

XVI. NEXT STEPS

The MIP shall be used as a reference and guide continually through the evaluation and implementation of Development and Reuse projects within Alameda Point. Once the MIP is adopted by the City of Alameda, the main next steps will include the completion of detailed designs of the backbone infrastructure and the completion of a Financing Plan.

A. Infrastructure Design

The City of Alameda Public Works Department, EBMUD and Alameda Municipal Power will be responsible for reviewing and approving each of their respective components of the proposed infrastructure improvements with each development. The MIP outlines the necessary backbone infrastructure improvements for each development throughout the site. Additionally, the MIP provides phasing principles for each infrastructure system that will guide the planning for each development proposal and ensure that future phases are not compromised by initial phases.

In the planning stage of various development projects at Alameda Point, each applicant shall review the MIP to understand the required infrastructure for that subject area of the site. The applicant shall prepare preliminary engineering plans consistent with the current City of Alameda submittal requirements for entitlement applications. These preliminary plans shall demonstrate the proposed flood protection, drainage, utility and street improvements proposed with each subject project. These will be reviewed by the City and utility agencies to ensure consistency with the MIP and their current regulations. Additional materials, such as supplemental engineering reports and studies, may be requested by the City or the utility agencies to confirm the required infrastructure for each development.

If the proposed development project is not consistent with the land uses assumed with the Reuse Plan and the MIP, the applicant shall evaluate the necessary modifications to the infrastructure systems at Alameda Point to support the proposed project. This information shall be provided to the City and utility agencies for review and approval.

In the design stage of development projects, construction documents and final reports shall be prepared and processed through the City's Permit Center, EBMUD, AMP and any other approving agency. These final documents shall be substantially consistent with the preliminary plans approved with the project's entitlements.

The costs associated with Public Works Department, EBMUD and AMP's reviews of plans, reports and details are included in the cost estimate included in Appendix G.

B. Financing Plan

A Financing Plan will be developed for each individual project at Alameda Point. The Financing Plan will further evaluate the feasibility of available funding sources for backbone infrastructure and a feasible amount of each annual assessment necessary to fund relevant infrastructure, maintenance, operations and services. Additionally, the Alameda Point development infrastructure/impact fee will be established as a mechanism to collect a portion of funds from both Development and Reuse Areas for implementation of infrastructure elements with site-wide benefits.

C. FEMA - Flood Hazard Mapping

As previously, indicated, the flood zones within Alameda Point are currently not depicted on the effective FEMA flood maps because of its historic federal ownership. Now that the City of Alameda has taken ownership of the majority of Alameda Point, it is recommended that the existing flood zones are mapped and processed with FEMA. This is necessary to characterize flood hazards to future developers, private property owners, long term tenants and characterize potential flood insurance requirements. This will include preparing and processing a Letter of Map Revision (LOMR) with FEMA to establish the limits of the existing flood zones at Alameda Point