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# City Council Referral Regarding MX Sites

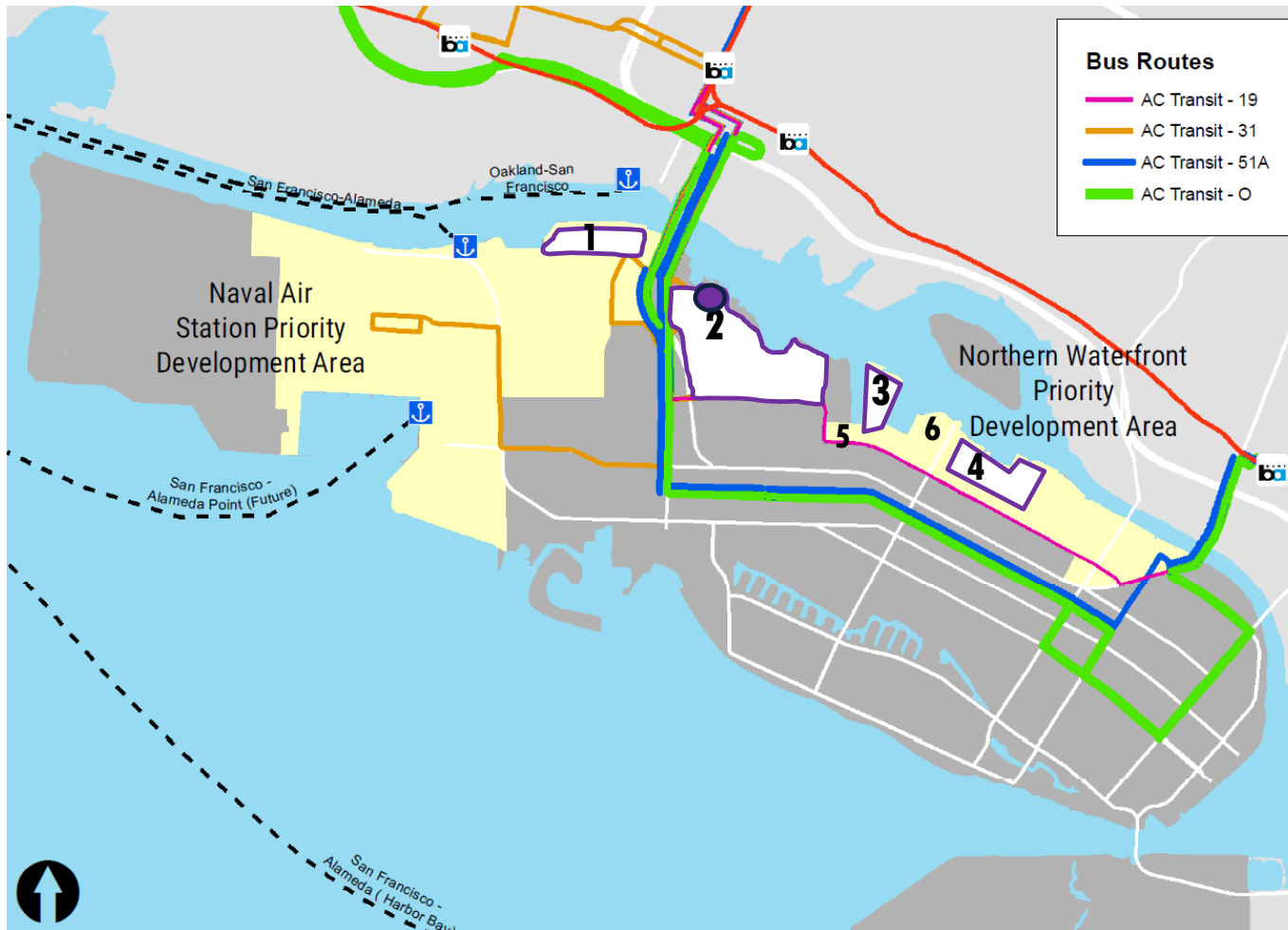
June 6, 2017

## CITY COUNCIL REFERRAL REGARDING MX SITES

“Guidance for new development in areas previously zoned and/or used exclusively for commercial purposes”

- State Tidelands or shoreline uses
- Proportion of commercial use to residential use
- Retaining or increasing jobs
- Business retention is essential to economic stability of City
- Jobs-housing balance to reduce commute traffic congestion

# FORMER INDUSTRIAL - COMMERCIAL MX-ZONED DEVELOPMENT SITES



1. Alameda Landing - Master Plan Amendment Application
2. Marina Village Master Plan – “Shipways” Development Plan Application
3. Encinal Terminals - Master Plan Application
4. Alameda Marina – Master Plan Application
5. Del Monte - Master Plan Approved
6. Grand Marina – Construction Complete

# CITY COUNCIL POLICY

## MX DEVELOPMENT SITES

**Existing MX Codified Objectives:** *Pedestrian-oriented non-automotive environment, Preservation of history, Open space and parks, Environments with a mix of living, working, shopping, entertainment and recreation*

### **Proposed Objectives and Standards:**

**Public Lands Objective:** *The enhancement and preservation of public lands including State Tidelands for public purposes and maritime commercial uses.*

**Standards:** *State Tidelands property within the plan area is appropriately planned to support maritime-oriented commercial use and/or public open space use consistent with Tidelands Trust requirements of the State Constitution. Development planned immediately adjacent to Tidelands property shall be compatible with, and shall not inhibit the use of Tidelands property for maritime-oriented or public use. When a plan proposes a reconfiguration of Tidelands property lines, the reconfiguration should benefit the public lands and ensure that: 1) the total acreage of Tidelands property increases as the result of the Tidelands property line reconfiguration, and 2) the reconfiguration supports and improves maritime commercial opportunities and/or public use of the Tidelands Property.*

