

San Leandro Crossings

City Council Study Session

September 22, 2008



Agenda Overview

- Summary of Last Study Session
- Community Outreach Feedback
- TOD Strategy Review
- Proposed Program Facts
- Proposed Crossings Master Plan
- Proposed Crossings East Project
- Proposed Crossings West Project
- Next Steps & Feedback

July 28th Study Session

- Developer Introductions
 - Westlake, BRIDGE, BUILD
- TOD and Infill Grant Summary
 - \$24.4 million infrastructure grants
- TOD Strategy & Goals
 - High-density, transit oriented residential
- Master Plan and Conceptual Project Plans
- Imagery Options
 - Traditional, contemporary & urban
- Community Outreach Process

Prior City Council Feedback

- Great team assembled
- Suggested scheduling more TOD and property tours
- Concerned about flat roofs
- Preferred traditional architecture – suggested team look at historical context
- Concern expressed about railroad safety
- Mentioned that Creekside Plaza was well designed
- Requested plans incorporate bicycles

Community & Public Meetings

- July 28th City Council Study Session #1
- August 7th Community Workshop
- August 26th Community (HOA) Workshop
- September 6th * BRIDGE Project Bus Tour #1
- September 17th * Pacific Plaza HOA Workshop
- **September 22nd** **City Council Study Session #2**
- September 23rd Community (Business) Workshop
- October ____ * BRIDGE Project Bus Tour #2
- October 20th Community Workshop
- October 23rd Planning Commission Study Session
- December Planning Commission Hearing
- January City Council Hearing

Community Feedback - Appreciations

- Need more affordable and workforce housing
- Visited BRIDGE projects: high quality and well managed
- Appreciate proposed housing near transit
- Want families to move back to San Leandro
- Appreciate working within TOD Specific Plan Guidelines



Community Feedback – Concerns

General Comments:

- Prefer development at some other location
- Need to solve street parking issues
- Prefer for-sale versus for-rent
- Do not want very-low and low income residents in San Leandro
- Need more City parks
- Schools already overcrowded
- Too much retail space



Community Feedback – Concerns

Overall Proposal

- Will the project be built to condominium specifications
- Will the replacement parking be built prior to closing the existing lot
- Need more than 1 for 1 replacement parking
- Proposed project is too high density
- Why build all the affordable units now for the entire master plan

Site Specific Issues

- Save existing trees along Carpentier
- Study traffic condition along Carpentier
- Control construction noise and dust



TOD Strategy

BART Area Specific Goals

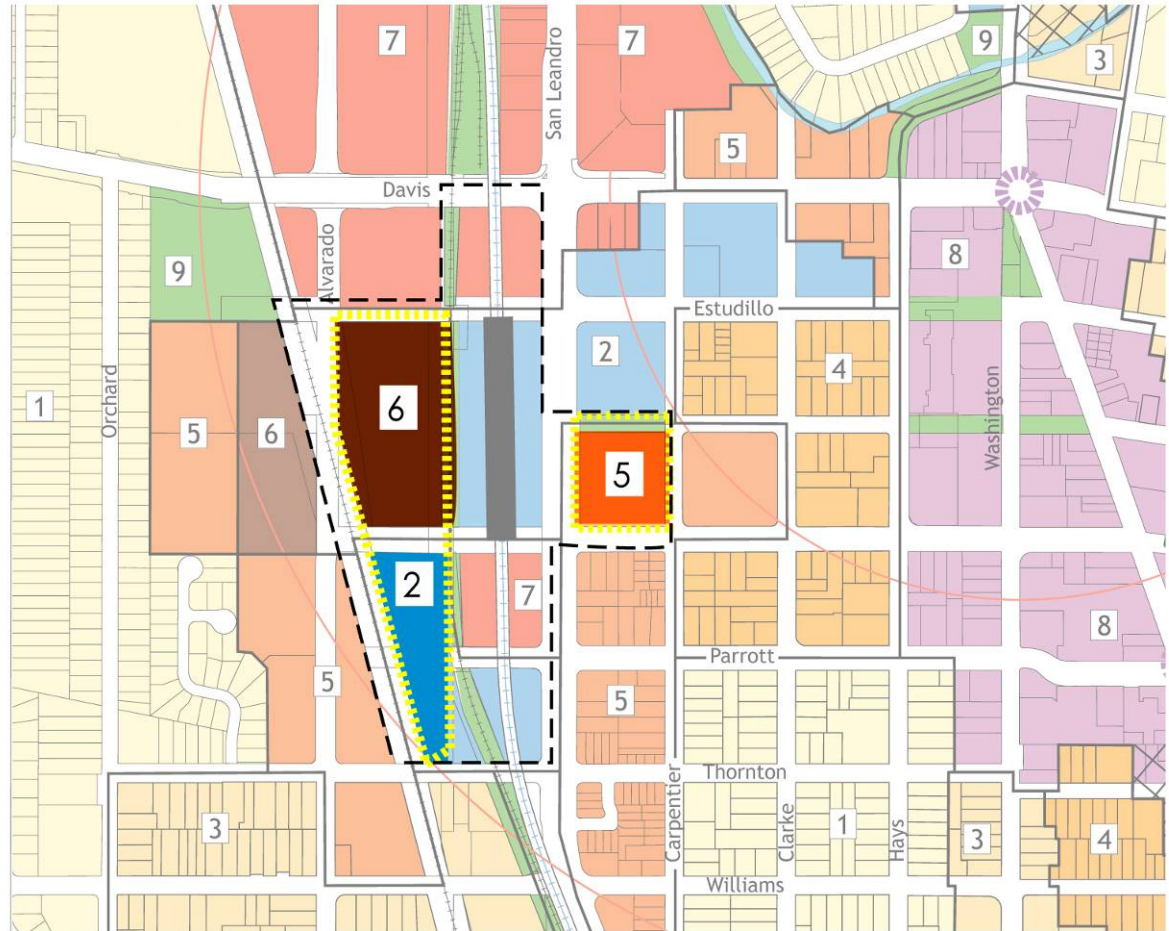
- Activate the streets – street level entrances or retail spaces
- Reduce parking req. to 1 stall/unit plus flex parking
- Reconnect W. Joaquin Avenue for pedestrians
- Improve access to BART station
- Reduce traffic lanes on San Leandro Boulevard
- Dedicate Martinez Street as needed to assist development of Westlake property
- Increase transit ridership

