

# Update on Monarch Bay Shoreline Development Project

{ City Council Work Session  
October 9, 2017

# Overview

## Monarch Bay Development Project

- 220 Room Hotel
- Public Amenities – Monarch Bay Park, Pescador Park, boat launch, Bridge, bike & pedestrian path
- Apartments
- 9-Hole Executive Course
- Homes & Townhomes
- Resiliency, Sustainability and other Benefits

Timeline

Council Input

# Monarch Bay Evolution





# Monarch Bay Animations

# 220 Room Hyatt Hotel





# 220 Room Hyatt Hotel



- 220 Room Hyatt Hotel
  - Outdoor space
  - 5,000 sf restaurant
- Stand alone 7,500 sf restaurant with second floor banquet facility
- Market/cafe

# 220 Room Hyatt Hotel





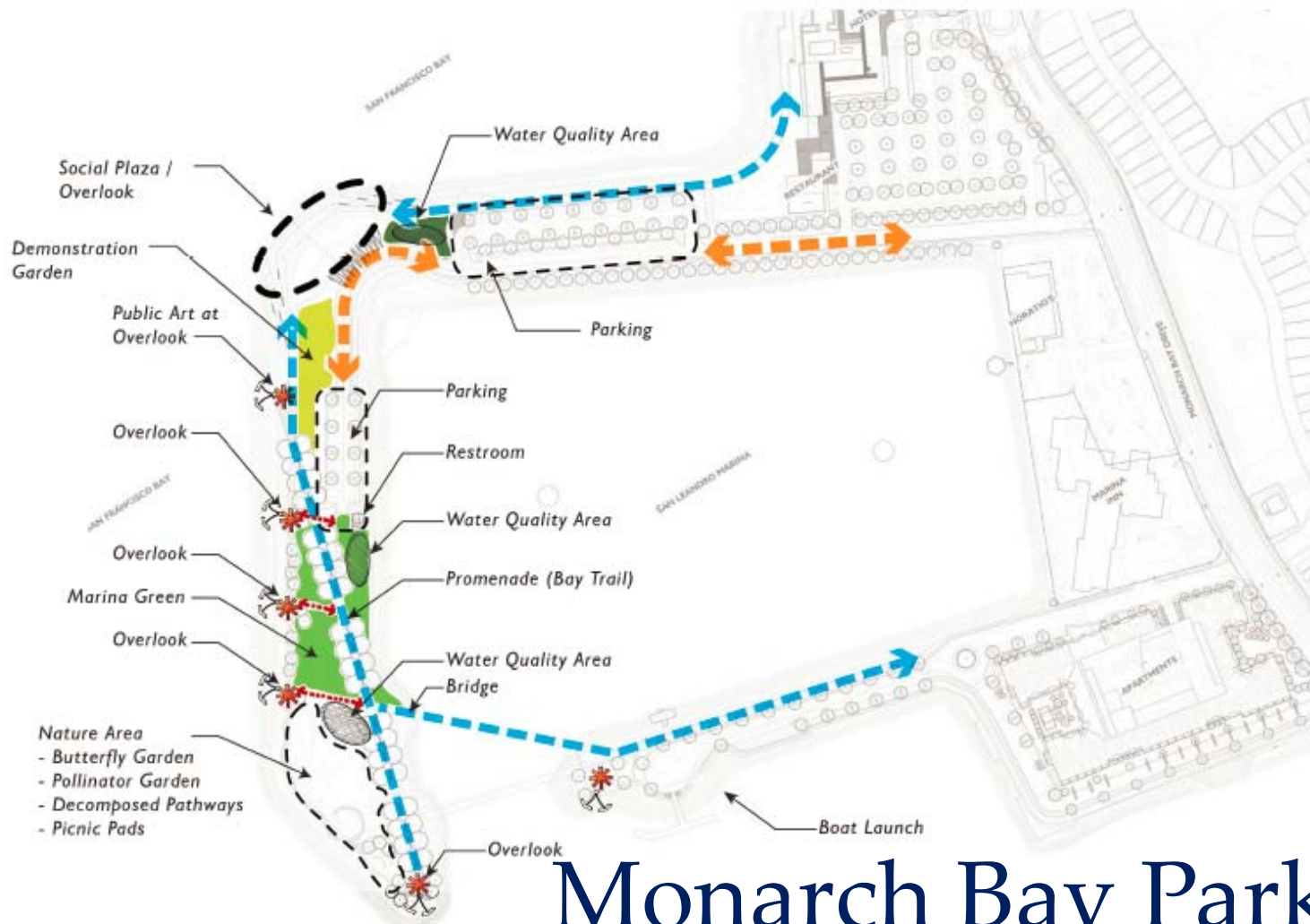
# 220 Room Hyatt Hotel





# 220 Room Hyatt Hotel





# Monarch Bay Park



#### KEY

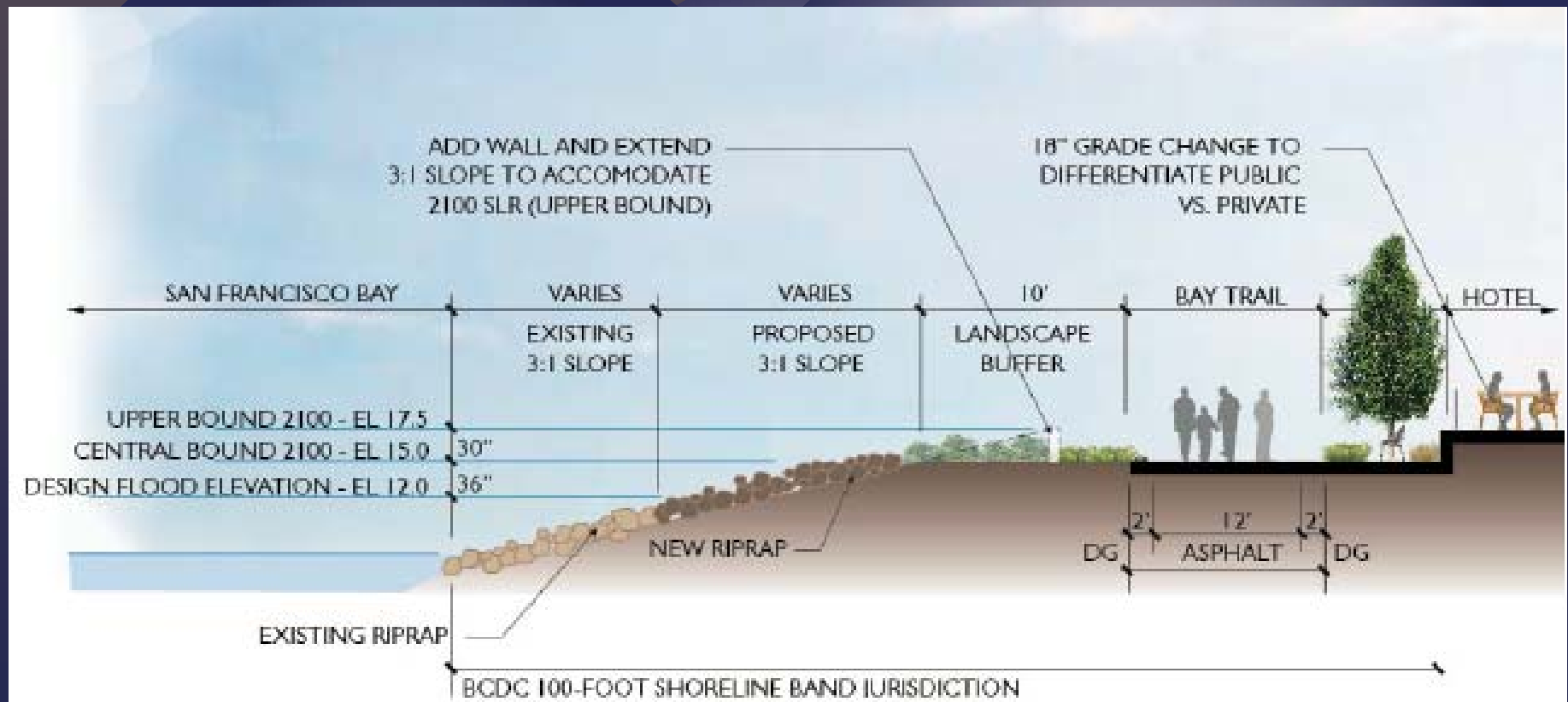
- 1 EVA
- 2 BUTTERFLY GARDEN
- 3 MARINA GREEN
- 4 DEMONSTRATION ZONE
- 5 PLAZA OVERLOOK
- 6 PARKING
- 7 RESTROOM
- 8 BAY TRAIL
- 9 SECONDARY PATH
- 10 BOAT LAUNCH
- 11 PICNIC AREA
- 12 WATER QUALITY AREA
- 13 KIOSK
- 14 VEGETATED RIP RAP
- 15 EXISTING FISHING PIER
- 16 OVERLOOK
- 17 AERATION FOUNTAIN
- 18 KAYAK STORAGE
- 19 INTERPRETIVE ZONE



