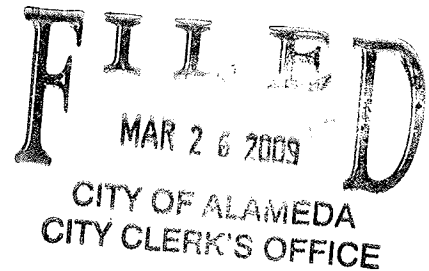


Exhibit B: Alameda Point Community Plan

Chapter 11: Alameda Point Community Plan



11.1. Introduction and Purpose

This Alameda Point Community Plan ("Community Plan") is a plan to redevelop a portion of the former Naval Air Station Alameda ("former NAS Alameda"). NAS Alameda was decommissioned by the United States government, acting through the Department of the Navy ("Navy"), in 1997. Pursuant to federal regulation, the Navy is expected to convey portions of the former NAS Alameda (described in this document as the "Plan Area" as further defined in Section 11.1.4. below) to the Alameda Reuse and Redevelopment Authority ("ARRA") in the near term. This Community Plan, when adopted by the voters of the City of Alameda as a new Chapter 11 to the General Plan, will provide the framework and General Plan (goals, policies and implementation measures) by which the City will implement redevelopment of the Plan Area as a transit-oriented development providing new jobs, homes, services, open space and recreation in a manner that takes advantage of the area's unique location and potential. Recognizing that the site is a distinct area of the island, this Community Plan provides both development policies and implementation measures tailored to the Plan Area.

11.1.1. Summary of the Plan

The intent of this Alameda Point Community Plan is to provide for the redevelopment of the Plan Area with a balanced mix of homes, workplaces and associated facilities that benefit future residents of the Plan Area and the City. The resulting neighborhoods will provide for compact, transit-oriented development, pedestrian-friendly streets, ample parks and open space, access to transit, and energy efficient infrastructure and services. Successful redevelopment of Alameda Point will include:

Seamless integration of Alameda Point with the rest of the City. Policies encourage development that is community-oriented and in keeping with Alameda's traditional character.

Fostering a vibrant new neighborhood. The Community Plan seeks to create new and energetic areas, encompassing a variety of uses. At the same time, policies in the Community Plan also seek to ensure that new development will not unduly impact surrounding neighborhoods.

Maximizing waterfront accessibility. With an emphasis on perimeter shoreline trails along the San Francisco Bay and Oakland Estuary, the Community Plan policies aim to provide a publicly accessible waterfront.

Exhibit B: Alameda Point Community Plan

De-emphasizing the automobile and making new development compatible with transportation capacity.

Policies promote the use of alternative modes of transportation – such as bicycles, shuttles, buses, ferries and water taxis – to reduce present and potential future traffic congestion.

Encouraging economic development. The envisioned long-term reuse of Alameda Point will result in replacement of jobs lost due to cessation of naval operations, and Community Plan policies are intended to foster economic growth and development that benefits the community at large.

Creating a mixed-use environment. The Community Plan policies promote a mixed-use approach that will allow for the development of transit-friendly neighborhoods with a strong pedestrian character that will foster development that is community-oriented. The Community Plan policies promote creation of a highly walkable neighborhood with nodes of compact development and connections between them, incorporating the tree-lined street character and grid pattern that is characteristic of a small town.

Establishing neighborhood centers. The Community Plan policies encourage mixed use neighborhood focal points in Alameda Point. One focal point should be the mix of civic, community, residential and commercial uses in and around the core of the Historic District. Landscaped common areas in this area should reinforce and encourage gatherings in historic settings that would be shared with other Alameda residents. A second focal point should center on a new ferry terminal at the Seaplane Lagoon, where higher density, mixed use uses would cluster. Various transit modes should serve residents, workers and visitors in this area. Similar to existing neighborhood business districts, the retail areas within this mixed use area should include neighborhood serving uses. Retail, including neighborhood and island serving retail, offices, personal or business services and dining uses in these hubs could be vertically integrated with housing and workplaces on upper floors.

Respect for history. In recognition of the long military history of the site, the Community Plan policies emphasize preservation and reuse of key historic resources within the Plan Area.