Land Use Summary

Legend

- | | |
|---------------------------|---------------------------------|
| Residential Neighborhood | Office Mixed-Use |
| Public/Institutional | Retail Mixed-Use |
| Multi-Use Infill | Open Space |
| TOD-Transition Mixed-Use | East 14th Street Study Areas |
| TOD-Residential Mixed-Use | BART Track / Station |
| TOD-BART Area Mixed-Use | AC Transit Proposed BRT Station |

- | | |
|--|---|
| | <p>TOD BART Area Mixed-Use
 Minimum density 80 units/acre
 No height limit
 Reduce parking requirements</p> |
| | <p>TOD Residential Mixed-Use
 High-density residential
 60 - 100 units/acre
 75' height limit
 Reduce parking requirements
 W. Joaquin Ave Connection
 5,000 SF retail maximum</p> |
| | <p>Public Institutional
 BART shared parking facility
 Assemble private and public parcels
 No height limit</p> |



San Leandro Crossings Master Plan



Phase I Program Facts

BART Replacement Parking Garage

- 100% replacement of stalls in East Parking Lot
 - TOD Strategy only requires 50% to 75% replacement
- Targeting 329 stalls in multi-level structure on Westlake property and vacated section of Martinez Street
- Garage will have two entrances (Parrott and Thornton) to ease traffic flow
- Garage will be built prior to construction of San Leandro Crossings East community
- City and BART are undertaking an access plan to study and recommend access improvements to the BART station

Phase I Program Facts

San Leandro Crossings West

- 100 units – mixture of one, two, and three-bedroom units
- Approximately 5,000 square feet community and landscape courtyard
- 100 interior parking spaces
- Amenities include gardens and community rooms
- Target families earning \$22,600 to \$46,500

San Leandro Crossings West

Sample of Potential Resident Professions

EMPLOYER	JOB	ANNUAL SALARY ESTIMATE
Revolution Foods	Cook	\$21,000 - \$24,000
City of San Leandro	Youth Sports Coach	\$21,160 - \$38,940
Royal Ambulance	EMT	\$22,900 - \$25,000
Lumber Liquidators	Assistant Manager	\$24,000 - \$28,000
4 C's of Alameda County	Accountant	\$27,480 - \$34,460
PCL Communications	Technician	\$29,000 - \$33,300
SWB Consulting	Executive Assistant	\$30,000
Social Vocational Services	Bus Driver	\$30,000 - \$36,000
XCEL Educational Services	Math & Science Coach	\$31,200
DISH Network	Satellite Installer	\$32,000
Vickers Concrete Sawing	Sales Estimator	\$33,800 - \$44,200
Girls Incorporated	Program Coordinator	\$39,000 - \$41,000

Survey of full-time San Leandro jobs as of 8/25/08 by internet research.

