

Alameda Residential Development

- **1718** update January 2018
- **1819** update August 2018
- **Project Name: Shipways-**
- **Location:** 1100-1250 Marina Village Pkwy. **Total Units:** 329 **Type:** Multi-family attached **Developer:** Steelwaves, LLC
 - **1718 Activity:**
 - **City Comments-** Project is under review.
 - **Developer Comments-** Construction to start mid-2018.
 - **1819 Activity:**
 - **City Comments-** As of May 14, 2018 the Shipways Project went back to Planning Commission. Increased units from 292 units to 329 multi-family attached units. No change in status since the January 2018 update, project is under review, Draft EIR was submitted in April 2018.
 - **Terraserver (aerial imagery)-** No activity
 - **Additional Information-** Project isn't getting underway due to market conditions, geotechnical issues, and city's restrictions on multi-family housing. Construction for the project would occur over an estimated 32 months. **Project Summary:** Consisting of four buildings ranging from four to six stories in height. **Proposed Breakdown of Units:** 1bedroom/1bath= 61 units, 2bedroom/2bath= 167 units, 3bedroom/2bath= 50 units.
 - **Articles:** <https://alamedasun.com/news/shipways-project-redo-planning-board>
 - https://alamedaca.gov/sites/default/files/document-files/departments/files/Planning/shipways_pln17-0140_-_plans_-_3-7-18-opt.pdf
- **Project Name: Boatworks Multifamily-**
- **Location:** 2229 Clement Avenue **Total Units:** 152 **Type:** Multi-family attached **Developer:** Phillip Banta
 - **1718 Activity:**
 - **City Permit Online Portal-** No permits pulled. Project is under litigation.
 - **1819 Activity:**
 - **City Comments-** Subdivision map was approved in 2010. Project still needs development approvals.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information-** Project targeted towards starting and established extended families, 29 units will be affordable. **Proposed Breakdown of Units for Both the Multifamily and Single-family Portions:** 4/5bedrooms= 27 units, 3/4bedrooms= 77 units, 2/3bedrooms= 48 units
- **Project Name: Boatworks Single Family-**

- **Location:** 2229 Clement Avenue **Total Units:** 30 **Type:** single family detached **Developer:** Phillip Banta
 - **1718 Activity:**
 - **City Permit Online Portal-** No permits pulled. Project is under litigation.
 - **1819 Activity:**
 - **City Comments-** Subdivision map was approved in 2010. Still needs development approvals.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information-** Project targeted towards starting and established extended families. **Proposed Breakdown of Units for Both the Multifamily and Single-family Portions:** 4/5bedrooms= 27 units, 3/4bedrooms= 77 units, 2/3bedrooms= 48 units
- **Project Name:** Ron Goode-
- **Location:** 1801/1825 Park Street
 - **1718 Activity:**
 - **City Comments-** Site is now permitted for a Holiday Inn Hotel. No residential activity. Phasing has been removed, tract still in layer for reference.
 - **1819 Activity:**
 - Status remains the same as in 1718.
- **Project Name:** Del Monte (Warehouse 48, Star Harbor)-
- **Location:** 1501 Buena Vista Avenue **Total Units:** 348 **Type:** Multifamily attached **Developer:** Tim Lewis Communities
 - **1718 Activity:**
 - **Developer Comments-** First occupancies expected in late 2018, project is estimated to be complete in 2019.
 - **City Comments-** Project has entitlements, no building permits have been pulled.
 - **1819 Activity:**
 - **City Comments-** No change in status. There is a Development Agreement in place with the City and Developer for 15 years- Developer must submit updates on the project yearly.
 - **Developer Comments-** As of 2/11/18, the project has not broken ground (2+ yrs. after it has been approved) due to construction costs and difficulty getting financing.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information:** **Project Summary:** Some units will be affordable, unknown amount at this time. **Proposed Housing Types:** 1-2 bedroom live/work lofts, 3-bedroom townhomes and 1-2-bedroom flats and mixed use.
- **Project Name:** Encinal Terminals-
- **Location:** 1521 Buena Vista Avenue **Total Units:** 589 **Type:** multifamily attached **Developer:** Tim Lewis Communities
 - **1718 Activity:**

