

US EPA ARCHIVE DOCUMENT

**City of Alameda Case Studies  
EPA R9 Brownfields Grantee  
Workshop  
November 9, 2012**

Presented by Debbie Potter  
Development Services Manager  
City of Alameda

# Case Studies

- Alameda Landing Building Fire Abatement and Demolition
- Jack Capon Villa Lead Abatement Project

# Alameda Landing: Background

- Former military property – approx. 80 acres slated for redevelopment
- Approx. 80,000 s.f. former admin/hospital building burned down in March 2009
- Only structures remaining – center core and four perimeter stair towers
- Immediate health and safety hazard





# Alameda Landing Building Fire: Environmental Clean-up

- Ash and debris potentially containing asbestos and lead
- Site was deemed a regulated area
- Debris handling, removal and disposal, site control efforts, and associated confirmatory sampling







# Alameda Landing Building Fire: Sources & Uses

Amount	Uses
\$141,600	Environmental Oversight (work plan, hazmat observation, final report, etc.)
\$1,441,420	Demolition & Hauling
\$143,302	Contingency
\$22,408	Construction Management
\$235,000	Structure Shoring
\$115,000	Asbestos Abatement and Disposal
<b>\$2,098,730</b>	<b>Total Uses</b>
Amount	Sources
\$1,801,730	Lease Revenue
\$97,000	CDBG
<b>\$200,000</b>	<b>DTSC Brownfields Grant</b>
<b>\$2,098,730</b>	<b>Total Sources</b>

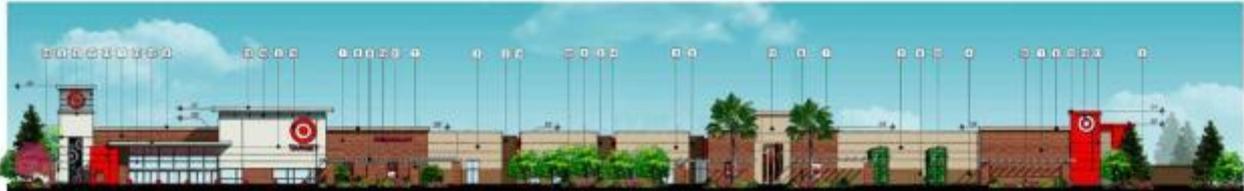
# Alameda Landing: Three Years Later

- Alameda Landing Mixed Use Project underway
- 285,000 s.f. retail center anchored by Target
- Target under construction and opening October 2013
- At build-out – over 500 jobs and \$700,000 in annual sales tax
- 278 homes, of which 17% will be affordable to very low-, low-, and moderate-income families

# Alameda Landing Building Fire: How To's

- Flexible
- Quick Review and Turn-around
- Rolling Deadlines
- Technical Assistance
- Can have CDBG funds in the mix