11.1.2. Consistency with General Plan

Previously, General Plan Chapter 9 governed the applicable policies for the Plan Area as well as other portions of the former NAS Alameda. With the adoption of this Alameda Point Community Plan, the City's General Plan is amended by adding this new Chapter 11 to address solely the Plan Area. The former Chapter 9 will continue to govern lands outside the Plan Area previously governed by that chapter. This Community Plan is consistent with the General Plan.

Exhibit B: Alameda Point Community Plan

As permitted by California Public Resources Code Section 21083.3(e), this Community Plan incorporates by reference all the mandatory elements of the citywide General Plan. Notwithstanding the foregoing, certain supplementary development policies and implementation measures are identified herein that are specific to Alameda Point.

The new General Plan land use designation for the Plan Area is "Alameda Point Specific Plan, or AP-SP."

11.1.3. Relationship to Other Plans

In addition to this Community Plan, other land use plans, jurisdictional agencies, laws and regulatory enactments that could affect and/or regulate future land uses at Alameda Point include the following:

- City of Alameda General Plan: establishes citywide land use and policy. This Community Plan is part of the General Plan and contains policies and recommendations that are focused on Alameda Point and are consistent with the remainder of the General Plan.
- Alameda Point Specific Plan: provides for the systematic implementation of the General Plan, including this Community Plan.
- Alameda Zoning Ordinance: has been amended to reflect a new zoning district for the Plan Area, "Alameda Point Specific Plan," so that the Alameda Point Specific Plan governs the development regulations of the Plan Area.
- United States Fish and Wildlife Service: a Biological Opinion will be required to identify mitigation based on the identification of habitat of the endangered California Least tern and the endangered California brown pelican to the west of the Plan Area.
- California State Lands Commission: regulates permitted land uses on land designated or to be designated as public trust lands in the Plan Area and will implement the trust exchange contemplated by the NAS Alameda Public Trust Exchange Act.
- San Francisco Bay Conservation and Development Commission: requires permits and consistency with Bay Plan policies for activities along the Bay shoreline.
- Community Improvement Plan for the Business and Waterfront Improvement Project: identifies improvement plans for a small portion of land in the northeast corner of the Plan Area.
- Alameda Point Community Improvement Plan for the Alameda Point Improvement Project: identifies improvement plans for the Plan Area.

Exhibit B: Alameda Point Community Plan

11.1.4. Description of Alameda Point Plan Area

The Plan Area occupies approximately 918 acres of uplands and 166 acres of submerged lands at the western end of the City of Alameda, California as shown in *Figure 11-1: Plan Area* (referred to as the "Plan Area" or "Alameda Point"). The uplands portion of the Plan Area extends across the lands between the Oakland Alameda Estuary on the northern edge of the island and the San Francisco Bay on the southern boundary and spans from the northwestern tip of the island to its eastern boundary at Main Street. In addition, the Plan Area includes submerged lands within and adjacent to the Seaplane Lagoon totaling 166 acres.

11.2. Land Use Element

Two mixed use districts are established within the Community Plan. The AP-PMU - Preservation Mixed Use neighborhood occupies much of the north side of the Plan Area and extends down the historic north-south axis of existing buildings and public spaces to the Seaplane Lagoon. The primary intent of the AP-PMU district is to facilitate reuse and preservation of key historic buildings and places by permitting a wide mix of uses, including compatible new construction. Civic uses should be accommodated in this district. The second mixed use area is the AP-MU - Mixed Use hub along the extension of Atlantic Avenue, which will surround the new ferry terminal. In this area, greater density and a mix of uses may be created and retail uses fronting onto the Seaplane Lagoon and street frontages are encouraged.

Around these two districts are located a series of neighborhoods connected by radial, tree-lined boulevards and local parks. These neighborhoods should provide a wide range of housing types. Retail, cafes, and restaurants oriented toward the lagoon should be encouraged in the buildings fronting the Seaplane Lagoon.

Commercial and business park uses in new and existing buildings are proposed in specific portions of the Plan Area to create jobs for the community and to help support jobs/housing balance in the City. A marina with modern support facilities is encouraged in the Seaplane Lagoon to help satisfy local and regional demand for waterfront uses. The quality and quantity of public open space and active and passive recreation opportunities should be augmented by improving waterfront access, parks, trails, and plazas throughout the Plan Area.