

To: Honorable President and
Members of the Planning Board

From: Allen Tai, Planning Services Manager

Date: June 25, 2018

RE: **PLN17-0628 – Study Session on Zoning Text Amendments – Applicant: City of Alameda.** Study Session on Proposed Text Amendments to the Zoning Regulations (AMC Chapter 30) regarding: 1) adoption of new bird-safe building regulations; 2) adoption of new outdoor lighting regulations; and 3) adoption of new assisted living regulations.

BACKGROUND

The City of Alameda Zoning Ordinance establishes land use regulations and development standards for the use of land. The purpose of these regulations is to protect public health, safety, and general welfare and ensure that public and private actions related to the use and development of land is consistent with community expectations and priorities as articulated in the City's General Plan. Periodic amendments to the Zoning Ordinance are necessary to align development regulations with policy direction from the City Council and Planning Board.

To date, the Council directed staff to draft ordinances pertaining to the following items:

1. Bird Safe Building Regulations
2. Outdoor Lighting Regulations
3. Assisted Living Regulations
4. Heritage Trees Regulations
5. Short-Term Rental Use Regulations

This staff report presents proposed amendments for Items #1 through #3 above. The remaining are in progress and will be presented to the Board at a 2018 date to be determined.

At the June 25th Planning Board meeting, staff is requesting comments from the Planning Board and the community on the first draft regulations related to Bird Safe Building Design, Dark Skies, and Assisted Living Facilities. Based upon the comments and suggestions received, staff will return at a future date with final draft regulations for final Planning Board consideration and recommendation to City Council.

DISCUSSION

Council Referral – Bird Safe Building Regulations

The San Francisco Bay is a major destination along the Pacific Flyway, a major migratory path for birds stretching from Canada to Mexico. Over 200 species of birds migrate through the Bay Area each spring and fall, and Alameda's island setting within the San Francisco Bay effectively makes the entire city potential bird habitat. According to the Golden Gate Audubon Society, over 365 million birds are killed in North America each year as a result of collisions with built structures (Exhibit 1). Birds tend to collide with glass when the glass is either too reflective or too transparent, as birds cannot recognize the glass as a solid object. Reflective glass also creates a hazard when birds perceive reflections as actual landscaping, trees, or sky that they can fly into. Most bird-window collisions occur during the day, on buildings with large areas of glass. However, at night, birds can be attracted to outdoor light sources and collide with windows as they approach the attraction.

Every jurisdiction in the state of California that is potential bird habitat must address this issue as part of performing environmental review for projects subject to the California Environmental Quality Act. For example, Alameda's environmental impact reports for major development contain mitigation measures to minimize bird collisions. Moreover, a number of Bay Area cities, including San Francisco, Oakland, San Jose, Richmond, and Sunnyvale, have taken a step further to adopt ordinances targeting bird strikes on buildings with large expanses of glass.

The proposed ordinance follows the model ordinances recommended by the Golden Gate Audubon Society and it does the following:

- Exempts historic buildings, retail storefronts, and building façades composed of less than 50% glass.
- Requires bird-safe features on buildings that meet a threshold of having a façade that is composed of 50% glass. This applies to new buildings two-story and taller and retrofit windows on existing buildings with large expanses of glass meeting the 50% glazing threshold. The requirement also applies to skyways, walkways and free-standing glass walls that may be used on buildings that exceed the 50% glazing threshold.
- Prescribes a menu of bird-safe building treatments including opaque glass, window mullions, screens, netting, or special glass features such as fritting or ultra-violet patterns (Exhibit 2).
- Allows applicants to choose an alternate compliance method recommended by a qualified biologist.

The proposed ordinance would be added to AMC Section 30-5.16 together with other performance standards for buildings (Exhibit 3).

Council Referral – Outdoor Lighting Regulations

Accompanying the Council's referral on Bird Safe Building Regulations was a referral on outdoor lighting regulations (Exhibit 4). Specifically, the Council wanted staff to address light pollution and set standards that avoid potential negative health effects caused by

blue LED lighting (color temperature). Outdoor lighting has synergies with bird-safe standards discussed above because birds are attracted to light sources at night and may collide with glass surfaces while approaching the light source. Cities that have adopted bird-safe standards have also adopted companion outdoor lighting regulations.

Currently, the zoning ordinance requires all outdoor lighting on private property simply be diffused and/or concealed to prevent light spillage onto adjacent properties (AMC Section 30-5.16.f). In addition, Planning's standard conditions of approval also require light fixtures directing light downward. While Alameda's existing requirements are effective in preventing light spillage onto neighboring properties, they do not provide any objective and measurable standards, such as metrics for maximum light intensity and color temperature. Such metrics are necessary for the regulations to be effective in achieving desired "dark-skies" goals to minimize light pollution. Staff is proposing new outdoor lighting standards to replace the current provision in Section 30-5.16.f (Exhibit 3). The ordinance primarily applies to private property only, because street lights will be covered under a new street lighting plan to be prepared by the Public Works Department. The proposed ordinance is based on the best practices of cities with dark-skies lighting ordinances and customized to Alameda's physical environment. Staff consulted Police, Recreation and Parks, and the Public Works Department as well as Alameda Municipal Power and the City's Building Official in developing new and measurable standards. The proposed ordinance does the following:

- Establishes definitions and measurements for various lighting sources
- Establishes a one (1) foot-candle limit for maximum light trespass at the property line. This standard is based on input from the Alameda Police Department and the Building Official considering public safety and building code requirements
- Establishes a maximum correlated color temperature limit of 4,000 Kelvins for LED lighting based on Dark Skies-friendly standards (Exhibit 5)
- Requires outdoor lighting to be fully shielded and directed downward
- Prescribes standards for certain uplighting used in landscaping, security lights, and building accent lighting
- Requires any new or replacement outdoor lighting that needs a permit to comply with the ordinance
- Exempts Alameda's historic decorative lights and light sources required for public safety or mandated by other codes and regulations

Council Referral – Senior Assisted Living

On September 6, 2016, the Council denied an application for senior assisted living in the Harbor Bay Business Park and directed staff to prepare amendments to the zoning ordinance to better define "senior assisted living" uses and clarify zoning restrictions related to the location of the use in Alameda (Exhibit 6).

Senior assisted living is a housing option for seniors who cannot live independently and need help with medications and daily living activities, such as bathing, grooming, eating,

dressing and/or going to the bathroom. Assisted living facilities are licensed and regulated by the State Department of Developmental Services, which classifies assisted living as a form of residential care facility, which is a form of community care facility.

The zoning ordinance does not currently include a definition of “senior assisted living”. In response to the Council’s request and to support consistent interpretations and implementation of the zoning ordinance in the future, staff recommends that the following new definitions be added to Section 30-2: Definitions:

“Senior Assisted Living Facility shall mean a housing arrangement where the residents are at least sixty years of age and where varying levels of care, supervision, or health-related services are provided to the residents based on their varying needs. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in such a facility, not to exceed 25 percent of the residents, as further defined in Chapter 3.2 of Division 2 of the California Health and Safety Code.”

“Senior Independent Living Facility shall mean a building or portion thereof, the operation of which focuses on providing multiple independent living quarters for seniors without health related services. The facility may include a shared common kitchen and common activity areas.”

Senior assisted living facilities and senior independent living facilities are facilities where people live, eat, and sleep. Seniors are also considered a “sensitive receptor” vulnerable to environmental nuisances and impacts under state law. From a zoning perspective, these uses are appropriately located in areas of the city that are planned and zoned for residential uses. Therefore, staff recommends that the AMC be amended to:

- Permit by-right senior independent living facilities in all zoning districts that permit dwelling units, including: the R-1 through R-6 Districts, the North Park Street Mixed Use District, the Park Street Residential sub-district, the Alameda Point Main Street Neighborhood, the Alameda Point Town Center District, and on the upper floors of commercial mixed use districts, including the C-1 District, the C-2 District, the C-C districts (Park Street and Webster Street), and the North Park Street Gateway District (north Park Street).
- Conditionally permit (require a use permit for) senior assisted living uses in the districts listed above in addition to the Administrative-Professional District and the former Bachelor Enlisted Quarters (BEQ) and the Bachelor Officers Quarters (BOQ) buildings in the Alameda Point-Adaptive Reuse District. The BEQ and BOQ are the only buildings where residential uses are allowed in the Alameda Point-Adaptive Reuse District. Requiring a use permit for senior assisted living uses allows the City to consider any employee, visitor and delivery element that are contingent with the operation of these facilities on a project-by-project basis.
- Prohibit senior assisted living facilities and senior independent living in the zoning districts that prohibit dwelling units; including the M-1 (Light Industrial), M-2 (General Industrial), CM (Commercial Manufacturing), Alameda Point Enterprise District, and

the North Park Street Maritime Sub-district. The M-1, M-2, CM, Enterprise, and Maritime districts are designed to support commercial manufacturing uses that often require truck deliveries, operating noisy machinery, 24-hour operations, operations that use regulated hazardous materials, and other activities and facilities that are not compatible in close proximity to facilities where people to live, eat and sleep. For these reasons, none of these zoning districts permit dwelling units. For the same reason, staff does not believe that senior assisted living or independent living facilities are appropriate in these manufacturing districts.

