

February 19, 2019

To: The City of San Leandro - Planning Department

Re: TOD Mixed Use Development Project at 915 Antonio Street and 844 Alvarado Street

Applicant's Supporting Statement

Maximus Antonio Alvarado LLC is excited to continue its commitment to developing best-in-class multifamily communities in the Bay Area, with its 687-unit proposed development at 915 Antonio Street in San Leandro (herein referred to as "899 Alvarado"). The project implements San Leandro's Downtown San Leandro Transit Oriented (TOD) Strategy, which the San Leandro community collectively helped to shape. The construction of 899 Alvarado will ensure that the community's vision becomes a reality for both current residents and the generations to come.

By design, a project of this size provides much-needed housing that will vitalize the downtown corridor by attracting critical retail, restaurants and entertainment venues. This will foster a lively and pedestrian-centric streetscape, further enhancing the community experience and ensuring that there is something for everyone, including the younger generations that currently look to Oakland or San Francisco for their entertainment.

The proposed project is the result of the 2035 General plan the Downtown San Leandro Transit Oriented (TOD) Strategy, which was vetted by the community, and adopted by City Council in 2007 after a multi-year outreach and engagement process. This plan prescribes specific land use designations and guidelines to shape the future growth and trajectory of Downtown San Leandro.

The fundamental strategy of the plan is to preserve San Leandro's neighborhoods and key industrial areas while promoting new development on underutilized parcels around the Downtown core and BART station. The plan emphasizes smart growth, with increased usage of mass transit and reduced vehicle miles, an increased supply of high-quality local housing, and a pedestrian oriented downtown core, making San Leandro more attractive to Bay Area businesses. The holistic nature of the TOD Strategy ensures that San Leandro stays true to its core values while developing the infrastructure required to foster future generations of San Leandro community members.

Encouraging the development of residential communities on underutilized land with close proximity to BART stations and urban cores is the a critical step in easing a Bay Area housing crisis that is getting worse by the day. According to the City of San Leandro's 2018 Economic Development Update, between 2007 and 2018 only 435 units of new housing were created in San Leandro. In stark contrast, the City added almost 11,600 new jobs since 2010. With additional commercial developments coming online, the workforce will, with undisputable certainty, continue to expand, as will their housing needs.

At its heart, 899 Alvarado is transforming a vacant lot into a thriving residential neighborhood. The buildings themselves establish a new community of varying generations, household sizes and

family types. The project is designed to share its amenities with the greater neighborhood by providing on-site publicly accessible amenities for use by all area residents, including a children's play area, dog park, and neighborhood retail space. In addition, the project supports the greater San Leandro community by developing a modern community center for Filarmonica Artista Amadora de San Leandro (FAASL), a local non-profit organization with Portuguese roots and a mission of enhancing community through free music instruction for people of all ages and abilities.

This new center for FAASL is designed within the parameters set by the planning code for building design and building use. The single-story building incorporates natural materials such as wood and stucco, with appealing street curb appeal that aligns with adjacent area uses and preserves the residential quality of the neighborhood, replacing a currently vacant lot. The building program centers around the conservatory that is used for music lessons, with accessory spaces such as a lounge, kitchen, office and storage to support the philanthropic efforts of FAASL. On-site elements such as pervious pavement, street frontage improvements, and bike racks all contribute to environmentally sensitive building design.

The proposed building at 899 Alvarado also is code compliant, meeting the standards specified in San Leandro's planning code, including, maximum height, building lot coverage, residential density, parking allocation, incorporation of varied building materials and color, required resident building amenities, art and more, all without seeking any exceptions to the established planning code. The overall project was designed to make sure the scale and impression aligns with the existing and future plans for neighborhood. The entire building is comprised of two separate residential structures on top of a two-level parking garage. At the pedestrian level, the project appears to be two separate buildings, with vehicle access between the two structures and a mindful approach to how the building meets the street scape. This was accomplished by providing brick, residential "stoop" units and improved sidewalk landscaping. These units, located along Alvarado and Lola streets, create a pedestrian centric project by keeping parking out of sight, ensuring a positive aesthetic quality for neighbors and community members. Additionally, publicly accessible community amenities are strategically located around the building site to further integrate the project into the neighborhood and activate the entire project site, not just the areas being used by the building residents. These include a dog-park, family play area, a furnished "parklet", additional on-site furnishings, and site pathway with markings for group exercise and recreation. The residential structures are arranged so the buildings step up in scale as you arrive from Davis Street, with a shorter, five-story building (approximately 55') stepping up to a six-story building that will not be taller than 75', and an average height below the maximum allowable level of 75'. The project proposal contemplates one dedicated parking stall per unit with additional non-dedicated spaces, which results in a total parking count of 892 spaces and a ratio of 1.23 parking spaces per unit. The 1.23 spaces per unit ratio of parking exceeds the minimum parking ratio of 1:1 and ensures every unit gets parking. The building includes numerous on-site resident amenities including bike lockers, storage, coworking and general gathering spaces, lounges, and landscaped outdoor areas, with the entire community benefiting from 24-hour on site management.

