

# Downtown Technology Campus



# PLN2013-00045

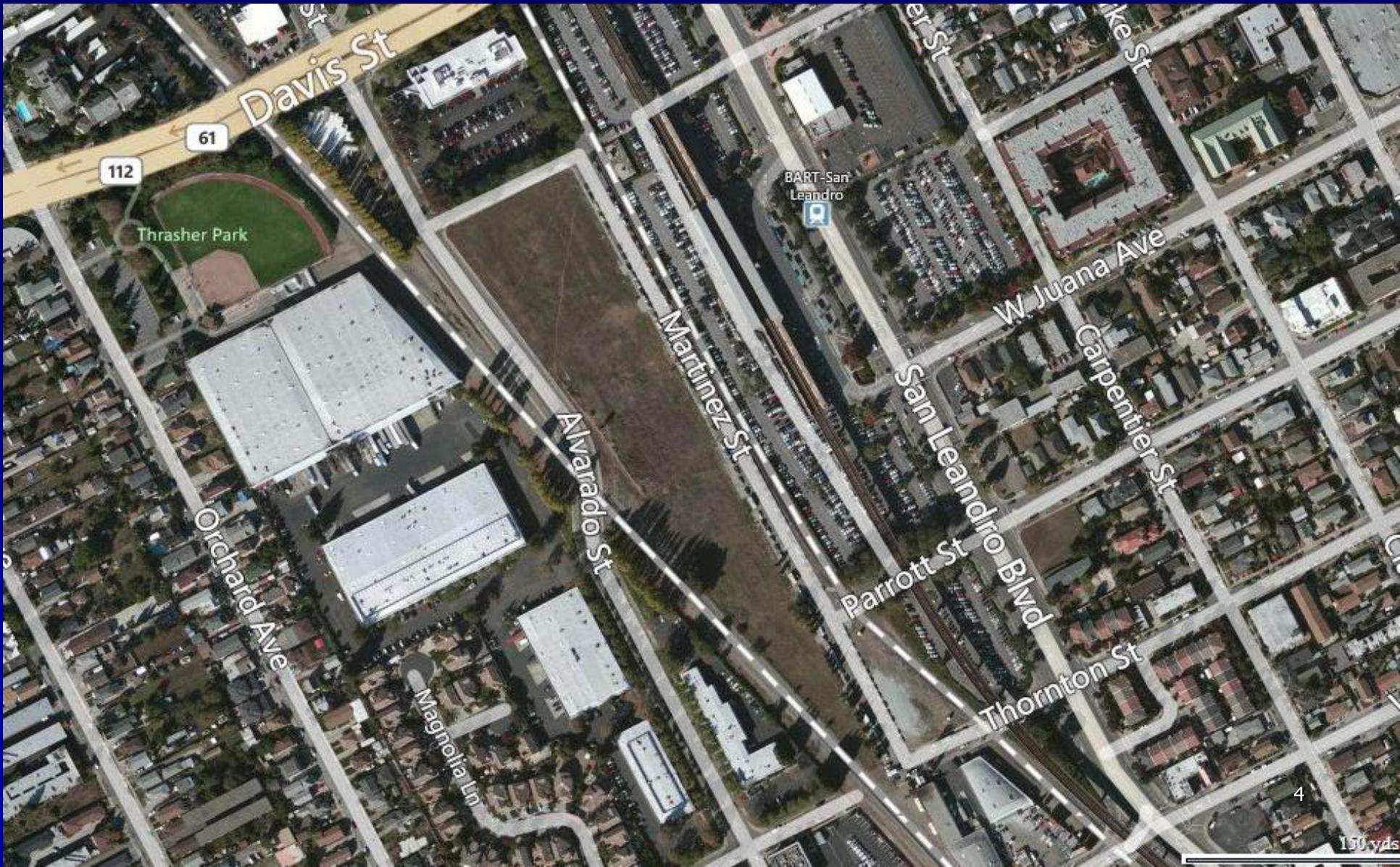
## 1333 Martinez Street

- ▶ Applicant/Property Owner: S. Tong, Westlake Development Partners, LLC / Chang Income Project Partners LP
- ▶ Site: ~7.3 acres
- ▶ Proposal: Planned Development to Construct a Multi-Phased Downtown Technology Campus West of the BART Station