ENVIRONMENTAL REVIEW

The proposed amendments are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources, which exempts actions taken to assure the maintenance, restoration, or enhancement of a natural resources including wildlife preservation activities. Moreover, each as a separate and independent basis, this proposal is exempt from CEQA pursuant to CEQA Guidelines Sections 15305, Minor Alterations to Land Use Limitations, 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, where there is certainty the proposal has no significant effect on the environment).

PUBLIC NOTICE AND COMMENT

This agenda item was advertised in the Alameda Sun and public notices were posted as required by the Alameda Municipal Code. The Golden Gate Audubon Society provided input on the proposed bird safe building regulations. No other public comments were received by staff at the time this report was written.

RECOMMENDATION

Hold a study session and provide comments to staff on the proposed zoning text amendments.

Respectfully Submitted By:

Allen Tai
Planning Services Manager

Exhibits:

1. Council Referral on Bird Safe Building Regulations and Attachments
2. Bird Safe Building Treatments Gallery
3. Draft Bird Safe Building and Outdoor Lighting Regulations
4. Council Referral on Outdoor Lighting Regulations
5. Examples of Lighting Types and Color Temperature Scale

6. Proposed Senior Assisted Living Text Amendments

Consider Adopting a “Bird-Safe Buildings” Ordinance. (Vice Mayor Vella and Councilmember Oddie) [Not heard March 21 or April 4, 2017]

COUNCIL REFERRAL FORM

Name of Councilmember requesting referral: Vice Mayor Malia Vella and
Councilmember Jim Oddie

Date of submission to City Clerk (must be submitted before 5:00 p.m. on the
Monday two weeks before the Council meeting requested): Feb. 27, 2017

Council Meeting date: March 21, 2017

Brief description of the subject to be printed on the agenda, sufficient to inform
the City Council and public of the nature of the referral:

Consider adopting a “Bird-Safe Buildings” Ordinance

Given Alameda’s unique position in the San Francisco Bay Area vis-à-vis our wildlife population, and the planned construction at Alameda Point and along the Northern Waterfront, this referral urges the City Council to consider directing Staff to adopt building and lighting regulations designed to reduce the number of bird-window collisions, with specific focus on lighting and façade requirements.

Attached are: 1) provisions of a model ordinance; 2) excerpts from Richmond’s city code regarding bird-safe buildings; 3) an article from the Golden Gate Audubon Society’s newsletter discussing the issue; and 4) results of a study on bird-window collisions at the California Academy of Science.

This referral requests council direct staff to adopt a resolution, using the attached documents as a guide, and that council prioritize this request using the criteria discussed at the February 17 Priority Setting Workshop, including possibly linking this with the proposed nighttime light ordinance.

SAMPLE DRAFT FOR ALAMEDA....

New construction and major renovations projects shall incorporate bird-friendly building materials and design features since birds provide valuable and important ecological services. In Alameda County over 370 species of birds have been documented.

A. Purpose.

The purpose adopting bird-safe building ordinance is to establish bird-safe plan standards for new building construction and replacement facades which will reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” The two circumstances regulated by this section are:

1. Location-related hazards where the siting of a structure creates increased risk to birds; and
2. Feature-related hazards which may create increased risk to birds regardless of where the structure is located.

B. Exceptions.

1. Limited Glass Façade. Residential buildings that are less than 45 feet in height and have an exposed façade comprised of less than 10 percent glass are exempt from new or replacement façade bird-safe glazing requirements.
2. Substantial Glass Façade. Residential buildings that are less than 45 feet in height but have a façade with surface area composed of more than 50 percent glass, shall provide bird-safe glazing treatments for 90 percent of all large, unbroken glazed segments that are 9 square feet or larger.

Historic Buildings Exemption. Bird-safe treatment of replacement glass facades for structures designated as City landmarks or within designated historic districts. Reversible treatment methods, such as netting, glass films, grates and screens, are recommended for bird collision zones, as defined below:

C. Bird-Safe Glazing Treatment.

Bird-safe glazing treatment may include exterior screens, fritting, netting, permanent stencils, frosted glass, physical grids placed on the exterior of glazing, or UV patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns shall be at least one quarter inch wide at a minimum spacing of four inches, and vertical or horizontal elements at least one-eighth inch wide at a maximum spacing of two inches. No untreated glazing proposed as having a bird-safe treatment shall have a visible light reflectance exceeding 10 percent.

D. Standards.

1. Location-Related Standards.

These standards apply to new buildings with a floor area of 1,000 square feet or more that are located within or adjacent to open spaces two acres and larger in size that are

dominated by open water or vegetation, including vegetated landscaping, forest, meadows, grassland, and wetlands.

- a. Facade Requirement. Bird-safe glazing treatment is required such that a bird collision zone facing the open space consists of at least 80 percent bird-safe glazing. To the extent feasible, buildings shall be designed to locate permitted transparent glazing, which is not considered bird-safe, on the ground floor and at lobby entrances to enhance visual interest for pedestrians. For purposes of this requirement, a “bird collision zone” shall mean the portion of buildings most likely to sustain bird-strikes from local and migrant birds in search of food and shelter and includes:
 - i. Glass facades beginning at grade and extending upwards for 60 feet; and
 - ii. Glass facades directly adjacent to landscaped roofs.
 - iii. Lighting.
 - iv. No up lighting shall be used in bird collision zones.
 - v. Comply with all federal aviation safety regulations for large buildings by installing minimum intensity strobe lighting with three second flash instead of solid red or rotating lights
 - vi. Turn off nighttime architectural illumination treatments during bird migration season (February 15 to May 31 and August 1 to November 30).
 - vii. Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise.
 - viii. Reduce perimeter lighting whenever possible.
 - ix. Install full cut off, shielded or directional lighting to minimize light spillage, glare or light trespass.
 - x. Do not use beams of lights during the spring (February 15 to May 31) or fall migration (August 15 to November 30).

2. Feature-Related Standards.

Feature-related hazards include free-standing glass walls, glass wind barriers, skywalks, and greenhouses, atriums, or green rooftops that have adjacent unbroken glazed segments 9 square feet and larger in size. Feature-related hazards can occur throughout the City. Any structure that contains these elements shall treat 100 percent of the glazing so that it is bird-safe.

- i. Minimize the number of and co-locate rooftop antennas and/or other rooftop structures
- ii. Monopole structures or antennas shall not include untreated guy wires
- iii. Avoid the use of mirrors in landscape design
- iv. Avoid placement of features that attract bird (landscaped areas, green roofs, water features) near glass unless shielded by architectural features and incorporating bird friendly treatments as described above.

E. Conflict with Other Codes.

If any of the requirements of this section conflict with provisions in the City's Building and Fire Codes, the provisions of the California Code of Regulations Title 24, as amended by the City, shall prevail.

Article 15.04.608 Performance Standards

Sections:

15.04.608.010	Purpose and Applicability
15.04.608.020	General Requirements
15.04.608.030	Bird-Safe Buildings
15.04.608.040	Construction Management
15.04.608.050	Fire Hazards
15.04.608.060	Liquid or Solid Waste
15.04.608.070	Odor, Particulate Matter and Air Contaminants
15.04.608.080	Vibration

15.04.608.010 Purpose and Applicability

The purpose of this Article is to establish performance standards to protect the public health and safety and ensure that all land uses and development do not produce adverse impacts on surrounding neighborhoods and uses, and the community at large. The standards contained in this Article apply to all zoning districts.

15.04.608.020 General Requirements

Land or buildings cannot be used or occupied in a manner creating any dangerous, injurious, or noxious conditions, chemical fires, explosive, or other hazards that could adversely affect the surrounding area. If necessary, the Zoning Administrator will retain a professional expert or designated regulatory agency to assist in assessing possible impacts, and any cost incurred will be paid by the applicant or business owner.

15.04.608.030 Bird-Safe Buildings

A. **Purpose.** The purpose of this Section is to establish bird-safe glazing treatment standards for new building construction and replacement facades to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards.” The two circumstances regulated by this section are: 1) location-related hazards, where the siting of a structure creates increased risk to birds; and 2) feature-related hazards, which may create increased risk to birds regardless of where the structure is located.

B. Exceptions.

1. **Limited Glass Façade.** Residential buildings that are less than 45 feet in height and have an exposed façade comprised of less than 50 percent glass are exempt from new or replacement façade bird-safe glazing requirements.
2. **Substantial Glass Façade.** Residential buildings that are less than 45 feet in height but have a façade with surface area composed of more than 50 percent glass, shall provide bird-safe glazing treatments for 90 percent of all large, unbroken glazed segments that are 24 square feet or larger.