Phase I Program Facts

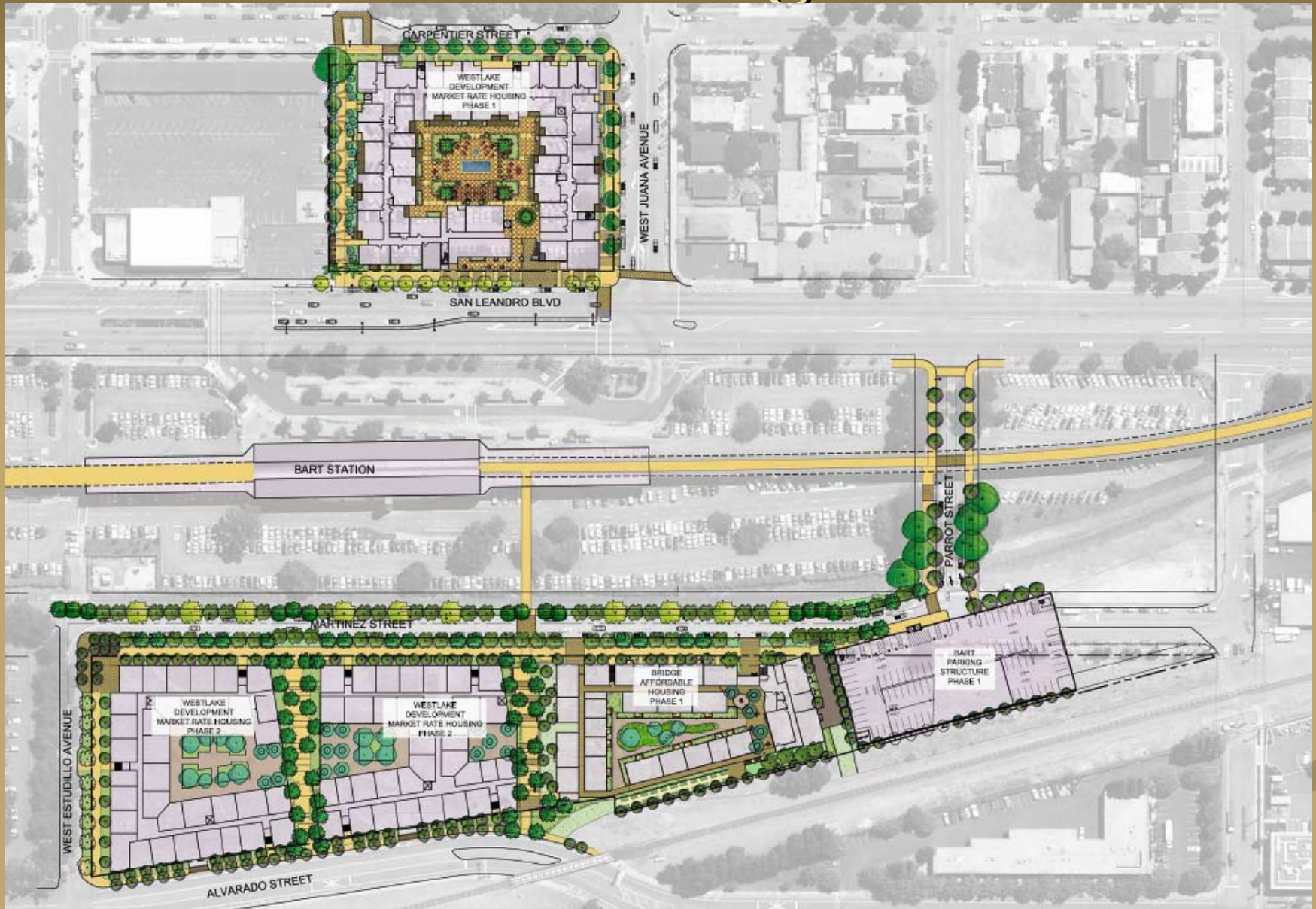
San Leandro Crossings East

- 200 units – mixture of studios, one, and two-bedroom units
- Project will be mapped for future conversion to condominiums but will open as a rental community
- Luxury amenities such as pool, spa, fitness facility, business center, club room, and board room
- Approximately 5,000 SF neighborhood serving retail space
- 290 interior parking spaces - 1.45 stalls per unit
 - TOD Strategy requires one stall per unit
- Targeted monthly rents will range from \$1,300 - \$2,000
 - Exiting average in San Leandro is \$900 - \$1,600

Phase I Public Improvements

- New BART parking garage
- Reconfiguration of Parrott and Martinez St. intersection and upgrades to railroad crossing
- New pedestrian & bike plaza with sculpture garden at W. Joaquin Ave. between Carpentier St. and San Leandro Blvd.
- New pedestrian & bike plaza between Alvarado and Martinez St. with proposed relocation of railroad crossing
- San Leandro Blvd, Martinez St, and W. Estudillo Ave street, sidewalk, and landscaping improvements
- Undergrounding overhead utility lines on Carpentier and Martinez St.
- Upgrades to existing sewer, sanitary, and water lines
- Creation of pocket parks and funding of park fees
- Funding of school impact fees

San Leandro Crossings Master Plan



Replacement Parking Garage



Martinez Street

- New street treatment with landscaping and multi-use path
- New paseo connecting Alvarado and Martinez Streets
- Relocated railroad crossing providing improved pedestrian access to BART



Spanish Revival Historical Reference



Monumental
Tower

Asymmetrical
Composition

Celebrated
entries



Asymmetrical
Composition

Substantial
wall mass



Recessed
windows

Contrasting
balconies

Iron Details

Exterior
stairs

Decorative tile



Courtyards

Rhythm change
in vertical
stacking
elements

Recessed
windows

Base Middle
And Top
composition



PEDESTRIAN & BICYCLE PASEO

CARPENTIER ST.