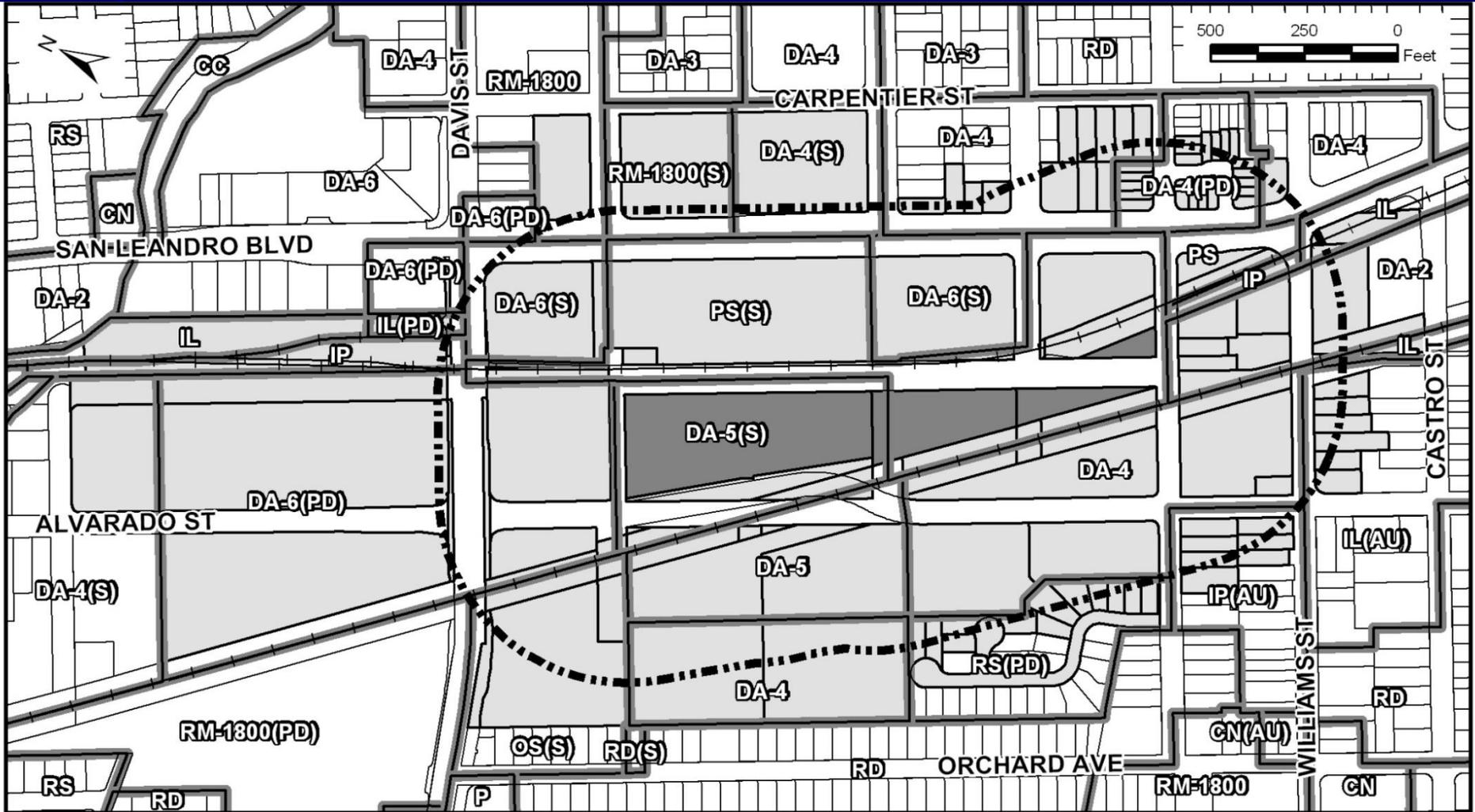
# City Council Goals

- ▶ Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- ▶ 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

