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DEVELOPMENT STANDARDS

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7.1 INTENT

The urban design vision for Alameda Point is a vibrant, transit-oriented, environmentally sustainable community that embraces the San Francisco Bay and the history of the former NAS Alameda. This is achieved in part with standards for building design along streets and adjacent to parks or open spaces. The development standards articulated in this chapter control the primary influences over the character of that public realm. They will result in safe, comfortable and pleasing residential streets with a strong pedestrian orientation by placing the living areas on the street frontage. With commercial and mixed-use structures, the goal is to line sidewalks, plazas and public spaces with lively uses that activate the public domain.

This chapter, read together with the other provisions of this Specific Plan, provides the controlling standards for the site planning and scale of residential and non-residential buildings in the Plan Area. The definitions and standards in this chapter supersede the development standards in the Alameda Municipal Code for the Plan Area. These standards will be complemented by the Alameda Point Pattern Book (defined in *Chapter 9*, below) providing guidelines for at least architectural features, landscaping palettes, lighting features, rooftop appurtenances, public art, signage styles and sustainability measures that supplement the regulations provided herein and by the Historic Resources Design Guidelines (described in *Section 9.6*) which provide guidelines for alteration, demolition and new construction of historic resources. The Alameda Point Pattern Book and the Historic Resources Design Guidelines are further described in *Chapter 9: Plan Review*.

For development standards not addressed in this Specific Plan or design guidelines not addressed in the Pattern Book or the Historic Resources Design Guidelines, the standards found in the Alameda Municipal Code shall prevail. Where there is a conflict among this Specific Plan, the Pattern Book, the Historic Resources Design Guidelines and the Alameda Municipal Code, the text of this Specific Plan shall prevail.

A mixture of uses and building types may occur in each land use area, as indicated in *Chapter 3: Land Use*. While this chapter illustrates residential uses on a block-by-block basis, there is no requirement that a block must be occupied solely by one type of use or one type of housing product. Other residential prototypes that can be designed consistent with these standards are allowed. Commercial and business park building types are shown on lots that may or may not occupy an entire block. This chapter does not address civic uses because they have unique programmatic needs and the potential for unique site planning and architectural statements, *Section 7.2* establishes maximum Plan Area height limits and *Section 7.3* defines the standards for this Project. *Section 7.4* contains the standards, as summarized in *Table 7-1: Development Standards*. With the standards are drawings that illustrate what is intended. *Section 7.5* contains the Project's parking standards, summarized in *Table 7-3: Parking Standards*. *Section 7.6* addresses environmental sustainability strategies.

7.2 BUILDING HEIGHTS

The maximum height allowed in the Plan Area is 65 feet, with the following exceptions: (i) the western-most property in the Plan Area zoned AP-RM has a maximum height of 40 feet, (ii) rooftop architectural and iconic features, such as clock towers, may exceed the prevailing height limit.

7.3 BUILDING TYPE GLOSSARY

The site specific development standards for the types of buildings expected in the Plan Area are defined below and described in *Table 7-1: Development Standards*. They differ somewhat from existing City building standards in order to achieve more livable streets and an active public domain.

Building Stories – Limits the number of stories for particular building types. This allows height variation based on differing floor to floor dimensions, even among buildings of the same building type. Plan Area maximum building heights are identified in *Section 7.2*.

Maximum Floor Area Ratio (FAR) – Limits the amount of buildable floor area as a ratio to its given parcel. “Buildable floor area” means net building floor area (i.e., excluding parking, mechanical, HVAC and natural ventilation areas, balconies/decks, elevator shafts, and storage.)

Density – Measures the number of dwelling units per net acre. Rights-of-way, parks and public open spaces are excluded from the calculation, while semi-private spaces such as courtyards, access easements, alleyways, and paseos are included.

Minimum Lot Area – Limits the minimum size of a lot. Lot area is the total

extent of surface, measured in a horizontal plane, within the lot lines.

Parking – Sets parking locational requirements and provides guidelines for the access of parking areas.

Frontage – Provides guidelines for the configuration of the front façade of a structure along, at minimum, the first two floors, including the ground floor.

Front Setback – Establishes a line, parallel with and measured from the front property line, defining the limits of a parcel in which no building, accessory building, or structure may be located above the ground, except porches and stoops. It also sets a limit upon the maximum distance from the front property line allowed for certain building types.

Rear Setback – Establishes a line, parallel with and measured from the back property line, defining the limits of a parcel in which no building, accessory building, or structure may be located above the ground.

Entry – Provides guidelines for the creation of an external designated covered space that leads to the entrance of a residence such as a porch or a stoop.

7.4 DEVELOPMENT STANDARDS

7.4.1 Standards for New Construction

Table 7-1 provides the development standards for new construction in the Plan Area. *Table 7-2* shows the allowable building types by land use zone. The intent is that each zone would have a range of building types built in it to provide architectural diversity and varying housing opportunities. Additional residential prototypes are allowed and may be incorporated into any zone that allows matching building standards of *Table 7-1*.

