

Town Hall Meetings – Boat Harbor Basin Alternatives

November 9 & 17, 2010



Overview

- ▶ Process-to-Date
 - Future of the Boat Harbor
 - Shoreline Development
- ▶ Harbor, Dredging and the Shoreline Enterprise Fund
- ▶ Boat Harbor Basin Alternatives Study
- ▶ Discussion of Preliminary Options



Laying the Groundwork 2005-06

- ▶ Began outlining the financial challenges and analyzing options for the boat harbor as the City was unable to fund needed dredging.
- ▶ Information gathered on the challenges and future plans of six bay area boat harbors.
 - Overcapacity of berths in the Bay Area
 - Marinas operate at a loss, mainly due to dredging costs
 - Most shoreline development includes residential, office, restaurant, and retail commercial uses, along with public access to the shoreline



Shoreline Development and the Future of the Boat Harbor 2007

- The City Council Shoreline – Marina Committee started meeting regularly to receive information and discussed the following issues:
 - Research of Bay Area Marinas & Waterfronts
 - History – Plans & Priorities 1990–present
 - Shoreline Enterprise Fund/Harbor Operations Revenue & Expenditures
 - Economic Development Overview 1995 – present
 - Environmental & Regulatory Constraints Assessment
 - Dredging – Past, Present, Future
 - Harbor Operations, Capital Requirements, Privatization
 - Survey on Funding Options for Harbor Dredging and Capital
 - Criteria and Process for Master Developer RFQ



Community Outreach 2007-08

- City Council Work Session March 2007
Presented plans and priorities 1990-present, research of other marinas, Shoreline Enterprise Fund and recommended next steps
- Town Hall Meetings May & July 2007
The community was asked to provide their ideas for funding needed dredging and their desired development
- City Council Work Session July 2007
Presented community input, recommended next steps – transition boat harbor, reduce expenses, perform preliminary environmental assessment, Master Developer RFQ, Public Opinion Poll to determine support for harbor revenue measure
- City Council Work Session March 2008
Update on Harbor dredging efforts and Master Developer process



Revenue Feasibility Study 2007

- ▶ A statistically significant poll of the voters was performed by Godbe Research in November 2007. Findings include:
 - A majority of the voters are aware of the boat harbor, however, it is among the relatively least used features of the Shoreline Recreation Area
 - 74% – Restaurants
 - 71% – Shoreline Trails, walking paths and parcourse
 - 54% – Play areas and picnic facilities
 - 12% – Boat harbor
 - 7% – Boat launch ramp

Revenue Feasibility Study 2007

continued

- ▶ Keeping the boat harbor open and maintained is a relatively low priority for San Leandro voters.
 - 21% – Public schools & education
 - 15% – Growth and development
 - 14% – Public Safety
 - 2% – Boat harbor
- ▶ Results indicate that the City should not move forward with placing a parcel tax measure on the ballot to fund keeping the boat harbor open and maintained.
 - Only 49% of the voters support a \$60 parcel tax to fund the dredging and maintenance of the boat harbor. Two-thirds majority is required.

▶ sanleandro.org/depts/cd/shoreline

Master Developer Selected 2008

Exclusive Negotiating Agreement with Cal-Coast Development, Effective October 2008

- ▶ 18 month initial term, 18 month extension
- ▶ Developer studies – financial feasibility, soils, design, etc.
- ▶ City and Cal Coast to work cooperatively on traffic, hydrology and other tidal action studies
- ▶ City to retain ownership of the site
- ▶ Community participation, CAC
- ▶ Fiscal neutrality with respect to the General Fund



Shoreline Development CAC

- ▶ Citizens Advisory Committee started meeting in December 2008
- ▶ 13 meetings to date. Meetings are open to the public

- ▶ CAC members:

Kent Myers (Chairperson)

Peggy Hynd Combs (Vice Chair)

Audrey Albers

Marie Chiu

Michael Cook

Marilyn Fong

Rezsín Gonzalez

Jeff Houston

Tina Kuang

Matt Maloon

Gil Raposo

Clinton Bolden

Diana Cin

John Dilsaver

Alfred Frates

Adrienne Granger

Rebecca Jewell

Susan Leiga

Rene Mendieta

Carole Rinaldi

Caryl Ann Symons

Ronnie Turner

Victor Chen

Dave Clark

Tom Fitzsimons

Babs Freitas

Bob Haynes, Jr.

Kevin Jones

Robert Leigh

Michael Nolan

Victoria Robles

Lee Thomas

Dan Walters



CAC Mission Statement

To provide input to the City Council and Cal-Coast on a comprehensive master plan for the Shoreline area that:

- provides complementary amenities to the citizens of the City of San Leandro,
- connects the amenities with current shoreline uses,
- recognizes the development value of this desirable regional location and how commercial development can fund public amenities and services,
- addresses logical phasing of development,
- requires little or no City investment, and
 - results in a self-supporting Shoreline.