# Aerial Photo



# Vicinity Map



## Westlake Parcels

75-41-2-1, 75-47-2, 75-47-3-2, 75-47-7



Parcels within 500'  
of Westlake Parcels



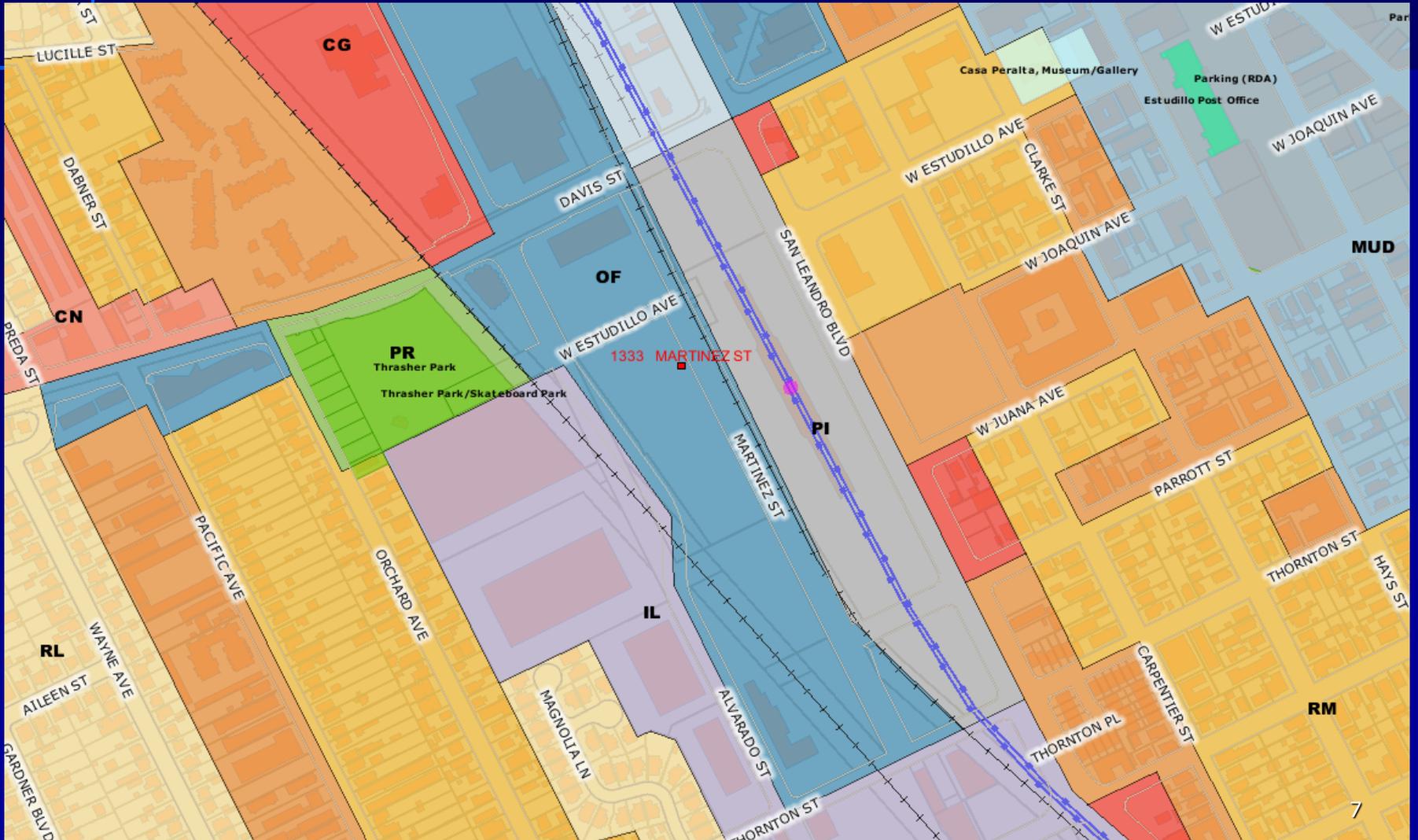
500' noticing radius  
around Westlake Parcels

# Zoning



Zoning, DA-5 (S)  
Downtown Area,  
Special Overlay  
District; and  
PS(S) Public  
Semipublic,  
Special Overlay  
District

# General Plan Land Use Map



# Background – The Crossings

- ▶ Partnership formed in 2008
- ▶ Original Partners: City, Redevelopment Agency, BART, BRIDGE and Westlake
- ▶ Original plan: The Crossings - 700 units of housing and parking structure
- ▶ Project was awarded over \$20m of State Prop 1C Grant funding
- ▶ Residential development abandoned due to the economic downturn

# Background – The Cornerstone

- ▶ Westlake played a key role in enabling the City and BRIDGE to retain the >\$20 m grant by renegotiating its terms with the State
- ▶ Westlake transferred development rights (valued > \$3 m) for the Cornerstone project (200 multi-family units) to BRIDGE
- ▶ Westlake transferred design and site work to BRIDGE
- ▶ BRIDGE expects to start construction Fall 2014

