

9.3 ALAMEDA POINT SUB-AREA POLICIES

As evident in Figure 9-3 9-4, the General Plan vision for Alameda Point West includes ~~six~~ two sub-areas. Three of these sub-areas—the Civic Core, the Inner Harbor, and the Marina—will be mixed-use areas. Although there will be flexibility between the three mixed-use areas, each will have its own unique character and will emphasize a slightly different mix of development. Alameda Point West also contains the primarily residential West Neighborhood; the Northwest Territories, designated for Parks and Open Space; and the Alameda National Wildlife Refuge, harboring the endangered California least tern.

Policies for each of the sub-areas follow.

~~CIVIC CORE (AP1)~~

~~The Civic Core served as the central administrative and industrial core of NAS Alameda. This core will remain a central point of activity, and is envisioned to be a mixed-use area with a variety of uses. The emphasis in the area is to provide public-serving and civic uses while providing ample opportunity for job creation, along with recreational opportunities such as a potential sports complex. Redevelopment of the Civic Core will also prioritize preservation of historic buildings. The western edge of the Civic Core area is adjacent to the Wildlife Refuge, and therefore, is subject to the certain restrictions with respect to building size and location, parking, lighting, and landscaping.~~

Guiding Policy: Civic Core

~~9.3.a — Develop the Civic Core as a major new center of the City, and a focus of the Alameda Point district.~~

Implementing Policies: Civic Core

~~9.3.b — Develop housing to serve workplaces and public and institutional uses anticipated in the Civic Core. Focus residential development adjacent to the Shoreline open space promenade to create opportunities for pedestrian centers and foster a transit orientation.~~

~~9.3.c — Improve public transit service, including connections to ferry service to serve the public, institutional, and workplace uses in the Civic Core.~~

~~9.3.d — Provide for cultural and civic places, through the development or reuse of key civic structures, libraries, churches, plazas, public art, or other major landmarks to provide a sense of center and unique character.~~

~~9.3.e — Ensure that development is consistent with the recommendations developed to implement the Wildlife Refuge Impact Area, mapped in Figure 9-5.~~

The Wildlife Refuge Impact Area is land that is in proximity to the Alameda National Wildlife Refuge and therefore subject to additional policies and regulations. See Policies 9.3.rr to 9.3.uu.

INNER HARBOR (AP2)

The Inner Harbor currently contains primarily industrial uses. Future development of this area reflects the existing industrial character of the site. Redevelopment will result in a mixed-use area with an emphasis on light industry and research & development. Although the existing industrial nature of the Inner Harbor area presents constraints in terms of immediate residential reuse, longer-term residential development is a possibility. This area may also include office space, restaurants, and cafes.

Guiding Policy: Inner Harbor

- 9.3.f — Foster cohesion between development of this new mixed-use area and existing surrounding neighborhoods and the City of Alameda.

Implementing Policies: Inner Harbor

- 9.3.g — Review the East Bay Regional Park District's plans for a regional park prior to approval and implementation.
- 9.3.h — Encourage development along Main Street that visually and physically connects the existing residential West Neighborhood to development in the Inner Harbor area. Do not permit perimeter walls that insulate development from the surrounding neighborhoods.
- 9.3.i — Cluster mixed-use residential, retail commercial, and other supporting uses in a neighborhood center along the extension of Pacific Avenue.
- 9.3.j — Encourage development of Pacific Avenue as a landscaped boulevard with separated bike paths and pedestrian routes.

MARINA (AP3)

The Marina sub-area currently contains a variety of uses, primarily industrial, research and development, and marine-related industrial uses. The General Plan envisions this area to develop, over time, into a vital mixed-use area, with an emphasis on public access to the waterfront. Like the rest of Alameda Point, the Marina will have a continuous shoreline open space promenade, which will be supported over time by residential, commercial, retail, and other supporting uses that foster pedestrian activity. The western edge of the Marina district is adjacent to the Wildlife Refuge, and therefore, is subject to certain restrictions with respect to building size and location, parking, lighting and landscaping.

Guiding Policies: Marina

- 9.3.k — Create a mixed-use area that is sensitive to the restrictions and recommendations regarding the neighboring Wildlife Refuge.
- 9.3.l — Foster development of residential, commercial, and retail uses that promote vitality and pedestrian activity along the waterfront.

