

ALAMEDA POINT SPECIFIC PLAN

ALAMEDA, CALIFORNIA

TABLE OF CONTENTS

<table border="0"> <tr> <td>1</td> <td>INTRODUCTION</td> <td style="text-align: right;">PAGE</td> </tr> <tr> <td>1.1</td> <td>Plan Purpose</td> <td style="text-align: right;">1-1</td> </tr> <tr> <td>1.2</td> <td>Project Location and Plan Area</td> <td style="text-align: right;">1-1</td> </tr> <tr> <td>1.3</td> <td>Land Ownership</td> <td style="text-align: right;">1-2</td> </tr> <tr> <td>1.4</td> <td>Plan Objectives</td> <td style="text-align: right;">1-2</td> </tr> <tr> <td>1.5</td> <td>Project Description</td> <td style="text-align: right;">1-5</td> </tr> <tr> <td>1.6</td> <td>Authority</td> <td style="text-align: right;">1-6</td> </tr> <tr> <td>1.7</td> <td>Relationship to Existing Plans and Regulations</td> <td style="text-align: right;">1-6</td> </tr> <tr> <td>1.8</td> <td>Prior Alameda Point Plans and the Community</td> <td style="text-align: right;">1-9</td> </tr> <tr> <td>2</td> <td>PLAN BACKGROUND</td> <td></td> </tr> <tr> <td>2.1</td> <td>Introduction</td> <td style="text-align: right;">2-1</td> </tr> <tr> <td>2.2</td> <td>Development Considerations</td> <td style="text-align: right;">2-1</td> </tr> <tr> <td>3</td> <td>LAND USE</td> <td></td> </tr> <tr> <td>3.1</td> <td>Introduction</td> <td style="text-align: right;">3-1</td> </tr> <tr> <td>3.2</td> <td>Intent</td> <td style="text-align: right;">3-1</td> </tr> <tr> <td>3.3</td> <td>Land Use Program</td> <td style="text-align: right;">3-3</td> </tr> <tr> <td>3.4</td> <td>Historic Resources</td> <td style="text-align: right;">3-8</td> </tr> <tr> <td>3.5</td> <td>Affordable Housing</td> <td style="text-align: right;">3-8</td> </tr> <tr> <td>3.6</td> <td>Permitted Uses</td> <td style="text-align: right;">3-9</td> </tr> <tr> <td>4</td> <td>OPEN SPACE AND CONSERVATION</td> <td></td> </tr> <tr> <td>4.1</td> <td>Intent</td> <td style="text-align: right;">4-1</td> </tr> <tr> <td>4.2</td> <td>Neighborhood Parks</td> <td style="text-align: right;">4-3</td> </tr> <tr> <td>4.3</td> <td>Community Parks</td> <td style="text-align: right;">4-4</td> </tr> <tr> <td>4.4</td> <td>Linear Open Space</td> <td style="text-align: right;">4-5</td> </tr> <tr> <td>4.5</td> <td>Seaplane Lagoon Waterfront Park</td> <td style="text-align: right;">4-6</td> </tr> <tr> <td>4.6</td> <td>Alameda Point Sports Complex</td> <td style="text-align: right;">4-7</td> </tr> <tr> <td>4.7</td> <td>Enterprise Regional Park</td> <td style="text-align: right;">4-7</td> </tr> <tr> <td>4.8</td> <td>Conservation of Natural Resources</td> <td style="text-align: right;">4-7</td> </tr> </table>	1	INTRODUCTION	PAGE	1.1	Plan Purpose	1-1	1.2	Project Location and Plan Area	1-1	1.3	Land Ownership	1-2	1.4	Plan Objectives	1-2	1.5	Project Description	1-5	1.6	Authority	1-6	1.7	Relationship to Existing Plans and Regulations	1-6	1.8	Prior Alameda Point Plans and the Community	1-9	2	PLAN BACKGROUND		2.1	Introduction	2-1	2.2	Development Considerations	2-1	3	LAND USE		3.1	Introduction	3-1	3.2	Intent	3-1	3.3	Land Use Program	3-3	3.4	Historic Resources	3-8	3.5	Affordable Housing	3-8	3.6	Permitted Uses	3-9	4	OPEN SPACE AND CONSERVATION		4.1	Intent	4-1	4.2	Neighborhood Parks	4-3	4.3	Community Parks	4-4	4.4	Linear Open Space	4-5	4.5	Seaplane Lagoon Waterfront Park	4-6	4.6	Alameda Point Sports Complex	4-7	4.7	Enterprise Regional Park	4-7	4.8	Conservation of Natural Resources	4-7	<table border="0"> <tr> <td>5</td> <td>TRANSPORTATION, CIRCULATION, AND PARKING</td> <td style="text-align: right;">PAGE</td> </tr> <tr> <td>5.1</td> <td>Intent</td> <td style="text-align: right;">5-1</td> </tr> <tr> <td>5.2</td> <td>Public Street System</td> <td style="text-align: right;">5-2</td> </tr> <tr> <td>5.3</td> <td>Transit System</td> <td style="text-align: right;">5-9</td> </tr> <tr> <td>5.4</td> <td>Ferry Service</td> <td style="text-align: right;">5-9</td> </tr> <tr> <td>5.5</td> <td>Pedestrian and Bicycle Systems and Facilities</td> <td style="text-align: right;">5-9</td> </tr> <tr> <td>5.6</td> <td>Transit Hub and Transportation Management Coordinator</td> <td style="text-align: right;">5-11</td> </tr> <tr> <td>5.7</td> <td>Truck Routes</td> <td style="text-align: right;">5-13</td> </tr> <tr> <td>5.8</td> <td>Parking</td> <td style="text-align: right;">5-13</td> </tr> <tr> <td>5.9</td> <td>Phasing of Transportation Improvements</td> <td style="text-align: right;">5-15</td> </tr> <tr> <td>6</td> <td>UTILITIES AND INFRASTRUCTURE</td> <td></td> </tr> <tr> <td>6.1</td> <td>Introduction</td> <td style="text-align: right;">6-1</td> </tr> <tr> <td>6.2</td> <td>Grading</td> <td style="text-align: right;">6-1</td> </tr> <tr> <td>6.3</td> <td>Storm Drainage and Water Quality</td> <td style="text-align: right;">6-2</td> </tr> <tr> <td>6.4</td> <td>Sanitary Sewer</td> <td style="text-align: right;">6-6</td> </tr> <tr> <td>6.5</td> <td>Water Supply and Distribution</td> <td style="text-align: right;">6-9</td> </tr> <tr> <td>6.6</td> <td>Energy</td> <td style="text-align: right;">6-11</td> </tr> <tr> <td>6.7</td> <td>Solid Waste Disposal</td> <td style="text-align: right;">6-14</td> </tr> <tr> <td>6.8</td> <td>Phasing of Utility Systems</td> <td style="text-align: right;">6-15</td> </tr> <tr> <td>7</td> <td>DEVELOPMENT STANDARDS</td> <td></td> </tr> <tr> <td>7.1</td> <td>Intent</td> <td style="text-align: right;">7-1</td> </tr> <tr> <td>7.2</td> <td>Building Type Glossary</td> <td style="text-align: right;">7-2</td> </tr> <tr> <td>7.3</td> <td>Building Heights</td> <td style="text-align: right;">7-2</td> </tr> <tr> <td>7.4</td> <td>Development Standards</td> <td style="text-align: right;">7-3</td> </tr> <tr> <td>7.5</td> <td>Parking Standards</td> <td style="text-align: right;">7-17</td> </tr> <tr> <td>7.6</td> <td>Environmental Sustainability Building Strategies</td> <td style="text-align: right;">7-21</td> </tr> </table>	5	TRANSPORTATION, CIRCULATION, AND PARKING	PAGE	5.1	Intent	5-1	5.2	Public Street System	5-2	5.3	Transit System	5-9	5.4	Ferry Service	5-9	5.5	Pedestrian and Bicycle Systems and Facilities	5-9	5.6	Transit Hub and Transportation Management Coordinator	5-11	5.7	Truck Routes	5-13	5.8	Parking	5-13	5.9	Phasing of Transportation Improvements	5-15	6	UTILITIES AND INFRASTRUCTURE		6.1	Introduction	6-1	6.2	Grading	6-1	6.3	Storm Drainage and Water Quality	6-2	6.4	Sanitary Sewer	6-6	6.5	Water Supply and Distribution	6-9	6.6	Energy	6-11	6.7	Solid Waste Disposal	6-14	6.8	Phasing of Utility Systems	6-15	7	DEVELOPMENT STANDARDS		7.1	Intent	7-1	7.2	Building Type Glossary	7-2	7.3	Building Heights	7-2	7.4	Development Standards	7-3	7.5	Parking Standards	7-17	7.6	Environmental Sustainability Building Strategies	7-21
1	INTRODUCTION	PAGE																																																																																																																																																																	
1.1	Plan Purpose	1-1																																																																																																																																																																	
1.2	Project Location and Plan Area	1-1																																																																																																																																																																	
1.3	Land Ownership	1-2																																																																																																																																																																	
1.4	Plan Objectives	1-2																																																																																																																																																																	
1.5	Project Description	1-5																																																																																																																																																																	
1.6	Authority	1-6																																																																																																																																																																	
1.7	Relationship to Existing Plans and Regulations	1-6																																																																																																																																																																	
1.8	Prior Alameda Point Plans and the Community	1-9																																																																																																																																																																	
2	PLAN BACKGROUND																																																																																																																																																																		
2.1	Introduction	2-1																																																																																																																																																																	
2.2	Development Considerations	2-1																																																																																																																																																																	
3	LAND USE																																																																																																																																																																		
3.1	Introduction	3-1																																																																																																																																																																	
3.2	Intent	3-1																																																																																																																																																																	
3.3	Land Use Program	3-3																																																																																																																																																																	
3.4	Historic Resources	3-8																																																																																																																																																																	
3.5	Affordable Housing	3-8																																																																																																																																																																	
3.6	Permitted Uses	3-9																																																																																																																																																																	
4	OPEN SPACE AND CONSERVATION																																																																																																																																																																		
