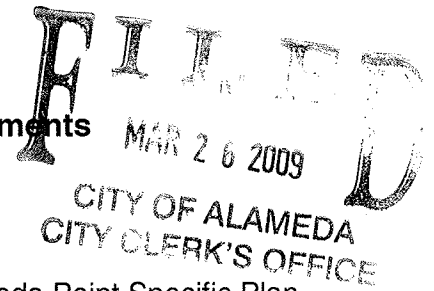


**Exhibit C: Alameda Point General Plan Amendments**



**I. General Plan Map Amendment.**

The City's General Plan Map is hereby amended to show the new Alameda Point Specific Plan District (AP-SP) for that certain real property situated within the City of Alameda, County of Alameda, State of California, as shown on the amended City of Alameda General Plan Map:

<i>Gross Acreage</i>	<i>Assessor's Parcel(s)</i>	<i>Existing General Plan Designation</i>	<i>Amended General Plan Designation</i>
Approximately 918 acres of uplands and 166 acres of submerged lands	[To be determined by the assessor]	AP1 Alameda Point Civic Core	AP-SP Alameda Point Specific Plan
		AP2 Alameda Point Inner Harbor	
		AP3 Alameda Point Marina	

**II. General Plan Text Amendments.**

The City's General Plan is hereby amended as shown below. Text to be inserted in the General Plan is indicated in underscore type. Text to be deleted is shown in ~~strikethrough~~ text.

**1. Chapter 1: Setting and Organization of the General Plan**

A. *Amendment to Section 1.4 Organization of the Plan (p. 7). The description of the Elements is revised as follows:*

Alameda Point ~~West~~ Element (optional) contains site-specific policies regarding land use, transportation, open space, and cultural resources, and health and safety which address the redevelopment of a portion of the former Alameda Naval Air Station (GPA 01-01).

Alameda Point Community Plan contains site-specific policies regarding land use, housing, transportation, open space and cultural resources, health and safety, energy and sustainability which address the redevelopment of portions of the former Alameda Naval Air Station as shown on City of Alameda General Plan Map.

**2. Chapter 2: Land Use**

A. *Amendment to Section 2.2. Land Use Classifications (p. 9). A new land use classification, "Alameda Point Specific Plan," is added to the General Plan to describe permitted uses at Alameda Point, as follows:*

**Alameda Point Specific Plan (AP-SP):** Allows a balanced mix of homes, workplaces and associated facilities on the portion of the former Naval Air Station Alameda now known as Alameda Point. New development should provide compact, transit-oriented development, ample parks and open space, multiple transit opportunities, and energy efficient infrastructure and services.

B. *Amendment to "Specified Mixed Use" section (p. 10). The "Specified Mixed Use" areas are amended to indicate new Alameda Point-Specific Plan designation, as follows:*

- AP1 — Alameda Point Civic Core
- AP2 — Alameda Point Inner Harbor
- AP3 — Alameda Point Marina
- AP-SP — Alameda Point Specific Plan

C. *Amendment to "Table 2-7: Alameda Point Buildout, 2000-2020" (p. 19). "Table 2-7: Alameda Point Buildout, 2000-2020" is amended, as follows:*

An Initiative enacted by the voters adopted the Alameda Point Community Plan and Alameda Point Specific Plan for a portion of the former Alameda Naval Air Station, as shown on City of Alameda General Plan Map. Accordingly, Table 2-7: Alameda Point Buildout, below, as well as the "Alameda Point Community Plan," found in Chapter 11 of this General Plan, and the Alameda Point Specific Plan set forth the conditions under which buildout at Alameda Point may proceed.

Table 2-7, Alameda Point Buildout 2013-2038

<u>Land Use</u>	<u>Buildout</u>
<u>Residential</u>	<u>4,346 new residential units;</u> <u>186 Collaborative Housing units which may be</u> <u>relocated; and</u> <u>309 residential units which may be</u> <u>redeveloped in the historic district.</u>
<u>Retail</u>	<u>350,000 square feet</u>
<u>Commercial</u>	<u>3,182,000 square feet</u>
<u>Marina</u>	<u>Approximately 600 boat slips</u>
<u>Civic</u>	<u>260,000 square feet</u>
<u>Parks and Open Space</u>	<u>Approximately 145 acres</u>

The portions of the former Alameda Naval Air Station not regulated by the Alameda Point Community Plan and Alameda Point Specific Plan are the Wildlife Refuge and a portion of the West Neighborhoods, as shown on Figure 9-2. These areas have been renamed "Alameda West." Buildout at Alameda West is shown in Table 2-8: Alameda West Buildout, below, and is further described in Chapter 9 of the General Plan.

