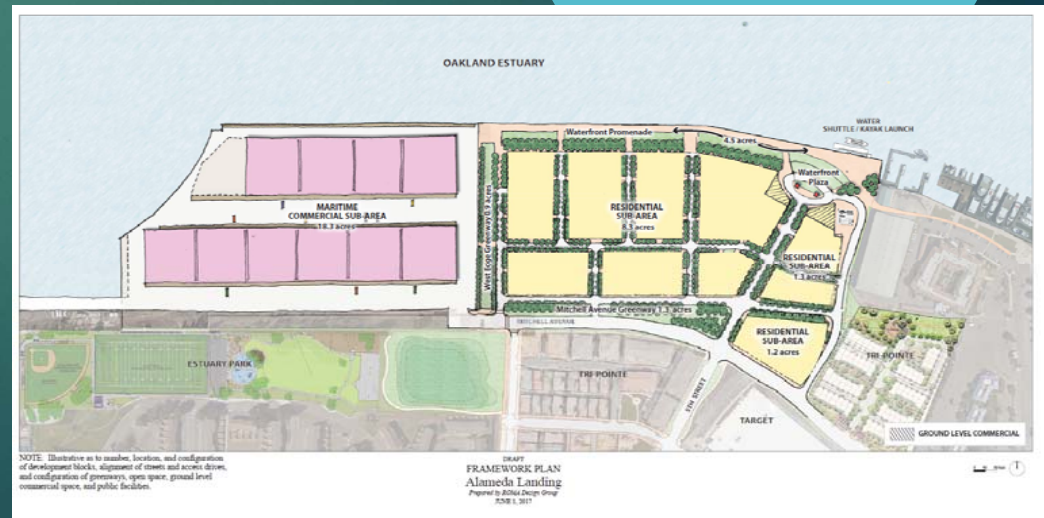


# Bayport / Alameda Landing Master Plan Amendment



# Maritime Commercial – Residential Plan

- Maritime Commercial
  - 17 acres
  - 364,000 sq ft adaptive reuse
  - 1,000+ sq ft wharf
  - Bay Ship and Yacht Expansion
- Residential
  - 16 acres
  - 400 max. units
- Open Space
  - 4.5-acre waterfront park
  - 0.9-acre buffer easement





# Trip Budget: No Additional Vehicle Trips



- ▶ 2006 Master Plan EIR
  - ▶ 400,000 sq ft office vehicle trips
  - ▶ 20,000 sq ft health club vehicle trips



- ▶ 2017 Maritime – Residential
  - ▶ 364,000 sq ft maritime vehicle trips
  - ▶ Remaining capacity for residential
  - ▶ Shuttle deductions
  - ▶ Unit type determines number of units

# Implementing the Revised Land Plan



- ▶ Three Actions by City Council:
  - ▶ Introduce an ordinance amending the Master Plan
  - ▶ Consent to the Partial Assignment/Assumption of the Development Agreement to FISC Properties, LLC assigning rights and assuming responsibilities
  - ▶ Authorize the City Manager to negotiate and execute an Operating Memorandum for the Development Agreement
- ▶ Two Actions by the Successor Agency:
  - ▶ Consent to the Partial Assignment/Assumption of the DDA to FISC Properties, LLC assigning rights and assuming responsibilities
  - ▶ Authorize the City Manager to negotiate and execute an Operating Memorandum for the DDA

# Post-Redevelopment



- ▶ DDA is an Enforceable Obligation
  - ▶ Successor Agency authorized to carry out DDA terms and conditions
  - ▶ If DDA terminates, entitlements, including commitment of tax increment funds, are uncertain as successor agencies can't enter into new DDAs
- ▶ Approved Long-Range Property Management Plan
  - ▶ Dispose of property consistent with the DDA
  - ▶ If DDA terminates, LRPMP would need to be amended
  - ▶ Property must be sold as quickly as possible/highest price
- ▶ Uncertainty in Process
  - ▶ DOF must approve enforceable obligations, DDA amendments, LRPMPs etc.



# Recommendation: City Council/Successor Agency Approval

Creative and Responsive Mixed Use  
Plan that:

- Achieves current 2017 economic development objectives
- Achieves current 2017 residential development objectives
- Respects 2006 Master Plan Vehicle Trips