# Downtown Tech Campus

- ▶ Office campus leverages Lit San Leandro and builds on the success of Creekside Office Plaza
- ▶ The plan for a multi-phased office campus was presented to Council in April 2012
- ▶ City staff, Westlake, and Planning Commission have worked collaboratively to bring the current plan to the City Council

# Site Advantages

- ▶ Proximity to the San Leandro BART station
- ▶ Proximity to Downtown San Leandro
- ▶ Immediate Access to Lit San Leandro
- ▶ The only vacant, single owner 7+ acre downtown site available for development

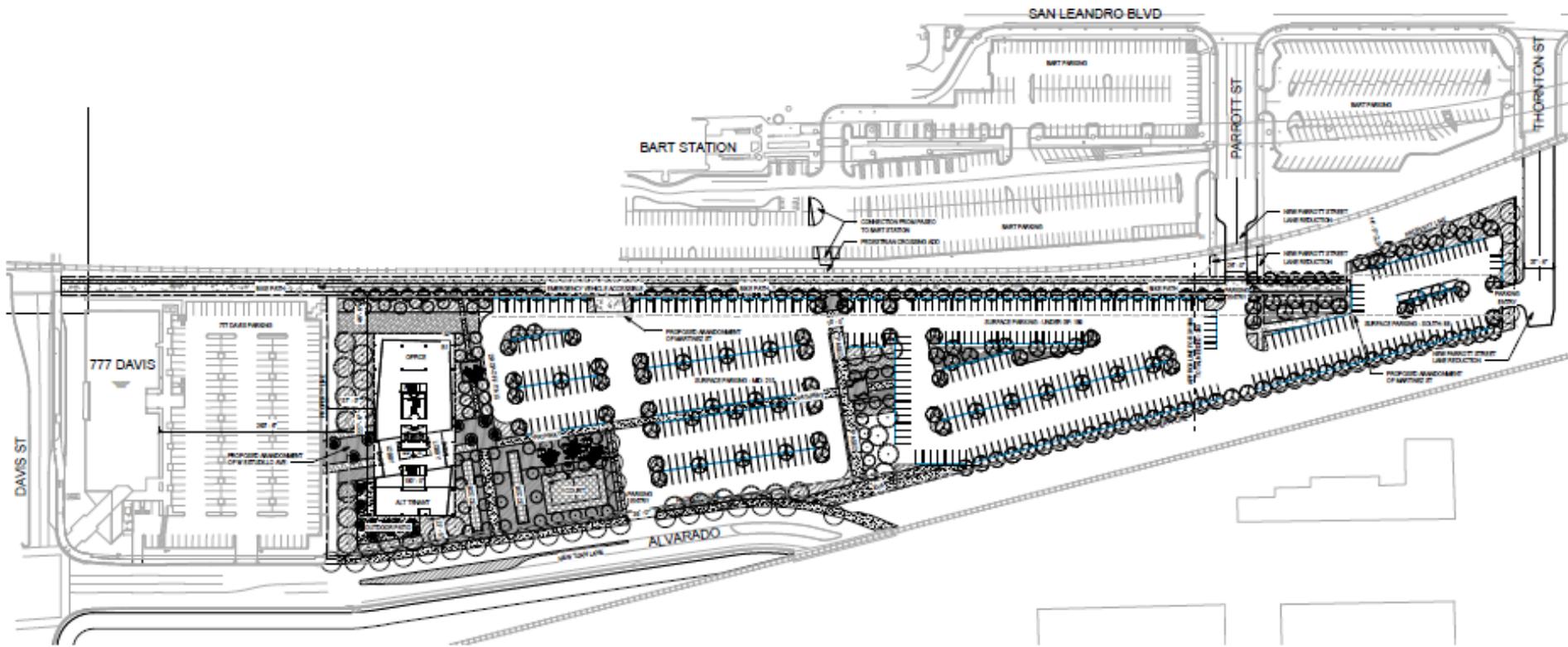
# Details of Proposal

- ▶ Planned Development, Site Plan Review & Development Agreement
- ▶ Project Phasing
- ▶ Class A Office Buildings
- ▶ Pedestrian and Bike connections
- ▶ Parking
- ▶ Mitigated Negative Declaration

# Phase 1

- ▶ Six-story 120,000 sq. ft. building
- ▶ Landscaped 'Paseo' - connection between Alvarado St. and BART
- ▶ East Bay Green Way constructed within the Martinez St. right-of-way
- ▶ Public art component requirement
- ▶ A maximum ratio 3.6 parking spaces/1,000 square feet of office area. Excess parking available as unbundled public parking

