

Lara Weisiger - Development Impact Fee Update

From: Jessica Grossman <JGrossman@timlewis.com>
To: "lweisiger@alamedaca.gov" <lweisiger@alamedaca.gov>
Date: 7/1/2014 6:15 PM
Subject: Development Impact Fee Update
Attachments: TLC Letter to City Council reDevelopment Fee Update EXE 07 01 14.pdf

Lara,

Attached please find a letter to the City Council and City Manager in regard to the development impact fee update. We ask that you distribute the letter to the City Councilmembers and the City Manager and enter it into the record as a formal comment on Agenda Item 6.B. Should you have any questions regarding this request, please do not hesitate to contact me.

Best regards,

Jessica L. Grossman

Land Acquisition

Tim Lewis Communities

12667 Alcosta Blvd., Suite 170

San Ramon, CA 94583

Direct: (925) 380-1230

Mobile: (925) 595-2332

E-mail: jgrossman@timlewis.com

6-B
7-1-14



LAND DEVELOPMENT

12667 Alcosta Blvd, Suite 170
San Ramon, CA 94583
925.380.1220 tel
925.380.1214 fax

July 1, 2014

Mayor Marie Gilmore
Vice Mayor Marilyn Ezzie Ashcraft
Councilmembers Lena Tam, Dr. Stewart Go Chen and Tony Daysog
City Manager John Russo
Alameda City Hall
2263 Santa Clara Avenue
Alameda, CA 94501

RE: Agenda Item 6.B on the Alameda City Council agenda for the July 1, 2014
meeting: Consider Updating the City's Development Impact Fees

Dear Mayor Gilmore, Vice Mayor Ashcraft, City Councilmembers and City Manager Russo:

This letter is in reference to the development impact fee update currently under consideration by the Alameda City Council. We respectfully request that the City Council continue its vote on the updated development impact fees and request that the nexus study prepared by Willdan Financial be revised to include allocations for the infrastructure projects associated with the North Waterfront General Plan Amendment, and in particular the extension of Clement Avenue from Entrance Road to Sherman Street (the "Clement Extension").

Our company is currently seeking master plan approvals for two (2) separate projects within the project area of the Northern Waterfront General Plan Amendment. In connection with those projects, the City is requiring us to construct the Clement Extension, among other infrastructure improvements. In addition, the City is requesting that we pay the cost of acquiring a portion of the Clement Extension that is owned by an unrelated third party. City staff has emphasized to us that the completion of the Clement Extension is an important component of the City's overall transportation plan and will benefit not just our projects; it will also help improve traffic flow throughout the City. This is precisely the type of project that is intended to be funded by development impact fees. Given that fact, and the fact that other improvements benefiting other areas in the City are included in the fee program, it is unclear to us why the Clement Extension is not included as one of the transportation projects in the updated development impact fee program.

We hope you will consider this request and delay any action on adoption of a new development impact fee program at this time.

Sincerely,

Tim Lewis Communities

James L. Meek
Director of Land

c: Andrew Thomas, City Planner
Alicia Guerra, Buchalter Nemer