4.1	Intent	4-1																																																																																																																																																																	
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4.4	Linear Open Space	4-5																																																																																																																																																																	
4.5	Seaplane Lagoon Waterfront Park	4-6																																																																																																																																																																	
4.6	Alameda Point Sports Complex	4-7																																																																																																																																																																	
4.7	Enterprise Regional Park	4-7																																																																																																																																																																	
4.8	Conservation of Natural Resources	4-7																																																																																																																																																																	
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5.4	Ferry Service	5-9																																																																																																																																																																	
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5.6	Transit Hub and Transportation Management Coordinator	5-11																																																																																																																																																																	
5.7	Truck Routes	5-13																																																																																																																																																																	
5.8	Parking	5-13																																																																																																																																																																	
5.9	Phasing of Transportation Improvements	5-15																																																																																																																																																																	
6	UTILITIES AND INFRASTRUCTURE																																																																																																																																																																		
6.1	Introduction	6-1																																																																																																																																																																	
6.2	Grading	6-1																																																																																																																																																																	
6.3	Storm Drainage and Water Quality	6-2																																																																																																																																																																	
6.4	Sanitary Sewer	6-6																																																																																																																																																																	
6.5	Water Supply and Distribution	6-9																																																																																																																																																																	
6.6	Energy	6-11																																																																																																																																																																	
6.7	Solid Waste Disposal	6-14																																																																																																																																																																	
6.8	Phasing of Utility Systems	6-15																																																																																																																																																																	
7	DEVELOPMENT STANDARDS																																																																																																																																																																		
7.1	Intent	7-1																																																																																																																																																																	
7.2	Building Type Glossary	7-2																																																																																																																																																																	
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7.4	Development Standards	7-3																																																																																																																																																																	
7.5	Parking Standards	7-17																																																																																																																																																																	
7.6	Environmental Sustainability Building Strategies	7-21																																																																																																																																																																	

