

9.2 LAND USE AND DISTRICT-WIDE POLICIES

The General Plan envisions Alameda Point ~~West~~ as a vibrant neighborhood, with a variety of land uses and sub-areas. ~~Six~~ Two sub-areas, ~~including three mixed use ones~~, as shown in Figure 9-3, are envisioned:

- ~~• Civic Core~~
- ~~• Marina~~
- ~~• Inner Harbor~~
- West Neighborhood
- ~~• Northwest Territories~~
- Wildlife Refuge

~~The six Alameda Point sub-areas are displayed in Figure 9-4.~~

This section provides land use classifications and policies that apply to ~~two or more~~ the sub-areas; policies applicable to individual sub-areas are discussed in the next section.

LAND USE CLASSIFICATIONS

~~Alameda Point West~~ includes a variety of land use designations that are common to other areas of the City; descriptions of these land use classifications are included in Chapter 2: Land Use Element. ~~In addition, Alameda Point includes three mixed use areas — Civic Core, Inner Harbor, and Marina. These mixed use areas allow the development of two or more uses on a single site or within one structure. Specific models of uses encouraged include: residential and office above or adjacent to retail and other commercial, and retail and service commercial uses intermingled with research and development or light industrial uses. Encouraging a mix of uses, specifically at residential and business-oriented neighborhood centers, will help develop the transit-accessible, pedestrian-friendly urban fabric common in Alameda.~~

~~The following describes each of the three mixed use areas within Alameda Point:~~

- ~~API — **Civic Core:** Located in the center of Alameda Point, the Civic Core encompasses much of the NAS Historic District and many of the historic buildings of the former Naval Air Station. The Civic Core is envisioned with a major emphasis on public serving and civic uses. Business park, office, civic, residential, public/institutional, parks and public open space, commercial, and other supporting uses are allowed within the district.~~
- ~~AP2 — **Inner Harbor:** The Inner Harbor is a mixed use area with major emphasis on research & development and light industrial uses. Light industry, office and supporting retail, commercial, and residential uses are allowed within the district. Supporting uses should be focused in or around a mixed use neighborhood center along the extension of Pacific Avenue, associated with patterns of use in the adjoining Marina district.~~

~~AP3 — Marina:~~ Marine related industry, office, commercial, residential, recreation, and supporting retail are allowable uses within the district. Uses should be structured to promote waterfront activity and vitality along the open space spine located along the bay.

The following policies apply to all of the sub-areas in Alameda ~~Point~~ West. Policies specific to the mixed-use sub-areas, as well as policies for the other sub-areas in Alameda ~~Point~~ West, are included in Section 9.3.

Guiding Policies

- 9.2.a Create a series of neighborhoods, each with a central focus of mixed-use development, including local serving commercial and recreational uses and a mixture of housing types and densities serving all income levels.
- 9.2.b Provide diverse and creative development and architectural styles to achieve distinctive neighborhoods.
- 9.2.c Create a district that is well integrated with the surrounding neighborhoods and has a high level of accessibility via a variety of transportation modes.
- 9.2.d Preserve scenic views from the district and the area's cultural landscape.
- 9.2.e Achieve human-scale transit-oriented development.

Implementing Policies

- 9.2.f Focus uses that create pedestrian traffic in all areas.
- 9.2.g Integrate Alameda ~~Point~~ West into the community by creating transit and physical connections to adjacent community centers such as Marina Village and Webster Street.
- 9.2.h Encourage architecture and design in Alameda ~~Point~~ West that are compatible with existing neighborhoods east of Main Street, and that do not divide the neighborhoods with the use of physical barriers.
- 9.2.i Encourage a mix of uses that are compatible, rather than competitive, with existing uses in adjacent areas.
- 9.2.j Maintain overall development in Alameda ~~Point~~ West in accordance with Table 2-7 while permitting flexibility in the location and mix of development types within Alameda ~~Point~~ West, provided that the development types are consistent with the sub-area policies and land use designations. Establish zoning regulations for Alameda ~~Point~~ West that regulate future development consistent with the development intensity and density shown in Table 2-7.
- 9.2.k Observe boundaries and restriction of Public Trust Land, including housing limitations.

Chapter 9: Alameda ~~Point~~ West

- 9.2.1 Encourage and support the development of community-based cultural and other facilities such as places of worship, childcare, youth activity centers, and senior activities in Alameda ~~Point~~ West.
- 9.2.m As part of the development or landscaping approval process, define view corridors and develop criteria so that views may be preserved.
- 9.2.n Explore the feasibility of creating an outdoor site for cultural celebrations, ceremonies, and exhibitions.
- 9.2.0 Create mixed-use development that locates service-oriented uses near residences and offices.
- 9.2.p Create neighborhood centers similar to Alameda's neighborhood business districts, with supporting uses such as retail and local serving office and civic uses in mixed-use neighborhood centers that are acceptable for nearby residents.

Table 2-7: Alameda Point West Buildout, 2000-2020

Land Use Categories	Units	Civic Core (API)	Inner Harbor (AP2)	Marina (AP3)	West Neighborhoods	NW Territories	Alameda Point Total
Lt. Industry/Business Park/Office	sq.ft.	740,000	400,000	0	0	0	1,140,000
Industrial/Warehousing	sq.ft.	277,500	76,500	76,500	0	0	430,500
Marina-Related Industry	sq.ft.	0	0	44,250	0	0	44,250
Civic/Institutional Buildings	sq.ft.	100,000	0 ¹	0	30,000 ¹	0	130,000 ¹
Commercial	sq.ft.	52,000	0	0	52,000	0	104,000
Visitor-Serving	sq.ft.	0	0	130,000	0	0	130,000
Golf Clubhouse/Conference Facilities	sq.ft.	0	0	0	0	26,000	26,000
Sports Complex	acres	40	0	0	0	17	57
Golf Course	acres	0	0	0	0	214	214
Marina slips	slips	0	0	530	0	0	530
Live Aboards	slips	0	0	53	0	0	53
Low Density Residential	units	0	0	0	50	0	50
Medium Density Residential	units	863 ²	0	525	490	0	1,878
Hotel/Conference Center	rooms	0	0	300	0	300	600

1. Does not include square footage for Alameda Unified School District.

2. Does not include 240 units of senior housing to be provided in the former Bachelor Officers Quarters.

NOTE: This table represents the maximum build-out for Alameda Point West. While development intensities have been assigned to each Planning Area, the development increments can be moved from one Planning Area to another to optimize development opportunities.