

Public Hearing Encinal Terminals Master Plan



Background

2007 - General Plan Amendment

2012 - Housing Element Amendment

2013 - TLC purchases property

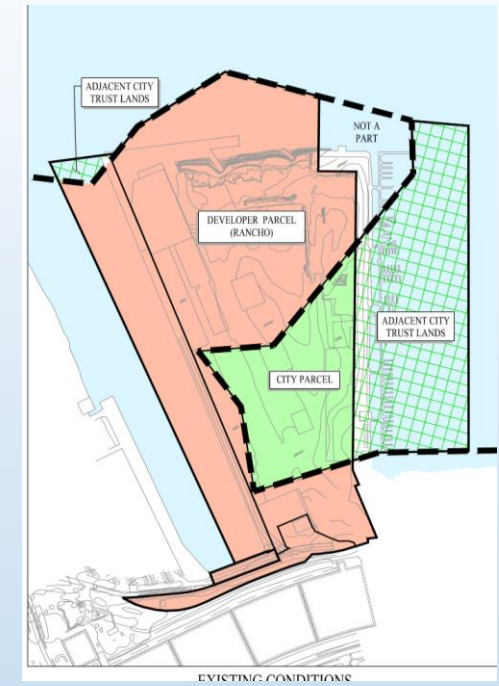
2016 – Application

2017 - Master Plan w/ Exchange

2018 - Master Plan w/No Exchange

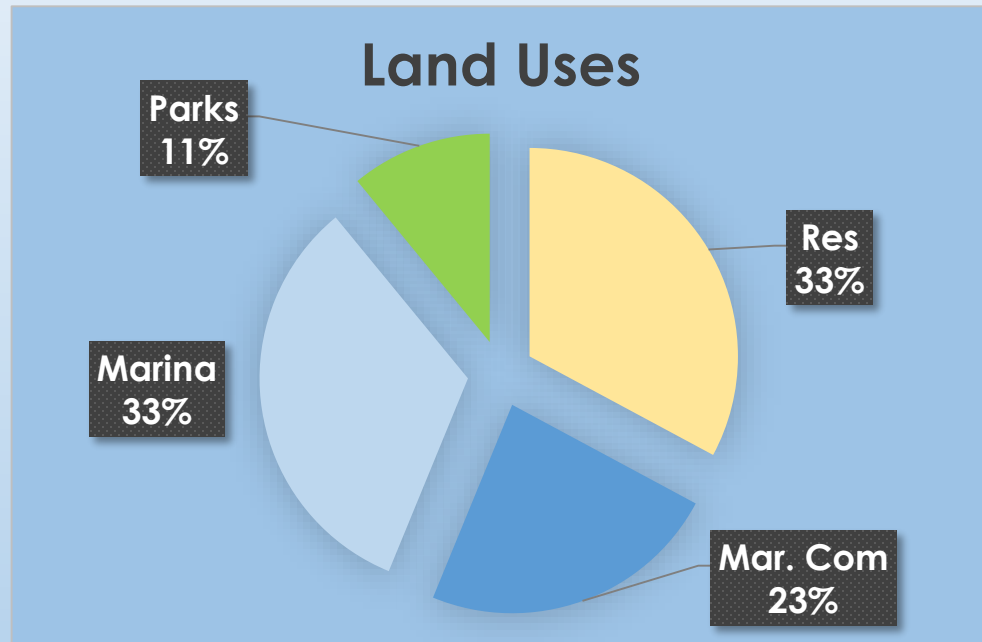
- ▶ Preserve Tidelands opportunity for City of Alameda.
- ▶ Build Housing

2018 (July) - Planning Board
Recommendation to Approve Plan with
road adjustment



A Mixed Use Plan

Include residential, retail, commercial, and public open space – Alameda General Plan



9 acres – 589 residential units with retail

6.4 acres - maritime commercial

10 acres - 166 slip commercial marina

3 acres - public waterfront open space



The State Housing Crisis and Encinal Terminals

Statewide Housing Crisis

- ▶ Housing costs and displacement
- ▶ Homelessness
- ▶ Regional and local traffic

2017 State Housing Bills :

- ▶ Limit Local Control to Zoning for RHNA
- ▶ Limit Local discretion over project unit count to zoning consistency
- ▶ Limit Local discretion to objective standards and Health and Safety
- ▶ Increase penalties and fines.