- **City Comments-** City Council denied approval on 12/19/17, project is under review.
- **1819 Activity:**
 - **City Comments-** Master plan went to City Council for final review on 9/4/18. Project has been continued to City Council meeting on 9/18/18 for further review.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information: Project Summary:** Project may be constructed and occupied in phases. 33% of the project is designated towards residential use. Phase 2B/C- “Estuary District”. Includes 79 deed restricted affordable units. Phase 1A- The “Gateway District” is designated for mixed use. Mixed-use community- ranging from studio apartments to large penthouse condominiums and townhomes- no other information on unit breakdown is provided at this time.
- **Project Name: Pennzoil-**
- **Location:** 2015 Grand Street
 - **1718 Activity:**
 - **City Comments-** No permits pulled, no entitlements, no project on file.
 - **Terraserver (aerial imagery)-** No activity.
 - **1819 Activity:**
 - **City Comments-** Project doesn’t exist. Deleted phasing. Tract still in layer for reference.
- **Project Name: Mapes Ranch-**
- **Location:** 2001 Versailles Avenue **Total Units:** 11 **Type:** single-family detached **Developer:** Clifford Mapes
 - **1718 Activity:**
 - **Developer Comments-** No set start date
 - **City Comments-** Under review.
 - **1819 Activity:**
 - **City Comments-** Went to Planning Commission on June 2017, wasn’t approved due to lack of architectural character. No permits pulled. No other updated information.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information: Proposed Housing Type:** Single-family homes and duplexes.
- **North Housing Overview:** Redevelopment and reuse of the 878 acres of land at the former Naval Air Station Alameda. Rehabilitation and new construction of **1,425** residential units (including Alameda Point units). Approximately 925 buildings and structures totaling approximately five million square feet remain on the project site. Many of the existing buildings are vacant. The City currently leases approximately 1.8 million square feet of building space to various entities for commercial, industrial, civic, and recreational uses and 268 housing units for market rate and supportive housing uses. Anticipated build out of the site is likely to take numerous years, est. 2035.
- **Project Name: North Housing-**

- **Location:** Mosley/Singleton Ave **Total Units:** 1,425 total units for whole project (North Housing and Alameda Point)- 629 units in this portion only, 650 remaining units are in Alameda Point. **Type:** City says most likely single family, there are plans for multi-family as well. **Developer:** Various- The City would sell or lease land to developers who would undertake construction on portions of the project site.
 - **1718 Activity:**
 - **City Comments-** Went to Planning Commission Nov. 2017 for a zoning amendment. Project will need entitlements before construction can begin. No plans yet. Units to be available in 2 yrs. Planning for 30 self-help ownership units and 90 service enriched units for homeless and families.
 - **1819 Activity:**
 - **City Comments-** No applications received. Project will be single family detached and will probably be more than 120 units. **Total units=** 629 for this area.
 - **Additional Information: Proposed Housing Types:**
 - The **Main Street Neighborhood** would include a wide variety of residential building types including single-family detached homes and multi-family buildings such as attached town homes and row houses. 200 units will be designated as Supportive Housing units for at risk populations- homeless, women and children etc.
 - In the **northern area** near the historic "Big Whites (officers' quarters)," lower density, one-, two- and three-story residential single family detached and attached buildings ranging from smaller cottages and in-law units to two and three-bedroom homes would be likely to fill in around the historic homes. Remainder of the northeast portion of the project site.
 - 306 units will be affordable.
 - In the **southern areas** with the Sub-area adjacent to the Town Center and Waterfront Sub-area, retail services, and transit, residential densities may increase. Building types may include two-, three-, and four-story townhomes and multifamily buildings.
- **Project Name: North Housing Admirals Cove-**
- **Location:** 101 Singleton Avenue **Total Units:** 146 **Type:** single family detached **Developer:** Carmel Partners
 - **1718 Activity:**
 - **City Comments-** Plan to rehab existing 146 units.
 - **Developer Comments-** Units to be available in 2 years.
 - **1819 Activity:**
 - **City Comments-** On 5/1/18, Project went to City Council, the developer has intentions of rehabbing the 146 units and have them for rent as soon as late 2018/Spring 2019. Building permits are submitted by developer but not issued.