The project will also support San Leandro's goals of creating a greener, healthier, and more sustainable city by incorporating environmentally friendly materials and methods in both the design and construction. This is accomplished by adhering to green building standards, incorporating sustainable building materials, providing roofs that reduce the heat-island effect, an innovative and on-site approach to treating stormwater runoff to alleviate stress on the City's sewer system, using solar energy where possible, and including increased electrical load capacity to accommodate the expanding use of electric vehicles. During the construction, numerous mitigations will be employed to minimize the impacts of construction to the environment and the community, including reduced emission trucks and machinery, dust control measures, air quality monitoring, noise reduction plans, and many other enhanced construction related protocols, all managed by a publicly available on-site manager to efficiently deal with any related concerns.

The project further supports the goal of a greener, healthier city via the enhancement of the public right of way, which will be accomplished by adding street trees and green spaces, developing a portion of the San Leandro Creek trail, and by providing much needed funding to enhance open spaces, schools, and public infrastructure. All of these elements, combined with the project's proximity to BART, downtown, and the adjacent future East Bay Greenway pedestrian/bike path promote a more sustainable living experience for all members of the San Leandro community.

The project has also integrated a public art installation that will become an additional asset to San Leandro's existing public art portfolio. Shawn HibmaCronan, a local East Bay artist who has designed multiple public art commissions in the Bay Area including pieces in San Leandro, Oakland and San Francisco was commissioned to create a dynamic sculpture rooted in the site's ecological and industrial history, as well as the spirit of San Leandro. This installation, comprised of thousands of uniquely-bent half-moon-cut discs in iridescent, golds, oranges, and yellows will appear to flutter with the wind, mimicking San Leandro monarchs in flight or the rolling fields of California poppies swaying in the breeze. Conspicuously located at the main entry of the project, marking the entry of the building while climbing up more than 45 feet, will be visible to those traveling along Alvarado Street as well as passengers traveling on BART trains. This piece will also pay homage to the former Caterpillar factory once built on 899 Alvarado's very grounds with its use of a familiar yellow, and on a more conceptual level, provides provide a larger metaphor for the site's rebirth and transformation, ushering the blossoming city of San Leandro into a new era. The installation will be a public asset but maintained in perpetuity by 899 Alvarado for the life of the project.

The project goes beyond supporting the TOD planning strategy, it helps fulfill San Leandro's responsibility to build adequate housing. Regional Housing Needs Allocation (RHNA), a state-mandated program identifies the total number of housing units required by each jurisdiction to accommodate its Housing Plan. The San Leandro RHNA for 2015-2023, adopted into the 2035 General Plan and Housing Plan, establishes the City's responsibility to deliver new housing, and established short-term housing goals of 2,287 total dwelling units, including 1,513 for moderate and above-moderate income households. The City has further emphasized that 44% of the City's 2015-2023 housing capacity will be located in the Downtown San Leandro TOD Strategy area, where the proposed project is located. The proposed project would result in 687 new apartment

homes rising on a site that is currently occupied by dirt and a vacant industrial building, and instantly provide 30% of the total RHNA housing goals and more than 50% of the City's TOD plan area goal.

In conclusion, San Leandro residents and community leaders enacted a truly unique development road map for the future of San Leandro. We are pleased to present a project that is not only 100% in keeping with those standards and goals, but goes above and beyond the bare minimum. We are proud, existing members of the community, and we are excited to walk alongside you as we collectively bring the future San Leandro to life.

