

# *Recommended Approval Site A - Alameda Point*

City Council  
June 16, 2015



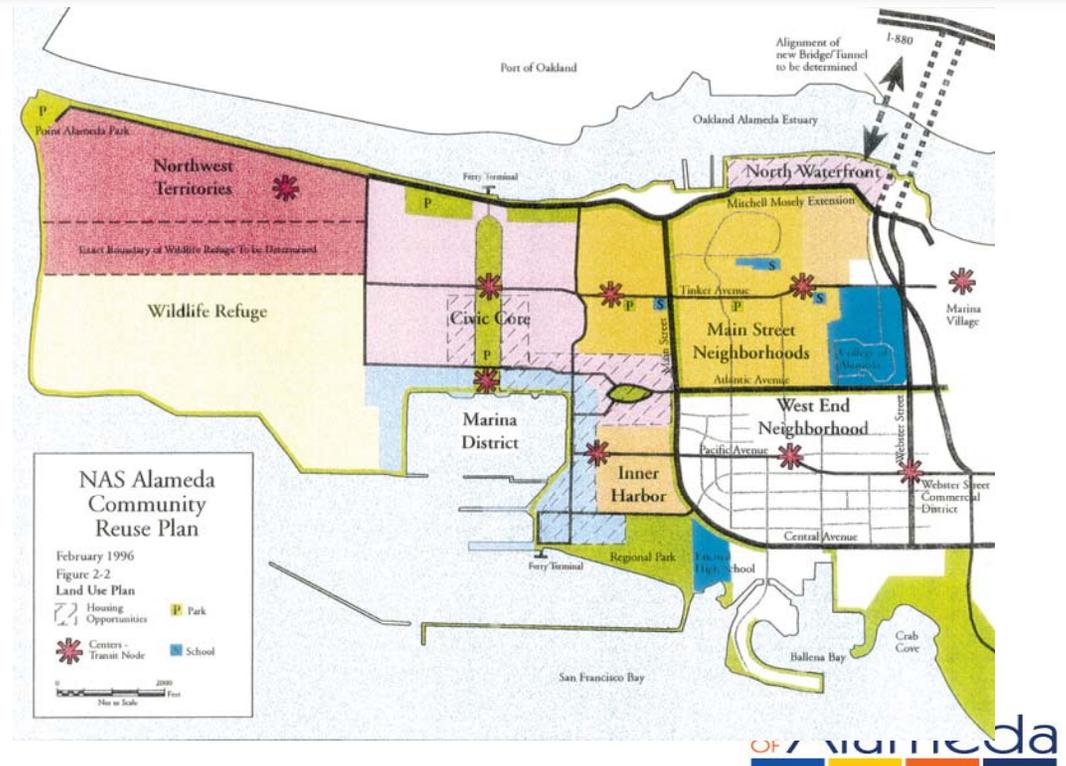
# Recommended Approvals

1. Upholding of Planning Board Approval of Site A Development Plan
2. Approval of Disposition and Development Agreement (DDA)
3. Approval of Development Agreement (DA)



# Alameda Point Planning Process: 1993-2010

- 1993-1997 Base Closure  
– City Loses 18,000 Jobs
- 1996 Reuse Plan
- 2003 General Plan Amendment
- 2003-2010 Master Developers



# Alameda Point Planning Process: 2011-2014

- City Led Community Planning Process:
  - Reaffirms vision from Reuse Plan
  - 30 public hearings before City's boards and commissions
  - Zoning, General Plan Amendments, Master Infrastructure Plan, TDM Plan, Town Center Plan, and EIR Approval
  - RFQ from Qualified Developers for Site A and Site B



# Site A Planning Process: 2014-2015

- November 18, 2014 – City Council approves ENA with Alameda Point Partners
- December 2014 – June 2015 – Site A planning process
  - 13 public meetings before the City Council, boards and commissions
  - 3 public open houses, including an on-site walking tour
  - Significant developer-led outreach



