



# SOUTH SAN LEANDRO UPDATE

City of San Leandro  
City Council Meeting  
June 2, 2014



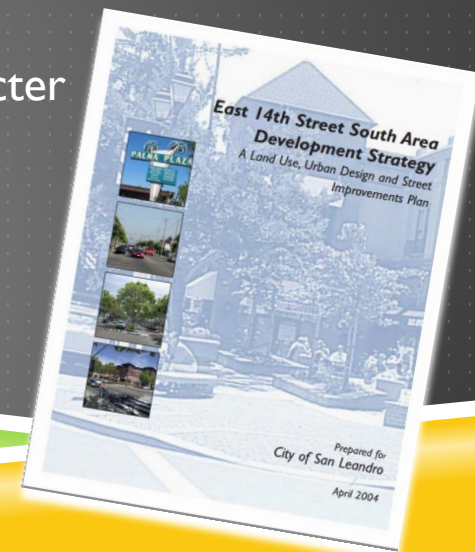
# COUNCIL GOALS

- ▶ Place City on a firm foundation for long-term fiscal accountability
- ▶ Advance projects & programs promoting sustainable economic development, including transforming the City into a center for innovation
- ▶ Maintain and enhance San Leandro's infrastructure
- ▶ Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride
- ▶ Maintain and support a strong positive relationship between the City, schools and the educational community



# EAST 14<sup>TH</sup> STREET SOUTH AREA DEVELOPMENT STRATEGY

- ▶ A Land Use, Urban Design and Street Improvements Plan
- ▶ Developed by a team of consultants, City staff and the East 14<sup>th</sup> Street Advisory Committee
- ▶ Goals:
  - ▶ Attract high-quality uses, including housing to increase the demand for new retail
  - ▶ Create a mixed-use transit supportive corridor
  - ▶ Create a distinctive attractive and pedestrian-friendly streetscape design for East 14<sup>th</sup> Street
  - ▶ Respect and build upon the distinct neighborhood character
  - ▶ Promote quality architectural design
- ▶ Adopted 2004