TABLE OF CONTENTS (CONTINUED)

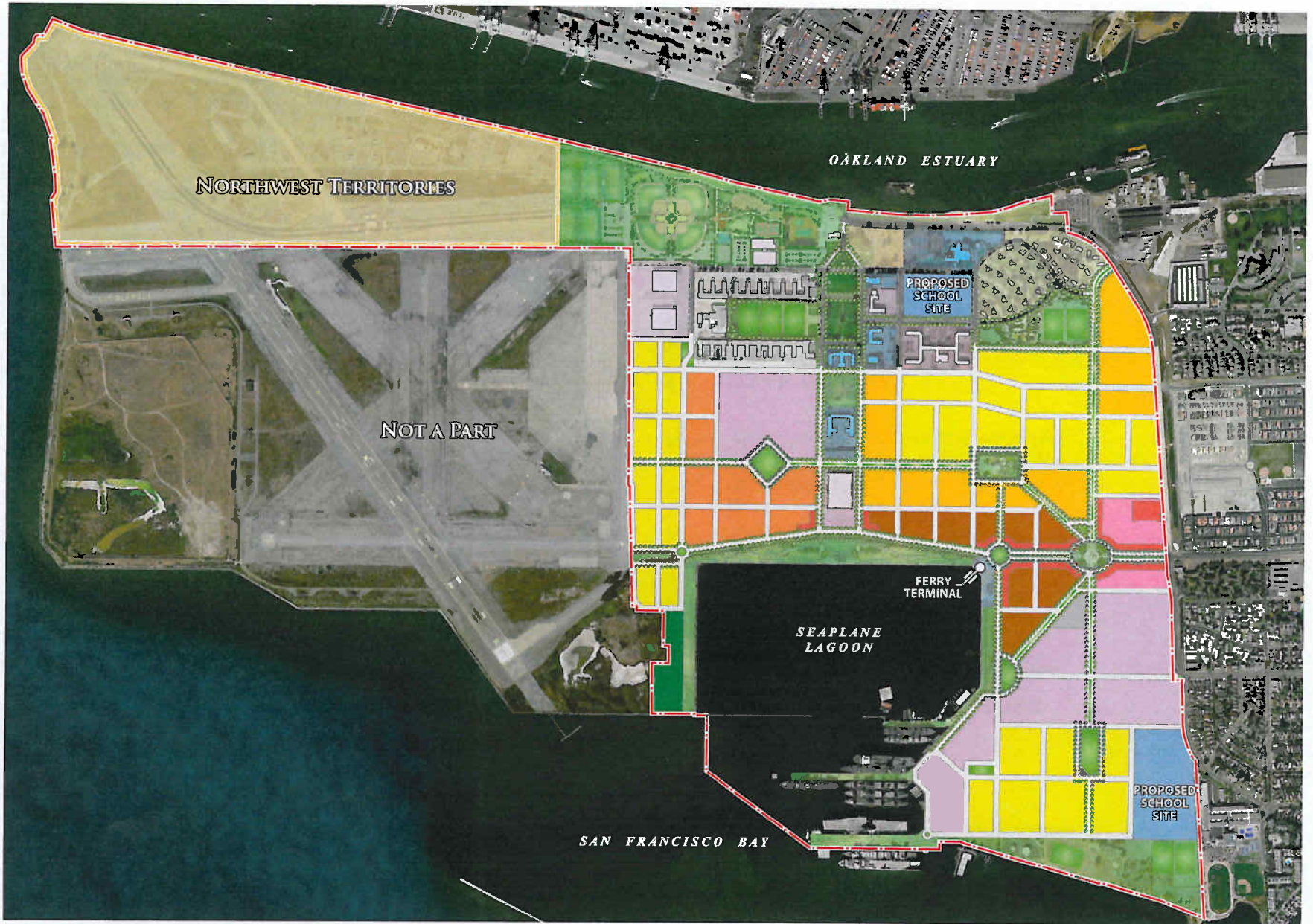
8	IMPLEMENTATION	PAGE
8.1	Introduction	8-1
8.2	Fiscal Neutrality	8-2
8.3	Public Facilities Financing Sources	8-2
8.4	Implementation Proposal for Key Public Improvements	8-3
8.5	Phasing	8-6
8.6	Maintenance and Operations	8-6
8.7	Public Transit	8-7
8.8	Other Services	8-8
9	PLAN REVIEW	
9.1	Entitlement Process	9-1
9.2	Relationship to CEQA	9-1
9.3	Subdivision Mapping Process	9-1
9.4	Use Permits	9-4
9.5	Design Review	9-4
9.6	Historic Preservation Review Process	9-7
9.7	Density Bonus	9-14
9.8	Amendments to the Specific Plan	9-15
9.9	Conformance Determinations	9-15
9.10	Hearing Notice	9-17
9.11	Matters of Interpretation	9-18
9.12	Severability	9-18
9.13	Specific Plan Compliance and Enforcement	9-18