3. **General Exceptions for Historic Buildings.** Bird-safe treatment of replacement glass facades for structures designated as City landmarks or within designated historic districts as shown on the Zoning Map is not required. Reversible treatment methods, such as netting, glass films, grates and screens, are recommended for bird collision zones, as defined below.
- C. **Bird-Safe Glazing Treatment.** Bird-safe glazing treatment may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing, or UV patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns shall be at least one-quarter inch wide at a minimum spacing of four inches, and horizontal elements at least one-eighth inch wide at a maximum spacing of two inches. No glazing proposed as having a bird-safe treatment shall have a visible light reflectance exceeding 10 percent. Exceptions on the reflectance may be granted by the Zoning Administrator if a surface frit, louvers or nets are used.
- D. **Standards.**
1. **Location-Related Standards.** These standards apply to new buildings with a floor area of 10,000 square feet or more that are two stories or more in height and located within or adjacent to open spaces two acres and larger in size that are dominated by open water or vegetation, including vegetated landscaping, forest, meadows, grassland, and wetlands.
 - a. **Facade Requirement.** Bird-safe glazing treatment is required such that a bird collision zone facing the open space consists of at least 80 percent bird-safe glazing. To the extent feasible, buildings shall be designed to locate permitted transparent glazing, which is not considered bird-safe, on the ground floor and at lobby entrances to enhance visual interest for pedestrians. On the ground floor patterns that provide marketing or other information or artistic design which do not obscure the view through glass are preferred. For purposes of this requirement, a “bird collision zone” shall mean the portion of buildings most likely to sustain bird-strikes from local and migrant birds in search of food and shelter and includes:
 - i. Glass facades beginning at grade and extending upwards for 60 feet; and
 - ii. Glass facades directly adjacent to landscaped roofs two acres or larger in area and extending upwards 60 feet from the level of the roof.
 - b. **Lighting.** No uplighting shall be used in bird collision zones.
 2. **Feature-Related Standards.** Feature-related hazards include free-standing glass walls over 15 feet in height and 30 feet in length, glass wind barriers, skywalks, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Feature-related hazards can occur

throughout the City. Any structure that contains these elements shall treat 100 percent of the glazing so that it is bird-safe.

- E. **Conflict with Other Codes.** If any of the requirements of this section conflict with provisions in the City's Building and Fire Codes, the provisions of the California Code of Regulations Title 24, as amended by the City, shall prevail.

15.04.608.040 Construction Management

During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered. Streets and sidewalks shall be made dirt free at the completion of construction. All construction and transport equipment shall be muffled in accordance with State and federal laws. Construction and transport equipment shall be operated so as to minimize exhaust emissions. Grading and pile driving operations within 1/4 mile of residential units shall be limited to between 8 a.m. and 5 p.m. on weekdays, or as otherwise restricted as part of an approval. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary.

15.04.608.050 Fire Hazards

The storage, use, transportation or production of products which, either in the raw or finished state, constitute a flammable or explosive material shall be subject to approval of the Fire Department. Fire Department personnel may, without prior notice, visit and observe operations on the site and any directives issued by said personnel shall be satisfied in a timely manner. Burning of waste materials in open fires or unapproved incinerators is prohibited.

15.04.608.060 Liquid or Solid Waste

The use, handling, storage and transportation of waste materials, including hazardous wastes, shall comply with the provisions of the California Hazardous Materials Regulations and any other applicable laws. Discharge at any point into a public or private sewage disposal system, stream, or the ground, of any material which could contaminate any water supply, or otherwise cause the emission of dangerous or offensive elements is prohibited. No exceptions are allowed unless in accordance with regulations, licenses or approvals of the various local and state agencies having jurisdiction over such activities.

15.04.608.070 Odor, Particulate Matter and Air Contaminants

No continuous, frequent or repetitive odors are permitted that exceed limits established by the San Francisco Bay Area Air Quality Management District, the California Air Resources Board or federal agencies. An odor detected no more than a total of 15 minutes in any one day shall not be deemed to be continuous, frequent or repetitive for this regulation. No dust or particulate matter shall be emitted that exceeds limits established by the San Francisco Bay Area Air Quality Management District, the California Air Resources Board or federal agencies. Exhaust air ducts shall be located or directed away from abutting residentially-zoned properties.

THE GULL

THE NEWSLETTER OF THE GOLDEN GATE AUDUBON SOCIETY // VOL. 100 NO. 5 WINTER 2016



MAKING BAY AREA BUILDINGS SAFER FOR BIRDS

BY ILANA DEBARE

Noreen Weeden stood before a conference room of two dozen architects and pointed to a slide of a Peregrine Falcon on a downtown San Francisco window ledge. “Over 300 million birds are killed in building collisions each year in the United States,” she said quietly. “More birds are killed by building collisions than any single source other than cats.”

CONTINUED on page 5



BUILDINGS CONTINUED from page 1

Weeden, conservation project manager for Golden Gate Audubon Society, was speaking at a professional-development class for architects on bird-safe building design.

The training sessions—co-sponsored by GGAS and the American Bird Conservancy—are the latest initiative in a long-running campaign by Golden Gate Audubon to address the deadly hazard of bird-building collisions.

The root of the problem lies in birds' inability to detect clear glass, which has become increasingly popular as a building façade in urban areas.

Many birds see a glass wall as open air, especially if it is reflecting trees, sky, or water. Urban nighttime light intensifies the problem by attracting migratory birds—which often navigate by the stars—into tight downtown corridors where collisions are likely.

But there are a variety of ways to reduce these hazards, from technological fixes such as textured glass that is visible to birds, to behavioral fixes like dimming office building lights at night.

Golden Gate Audubon is drawing on all these approaches in one of the country's most comprehensive local campaigns against bird-building collisions.

GGAS started in 2009 with a Lights Out for Birds public education campaign, collaborating with City of San Francisco staff, PG&E, and commercial building owners



Bird-safe building guidelines can save the lives of songbirds like Townsend's Warblers.



American Kestrel with San Francisco office buildings.

GGAS has started offering training in bird-safe building design to Bay Area architects.

and managers. The message? *Turn out lights or draw shades at night during spring and fall migration.*

From there, GGAS worked with San Francisco planners to pass Standards for Bird-Safe Buildings in 2011. These standards—which are mandatory for new construction in areas next to parks, water, or other open space—require design measures that will reduce collisions. GGAS collaborated with Oakland city planners to enact similar building guidelines there in 2012.

Volunteers with GGAS's conservation committees continually monitor new development proposals in San Francisco and the East Bay, submitting comments to improve bird safety. Recently, GGAS members met with architects for Uber to give input on its proposed new headquarters at Mission Bay.

"Uber's concept was transparency, and they initially wanted the building to be completely transparent," Weeden said. "Now they are looking at innovative ways to apply fritting [texture] to the glass, which would make it both safer for birds and more energy-efficient."

GGAS's newest initiative is training for architects. The hour-long seminar was developed by American Bird Conservancy, and is certified by the American Institute of Architects for continuing-education

credit. GGAS adapted the curriculum to reflect West Coast buildings, materials, and landscapes and now offers the training free to local architectural firms.

"The goal is for architects to recognize hazards to birds in the built environment, and apply the best practices to prevent building collisions," Weeden said. "Architects are creative problem solvers. We present the problem, show them some ways it's been addressed, and provide an opening for them to find other ideas that will work for their new buildings."

HOW YOU CAN HELP

During spring and fall migration, turn off lights or draw shades at night. Tell friends, co-workers, and building managers about our Lights Out for Birds campaign. This year's spring campaign starts on February 15: Info at goldengateaudubon.org/lightsout.

Know any architects? Let them know about our free bird-friendly design class! To schedule a class (minimum 20 people), please email nweeden@goldengateaudubon.org.

Tell your U.S. Senator and Congressperson to support H.R. 2280, which would make federal buildings less hazardous to birds. Find more info at www.audubonaction.org/bird-safe-buildings-fact-sheet.

RESEARCH ARTICLE

Bird-Window Collisions at a West-Coast Urban Park Museum: Analyses of Bird Biology and Window Attributes from Golden Gate Park, San Francisco

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OPEN ACCESS

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Data Availability Statement: All relevant data are within the paper and its Supporting Information files.

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Competing Interests: The authors have declared that no competing interests exist.

Abstract

Bird-window collisions are a major and poorly-understood generator of bird mortality. In North America, studies of this topic tend to be focused east of the Mississippi River, resulting in a paucity of data from the Western flyways. Additionally, few available data can critically evaluate factors such as time of day, sex and age bias, and effect of window pane size on collisions. We collected and analyzed 5 years of window strike data from a 3-story building in a large urban park in San Francisco, California. To evaluate our window collision data in context, we collected weekly data on local bird abundance in the adjacent parkland. Our study asks two overarching questions: first—what aspects of a bird’s biology might make them more likely to fatally strike windows; and second, what characteristics of a building’s design contribute to bird-window collisions. We used a dataset of 308 fatal bird strikes to examine the relationships of strikes relative to age, sex, time of day, time of year, and a variety of other factors, including mitigation efforts. We found that actively migrating birds may not be major contributors to collisions as has been found elsewhere. We found that males and young birds were both significantly overrepresented relative to their abundance in the habitat surrounding the building. We also analyzed the effect of external window shades as mitigation, finding that an overall reduction in large panes, whether covered or in some way broken up with mullions, effectively reduced window collisions. We conclude that effective mitigation or design will be required in all seasons, but that breeding seasons and migratory seasons are most critical, especially for low-rise buildings and other sites away from urban migrant traps. Finally, strikes occur throughout the day, but mitigation may be most effective in the morning and midday.