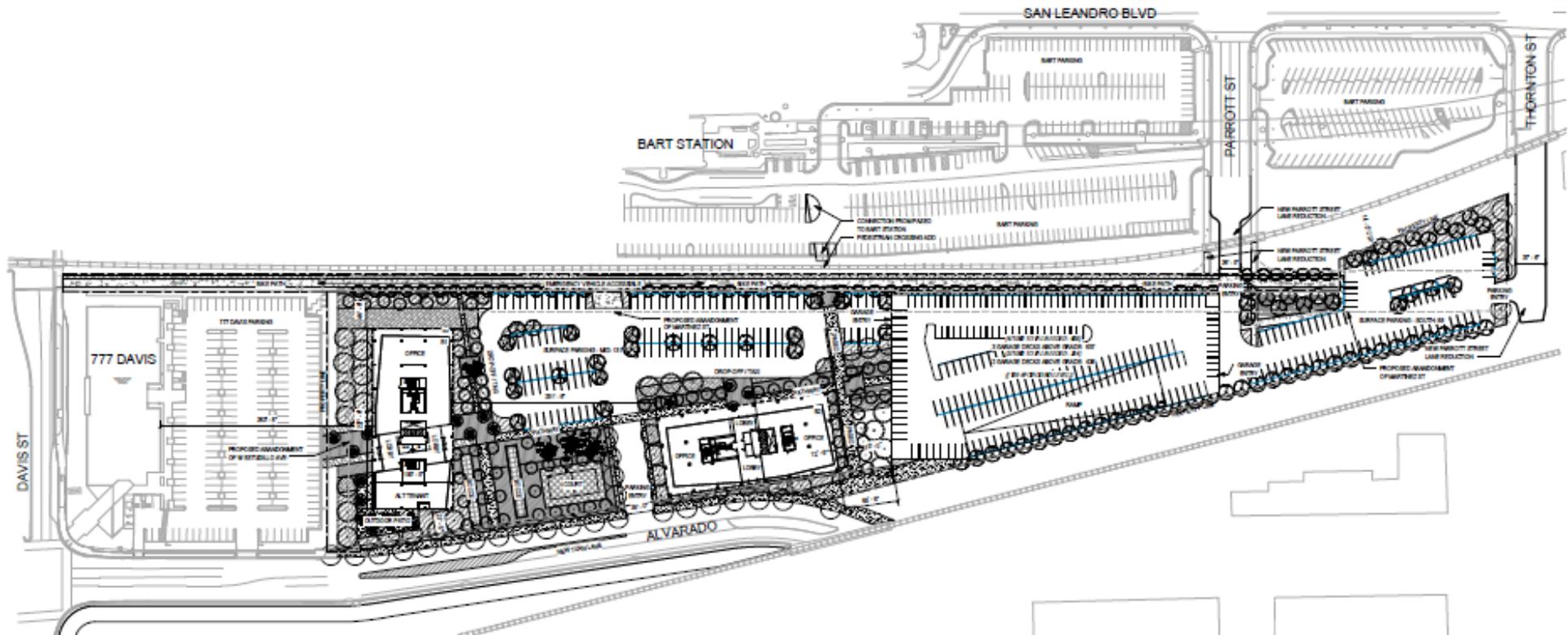
# Phase 1



## Phase 2

- ▶ A minimum six-story 120,000 sq. ft. building
- ▶ Parking structure
- ▶ Public art component requirement
- ▶ A ratio 3.0 parking spaces/1,000 sq. ft. of office area. Excess parking would be available as unbundled public parking