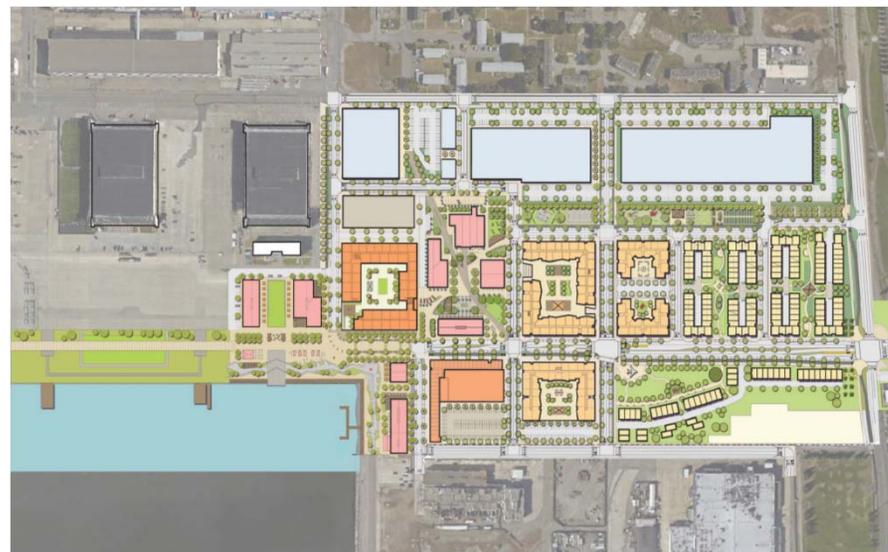
# Summary of Public Benefits

- \$103 million in total infrastructure and parks
- 15 acres of publicly accessible parks
- Significant permanent and construction jobs
- 200 affordable housing units
- Compliance with fiscal neutrality policy
- Dedicated annual transportation funding
- Transit services to BART every 15 minutes in peak hour
- Major contributions toward new ferry terminal



# Mixed-Use Development

- 68-acre mixed-use TOD development consistent with Zoning, MIP, Town Center Plan, EIR, and TDM Plan
  - 800 total housing units
  - 200 affordable units (25% of total)
  - 600,000 SF of commercial uses in new and existing buildings
  - 15 acres of publicly accessible parks
  - All units within one-block of transit corridor and 5 minutes to ferry terminal



SLIDE #6

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# Jobs & Economic Development

- Development of 600,000 square feet of commercial and retail
- 1,472 permanent jobs - 1.5X existing job base
- \$400 million in construction costs - 2,570 direct construction jobs
- Minimum \$2.5 million commitment to improve and lease 100,000-square-foot building for flex office and light industrial uses by end of Phase 1



SLIDE #7 occupancy

# Catalyzing Employment Uses

- Infrastructure and amenities that help retain existing jobs and catalyze new job-generating development were prioritized
- Upfront construction of new sewer line between Site A and northern pump station significantly benefits Adaptive Reuse and Enterprise areas by reducing upfront costs
- RAMP “gateway” improvements create an attractive entry into Alameda Point
- Parks and phase 0 plans along the waterfront create a sense of place and offer amenities for potential employees crucial to attracting major commercial users

# Affordable Housing

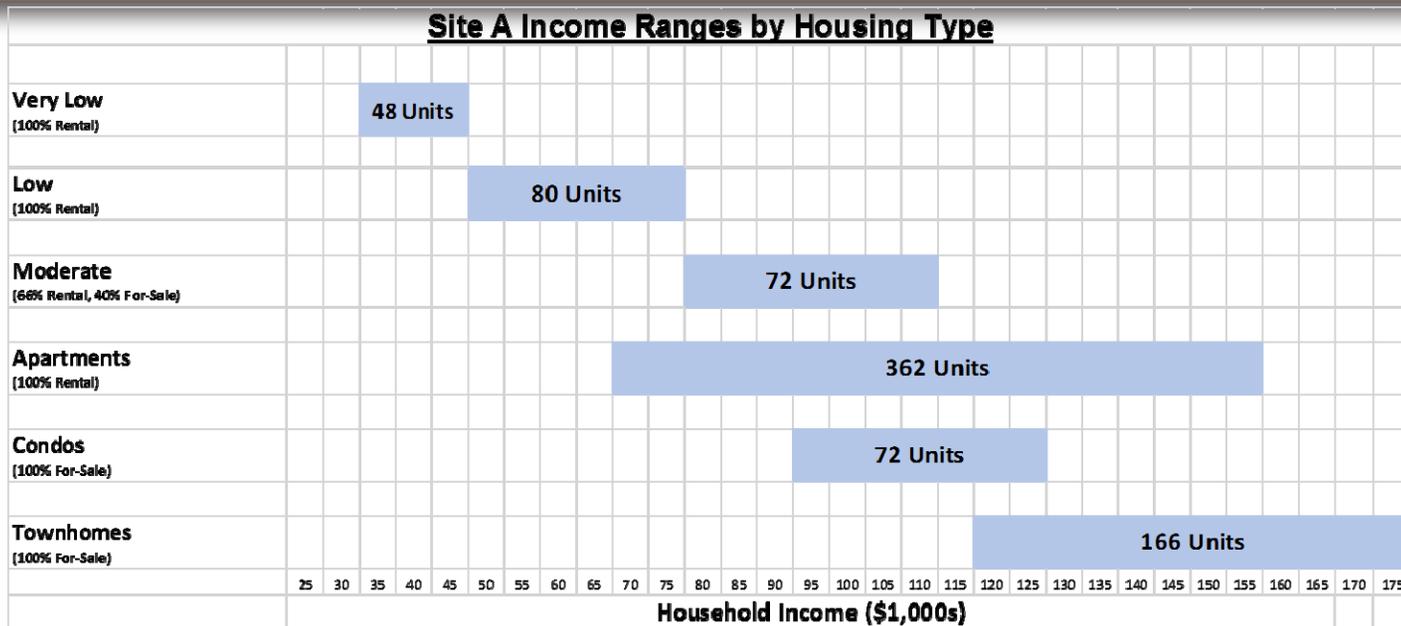
- 200 below market rate units (25% of total)
- Stand-alone very-low and low-income project in Phase 1 – tax credit project
  - Eden Housing, nonprofit affordable housing developer
  - Free land and infrastructure
  - \$3 million direct subsidy
- Moderates integrated within market rate
- Permanently affordable
- Assurances that affordable will be built or market rate units are halted