Introduction

Each year, between 365 million and a billion birds die from window collisions in the United States of America alone [1–3], suggesting that bird-window collisions are the second largest anthropogenic cause of bird mortality, behind outdoor domestic cats. These strikes are a major conservation issue [3–6] and many species—including vulnerable or declining species—are susceptible to collisions [1].

Due to concerns about impacts on avian populations and preventing window collisions, research has been conducted to understand why birds strike windows [1, 4, 6]. In order to understand why collisions occur, we asked two questions: first, what aspects of a bird's biology makes them more likely to fatally strike windows; and second, what characteristics of a building's design tend to cause bird strikes.

Multiple aspects of a bird's biology have been implicated in fatal window strikes. For example, Hager et. al [7] found that juveniles were more susceptible to striking than adults. Klem et al. [4] found no significant difference in the age or sex of the birds or the seasonality of strikes. O'Connell [8] found that window strikes peaked during migration, suggesting that birds are highly susceptible along their migratory flyways. Nocturnal migrants are especially susceptible to striking tall communication towers [9, 10], indicating that high-rise buildings may have qualitatively different dynamics of which birds strike and when. There may be many aspects of bird biology and life history, such as size, territorial displays, and feeding and migratory behaviors that might affect their susceptibility to fatally strike windows.

Likewise, many characteristics of windows and building design have been implicated in increased bird strikes. Studies show that birds do not recognize clear or reflective windows as fatal barriers [2], and windows are most dangerous when the surrounding habitat and sky is clearly visible through or reflected in the glass [2]. Strikes occur more frequently on lower windows during the day due to the increased bird activity closer to the ground [11], but tall towers threaten migrants moving at night [9]. Environmental factors can also affect window strikes, including whether bird feeders or desirable avian habitat is located near windows [2, 7]. The orientation of windows to sunlight might affect glare and reflection at key times of day, thus affecting strike rates [12]. Furthermore, some characteristics of windows themselves may affect the likelihood of bird strikes, for example, strike fatalities may decrease with angled windows [2, 12], although this may be highly dependent upon which direction birds are flying and the reflections that are seen by them.

Understanding which birds strike and why is important for guiding management decisions to prevent window strikes at existing buildings and to minimize collisions at newly designed buildings. Costly mitigation efforts can be more appropriately targeted and be more effective if we know more about which birds strike, at what times of year, during which times of day, and against what types of windows. Furthermore, many places—such as San Francisco, Toronto, New York, and Chicago—have considered bird-safe building regulations for future projects [5, 13]. Such efforts are strengthened by data that can demonstrate the scale of the problem, can help elucidate the most problematic building structures, and can suggest alternative designs that reduce strikes.

Of the studies published to date, few included year-round or multi-year data, and even fewer have been conducted along western United States flyways [1]. Year-round data are important for examining seasonal differences, examining relative contributions of migrating birds and resident birds, and evaluating differences between young and adult birds. Here, we hypothesized that more birds would strike during active migration than during summer or winter, and that immature birds would be more likely to strike than adults. Multi-year data are also important for increasing sample sizes and for assessing variation among years.

Additionally, there are data suggesting that the western flyways have fewer migrating birds [14], as well as a different species composition of resident birds, thus questioning the applicability of results from studies done elsewhere. Most published studies only document standardized surveys, usually conducted in the early morning, that assumes a majority of strikes occur during overnight migration [1]. These data do not address the issue of window strikes over a 24-hour period. Hager and Craig [15] determined that daily mortality was highest between sunrise and 1600h, thus highlighting the importance of documenting window strikes throughout the day. We hypothesized that window strikes would peak early in the day during peak bird activity periods.

Here, we report a continuous five-year study of window strikes from a large building with significant glass exterior and a living roof. The building is the California Academy of Sciences (CAS), a 3-story public natural history museum, aquarium, and planetarium on the west coast flyway. The building was recently rebuilt and opened to the public in October 2008 in Golden Gate Park, a 412-hectare park in San Francisco, California. Golden Gate Park, a small strip of park habitat in a large city, attracts a variety of migrant bird species as well as residents. The glass exterior of CAS poses a potential collision threat for birds utilizing parkland habitat surrounding the building and the habitat provided by the living roof. Window strikes were first noticed shortly after museum staff moved into the building in the Spring of 2008. We have since accumulated data and specimens from over 355 total strikes (308 documented fatal strikes), involving more than 30 species, averaging about 60 fatal strikes per year. This number is relatively high for a single building of this size given data from other parts of the country [1]. Loss et al. [1] additionally noted the lack of studies from the western flyway, and used some of our preliminary data for their analyses. Our multi-year year-round study will provide a useful comparison between the strikes in Eastern and Western North America

As a museum, we were able to collect and prepare voucher specimens of all bird carcasses that were recovered after building strikes. Thus, we could document the age, sex, and species of most birds that died. We also documented where and when they struck the building. This allowed us to evaluate a number of hypotheses about the timing of strikes including seasonality and time of day and whether there were differences in species, sex, age, or migrant status of birds that struck windows. We hypothesized that males would be over-represented due to more aggressive and territorial tendencies and increased movement. Juveniles were predicted to be more susceptible than adults due to lack of experience with the area and the windows. Similarly, we predicted migratory birds would be more susceptible than residents due to unfamiliarity. While we were uncertain if any particular side of the building would experience proportionally more strikes than the other sides, we hypothesized that strikes would occur in proportion to window area. In order to provide a comparison to expected values for some of these variables, we completed a full year of weekly area search surveys of birds on each side of the building and the living roof. In addition, the building had different window types that allowed us to address various impacts of window construction, including pane size and total window area. Finally, midway through the study, we utilized external window shades on some windows to reduce window strikes, allowing us to assess the effectiveness of this measure.

Methods

Ethics statement

No birds were intentionally harmed or disturbed during the course of this study. All surveys were done from established trails or recreational spaces on public land in Golden Gate Park following standard guidelines for the use of wild birds in research [16]. The Institutional Animal Care and Use Committee at CAS reviewed and approved the salvaging of window collision

casualties under protocol number 2012–03. Dead birds were labeled and accessioned into the CAS Ornithology collection as soon as possible after they were found. Any injured or stunned birds found under windows were transferred to the Steinhart Aquarium veterinarian to evaluate, treat, and release or euthanize. If injured or stunned birds died in the vet's care, he returned the carcasses and they were accessioned into the collections. Carcasses were salvaged under California Department of Fish and Wildlife Scientific Collecting Permit (SC-7293) and federal U.S. Fish and Wildlife Service Scientific Collecting permit (MB-680765-1).

Study location

We studied window strikes at CAS, a public museum, aquarium, and planetarium located in Golden Gate Park, San Francisco, California (latitude and longitude 37.77 x -122.466). This Double Platinum LEED-certified building is rectangular in shape with a roof area of approximately 1.5 hectares including overhang, and is three stories tall above the ground level. The building is topped with a living roof and planted with native Californian plants. The building was under construction from 2004 through 2008, and officially opened to the public in October 2008.

As part of the initial design, the building has extensive exterior windows on all four sides to allow natural light to enter, thus reducing the need for electrical lighting and heat. Window dimensions were measured by hand and the numbers of windows and their sizes were counted and confirmed using the designers' building plan. Windows were divided into two main types: small panes (0.5 m or less in width) and large panes (1 m or larger in width; [Fig 1](#)). The east and west sides of the building and the north and south entrances are composed of many large panes, each approximately 3.4 m high by 2.3 m wide, or about 7.8 m². The large pane windows are separated from each other by 15 cm wide metal mullions. Together, these large panes present a wall of windows with a combined surface area of about 205 m² on the north and south, and 368 m² on the east and west ([Table 1](#)). The remaining south side of the building, which houses the Administrative offices, is made up of over 800 small window panes that are 0.48 m wide and separated by metal mullions, each 13 cm wide. These smaller paned windows cover a total surface area of 1237 m². In general, night-time lighting is reduced building-wide to the minimum necessary security lights at each entrance and throughout interior spaces, and offices are darkened to save power. Interior lights in exhibit spaces are mostly turned off to provide darkness for aquarium exhibit plants and animals. The lighting at each side of the building and at large and small panes is qualitatively similar.

Strike data

We began collecting window strike data on 10 February 2008. Data were collected opportunistically until daily surveys were instituted on 03 March 2009 and continued until the end of 2013. Daily surveys were conducted in the morning before the building opened to the public when staff members were present, generally Monday through Friday, but also included some weekend days. Our standard carcass survey consisted of a single staff member searching for dead or injured birds under all large pane windows and under small paned windows on the south side of the building.

Additionally, many carcasses were found by other museum staff outside of the morning carcass surveys. To capture data about these birds, we devised a simple protocol, and all staff were informed about how to respond if they encountered a dead bird. A small freezer was designated for the study and placed where any staff member could access it. Bags and forms were provided for collecting the carcasses and recording collection data including date, time, the location where the bird was found, the collector's name, and the tentative species identification, if

A.



B.



Fig 1. Photos of the different window pane types found at CAS. (A) shows the large panes at the south side business entrance. (B) shows the bank of small pane windows on the south side of the building with panes less than 0.5 m wide.

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known. Birds and completed forms were placed in the freezer. All birds collected were prepared as museum specimens with complete data on weight, age, sex, and are permanently housed at CAS. Strike data are available as online supporting information, [S1 Data](#): Window Strike Data, in spreadsheet format.