Table 2-78: Alameda Point West Buildout, ~~2000-2020~~ 2007-2034

<i>Land Use Categories</i>	<i>Units</i>	<i>Civic Core (AP1)</i>	<i>Inner Harbor (AP2)</i>	<i>Marina (AP3)</i>	<i>West Neighborhoods</i>	<i>NW Territories</i>	<i>Alameda Point Total</i>
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 <sup>1</sup>	0	30,000 <sup>1</sup>	0	130,000 <sup>1</sup>
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	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 <sup>2</sup>	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 210 units of senior housing to be provided in the former Bachelor Officers Quarters.

Note: This table represents the maximum build-out for Alameda Point. 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.

D. *Amendment to Guiding Policy 2.4.d (p. 21). Policy 2.4.d is amended, as follows:*

Limit residential development to one family detached and two family dwellings, in accord with the provisions of Measure A. Up to 325 low cost units may be built in Alameda as multifamily housing as replacement housing for the low cost units lost when Buena Vista Apartments were converted to market-rate housing in 1988. Some or all of these replacement units may be located at one or more of the mixed-use sites, or in any area of the City where residential units are permitted. Pursuant to an initiative enacted by the voters, the provisions of this section do not apply to Alameda Point, as described in Chapter 11, Alameda Point Community Plan. Residential density of up to 70 units per acre may be allowed at Alameda Point pursuant to Chapter 11, Alameda Point Community Plan.

E. *Amendment to Guiding Policy 2.4.1 (p. 22). Policy 2.4.1 is amended, as follows:*

Preserve historic districts and buildings of architectural significance. Preservation and reuse within the historic district at Alameda Point shall be undertaken pursuant to the policies for preservation and reuse of historic resources at Alameda Point found in Chapter 11, Alameda Point Community Plan.

F. *Amendment to Section 2.6 Specific Mixed Use Areas (p. 26). Section 2.6 Specified Mixed Use Areas is amended, as follows:*

~~AP1—**Alameda Point 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 service 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. (GPA 01-01)~~

~~AP2—**Alameda Point 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. (GPA 01-01)~~

~~AP3—**Alameda Point 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. (GPA 01-01).~~

AP-SP **Alameda Point Specific Plan:** Allows a balanced mix of homes, workplaces and associated facilities on the portion of the former Naval Air Station Alameda now known as Alameda Point. New development should provide compact, transit-oriented development, ample parks and open space, multiple transit opportunities, and energy efficient infrastructure and services.

G. *Amendment to Section 2.9 Federal Government Facilities (p. 32). Section 2.9 (3<sup>d</sup> paragraph) Federal Government Facilities is amended, as follows:*

After nearly 60 years as a military post, the United States Navy closed the Alameda Naval Air Station (NAS) and the Fleet Industrial Supply Center (FISC) in 1997. In 2001, the FISC property was conveyed to the City, which is transferring the property to the Catellus Development Corporation over time for the development consistent with an approved master plan for the area. Chapter 9 of the General Plan is the Alameda Point Element, which contains policies relating to the reuse and redevelopment of the NAS property, known as Alameda Point. (GPA 01-01) An Initiative enacted by the voters adopted the Alameda Point Community Plan and Alameda Point Specific Plan for a portion of the former Alameda Naval Air Station, as shown on City of Alameda General Plan Map, Figure 11-1. Accordingly, a new chapter of the General Plan, Chapter 11, the "Alameda Point Community Plan," sets forth policies to achieve a balanced approach to transit-oriented development, environmental sustainability, historic preservation, and economic redevelopment at Alameda Point. The portions of the former Alameda Naval Air Station not regulated by the Alameda Point Community Plan and Alameda Point Specific Plan are the Wildlife Refuge and the West Neighborhood, as shown on Figure 9-1. These areas have been renamed "Alameda West." Chapter 9 of the General Plan regulates redevelopment at the Alameda West properties.

### **3. Chapter 3: City Design Element**

A. *Amendment to Section 3.3. Architectural Resources (p. 36). Section 3.3 Architectural Resources is amended, as follows:*