

ALAMEDA MARINA MASTER PLAN

ALAMEDA MARINA: A PUBLIC PRIVATE PARTNERSHIP

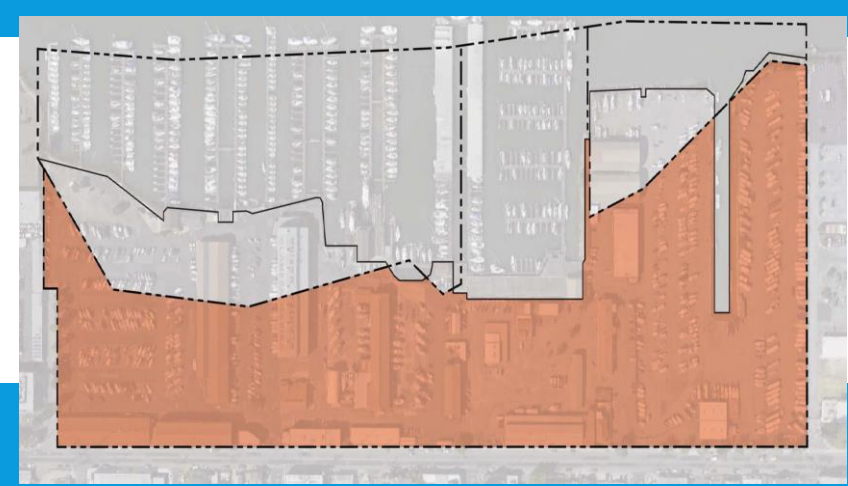
17 acres Public Trust Lands, 27 acres private

2012 Lease - Redevelop and Reinvest in Property

2012 Housing Element – MF Designation

2016 Draft Plan – Planning Board Subcommittee

May 29, 2018 – Planning Board Unanimous
Recommendation to Approve Master Plan

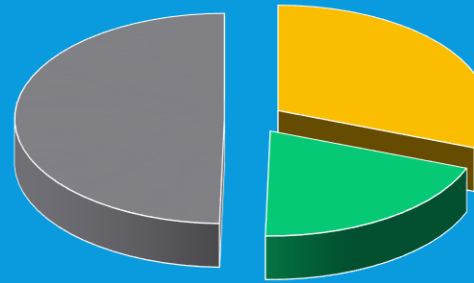


A MIXED USE MASTER PLAN: HOUSING, MARITIME COMMERCIAL AND OPEN SPACE

Mixed Use:

- ◇ 760 Housing unit , incl. 104 affordable units
- ◇ 180-250,000 commercial, incl. boatyard facilities
- ◇ 530 slip commercial marina
- ◇ Public open space

Acreage



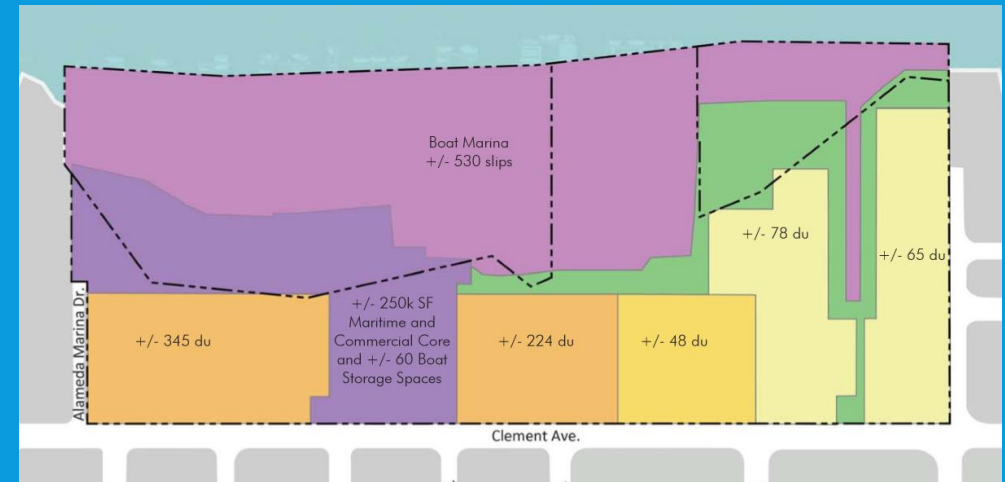
■ Res ■ Parks/Str ■ Com. Land

20 acres – Commercial

(17 acres marina + 2.7 landside)

12 acres - residential

8 acres – public open space,
trails, and roads. (4.3 acres of
public roads, trails + 3.6 of parks.)



HOUSING BY RIGHT: RESPONDING TO THE HOUSING CRISES

The Housing Crises

- ◆ Housing Costs Increasing
- ◆ Commutes Increasing - Greenhouse Gases Increasing
- ◆ Homelessness Increasing.