- **Additional Information:** Carmel Partners owns 15 acres of the property; the Alameda Housing Authority owns another 13 acres and Habitat for Humanity owns 2 acres. **Proposed Housing Types:** Large 3-4 bedrooms, aimed at families.
- **Alameda Landing Overview:** Alameda Landing is a 97-acre, mixed-use development that will revitalize the area by providing new housing, office space, retail opportunities and coveted open space. Once home to the U.S. Navy's Fleet Industrial Supply Center, it is located just off the Webster Street Tube in Alameda. Master Developer- Catellus.
- **Project Name: Alameda Landing Waterfront Apartments-**
- **Location:** North of Mitchell Avenue **Total Units:** 115 **Type:** Apartments **Developer:** Catellus
 - **17/18 Activity:**
 - **Developer Comments-** Future development.
 - **City Comments-** Master plan amendment approved in 2017 for up to 400 units.
 - **1819 Activity:**
 - **City Comments-** As of 6/28/18, City is expecting application and the project has pending approvals. Project construction is anticipated to take 14-16 months.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information: Proposed Housing Types:** No information available on housing types.
- **Project Name: Alameda Landing Waterfront Multifamily Attached-**
- **Location:** North of Mitchell Avenue **Total Units:** 115 **Type:** multifamily attached **Developer:** Catellus
 - **17/18 Activity:**
 - **Developer Comments-** Future phase
 - **City Comments-** Master plan amendment approved in 2017 for up to 400 units.
 - **1819 Activity:**
 - **City Comments-** As of 6/28/18, City is expecting application and the project is pending approvals. Project construction is anticipated to take 14-16 months.
 - **Terraserver (aerial imagery)-** No activity.
- **Project Name: Alameda Landing Waterfront Single Family Detached-**
- **Location:** North of Mitchell Avenue **Total Units:** 70 **Type:** single family detached **Developer:** Catellus
 - **17/18 Activity:**
 - **Developer Comments-** Future phase.
 - **City Comments-** Master plan amendment approved in 2017 for up to 400 units.
 - **1819 Activity:**
 - **City Comments-** As of 6/28/18, City is expecting application and project is pending approvals. Project construction is anticipated to take 14-16 months.
 - **Terraserver (aerial imagery)-** No activity.
- **Project Name: Alameda Point Site A-**

- **Total Units:** 1,425 total units for whole project (North Housing and Alameda Point)- 650 remaining units are in this portion, remaining 629 units are in the North Housing project. **Type:** multi-family attached. **Developer:** Alameda Point Partners
 - **1718 Activity:**
 - **Developer Comments-** Finance issues delayed project.
 - **City Comments-** Project has entitlements, haven't pulled building permits
 - **1819 Activity:**
 - **City Comments-** As of March 2018, Construction and building abatement on site has started. Starting on the first 650 units. Demolition permits, and infrastructure improvement permits have been pulled. Land sold to developer's in March of 2018. Groundbreaking started 5/23/18. Includes 200 affordable units.
 - **Developer Comments-** Various developers. First phase = 650 housing units, will start home construction by the end of 2018 and first homes will open in 2019-2021, three years later than the original schedule of 2018. The entire project will take around a decade to complete (~2030). "Site B/Phase 2" is zoned commercial- RFP is out for bid to decide whether to build commercial or residential. 200 units will be affordable.
 - **Terraserver (aerial imagery)-** Construction activities have started.
 - **Phasing updated per block**
 - **Different Projects that Make Up Alameda Point Site A:**
 - **Phase 1:** Site A is attracting a new generation of people who are looking for a less car-dependent lifestyle.
 - **Block 6: Location:** Alameda Point Site A. **Total Units:** 64 **Type:** multifamily attached. **Developer:** Trumark Homes **Additional Information:** For sale- individual residences. 2-3 story townhomes.
 - **Block 7: Location:** Alameda Point Site A. **Total Units:** 60 **Type:** multifamily **Developer:** Trumark Homes **Additional Information:** townhomes. **Proposed Unit Breakdown:** 3bedroom-3.5baths= 52 units, 2bedroom-3.5baths= 8 units.
 - **Block 8: Location:** Alameda Point Site A. **Total Units:** 130 total (60 are senior housing). **Developer:** Eden Housing, Inc. **Additional Information:** 70 units of affordable housing for families (1-3 bedrooms, 600-1150 sf).
 - **Block 9: Location:** South of West Atlantic. **Total Units:** 200 **Type:** multifamily attached **Developer:** Cypress Equity Investments. **Additional Information:** Units to be "affordability-by-design" to be appealing to moderate-income households
 - **Block 10:** Commercial Only
 - **Block 11:** Alexan Pan Am site **Developer:** Trammell Crow Residential and Cypress Equity Investments. **Total Units:** 220 **Type:** Apartments **Additional Information:** Expected to break ground in late 2018. The developers aim is towards residents who are presently living in older properties but are looking for a newer and higher quality housing option, in hopes of reducing rent pressure for older apartments. **Proposed Unit Breakdown:** 1bedroom-1bath= 61 units, 2bedroom-2bath= 119

units, 3 bedroom-2bath= 40 units. <http://cypressequity.com/projects-alameda-point-11.html>