LIST OF TABLES

	PAGE
3-1 Land Use Summary	3-3
3-2 Permitted Uses by Land Use Category	3-10
4-1 Parks and Open Space	4-1
6-1 Wastewater Facility Capacity	6-7
6-2 Projected Wastewater Flows	6-9
6-3 Solid Waste Projections	6-14
7-1 Development Standards	7-4
7-2 Allowable Building Types	7-5
7-3 Parking Standards	7-17
8-1 Implementation Proposal for Key Public Improvements	8-4

LIST OF FIGURES

1	INTRODUCTION	PAGE	6	UTILITIES AND INFRASTRUCTURE	PAGE
1-1	Project Location	1-1	6-1	Storm Drainage System	6-4
1-2	Plan Area	1-3	6-2	Existing Off-Site Sanitary Sewer System	6-7
2	PLAN BACKGROUND		6-3	Sanitary Sewer System	6-8
2-1	Geotechnical Conditions	2-2	6-4	Potable Water System	6-12
2-2	Floodplains and Sea Level Rise	2-3	6-5	Recycled Water System	6-13
2-3	California Public Trust Lands Following Exchange	2-4	7	DEVELOPMENT STANDARDS	
3	LAND USE		7-1	Single-Family Detached Building Type	7-6
3-1	Land Use	3-4	7-2	Duplex Building Type	7-7
4	OPEN SPACE AND CONSERVATION		7-3	Large Townhouse Building Type	7-8
4-1	Open Space Framework	4-2	7-4	Small Townhouse Building Type	7-9
4-2	Gateway Park	4-3	7-5	Live Work Building Type	7-10
4-3	Neighborhood Park	4-4	7-6	Tuck Under Building Type	7-11
4-4	Community Park	4-5	7-7	Multi-Family Flats Building Type	7-12
4-5	Seaplane Lagoon Waterfront Park	4-6	7-8	Multi-Family Building Type	7-13
4-6	Sports Complex	4-8	7-9	Embedded Garage Building Type	7-14
5	TRANSPORTATION, CIRCULATION AND PARKING		7-10	Low Density Commercial Building Type	7-15
5-1	Street System	5-3	7-11	High Density Commercial Building Type	7-16
5-2	West Atlantic Avenue	5-4	9	PLAN REVIEW	
5-3	Typical Boulevard	5-4	9-1	Historic Resources	9-8
5-4	Waterfront Parkway	5-6			
5-5	Connector at Open Space	5-6			
5-6	Typical Connector	5-7			
5-7	One Way Local Street at Open Space	5-7			
5-8	Typical Local Street	5-8			
5-9	Alley	5-8			
5-10	Transit-Oriented Development	5-10			
5-11	Bicycle and Pedestrian Network	5-12			
5-12	Truck Routes	5-14			



Illustrative Plan

Not to Scale



This plan represents an achievable vision for redevelopment of a significant portion of the former Alameda Point Naval Air Station. The Naval Air Station was decommissioned in 1997 after 61 years of U.S. military use. Over the years, many plans for the renovation of the area now known as Alameda Point have been discussed but little progress has been made. Past military operations of the Navy resulted in acres of contaminated soil and groundwater that pose significant environmental health risks. The Naval Air Station was declared a Superfund cleanup site in 1999. Alameda Point must be cleaned of toxic contaminants consistent with federal and state laws to protect human health and the environment. In order to achieve this, a realistic plan for reuse is needed.

Without redevelopment, Alameda Point is expected to be a drain on City resources in years to come. Aging infrastructure systems (sewers, water, storm drains, electrical, roads, sidewalks and deteriorating buildings) are the responsibility of Alameda taxpayers; they affect the environment and if the status quo continues will cost the City millions of dollars every year – money that could be spent on police, fire, parks and other critical services.

Over the past year, Alameda and its citizens, together with an urban planning team, worked collectively to develop this detailed and specific

plan for Alameda Point. A key requirement of the project is that its costs will be paid for from the development itself and will not burden either Alameda taxpayers or the City's General Fund. Here are a few components of the plan:

- Clean up of site contaminants to protect human health and the environment.*
- Trails and walkways that give public access to the waterfront and some of the most beautiful views in the Bay Area*
- Soccer, baseball, softball, and football fields, basketball courts and walking and running trails that will be available to all Alameda residents*
- New businesses and more good-paying jobs in Alameda*
- Retention of key historic structures and open space areas for reuse and enjoyment*
- Quality housing that is consistent with the character of Alameda and helps protect property values throughout Alameda*
- More transit services for Alameda residents using BART, buses and ferries.*

The Alameda Point Specific Plan, which includes input from hundreds of Alameda residents, will be voted on by Alameda voters.