# A. - Overlook



# A. – Overlook Cross-Section



# SAN FRANCISCO BAY B. - Plaza



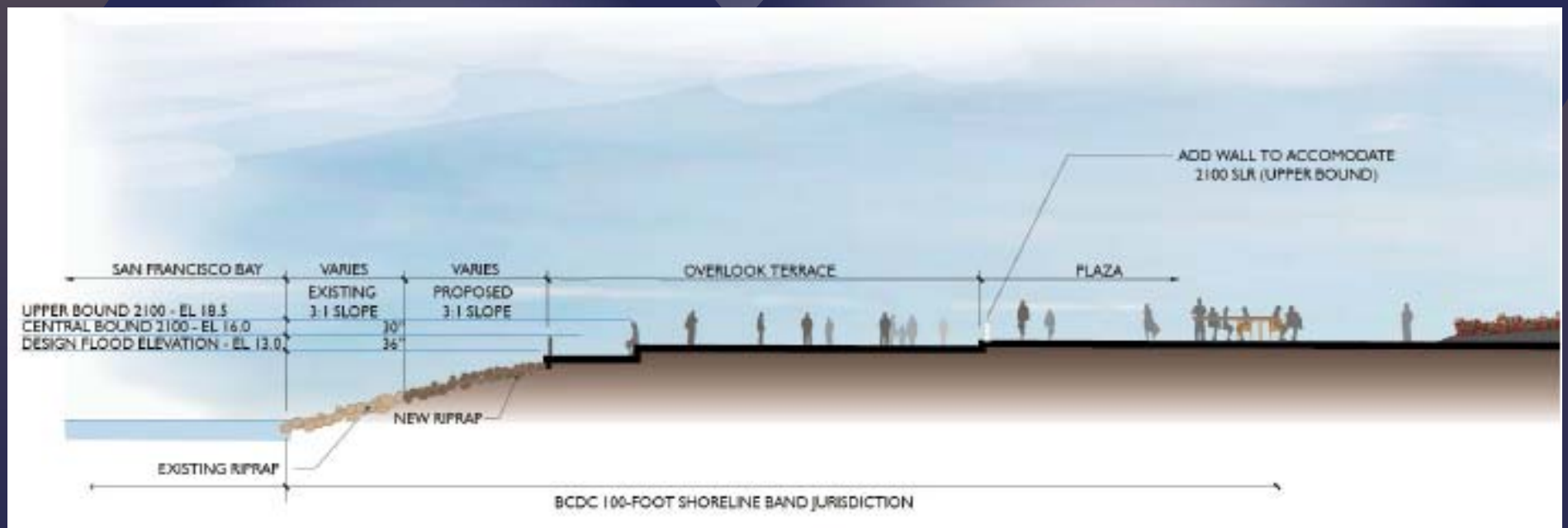
## KEY

- 1 PARKING LOT
- 2 EVA
- 3 WATER QUALITY AREA
- 4 BAY TRAIL
- 5 PLAZA OVERLOOK
- 6 KAYAK LAUNCH
- 7 ROAD
- 8 DEMONSTRATION ZONE
- 9 OVERLOOK
- 10 VEGETATED RIP RAP EDGE