- **Project Name: Alameda Point Site A Phase 2-**
- **Total Units:** TBD **Type:** TBD **Developer:** Alameda Point Partners
 - **1718 Activity:**
 - **City Comments-** Plans show only 800 units "Site A"- this area is not included for residential use.
 - **1819 Activity:**
 - **City Comments-** Plans to go out for RFP for a developer in Fall 2018.
- **Project Name: Alameda Marina-**
- **Location:** 1801 Clement Avenue **Total Units:** 670 **Type:** multifamily attached **Developer:** Alameda Marina, LLC
 - **1718 Activity:**
 - **City Comments-** Project is under review.
 - **1819 Activity:**
 - **City Comments-** As of 7/12/18, Land use entitlements have been approved. Units increased from 510 units to 670 multifamily attached units. City Council has approved the EIR (environmental impact report).
 - **Developer Comments-** The project team will prepare site improvements plans and perform site improvements in 2018 and 2019, including further improvements to the shoreline, with first residential occupancies beginning possibly as early as 2020 or 2021, full build out is expected to take 10-15 years.
 - **Terraserver (aerial imagery)-** No activity.
 - **Additional Information:** According to the City master plan construction is estimated to start by the end of 2019. The project is expected to be constructed and occupied in 3 phases. The anticipated phasing may have sub-phases and may need to be adjusted due to economic conditions, public infrastructure improvements, or land acquisition timing. Shoreline infrastructure must be completed before any building permits are issued. May have up to 103 affordable housing units. **Proposed Unit Breakdown:** townhomes (2-4 bedrooms), stacked flats (2-4 bedrooms), studios (1-3 bedrooms). There is a substantial market for these housing types, and the project would assist the City in meeting the region-wide shortage of housing for families of varying income levels.
- **Project Name: Everett Commons-**
- **Location:** 2437 Eagle Avenue **Total Units:** 20 **Type:** Apartments **Developer:** Alameda Housing Authority
 - **1718 Activity:**
 - **City Comments-** Under construction, expected build out in 2019.
 - **1819 Activity:**

- **City Comments-** Near completion. Construction estimated completion: November 2018.
 - **Terraserver (aerial imagery)-** As of aerial imagery dated July 2018, - units are under construction.
 - **Additional Information:** **Housing type:** 20 rental units (includes one manager's unit) affordable to very low and low-income households. The project will include one, two and three-bedroom units.
- **Project Name: Alameda Landing Linear-**
- **Location:** 421 Singleton Avenue **Total Units:** 138 **Type:** Multi-family attached (condos) **Developer:** Tri Pointe Homes
 - **1718 Activity:**
 - **City Comments-** Under construction/ Near Completion.
 - **Developer Comments-** 10 units remaining, expected to close by the end of 2018
 - **1819 Activity:**
 - **Developer Comments-** As of 6/1/18- 9 units remain, expected to be sold and occupied by the end of 2018.
 - **Terraserver (aerial imagery)-** Construction completed on all homes.
 - **Additional Information:** **Housing Type:** 3 Story, 3 Bedrooms, Loft/Opt. Bedroom 4, 3 Baths. 3 units are affordable. **SY178 Student Data:** 15 kids.
- **Project Name: Mulberry (2100 Clement)-**
- **Location:** 2100 Clement Avenue **Total Units:** 56 **Type:** Multi-family attached **Developer:** City Ventures
 - **1718 Activity:**
 - **Developer Comments-** Homes for sale, full occupancy estimated by the end of 2018.
 - **City Comments-** Project is under construction.
 - **1819 Activity:**
 - **City Comments-** Near completion.
 - **Developer Comments-** Averaging 8.4 sales in past 3 months, 22 sold, 29 remain. Started selling in Winter 2017.
 - **Terraserver (aerial imagery)-** Under construction.
 - **Additional Information:** **Housing Type:** 2-3 story townhomes, 1476-2610 sf, 4 bedrooms/4 baths.
- **Project Name: Rosefield Commons-**
- **Location:** 727 Buena Vista Avenue **Total Units:** 91 **Type:** Multi-family attached **Developer:** Alameda Housing Authority
 - **1819 Activity:**
 - New tract
 - **City Comments-** Tentatively approved as of 7/12/18. Went to Planning Commission for design review on 7/9/2018.

- **Terraserver (aerial imagery)-** No activity
- **Additional Information:** Project site has 91 multifamily units- 78 new multifamily units and 13 existing units. Affordable Housing.