Creating a Shared Vision

- ▶ CAC divided into three groups to develop Design Concepts. The plans had similar amenities, developments and uses which included:
 - Hotel Conference Center with Banquet Facilities
 - New Full Service Restaurants (Large, High Quality, etc.)
 - Small Restaurants
 - Café/Coffee Shop
 - Mixed-use, Retail Sales/Services
 - Open Space/Plaza for Public Events
 - Professional Offices
 - Multi-Family Residential Housing
 - Museum/Interpretive Center
 - Park Space for Recreation
 - Boat – Kayak Rentals



OFFICE BUILDINGS



PUBLIC PROMENADE



RESTAURANT



COMMUNITY PARK



CULTURAL CENTER



YACHT CLUB



RESIDENTIAL



CONFERENCE HOTEL



PEDESTRIAN BRIDGE



OFFICE



CAFE / BOAT RENTAL



DISCUSSION PLAN

2

San Leandro
SAN LEANDRO, CALIFORNIA

DEVELOPER
CAL COAST COMPANIES, LLC.
1000 Grand Republic Square Blvd., Suite 100, Concord, CA 94507



Wilbur Smith Architects, LLP
2251 W. 190th Street
San Leandro, CA 94589
Tel: (510) 271-9800
Fax: (510) 271-9800



DATE: 08/14/2012
SCALE: AS SHOWN

Testing Discussion Plan 2

- ▶ Traffic – E&T completed traffic impact analysis and concluded that there were no fatal flaws.
 - Roadways capable of handling additional vehicles
 - Multiple Intersections require mitigation
 - Significant Traffic Impact Fees
- ▶ Met with BCDC –
 - Equal credit may not be given for coverage
 - No office or hotel over the bay, only public use i.e. restaurants
 - No experience redeveloping boat harbor/basin
 - Development should assume 16 inch sea level rise by 2050 and include a plan for a 55 inch sea level rise by 2100
- ▶ Met with AGC –
 - Would like banquet facility at golf course, unable to justify investment
 - Monarch Bay 9-hole course important, open to course reconfiguration



OFFICE CAMPUS
TOTAL OFFICE BUILDINGS - 280,000 sf

PARKING STRUCTURE

20' WIDE PUBLIC PROMENADE
ALONG WATERFRONT EDGE

PEDESTRIAN PIER

300 ROOM CONFERENCE HOTEL
WITH 15,000 SF CONFERENCE CENTER
+ OUTDOOR POOL + SPA

RESTAURANT
6,000 sf

20' WIDE PUBLIC PROMENADE
ALONG WATERFRONT EDGE

PEDESTRIAN
SEATING AREA

RESTAURANT
4,000 sf

COMMUNITY PARK

COMMUNITY PARK
BOUCE BALL COURTS
YACHT CLUB
OFFICE / RETAIL BUILDING
40,000 sf
CAFE / BOAT RENTAL
8,000 sf

EXISTING SHORELINE PARK

DOCKSIDE
PEDESTRIAN
LOOKOUTS
EXISTING RESTAURANT
EXISTING HOTEL

HARBOR
CONFIGURATION / BASIN
TO BE DETERMINED

(48) 2-3 STORY -
LIVE WORK
(16) 2-3 STORY -
TOWNHOMES
2 STORY RETAIL ALONG
STREET EDGE

GOLF COURSE

GOLF COURSE

LIBRARY /
COMMUNITY
BUILDING

GOLF COURSE

GOLF COURSE

(56) 3 STORY - FLATS
OVER PARKING

(42) 2 STORY - SINGLE
FAMILY DETACHED HOMES

(26) 2-3 STORY -
TOWNHOMES

WALKING
SHORELINE PARK



SCALE 1" = 100'-0"
0 100 200 300 400

DISCUSSION PLAN

San Leandro
SAN LEANDRO, CALIFORNIA

OWNER
CAL COAST COMPANIES, LLC
1400 West Broadway Beach Blvd., Suite 100, Gardena, CA 90247

ARCHITECT
White McCorm Architects, LLP
2001 W. 140th Street
Torrance, CA 90504
Tel: (310) 271-9999
Fax: (310) 271-0452