Table 1. Window locations, total area, number of fatal strikes per area, and an estimate of the number of strikes per unit area per day. After 812 days of the study, shades were extended over the top two-thirds of the east and west windows to mitigate bird strikes. This mitigation continued for 1016 days. East and west side mortalities were tallied for the periods pre- and post-mitigation.

Glass Window Location	Window Area [m ²]	Fatal strikes	strikes/m ² /day
North Public Entrance	202.33	81	2.19E-04
South Staff Entrance	205.42	38	1.01E-04
East Garden (totals)	367.85	74	
Pre-mitigation		70	2.34E-04
Post-mitigation		4	1.07E-05
West Garden (totals)	367.85	77	
Pre-mitigation		63	2.11E-04
Post-mitigation		14	3.75E-05
South Small Windows	1237.17	24	1.06E-05
Unknown Location		14	
TOTAL	2380.62	308	7.08E-05

doi:10.1371/journal.pone.0144600.t001

Area search surveys

To estimate relative abundance of bird species using the adjacent park, we surveyed birds using standard area search protocol [17 page 35]. We surveyed four different habitat patches, each adjacent to one side of the building. Each study area around the building was approximately 1.5 hectares to match the size of the living roof with roof overhang. Surveys were conducted primarily on Tuesdays and Thursdays within 2.5 hours of sunrise. Each survey lasted 30-minutes and covered the prescribed area as thoroughly as possible. Each area was surveyed once per week throughout calendar year 2013. We conducted a minimum of 14 and a maximum of 20 surveys in a month. Low counts were caused by cancelled surveys due to inclement weather (i.e. heavy rain). If surveys were scheduled on a day with poor weather, they were postponed and completed as soon as possible that week. If poor weather persisted into the next week, the survey was canceled for the week. To adjust for the differences in the numbers of surveys completed, we used the average numbers of birds per survey per month for analyses.

Every bird encountered within the area was identified to species, sex and age when possible, and recorded as a visual, song, or call encounter. Birds that were observed immediately outside the area or flying over were recorded, but not used in analyses. All area search survey data were entered into eBird (eBird.org), a public bird sighting database. Data were then downloaded from eBird in tabular form for analysis. Data included fields on species, age, sex, date, and location, all of which could be tallied and searched. We analyzed a full year of survey data collected from January 1, 2013 to December 31, 2013. Area search data are available as online supporting information, [S2 Data: Area Search Data](#), in spreadsheet format.

Hypothesis testing

We performed a variety of exploratory statistical analyses to test for correlates of a bird's biology that might relate to strikes, including which species were most prone to striking, when birds were most likely to strike (time of year as well as time of day), and whether a bird's sex or age affected striking.

To test hypotheses regarding which species were over- or underrepresented in fatal window strike data, we used data from the area surveys for information on the relative abundance of each species in the adjacent park. Under the null model, birds should be striking in proportion to their frequency in the environment [18]. We used the cumulative binomial distribution to

assess the significance of deviations from the expected frequencies, i.e. whether particular species were significantly over- or underrepresented in the fatal strike data.

We hypothesized that migratory bird species might strike more frequently than non-migratory species due to resident birds' familiarity with the area as well as resident birds more sedentary habits. We designated a species as "migratory" if individuals of the species are not year-round residents of Golden Gate Park. Thus, this considered only whether bird species were migratory or not, and not whether these individual birds were actively migrating through the park. To test whether or not migratory species were over or underrepresented, we ranked each species by how over- or underrepresented they were in the strike data (for ranked order and for designation of migratory or non-migratory status, see [S1 Table](#): Table of all fatally striking bird species.) We then used the Mann-Whitney U test for ranked unpaired observations [19] to test for an association of migratory status and overrepresentation in the strike data.

We tested whether sex or age affected the probability of striking windows. Only bird carcasses from fatal strikes could be reliably aged and sexed. Consequently, only fatal strikes were used for these analyses. During specimen preparation, birds were sexed by examining and measuring gonads, as well as by examining plumage characteristics [20, 21]. Birds were aged by examining skull ossification, bill serration length (hummingbirds), gape characteristics, plumage, molt limits, and other external characteristics [20, 21]. We scored each carcass for its age class, using two age classes, Hatching-year (HY) and After-hatching-year (AHY) birds, corresponding to immature and adult birds respectively. As convention, birds become AHY as of January 1 each year. To test the hypothesis that males were more likely to strike than females, we assumed that the ratio of males to females was 50:50, and used the binomial distribution to test for deviations from expected values. To test the hypothesis that young birds were more likely to strike windows than adults, we used unpublished data from Point Blue Conservation Science (formerly Point Reyes Bird Observatory) to assess the expected ratio of HY and AHY birds in the habitat, and the binomial distribution to test for deviations from expected values.

We additionally performed a variety of exploratory statistical analyses to test for correlates of window construction and placement. To examine whether different window pane types had different effects on bird strikes, we converted the number of strikes to units of strikes per m² of glass per day for the duration of the project [strikes/m²/day] to provide a simple comparison. To test whether there was a particular side of the building that birds were more likely to strike, we used the Chi-squared goodness of fit tests. For analyses that account for window area and orientation, we calculated the expected number of strikes for each side by multiplying the total number of birds that struck the entire building by the proportion of window area on that particular side of the building. For analyses based upon bird abundance and activity on each side of the building, we calculated the expected values by multiplying the total number of fatal strikes by the ratio of total birds observed in the adjacent area to the total number of birds in all areas.

Mitigation efforts

To reduce bird strikes on the windows, we used retractable shades on the outside of the east and west large pane windows ([Fig 2](#)). These were vertical shades extending over the windows on levels 2 and 3 and effectively blocked all of the glass more than 3.5 m above the ground, which was also 2/3rds of the total window area. Shades were programmed to extend for 24 hours per day, wind speed permitting, from 22 March 2011 onward. On windy days, which were rare, the shades would automatically retract and stay retracted until wind speeds allowed for the shades to be re-extended. Thus, strikes on the east and west sides after 22 March 2011 correspond to a 2/3rds reduction in glass area.

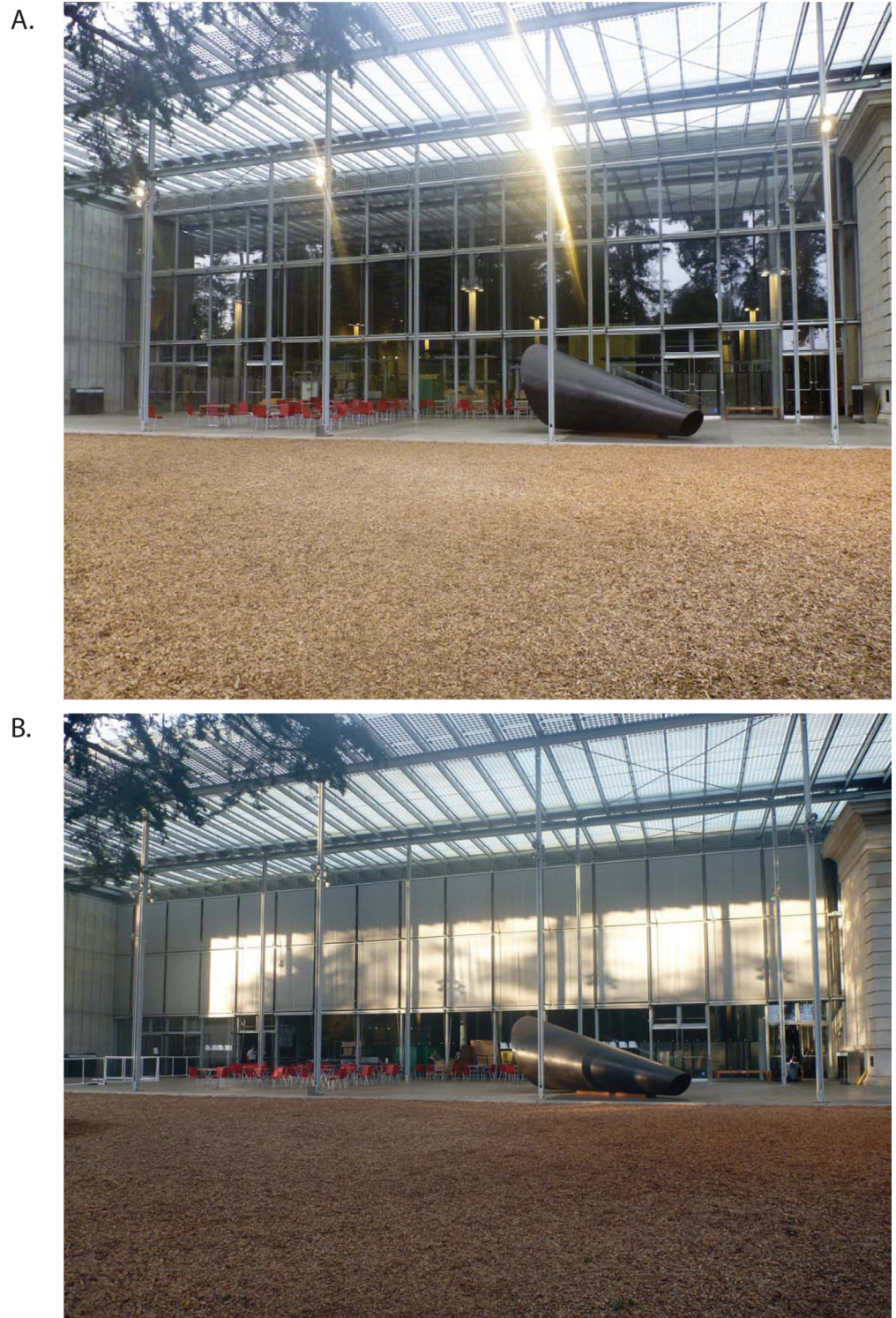


Fig 2. Photos of the east side windows without exterior shades (A) and with exterior shades (B). Note that the shades cover only the top 2/3rds of window area, and completely block the windows. Shades were originally designed to shade and control interior lighting.