Project Description: 899 Alvarado

Total Units:	687 (731sf average per unit)
Unit Mix:	Studios, 1-Bedroom, 2-Bedroom, and 3-Bedroom apartments homes
Gross Building Area:	931,989 gsf
Gross Residential Area	502,346 rsf
Building Height:	55' to floor plate of highest occupied floor; 75' max to top of roof parapet
Parking:	A project total of 892 Parking Spaces, including 35 EV parking spaces, with available future expansion. 847 dedicated resident parking spaces, at a ratio of 1.23 spaces per unit (1:1.23).
Bike Parking:	520 secure, Class I spaces and 8 bike rack (Class II) spaces
Resident Amenities:	Three separate podium level courtyards with BBQs and furnishings for recreation/relation. Pool/Spa, Lobby Lounge, Resident Gym, Community Kitchen, Social Lounge, Resident Co-Working Spaces, Roof Deck, Family Play Area, Dog Wash Facilities, Resident Storage Lockers, Bike Storage Lockers, Automated Package Concierge, 24-Hour Onsite Management, Dedicated Loading for Move-In/Move-Out
Resident and Public Amenities	550 sf Café, Dog Park, Children's Play Area, Parklet Along Lola Street, Pedestrian Friendly Site Lighting and Access Upgraded Street Trees and Ground Level Landscaping Ground Level Stoop Units
Elevators:	Seven (7) Elevators
Construction:	Building A: Type IIIA Above a Type IA Concrete Podium Building B: Type V Above a Type IA Concrete Podium

Project Description: 844 Alvarado (FAASL)

Gross Building Area:	4,400 sf
Net Building Area:	4,326 sf
Building height:	Maximum Height of 21'-6"
Parking:	Fifteen (15) on-site parking stalls consisting of nine (9) standard parking stalls, five (5) compact vehicle stalls, and one (1) disabled permit stall
Bike Parking:	One (1) three-position bike rack; Three (3) bike capacity
Building Program:	Music conservatory (2,230 sf), office (402 sf), kitchen (522 sf), student lounge (350 sf), and storage (417 sf)
Construction:	Type V-B sprinklered building with a concrete masonry unit (CMU) and wood frame building envelope. CMU block would be used along the south elevation where the building abuts the property line between the 844 Alvarado and 790 Antonio Street parcels.

Public Outreach Summary

915 Antonio (899 Alvarado)
San Leandro, CA

February 19, 2018

Working with the San Leandro community and keeping the public informed has and will continue to be a top priority from design and planning through construction of 915 Antonio Street (AKA 899 Alvarado). This Community Outreach Narrative provides the status of our community outreach to date. We value input from the community and believe that through effective collaboration, 915 Antonio Street (AKA 899 Alvarado) will be a great asset to the City of San Leandro ("City").

In January 2018, we began our conversations with our neighbors, local merchants, and other stakeholders of the San Leandro community to better understand what the community would like to see as part of the vision for 915 Antonio Street (AKA 899 Alvarado). Thus far, we have presented 915 Antonio Street (AKA 899 Alvarado) to the following groups and individuals to garner feedback which, to the extent sensible and feasible, we have incorporated into our project programming and design. A summary of community concerns can be found in Section 11 below.

1. Cherrywood Home Owners' Association

The Cherrywood subdivision is located north of the Project site across San Leandro Creek. On May 21, 2018, we presented the proposal to the Board of the Cherrywood HOA to understand the needs and concerns of some of our closest neighbors. We subsequently presented the proposal at the June 20, 2018 Cherrywood HOA general membership meeting. We also held two Community Workshops at the San Leandro Public Library on July 25 and 28, 2018, exclusive to Cherrywood homeowners and residents, in an effort to have a more hands-on discussion to work through the suggestions and concerns. Approximately 45 Cherrywood residents were in attendance across both workshops.

Additionally, Cherrywood resident expressed interest in learning more about Maximus and the communities we own and manage. On October 24, 2018, a chaperoned and guided tour was offered to interested Cherrywood residents of Serenity at Larkspur in Larkspur, CA and The Cove at Tiburon in Tiburon, CA. Subsequently on January 30 and February 1, 2019, a tour was offered of Woodchase Apartment Homes in San Leandro. The tours provided an opportunity for Cherrywood residents to get to know Maximus, the communities we serve, our residents, and overall maintenance and management.