W. JUANA AVE.

SAN LEANDRO BLVD.

Resident Parking Schedule - Sub 1

Count	Description	Type
24	Sub-Standard	8' x 18' 6"
172	Standard	9' x 18' 5" - 6"
4	Accessible - Standard	HC STAND.
1	Accessible - Van	HC VAN
1	Accessible - Van	HC VAN

Resident Parking Schedule - Level 1

Count	Description	Type
7	Compact	8' x 15' - 16'
77	Standard	9' x 18' 5" - 6"
4	Accessible - Standard	HC STAND.
1	Accessible - Van	HC VAN
89		
Total		
250		

Color Legend

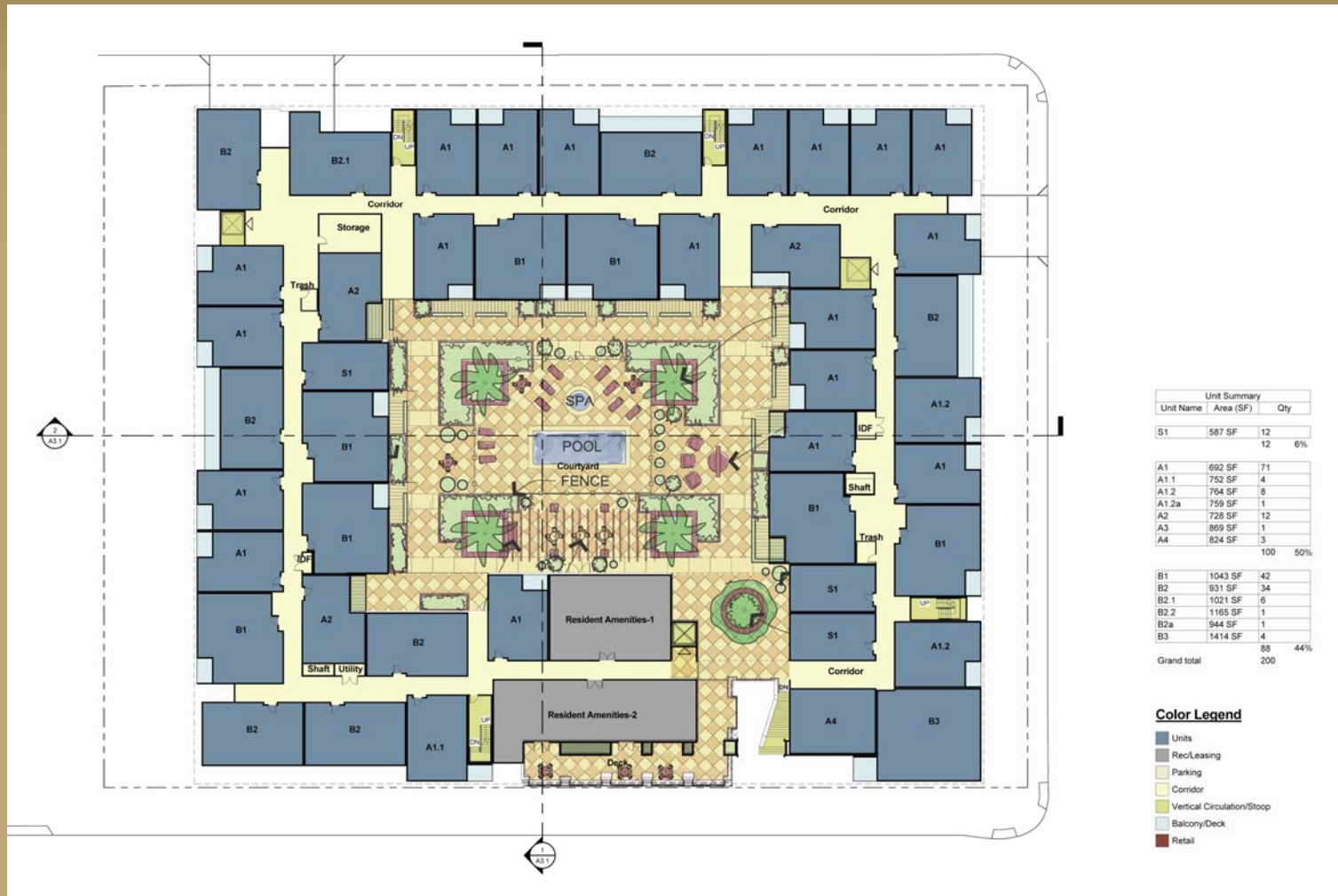
- Units
- Retail/Leasing
- Parking
- Corridor
- Vertical Circulation/Stoop
- Balcony/Deck
- Retail