# SOUTH AREA MAP

Bayfair Center  
I-580 Signage

Palma Plaza

Auto Zone

E14th St  
South Area  
Development  
Strategy

Casa Verde

SLUSD Health &  
Wellness Center

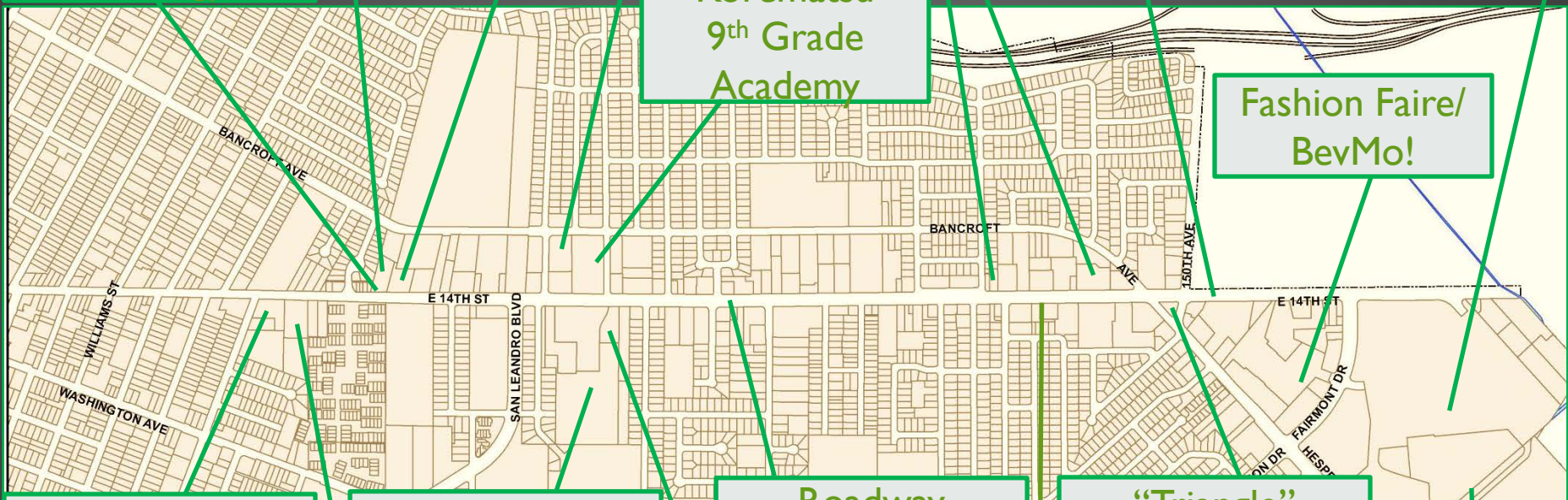
Bal Theater

Underground  
Utilities  
South of 150<sup>th</sup>

Bayfair Center  
Improvements

Korematsu  
9<sup>th</sup> Grade  
Academy

Fashion Faire/  
BevMo!



Estabrook Place

S.L. Hospital

Roadway  
Medians

“Triangle”  
Improvements

Grocery Outlet

Senior  
Community  
Center

Underground  
Utilities  
North of 150<sup>th</sup>

Bayfair TOD  
Strategy



# SOUTH AREA INVESTMENT

Private	\$ 53.5m
SLUSD	\$ 38.0m
City/RDA	<u>\$ 59.0m</u>
Total	\$150.5m



# ESTABROOK PLACE

## \$19M - 2010



- ▶ Former used car lot
- ▶ Now 50 Senior affordable units
- ▶ Owned & managed by Eden Housing
- ▶ RDA & HOME contribution: \$4m





# GROCERY OUTLET 2012



- ▶ Former Thrift store
- ▶ \$500k internal and external improvements
- ▶ RDA façade contribution: \$16,500





# CASA VERDE

## \$19.5M - 2010



- ▶ Former Islander Motel
- ▶ 67 units of affordable housing
- ▶ Managed by Mercy Housing
- ▶ Owned by the City
- ▶ RDA contribution: \$6.3m







# BAL THEATER 2010

- ▶ Vacant theater repurposed
- ▶ Private investment
- ▶ RDA Contribution: \$50k





# SLUSD HEALTH & WELLNESS CENTER 2013

- ▶ \$1.2m loan from City to SLUSD to purchase 13666 East 14<sup>th</sup> Street, former Girls Inc. building
- ▶ Loan enabled the School District, in cooperation with Alameda County, to apply for and receive Federal grand funding to augment programs and facilities which will provide neighborhood serving medical and dental clinics.





# PALMA PLAZA

## \$2M - 2005



- ▶ Privately redeveloped following a fire
- ▶ Traffic improvements to facilitate the Walgreens drive-thru
- ▶ Financial assistance for removal of illegal structure and landscaping
- ▶ RDA Contribution: \$28k





# KOREMATSU 9<sup>TH</sup> GRADE ACADEMY

- ▶ Former car storage lot
- ▶ Financial Assistance for public improvements and construction of gymnasium
- ▶ RDA contribution: \$2.25m





# SAN LEANDRO HOSPITAL

## \$3M – APPROVED 2013

- ▶ In partnership with Alameda County Supervisor Wilma Chan, the City strongly advocated to keep the hospital open.
- ▶ The City committed \$1m a year over three years
- ▶ The Hospital:
  - ▶ Continues to serve as the hub of the medical cluster on E. 14<sup>th</sup> St.
  - ▶ Provides emergency services to the community
  - ▶ Provides employment