During these meetings, several Cherrywood residents have expressed support for the proposal and emphasized the following:

- San Leandro needs market-rate housing.
- A new housing development along Alvarado Street makes better use of the underutilized lot which has been left vacant for too long.
- 915 Antonio Street (AKA 899 Alvarado) will give the neighborhood new life and potentially have a positive impact on property values.
- Through the Project teams outreach efforts Maximus is showing that Maximus is committed to working with the community by keeping the public informed and listening to Cherrywood's concerns.

2. F.H. Dailey Chevrolet

To date we have met with FH Dailey representatives on January 31, 2018, February 13, 2018, May 2, 2018, and August 2, 2018, October 22, 2018, and January 14, 2019, in addition to frequent email and phone correspondence.

3. Filarmonica Artista Amadora de San Leandro ("FAASL")

FAASL is a revered San Leandro cultural institution and since its inception in 1980 it has occupied an aging facility at 857 Alvarado Street. In recognition of their importance and with an eye towards ushering in a new

era for FAASL that allows them to grow and advance as an organization, we will be constructing a brand-new facility for FAASL at 844 Alvarado Street at our cost. Both the land and the new facility will be dedicated to FAASL upon completion of construction. Initial discussions with FAASL began in early 2018 to discuss their needs as an organization and desires for their new facility. Multiple coordination meetings with FAASL have occurred since then. Based on our discussions with FAASL we have received the following general feedback:

- Both FAASL leadership and general membership are enthusiastic about the prospect of a brand new practice facility.
- FAASL has no desire to leave their current neighborhood, so it is important that the relocated FAASL facility is across the street from their existing location.

4. San Leandro Improvement Association

On January 25, 2018, we met with Mr. Marco LiMandri and Mr. Dominic LiMandri to discuss the needs and concerns of SLIA and how the project would benefit Downtown San Leandro. On June 11, 2018, the project team presented the proposal for 915 Antonio Street (AKA 899 Alvarado) to the SLIA Land Use Committee to begin the process for endorsement. The process is anticipated to be complete following the next quarterly SLIA Board Meeting in September 2018.

Through our discussions with SLIA, comments have been positive:

- San Leandro needs more housing, specifically market-rate and higher-density rental housing downtown and around San Leandro BART station.
- The project should be part of a future expansion of the SLIA boundaries.

5. San Leandro Downtown Association

On March 21, 2018, we presented the proposal to members of SLDA to discuss the needs and concerns of merchants and business owners. On May 25, 2018, we had a follow up meeting with the SLDA to present the project to general members of the SLDA.

Through our discussions with SLDA, comments have been positive:

- San Leandro needs more housing and the new residents of 915 Antonio Street (AKA 899 Alvarado) will have a positive impact on existing business downtown.
- The project should adequately mitigate traffic impacts along Davis and Alvarado Streets.

6. San Leandro Chamber of Commerce

On March 14, 2018, we presented the proposal to members of the Chamber to discuss the needs and concerns of the San Leandro business community at-large and how the project would be a benefit to the City.

7. City Staff

We have met with City staff, including members of the Community Development and Planning Departments on several occasions to discuss progress, challenges, and opportunities. We have also had meetings to discuss various aspects of the proposal with the Engineering, Land Use, and Transportation Department, Police Department, Recreation and Human Services, and Information Technology (LitSL).

8. San Leandro City Councilmembers

Over the course of several months, we met with each sitting City Councilmember individually to discuss the needs and concerns of their representative districts and the San Leandro community at Large. We also checked in with the City Councilmember to provide them with updates on the project's progress.

9. Door-to-Door and Telephone Canvassing

On January 30 and 31, 2018, members of the project team conducted door-to-door canvassing to businesses in Downtown San Leandro. We engaged in open dialogue with over 65 business owners or business management and shared details of the project. Members of the Project Team provided each

business visited with contact information to reach us if they would like to further discuss if no one was present to speak with us at the time. Additionally, on January 30, members of the Project Team contacted several Downtown San Leandro businesses by phone to discuss the project and provided them with contact information to reach us if they would like to further discuss.

10. Members of the San Leandro Community

To further our commitment to be an active member and positive addition to the San Leandro community, we have engaged discussions with several San Leandro-based organizations to discuss the project and how the Project can support the needs of the populations they serve, including the San Leandro Education Foundation, the Boys & Girls Club, Building Futures, The San Leandro Art Association, The Rotary Club of San Leandro, and The ARC of Alameda County.