Implementing Policies: Marina

- 9.3.m — Limit housing development in the Marina district to the eastern and northeastern portions of the marina to avoid proximity to the Wildlife Refuge.
- 9.3.n — On the western shore of the marina, encourage industrial and marine-related industrial uses that are consistent with the Public Trust and sensitive to the Wildlife Refuge.
- 9.3.o — Ensure that development is consistent with the recommendations developed to implement the Wildlife Refuge Impact Area, as mapped in Figure 9-5.

The Wildlife Refuge Impact Area is land that is in proximity to the Alameda National Wildlife Refuge and therefore subject to additional policies and regulations. See Policies 9.3.rr to 9.3.uu.

- 9.3.p — In case of redevelopment or replacement of existing structures, encourage development of uses that promote pedestrian vitality and are oriented to the marina.
- 9.3.q — Educate boat owners and users of the marina about restrictions to Breakwater Island and install signs that warn boaters about the sensitivity of the wildlife at and around Alameda Point and about prohibitions for disturbing protected bird and mammal species.
- 9.3.r — Provide signs, pamphlets, public education and outreach activities advising boaters and marina users to eliminate any discharges or pollutants to receiving waters.

WEST NEIGHBORHOOD

The West Neighborhood, which formed the residential portion of NAS Alameda and is becoming an established neighborhood, is an existing residential area that will continue with a major residential-use emphasis. Some of the existing homes, known as the Big Whites, are spacious, historic homes previously occupied by higher-ranking Navy personnel. This area is being preserved, along with units that are leased by the Homeless Collaborative and used as affordable housing. Other areas of former Navy housing will be redeveloped for Medium Density housing. New residential development should provide diversity in housing types and opportunities. In addition to residential uses a variety of other uses, such as parks and neighborhood businesses will be used to promote a balanced neighborhood. Residential, parks and public open space, public, institutional, and neighborhood business uses are allowed within the district. Community-oriented institutions such as places of worship and nonprofit organizations are also considered allowable and desirable uses.

Guiding Policies: West Neighborhood

- 9.3.s — Guide further development of this primarily residential area to improve quality of life for residents, accessibility for pedestrians, and supporting uses to promote a balanced neighborhood.
- 9.3.t — Consider the need for workforce housing and childcare.

Implementing Policies: West Neighborhood

- 9.3.u Encourage clustered and pedestrian- and bicycle friendly development, in conjunction with greenways and open space.
- 9.3.v Integrate interim users into planning for redevelopment of existing housing areas. Honor commitments to the Homeless Collaborative, U.S. Coast Guard, or other potential interim users, while developing transition plans to provide for appropriate, cost-effective, long-term redevelopment solutions.
- 9.3.w Incorporate small, intermittent parks into residential development.
- 9.3.x ~~Preserve the Big Whites for their historical significance, and encourage surrounding development that is complementary.~~
- 9.3.y Encourage higher density residential development in the vicinity of the multi-modal transit centers, along with parks and community serving businesses and institutions, such as child care and family child care homes, in order to promote accessibility via alternative modes of transit.
- 9.3.z Where new residential development occurs along the waterfront, limit development to the south side of Main Street or the Mosley Extension in order to protect public access to the waterfront.
- 9.3.aa Cluster supporting uses such as retail and local serving office and civic uses in mixed-use neighborhood centers.
- 9.3.bb ~~Consider the preservation of the Admiral's House for community and City use.~~

NORTHWEST TERRITORIES

Allowable Uses

~~The Northwest Territories are designated as Parks and Public Open Space. Plans for a sports complex are being discussed, and development of a golf course/hotel resort in this area is underway. The southern border of the Northwest Territories is adjacent to the Wildlife Refuge, and therefore, portions of the Northwest Territories will be within the Wildlife Refuge Impact Area and subject to certain restrictions with respect to building size and location, roads, parking, lighting, and landscaping.~~

Guiding Policies: Northwest Territories

- 9.3.cc ~~Preserve the Northwest Territories for parks and open space, which may include a golf course/hotel resort, pedestrian and bicycle trails, and public access.~~
- 9.3.dd ~~Incorporate recommendations and regulations regarding the Wildlife Refuge into development in the Northwest Territories.~~

Implementing Policies: Northwest Territories

- 9.3. ee — Develop a perimeter trail along the north and west boundaries of this area.
- 9.3. ff — Develop a public park, called Alameda Point Park, in this area.
- 9.3. gg — Use reclaimed wastewater from EBMUD to irrigate the planned golf course, if feasible.
- 9.3. hh — Explore using elements of the golf course design such as roads, retention/drainage collection ponds, or bunkers as physical barriers between the golf course and the Wildlife Refuge.
- 9.3. ii — Maintain grassland foraging areas for raptors in the golf course design.
- 9.3. jj — Ensure that development is consistent with the recommendations developed to implement the Wildlife Refuge Impact Area, as mapped in Figure 9-5.

