



Centro Callan @ San Leandro

Callan & East 14th Street

May 20, 2021
San Leandro, California

Agenda.

- Project Overview
- Sustainability Features
- Community Outreach
- Community Feedback
- Renderings
- Community Benefits
- Municipal Benefits



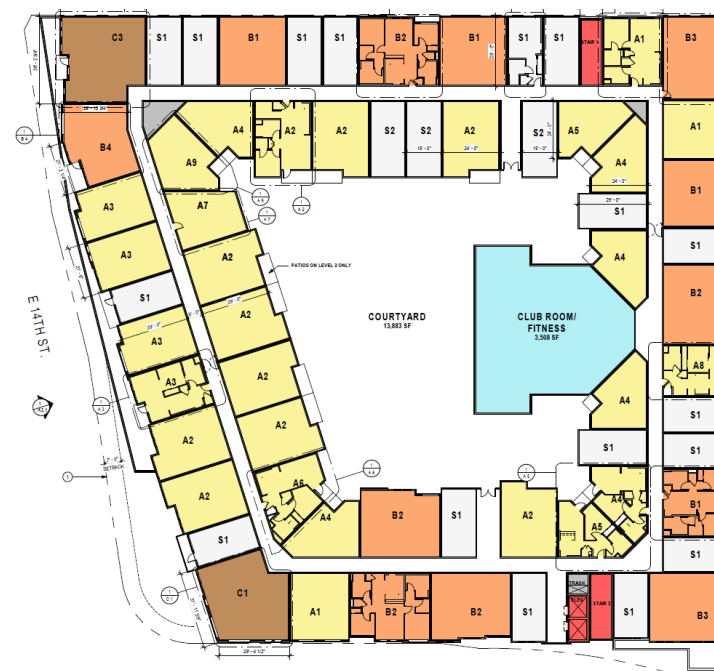
Site Plan.

Donut design with ~20K SF outdoor space, dog park and roof deck



Ground Floor

- ~30K SF Retail
- Various Retail Uses
- Lobby, manager office, bike room and approx., 72 retail parking stalls. Additional retail & residential parking on the second floor.



Podium Level (Third Floor)

- Amenity floor with an ~13K SF outdoor podium
- 3.6K SF indoor amenity space with double height at the end cap space
- Focus on indoor/outdoor design with an abundance of natural air flow



Top (Fifth) Floor

- All unit are stacked with the exception of the two three-bedrooms above the amenity
- 1.2K SF rooftop deck at the corner of 14th & Chumalia which will have unobstructed view of San Francisco

Community Process.

**Consistent and meaningful
community outreach.**

- 100+ Conversations
- 4 Public Meetings (50+ Attendees)
- 3 Group Presentations to Immediate Stakeholders
- Multiple One-on-One Calls with Neighbors
- Multiple Group Meetings with ancillary stakeholders

Community Feedback.

Resounding support from those most impacted by the project.

- Excited over a new, organic grocer in Downtown
- Thankful for improved security in their neighborhood
- Overjoyed over the removal of buildings that have been predominately vacant for ~7 years
- Welcoming of the ~1 mile of new bike lanes that encourage the use of sustainable, public transit
- Looking forward to a new privately funded public plaza to enjoy

Sustainability Features.

Practiced approach to green construction processes.

- Panelized Construction to Reduce Waste
- Robust Construction & Operating Recycling Plan
- LEED Silver Equivalent
- Electric vs. Gas Ranges
- Onsite Solar
- Car Share for Residents
- Substantial Bike Parking
- 10% Electric Vehicle Chargers
- Stormwater Treatment
- Electric HVAC

MARTIN

Renderings.

Callan & East 14th Street



MARTIN

Renderings.



Chumalia & East 14th Street Hyde & Callan



MARTIN

Renderings.

New Pedestrian Plaza



Benefits to Community.

Substantial improvements for public safety.

- Improved Public Safety
 - Redeveloping a vacant and abandoned lot reduces loitering & dark/unsafe areas
 - Installation of new Class II & Class III bike lane
 - Installation of high contrast crosswalks
- New Source of Tax Revenue
 - Additional stable, COVID friendly tenants should provide a substantial boost to the City of San Leandro's revenue, thereby positively impacting residents
- Expansion of San Leandro's Public Art Program
 - Project proposes to deliver a custom mural on East 14th Street and Chumalia in partnership with Jet Martinez who has a history of significant and impactful art
- Local Labor Representation
 - Approx., 50% of the Project will be built with union labor
 - Planned partnership with IBEW Local 595 & Sprinkler Fitters Local 483

Benefits to City.

**Material financial economics
plus on-going tax revenue**

- Total Economic Benefits of 28M
- Substantial Investment in San Leandro's Park Improvement Fund
- 15% of the ABAG Market Rate Housing Goal
- Additional Affordable Housing + Housing Funds
- First Mixed-Use Project Delivered Downtown
- Improved Security in Downtown
- Encourage Additional Redevelopment
- New Street Trees
- New City Parking
- New Public Art from Jet Martinez

Questions, Comments & Discussion.

Questions?

Comments & Discussion