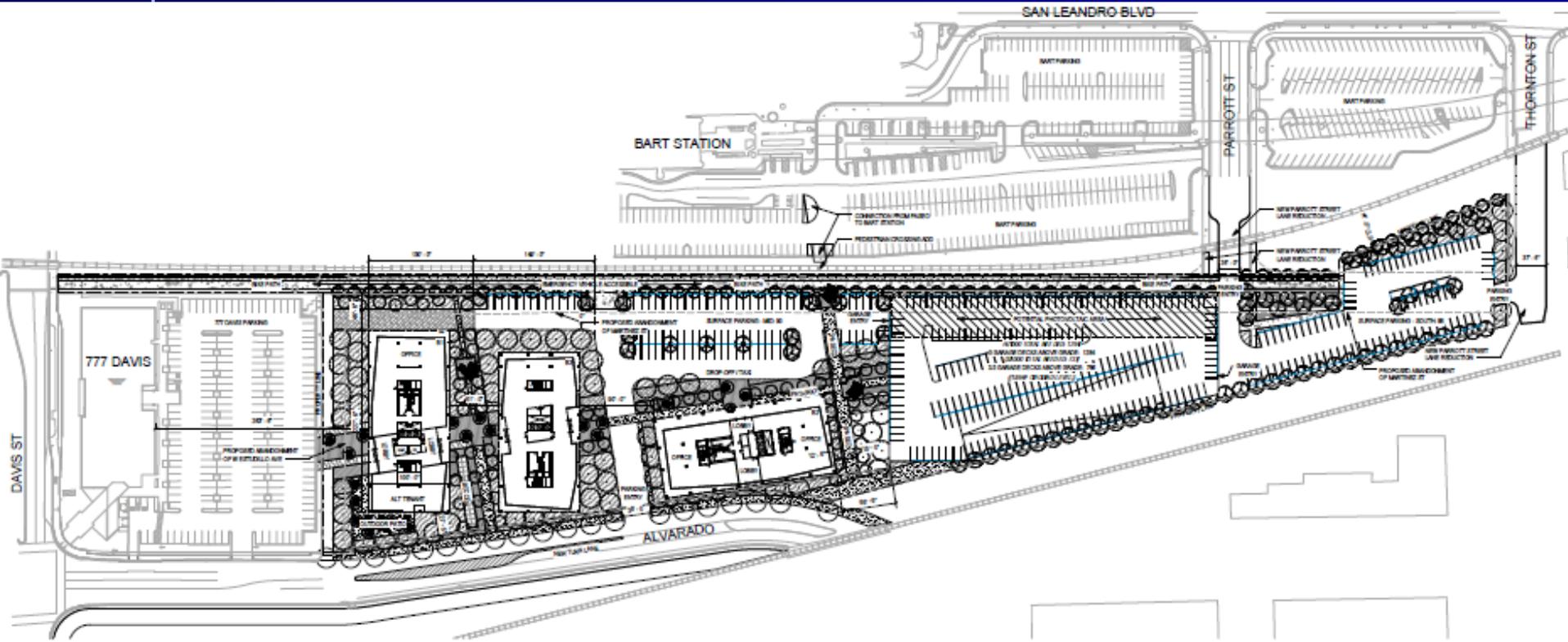
# Phase 2



# Phase 3

- ▶ A minimum five-story 100,000 sq. ft. building
- ▶ Parking structure construction
- ▶ A ratio 3 parking spaces/1,000 square feet of office area. Excess parking would be available as unbundled public parking.
- ▶ Public art component requirement