Encinal Terminals Site

- ▶ City Zoned for Multifamily Housing by right to meet RHNA
- ▶ Designated as Housing Site in General Plan at 30 units/acre
- ▶ Council cannot deny housing
- ▶ Council cannot reduce units without identifying specific health and safety impact.

589 Residential Units

- ▶ 15.48 acres @ 30 d/u = 464 units
- ▶ 1.25 acres @ 21.8 d/u = 27 units
- ▶ $464 + 27 = 491$ units
- ▶ State Density Bonus (20%) = 589 units

Master Plan provides:

- ▶ 25 very low income units
- ▶ 20 low income units
- ▶ 34 moderate income units
- ▶ 51 small “affordable by design” (900 square feet or less)
- ▶ 102 small “affordable by design” (900 to 1,200 square feet)
- ▶ Universal Design
- ▶ 45 foot height limit (waiver as necessary)
- ▶ LEED Silver

Staff Analysis:

Maximum Allowable Units

- ▶ City Attorney's Analysis and Memorandum
- ▶ Gov. Code 65915 (f): "maximum allowed gross density at time of application"
- ▶ 16.73 acres zoned residential by City, not 9 "net" acres shown in Master Plan
- ▶ Gov. Code 65589.5+ 65915: Attorneys Fees +\$10,000 fine (\$5.9 M min)

Revenue Neutrality

- ▶ EPS - Bay Area Expert - Common Methodology
- ▶ Market Analysis required by zoning, not financial impact analysis)

Jobs Housing Balance:

- ▶ Region out of Balance
- ▶ General Plan Vacant Employment Sites (120+ acres)
- ▶ General Plan Housing Element Sites (116 + acres)
 - ▶ Housing needed for economic development

Public Safety Evacuation Routes

- ▶ Fire Department Analysis
- ▶ Cal. Fire Code
- ▶ EVA Access all around

Funding for Shoreline Maintenance

- ▶ Private Lands
- ▶ Assessment District

Assurances of Completion

- ▶ Zoning Entitlement

Integration of Tidelands

- ▶ Uses
- ▶ Infrastructure
- ▶ Roads + access
- ▶ Residential Buffer Setbacks

The Tidelands District: 6.4 Acres of Public Lands



- ▶ Maritime commercial
 - ▶ Boat repair and rental
 - ▶ Boatyards
 - ▶ Sailing schools
 - ▶ Blue Tech. companies
 - ▶ Hotels + restaurants
- ▶ Supporting Infrastructure:
 - ▶ Infrastructure for Tidelands
 - ▶ Access to Alaska Basin + Fortman Marina
 - ▶ Access to Clement Avenue and Alameda
 - ▶ Sea level rise protection
 - ▶ Residential setback buffers

Tidelands District Amendments



Planning Board:

- ▶ Road alignment
- ▶ Better maritime connections
- ▶ Better open space + cross alameda trail

City Council:

- ▶ Tidelands lands lease amendment considerations
- ▶ Infrastructure phasing for tidelands



Public Open Space + Sea Level Rise

Allow for a shoreline public promenade – Alameda General Plan

- ▶ 3 + acres public open space + 4,000 lineal feet of Bay Trail
- ▶ Public kayak launch + water shuttle landing
- ▶ 160 berth recreational boat marina
- ▶ 3 Ft. Sea level rise + assessments for adaptation for over 3 feet.
- ▶ Privately maintained and funded



Financial Analysis

Master Plan provides for:

- ▶ Annual Transportation Funds -\$282,000
- ▶ Transportation Impact Fees - -\$1 M
- ▶ Park Impact Fees - \$5.9 M
- ▶ Public Safety - \$1.59 M
- ▶ Public Schools - \$3.34 M
- ▶ Construction of Clement Avenue - \$4-6 M
- ▶ Positive Annual Financial Impact on General Fund (Revenues exceed Expenses)

(All 2018 Dollars)



Recommendation: Move Forward

Adopt Master Plan with:

- ▶ Planning Board recommended text amendments re: road alignment
- ▶ Tidelands Text Amendment re:
 - ▶ Subsequent Lease Amendments
 - ▶ Infrastructure Phasing for Tidelands