Count	Description	Type
7	Compact	8' x 15' - 5
77	Standard	9' x 18.5' - 5
4	Accessible - Standard	HC STAND
1	Accessible - Van	HC VAN
89		
Total		
290		

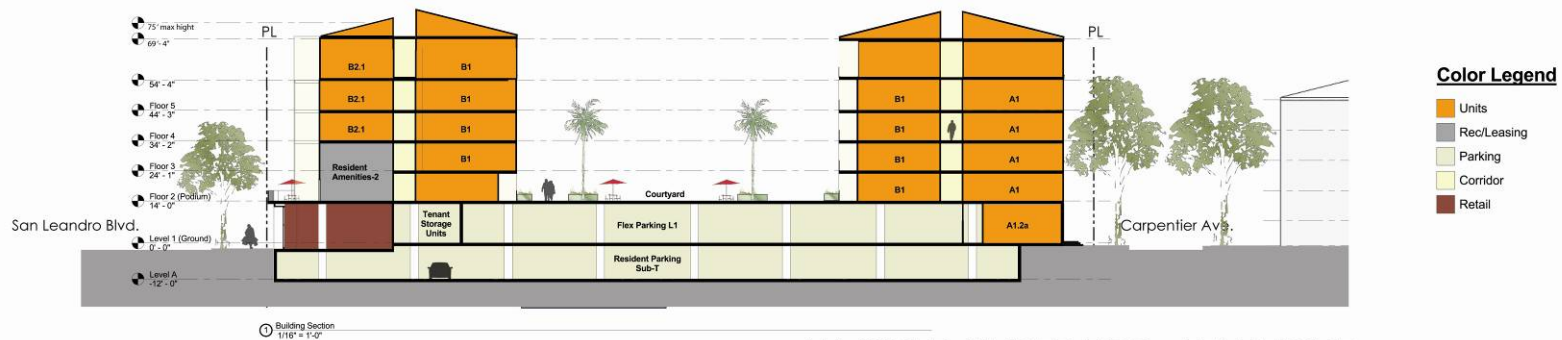
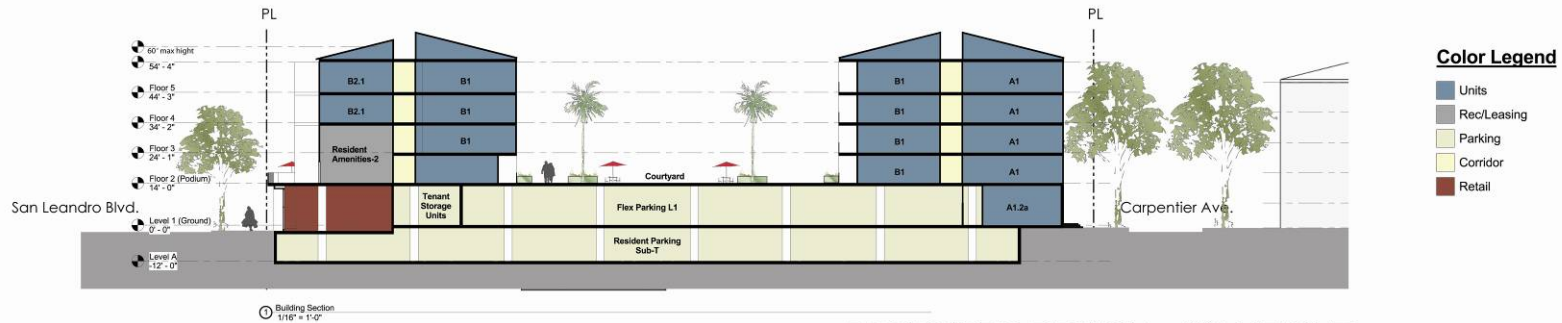
Color Legend

- Units
- Rec/Leasing
- Parking
- Corridor
- Vertical Circulation/Stoop
- Balcony/Deck
- Retail

Crossings East – Podium Level Plan



Crossings East – Cross Section



Crossings East – San Leandro Blvd.