SLIDE #9

# Mixed-Income Development

**Site A Income Ranges by Housing Type**



- Assumptions:**
1. Very-Low Income @ 50% AMI: Income Ranges for 1-4 person households per HUD
  2. Low Income @ 80% AMI: Income Ranges for 1-4 person households per HUD
  3. Moderate Income @ 120% AMI: Income Ranges for 1-4 person households per HUD
  4. Apartments: Income range based on 500-1,100 square foot units at \$3.50/square foot and housing costs at 30% of Income
  5. Condos: Income range based on 800-1,100 square foot units at \$600/square foot; mortgage payment assuming 20% downpayment, 5% interest rate, 30-year term, and mortgage costs at 28% of Income
  6. Townhomes: Income range based on 1,400-2,000 square foot units at \$468/square foot; mortgage payment assuming 20% downpayment, 5% interest rate, 30-year term, and mortgage costs at 28% of Income

# Transportation

- \$18 million in transportation infrastructure
- \$590,000 annual dedicated revenue at buildout
- 15-minute “last mile” transit service to BART in peak
- Bus passes for all residents and employees
- \$50/month clipper card subsidies for employees
- Bike and car share facilities
- Dedicated staff, website, and other programs



# Traffic Impacts

- ✓ Existing crossings near capacity
- ✓ Alameda Point contributes to traffic congestion
- ✓ Bay Area and local congestion worsening
- ✓ Capacity for more automobiles is reducing
- ✓ Peak hour spreading
- ✓ Transit ridership increasing
- ✓ Regional transportation funds for alternatives increasing
- ✓ Require residents and employees to pay for transit
- ✓ Attract residents and employers that want transit oriented location
- ✓ Annual monitoring
- ✓ Control parking supply and pricing
- ✓ City control development phases



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# Transit Infrastructure

- Complete “gateway” extension of RAMP, including dedicated bus rapid transit lanes
- \$8.5 million in complete streets
- Payment of \$10 million for upfront construction of new ferry terminal at Seaplane Lagoon
- Leverage funds for grants for West End transit, bike and pedestrian improvements



# Parks and Open Space

- \$36.5 million of infrastructure (or 33% of total) towards parks
- 8 acres of waterfront park along northern edge of Seaplane Lagoon
- A neighborhood park/greenway and urban park district
- Significant phase 1 park improvements
- Upfront payment of \$5 million towards an initial phase of Sports Complex



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# Disposition and Development Agreement (DDA)

- Price and terms of payment and development obligations over a 20-year term with possible extension (capped at 10 years). DDA includes:
  - TDM Compliance Strategy
  - Affordable Housing Implementation Plan
  - Milestone Schedule
  - Phasing Plan
  - Infrastructure Package and Phasing
  - Mitigation, Monitoring and Reporting Program from EIR
  - Interim Leases for Building 117 and 118
  - Long-Term Lease for Areas within Tidelands Area
  - Public Improvement Agreement
  - Other Exhibits

# Site A Next Steps

- Detailed Project Design and Construction
  - Tentative and Final Maps
  - Design Review for All Parks and Buildings
  - Infrastructure Improvement Plans
  - Outside Agency Contracts and Permits
  - Building Permits

# Staff Recommendation

1. Uphold Planning Board Approval of Site A Development Plan
2. Approve Disposition and Development Agreement (DDA)
3. Approve Development Agreement (DA)



# Q & A



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