

Little Opera House, Inc (dba Radium Presents)

Exclusive Negotiation Agreement
and
License at Alameda Point
for the Radium Project

December 19, 2023



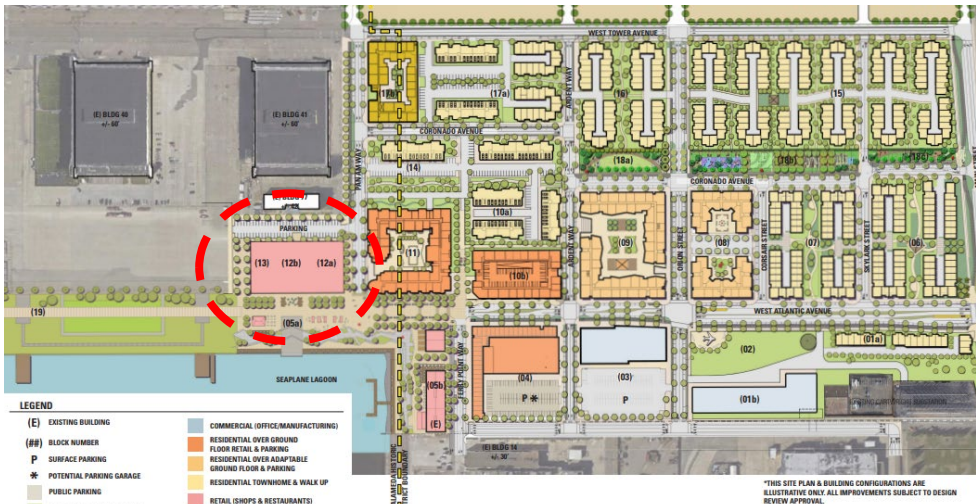
Site A Block 12/13: Theatre/Performing Arts Center

2 acre site located on Pam Am Way, next to:

- Waterfront Park
- NAS Alameda Museum
- Bladium Sports Center
- Site A Residential