Crossings East – Main Entry



Crossings East – W. Juana

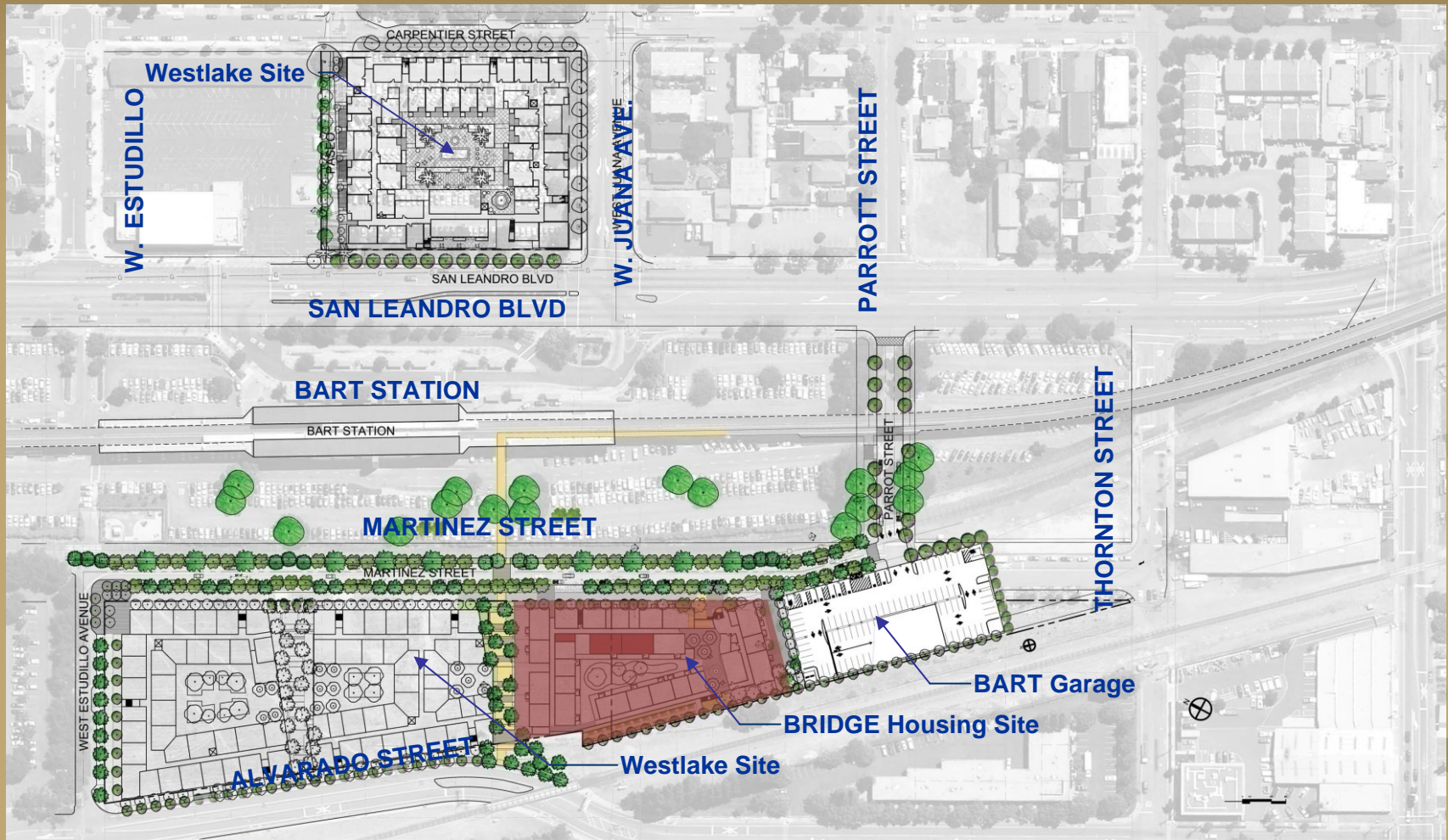


Crossings East – W. Juana View



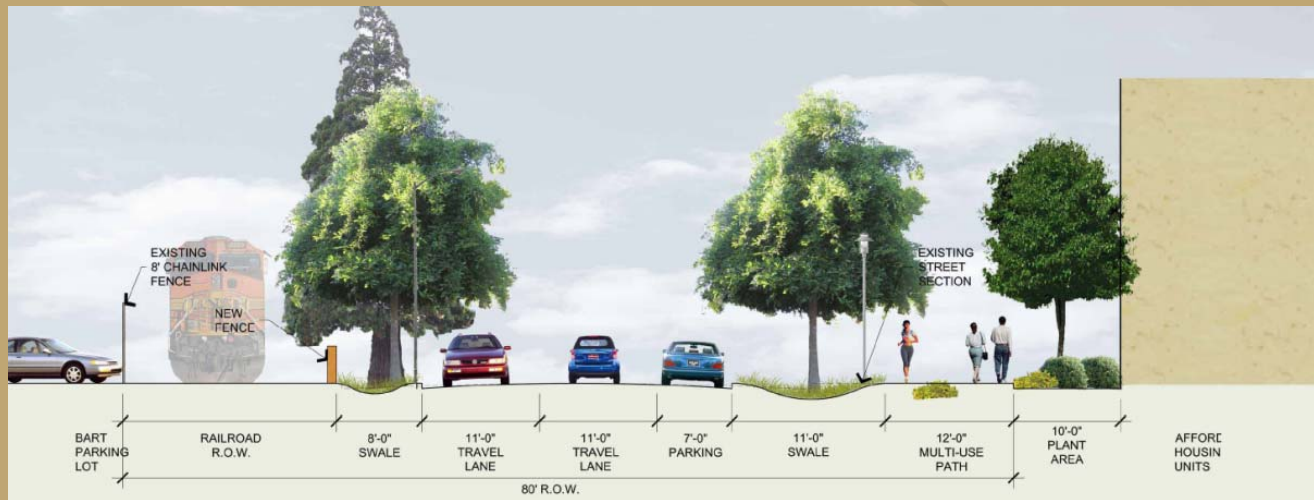
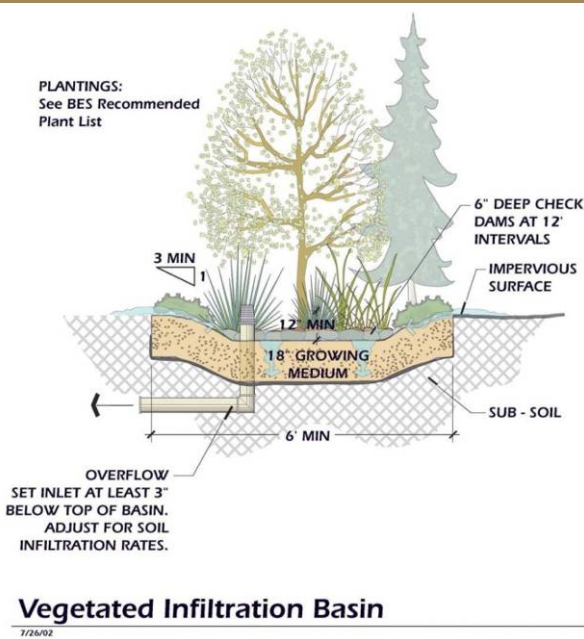
Image from TOD strategy plan