With implementation of the Specific Plan, Alameda Point will be

transformed and will not be a drain on City maintenance resources. The community will be appropriately cleaned of contamination. New Alameda Point water, sewer, storm drainage systems will not negatively impact the City budget and will allow for a new and healthy neighborhood. The Project will respect nearby natural resources and its beautiful setting. It will provide all Alamedans with recreation and open space opportunities.

Alameda Point will provide compact, mixed use, transit-oriented housing in the heart of the Bay Area. The Alameda Point Plan offers an array of types of housing served by multiple transportation modes that connect residents to the rest of Alameda by bus, bike and sidewalks and to the region's workplaces via BART and buses. The Plan incorporates many sustainable methods for water and energy conservation and building design.

Traffic in Alameda Point will be managed effectively as residents will have a mix of convenient services, shops, recreation and entertainment near their homes. An emphasis has been placed on creating walkable, tree-lined streets for residents. Shopping and neighborhood parks are within easy walking distance. New local workplaces will also create truly short commutes for some employees. Other Alamedans will be able to enjoy the cluster of activities and close proximity to expansive public open space areas as well as job opportunities created through the development of Alameda Point.

All Alamedans will benefit from the new amenities at Alameda Point. Many acres of new shoreline parks and waterfront activities will be reclaimed for use by all Alamedans. An approximately 60-acre regional Sports Complex, including soccer fields, baseball fields and a possible swimming facility can be built for local and regional use. The reuse of some former NAS Alameda "Streamline Moderne" buildings for civic uses will be coupled with rejuvenated historic landscape in select areas where public or private ceremonies and gatherings can occur.

This unique set of opportunities is described in detail in this Alameda Point Specific Plan. The nine chapters that follow explain how Alameda Point can set a new regional standard for a transit-rich, sustainable way of life in the middle of the Bay Area and how the City of Alameda can make productive use of its limited land resources in a manner that benefits existing and future families.

Chapter 1: Introduction describes the Plan Area and sets forth the Project objectives. Key objectives focus on increasing transit usage and sustainability, and a commitment to build a broad spectrum of housing types (and prices) within an open space framework that enhances connectivity. The extensive community input and prior plans that led to this Plan are summarized.

Chapter 2: Plan Background outlines the key technical considerations for developing an intricate urban neighborhood in this location.

Chapter 3: Land Use identifies the locations, densities and intensities of the new land uses. It shows how the compact, mixed use, transit-oriented neighborhood is arranged and lists synergistic groupings of permitted land uses.

Chapter 4: Open Space and Conservation focuses on the variety and character of the open space and recreation elements of the new neighborhood. Community and neighborhood serving amenities are illustrated and quantified. The conservation of natural resources and the use of Public Trust lands are addressed.

Chapter 5: Transportation, Circulation and Parking addresses all of the modes of transportation that will facilitate getting around. Streetscapes are shown and transit facilities and the provisions for bicyclists and pedestrians on-street and in open spaces are introduced. The many functions of a new multi-modal ferry/bus/bike terminal that is intended to attract increasing numbers of transit users are explained. The phasing of key transit improvements is described.

Chapter 6: Utilities and Infrastructure maps out entirely new systems that are needed for storm drainage and flood control, wastewater, potable and recycled water, gas, electricity and telecommunications. The technical background for these engineering solutions is offered.

Chapter 7: Development Standards concentrates on the form and character of the residential and non-residential structures that will populate the Plan Area. The fundamental development standards that make for livable streets and a desirable way of life are codified. A spectrum of commercial building and housing types is illustrated.

Chapter 8: Implementation discusses the major public improvements that are needed, describes how the initial planning/design/construction of improvements will be implemented, and presents the mechanisms for operating and maintaining the facilities and services. Potential near-term and long-term funding sources are identified and the sequence of development is discussed.

Chapter 9: Plan Review explains the next steps for the City and for developers to implement the Plan. The procedures and regulations for future development applications are laid out for new construction and historic reuse. Particular ways to make adjustments to the Plan when unforeseen opportunities or constraints arise in the future are presented.