

Exhibit 1
Progress on Site A Project
Since Execution of the Disposition and Development Agreement in June 2015

Since the approval of the Site A Development Plan and DDA, APP and its team of architects, engineers, and design professionals, in coordination with City staff, have expended significant staff and financial resources making extensive progress on implementing the Site A Project over an 24-month period, including the following items:

- **Phase Zero:** Phase Zero activities launched in October 2015, and have continued through the first year of the project. Over 11,000 visitors attended 15 events held throughout the first year. Events included community-oriented programming such as a nature walk and coastal cleanup, as well as larger-scale productions such as Whimsy and The Soiled Dove, which were designed to attract regional audiences. Phase Zero activities will have a new home base with the opening of the Container Village on the taxiway, which will feature a café and beer garden. The Year 2 activity schedule was approved by the City Council in November 2016 and will continue with regular programming of the Seaplane Lagoon area, including new events under the large scale tent.
- **Parks and Open Space Design:** Phase 1 of the Site A Project includes three publicly accessible open space areas: the initial phase of the Waterfront Park, the Block 10 open space and the Neighborhood Park. All of these parks and open spaces received Design Review approval from the Planning Board. The Recreation and Parks Commission also reviewed and approved the Neighborhood Park design in November 2016. Additionally, APP, in coordination with City staff, has held numerous meetings with the Bay Conservation and Development Commission (BCDC) staff and boards, including a well-received presentation of the Phase 1 Waterfront Park to the Design Review Board. Improvement plans and permit applications for the two public parks are currently under review by City staff and permit applications for the Phase 1 Waterfront Park have been submitted and are under review by BCDC, the State of California Regional Water Quality Control Board (Water Board), and the Army Corp of Engineers.
- **Building Design:** Since approval of the Site A Development Plan in June 2015, APP has focused on vertical design for all of the Phase 1 blocks, including Blocks 6, 7, 8, 9, 10 and 11. This design process has included City staff, including the Department of Public Works, the Planning Board, and the Historical Advisory Board (HAB). The Planning Board has approved the Design Review applications for all the blocks in Phase 1, with the exception of Block 9, which is still in the design stage. Additionally, the HAB has approved Certificates of Approval for all of the blocks in and adjacent to the Naval Air Station Alameda Historic District.

- **Affordable Housing:** Two hundred (200) of the residential units (25%) at Site A are required to be affordable units. One hundred thirty (130) affordable units will be provided in two buildings on Block 8: a family building with 70 units, and a senior building with 60 units. In March 2016, APP assigned the Affordable Housing Implementation Plan to Eden Housing, thereby designating Eden Housing as the Qualified Affordable Housing Developer for Site A. Although unsuccessful, APP and Eden Housing expended significant staff and financial resources applying for \$23.7M from the State of California through the Affordable Housing Sustainable Communities (AHSC) grant program to fund the development of Block 8's family and senior buildings and eligible portions of Site A's sustainable infrastructure such as bike paths, sidewalks and Bus Rapid Transit (BRT) infrastructure.

On March 7, 2017, the City Council approved \$5 million for APP's senior affordable housing project from the City's \$10.4 million base allocation of County voter-approved Countywide Housing Bond (County A1), which will allow APP and Eden to apply for this fall when the County holds its allocation process. Additionally, Eden received award of 40 vouchers from the Alameda Housing Authority, which will make it possible for Eden to apply for the 9% competitive tax credit program for the Site A senior project in June 2017. Other financing efforts include applying for 4% non-competitive tax credits and re-applying to the AHSC grant program in 2017 for the Site A family project.

- **Infrastructure Design:** Since approval of the Site A Development Plan in June 2015, APP has worked diligently on Phase 1 horizontal design, including infrastructure and utility design and development. During the first year, the Planning Board approved the tentative map, the West Atlantic Design Review application and the street names for all the side streets at Site A. The City Council also approved the tentative map and street names for Phase 1. The design process has included City staff, including the Departments of Public Works and Base Reuse, Alameda Municipal Power, Easy Bay Municipal Utility District, Pacific Gas & Electric, AC Transit, BCDC, and the Water Board, among others. APP has also obtained City approval of the demolition and grading permit applications necessary for Phase 1, and APP has paid in full \$500,000 in permit fees and obtained City approval of all Phase 1 infrastructure improvement plans, including for the Backbone Infrastructure Improvements, Sewer Pump Station, Off-site Wastewater Trunkline, and Storm Drain Outfall. Additionally, APP has executed the construction contract with a contractor for the Phase 1 infrastructure work consistent with the City's approved improvements plans. The first Final Map and Public Improvement Agreement for the Phase 1 of the project were approved by the City Council on March 21, 2017.
- **Transportation Demand Management (TDM) Plan:** Per the DDA, the Site A Project is required to join a Transportation Management Association (TMA) and implement much of its TDM Program prior to receiving an occupancy permit for the first building. Measures to be implemented 'Day One' include a weekday, peak-

period shuttle service from the project site to 12th Street BART at 15-minute headways, providing AC Transit EasyPasses to all project residents and employees, and a Parking Pricing program. Since approval of the DDA, APP has been working with the City and other local developers to form an umbrella TMA encompassing multiple projects across the City. This work has included the negotiation of bylaws, which are currently up for approval with the West Alameda TMA. As part of membership in the TMA and formation of a Community Facilities District for Alameda Point, the Site A Project will be required to pay an annual per unit and per square foot special tax to fund these TDM services.

- **Ferry Terminal:** DDA section 5.2 (b) requires that APP “cooperate with the City in the construction of a permitted and operating ferry terminal at Seaplane Lagoon including any necessary parking improvements.” APP is obligated to pay \$10M towards the costs incurred for the permitting, design and construction of the Seaplane Lagoon Ferry Terminal upon closing on the Phase 1 property. City staff, aided by APP, is pursuing funds from multiple additional funding sources to supplement the \$10M already committed. On April 5, 2016, the City Council approved the Ferry Terminal Plan, including conceptual design, cost estimates and CEQA compliance. The City Council also approved a Memorandum of Understanding (MOU) between the City of Alameda and the Water Emergency Transit Authority (WETA), which provides a framework for the collaboration on funding, developing and operating ferry service from Seaplane Lagoon by no later than Fiscal Year 2020. The MOU was approved by City Council on April 5, 2016, and the WETA Board of Directors approved the MOU on April 7, 2016. The Concept Design for waterside and landside improvements was reviewed by the Planning Board on May 9, 2016. Additionally, the BCDC Design Review Board completed Design Review for the Seaplane Lagoon on June 7, 2016. The Water Board and US Army Corps of Engineers permit applications were submitted in June 2016. APP has pre-funded approximately \$600,000 of the ferry terminal expenses to pay for design and permitting costs, as well as significant APP staff time to help coordinate these efforts with the City. The WETA Board also took action in October 2016 in procuring two new ferry boats that will be available to provide new service at the Seaplane Lagoon Ferry Terminal upon completion. Recently, the Alameda County Transportation Commission approved \$8.2 million for the construction of the ferry terminal, which with the APP funding, fully funds the project.