

Amend Site A DDA - Alameda Point

City Council
January 17, 2017



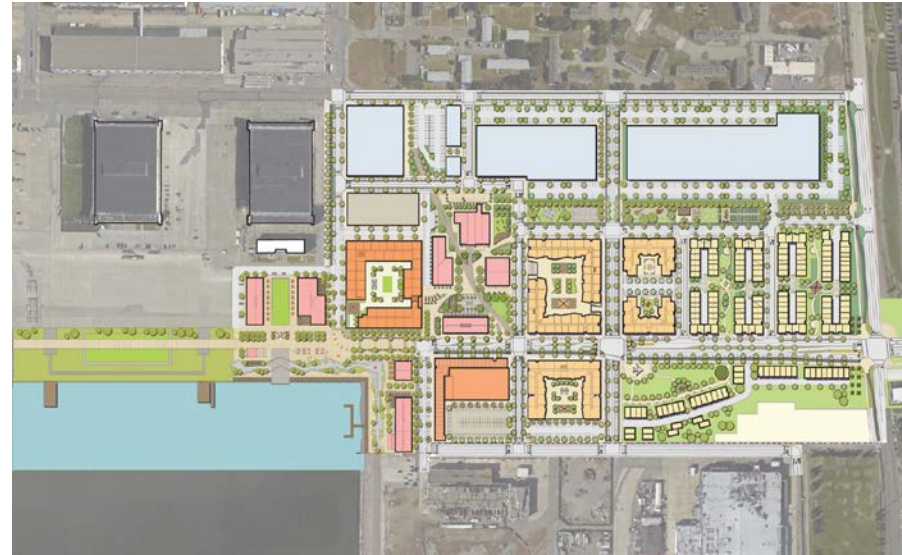
Recommended Approval

Amend Disposition and Development Agreement (DDA) for Site A to Provide an Additional 120 Days to Close on Phase 1 Transfer from City to Alameda Point Partners



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 and open space
 - All units within one-block of transit corridor and 5 minutes to ferry terminal



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

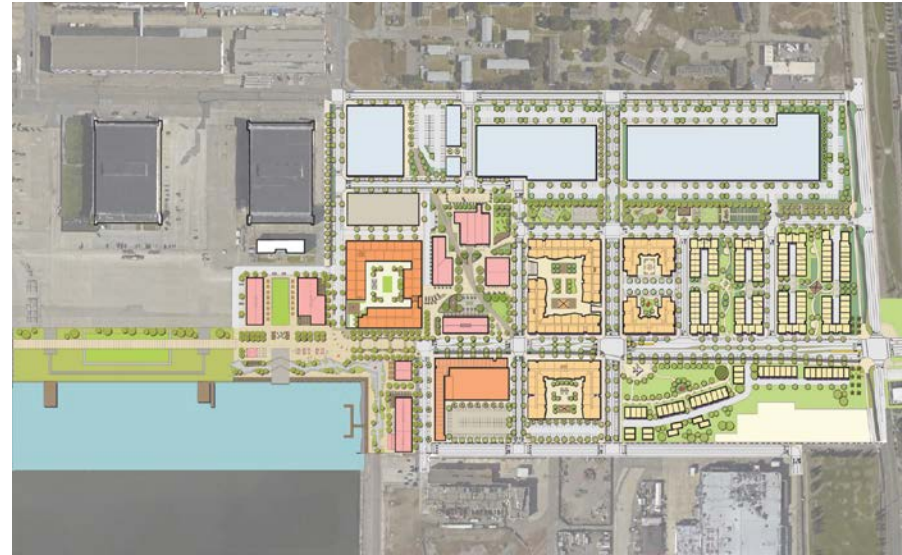


Catalyzing Employment Uses

- Priority on infrastructure and amenities that retain existing jobs and catalyze new jobs
- Upfront construction of new sewer line 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 waterfront create sense of place and offer amenities crucial to attracting major commercial users

Site A Development: Phase 1

- 30 acres
- 650 housing units
- 164 affordable units (25% of total)
- 93,000 SF of commercial uses in new and existing buildings
- 8 acres of publicly accessible parks
- Off-site sewer line; stormwater outfall; and West Atlantic gateway, including BRT lanes



Site A Accomplishments

- Phase 0 – *completion of 15 events with 11,000 attendees*
- Building Design – *completion of design review for 6 blocks*
- Park and Open Space Design – *completion of design review for all parks*
- Infrastructure Design – *completion of all improvement plans for Phase 1*
- Affordable Housing – *submittal of Cap & Trade grant and updated analysis*
- Transportation/TDM – *active participation in consolidated TMA*
- Ferry Terminal – *completion of Ferry Terminal Plan and MOU and progress on permitting*

Next Steps before Closing

1. Complete Complex Property Due Diligence
 - Infrastructure coordination on Navy land
 - Closure and covenants for petroleum sites
2. Secure Additional Financial Commitments
 - Final documentation with additional capital investor UDR, in addition to Trammell Crow Residential

Recommended DDA Amendment

1. Extend Phase 1 Outside Closing Date from December 12, 2016 to April 11, 2017 (120 Days)
2. No Extension of Any Other Major Milestone Dates
 1. Infrastructure Completion Date
 2. Vertical Completion Date
 3. Subsequent Phase 2 and Phase 3 Dates

Q & A

