



City of San Leandro Industry

# WHAT WE DO, WHAT WE'VE DONE & WHAT'S IN STORE



# A LEGACY OF INDUSTRY

Late 1800's to 1940's -

Industrial Development to Support Agriculture





# A LEGACY OF INDUSTRY

San Leandro – A post-war industrial boom town





# A LEGACY OF INDUSTRY

- Today, San Leandro remains a hub for Bay area and California industry.
  - Among the lowest industrial vacancy rates in the entire Bay area
  - Home to over 500 manufacturers
  - Strategic location makes San Leandro very desirable for operating a business
  - One of the larger industrial building bases in the entire Bay area



# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE DO

- Rebate on Utility User's Tax (UUT)
  - The City rebates 50 percent of all utility tax dollars spent in excess of \$25,000 by large utility users
- Employee Recruitment and Training Incentives
  - City staff serves as a liaison with the State of California's Employment Training Panel (ETP) program and Alameda County Workforce Investment Board (WIB)



# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE DO

- San Leandro LINKS Shuttle
  - The LINKS Shuttle is your free shuttle from the San Leandro BART Station to the industrial employment center in West San Leandro
- Industrial Development Bonds (IDB's)
  - Firms may qualify for Industrial Development Revenue Bond Financing through various agencies affiliated with the City of San Leandro.





# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE DO

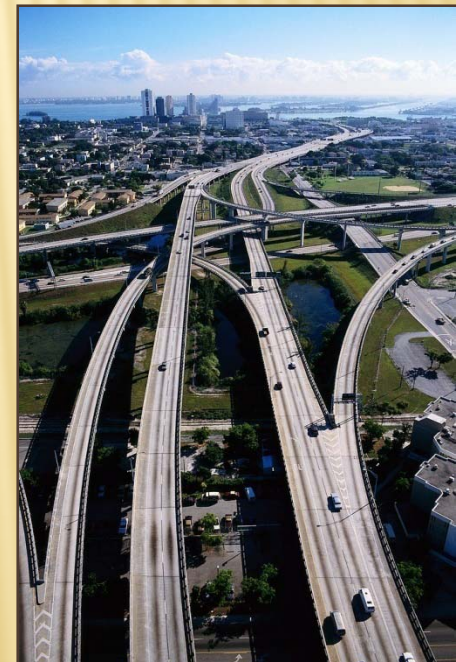
- Commercial Façade Improvement Program
  - Provides forgivable loans of up to \$10,000 and \$50,000 in matching funds to stimulate investment and improve the exterior appearance of businesses in industrial and commercial districts
- One-Stop Permitting
  - This full-service assistance center offers all development services at a single location and serves property owners, business owners, and contractors seeking permits and plan approvals.



# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE DO

- Support Chamber Activities and Outreach
  - Development of an online manufacturer's guide
  - Mayoral visits
- Investment in Infrastructure
  - The reconstruction or repair of aging infrastructure such as streets, curbs and sidewalks, and the undergrounding of utilities along major arterials and other major corridors





# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE DO

- Benefit of Redevelopment and Tax Increment
  - Redevelopment and tax increment provide a public financing mechanism for capital improvements, and other improvements within the city
- Preservation of Industrial Land
  - Policy makers value the City's industrial past and recognize industry's vital and strategic role in ensuring San Leandro's future success



# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE'VE DONE

- Facilitated the modernization of obsolete industrial buildings





# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE'VE DONE

- Attraction of New Industrial Users, Including
  - Triple C Foods
  - Cleaire
  - The Annex
  - Bay Cities Produce
  - Pavel's Yogurt
  - Jansport





# CITY OF SAN LEANDRO INDUSTRY

## WHAT WE'VE DONE

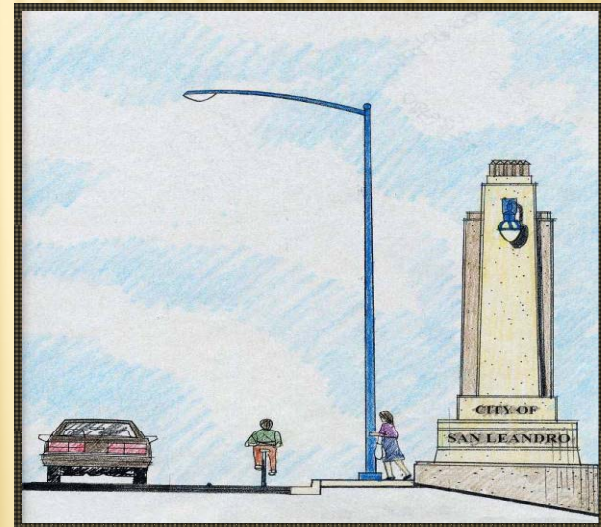
- Facilitated the Expansion of San Leandro Businesses and Employment Centers