## B. – Plaza Cross-Section



# C. - Promenade

SAN FRANCISCO BAY

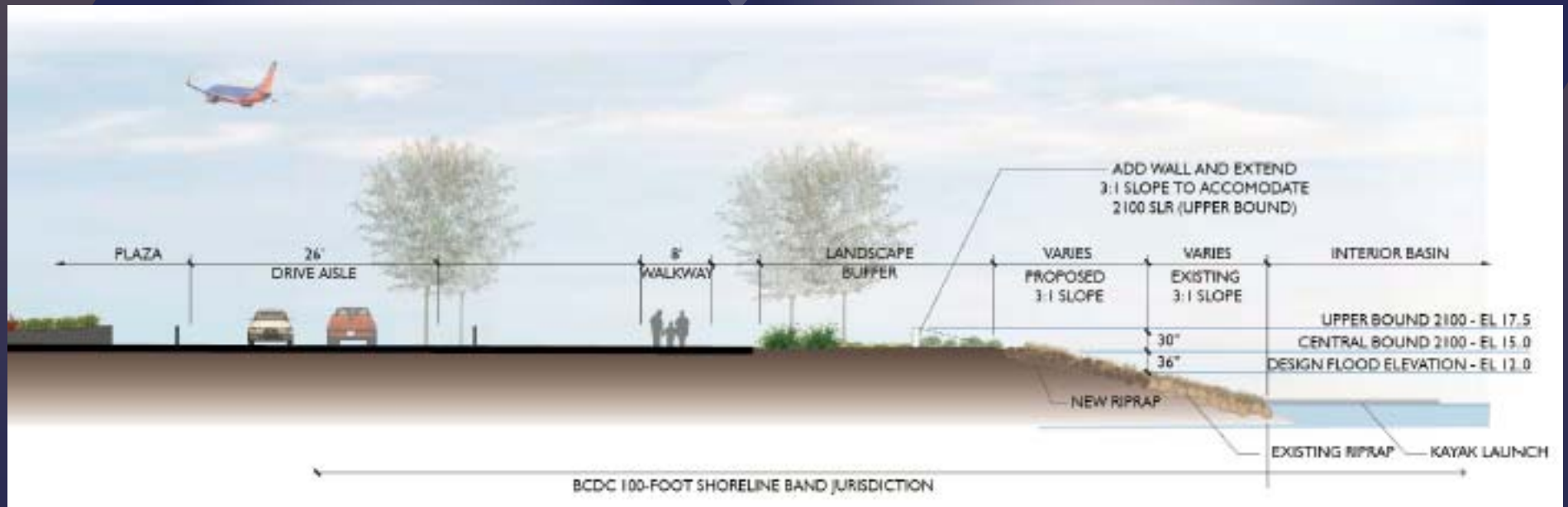
INTERIOR BASIN

## KEY

- 1 ATTRACTION FOUNTAIN
- 2 PARKING LOT
- 3 OVERLOOK
- 4 BAY TRAIL
- 5 RESTROOM
- 6 SECONDARY TRAIL
- 7 VEGETATED RIP RAP EDGE
- 8 MARINA GREEN
- 9 BRIDGE



