

UPDATED PROJECT DESCRIPTION FOR NEW HARBOR BAY CLUB

A. OVERVIEW OF DEVELOPMENT PLANS.

The proposed development plans for the new Harbor Bay Club on the vacant North Loop Road parcels prepared by MCG Architecture include an enclosed 40,200 square foot Club building with dedicated studios for Group Spin Cycling, Yoga and Pilates, and exercising; areas for cardio/weights strength training, fitness and functional training and stretching; expansive men's and women's locker rooms and a separate family locker room, with space for changing, lockers, bathrooms, showers, and sauna and spa facilities; a new Spa with rooms for massage and other spa treatments; a Children's Center for day care with an outdoor day care play area and also an after-school Kid's Club; Harbor Bay Club offices; reception and miscellaneous program support, equipment and supplies storage areas. Outdoors there will be three swimming pools: an adults-only 25 yard lap pool, a large 7-lane 25-yard family pool with removable starting platforms for swim team practices, and a children's pool. There also will be an outdoor Spa/Hot tub. For tennis, there will be 8 to 9 full-size hard courts, a practice wall, an elevated viewing pavilion for tournaments or training, and an outdoor tennis office. There will also be an all-weather all-purpose sports field and a dedicated outdoor children's play area. There will be an indoor café with outdoor café seating and poolside table and lounge service provided to all the pools, a family Barbeque area, and outdoor cabanas and lounging areas. The plan includes off-street parking for 277 vehicles. Bicycle parking facilities, and a bus-shuttle program to pick up children at local schools. Space is reserved in the southwest corner for a two-story commercial office building of approximately 15,000 square feet.

B. EXPECTED CITY PROCESSING OF DEVELOPMENT APPLICATIONS.

The proposed development of a new Harbor Bay Club on the vacant parcels on the north side of North Loop Road will not require a General Plan Amendment or a Rezoning approval. The development site falls within the Business Park land use designation in the City's General Plan, and the new Club would be a commercial business use appropriate for the Business Park. The parcels are zoned CM-PD, and

the proposed uses are permitted within the Commercial-Manufacturing zoning district with which the PD overlay District is combined. The proposed development project would fall within the approvals and conditions of the existing Planned Development applicable to all the privately-owned properties in the Harbor Bay Business Park (PD-81-2) approved by the Alameda Planning Board in Resolution No. 1203 in December of 1981, and as revised in the PD Amendment for the Harbor Bay Business Park (PDA- 85-4) approved by the Alameda Planning Board in Planning Board Resolution No. 1533 on September 11, 1985, and as confirmed in the Harbor Bay Isle Development Agreement approved by the Alameda City Council on April 4, 1989. Similar developments of the Oakland Raiders offices and outdoor training fields and facilities and the Chinese Christian Church and Schools campus of enclosed buildings and outdoor sports fields have been approved within the Harbor Bay Business Park under the prior umbrella Planned Development approvals granted in 1981 and 1985 by processing Final Development Plans and Design Review applications for the proposed developments.

The proposed development of a new Harbor Bay Club on the North Loop Road parcels will require approvals of a Final Development Plan and Design Review from the Alameda Planning Department and approvals of a Tentative Subdivision Map and a Final Map from the City Council to re-subdivide the three vacant parcels into two parcels, with the larger one for the new Harbor Bay Club, and the smaller one reserved for later development of a two-story commercial office building. The conditions of approval for the Final Development and Design Review would include incorporating measures to mitigate noise and light glare impacts on nearby properties, energy efficient and Green features, and promotion of bicycle and pedestrian connections to the Club from the surrounding community.

c. NEED TO BUILD A NEW CLUB AT A NEW LOCATION RATHER THAN AT CURRENT LOCATION.

The existing Harbor Bay Club was planned and built 37 years ago to meet certain program requirements that no longer appeal to most of the membership. Initially the Club emphasized racquet sports, with 21 tennis courts, and squash and

racquetball courts, plus a single swimming pool. The fitness center, an exercise studio, and child care facilities followed in later years. Today less than 20% of the Club's members play tennis, and today's members express interest in having more swimming and fitness facilities and more programs for young children and youth.

Club management has consulted with construction experts and others in the health club industry about the viability of rebuilding the Club at its current location with staged remodeling. These consultations and consideration of options of phased construction resulted in unequivocal findings that it would not be practical or feasible to pursue a renovation scenario. There would be enormous disruptions of any ongoing activities at the Club, with the Club turned into a construction zone for more than two years. The existing aged infrastructure could not support the planned new programs, and replacing basic infrastructure would involve significant underground replacement work, demolition of structures, and shutdowns of utility services. The current parking areas would be stressed during construction and are not sufficient in size to serve the projected parking requirements of the planned new programs.

The more practical approach is to build a totally new Club at a new location. The basic infrastructure for the new Club can be put in place more efficiently and more cost effectively, and energy efficient features can be built into the structures and facilities at the outset rather than having to struggle to accomplish retrofits. There would be no disruptions in the health programs of the members. The existing Club can remain in operation while the new Club is being built.

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