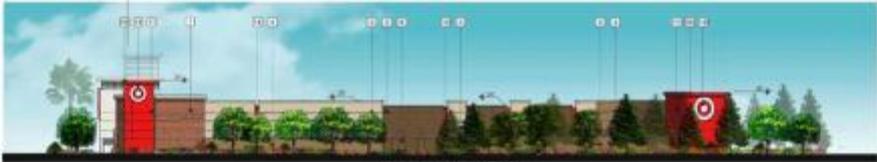
# Alameda Landing: Target Elevations



FRONT ELEVATION - SOUTH



LEFT ELEVATION - WEST



RIGHT ELEVATION - EAST



REAR ELEVATION - NORTH

- MATERIAL LEGEND**
- 1 BRICK VENEER WALL
  - 2 PAINTED REPAIR GRAY CONCRETE WALL
  - 3 PAINTED TEXTURED CONCRETE WALL WITH HORIZONTAL LINEWORK
  - 4 PAINTED TEXTURED CONCRETE BASE, IF APPLICABLE TYPICAL
  - 5 PAINTED BRICK FLUSH
  - 6 PAINTED METAL BRUSH TO MATCH BASE WALL COLOR
  - 7 BRICK VENEER COLUMN SUPPORTS WITH STUCCO FINISH CAP
  - 8 PAINTED BRICK WALLS
  - 9 PAINTED BRICK VENEER BRICKWORK
  - 10 PAINTED METAL FINISH WALLING SYSTEM
  - 11 PAINTED TEXTURED CONCRETE WALL WITH HORIZONTAL & VERTICAL LINEWORK
  - 12 PAINTED METAL SIDING
  - 13 PAINTED METAL INTERMEDIATE
  - 14 PAINTED CONCRETE ACCENT STRIP
  - 15 PAINTED METAL PANEL & BRUSH
  - 16 TRANSLUCENT GLAZING SET IN PAINTED METAL SUBSTRATE
  - 17 TRANSPARENT GLAZING SET IN PAINTED METAL BRUSH
  - 18 PAINTED METAL SECONDARY BRICK
  - 19 W/STAINLESS STEEL BRUSH & LOGO
  - 20 PAINTED TEXTURED CONCRETE SECONDARY WALL
  - 21 PAINTED METAL BRUSH DISPLAY PANELS & SPERALLY CLAMPED
  - 22 PAINTED BRICK VENEER BRICKWORK WITH LINE PLANTING



# Alameda Landing: Commercial Area Site Plan



### 3. LANDSCAPE/OPEN SPACE PLAN

Design Review for Alameda Landing Retail Development  
Prepared by Ken Kay Associates

Consultant Team:  
SOPRA Architects  
www.sopra.com  
Ken Kay Associates  
Master Planners &  
Landscape Architects  
www.kenkayef.com

BKF Civil Engineers  
www.bkf.com  
Square Peg - Signage  
www.sqpeg.com



# Jack Capon Villa: Background

- Nineteen units affordable to very low- and low-income adults with developmental disabilities
- Project being jointly developed with Housing Authority (property owner), Satellite Housing, and Housing Consortium of the East Bay

# Jack Capon Villa: Environmental Clean-up

- Phase I identified potential for lead in soil
- Phase II confirmed lead hot spots
- Housing Authority entered into VCA with DTSC
- Remedial Plan is to dig up and haul off

# Jack Capon Villa: Funding Sources

<b>Amount</b>	<b>Sources</b>
\$5,842,781	Enterprise Community Investment, equity investor
\$5,041,152	Bank of America, construction lender
\$1,400,000	Alameda Housing Authority, as Successor Housing Agency
\$302,058	In-kind contribution (land, fee waivers)
\$300,000	Alameda County HOME Loan
\$180,000	Bank of Alameda, as Federal Home Loan Bank of San Francisco, Affordable Housing Program, Band Sponsor
<b>\$200,000</b>	<b>DTSC Brownfield Grant</b>
\$300,662	Owner Contribution, which includes \$17,000 from "Bay Friendly" Grant from StopWaste.org
<b>\$13,566,653</b>	<b>Total Sources</b>

# Jack Capon Villa: Uses

<b>Amount</b>	<b>Uses</b>
\$153,778	Acquisitions
\$4,686,218	New Construction
<b>\$326,648</b>	<b>Lead Remediation</b>
\$661,722	Soft Costs (architectural, engineering, legal, etc.)
\$505,940	Hard and Soft Cost Contingency
\$493,882	Construction Period Expenses
\$84,001	Marketing & Lease-up Expenses
\$158,493	Capitalized Reserves
\$542,034	Permits and Impact Fees
\$912,785	Developer Costs (fees and other costs)
\$5,041,152	Repayment of Construction Loan
<b>\$13,566,653</b>	<b>Total Uses</b>

# Jack Capon Villa: Next Steps

- Funding Secured July 2012
- Construction Close December 2012
- Remediation/Construction January 2013
- Construction Complete January 2014