State Of California Response:

- ◆ Each city must zone land for housing
- ◆ Each city must approve housing on land zoned for housing
- ◆ Each city must approve density bonus in exchange for affordable housing.

Alameda Marina

- ◆ Zoned for Housing in 2012
- ◆ Multifamily By Right
- ◆ 103 affordable units -
- ◆ Density Bonus – 760 units

City Does Not Have Discretion To:

- ◆ Deny housing at Alameda Marina
- ◆ Reduce housing units - project meets objective standards and no health and safety impacts.
- ◆ Traffic and Historic Preservation are not health and safety impacts.

MARITIME CORE: A MARINA FOR THE FUTURE

Improved 530 Slip Marina

A Certified Clean Marina

New Parking and Bay Trail Improvements

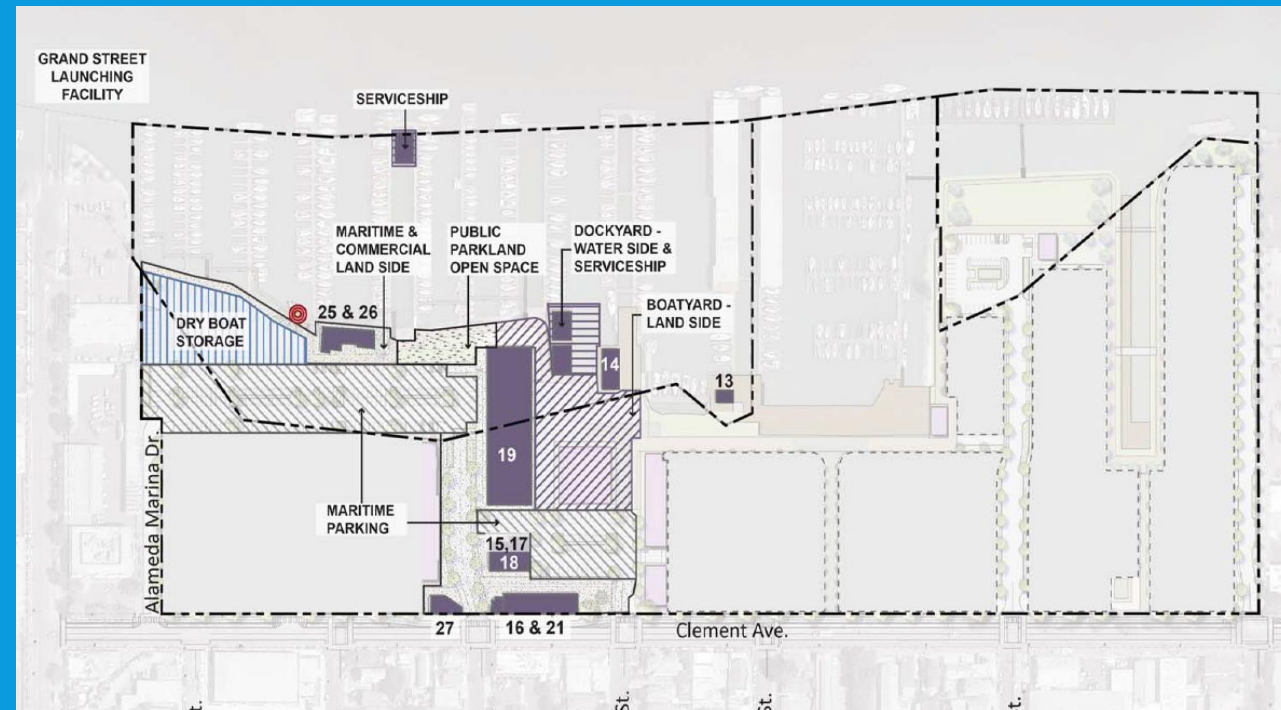
New Dry Boat Storage Area with 3-ton hoist

Boat Maintenance Facilities

RFQ for Boatyard Operator

Dry Boat Storage (60+ spaces)

