



Approach to Phasing in the Main Street Neighborhood & Review of Draft Phasing Chapter

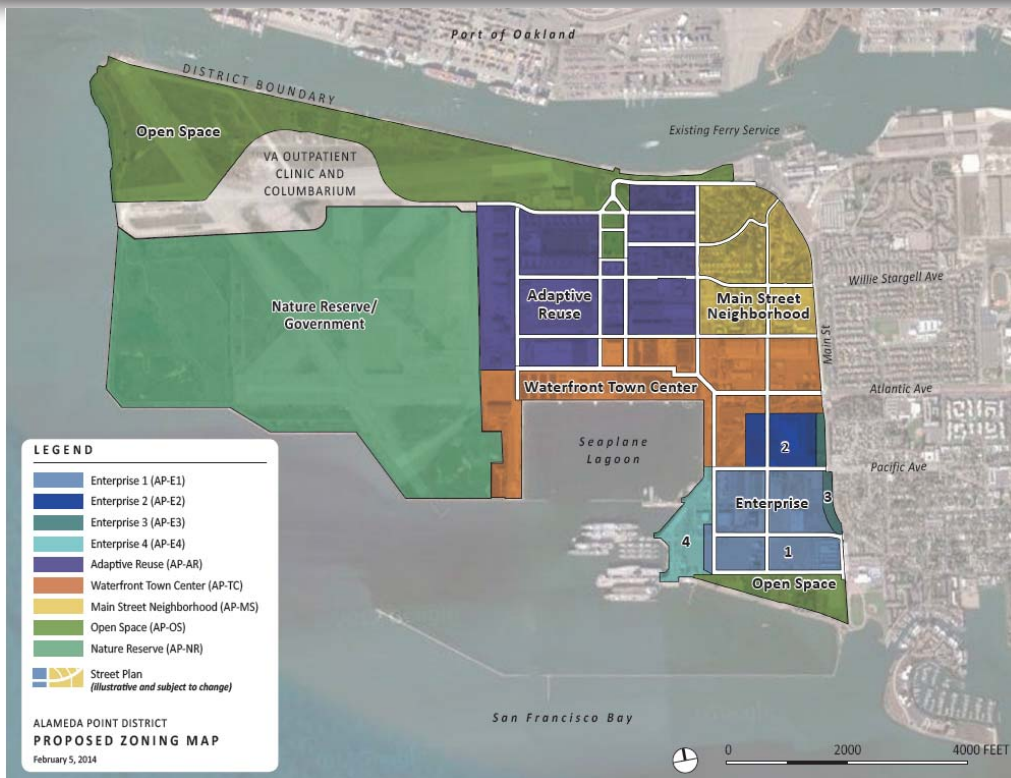
City Council
September 20, 2016



City Council Feedback

- **Provide Direction on:**
 - Approach to Phasing and Disposition of Development before staff finalizes the Draft Plan
- **Review/Comment on:**
 - Draft Phasing Chapter

Main Street Neighborhood

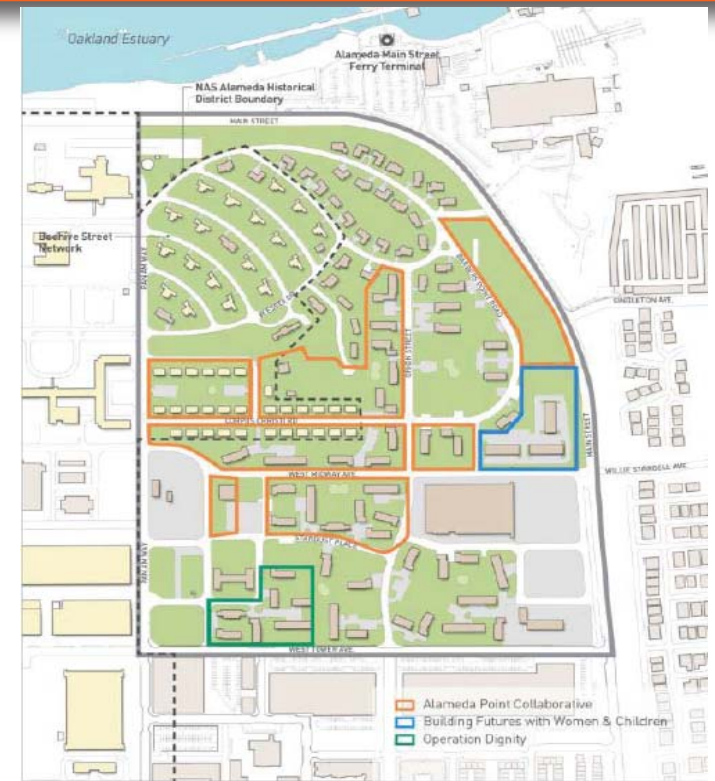


- Variety of housing types
- Complimentary commercial uses
- Urban agricultural and parks uses
- Walkable, transit friendly
- Residential Mixed Use
- Leverages previous planning efforts over last 20 years
 - 1996 Reuse Plan Vision
 - 2003 General Plan Amendment
 - 2013 Alameda Point Guiding Principles