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Carcass persistence study

The presence of scavengers may affect carcass detection and overall estimates of bird-window collisions [7, 12, 22–24]. To test how effectively we detected and recovered window strikes around the building, we set out a motion-triggered digital camera trap and a bird carcass as bait to evaluate whether window casualties were being removed or not reported. We set the camera and carcass five times on each of six windowed sections of the building, the east and west sides, the north and south entrances, and the Administrative office windows. The camera was set for a total of 30 nights over the course of a 70-week period. The bait carcass was an uncatalogued specimen, either a passerine ($n = 27$) or a hummingbird ($n = 3$), placed on the bare ground below a window and within 1m of the window. The specimen was set between 1700 h and 2000 h, and if not removed, retrieved the next morning, usually between 0800 h and 1000 h. The average duration that the camera trap and carcass were deployed was 14.75 hours.

We used a Bushnell 8MP Trophy Cam HD Hybrid Trail Camera with Night Vision programmed to include the date, time, and temperature on each image. Once activated by motion, the camera took three pictures at five second intervals. A manufacturer's setting on the camera rendered it inoperable for one minute after taking the third picture. The camera was mounted on a stanchion within one foot of the ground and 15–20 feet from the carcass, depending on the space available. The camera and stanchion were removed after the morning survey and all images were downloaded. During morning surveys, we recorded a carcass as being removed if we did not locate body parts containing flesh, bones, or more than 10 disarticulated feathers and photos included (1) images of the scavenger with the bird in its mouth, (2) an initial image of the scavenger and the carcass in the same frame followed by an image of the scavenger only with the carcass missing, or (3) an image of the scavenger only with the specimen missing. We recorded a carcass as a reported window collision if (1) any CAS staff member, other than the staff member who set up the camera and carcass, collected the specimen or (2) if any staff members reported the carcass directly to Ornithology and Mammalogy staff or to the CAS Receptionist, or (3) it remained on the ground when we performed our standard morning window surveys.

Results

Area survey data

We recorded 6280 bird-observations during 202 area surveys conducted during 2013, documenting 72 species inhabiting or using the areas immediately adjacent to the CAS building. Data from these surveys provided information of which bird species were present in the area and might be exposed to the building and its glazed windows, and were used to calculate expectations for various fatal window strike probabilities.

Window strike overview by species

Throughout the study (10 Feb 2008 to 31 December 2013), 355 birds struck the windows and were stunned enough to be found and counted. Of these, 308 resulted in mortalities (87%), while the remaining 47 were released with a good prognosis of survival. 40 species, four of which never struck fatally, were documented among these strikes (see [Table 2](#) and supplemental materials). Using the binomial expectation to identify species that fatally struck more often than expected, 14 species were significantly more abundant in window strikes than in the adjacent bird populations ([Table 2](#)). Hummingbirds struck most frequently with Anna's Hummingbird (*Calypte anna*) accounting for over 42% of all strikes ($n = 131$, $P < 0.001$). *Selasphorus*

Table 2. A list of bird species fatally striking the windows at CAS. Probability of n strikes is the cumulative binomial probability of n strikes, which indicates if birds are over-represented in window strike data ($P < 0.05$) or under-represented ($P > 0.95$). Some birds that did not fatally strike were included if they were very common in area surveys, and they were significantly under-represented in the strike data ($P > 0.95$). Four species of birds struck the windows, but were never fatally injured (*Buteo jamaicensis*, *Accipiter cooperii*, *Charadrius vociferus*, and *Troglodytes pacificus*.) See supplemental materials for more information.

Species	Number of fatal strikes (n)	Probability of n strikes
<i>Calypte costae</i>	1	<0.001
<i>Passerculus sandwichensis</i>	2	<0.001
<i>Geothlypis trichas</i>	3	<0.001
<i>Selasphorus sasin</i>	37	<0.001
<i>Selasphorus rufus</i>	4	<0.001
<i>Calypte anna</i>	131	<0.001
<i>Zenaida macroura</i>	6	<0.001
<i>Setophaga petechia</i>	7	<0.001
<i>Catharus ustulatus</i>	1	0.001
<i>Melospiza lincolni</i>	6	0.002
<i>Cardellina pusilla</i>	3	0.002
<i>Catharus guttatus</i>	8	0.020
<i>Empidonax difficilis</i>	1	0.025
<i>Vireo gilvus</i>	1	0.025
<i>Setophaga coronata</i>	7	0.083
<i>Sayornis nigricans</i>	3	0.086
<i>Columba livia</i>	1	0.166
<i>Oreothlypis celata</i>	2	0.169
<i>Molothrus ater</i>	1	0.567
<i>Passerella iliaca</i>	6	0.590
<i>Spinus psaltria</i>	1	0.632
<i>Junco hyemalis</i>	22	0.680
<i>Certhia americana</i>	1	0.721
<i>Setophaga townsendi</i>	3	0.726
<i>Melospiza crissalis</i>	1	0.939
<i>Haemorhous mexicanus</i>	5	0.949
<i>Sturnus vulgaris</i>	1	0.960
<i>Haemorhous purpureus</i>	0	0.960
<i>Bombycilla cedrorum</i>	0	0.973
<i>Zonotrichia atricapilla</i>	3	0.996
<i>Regulus calendula</i>	0	0.999
<i>Spinus pinus</i>	0	0.999
<i>Poecile rufescens</i>	1	>0.999
<i>Sitta pygmaea</i>	1	>0.999
<i>Zonotrichia leucophrys</i>	1	>0.999
<i>Turdus migratorius</i>	3	>0.999
<i>Agelaius phoeniceus</i>	1	>0.999
<i>Euphagus cyanocephalus</i>	25	>0.999
<i>Melospiza melodia</i>	5	>0.999
<i>Aphelocoma californica</i>	0	>0.999
<i>Psaltriparus minimus</i>	1	>0.999
Unknown species	2	
TOTAL	308	

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hummingbirds, both Allen’s Hummingbird (*Selasphorus sasin*) and Rufous Hummingbird (*S. rufus*), were the second most frequently represented species ($n = 42$, one *Selasphorus* specimen could not be identified to species, and appears in the tally in Table 2 as “unknown species”, $P < 0.001$). We found that migratory species were over represented in comparison to year-long residents (Mann-Whitney U test for large samples and multiple ties [19], $t_s = 3.629$, $P < 0.01$).

In addition, 15 species were determined to be significantly underrepresented in window strikes because they were detected in larger relative proportions in the habitat surveys than in window strikes. These include five species that were not observed striking the windows at all (Table 2). Two species were underrepresented despite significant numbers of strikes, because they were common in the habitat. These included Brewer’s Blackbirds (*Euphagus cyanocephalus*) with 25 fatal strikes and Dark-eyed Juncos (*Junco hyemalis*) with 22 fatal strikes.

Sex of birds striking

For comparisons of sex and age classes in window strikes, we pooled all fatal strike data from all years, for a total of 308 observed mortalities. Of the 277 birds that were sexed (31 were left undetermined), 93 (34%) were female and 184 (66%) were male (see Table 3). Assuming there was an equal number of males and females in the perimeter, males were significantly overrepresented (binomial probability, $P = 2.44 \times 10^{-8}$). Also, similar binomial tests were conducted independently for each month to test whether the sex bias differed throughout the year (see Table 3.) Even if all birds of unknown sex were scored as females, there is no month of the year that we observed more females than males striking windows, and August through October had the highest ratio of male to female strikes with a ratio of 2.5 males to each female during this period.

Age of birds striking

For comparisons of age classes in window strikes, 64 of 308 birds were classified as unknown age class (mostly late year birds or hummingbirds.) 244 fatal strikes were assigned to age class,

Table 3. Number of fatal window kills by month and sex

Month	Females	Males	Unk	Total
January	4	8		12
February	1	*7	1	9
March	5	6		11
April	7	15	3	25
May	5	*14	5	24
June	11	14	1	26
July	15	21	4	40
August	8	*21	3	32
September	8	*21	4	33
October	14	**32	9	55
November	10	19	1	30
December	5	6		11
Total	93	**184	31	308

We used * to indicate where observed numbers of males were significantly higher than expected based upon the binomial distribution. We assumed a 50:50 ratio of males to females in the areas adjacent to the building (** $P < 0.01$, * $P < 0.05$).

doi:10.1371/journal.pone.0144600.t003

Table 4. Number of fatal window kills by month and age. We used ** to indicate where observed numbers were significantly higher than expected based upon banding data from nearby Palomarin field station (binomial probability < 0.01).