125,000 square feet of leasable maritime work space

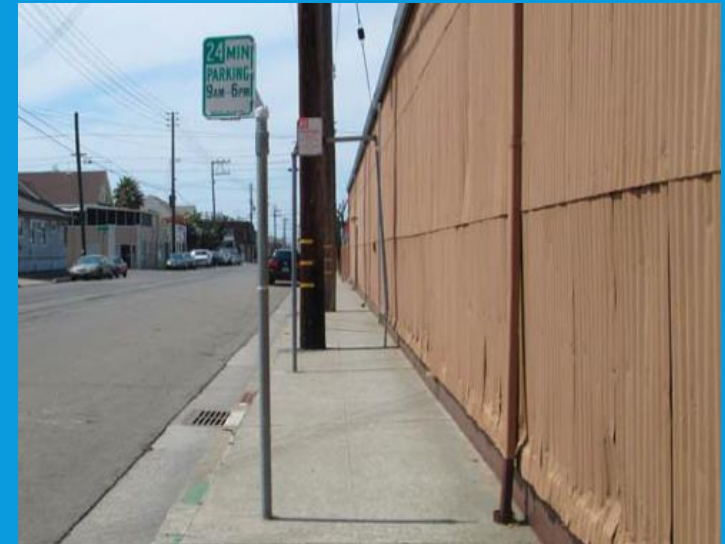
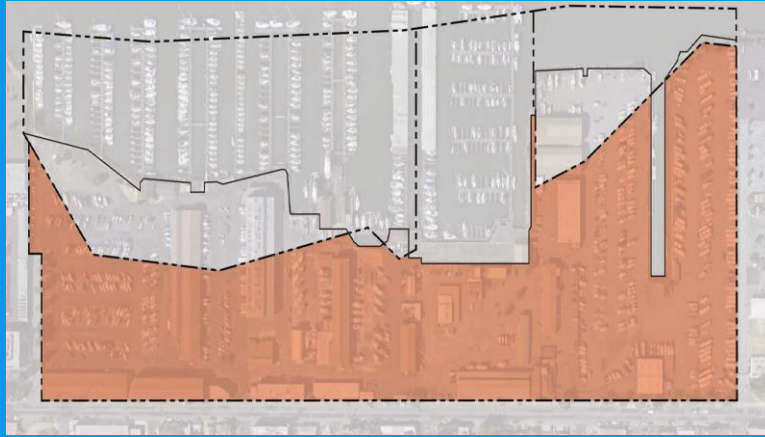


INVESTMENT IN PUBLIC LANDS: 17 ACRES - \$20-\$25 MILLION

Significant Deferred
Maintenance

Improvements:

- Marina and Boatyard Infrastructure
- Seawall + Bulkheads + Piles
- Marina Parking and Facilities
- Dry Boat Storage and Hoist
- Clement Avenue Improvements

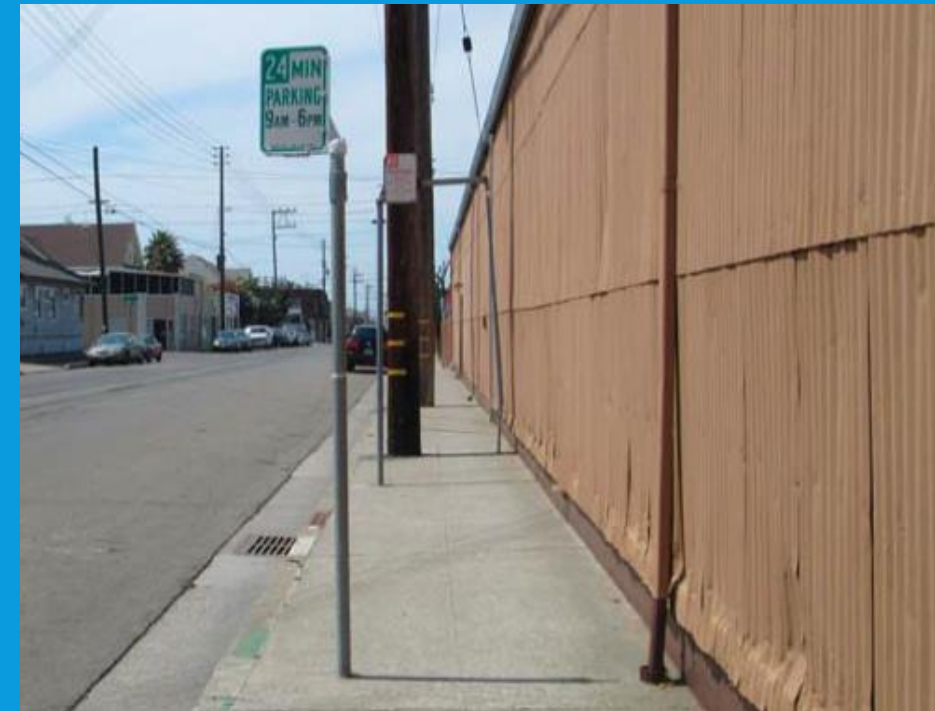


CONSEQUENCES OF INACTION

Continued deterioration of public lands and facilities

Alameda tax payers take on financial responsibility for improvements

Property owner develops private property consistent with MF Zoning Designation.



PLANNING BOARD RECOMMENDATION: APPROVE THE ALAMEDA MARINA MIXED USE MASTER PLAN

