

Alameda Reuse and Redevelopment Authority

September 1, 2010

Alameda Point: "Going Forward"

.....reflecting today's land use, environmental and economic realities.....

Overview

- Lessons Learned
- A New Structure
- Strategic Alliances
- Development Delivery Systems
- Asset Management Policy Application
- Financial Resources
- Implementation Schedule

Lessons Learned

- Schedule Community Forums
 - Bay Farm
 - Main Island
 - West End

Lessons Learned cont.

- Evaluate Core Documents
 - Land use plans
 - Transportation plans (land and water)
 - Traffic data
 - Engineering data
 - Environmental assessments
 - Biological opinions
 - Historic buildings
 - Navy/BRAC/Reuse requirements
 - Community Reuse Plan
 - Preliminary Development Concept

Lessons Learned cont.

- Redefine Vision Concept
 - Forum feedback
 - Document analysis
 - Existing "assets"
 - Future opportunities
 - Economic development strategic plan (job/housing balance)

New Structure

- ARRA Board Composition
 - Expand to 7 or 9
 - Include representatives from private and non-profit sectors (non-resident based upon functional expertise)
 - One community-at-large member

New Structure cont.

- Staff Organization
 - Define leader and team
 - Manage all aspects of Alameda Point
 - Control/leverage resources (assets)

New Structure cont.

- Resource Team
 - Land use planning
 - Community outreach
 - Green "sustainable" design
 - Civil engineering
 - Transportation planning
 - Traffic engineering
 - Historic reuse
 - Environmental review and remediation
 - Legal
 - Fiscal/financial

Strategic Alliances

- Governmental
 - Office of Economic Adjustment
 - U.S. Navy/Base Realignment and Closure
 - Veteran's Affairs
 - US Fish & Wildlife
 - California Economic Development Agency
 - State Lands Commission
 - Metropolitan Transportation Commission
 - Water Emergency Transportation Authority
 - Alameda County Transportation Commission
 - East Bay Regional Park District

Strategic Alliances cont.

- Alameda Point Tenants
 - Affordable housing
 - Maritime/marine industry
 - Open space/recreational
 - Cultural/educational
 - Entertainment/visitor
 - General commercial/food and beverage
 - “Clean” industrial/research and development

Strategic Alliances cont.

- Targeted Industries
 - Research and development
 - “Green” industries and technologies
 - Warehouse/Logistics
 - Medical facilities
 - Commercial sports
 - Nursery (trees, shrubs, flowers)
 - Community facilities (City, school district, etc.)
 - Cultural arts/entertainment

Development Delivery System

- Private
 - Master Developer (entitlements + sale of super pads)
 - Master Developer (entitlements + vertical construction)
 - Fee Developer (expertise + public partner)
- Public – Economic Development Corporation
- Non-Profit – Public Benefit Corporation

Asset Management Application

- City Real Estate Asset Management Policy
 - Assess existing tenant lease terms, conditions, and uses.
 - Evaluate for short-term, immediate, long-term potential and interest.
 - Overlay with environmental and biological realities.
 - Renegotiate leases based upon aforementioned targeted alliances.
 - Implement tenant “on-site” and “off-site” improvements as appropriate.

Financial Resources

- ARRA/Community Redevelopment Agency
 - Operating cash
 - Debt (tax exempt, taxable)
 - Lease revenue (cash, leverage)
 - Tax credits (housing, new market and FTZ)
- Transportation Grants
 - Planning
 - Construction
- Federal Funding

Financial Resources cont.

- Non-profit
 - Energy research and development
 - "Green" industry incubation
 - Arts/historic preservation
- Other
 - Assessment districts (maintenance, landscaping, lighting)
 - Industrial Development Bonds (land, building, equipment, working capital)
 - Community Facilities District (capital and maintenance)
 - Private Capital (equity, leverage)

Implementation Schedule

- Lessons Learned – 9/10-11/10
- A New Structure – 10/10-12/10
- Strategic Alliances – 9/10-6/11
- Dvlpmt Delivery Systems – 3/11-6/11
- Asset Mgmt Application – 9/10-12/11
- Financial Opportunities – 9/10-TBD