAL SUMMARY

Wrap Building A:	345 dwelling units
Wrap Building B:	224 dwelling units
Stacked Flats:	48 dwelling units
Townhomes:	143 dwelling units
Total	760 dwelling units



Multifamily Wrap Building A
5-story
±345 units

Commercial Core
1- to 3-story
(bldg 19 is 60')

Multifamily Wrap Building B
5-story
±224 units

Multifamily Elevator Stacked Flats
3-story typical; 4-story potential
48 units

Multifamily Townhomes
3-story
143 units



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DENSITY BONUS: SITE PLAN

A1.1