# AUTO ZONE \$4M+ 2012



- ▶ Former used car lot
- ▶ Privately redeveloped





# FASHION FAIRE/BEVMO!

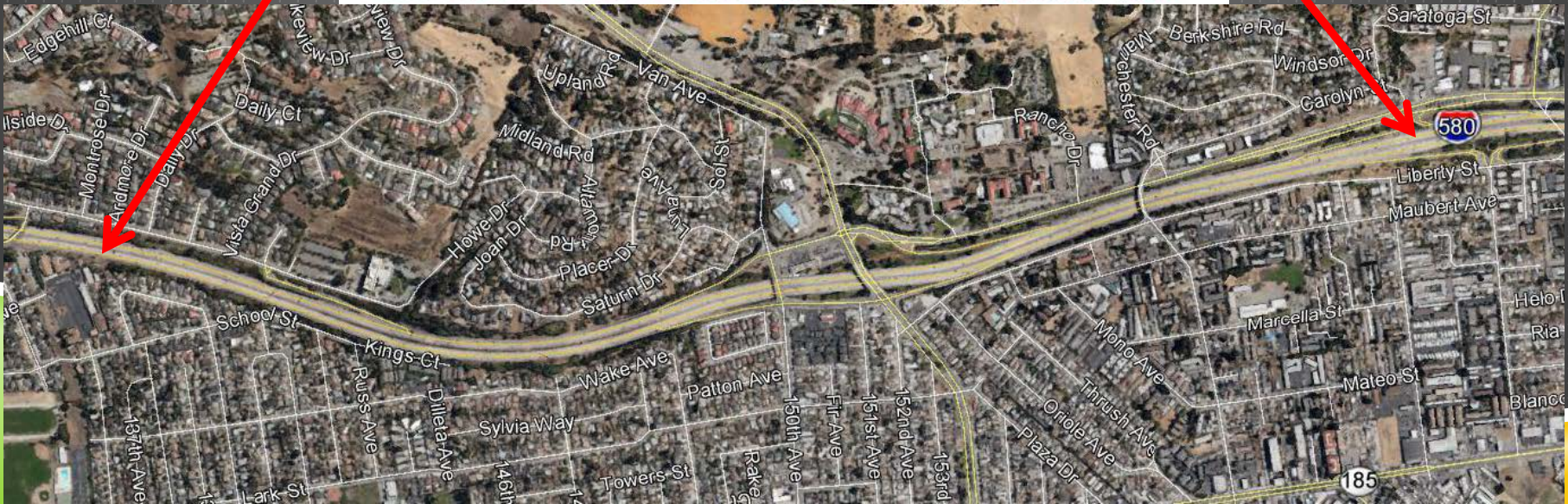
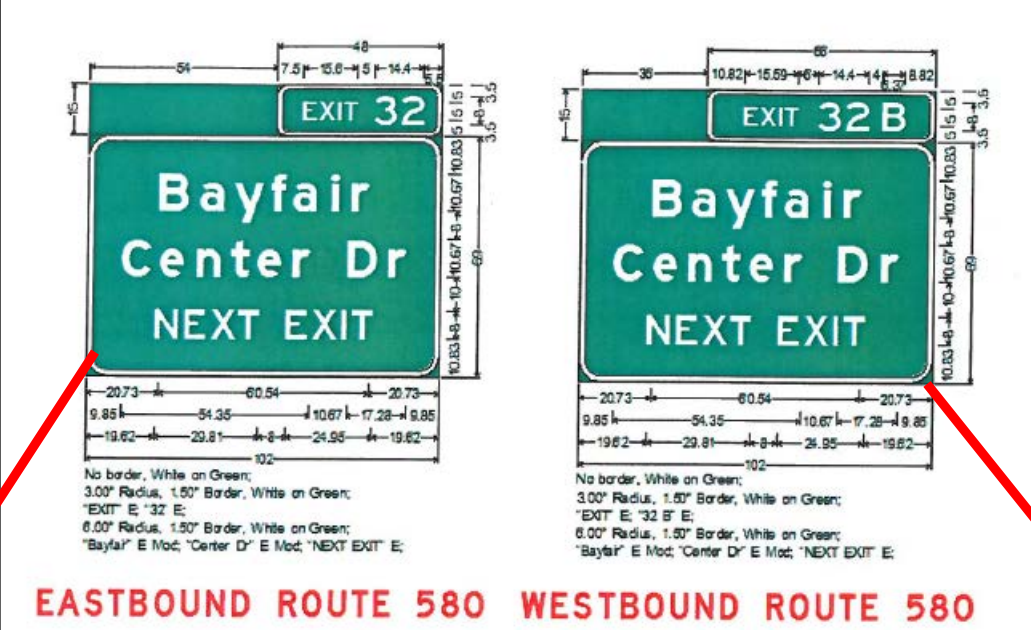
## \$2M+ 2013

- ▶ Former mattress store, long vacant
- ▶ Private investment of \$1M+ to shopping center as a result of new tenant, BevMo!