11. Workforce

Construction of 899 Alvarado will be led by Bay Area-based general contractor, Build Group which is signatory to Carpenters and Laborer's unions. We have further entered into a partnership with the Northern California Carpenters Regional Council (NCCRC). Through our partnership with the carpenters, the project is evaluating pros and cons of the innovative component framing system they have proposed.

On August 30, 2018, we initiated discussions with the local mechanical, electrical, plumbing/pipefitting, and sprinkle fitter (MEPS) trades. On December 6, 2018, a pre-bid meeting with the MEPS trades was held at the NCCRC Headquarters in Oakland, where we invited the trades to bid on the project through a transparent process. Bids were due to Build Group on February 8, 2019, but extensions were granted upon request if additional time was needed. All bids will be evaluated for completeness and subcontractor interviews will be held over next several weeks.

12. Summary of Concerns

We will continue to work with the community toward common resolution on their concerns, however some concerns are beyond our control and will need additional guidance from and intervention by City staff.

Property Management and Ongoing Maintenance

- a) Maximus should have a long-term plan to ensure that the property and the publicly accessible amenities are maintained.

As a long-term owner-operator of apartment homes, Maximus has a vested interest in ensuring that a high quality of life is maintained for our residents at each of our communities. We ensure this through the robust short- and long-term maintenance plans, which help ensure that our communities stay competitive in the rental market. To reassure community members of our commitment to the neighborhood and San Leandro, we are currently in the process of organizing a tour of our Bay Area properties for Cherrywood residents to provide a tangible opportunity to experience a Maximus community first-hand and witness the quality of operations at our communities.

Security and Public Safety

- a) New development will exacerbate homelessness and crime in the immediate neighborhood; once 915 Antonio Street (AKA 899 Alvarado) is operational, how property management and Maximus will address or mitigate these challenges.

Public safety and security remain top priorities for the 915 Antonio Street (AKA 899 Alvarado) project team. The first line of improved security is with the increase in population in the neighborhood from those living at 915 Antonio Street (AKA 899 Alvarado). More residents will provide increased monitoring and more effective informal social control and supervision of the streets and community. The project will include new pedestrian-scale street lighting as well as standard street lighting, and a 10- to 12-foot solid wall constructed along the property line adjacent to the railroad. Buildings will include robust

access control system, external cameras, and courtesy patrol as a part of the long-term operational plan.

- b) Residents of 915 Antonio Street (AKA 899 Alvarado) will loiter in Cherrywood and utilize facilities within the subdivision without compensation.

Cherrywood's park facility is required to be publicly accessible. However, to partially address this concern we will be providing our residents with highly desirable and resident-focused amenities that will generally reduce the need for 915 Antonio Street (AKA 899 Alvarado) residents to utilize facilities within Cherrywood, including picnic and BBQ areas. To further alleviate the pressure on Cherrywood's public facilities, we will also provide community accessible amenities including a dog park and children's play area. Additionally, once operational, onsite property management at 915 Antonio Street (AKA 899 Alvarado) will promptly investigate and address any issues that Cherrywood residents may have identified with 915 Antonio Street (AKA 899 Alvarado) residents.

- c) Modify the entry into Cherrywood on Alvarado Street and make Cherrywood a gated community.

Cherrywood residents expressed the desire to become a gated community by installing a gate or at the entrance to Cherrywood on Alvarado Street. After discussing with City staff, we responded to Cherrywood by explaining that the creation of gated communities is in conflict with 2035 San Leandro General Plan Policy LU-2.12 and encourage them to have direct conversation with City staff.

Parking and Circulation

Public vehicular access into the Cherrywood subdivision is exclusively via Alvarado Street. Cherrywood expressed the following concerns regarding circulation and traffic:

- a) Project will increase traffic and cause more delays along Alvarado St.
- b) Traffic should be closed to Cherrywood from Alvarado Street. Create a new, dedicated entry into Cherrywood via Peralta Street and San Leandro Blvd.
- c) Project should include a second entry into the community along the western edge of the project that crosses the railroad tracks and connects to Lucille St.