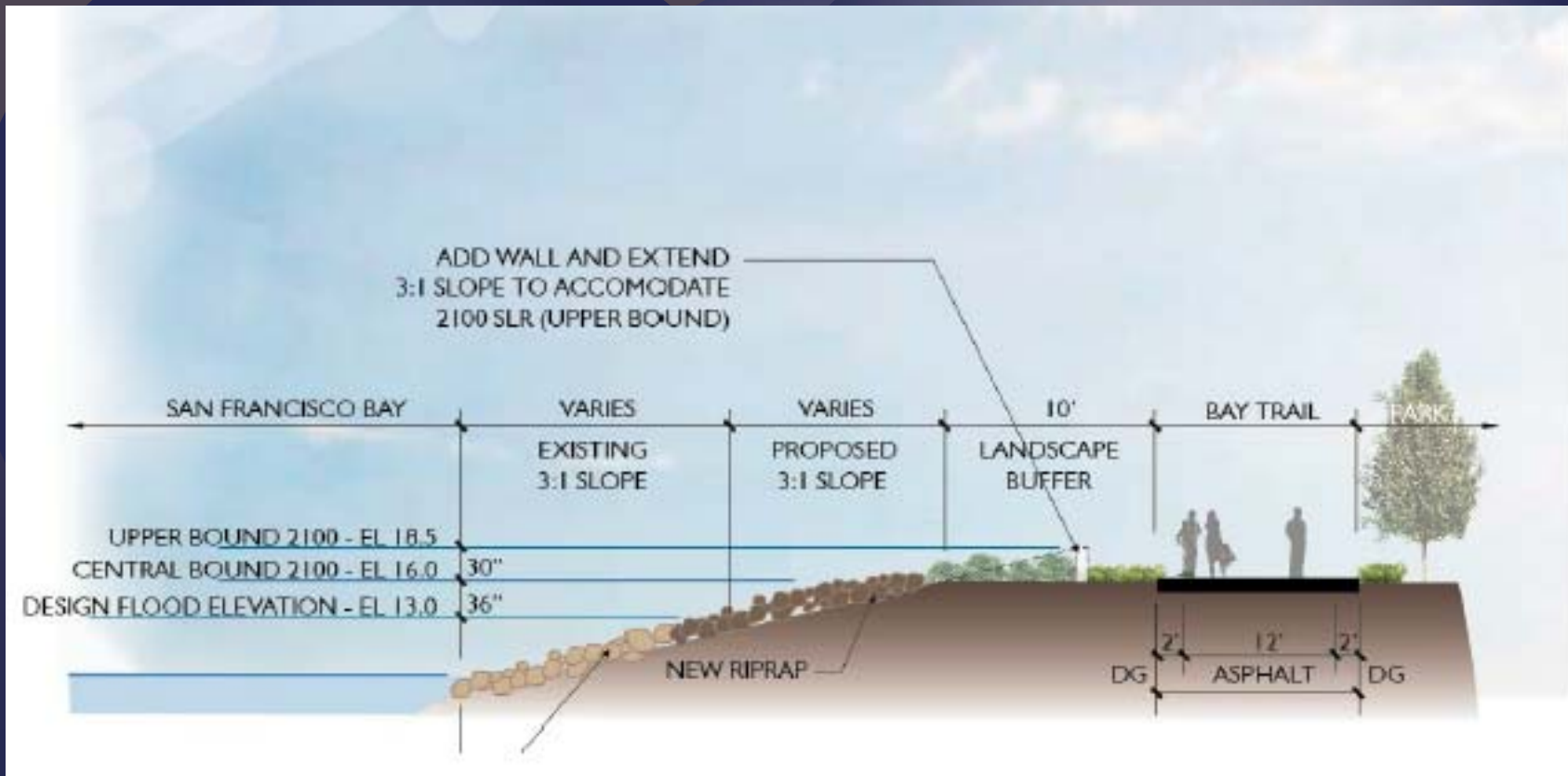
# C. – Promenade Cross-Section







## D. – Garden Cross-Section



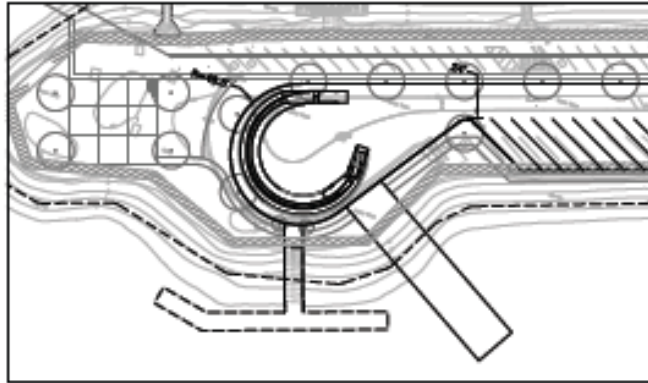


# E. – Boat Launch

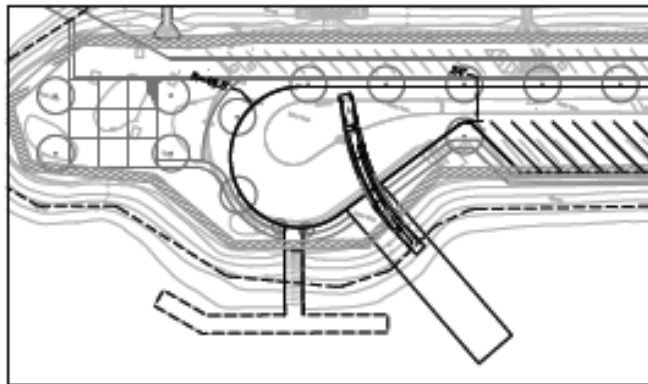




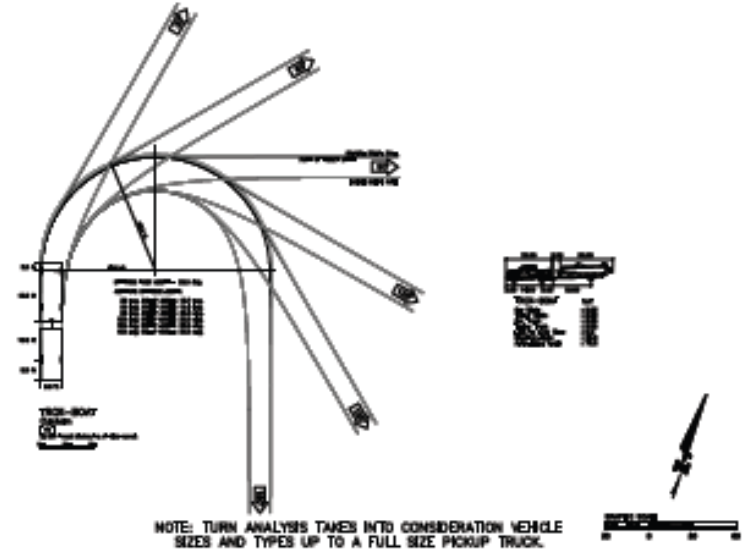
# Boat Launch Turnaround



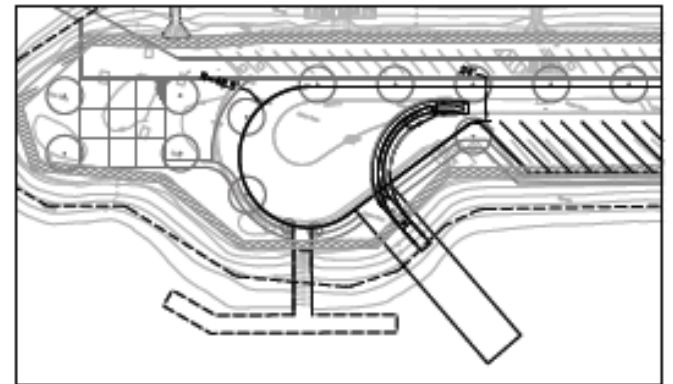
MOVEMENT #1 - TURNAROUND



### MOVEMENT #2 - BACKING UP



NOTE: TURN ANALYSIS TAKES INTO CONSIDERATION VEHICLE SIZES AND TYPES UP TO A FULL SIZE PICKUP TRUCK.