Slide #3

Alameda Point Collaborative – Existing Conditions

- Housing providers – Alameda Point Collaborative, Building Futures with Women & Children and Operation Dignity - spread out on 34 acres
- Original navy housing owned by the City is over 70 years old, dilapidated and infrastructure (water, sewer, electricity) is in constant need of repair



SLIDE #8

ALAMEDA MAIN STREET NEIGHBORHOOD: SUPPORTIVE HOUSING PROVIDERS

Collaborating Partners Preferred Site

Key Objectives:

- 10-acre site for new housing
- Additional acreage for Ploughshares & the Farm
- Proximity to public parks, schools, grocery stores and transit
- Security
- Minimize upfront infrastructure needs/costs
- Urban agricultural identify
- No major traffic cut-through neighborhood
- Richly landscaped/community space

SLIDE #9



Phasing of Development

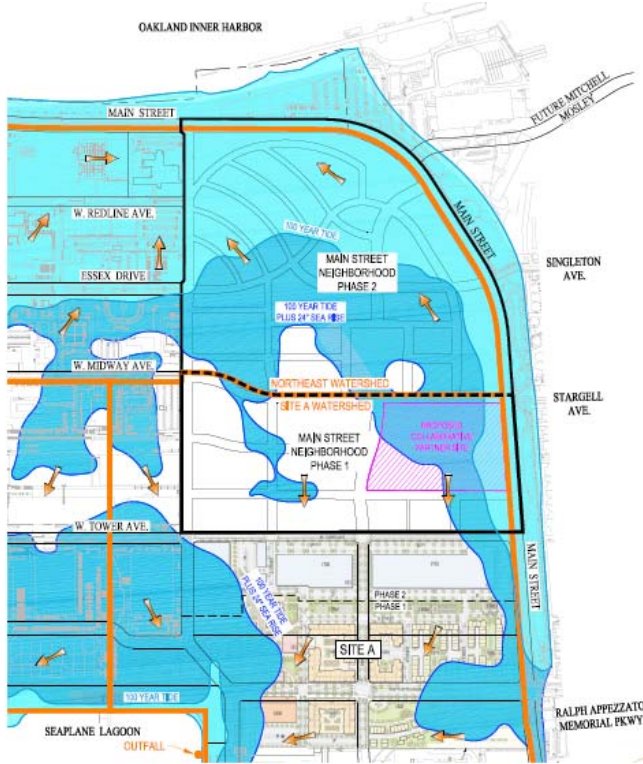
- Council as landowner is ultimate decision-maker
- Separate planning /RFQ process after Specific Plan approval
- Specific plan discusses phasing and development ideas; similar to Waterfront and Town Center Plan

Phasing Principles

1. Maximize infrastructure efficiencies
 - Take advantage of near-term utility upgrades at Site A in southern part of neighborhood
 - Avoid major infrastructure costs in the North of W. Midway area



SLIDE #17



- LEGEND**
- MAIN STREET NEIGHBORHOOD - PROJECT BOUNDARY
 - - - MAIN STREET NEIGHBORHOOD - PHASE 1 BOUNDARY
 - ▨ PROPOSED COLLABORATIVE PARTNER SITE
 - 100 YEAR TFE (ELEV. 3.6)
 - 100 YEAR TFE PLUS 24" SEA LEVEL RISE (ELEV. 5.6)
 - - - APPROX WATERSHED BOUNDARY
 - APPROX DIRECTION OF STORM DRAIN FLOW

**ALAMEDA POINT
MAIN STREET
NEIGHBORHOOD
CONSTRAINTS OVERLAY**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: AUGUST 26, 2014 SCALE: 1" = 400'



- LEGEND**
- MAIN STREET NEIGHBORHOOD - PROJECT BOUNDARY
 - - - MAIN STREET NEIGHBORHOOD - PHASE 1 BOUNDARY
 - ▨ PROPOSED COLLABORATIVE PARTNER SITE
 - NORTHERN SHORELINE ZONE OF POTENTIAL DEFORMATION
 - - - CONTOURS OF THICKNESS OF YOUNG BAY MUD DEPOSIT (FEET)

**ALAMEDA POINT
MAIN STREET
NEIGHBORHOOD
GEOTECHNICAL OVERLAY**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: AUGUST 26, 2014 SCALE: 1" = 400'



Phasing Principles (cont'd)

2. Use market Rate housing to financing infrastructure improvement to facilitate build-out of Collaborating Partners new campus
3. Ensure cohesive infrastructure implementation

Phasing Principles (cont'd)

4. Maintain and preserve existing uses and historic resources to the extent feasible
5. Allow for future transitional and compatible commercial uses, especially along the Adaptive Reuse edge

Proposed Phasing Plan

Phase 1- South of W. Midway Development

- Finalize the feasibility analysis to determine necessary amount and mix of market rate housing to support all infrastructure
- Council issues an RFQ for disposition and development similar to Site A

Proposed Phasing Plan

Phase 2 – Future Phases (north of Midway)

- Create a balanced mix of existing historic uses and new compatible mixed use infill development to pay for cohesive infrastructure (5-15 year horizon)
- Continue leasing existing residential units
- Take advantage of Phase 1 and possibly VA infrastructure improvements
- Council approves RFQ for disposition and development

Council Feedback

Provide Direction on:

- Approach to Phasing

Review/Comment on:

- Draft Phasing Chapter