

Encinal Terminals



City Council Decisions

- I. EIR and Development Agreement
 - Public Lands Reconfiguration
- II. General Plan Policy Amendment
 - Height Limits
- III. Master Plan and Density Bonus



Public Planning Process 2008-2017

- 2008 Northern Waterfront General Plan Amendment
- February 29, 2016, Waterfront Cove, LLC application
- March 10, 2016 **City Council public workshop and tour**
- April 19, 2016 **City Council public workshop re: MX zoning**
- May 23, 2016 Planning Board public hearing
- June 22, 2016 Planning Board public hearing
- November 10, 2016 Planning Board public hearing
- January 9, 2017 Planning Board public hearing
- March 27, 2017 Planning Board public hearing on FSEIR
- June 6, 2017 **City Council public workshop re: MX zoning**
- July 17, 2017 Planning Board final Public Hearing
- December 19, 2017 **City Council** final Public Hearing



Encinal Terminals: A Mixed Use Development Plan

The Master Plan for the Encinal Terminals site shall replace the existing container storage and cleaning operation with a mix of uses to create a lively waterfront development. The plan should include at least the following four land uses: residential, retail, commercial, and public open space.” – Alameda General Plan

- Public Maritime Commercial Lands – 18 acres

- Marina
- Maritime Recreation

- Commercial and retail space uses adjacent to Public Lands.

- 30,000 to 50,000 sq. ft.

- Public Open Space – 7 acres

- Residential -14.17 acres

- 589 Units



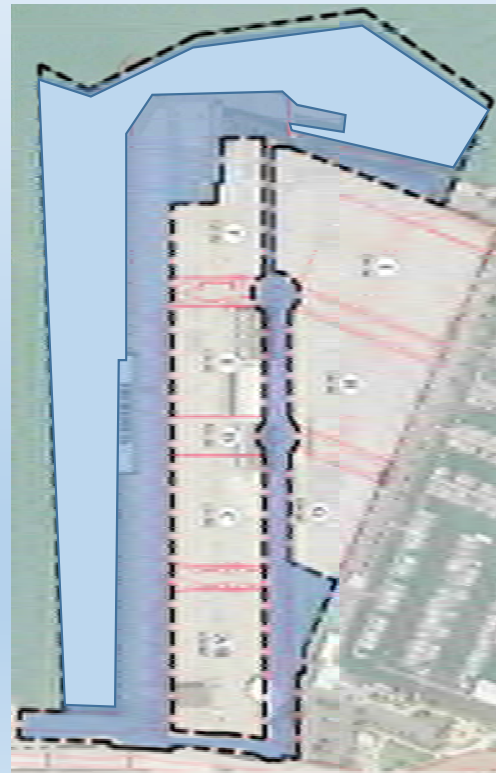
Public Lands Expansion + Reconfiguration

"Relocate the tidelands trust lands to the perimeter of the site." – Alameda General Plan

Existing Public Lands (6.4 acres)



Proposed Reconfiguration
(9.5 land and 8.5 submerged land)



Master Plan



Opportunity: Public Maritime Lands

- ▶ Create publicly owned waterfront lands and submerged lands
 - ▶ 9.5 acres land with improved wharf
 - ▶ 8.5 acres submerged land
- ▶ Maritime commercial lease opportunities for City
 - ▶ Marina Lease
 - ▶ Maritime Recreation
- ▶ No Residential Uses



Opportunity: Public Open Space

Allow for a shoreline public promenade – Alameda General Plan

- ▶ 7 acres promenades, parks, and plazas
- ▶ 4,000 lineal feet of Bay Trail
- ▶ 3 ft. Sea level rise
- ▶ Marina Tidelands Lease and water shuttle landing
- ▶ Construction Costs – Applicant
- ▶ Maintenance Costs – Project CFD



Opportunity: Complete Clement Avenue Extension

Fund a fair share of the costs of the Clement Street extension from Sherman to Grand. – Alameda General Plan



- ▶ Cross Alameda Trail
- ▶ Del Monte Fair Share
- ▶ Pennzoil Gap – Final Segment Funding



Housing and Transportation Plan

Provide for a mix of housing types, densities, and affordability levels. - Alameda General Plan

➤ 589 total units

- 25 deed restricted very low income units
- 20 deed restricted low income units
- 34 deed restricted moderate income units
- 51 market rate small “affordable by design” (900 square feet or less)
- 102 market rate small “affordable by design” (900 to 1,200 square feet)
- 102 townhomes.

➤ Universal Design (100% visit-able - 30% universally designed)

➤ \$1 million Down Payment Assistance Program contribution

➤ \$282,500 annual transportation funding (increase annually)

➤ AC Transit Easy Passes

➤ Car share

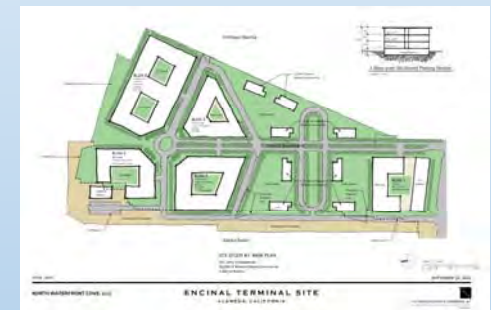
➤ Water shuttle landing



Residential Density + State Law

Private Land: (no city land, no submerged land)

- ▶ 15.48 acres zoned 30 units/acre = 464 units
- ▶ 1.25 acres zoned 21.78 units/acre = 27 units
- ▶ $464 + 27 = 491$ units.
- ▶ 5% very low income = 20% density bonus
- ▶ $491 \times 1.20 = 589$ units.
- ▶ Public lands reconfiguration does not increase or decrease number of units permissible on site.
- ▶ Housing Accountability Act + Density Bonus Law prohibit City from using regulatory process to reduce density



Building Heights and General Plan Amendment

“Require building heights to “step down” as they approach the water.” - General Plan

Step down to water

- 90 ft. at center
- 40 ft. at water
- 44 ft. at Clement



Given that Encinal Terminals is surrounded by water on three sides, taller buildings should be located at the southern end center of the site.

To ensure design compatibility with adjacent developments and neighborhoods; limit new building heights to 60 feet.



Public Financial Benefits

- Annual Projected General Fund tax revenues (net of services) - \$855,500 and \$1,093,659
- Clement Avenue Extension Costs: \$1,500,000 (minimum)
- Housing Down Payment Assistance: \$1,000,000
- Public Waterfront Open Space: 7 acres at no cost to City. (Quimby Act = 3.5 acres)
Estimated construction cost \$30 million.
- Future Maritime Commercial Tidelands Lease Opportunities - Estimated to exceed current lease payments of \$11,000 per year.

Recommendation:

- I. Approve EIR and Development Agreement – Tidelands Reconfiguration (4 affirmative votes required)
- I. General Plan Amendment – Height Limits (3 votes)
- II. Master Plan Ordinance (3 votes)