PROJECT NUMBER
SAL-11-06-2012

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Next Steps

Complete Boat Harbor Basin Alternative Study	Feb 2011
City Council Direction Regarding Boat Harbor Basin	April 2011
Refined Architectural & Site Plan Designs	Summer 2011
Additional Town Hall Meetings regarding Conceptual Master Plan	Fall 2011
Shoreline CAC Recommendation of Conceptual Master Plan to City Council	Fall 2011
Council Approval of Conceptual Master Plan	Fall 2011
Developer to Obtain Financing, Permits, Zoning and General Plan Amendments, EIR	2012-14
Phase 1 of Project Under Construction	2015





Overview of Harbor and the Shoreline Fund



San Leandro Harbor

Harbor

- Marina Office
- Docks
- Restrooms
- Fuel Dock
- Boat Launch



San Leandro Shoreline Recreation Area

- Marina Park
- Parcourse
- Bay Trail
- Marshlands
- Horatio's
- El Torito
- Marina Inn
- Fishing Piers
- Open Space
- Monarch Bay Golf Club



Harbor Construction

1963 – Harbor opens

1972 – Harbor expanded

1991 – Concrete docks installed



Berthing Data

Concrete berths	259
Wood berths	<u>203</u>
Total berths	462



Covered berths	11
Liveaboards	38



Berth Vacancy Rates

Oct-10

Size	Inventory	Occupied	Available	% Vacant
DO24	43	1	42	98%
DO28	125	38	87	70%
DO32	104	24	80	77%
DO36	23	12	11	48%
DO40	84	47	37	44%
DC40 (6)	6	6	0	0%
DO44	28	19	9	32%
DO48	23	7	16	70%
DC48 (3)	3	3	0	0%
DO60	9	4	5	56%
DC60 (2)	2	2	0	0%
DO60 +	12	10	2	17%
TOTALS:	462	177	285	62%



Improvements Needed

- Fuel Dock upgrade \$0.5 – \$1m
- Wooden dock replacement \$8m
- Replacement of two restrooms \$1m
- Access improvements to Marina office \$.2m
- Approximate Total Unfunded Improvements \$10m

Debt service on a \$10m, 30-year CalBoat loan to make the needed infrastructure improvements would be \$614,000/year



Fuel Dock Upgrade



Wood Dock Replacement



Restroom Replacement



Marina Office Improvements



Shoreline Enterprise Fund

(in thousands)

FY 2009/10 Actual:

<u>Division</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Overage/ (Shortfall)</u>
Golf Course	975	667 (1)	308
Harbor Operations	651	1,153 (2)	(502)
Shoreline	541	588	(47)
Subtotal	<u>\$2,167</u>	<u>\$2,408</u>	<u>\$ (241)</u>

Estimated Future Annual Costs:

Dredging		1,500+	
Improvements		614	
Total	<u>\$2,167</u>	<u>\$4,522+</u>	<u>(\$2,355)</u>

Projected Fund Balance (6/30/2011): \$2

(1) Includes \$307,000 in General Fund loan repayments

(2) Includes \$584,000 in General Fund and CalBoat loan repayments

Harbor Operations – Revenues

FY 2009/10 Actual

Berthing Fees	543,000
Finance Charges	33,000
Fuel Sales	29,000
Utility Charges	28,000
Boat Launch	17,000
Keys	1,000
Total	\$651,000



Harbor Operations – Expenditures

FY 2009/10 Actual

Debt Service	584,000
Salaries & Benefits	288,000
Overhead	107,000
Utilities	75,000
Repairs & Maintenance	62,000
Supplies	31,000
Capital Improvements	6,000
Total	\$1,153,000



Recent Shoreline Improvements

- ▶ Fuel Dock Resurfacing
- ▶ New Landscaping
- ▶ Fishing Pier Renovation
- ▶ Boat Launch Fee Station
- ▶ Rip Rap Repairs
- ▶ New Entry Signs
- ▶ Pavement
 - Improvements
- ▶ Restrooms and Driving Range Repainted
- ▶ Marina Park Pathways Repaved



Harbor Basin Alternatives Study



Review of Assumptions

- ▶ Currently, no reliable or consistent funding source for dredging and dredge spoils disposal – therefore basin needs to be hydro-geologically self sustaining;
- ▶ Boating is not precluded as a future use – at a minimum the desire is to maintain access for non-motorized vessels and/or those vessels with a low draft;
- ▶ Boat launch to remain viable for as long as possible;
- ▶ Future uses of basin shall be aesthetically attractive to the public and fit in with existing and planned surrounding shoreline area uses;
- ▶ The alternatives should, to the maximum extent feasible, provide public access to water-related activities.



Project Understanding

- ▶ Maintain some form of boating/aquatic recreation;
- ▶ Consider potential for revenue which offsets some/all of long-term maintenance;
- ▶ Be hydro-geologically self-sustaining;
- ▶ Be coordinated with and complimentary to Master Development.