# Phase 3

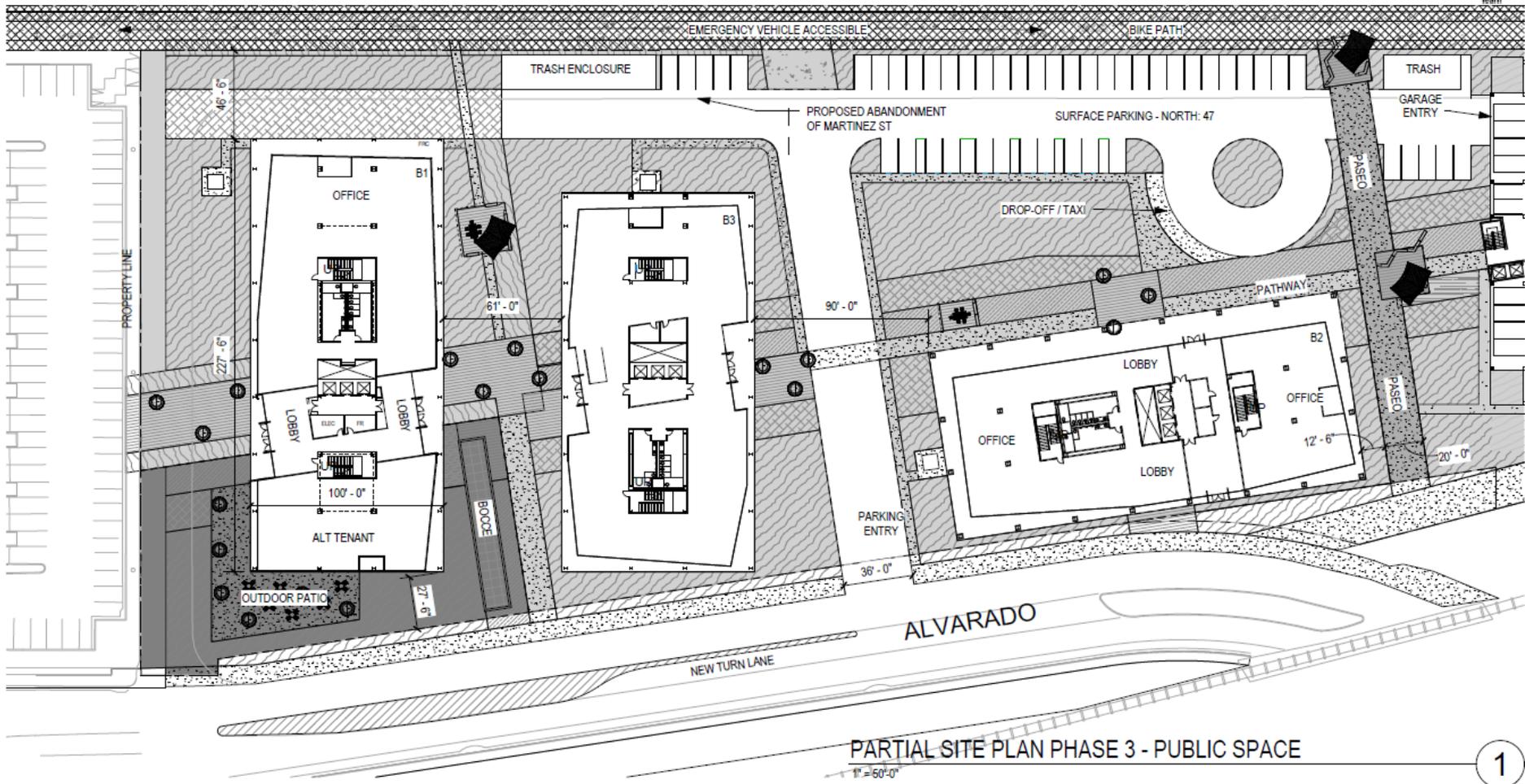


# Planning Commission Recommendations

- ▶ Special attention be given to the east edge of the parking structure visible from BART
- ▶ Remove references to residential or housing allowances in the Development Agreement
- ▶ Eliminate off-street parking spaces, east of the proposed Phase 2 building and convert to larger open space

