

Exhibit B: Alameda Point Community Plan

11.4. Housing Element

This Community Plan provides the framework for an economically and socially diverse community by providing a range of housing styles, tenancy types and prices. As provided above, California Public Resources Code Section 21083.3 allows a Community Plan to reference elements of the citywide General Plan to satisfy the mandatory elements of a Community Plan. The Alameda Point Community Plan is consistent with the Housing Element of the City's General Plan and reference to the Housing Element is appropriate to satisfy the applicable requirements for a Community Plan. Notwithstanding the foregoing, certain supplementary development policies and implementation measures are identified below to illustrate how the Plan Area satisfies existing Housing Element policies and goals.

11.4.1. Affordable Housing

Alameda Point should incorporate affordable housing by incorporating a mix of housing types, efficient land use and supporting amenities. New affordable housing units should be reasonably dispersed throughout the phases of development, and may include exclusively affordable buildings. Affordable housing should be constructed so that it is coordinated with the overall residential construction program.

During the base reuse process, the City made a long term commitment to a collaborative of advocates for the homeless, women and children in need, and veterans. At the present time, a collaborative of former homeless residents, staff and volunteers occupy buildings in the Plan Area. Also on-site is a facility for families in need as well as a housing program with homes and single beds for veterans in transition. A more efficient, consolidated land use program is intended to accomplish the objectives of the original commitment and also achieve the City's overall redevelopment goals. A new group of facilities to serve the homeless population, help women and children in need, and support veterans in transition should be pursued.

11.4.2. Guiding Policies: Housing

- Increase the potential housing stock in the City by providing an array of new housing types, including multi-family housing; disperse housing units for all income levels in the Plan Area.
- Design new affordable housing to be comparable in exterior appearance and overall quality of construction to market rate units.

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- Construct affordable housing concurrently with the overall residential construction program.
- Ensure that housing opportunities are available to households of all income levels throughout Alameda Point.
- Recognize the need for group housing and housing for persons with special needs or desires, including senior housing, congregate care for the elderly, single-room occupancy hotels, and housing with supportive services.

11.4.3. Implementation Measures: Housing

- Adopt a Specific Plan that allows for various residential building intensities.
- Encourage high density development within ¼ mile of the ferry terminal and transit hub.
- Apply state law reforms and incentives described in Government Code Section 65582.1, including density bonuses as permitted by Government Code Section 65915.
- Apply fair housing practices in the sale, rental and advertising of housing units.
- Encourage the Community Improvement Commission to fully program available housing fund tax increment within the Plan Area to promote conservation, financing and affordability of affordable housing within the Plan Area.
- Allow for adaptive reuse to encourage a variety of housing types.

11.5. Open Space and Conservation Element

The Plan Area at present is an underutilized former military base adjacent to the Oakland Estuary and San Francisco Bay. The Plan Area incorporates the Seaplane Lagoon. Open space consists of lawn and landscaped areas that receive basic maintenance. Much of the Plan Area is paved with little landscaping or open space value. Some playing fields are in current use adjacent to the old Bachelor's Enlisted Quarters, as well as at the base's former sports facilities along the Estuary and near the southern Bay shoreline. The Plan Area is primarily constructed on imported fill and has low potential

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for archeological resources and low value for natural habitats. Historic resources are located in the Plan Area.

The General Plan's Open Space and Conservation Element policies regarding Alameda and its relationship to San Francisco Bay waters, tidal areas and related uplands as well as water quality and water conservation apply to Alameda Point. As stated above, those provisions are referenced and apply as permitted by Public Resources Code Section 21083.3. Specialized urban open space, certain historic resources, natural resources, and focal points should be preserved throughout Alameda Point. Development should include a full array of active and passive recreational opportunities.

11.5.1. Conservation and Development of Open Space and Natural and Cultural Resources

11.5.1.1. Open Space

Public parks and plazas should be dispersed throughout the Plan Area. *Figure 11-4: Parks and Open Space* illustrates the proposed parks and open space in Alameda Point. Water facilities, including shoreline trails and a marina, should be included.

11.5.1.2 Waterways, Harbors, Fisheries

Areas of the Alameda Point shoreline which are subject to Public Trust will be reserved for uses consistent with the AP-PT district designation.

11.5.2 Historic and Archeological Resources

Preservation and reuse of historic resources should be concentrated in the AP-PMU. The Plan Area includes an historic district determined to be eligible for the National Register for Historic Places. *Figure 11-5: Alameda Point Historic Resources* displays the current Historic District, including contributing buildings. The boundaries and resources of the historic district may be revised through the final National Historic Preservation Act Section 106 Consultation to be completed prior to the Navy transfer of the property. The Plan Area is primarily on fill lands and archaeological resources are not likely to be present within areas to be disturbed for construction in the Plan Area.

The Community Plan recognizes the important role of the former NAS Alameda in the City's history and encourages reuse of historic buildings, structures, open space, and landscape elements on the base in order to promote the City's cultural, educational, and economic vitality today and for future generations.

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The Community Plan identifies the AP-PMU district as the primary location for the preservation and reuse of buildings, structures, landscapes, and views. It contains the cross-axial open space at the heart of the Historic District around which historic buildings are arrayed. Outside the AP-PMU, the Community Plan requires incentives for reuse, but anticipates that demolition and new construction will take place. Thus, while preservation and reuse is a focus of the Community Plan, in designating certain areas for new construction, the Community Plan recognizes that rehabilitation and/or repair of all historic resources within the former NAS Alameda is not feasible and that certain portions of the base must be redeveloped in order to permit revitalization.

11.5.3. Natural Resources

Natural resources should be protected in the Plan Area, as discussed below.