# BAYFAIR FREEWAY SIGNAGE







# BAYFAIR CENTER 2013

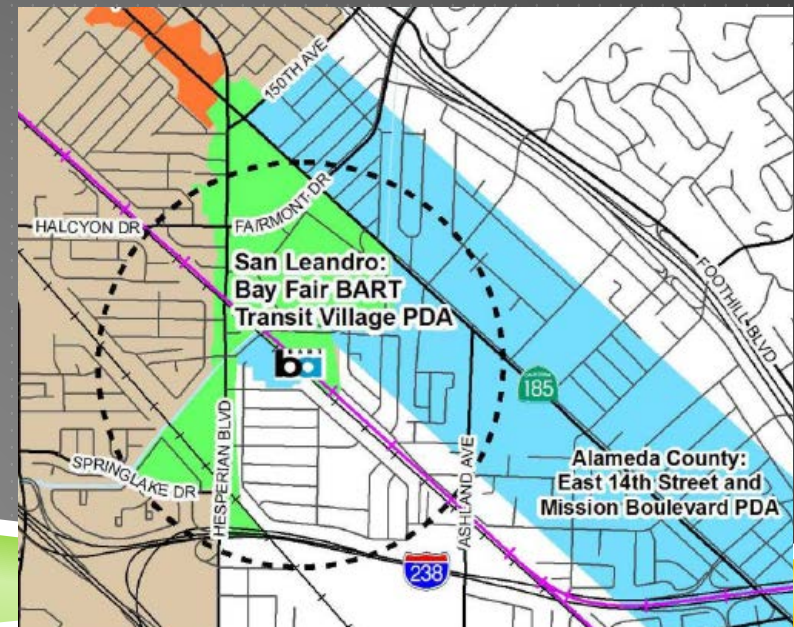


- ▶ Macy's lease extension and investment
- ▶ Connected to Lit San Leandro – super fast fiber
- ▶ Resolution of King parcel lawsuit which clears the way for development of 3.7 acre site.



# BAYFAIR TRANSIT VILLAGE TOD STRATEGY

- ▶ The City, in partnership with BART, Madison Marquette, and Alameda County, was awarded a Priority Development Area (PDA) Planning Program grant application by MTC.
- ▶ The award is for \$440,000 to prepare a TOD specific plan and EIR. The City, BART and Madison Marquette will contribute \$60k.
- ▶ A TOD Plan will enable a more streamlined development process for desirable commercial and mixed use projects.