7.4.2 Standards for Historic Resources Buildings and Structures

Often historic structures are abandoned or demolished because it is too difficult or costly to meet current zoning, building code or other development standards. Typical zoning and development standards are intended primarily for new construction, have few exceptions and/or little flexibility and act as a disincentive for reuse of historic resources. In addition, there are unique construction problems inherent to alteration and reuse of historic buildings that are not addressed by typically applicable uniform building codes. The State Historic Building Code, which aims to provide for cost-effective preservation while still preserving building safety, should be applied to Alteration of historic resources consistent with *Section 9.6*. Any New Construction (as defined in *Section 9.6*) that is part of the reuse design must meet City building code standards.

In order to incentivize reuse of historic resources within the Plan Area, this section provides more flexible site development standards for reuse of historic resources within the Historic District if:

1. Any historic building or structure in the Historic District would no longer be allowed under current codes with its present use or configuration, including lot area, dimensional requirements or parking requirements and the building or structure could not easily be retrofitted to comply with the existing standards by type of use without variances, vacating right-of-way, purchasing adjacent property, or removing portions of the existing building; or
2. The original use of the building no longer functions in the current environment or would create negative secondary impacts to the surrounding uses if utilized for its original use.

In such instances, lot size, building height and bulk and setbacks requirements shall be waived upon a showing by the applicant that the waiver is necessary to enable economic reuse of the building. In addition, the provisions of *Section 3.4* regarding use shall apply. Additional incentives for historic reuse are described in *Section 9.6.3* of this Specific Plan.

All other regulations of the underlying district shall continue to be in full force and effect, except where these provisions supersede or provide an alternative to such regulation. In addition, the provisions of the Historic Resources Design Guidelines shall apply to Alteration of historic resources, as further set forth in *Section 9.6* of this Specific Plan.

TABLE 7-1 : DEVELOPMENT STANDARDS, ALAMEDA POINT

	SINGLE FAMILY DETACHED	DUPLEX	LARGE TOWN-HOUSE	SMALL TOWN-HOUSE	LIVE WORK	TUCK UNDER	MULTI-FAMILY FLATS	MULTI-FAMILY	EMBEDDED GARAGE	LOW DENSITY COMMERCIAL	HIGH DENSITY COMMERCIAL
HEIGHT	2 story	3 story	3 story	3 story	3 story	3 story	3 story	5 story	5 story	3 story	4 story
FAR	0.75	1.00	1.20	1.00	1.20	1.50	1.50	2.00	2.70	1.50	1.50
NET DENSITY	10 du/acre	20 du/acre	17 du/acre	25 du/acre	25 du/acre	30 du/acre	40 du/acre	50 du/acre	70 du/acre		
MINIMUM LOT AREA	3,000 ft ²	4,000 ft ² (2 units)	1,400 ft ²	1,000 ft ²	1,000 ft ²	4,200 ft ² (6 units)	1,650 ft ² (3 units)	varies	varies		
PARKING	Alley-loaded or side drive garage	Alley-loaded or carport	Alley-access garage	Alley-access garage	Alley-access garage	Alley-access garage	Alley-access garage	Surface, below grade and above grade structure screened from street	Surface, below grade and above grade structure screened from street	Surface, below grade and above grade structure screened from street	Surface, below grade and above grade structure screened from street
FRONTAGE	Minimum 50% of primary facade within 5' of minimum front setback	Minimum 50% of primary facade within 5' of minimum front setback	Minimum 80% of primary facade within 5' of minimum front setback	Minimum 80% of primary facade within 5' of minimum front setback	Minimum 80% of primary facade within 3' of minimum front setback	Minimum 70% of primary facade within 5' of minimum front setback	Minimum 80% of primary facade within 5' of minimum front setback	Minimum 80% of primary facade within 3' of minimum front setback	Minimum 80% of primary facade within 4' of minimum front setback		
FRONT SETBACK	10' minimum	10' minimum	6' minimum	6' minimum	none (at property line)	6' minimum	6' minimum	4' minimum	4' minimum	5' minimum	0' maximum
REAR SETBACK	15' minimum	4' minimum	4' minimum	4' minimum	4' minimum	4' minimum	4' minimum	n/a	n/a	n/a	n/a
ENTRY	Minimum 36 ft ² covered entry or minimum 70 ft ² front porch	Minimum 36 ft ² covered entry or minimum 70 ft ² front porch	Minimum 36 ft ² covered entry or minimum 70 ft ² front porch	Minimum 36 ft ² covered entry or minimum 70 ft ² front porch	Minimum 36 ft ² covered entry or minimum 70 ft ² front porch	Minimum 50 ft ² single covered entry per 6-unit module	Minimum 36 ft ² covered entry or minimum 70 ft ² front porch	Minimum 36 ft ² individual entry for ground floor units, lobby required for upper floor units, corner preferred	Minimum 36 ft ² individual entry for ground floor units, lobby required for upper floor units, corner preferred	Corner lobby preferred	Corner lobby preferred