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

Social Plaza / Overlook

Demonstration Garden

Public Art at Overlook

Overlook

Restroom

Overlook

Marina Green

Overlook

Nature Area
- Butterfly Garden
- Pollinator Garden
- Decomposed Pathways
- Picnic Pads

Water Quality Area

Promenade (Bay Trail)

Water Quality Area

Bridge

Parking

Parking

Overlook

Boat Launch
A. - Overlook
A. – Overlook Cross-Section

ADD WALL AND EXTEND 3:1 SLOPE TO ACCOMODATE 2100 SLR (UPPER BOUND)

18" GRADE CHANGE TO DIFFERENTIATE PUBLIC VS. PRIVATE

SAN FRANCISCO BAY

VARYING

EXISTING 3:1 SLOPE

VARIES

PROPOSED 3:1 SLOPE

LANDSCAPE BUFFER

BAY TRAIL

HOTEL

UPPERBOUND 2100 - EL 17.5
CENTRALBOUND 2100 - EL 15.0
DESIGN FLOOD ELEVATION - EL 12.0

30"

36"

NEW RIPRAP

EXISTING RIPRAP

BCDC 100-FOOT SHORELINE BAND JURISDICTION

2' 12' 2'

DG ASPHALT DG
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
C. – Promenade Cross-Section
D. – Garden Cross-Section
E. – Boat Launch

SAN FRANCISCO BAY

KEY
1. Bridge
2. Picnic Zone
3. Kayak Storage
4. Kayak Launch
5. Vegetated Rip Rap Edge
6. Bay Trail
7. Boat Parking
8. Secondary Path
9. Boat Launch
10. Existing Fishing Pier
11. Water Treatment Zone
Boat Launch Turnaround

Movement #1 - Turnaround

Movement #2 - Backing Up

Movement #3 - Exit

SAN LEANDRO SHORELINE DEVELOPMENT - TRUCK TURN ANALYSIS

NOTE: TURN ANALYSIS TAKES INTO CONSIDERATION VEHICLE SIZES AND TYPES UP TO A FULL SIZE PICKUP TRUCK.
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>
<thead>
<tr>
<th>Year</th>
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<th>Central upper range</th>
<th>Central lower range</th>
<th>Lower bound</th>
<th>Upper bound</th>
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<tr>
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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
<table>
<thead>
<tr>
<th>Event</th>
<th>Timeline</th>
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<tbody>
<tr>
<td><strong>EIR Addendum</strong></td>
<td>January 2018</td>
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<tr>
<td><strong>Development Agreement</strong></td>
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<tr>
<td>• Lease Negotiations, Market &amp; Feasibility studies</td>
<td>on-going</td>
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<tr>
<td>• Agreement to City Council</td>
<td>Summer 2018</td>
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<td><strong>Permitting</strong></td>
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<td>• Meetings with Agencies</td>
<td>on-going</td>
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<td>• Bay Conservation Development Commission Design Review Board Approval</td>
<td>February 2018</td>
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<td>• BCDC Application Approved</td>
<td>Summer 2018</td>
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<tr>
<td><strong>Planned Development/Vesting Tentative Map</strong></td>
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<tr>
<td>• Shoreline Advisory Group, Community Meetings</td>
<td>October 17 – March 18</td>
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<tr>
<td>• Designs Submitted</td>
<td>February 2018</td>
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<tr>
<td>• Planning Commission &amp; City Council Work Sessions</td>
<td>Spring 2018</td>
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<tr>
<td>• Planning Commission &amp; City Council Public Hearing</td>
<td>Summer 2018</td>
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<td><strong>Ground Break/Demo &amp; Grading</strong></td>
<td>Summer 2018</td>
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<tr>
<td><strong>Construction</strong></td>
<td>Spring 2019</td>
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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
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