# SENIOR COMMUNITY CENTER

## \$15M - 2010





# EAST 14<sup>TH</sup> ST ROADWAY MEDIANS 136<sup>TH</sup> AVENUE TO 144<sup>TH</sup> AVENUE \$1.2M - 2011





# UTILITY UNDERGROUNDING SOUTH OF 150<sup>TH</sup> AVENUE \$4M – 2011





# UTILITY UNDERGROUNDING NORTH OF 150<sup>TH</sup> AVENUE \$8M – 2017 (PROJECTED)



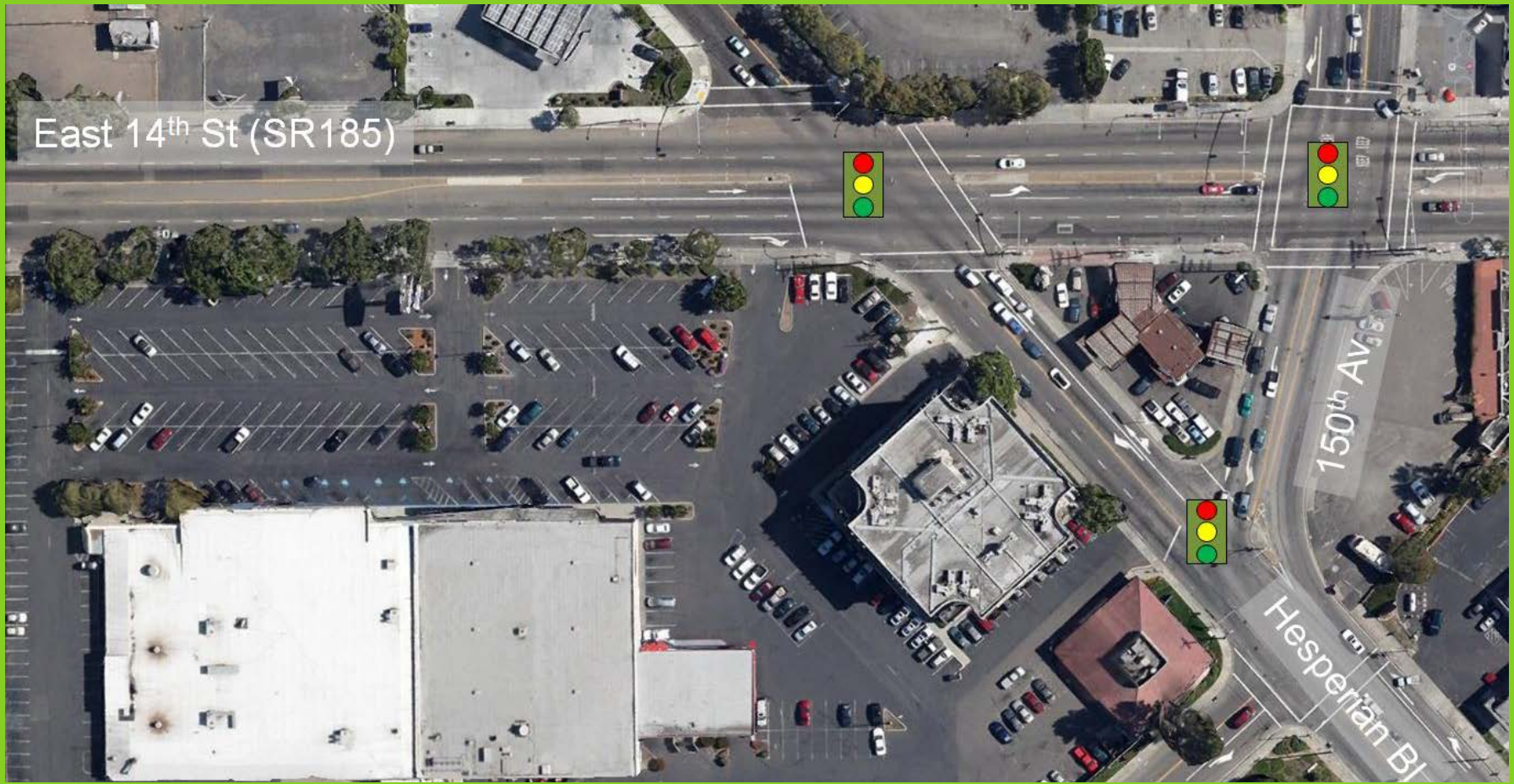


# EAST 14<sup>TH</sup> ST/HESPERIAN BL / I 50<sup>TH</sup> AVE “TRIANGLE” PROJECT

- ▶ Problem
  - ▶ Close proximity of three intersections creates unacceptable congestion
  - ▶ Traffic often backs up blocking intersections
- ▶ Goals
  - ▶ Improve traffic circulation and overall Level of Service
  - ▶ Create a gateway element near the south city entry



# EXISTING CONDITIONS







# PROJECT HISTORY

- ▶ 1996 - Initial concept to address congestion issues
- ▶ 1997 - Project included into Measure B Reauthorization (ACTIA Project 19)
- ▶ 2003
  - ▶ Alternative designs studied
  - ▶ Traffic study conducted and recommends
- ▶ 2008 – Purchase of “Triangle” parcel commences
- ▶ 2010 – Concept Plans for “gateway” completed  
Concept A preferred by committee
- ▶ 2012 - Demolition of “Triangle” property and Soil Remediation Completed