San Leandro Crossings - West



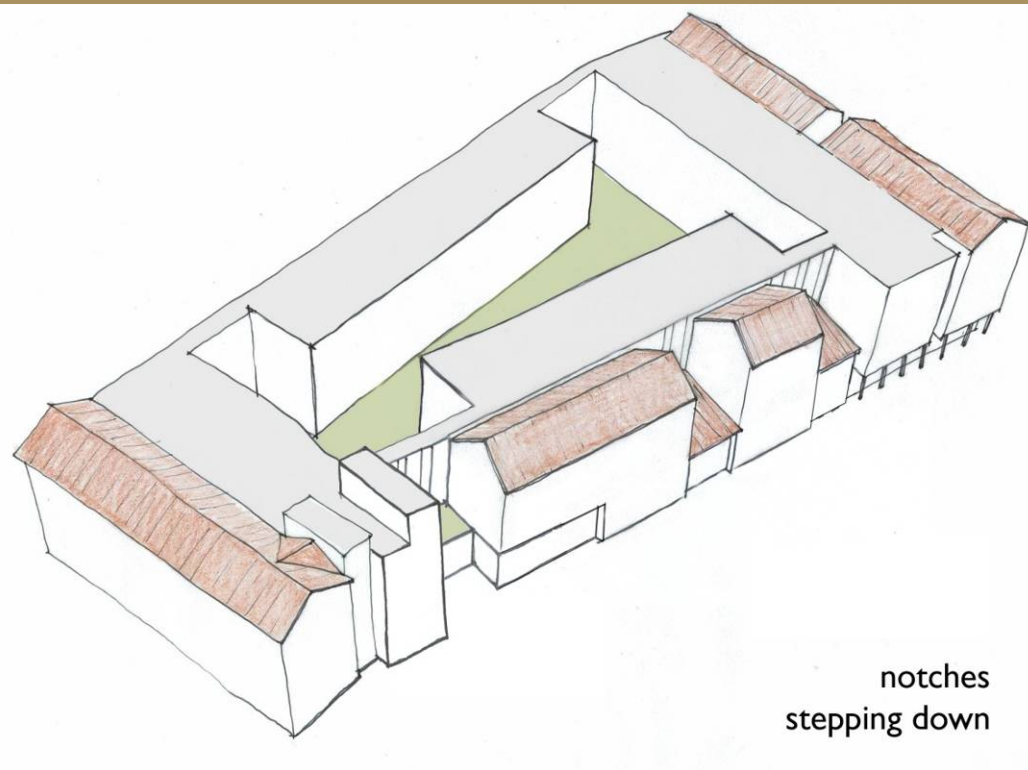
Martinez Street

Multi-modal pedestrian / bike path



Crossings West

Mass Refinement and Roofs



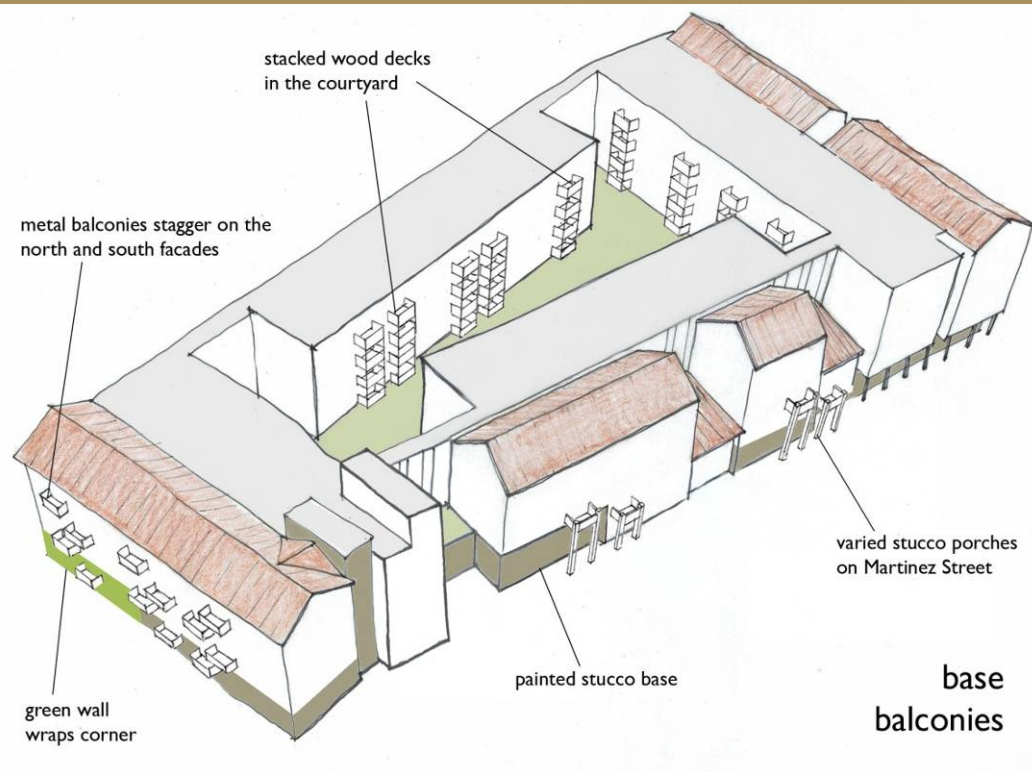
St. Leander Church Rectory



San
Leandro
Plow Works

Crossings West

Building Base and Balconies



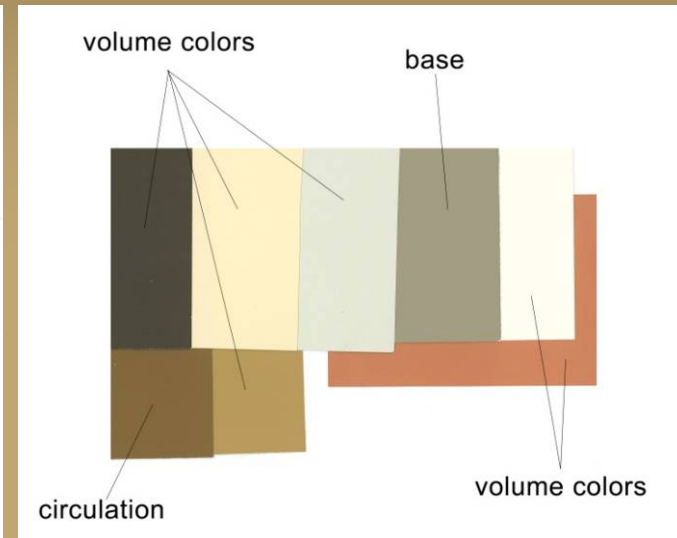
West End Commons



Hotel Healdsburg

Crossings West

Colors and Materials



Board and
Batten Siding

Tile Roof

Crossings West Landscaping



Crossings West

Contextual Colors Precedents



Casa Peralta



St. Elizabeth Hall



St. Leander School

Daniel & Meta Best Home



St. Leander Catholic Church



Neighborhood House



First Presbyterian Church

Masonic Temple

Crossings West Ground Level Plan



Crossings West Podium Plan



Crossings West Martinez Street at Paseo



Awnings and recessed ground level with colonnade provide shadow and articulation on street facade.

Crossings West

Martinez Street Porches



Porches and Decks-active street edge

Crossings West Entry Court



Shaded Green Stair



Entry to Lobby

Crossings West West Garden



Community gardens

Next Steps

- Design and process feedback from Council
- Complete community workshops
- Work with design team and staff to refine the project designs
- Planning commission study session
- Public hearings