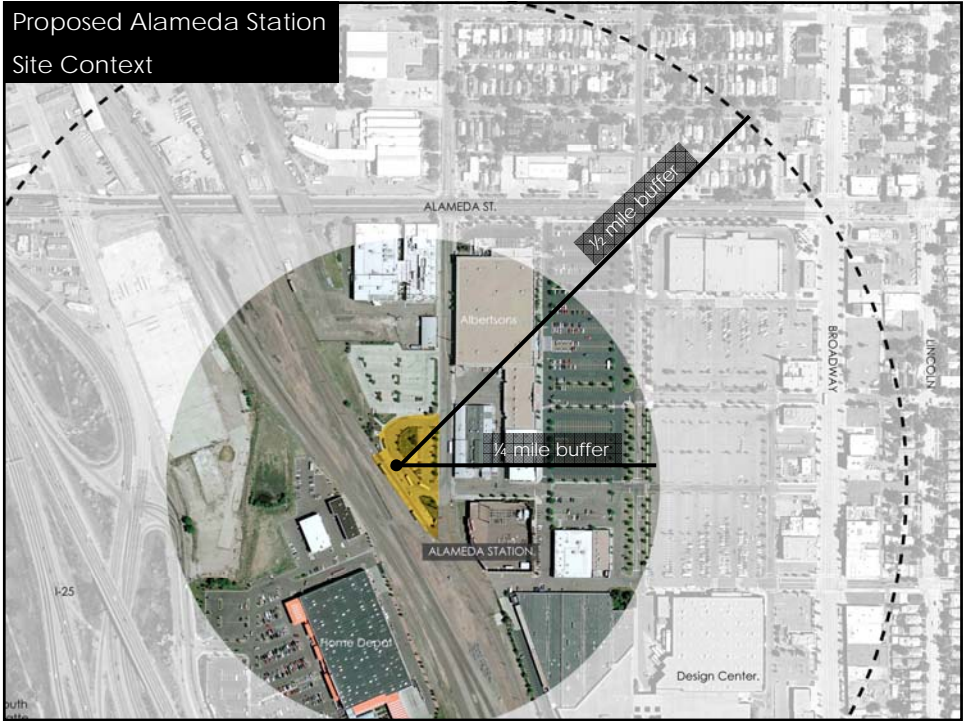
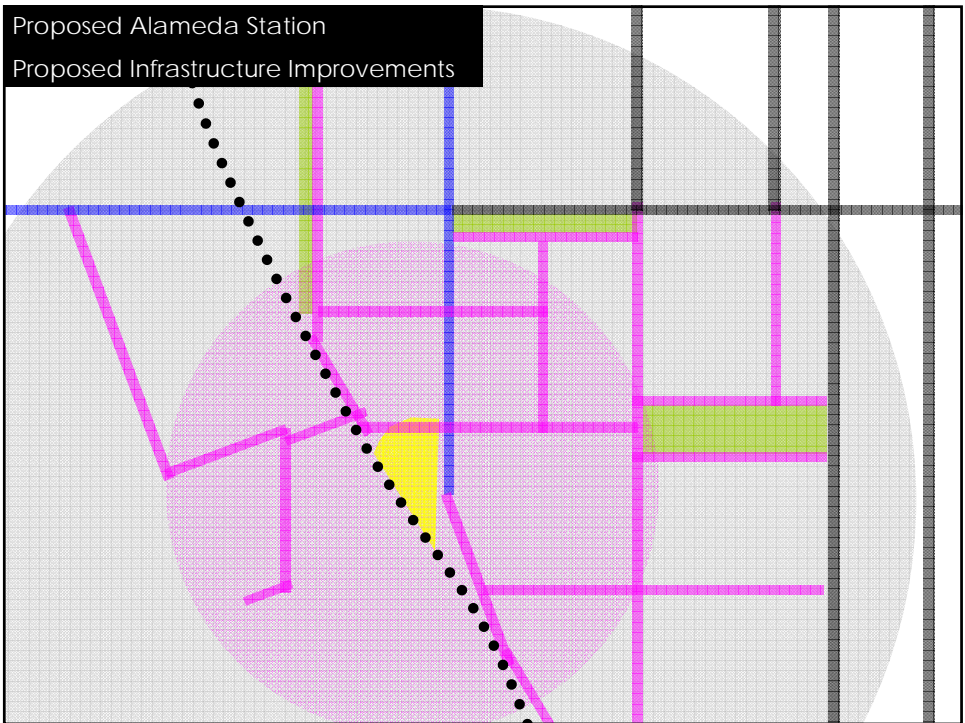
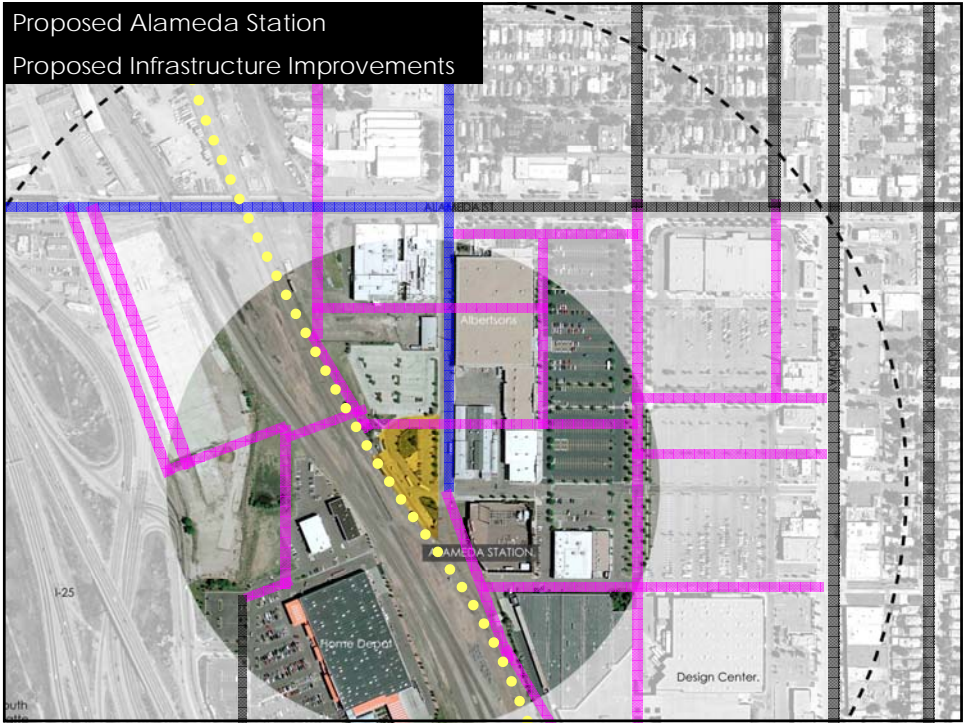


Proposed Alameda Station
Site Context



Proposed Alameda Station
Site Context





Proposed Alameda Station

Proposed Infrastructure Improvements

Alameda Stationary Plan will result in significant construction of new roads and new structured parking in the immediate TOD Zone

Infrastructure Costs are the highest costs in TOD development

20% of cost of Belmar was Parking and Infrastructure

Structured Parking at Belmar cost \$93 million

Infrastructure Cost \$132 million

Proposed Alameda Station

Paying for Infrastructure Improvements

Tax Increment Financing (TIF) will be difficult because there is all ready a large successful Retail Presence

A Public/Private Partnership with a Master Developer is the optimal way to pay for the road construction, but financing of infrastructure will still be difficult