# INITIAL CONCEPT PLAN

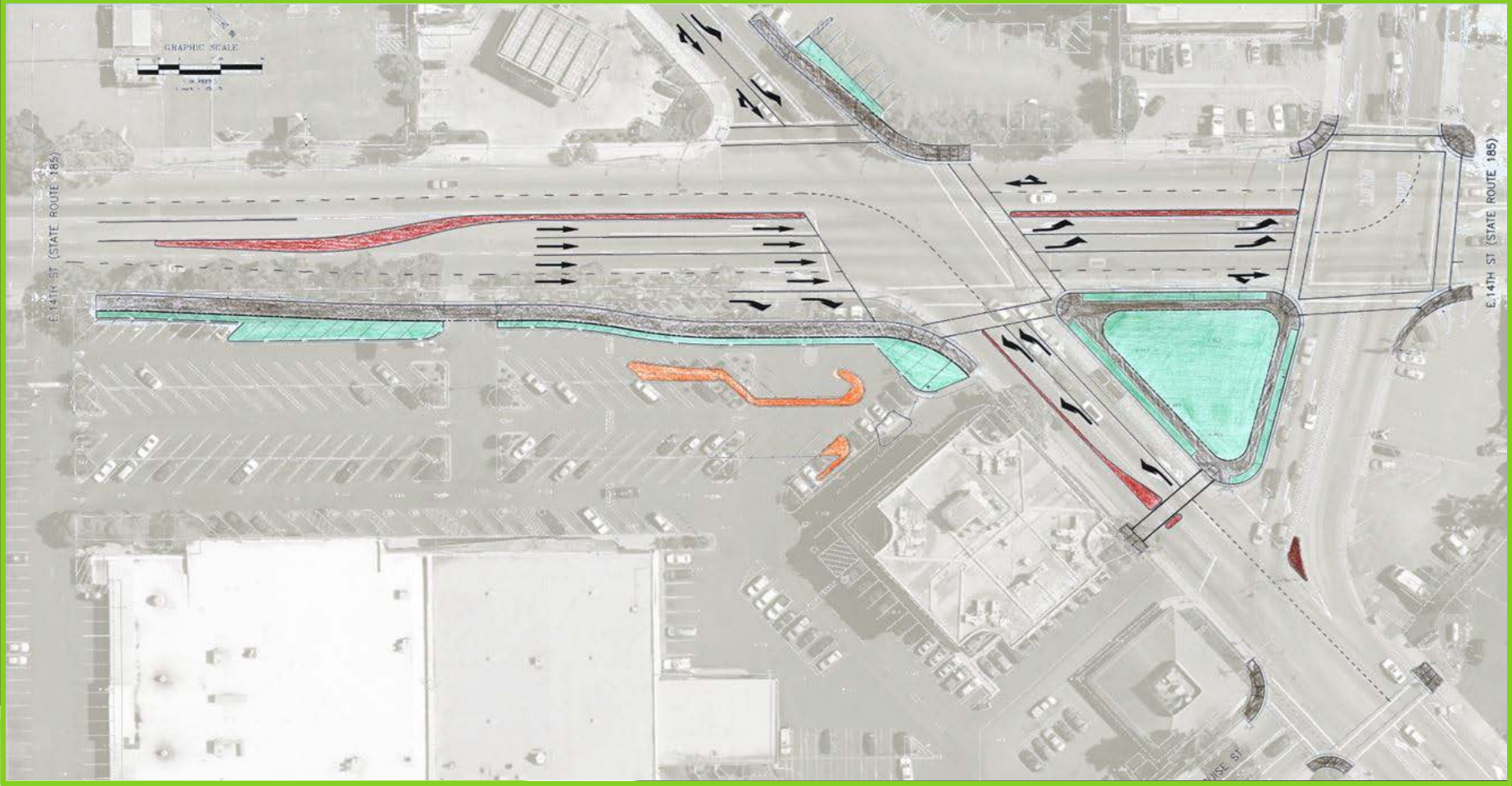


# ROADWAY COMPONENTS

- ▶ Design Components
  - ▶ Add a second left turn lane from eastbound Hesperian Boulevard to northbound East 14<sup>th</sup> Street
  - ▶ Add a second left turn lane from southbound East 14<sup>th</sup> Street to eastbound 150<sup>th</sup> Avenue
  - ▶ Replacement of the 3 traffic signals
  - ▶ Improve pedestrian connectivity to the Triangle parcel



