



June 30<sup>th</sup>, 2023

Mr. Andrew Thomas  
Director of Planning  
City of Alameda  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501

Dear Andrew:

The City of Alameda, a municipal corporation of the State of California (the “City”), and Catellus Alameda Development, LLC, a Delaware limited liability company, successor in interest to Palmtree Acquisition Corporation (“Developer”), entered into (i.) that certain Development Agreement (Alameda Landing Mixed Use Commercial Project), dated as of January 16, 2007 as amended by that certain First Amendment to Development Agreement (Alameda Landing Mixed Use Commercial Project), dated as of December 4, 2007 and (ii.) entered into that certain Development Agreement (Alameda Landing Mixed Use Residential Project) dated as of January 2, 2007 (collectively, the “Alameda Landing Development Agreements”). Developer is submitting this annual review document in accordance with the Alameda Landing Development Agreements and pursuant to the requirements of Government Code Section 65865.1. This letter will report on activities and developments taking place between January 1<sup>st</sup>, 2022 and December 31<sup>st</sup>, 2022 (the “Annual Review Period”).

1. Construction and Sales Activity

- a. All construction within TRI Pointe’s residential project has been completed. TRI Pointe’s project includes 253 residential units plus the 2 commercial units which have all sold and closed, meaning the units have been transferred to the new owners.
- b. The Alameda Landing shopping center signed two (2) new leases over the past year, Image Studios and Jollibee.
- c. In December 2017, Developer completed the sale to an affiliate of Bay Ship and Yacht of two (2) buildings totaling 364,000sf on the Alameda Landing Waterfront. Construction to renovate these two (2) buildings has been completed and a Reuse Certificate of Completion issued. Tenant improvements for The Annex, a coffee and tea warehousing facility occupying both buildings have been completed and the building is operational. In addition, Centerline Logistics is actively serving the San Francisco Bay with its fleet of tugs stationed along Bay Ship & Yacht’s Alameda Landing waterfront dock.

- d. In the Summer 2018, Developer conducted a thorough Request for Proposal (“RFP”) process to source a qualified home builder for the Residential Variant of the Alameda Landing Waterfront. Pulte Group, Inc. was selected and has been underway with construction of their first two phases known as its Bay 37 residential neighborhood. Bay 37 is made up of 357 residential units on 17.2-acres, including 39 affordable housing units. Over this past year (2022), Pulte pulled permits and commenced construction on 130 units, of which 115 were completed by year end (in addition, 44 were completed in 2021). Included in these permits were an additional 7 affordable units (all moderate rate units). There are 4 affordable units remaining to be constructed over the next 12 months.

The recent increase in interest rates has forced Pulte to slow down permit issuance and slow the pace of closings. Recently (June 2023), sales signups started picked up and the remaining building starts (6 – 7plexes) are expected to begin construction in the 4<sup>th</sup> Quarter of 2023.

- e. In 2022, Catellus completed and the City accepted Phase I of the +/- 4.5-acre waterfront park/promenade improvements serving the Residential Variant portion of the Alameda Landing Waterfront. The City opened Phase I to the public in December 2022 and hosted a grand opening unveiling its official name Bohol Circle Immigrant Park. Phase II of Bohol Circle Immigrant Park including the waterfront dock will be accepted by the City and opened to the public in the Summer of 2023.

## 2. Affordable Housing Obligations

Stargell Commons is open and is fully occupied. The inclusionary units within TRI Pointe’s residential project have been completed and are also occupied. All affordable housing obligations for the existing residential phase have been met. As mentioned above, Bay 37 will include 39 additional affordable units will be constructed as part of Pulte’s Alameda Landing Waterfront as noted in Section 1(d) above

## 3. TDM & MMRP

Phase 1 of the TDM plan has been implemented and running successfully since its initial service commenced in 2013. The Alameda Landing BART shuttle is currently running between 12<sup>th</sup> Street BART and Alameda Landing in compliance with the TDM program. While ridership has fallen due to the Covid-19 pandemic, we are continuing to see gradual increases as many commuters are returning to their places of business.

The West Alameda Transportation Management Association (“WATMA”) is operating on its own with Phase I services that are fully supported by the revenues generated from the tenants and residents of Alameda Landing. The WATMA and the Alameda Transportation Management Association (“ATMA”) have been working together to merge the WATMA in to the ATMA, a goal of these TMA’s as well as the City of Alameda. This merger will occur in phases. Phase I will be the official takeover of WATMA’s management by the ATMA. This will occur in the Summer of 2023 with the official merger expected to occur by the end of 2023. This transition will consolidate the TDM programs for Alameda Landing, the Northern Waterfront and Alameda Point and create an opportunity to provide enhanced transportation services for these important projects.

Compliance with the Mitigation Monitoring and Reporting Program (“MMRP”) continues to be closely coordinated with City staff, including during technical meetings between Developer and the Public Works Department. Staff will continue to review plans to ensure conformance with the MMRP.


4. Coordination

Developer meets as needed with City staff for project updates and coordination. Additionally, Developer has been active in the community supporting many local events as well as close coordination with the Alameda Chamber of Commerce.

Please do not hesitate to contact us if you have any questions regarding this update for the City’s Annual Review process of the Alameda Landing Development Agreements.

Sincerely,

Catellus Alameda Development, LLC

By:	
Name:	Sean Whiskeman
Title:	Sr. Vice President - Development