**MOVEMENT #3 - EXIT**

# 285 Unit Monarch Bay Apartments



# 285 Unit Monarch Bay Apartments





# 285 Unit Monarch Bay Apartments



# 9 Hole Executive Golf Course Re-Design

- 9 Hole Links Style Course (Holes range from 90-120 yards)
- Draft design November
- Meetings with golfers re: design
- Flexibility with Home Layout to accommodate Golf Course
- Eucalyptus Grove and buffer



# Townhomes & Single Family Homes

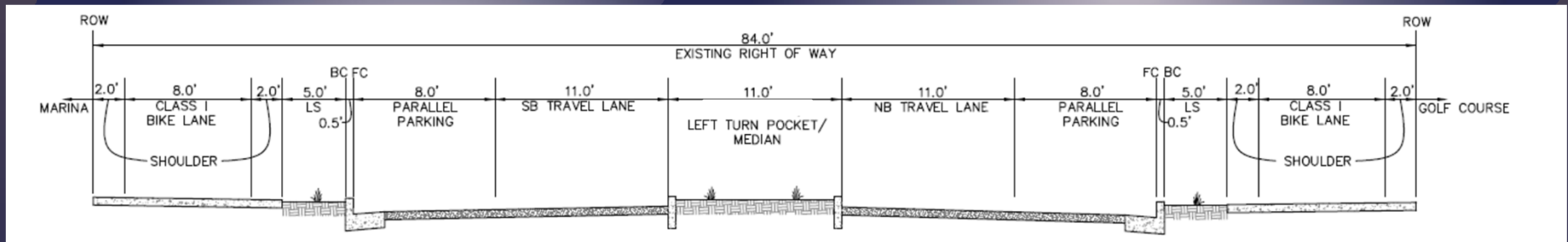
- 147 Single Family Homes
- 53 Townhomes
- 15% affordable
- Private roads and infrastructure