11.5.4. Water

The General Plan's Open Space and Conservation Element policies regarding Alameda and its relationship to San Francisco Bay waters, tidal areas and related uplands as well as water quality (see Section 11.6) and water conservation apply to Alameda Point and are incorporated herein. With respect to water supply, water conservation is encouraged in development of the Plan Area, including incorporation of policies that promote the use of recycled water. Current land uses in Alameda Point rely on water supplied by the East Bay Municipal Utilities District ("EBMUD"). EBMUD is planning and implementing the East Bayshore Recycled Water Project which will provide for the delivery of recycled water to the Plan Area.

11.5.5. Minerals

The majority of the Plan Area is formed with fill. The December 2002 Alameda Point General Plan Amendment EIR prepared by LSA Associates, Inc. ("2002 General Plan EIR") states that there are no minerals of significance in the Plan Area, as indicated by the State Department of Mines and Geology.

11.5.6. Wildlife Species and Wetlands

A 1999 Biological Opinion issued by the United States Fish and Wildlife Service found evidence of protected species in areas adjacent to the Plan Area but not within the Plan Area itself. Prior to transfer of the former NAS Alameda by the Navy, additional biological assessment will be required by the United States Fish and Wildlife Service. Certain protected marine species may also be present in the waters adjacent to and forming the submerged lands of the Plan Area. Biological assessments of the Plan Area prepared in connection with the 2002 General Plan EIR found that the upland areas of the

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Plan Area did not host protected habitat or species but did identify certain wetland areas within the Northwest Territories and in areas adjacent to the Plan Area.

11.5.7. Other Natural Resources

Section 5.5 in the Open Space and Conservation Element discusses climate and air quality, as it pertains to the island of Alameda as a whole. Land use policies in Sections 11.2 and 11.3 above emphasize transit usage and transportation management and the creation of a balance of jobs and housing. Water conservation, energy and sustainability are described in this Section 11.5 and in Section 11.8 below, all of which would further the Guiding Policies and Implementation Measures for climate and air quality in the Open Space and Conservation Element.

11.5.8. Guiding Policies: Open Space and Conservation

- Create an open space framework for the entire Plan Area that incorporates parks, plazas and open space including waterfront access. Provide a family-friendly environment serving all members and age groups of the community including individuals with special needs, children, teens, and seniors.
- Make neighborhood parks the anchors for residential areas.
- Activate the waterfront edges with public open space.
- Provide local and citywide recreational facilities.
- Provide recreational amenities within walking distance of residents' homes.
- Integrate uses and vehicular routes with pedestrian and bicycle trail systems.
- Provide for community recreation opportunities throughout Alameda Point.
- Encourage historic preservation of buildings, scenic views and cultural landscape within the AP-PMU and provide incentives for preservation throughout the Historic District.
- Consider potable and recycled water supply and demand in development of the Plan Area.

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- Protect natural resources through open space conservation and habitat preservation.
- Development should consider the effects on birds and other species that may inhabit the Plan Area or adjacent areas.
- Protect wetland areas or to provide mitigation for removal of same consistent with regulatory requirements.

11.5.9. Implementation Measures: Open Space and Conservation

- Require that a system of parks, especially along the shoreline, is part of the future redevelopment of Alameda Point.
- Establish pedestrian- and bicycle-accessible shoreline trails where feasible in Alameda Point. Subject to requirements of regulatory agencies, ensure that trails are open year round, that the trail meets minimum multi-use trail standards, and that landscape treatment of the open spaces adjacent to the Estuary and the San Francisco Bay does not block distant views.
- Establish a public plaza at the marina that will serve as a focus for public uses on the waterfront.
- Preserve some of the Big Whites for their historical significance, and encourage surrounding development that is complementary.
- Adopt a process for the evaluation of the reuse and rehabilitation potential of historic resources at former NAS Alameda.
- Consider the preservation of the Admiral's House for residential or community use.
- Preserve as feasible buildings within the AP-PMU to maintain the historic character of the Historic District.
- Provide a mechanism for timely and expedient reviews to ensure that contributing buildings in the Historic District are managed in compliance with all applicable regulations.
- Preserve the historic sense of place of the AP-PMU by preserving as feasible the historic pattern of streets and open spaces in the area.

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- Minimize, as feasible, impacts on the architectural integrity of individual contributing buildings and structures proposed for reuse within the AP-PMU.
- Make reasonable efforts to incorporate compatible adaptive uses or uses for which the buildings were originally designed.
- Allow for reuse of buildings in the AP-PMU for uses including fire station, community center and post office, and alteration of buildings to accommodate such uses.
- Allow for the use of the State Historic Building Code throughout the Historic District.
- Advise tenants and property owners within the Historic District of the financial tools and economic incentives that are available, including, but not limited to, the State Historic Building Code and federal and state tax incentives for the preservation and adaptive rehabilitation of historic properties.
- Prepare design guidelines and specifications for alterations, demolition and new construction within the Historic District.
- Ensure that water resources are used efficiently and require water conservation measures consistent with applicable law and regulations.
- Redevelopment should consider a range of sustainable strategies to achieve reductions in water consumption, from the use of recycled water for irrigation to the building methods described in this Community Plan.
- A new system of pipelines and appurtenances for potable and recycled water should be constructed at Alameda Point. Distribution pipelines should connect to and extend from the existing water facilities at Main Street and should be constructed within the right of ways.
- If wetlands habitat and species are found within the Plan Area, preservation areas and buffers for adjoining uses should be established as required by resource agencies with jurisdiction.
- The effects of ferry service must not unlawfully disturb aquatic and shoreline habitats.