# CURRENT ROADWAY DESIGN





# TRIANGLE PURCHASE TENANT RELOCATION & REMEDIATION



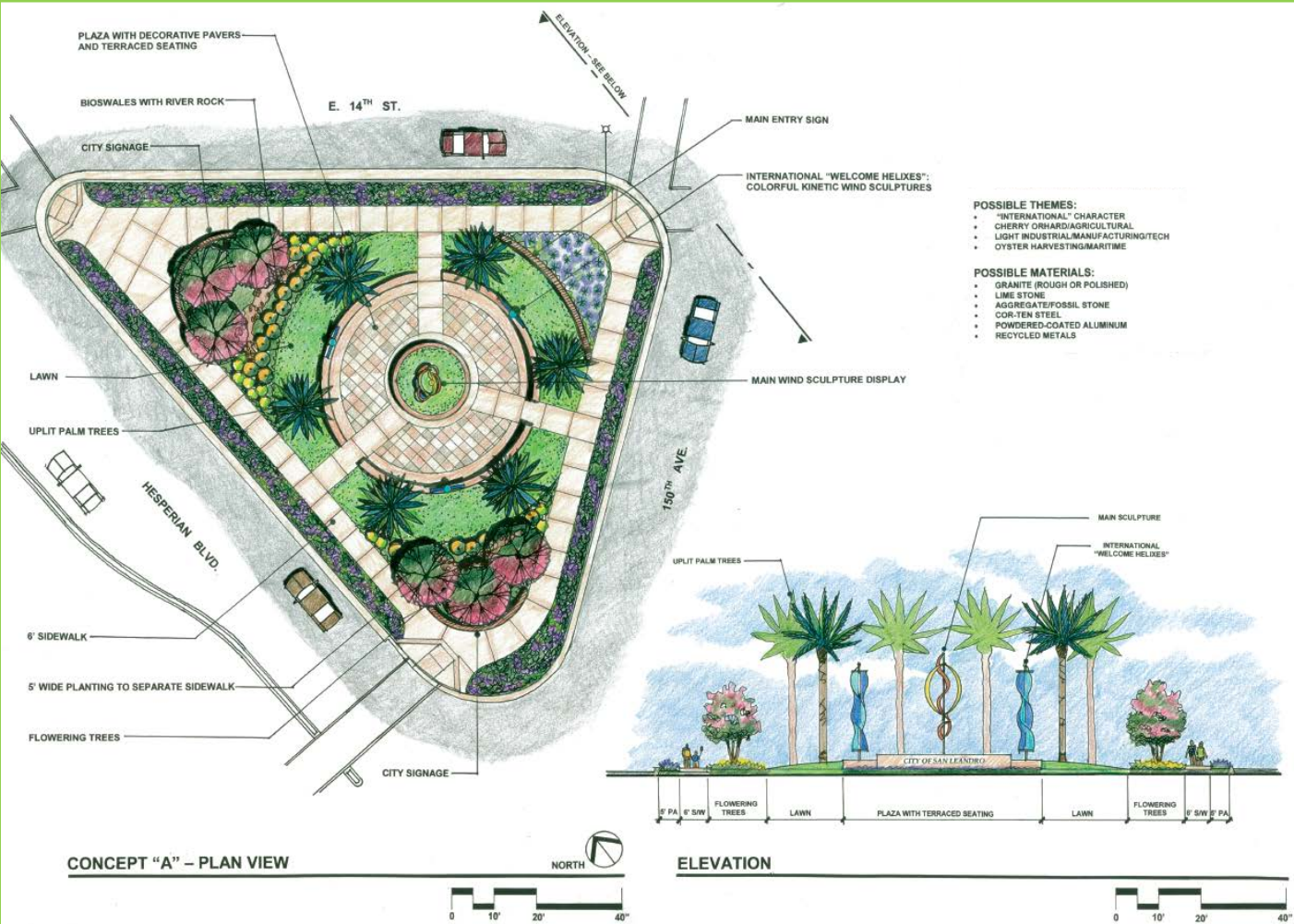


# GATEWAY FEATURE

- ▶ Design Objectives
  - ▶ Create a welcoming entry with a significant vertical focal point
  - ▶ Provide a “Vehicular and Pedestrian Scale” Experience
  - ▶ Incorporate a theme specific to the “South Area” but also representative of all of San Leandro
  - ▶ Incorporation of public art



# CONCEPT PLAN





# PROJECT COSTS

- ▶ Total Estimated Cost: \$6,821,000
- Right of Way: \$1,962,000
  - ▶ Includes costs to date (\$801,000) for land purchase, demolition and remediation
- ▶ Roadway Related Improvements: \$4,053,000
- ▶ Gateway: \$806,000





# FUNDING SOURCES

## ► Current Funds

<u>Fund</u>	<u>Allocation</u>
Measure B project	\$3,238,000
Traffic Impact Fees	\$414,625
Redevelopment Agency	\$833,704
Measure B (STIP fund swap)	<u>\$1,000,000</u>
Total	\$5,486,329

- Current Funding Shortfall:      Approximately \$1.3M
- Possible use of Former Redevelopment Agency Bond proceeds



# CHALLENGES

- ▶ Caltrans Processing
  - ▶ Right of Way
  - ▶ Design Acceptance
- ▶ Coordination of undergrounding project north of 150<sup>th</sup> Avenue
- ▶ Funding



# NEXT STEPS

▶ Current Work	Completion Date
▶ Design of improvements	Winter 2015-16
▶ Additional right of way acquisition	Winter 2015-16
▶ Construction	Spring 2017



# QUESTIONS / DISCUSSION