# Planning Commission Recommendation Enhanced Open Space

architecture & interiors  
listen  
build  
speak  
learn



PARTIAL SITE PLAN PHASE 3 - PUBLIC SPACE

# Phase 1



# Phase 2

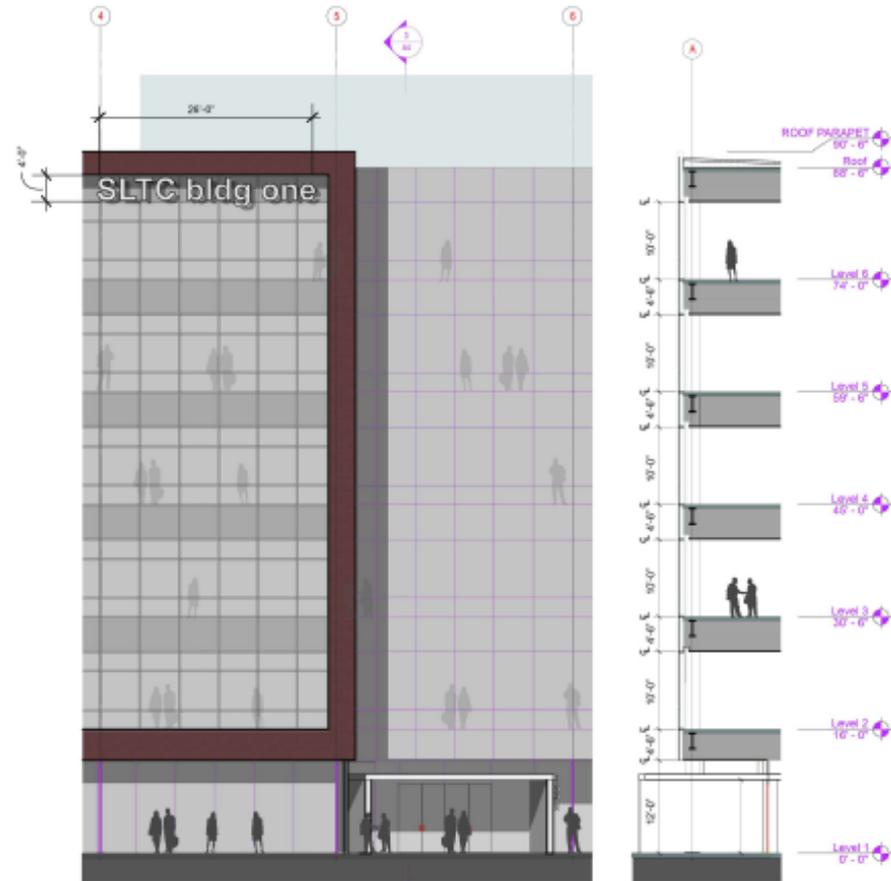


# Phase 3





PARTIAL WEST ELEVATION 1/8" = 1'-0"



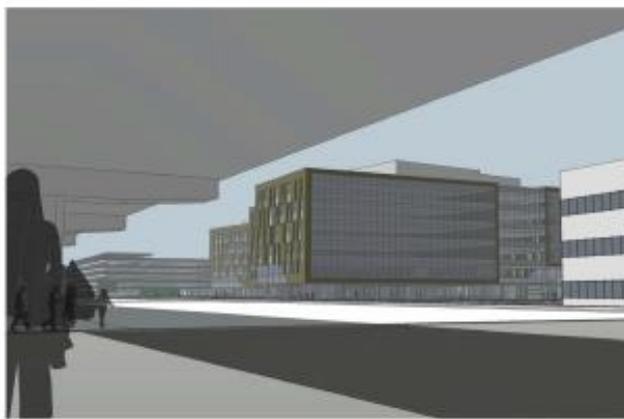
PARTIAL NORTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION KEY



NORTH ELEVATION KEY



## Massing with 5-Story Parking Garage



# Development Agreement

- ▶ Term: 10 years, plus 5 year extension at completion of Phase 1
- ▶ Project milestones and development requirements
- ▶ On-site public art
- ▶ Martinez Street and Estudillo Avenue vacation and improvements
- ▶ Bicycle parking
- ▶ Support and inclusion in the Downtown Community Benefit District

# Fiscal Benefits

- ▶ \$200m investment with build-out (Phase 1 - \$50m)
- ▶ Property tax of \$500,000 in Phase 1 to \$2 million at build-out (12% to the City, School Districts and County to benefit)
- ▶ 600 – 1,800 Construction Jobs
- ▶ \$1.6m in Building and Impact Fees for Phase 1
- ▶ \$500k to \$1m investment in public art in Phase 1
- ▶ Increased disposable income available to be captured by Downtown businesses

# Environmental

- ▶ An Initial Study/Mitigated Negative Declaration was prepared
- ▶ Documents sent to required State agencies, via the State's OPR, for review
- ▶ The 30-day public review period for the document was from January 20, 2014 to February 19, 2014
- ▶ EBMUD, PUC and Caltrans submitted comments. PUC comments added as Mitigation Measures
- ▶ No significant impact

# 2014 San Leandro Development Projects

- ▶ Albertson's closed distribution 12 years →  
700,000 sq. ft. Kaiser Medical Center  
\$1B investment  
2,800 employees
- ▶ Hudson Pencil Factory vacant 15 years →  
240,000 sq. ft. Preferred Freezer  
\$48m investment,  
300 construction jobs and 50 to 100 employees
- ▶ Kellogg's closed manufacturing 16 years →  
90,000 sq. ft. 21st Amendments brewery  
\$21m investment  
20 to 100 jobs in 5 years

# 2014 San Leandro Downtown Development Projects

- ▶ Luckys on East 14th St. vacant for 9 years →  
23,000 sq. ft. The Village retail development  
\$10m investment
- ▶ Copymat vacant for 8 years →  
Improved and reused to a Chipotle Restaurant
- ▶ Del Monte cannery closed for 40 years →  
340,000 to 500,000 sq. ft.  
\$50m to \$200m investment  
1,800 quality jobs

# Recommendation

The Planning Commission, unanimously, and staff Recommend that the City Council:

- Adopt the Mitigated Negative Declaration
- Approve the Zoning Map Amendment
- Approve the Planned Development and Site Plan Review subject to conditions
- Approve the Development Agreement