Planning Process to Date



2022

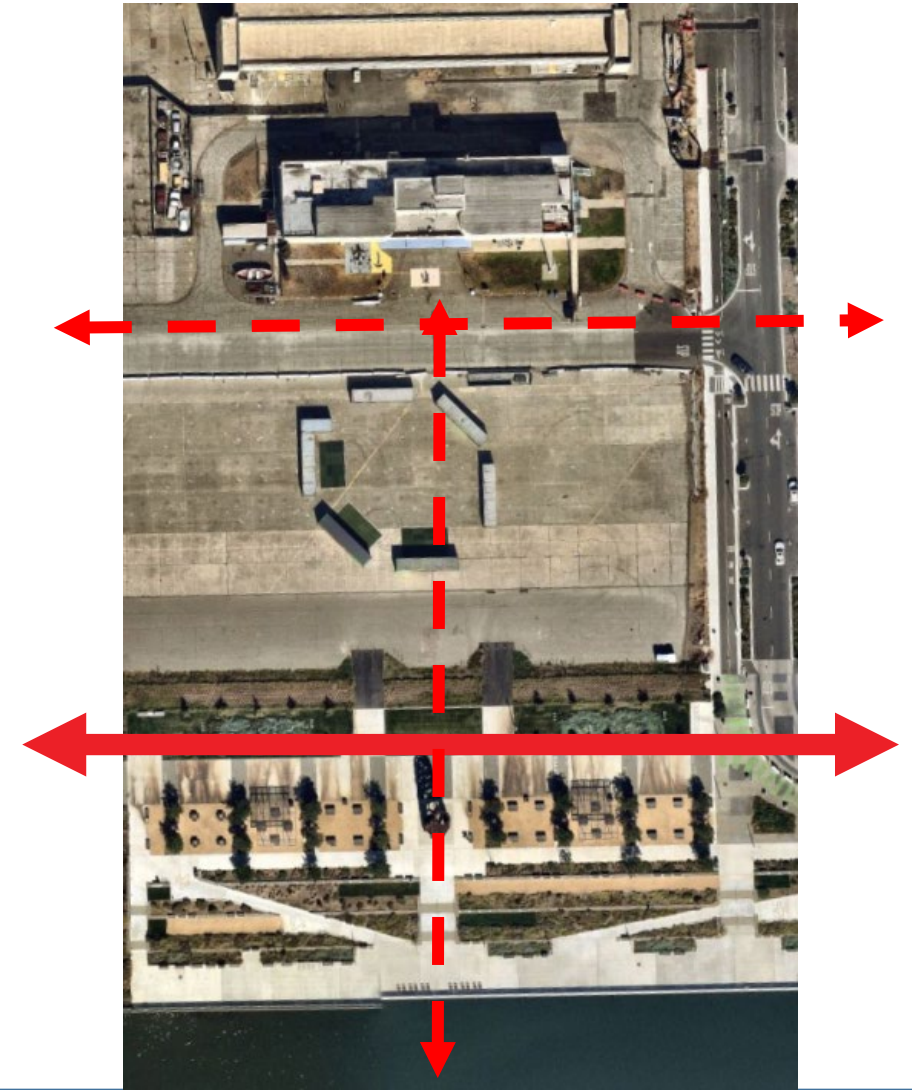
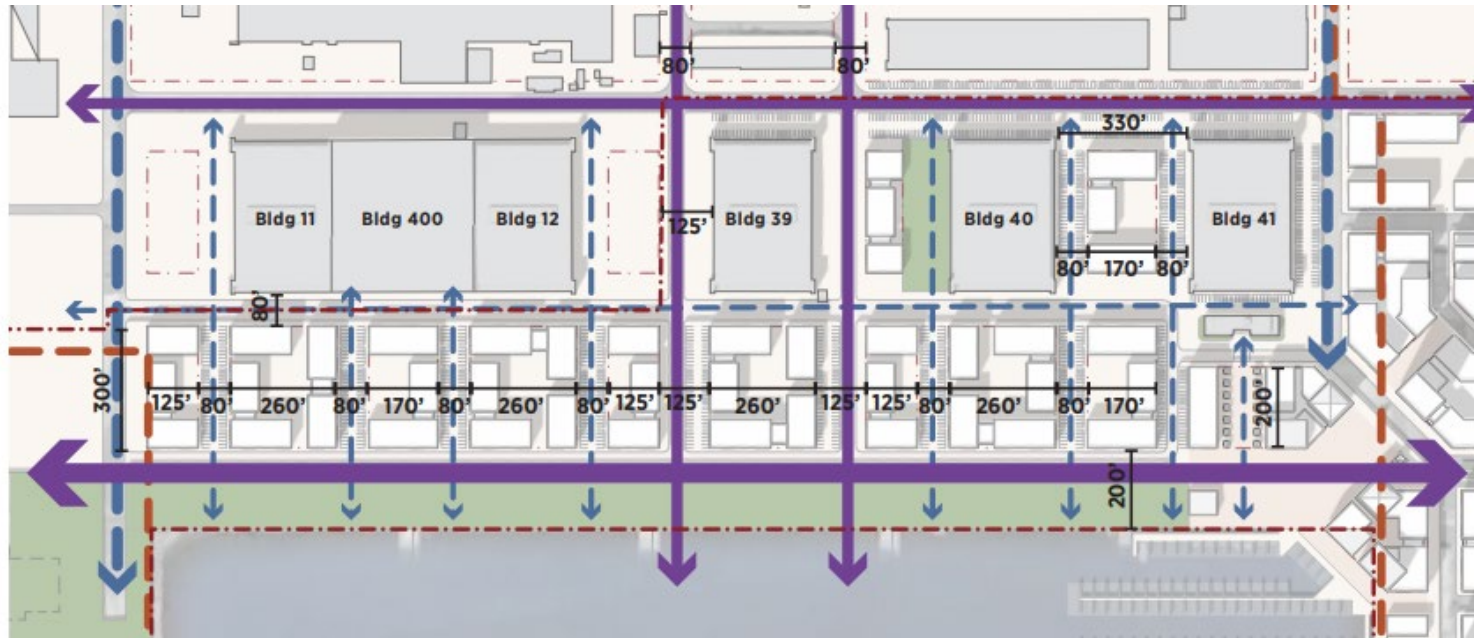
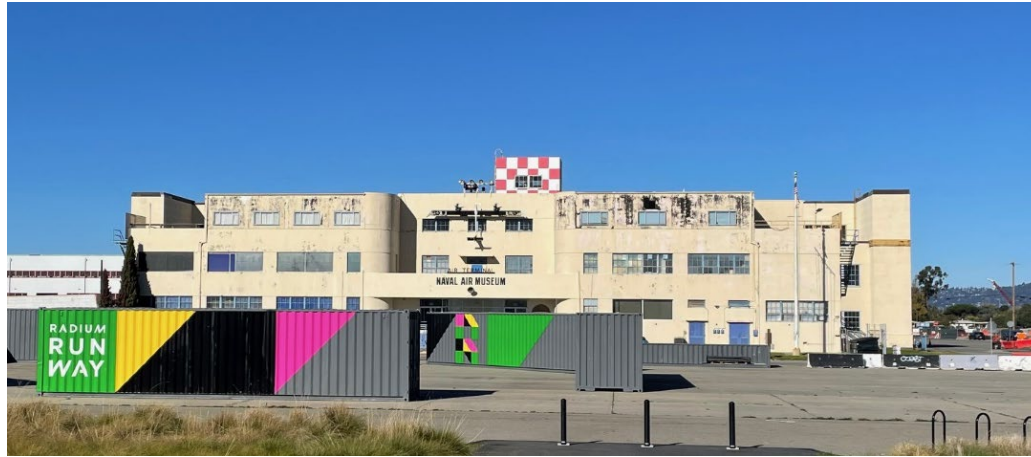
- Site A Development Plan Amendments included performing arts facility

2023

- 12 month License for Radium temporary placemaking events (e.g. Fiesta Alameda, Runway Stories, Hip Hop Dance Battle.)
- Request for Qualified Developers for permanent amenity
- A single proposal from Little Opera House, Inc. received
- Prepared draft 12-month (plus extensions) ENA and License



Planning Process Going Forward: Site Planning Considerations and View Corridors



Exclusive Negotiation Agreement + License



Two Agreements, both for 12 months (total of 18 months with two 3-month administrative extensions at City Manager's sole discretion).

License: Continue use of land for temporary performing arts.

ENA: Negotiate exclusively with Little Opera House, Inc. to prepare a draft long term lease with development milestones and potential purchase option.



- Planning Board and Historical Advisory Board review of Development Plan and Architectural Concepts before final City Council consideration.
- City Council Public Hearing to review draft Terms by 9th month.
- City Council public hearing to approve or deny long -term agreements by 12th month.

Recommendation



Hold Public Hearing,

Adopt a resolution approving 12-month
ENA plus potential extensions, and

Introduce an ordinance authorizing 12-month (plus extensions) license for the temporary use of the property for placemaking performing arts and special events.