The Wildlife Refuge Impact Area is land that is in proximity to the Alameda National Wildlife Refuge and therefore subject to additional policies and regulations. See Policies 9.3.rr to 9.3.uu.

WILDLIFE REFUGE

Designation of the Alameda National Wildlife Refuge

Most of the area formerly used as runways in the former NAS Alameda will be transferred to the U.S. Fish and Wildlife Service (USFWS) for use as a National Wildlife Refuge. Approximately 50 acres of this area, located in the southwest corner of the current Wildlife Refuge, are within the City and County of San Francisco. The Wildlife Refuge contains two wetlands areas and provides habitat for the endangered California least tern, as well as the Caspian tern, as shown in Figure 9-5 9-4. Also shown is the Wildlife Refuge Impact Area, which is subject to special policies and regulations due to its proximity to the Wildlife Refuge. The USFWS has written a Comprehensive Conservation Plan (1998) for management of the Alameda National Wildlife Refuge. These policies are intended to facilitate implementation of this Comprehensive Conservation Plan, as well as of the recommendations written by the USFWS in their 1999 Biological Opinion.

Guiding Policy: Wildlife Refuge

- 9.3. kk Help maintain a Wildlife Refuge that balances natural conservation with public access, education, and ship navigation.

Implementing Policies: Wildlife Refuge

- 9.3.11 Support implementation of the U.S. Fish and Wildlife Service's Comprehensive Conservation Plan for Alameda National Wildlife Refuge (1998).
- 9.3. mm Support a system of trails that provide public access to and within the Wildlife Refuge.

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- 9.3.nn Support education facilities and programs, similar to other conservation areas such as the Elsie D. Roemer Bird Sanctuary, in conjunction with either Point Alameda Park or the Wildlife Refuge.
- 9.3.oo Establish continued access for ships, ferries, and water-taxis within the deep-water channel to the Alameda Point piers and the Seaplane Lagoon through the southern bay waters of the Refuge through agreements with the U.S. Fish and Wildlife Service.
- 9.3.pp Maintain the breakwater gap and isolation of the Island Breakwater.
- 9.3.qq Work with the City and County of San Francisco and appropriate agencies to transfer the jurisdiction of the southwest corner of the Wildlife Refuge from the City and County of San Francisco to the City of Alameda and Alameda County.

Implementing Policies: Wildlife Refuge Impact Area

- 9.3.rr Prepare and adopt development regulations that implement the Biological Opinion (1999) prepared by the U.S. Fish and Wildlife Service to guide development within the Wildlife Refuge Impact Area (see Figure 9-5). Ensure that the regulations contain specific requirements regarding, but not limited to:
- Building size, height, design and location
 - Appropriate uses adjacent to the Refuge
 - Predator management
 - Parking restrictions
 - Lighting provisions
 - Landscaping restrictions, and
 - Stormwater management.
- ~~Ensure that development in all areas adjoining the Wildlife Refuge adheres to the Wildlife Refuge Management Plan's guidelines regarding pets, predator control and landscaping.~~
- 9.3.ss Encourage funding and implementation of the Comprehensive Conservation Plan by the U.S. Fish and Wildlife Service.
- 9.3.tt Work with the U.S. Fish and Wildlife Service and the U.S. Department of Agriculture Wildlife Services, to develop informational materials and an educational program for occupants in Alameda Point and marina users or tenants describing the importance of animal control for protection of the least tern colony.
- 9.3.uu Develop detailed stormwater management and monitoring plans ~~for the Northwest Territories~~ in coordination with the U.S. Fish and Wildlife Service to protect open-water foraging areas for least terns and brown pelicans. Ensure that the plans are reviewed and approved by the Service contemporaneously with the City environmental review process and prior to development within this area.