Month	AHY	HY	Unk	Totals
January	12			12
February	9			9
March	11			11
April	16	**5	4	25
May	8	**14	2	24
June	1	**21	4	26
July	4	**34	2	40
August	2	23	7	32
September	2	22	9	33
October	**16	19	20	55
November	**10	9	11	30
December	**5	1	5	11
Age Totals	96	148	64	308

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with 148 HY birds and 96 AHY birds recorded (Table 4). To evaluate whether HY birds struck windows more often than randomly expected, we used monthly banding data from Point Blue's Palomarin Field station in nearby Marin County, CA, during this same period (2008 through 2013) to estimate the ratio of HY to AHY birds in the environment, and we used the binomial probability test to test for significant deviations from expectation. Although fewer HY than AHY birds struck in April, HY birds were still significantly overrepresented since they should be so rare in the habitat in April. From May through October, more HY birds struck than AHY birds, and numbers of HY birds were greater than expected in April through July (binomial probability test, $P < 0.01$, Table 4). We recorded over 10 times more HY than AHY birds in August and September, and although this represented more HY than expected, the deviation was not statistically significant. The ratio of HY to AHY birds dropped drastically in October, November, and December (Table 4), and in fact AHY birds were statistically overrepresented, however this may be due to the large numbers of birds that could not be reliably aged at this time of year, many of which were likely HY.

Because hummingbirds represented over half of our window strikes, we excluded hummingbirds from a copy of the data and re-ran many of our analyses. The ratio was 58 HY to 30 AHY passerines with 46 individuals of unknown age. AHY birds were still significantly overrepresented ($P < 2.0 \times 10^{-6}$) overall. The sex ratio in passerines was 70 males to 42 females with 22 unknowns. Males were still significantly overrepresented ($P < 0.006$). The overall strikes of passerines followed a similar yearlong trajectory as the dataset that included hummingbirds. The only discernible differences were a reduced peak in mid-Summer and a more obvious peak in late Fall.

Time of day

We began recording time of day of each strike systematically in March 2009, resulting in 212 carcasses with reliable data on the time that they were found. Carcasses were found during all daylight hours (see Fig 3) with the greatest number of carcasses between 0900 h and 1100 h ($n = 49$), but strikes occurring at other times: before 0900 h ($n = 37$), and from 1100 h to 1300 h ($n = 41$). Strike recoveries before 0900 h were mostly collected during our standardized surveys, although these accounted for only 17% of total strikes. Another study found that most

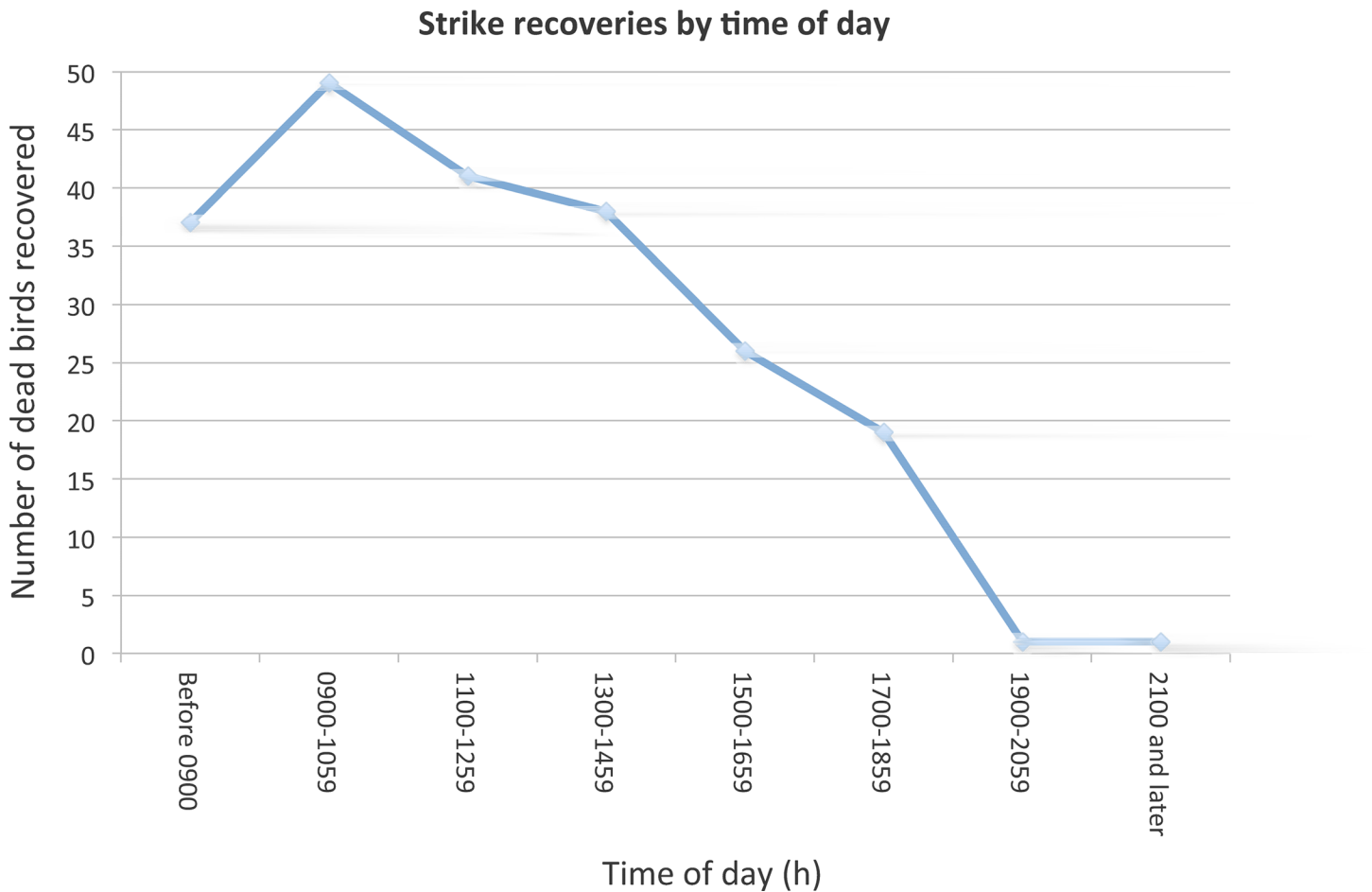


Fig 3. Strike recoveries by time of day. The standard survey took place prior to 0900 h and would recover any carcasses from strikes overnight. Any birds reported after 0900 h would be from incidental recoveries from other museum staff outside of our standard morning surveys.

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strikes occurred in early and late morning, and were as much as four times greater than at other times of the day [4]. Similarly, Hager and Craig [15] found that the majority of birds died between sunrise and 1600 h with a peak in the midday. Our study had similar results overall, with higher strike rates throughout the day but a steady decline of strikes after the morning hours.

Time of year

We summarize bird mortality by month (see Tables 3 and 4), and plotted those data with avian abundance from the area search survey data (Fig 4). Avian abundance was derived from the average number of birds detected per survey for each month, scaled so that totals across all months equaled the total number of fatal strikes. Thus scaled abundance could alternatively be viewed as an “expected number of strikes per month” based upon abundance, and it could be easily seen whether fatal strikes simply track the abundance of birds detected in the survey data.

Avian abundance varied throughout the year. The average number of birds detected per area survey ranged from a low of 20 birds/survey in July to a high of over 49 birds/survey in December. The bird numbers detected in the surveys remained relatively constant from October to February, but dropped steadily into April and May.

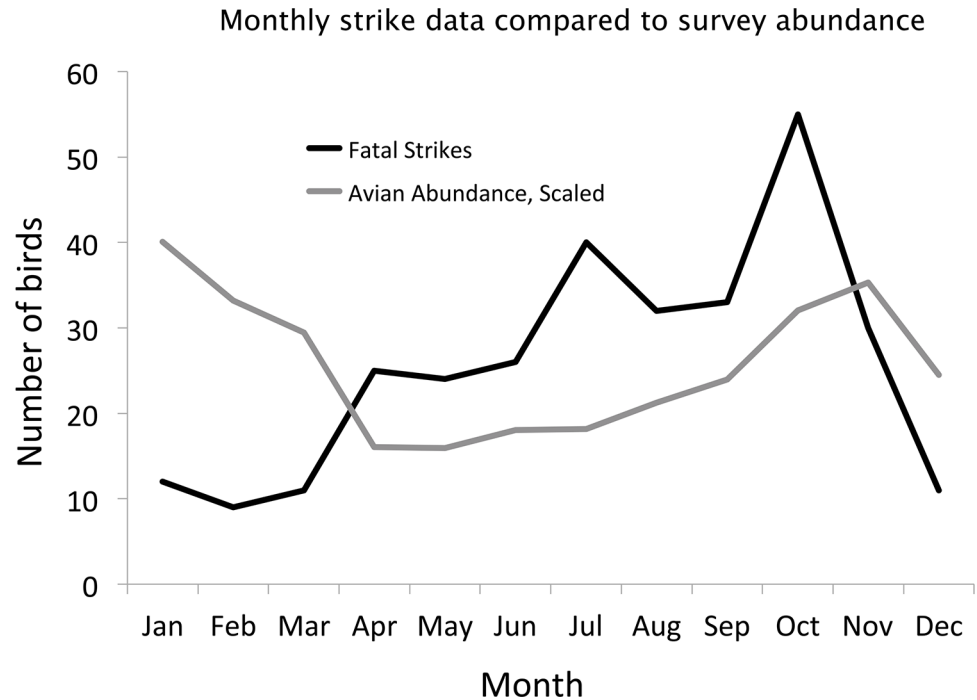


Fig 4. Monthly strike data compared to survey abundance. Although avian abundance is highest in November through March, fatal strikes are relatively lower during this period.