# Bike Path – Monarch Bay Drive

- Separated bike path connects to Bay Trail



# Resiliency



Table 3-2 SLR projections, in inches, form 2000. Source: CO-CAT (2013); CCC (2015); and NRC (2012).

Year	Central projection	Central upper range	Central lower range	Lower bound	Upper bound
2030	5.67	7.64	3.70	1.69	11.69
2050	11.02	14.65	7.40	4.84	23.94
2100	36.18	46.22	26.14	16.69	65.51

# Sustainability

BONE Structure® is a steel construction system leading the way towards high performance, energy efficient NET ZERO homes, designed and built using an integrated process inspired by the aerospace industry.

Solar panel installation

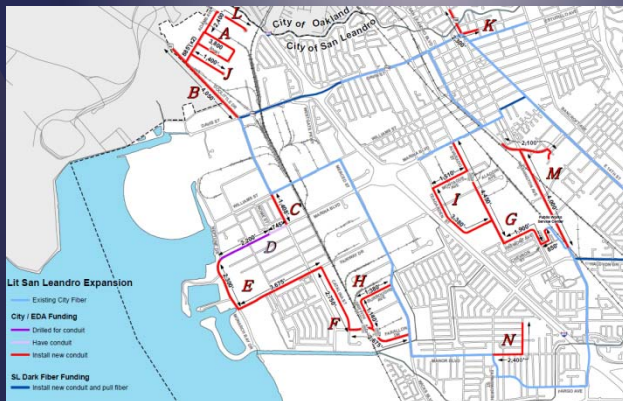
Reclaimed Water





# Other benefits....

- Connecting to the Bay Trail and Bay Water Trail
- High speed internet/Lit San Leandro
- Preservation of Existing Monuments
- Monarch Butterfly Exhibit
- Tribute to Blue Dolphin in new Banquet facility



# Timeline

EIR Addendum

January 2018

Development Agreement

- Lease Negotiations, Market & Feasibility studies
- Agreement to City Council

on-going  
Summer 2018

Permitting

- Meetings with Agencies
- Bay Conservation Development Commission Design Review Board Approval
- BCDC Application Approved

on-going  
February 2018  
Summer 2018

Planned Development/Vesting Tentative Map

- Shoreline Advisory Group, Community Meetings
- Designs Submitted
- Planning Commission & City Council Work Sessions
- Planning Commission & City Council Public Hearing

October 17 – March 18  
February 2018  
Spring 2018  
Summer 2018

Ground Break/Demo & Grading

Summer 2018

Construction

Spring 2019

# Council Input Requested

## Proposed Project Phasing -

- Phase 1 - Hotel, Apartments, Infrastructure

  - Monarch Bay Park, Pescador Point Boat Launch & Park

- Phase 2 - Golf course reconfiguration, Townhomes & SFHs, bridge

## El Torito Lease Expiration -

- Cost of early termination, prior to July 2019

  - Cal-Coast to negotiate and pay El Torito

  - Annual loss of revenue to City of \$185k

## Restaurants –

- Initial proposal: 21k sf of restaurant space plus 15k sf banquet facility

- Current proposal: 7,500 sf restaurant with a 7,500 sf banquet facility to seat approximately 300 on the second floor plus a 5,000 sf restaurant in the hotel



# Council Input continued

## Open Space Maintenance & Management-

City, Cal-Coast, hotel, apartments, homes, Marina Inn, & Horatios  
contribute to a assessment district for maintenance of the open space

## Exclusive Negotiating Rights Agreement -

ENRA expires 4-2-18, one year amendment recommended

## Terms –

Long term, 66-year, Lease of Shoreline Properties

Sale of Excess Golf Course Property