**Employment Objective:** *Employment areas for existing and new maritime business, technology and research companies, small businesses, non-profits, and marina and recreation-oriented businesses to support a citywide jobs housing balance.*

**Standards:** *Employment lands are adequate to ensure that development of the property will not result in a net loss of jobs in the plan area over the life of the proposed plan. On properties with no existing businesses, the acreage of land devoted to commercial purposes, maritime uses, and public open space should not be less than the amount of land devoted to residential use. Public streets serving the uses shall be deducted from the calculation. The land devoted to residential purposes may be increased above the 50% standard, if it is determined that the additional residential land is necessary to fund the site and infrastructure improvements needed to support the public open space and/or employment areas.*

**Housing Objective:** *Transit oriented waterfront residential development affordable to the full range of Alameda household incomes.*

**Standards:** *The number of residential units planned supports the City's regional housing needs allocation as determined by the General Plan Housing Element, is consistent with the City's Inclusionary Housing Ordinance requirements and at least 10% of the market rate units are designed to be affordable to households that earn between 120% and 180% of the area wide median income.*

# ALAMEDA LANDING PROPOSED MASTER PLAN AMENDMENT



## Existing Condition:

- 14+ acres vacant, 25+ acres existing warehouse/trucking
- No public access

## Proposed :

### Public Lands:

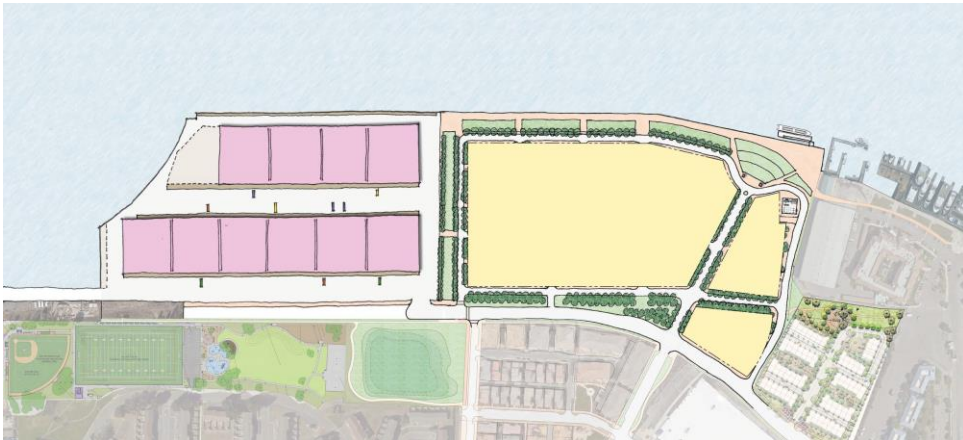
- 4.5 acres of public waterfront park and public kayak/water shuttle landing
- 1-acre “buffer” greenbelt separating the residential from the maritime uses

### Employment:

- 17 acres of maritime commercial with 364,000 s.f rehabilitated warehouses
- 1,000+ feet of maritime wharf

### Housing:

- 16 acres of residential uses - 15% affordable - 10% “middle-income” by design





# ENCINAL TERMINAL PROPOSED MASTER PLAN



**Existing:** Vacant Concrete Pad – No public access

**Proposed:**

## Public Lands

- 6.4 acres of existing unimproved State Tidelands expanded to 8.73 acres of improved Tidelands and 9.65 acres of submerged Tidelands
- 7 acres of public open space and a public water shuttle/kayak launch and 160 slip marina
- \$30+ million investment in public tidelands

## Employment:

- 50,000 s.f. of commercial floor area and 160 slip marina

## Housing:

- 12 acres - 587 residential units - 79 affordable units- 150 “middle income” units by design

# MARINA VILLAGE

## “SHIPWAYS” DEVELOPMENT PLAN

### Marina Village

- 1.1 million square feet of office, R+D, and light manufacturing uses
- 140,000 square feet of retail
- 836 marina slips
- 376 residential units

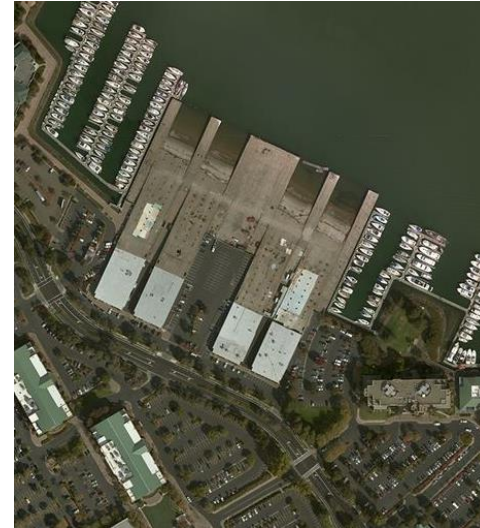
### Proposed:

#### Public Lands:

- 2+ acre public waterfront park and public water shuttle/kayak launch

#### Housing:

- 292 residential rental units - 40 deed restricted affordable units





# ALAMEDA MARINA MASTER PLAN

## Existing Conditions:

- **Failing public shoreline, bulkheads, docks, and Infrastructure**
- **250,000 s.f. occupied commercial warehouse**
- **550 boat slips**
- **Extensive dry boat and outdoor storage**



**Proposed:**

## Public Lands:

- \$36 million in shoreline and marina upgrades and \$4M for Clement upgrades

### Employment:

- 25 acres including 8 acres commercial with boatyard and 17 acres submerged with 550 boat slips

## Housing

- 19 acres residential and open space -760 multifamily housing units - 99 deed restricted affordable