The Traffic Impact Study (TIS) shows the Project's impacts are minor and would be less-than-significant with mitigation. We understand that traffic is a concern to Cherrywood residents and will work in good faith to explore additional reasonable solutions to address their concerns.

- d) Are there any traffic calming features proposed along Alvarado Street?

One of the City's conditions of approval for the project would require the construction of a segment of the San Leandro Creek Trail along the western edge of Alvarado Street and frontage of 915 Antonio Street (AKA 899 Alvarado). The project proposes the construction of an 8-foot multi use path that will accommodate pedestrians and bicycles.

- e) Project should maximize onsite parking and provide more.
- f) Parking along Alvarado Street is already a challenge with the overflow parking from BART.

Based on feedback received from the community, we are providing 44 parking spaces dedicated to guests, visitors, and employees. The project provides a total of 897 on-site parking spaces far exceeding the requirement of a transit-oriented development project. We are also open to having discussions with the City and BART on how best to address on-street parking. With the growth of the ride share economy, we believe the proposed on-site parking spaces is more than sufficient as personal vehicle trips can be subsidized through services such as Uber, Lyft, or car share.

Multi-Family Housing Impact on Property Values

- a) Multi-family housing would negatively impact nearby property values.

Cherrywood residents expressed interest in understanding the impact any multi-family housing would have on property values. To address this, we had an independent study prepared which analyzed the effect the introduction of four multifamily housing projects in different Bay Area cities had on nearby home values in the last five years. The independent study showed that home values within a 0.4 mile radius of each multifamily housing development outperformed the value growth the market would otherwise experience without the development. That is to say that the homeowners living in the area surrounding a new multifamily housing development can potentially anticipate a more rapid growth in home-values.

General

- a) Why not construct single-family homes here instead or provide fewer units?

Many community members we spoke with were unaware of the Downtown San Leandro Transit Oriented Development (TOD) Strategy Plan or that it was adopted in 2007. Through our discussions, we shed light on the purpose of the Downtown San Leandro TOD Strategy Plan and demonstrated that the project has been designed to meet its goals and standards and that we should be providing the maximum number of units close to San Leandro BART Station.

- b) San Leandro needs more grocery stores and schools before it can accommodate more residents.

The Downtown San Leandro TOD Strategy laid the groundwork for more commercial opportunities in Downtown San Leandro, in addition to higher density housing. The 915 Antonio Street (AKA 899 Alvarado) project includes a 550 square foot café to provide the neighborhood with a new commercial amenity. There are development projects in the San Leandro development pipeline that may include additional space for additional grocery stores and 915 Antonio Street (AKA 899 Alvarado) will help contribute to the market demand to help attract additional grocers to San Leandro. In addition, the School Fee assessed on the Project will provide much needed funds for San Leandro Unified School District.

- c) Construction staging along Alvarado Street will take up on street parking spaces.
d) Construction vehicles and deliveries will cause more traffic.
e) Noise through the duration of construction will cause employees of F.H. Dailey to seek employment elsewhere.

Construction is inherently disruptive. However, we will explore all feasible options with our general contractor to ensure that the temporary impacts from construction are minimized or eliminated. This includes prohibiting any construction staging within the public right-of-way and developing a construction sequencing plan and delivery schedule that will have the least impact on traffic on Alvarado Street and the neighborhood. In no event will construction vehicles need to enter Cherrywood.

- f) The additional trips produced by 915 Antonio Street (AKA 899 Alvarado) will severely impact the operations of F.H. Dailey and create an additional hurdle for its existing and customers.

The TIS projects that the number of trips anticipated to be produced by 915 Antonio Street (AKA 899 Alvarado) are within what was projected for the site as part of the Downtown TOD Strategy Plan and Environmental Impact Report (EIR), which was approved by San Leandro City Council in 2007. However, the owner of the car dealership located at 800 Davis believes increased traffic will impact his car dealership. We have and will continue to work with F.H. Dailey and our consultants to identify additional improvements or modifications to Alvarado Street, though not warranted by the Project's TIS or Downtown TOD Strategy EIR, to benefit all land owners and stakeholders on Alvarado Street.

- g) The project is too tall for this location and the height should be reduced.

Current zoning allows for a maximum buildable height of 75 feet to further the vision of increased density within the TOD Strategy Area and the City's 2035 General Plan. The project is comprised of two buildings, both of which are under 75 feet.