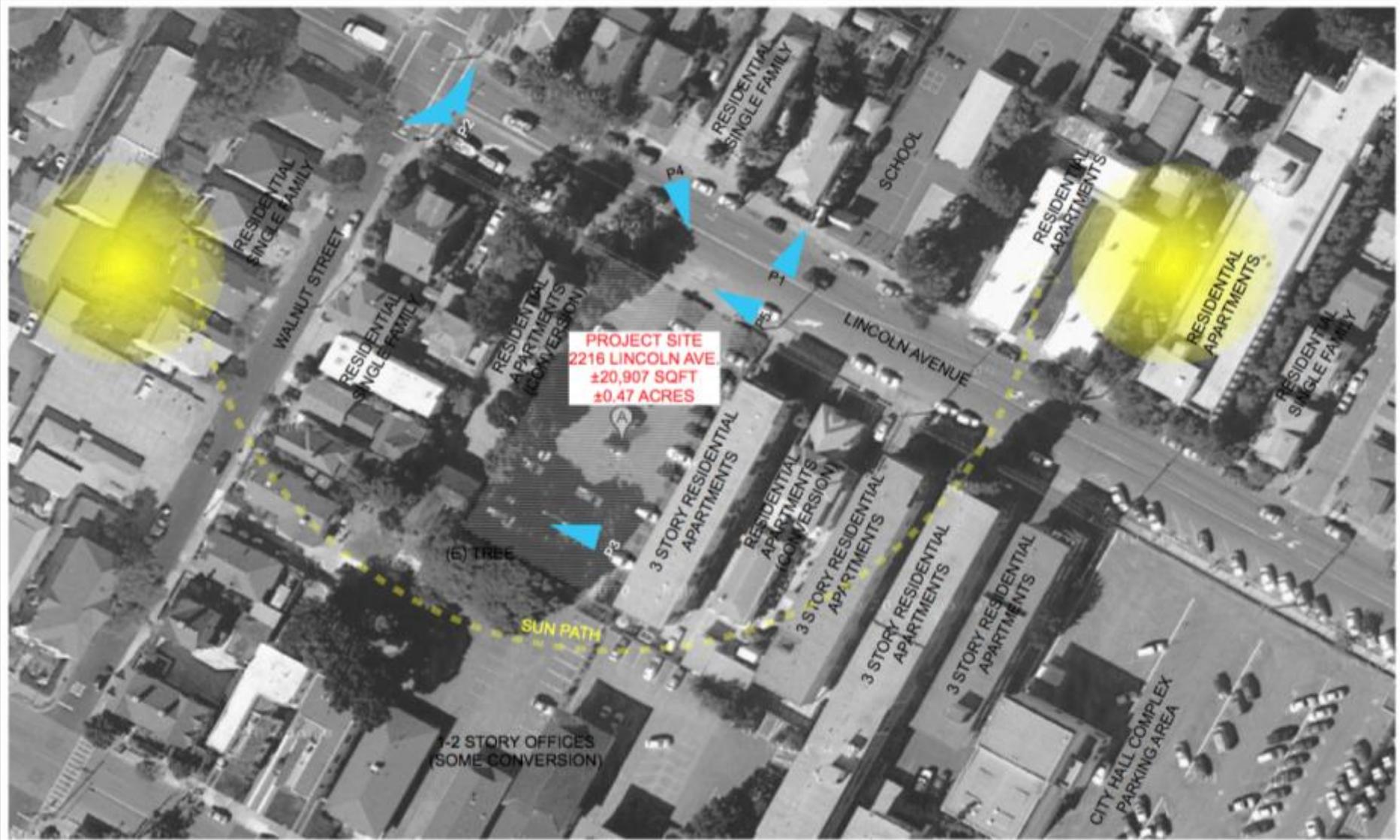
# Jack Capon Villa: How To's

- Infill Affordable Housing – right kind of project
- VCA – relationship-building with DTSC
- Good fit with multiple funding sources (e.g., Davis-Bacon)

# Jack Capon Villa Apartments



# Jack Capon Villa: Context



# Jack Capon Villa: Site Plan



## STATISTICS

Site: .48 acres

No. of Units: 19 (39.4 du./ac.)  
( 16 - 1 bdrm.; 3 - 2 bdrm)

Parking Spaces: 9 spaces  
(.47 spaces per unit)



# Jack Capon Villa: Vignettes



**Rear Courtyard and Community Room**



**Street View of Entry Porch and Drive**



**View from Parking Area**



**Street View from Lincoln**