Work Products

- ▶ Alternative Concepts –
 - 3 alternatives will be developed, in both narrative and illustration
 - No Action Alternative will be described
- ▶ Checklist Approach for Alternatives –
 - Does it provide aquatic recreation?
 - Is it complimentary to land-side development proposal?
 - Is it sustainable with natural hydrology and sediment transport processes?
 - How difficult will it be to secure regulatory permits?
 - What will it cost to implement/maintain?
 - Does it generate revenue?



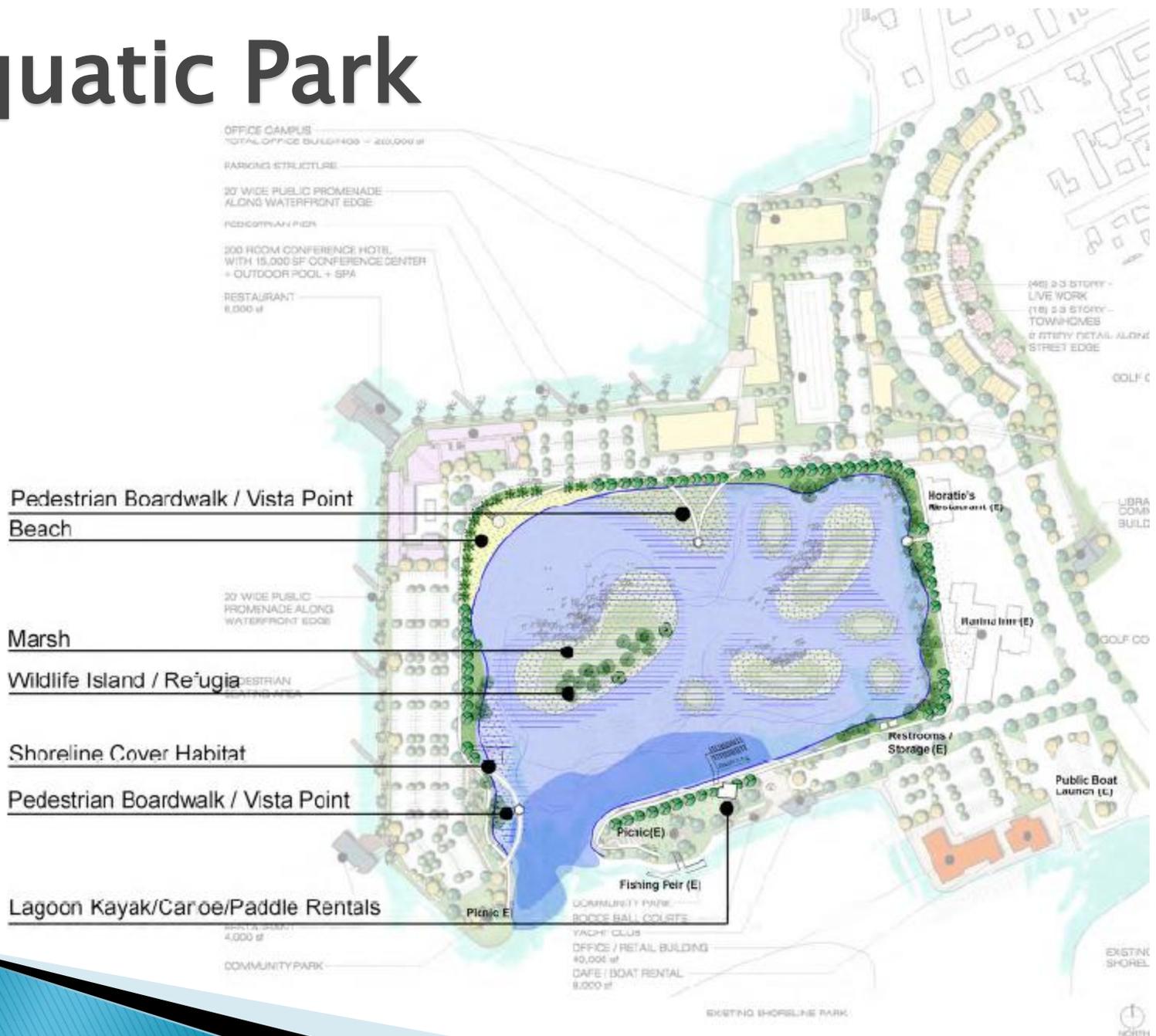
Discussion of Preliminary Options



Harbor Park



Aquatic Park



Pedestrian Boardwalk / Vista Point
Beach

Marsh

Wildlife Island / Refuge

Shoreline Cover Habitat

Pedestrian Boardwalk / Vista Point

Lagoon Kayak/Canoe/Paddle Rentals

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