

Hearing to Consider Introduction of Ordinance Amending the Encinal Terminals Master Plan and Development Agreement (Entered into by the City Council on February 1, 2022) to Modify Interim Milestones and Related / Conforming Amendments Pursuant to Alameda Municipal Code (AMC) Section 30-4 and Sections 30-91 Through 30-95. General Plan: Mixed Use. Zoning: M-X, Mixed Use

January 7, 2025

# Encinal Terminals: Background

- **2018:** City approved Master Plan to facilitate redevelopment of the property consistent with the General Plan and zoning designations.
  - Provided for public waterfront parks and promenades where no public access currently exists.
  - Conversion of the site to a transit-oriented, mixed-use development with market-rate and affordable housing opportunities, retail and maritime commercial job opportunities and services, and pedestrian, transit and bicycle facilities.
- **2022:** City Council adopted the Encinal Terminals Tidelands Exchange Master Plan, DA, DDA and Tidelands Exchange to facilitate redevelopment of the property.
  - Included certain milestones within the overall 15-year term of the DA/DDA to ensure completion of intermediate steps.

# Encinal Terminals: Project Description

- Vacant site located at 1521 Buena Vista Avenue between the Alaska Basin and the Fortman Marina north of Clement Avenue
- Within the Northern Waterfront Priority Development Area (PDA), part of the Bay Area's regional sustainability plan (Plan Bay Area)
- Multifamily housing opportunity site in the City of Alameda Housing Element.

# Encinal Terminals: Project Description

- 589 multifamily housing units -- 80 deed restricted affordable units
- Up to 50,000 square feet of commercial and maritime commercial space
- 60-slip marina
- 4.5 acres of public open space



Figure 1.1 Existing Parcels (Pre-Tidelands Exchange)



Figure 1.2 Post Tidelands Exchange Configuration



Figure 1.3 Conceptual Illustrative Plan

# Encinal Terminals: Labor Agreements

- Compliance with “labor peace” requirement in DA section (6)(i)
  - Existing project labor agreement (PLA) with Building Trades Council of Alameda County on vertical construction
  - Developer has committed to horizontal PLA prior to start of construction

# Encinal Terminals: Modification of Interim Milestones

- Applicant requests modifying selected internal milestones due to **“circumstances beyond our control, specifically an economic environment that has obliterated the present residual land value of the property.”**
- Without amendments the DA and DDA will expire.
- In recognition of the current economic circumstances and the progress made by the Developer over the past nearly three years, **the City and Developer seek to amend select internal milestones** while retaining the ultimate implementation deadline of 15 years from the March 2022 approval.



# Encinal Terminals: Modification of Interim Milestones

Agreement	Description	Current Deadline	Amended Deadline
DA	Assessment District	March 2025	March 2028
DA	Site Preparatory Work	March 2025	March 2028
Master Plan	Public Trust Lands Waterfront Development Plan and Design Review approval	March 2024	March 2028
Master Plan	Assessment district for Public Trust Lands maintenance approval	March 2024	March 2028
Master Plan	BCDC site wide Permit	March 2025	March 2028
Master Plan	Site clearing and grading permits	March 2025	March 2028
Master Plan	Site wide preparatory improvements	March 2025	March 2028
Master Plan	Clement Public Improvement Area	March 2026	March 2029
Master Plan	Entrance Road/Estuary Road and Alaska Basin Park Improvement Area	March 2027	March 2030
Master Plan	Northwest Public Improvement Area	March 2031	March 2034



# Encinal Terminals: Conditions

- The milestone extensions would be granted under two conditions:
  - Steady progress be made on the formation of the project's assessment district.
  - Biannual written reports be submitted to the City tracking economic conditions.



# Encinal Terminals

The amendments to the DA and Master Plan:

- Keep the overall term of the Development Agreement (15 years or until 2037).
- Keep the currently approved design / scope of the proposed development
- Maintain the approved Disposition and Development Agreement.
- Provide the opportunity for the construction of housing units over the course of the City's 2023-2031 Housing Element cycle.