# CITY OF SAN LEANDRO INDUSTRY WHAT WE'VE DONE

- Doolittle Drive/Airport Gateway Enhancement Program
  - Program includes decorative monuments, streetscape improvements, medians, sidewalks, and curbs





# CITY OF SAN LEANDRO INDUSTRY

## WHAT'S IN STORE

- Reconstruction of I-880 Interchanges at Marina and Davis
  - With the passage of Proposition 1B, the renewal of the ½ cent sales tax, and the Kaiser/ICI project coming to the forefront at the former Albertson's site directly adjacent to I-880 at Marina, it is anticipated that these interchanges will receive priority





# CITY OF SAN LEANDRO INDUSTRY

## WHAT'S IN STORE

- The Redevelopment and Repositioning of the Former Kellogg's Manufacturing Facility at 2040 Williams Street by Broadreach Capital Partners

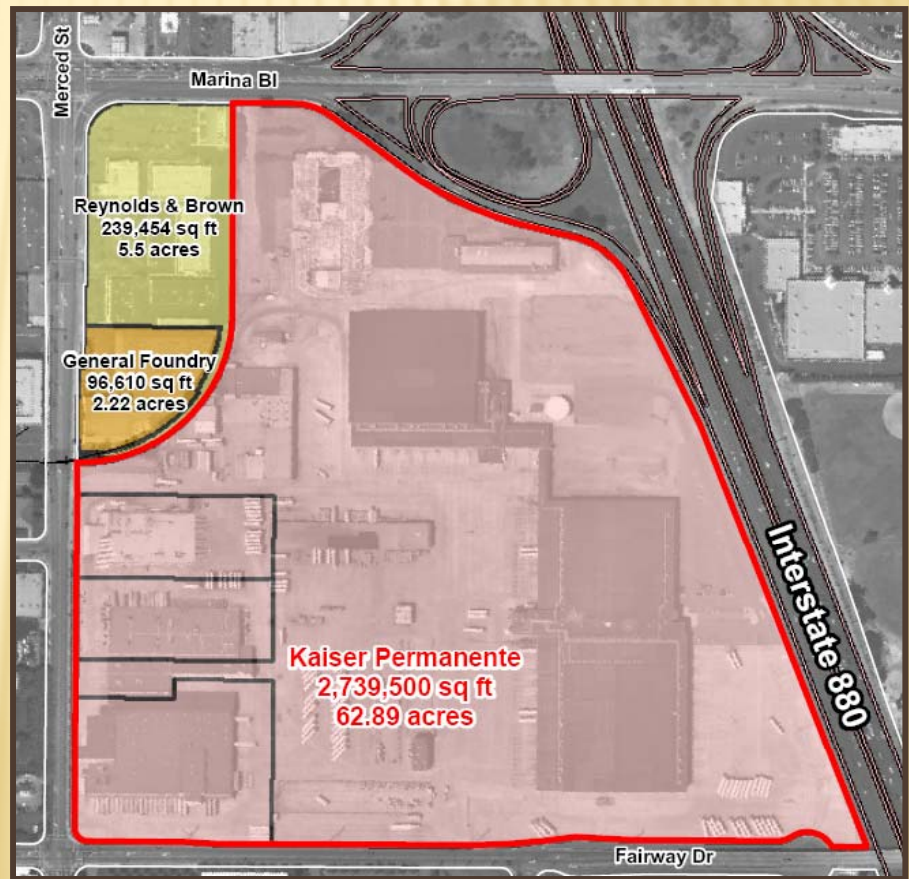




# CITY OF SAN LEANDRO INDUSTRY

## WHAT'S IN STORE

- The Development of the Albertson's/Deans Food Complex
  - Kaiser Permanente purchased the entire site in 2005 with the intent of constructing a regional hospital and medical office facility





# CITY OF SAN LEANDRO INDUSTRY

## WHAT'S IN STORE

- The Development of the Albertson's/Deans Food Complex, Cont.

- In 2007, Kaiser entered into an agreement with ICI to develop approximately 30 of the site's 63 acres into a regional shopping center with approximately 375,000 square feet of retail space.
- Kaiser intends to develop the remaining acreage into a regional hospital and medical office facility.





# CITY OF SAN LEANDRO INDUSTRY

## WHAT'S IN STORE

- The City's New Transit Oriented Development (TOD) Strategy and it's Effects on Industry
  - Adopted in 2007, the City's new TOD strategy amends the zoning code to allow higher density retail/residential/office uses in and around Downtown San Leandro
  - One Result: TOD in Downtown San Leandro helps safeguard against the conversion of industrial lands to residential/retail development





# CITY OF SAN LEANDRO INDUSTRY

## WHAT'S IN STORE

- The Future of the San Leandro Marina and Shoreline, Cont.
- Staff intends to release an RFQ on November 9, 2007 to solicit master development proposals for approximately 40 acres at the Shoreline-Marina Area





---

**QUESTIONS?**



City of San Leandro Industry

# WHAT WE DO, WHAT WE'VE DONE & WHAT'S IN STORE