

ALAMEDA POINT PARTNERS



February 11, 2015

Jennifer Ott
Chief Operating Officer – Alameda Point
City of Alameda
2263 Santa Clara Avenue, Room 120
Alameda, CA 94501

RE: Alameda Point-Site A – Qualification for Density Bonus – Request for Multifamily Waiver.

Dear Ms. Ott:

As part of our efforts to develop Site A in line with the City's vision outlined in the Town Center Precise Plan, we are requesting a waiver from Alameda Municipal Code (AMC) Section 30-53, which prohibits the construction of multifamily housing. Under State law and local AMC Section 30-17 Density Bonus Ordinance, our project qualifies for density bonuses, incentives, concessions, and waivers from local development standards. Twenty five percent (25%) of our housing units will be restricted to be affordable for very-low-, low-, and moderate income households, including 6% very-low-, 10% low-, and 9% moderate income households.

With this application, we are not requesting any additional bonus units, or any financial incentive or financial concession; but we are requesting a waiver from AMC Section 30-53, Prohibition on Multifamily Housing.

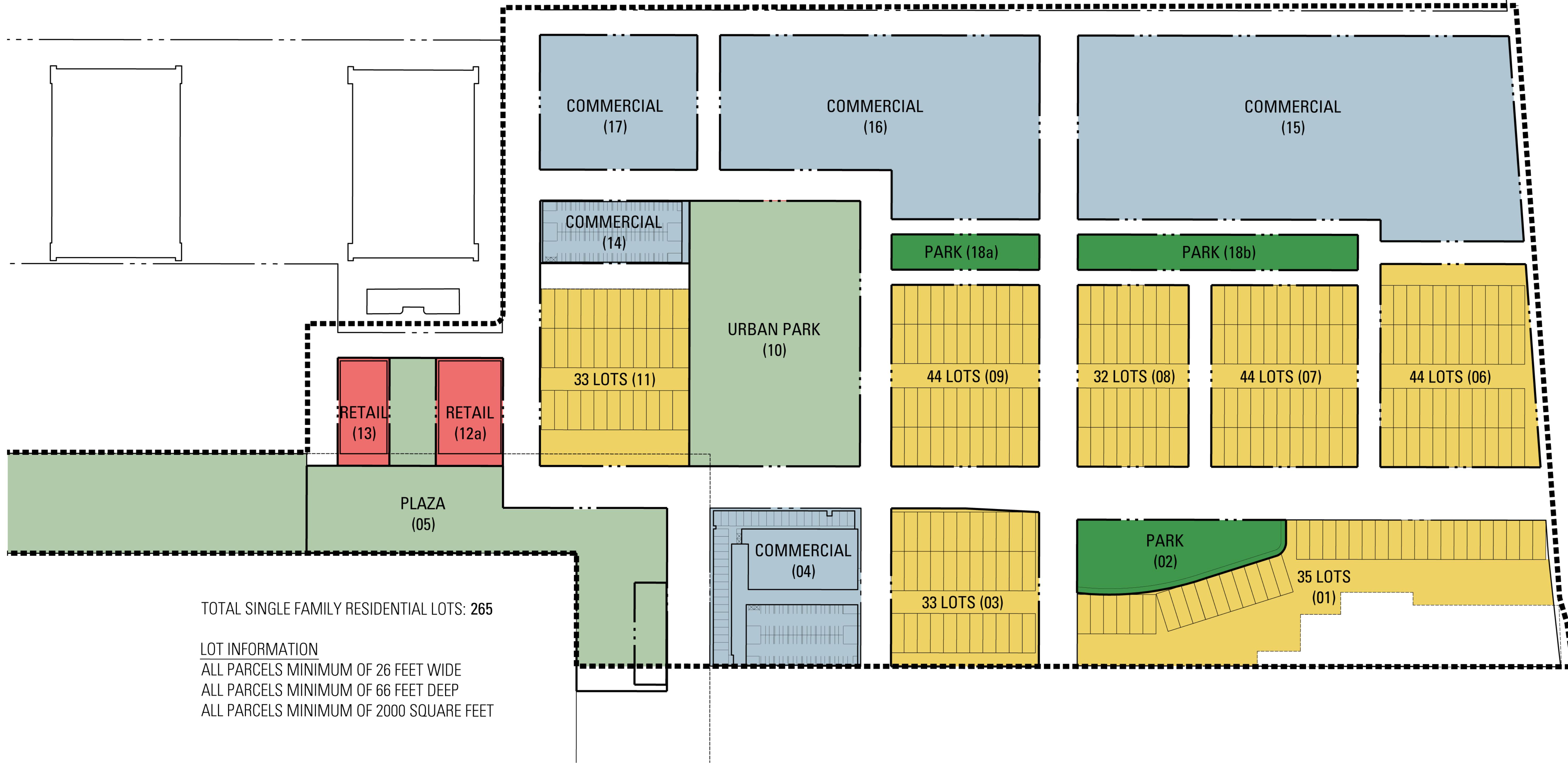
We submit this waiver request pursuant to AMC Section 30-17.12, noting that current development standards would have the effect of physically precluding the construction of 800 units on Site A. Exhibit 1 to this request illustrates that without the requested waiver, Section 30-53 physically precludes us from accommodating all 800 units on the site.

The requested waiver enables the project to provide for 200 affordable housing units and enables the City to achieve its goals to create a transit-oriented, mixed-use community that is economically diverse and environmentally sustainable.

Sincerely,

Joe Ernst
Alameda Point Partners, LP

A handwritten signature in blue ink that reads 'Joe Ernst'.



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ALAMEDA, CA

SINGLE FAMILY RESIDENTIAL LOTS