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Site A Status Report
Alameda Point

City Council
January 20, 2015

Alameda Point Planning Process

- After two unsuccessful master developer processes, City worked with community over last two years to adopt its vision for Alameda Point: Mixed-use transit-oriented development that limits housing and attracts jobs

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Alameda Point Planning Process

- City led an extensive community planning process:
  - Planning Guide reaffirming vision from Community Reuse Plan
  - 30 public hearings before City's boards and commissions
  - 19 presentations to community groups (700 people)
  - 10 community events (450 people)
  - Email blasts (10,000 people)
  - Facebook hits and Twitter feeds (4,000 hits)
  - Numerous articles in local newspapers

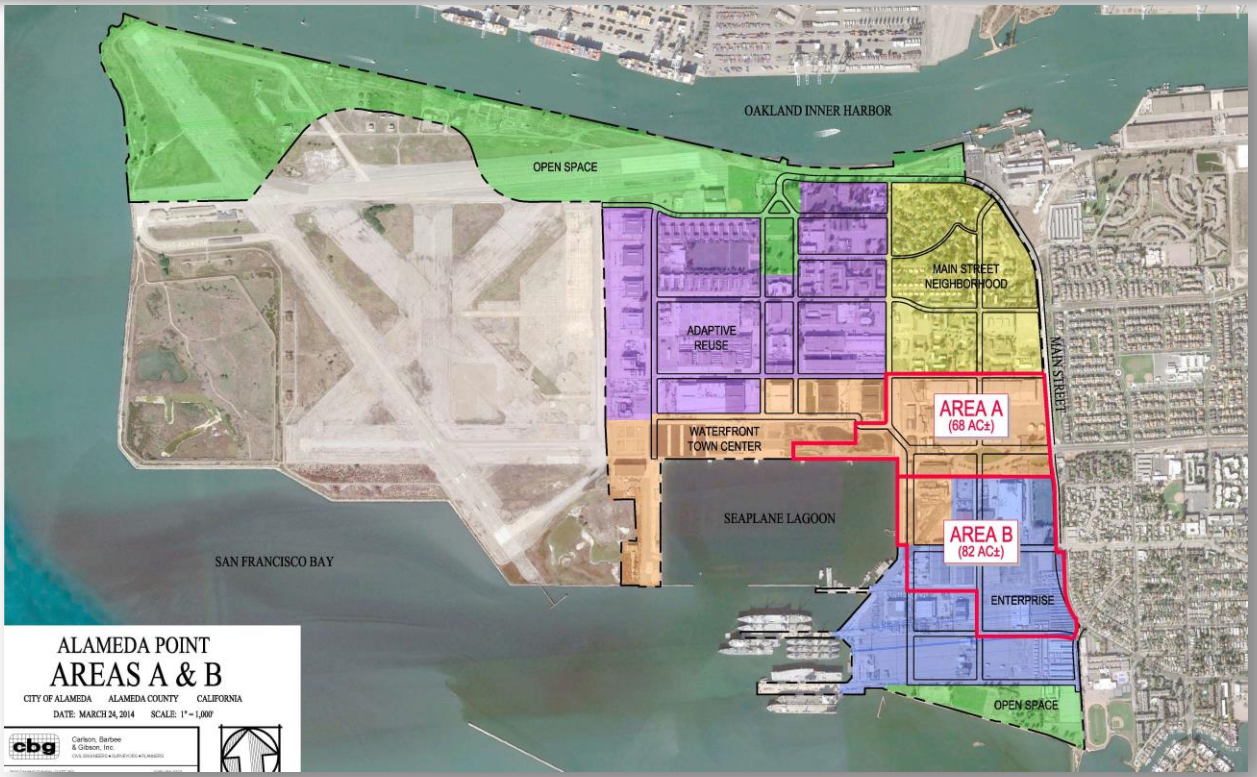
Alameda Point Planning Process *(cont.)*

- February 4, 2014 – City Council approves zoning amendment, Master Infrastructure Plan, and Environmental Impact Report
- May 20, 2014 – City Council approves Transportation Demand Management Plan
- July 1, 2014 – City Council approves Waterfront Town Center Plan

Developer RFQ Process: Site A

- RFQ from developers for sites at Alameda Point first step in implementing community's plan
- City sought developers interested in community's vision not vice versa
- Entered into an Exclusive Negotiations Agreement (ENA) with the preferred developer kicks off an intensive community process to prepare a detailed plan and negotiate a development agreement

Site A



SLIDE #5

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Site A RFQ

- 68 acres
- Mixed-use (800 housing units, 200,000 square feet of commercial uses)
- Consistent with Zoning, MIP and Town Center Plan
- 9 highly qualified responses
- Finalists included: Brookfield Homes and Alameda Point Partners
- Staff recommends Alameda Point Partners as preferred developer

Alameda Point Partners

- Partnership of SRMErnst, Thompson Dorfman Partners, Madison Marquette, and Tricon Capital
- Extensive experience on large-scale, mixed-use infill development
- Joseph Ernst, Project Manager, lives in Alameda and has successfully implemented high-profile commercial projects in Alameda
- Incremental approach that emphasizes reuse of existing buildings for commercial uses

Site A ENA Term Sheet

- $103 million in infrastructure and amenities for Alameda Point with an important focus on:
  - Transit infrastructure
  - Parks and open space
  - Utilities and amenities that create a catalyst for jobs

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Transit Infrastructure

- Complete “gateway” extension of Ralph Appezzato Memorial Parkway (RAMP) into Alameda Point included in first phase, including dedicated bus rapid transit lanes
- Payment of $10 million for upfront construction of new ferry terminal at Seaplane Lagoon
- Leverage of these private funds to actively pursue $25 million in Measure BB funds and federal grants for West End transit, bike and pedestrian improvements

Parks and Open Space

- $36.5 million of infrastructure (or 33% of total) towards parks and open spaces
- 8 acres of waterfront park along northern edge of Seaplane Lagoon
- A neighborhood park/greenway
- Flood protection and geotechnical improvements related to parks
- First phase of development to include $5 million towards waterfront park
- Upfront payment of $5 million towards an initial phase of Sports Complex

Catalyzing Employment Uses

- Infrastructure and amenities that help retain existing jobs and catalyze new job-generating development were prioritized
- Upfront construction of new sewer line between Site A and northern pump station significantly benefits Adaptive Reuse and Enterprise areas by reducing upfront costs
- RAMP “gateway” improvements create an attractive entry into Alameda Point
- Parks and phase 0 plans along the waterfront create a sense of place and offer amenities for potential employees crucial to attracting major commercial users

Site A Next Steps

- Detailed Project Planning: December 2014 – May 2015
  - City Council
  - Planning Board
  - Historical Advisory Board
  - Recreation and Parks Commission
  - Transportation Commission
  - Stakeholder meetings
  - Community open houses
- City Council Decision on Development Agreement – May 2015

City Council

- City Council Hearings - 2015
  - January – first report on Site A concept
  - February – report on Development Plan
  - March – report on refinement of Development Plan
  - April – report on refinement of Development Plan
  - May – consideration of approval of DDA based on Development Plan

Q & A

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