

From: [karen bey](#)
To: [Lara Weisiger](#)
Cc: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [John Knox White](#); [Trish Spencer](#)
Subject: [EXTERNAL] City Council Meeting 9/6/2022 - Agenda Item 7B - Site A Sixth DDA Amendments
Date: Tuesday, September 6, 2022 11:25:18 AM
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Hello Lara,

Attached are my comments for tonights City Council meeting - Agenda Item 7B. Please include my comments in tonights agenda package.

Thank you,
Karen Bey

September 6, 2022

To: Mayor, and City Council

From: Karen Bey

Subject: Agenda Item 7B
Alameda Point
Site A – DDA Sixth Amendment

Over the years, I have supported the Alameda Point Site A Plan, because the Mixed-Use Plan addresses the housing shortage by offering both market rate housing and 25% affordable; it adds more parks and open space on the west end of Alameda, and the Plan provides waterfront retail for both the residents of Alameda Point, the businesses at Alameda Point, and all residents of Alameda. It also includes plans for future visitor serving retail. I believe the waterfront retail at Alameda Point is an important amenity.

The original Site A Plan called for 400,000 sq feet of commercial and 200,000 square feet of retail, for a total of 600,000 sq ft. The original Site A Plan separated out the retail and allocated the retail as follows:

(1)
Block 9 provides 200 market rate, 2-bedroom, 1-bedroom, and studio rental units and 8,700 square feet of ground floor retail space along West Atlantic Avenue as part of the Site A development. [See approvals from the 12/17/2017 Planning Board meeting].

(2)
Block 11
Reduction of Retail Area: The retail area that fronts the Shared Plaza is being reduced from 21,947 square feet to 15,449 square feet. [See approvals from the 12/9/2019 Planning Board meeting].

(3)
Block 10
Was originally planned for an Urban Park and retail in Buildings 67, 98, and 112.

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(4)

Hotel

The Hotel is 100,000 sq ft of commercial with ground floor retail

In the Planning Board session on 7/25/2022, they approved the following DDA amendments for Site A:

- Reduced the commercial and retail at Site A from 600,000 sq ft to up to 360,000 square feet with a minimum of 300,000 square feet
- Separated out the Retail sq ft from the Commercial sq ft
- For Phase 1, and Phase 10B, they separated out 35,5000 of retail as follows: Block 9 (10,000 sq ft Phase 1), Block 10 (10,000 sq ft Phase 10b), and Block 11 (15,000 Phase1) *Corrections can be made to match the Phase 1 retail square feet approved: for Block 9 – approved ground floor retail is 8,700 sq ft and for Block 10 approved ground floor retail is 15, 449sq ft*
- The Hotel is 100,000 sq ft of commercial with 6,000 sq ft of ground floor retail – Phase 3
- The Theater with *some retail* in Phase 2

The Site A team to date has done a phenomenal job at Site A, and I am excited about the plans for Phase 2. However, I am concerned about giving up the gains we have made to have Waterfront Retail at Site A. Again, I believe waterfront retail at Site A is an important amenity.

The Sixth DDA Amendment **as written** could reduce the Site A retail already approved in previous development agreement documents. I am asking the City Council to preserve the 24,149 sq ft of already approved retail in Phase 1 (Block 9 – 8,700 sq ft) and (Block 11 – 15,449). *By changing the land use already approved in previous development agreements from Retail to Commercial, we risk losing the already approved retail to work live spaces or ADU's.*

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Together with the 10,000 sq ft of waterfront retail in Block 10b – we will have 34,149 sq ft of waterfront retail at Site A in Phase 1 that will serve the residents, the current businesses and future businesses, the Seaplane Lagoon ferry riders, the west end, and all Alameda residents.