

Site A

Alameda Point

City Council
November 18, 2014



Alameda Point Planning Process

- After two unsuccessful master developer processes, City worked with community over last two years to adopt its vision for Alameda Point: Mixed-use transit-oriented development that limits housing and attracts jobs



Alameda Point Planning Process

- City led an extensive community planning process:
 - Planning Guide reaffirming vision from Community Reuse Plan
 - 30 public hearings before City’s boards and commissions
 - 19 presentations to community groups (700 people)
 - 10 community events (450 people)
 - Email blasts (10,000 people)
 - Facebook hits and Twitter feeds (4,000 hits)
 - Numerous articles in local newspapers

Alameda Point Planning Process

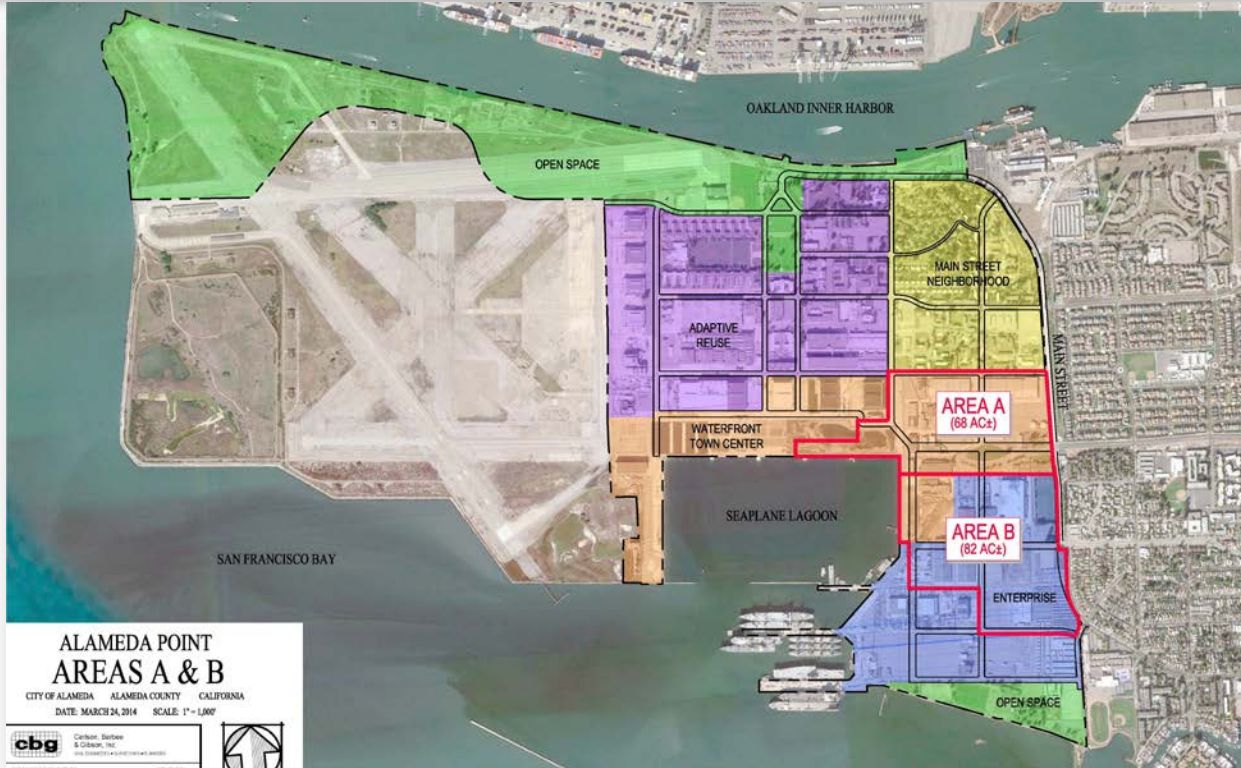
(cont.)

- February 4, 2014 – City Council approves zoning amendment, Master Infrastructure Plan, and Environmental Impact Report
- May 20, 2014 – City Council approves Transportation Demand Management Plan
- July 1, 2014 – City Council approves Waterfront Town Center Plan

Developer RFQ Process: Site A

- RFQ from developers for sites at Alameda Point first step in implementing community's plan
- City sought developers interested in community's vision not vice versa
- Entering into an Exclusive Negotiations Agreement (ENA) with the preferred developer this evening kicks off an intensive community process to prepare a detailed plan and negotiate a development agreement

Site A



Site A RFQ

- 68 acres
- Mixed-use (800 housing units, 200,000 square feet of commercial uses)
- Consistent with Zoning, MIP and Town Center Plan
- 9 highly qualified responses
- Finalists included: Brookfield Homes and Alameda Point Partners
- Staff recommends Alameda Point Partners as preferred developer

Alameda Point Partners

- Partnership of SRM Ernst, Thompson Dorfman Partners, Madison Marquette, and Tricon Capital
- Extensive experience on large-scale, mixed-use infill development
- Joseph Ernst, Project Manager, lives in Alameda and has successfully implemented high-profile commercial projects in Alameda
- Incremental approach that emphasizes reuse of existing buildings for commercial uses

Site A ENA Term Sheet

- \$108 million in infrastructure and amenities for Alameda Point with an important focus on:
 - Transit infrastructure



Site A ENA Term Sheet

- \$108 million in infrastructure and amenities for Alameda Point with an important focus on:
 - Parks and open space



Site A ENA Term Sheet

- \$108 million in infrastructure and amenities for Alameda Point with an important focus on:
 - Utilities and amenities that catalyze new job-generating uses



- Emphasis on addressing these priorities in first phase of development

Transit Infrastructure

- Complete “gateway” extension of Ralph Appezzato Memorial Parkway (RAMP) into Alameda Point included in first phase, including dedicated bus rapid transit lanes
- Payment of \$10 million for upfront construction of new ferry terminal at Seaplane Lagoon
- Leverage of these private funds and Measure BB funds to actively pursue \$15 million in federal grants for West End transit, bike and pedestrian improvements

Parks and Open Space

- \$36.5 million of infrastructure (or 33% of total) towards parks and open spaces
- 8 acres of waterfront park along northern edge of Seaplane Lagoon
- A neighborhood park/greenway
- Flood protection and geotechnical improvements related to parks
- First phase of development to include \$5 million towards waterfront park
- Upfront payment of \$5 million towards an initial phase of Sports Complex

Catalyzing Employment Uses

- Infrastructure and amenities that help catalyze new job-generating development were prioritized
- Upfront construction of new sewer line between Site A and northern pump station significantly benefits Adaptive Reuse and Enterprise areas by reducing upfront costs
- RAMP “gateway” improvements create an attractive entry into Alameda Point
- Parks and phase 0 plans along the waterfront create a sense of place and offer amenities for potential employees crucial to attracting major commercial users

Site A Next Steps

- Detailed Planning Process: December 2014 – May 2015
 - Planning Board
 - Historical Advisory Board
 - Recreation and Parks Commission
 - Stakeholder interviews
 - Community open houses
- City Council Decision on Development Agreement – May 2015 (at the earliest)

Staff Recommendation

Approve Exclusive Negotiation Agreement with
Alameda Point Partners for
Development of Site A

Q & A

