

Shoreline Development Citizens Advisory Committee

July 20, 2011



Overview

- ▶ Process-to-Date
 - Land-side Development
 - Harbor Basin
- ▶ Discuss and Consider a Recommendation to City Council of a Conceptual Master Plan for Land-side and Harbor Basin Development at the Shoreline
- ▶ Next Steps



Shoreline Development CAC

- ▶ Citizens Advisory Committee started meeting in December 2008
- ▶ 16 meetings to date. Meetings are open to the public
- ▶ CAC members:
 - Kent Myers (Chairperson)
 - Peggy Hynd Combs (Vice Chair)
 - Audrey Albers
 - Victor Chen
 - Dave Clark
 - Tom Fitzsimons
 - Babs Freitas
 - Bob Haynes, Jr.
 - Kevin Jones
 - Matt Maloon
 - Michael Nolan
 - Clinton Bolden
 - Marie Chiu
 - Michael Cook
 - Marilyn Fong
 - Rezsín Gonzalez
 - Jeff Houston
 - Susan Leiga
 - Rene Mendieta
 - Gil Raposo
 - Carole Rinaldi
 - Caryl Ann Symons
 - Ronnie Turner
 - John Carlson
 - Diana Cin
 - John Dilsaver
 - Alfred Frates
 - Adrienne Granger
 - Rebecca Jewel
 - Robert Leigh
 - Steve Modifer
 - Christina Ramos
 - 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.

Educating the CAC

- ▶ Site Tour
 - ▶ Economic Development Overview 1995 – Present
 - ▶ Results of Revenue Measure Feasibility Study
 - ▶ Shoreline Enterprise Fund
 - ▶ Future of the Boat Harbor
 - ▶ Environmental Challenges & Regulations
 - ▶ Traffic Circulation & Access
- 

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

200 ROOMS, 14,000 SF CONFERENCE CENTER



PEDESTRIAN BRIDGE



OFFICE

40,000 SF



CAFE / BOAT RENTAL

3,000 SF RETAIL



DISCUSSION PLAN

San Leandro
BAYLENDERS COASTLINE

DEVELOPER
CAL COAST COMPANIES, LLC.
1450 Vinyl Industrial Street Blvd., Suite 100, Gaithersburg, CA 90247



Wilfree Malcolm Architects, LLP
2551 W. 158th Street
Torrance, CA 90503
Tel: (310) 377-4660
Fax: (310) 377-0465

JOB NO: A0404-000
DATE: 08.14.09

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

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

RESTAURANT
8,000 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 / BAY
TO BE DETERMINED

148 2-3 STORY
LIVE WORK
116 2-3 STORY
TOWNHOMES
2 STORY RETAIL ALONG
STREET EDGE

GOLF COURSE

GOLF COURSE

LIBRARY /
COMMUNITY
BUILDING

GOLF COURSE

GOLF COURSE

156 3 STORY - FLATS
OVER PARKING

142 2 STORY - SINGLE
FAMILY DETACHED HOMES

205 2-3 STORY -
TOWNHOMES

4,000 SF
SHORELINE PARK



Scale 1" = 100' - 0"

DISCUSSION PLAN

San Leandro
SAN LEANDRO, CALIFORNIA

DESIGNED BY
CAL COAST COMPANIES, LLC
1400 Alameda Street, Suite 100, Oakland, CA 94612

WILLIS TUCKER PARTNERS ARCHITECTS, LLP
2015 W. 14th Street
Santa Ana, CA 92704
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PROJECT NUMBER
CAL-15-06-2012

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Harbor Basin Alternatives Study

Assumptions

- ▶ Currently, no reliable funding for dredging—therefore basin needs to be hydro–geologically self sustaining;
- ▶ Boating is not precluded– the desire is to maintain access for non–motorized vessels and vessels with a low draft;
- ▶ Boat launch to remain viable as long as possible;
- ▶ Future uses shall be aesthetically attractive and fit with existing and planned surrounding uses;
- ▶ To the maximum extent feasible, public access to water–related activities should be provided.



CAC Mission Expanded

- ▶ Council Requests CAC Recommendation for the Harbor Basin
- ▶ Cal-Coast Presents Financial Feasibility Analysis

	Marina Park	Aquatic Park
Required Bond for Initial Construction	\$20m	\$13m
Debt Payments over 20 years	\$32.1m	\$20.86m
20-year City revenue to fund improvements	<u>\$20.97m</u>	<u>\$27.71m</u>
Net (Loss)/Gain to City over 20 years	(\$11.13)m	\$6.85m



OFFICE CAMPUS
TOTAL OFFICE BUILDINGS = 250,000 sf

PARKING STRUCTURE

20' WIDE PUBLIC PROMENADE
ALONG WATERFRONT EDGE

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

PEDESTRIAN PIER

RESTAURANT
8,000 sf

20' WIDE PUBLIC PROMENADE
ALONG WATERFRONT EDGE

PEDESTRIAN SEATING AREA

RESTAURANT
4,000 sf

COMMUNITY PARK

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

140 2-3 STORY - LIVE WORK
116 2-3 STORY - TOWNHOMES
2 STORY RETAIL ALONG STREET EDGE

DOCKSIDE PEDESTRIAN LOOKOUTS

EXISTING RESTAURANT

EXISTING HOTEL

LIBRARY / COMMUNITY BUILDING

150 3 STORY - FLATS OVER PARKING

140 2 STORY - SINGLE FAMILY DETACHED HOMES

120 2-3 STORY - TOWNHOMES

EXISTING SHORELINE PARK

EXISTING SHORELINE PARK

Marina Park & DISCUSSION PLAN



San Leandro
SAN LEANDRO, CALIFORNIA

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SAN LEANDRO, CA 94588
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FAX: (510) 217-2425

JOB NO. AMR0002
DATE: Aug 16, 2011





Aquatic Park & DISCUSSION PLAN



San Leandro
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CAL COAST COMPANIES, LLC
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JOB NO: AMAC002
DATE: July 16, 2011

CAC to Discuss and Consider a
Recommendation to City Council of a
Conceptual Master Plan for Land-side
and Harbor Basin Development
at the Shoreline



Next Steps

Action	Date
CAC to consider approval of a recommended Conceptual Master Plan	July 20
City Council work session to review Conceptual Master Plan	September 26
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