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During the breeding season (April—October), fatal strikes exceeded expectations based upon avian abundance, although both generally increased as the year progressed and birds produced more young. Between November and March, fatal strikes were fewer than expected (Fig 4), despite the increase in avian abundance with the influx of winter residents. There were three distinct peaks in fatal strike numbers corresponding to April (25), July (40), and October (55).

Total window area and type of window

The building has two window types that we classified as large pane and small pane windows. These two window types killed birds at very different rates. Overall, the small pane glass had a lower strike rate of 1.06×10^{-5} fatal strikes/m²/day. Large pane glass had an average strike rate 1.79×10^{-4} fatal strikes/m²/day—almost 17 times more fatal strikes per unit glass than the small paned glass. To control for other factors (direction, amount of light, bird species in the habitat, etc.), we also compared large and small paned glass on only the south side of the building, because the south side had both types of windows. South side large paned glass had nearly 10 times more fatal strikes (1.01×10^{-4} strikes/m²/day) than the south side small paned glass (1.06×10^{-5} fatal strikes/m²/day). Overall, CAS has approximately equal total area of the two window types with the total area of large-paned glass equaling 1143 m² and the total area of small paned glass at 1237 m². Nearly all (91.11%) of fatal window collisions occurred at large paned windows and only 8.89% occurred at the small paned windows (see Table 1.)

Orientation of windows

To compare the effect of window orientation (north, south, east, west), we used only large paned window strikes during the pre-mitigation period (before shades were deployed on the

east and west sides to prevent strikes). Bird-window collisions were not evenly distributed around the building by window area (chi-squared test, $X^2_{df=3} = 12.9, P < 0.005$). The most significant deviation from the expected number of strikes was the paucity of strikes on the south side staff entrance. The east side had the highest strike rate, at 2.34×10^{-4} strikes/m²/day, while the north and west sides were slightly higher than the expected values (see [Table 1](#) for strike rates).

Each side of the building differed qualitatively in habitat type, disturbance and human activity, and therefore the amount of bird activity. We derived expectations based upon the numbers of birds from area survey data on each side of the museum and found that birds did not strike windows in proportion to their abundance in the adjacent habitat (chi-squared test, $X^2_{df=3} = 55.2, P < 0.001$). Fewer birds struck the north and south large windows than expected, and more birds struck the east and west sides than expected.

Effects of mitigation

After shades were deployed to cover the top 2/3rds of the windows, bird strikes dropped significantly on both the east and west sides of the building, and there was a difference in response between the east and west sides (see [Fig 5](#)). The east side encountered a drastic reduction in

Number of Bird Strikes per window section

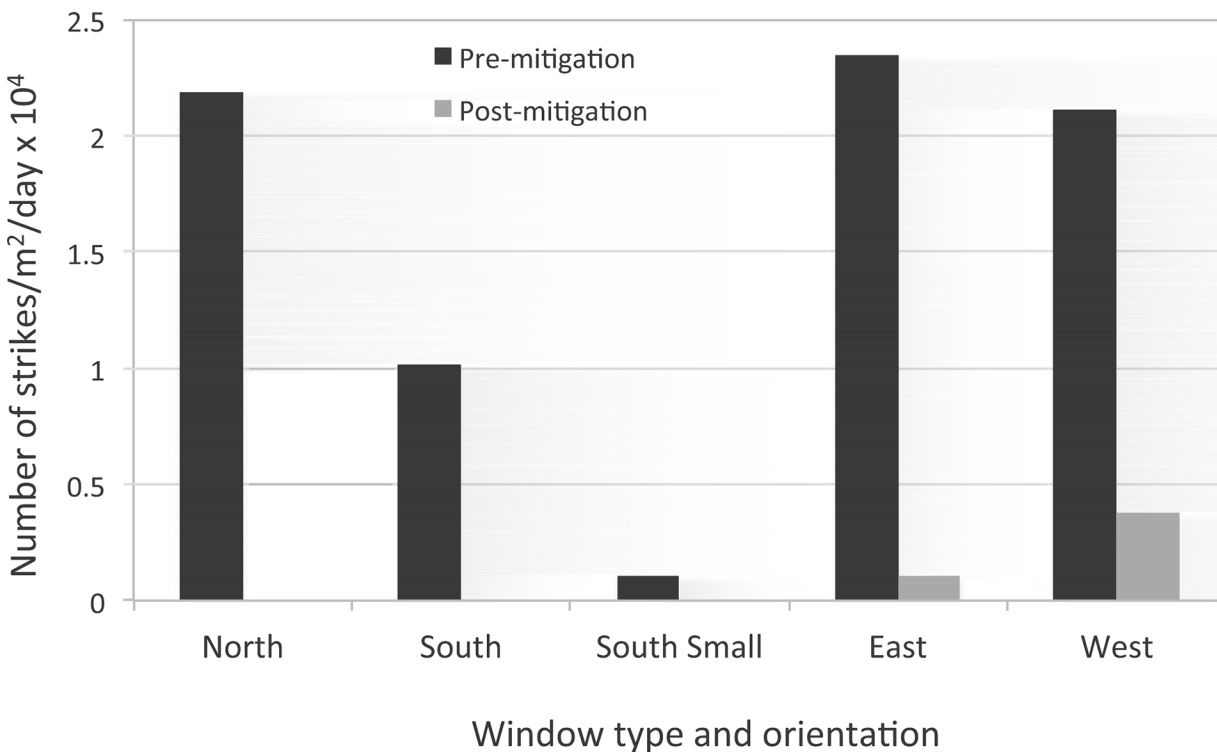


Fig 5. Number of bird strikes per window section, in units of strikes/m²/day x 10⁴. Effects of mitigation (shades deployed on the upper 2/3rds of the window area) are also shown for the east and west sides.

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strikes from 2.34×10^{-4} to 1.01×10^{-5} strikes/m²/day. Thus pre-mitigation strike rates on the east side were almost 22 times higher than post-mitigation. Mitigation reduced strikes on the west side, but only by a factor of 5.6, from 2.11×10^{-4} to 3.75×10^{-5} strikes/m²/day. Both east and west sides had the same amount of glass exposed before and after mitigation, thus suggesting that differences may be due to orientation, adjacent habitat, or other factors. Although the total glass area was only reduced to 2/3rd of the original area, the strikes were reduced by a much greater factor, suggesting a non-linear response to the reduction in glass area.

Carcass persistence

We deployed the camera trap and bait carcass for a total of 441 hours and 40 minutes over 30 nights between March 25, 2013 and July 22, 2014. We recorded six removal events, four along the west side of the building, one on the east side, and one at the front entrance. Striped skunks (*Mephitis mephitis*) were the primary scavenger species, taking four of the six carcasses. Less than 10 disarticulated feathers, too few to identify a window collision, were found after only one of the carcasses was scavenged by a skunk and before custodial staff had cleaned the area. Humans (*Homo sapiens*) removed the other two carcasses, one carcass was disposed of by early morning custodial staff and one was removed by a member of the public in the middle of the night. The camera trap photographed two other species, one raccoon (*Procyon lotor*) and one domestic cat (*Felis catus*), that both visited the bait but did not remove it. We received 12 reports of carcasses from museum staff members other than the person who set and retrieved the camera. Overall the carcass recovery rate was 80% with a removal rate of 20%. 50% of the available carcasses were recovered by museum staff not involved with the study, and the others were retrieved by Ornithology staff in the morning, at the time of our standard morning surveys.

Discussion

Window collision studies have varied immensely with respect to locality and flyways, proximity to habitat, time of year, and methods of study; however most studies, if not all, document significant numbers of window strikes [1, 7, 8, 24–27]. Our study differs from many other window strike studies in that it is one of only a few empirical studies along the western US flyway [1], the study is continuous throughout the year and for multiple years, it examines a building surrounded by woodland and park, and it uses extensive comparative data about the local bird populations. By combining data from multiple years, our sample size of fatal strikes ($n = 308$) was large enough to critically examine several hypotheses, including: 1) how annual cycles of territoriality, breeding, and migration might affect strike rates, 2) how the age and sex of birds affect their susceptibility to strike, and 3) how different building characteristics contribute to bird strikes.

Differences among bird species in strike rate

As early as 1931, ornithologists realized that certain species and families were more susceptible to fatal window strikes than others [4, 28]. In our dataset, hummingbirds were highly overrepresented in the fatal strike data with 56% ($n = 174$) of all fatal strikes involving hummingbirds (Table 2). Researchers across the country similarly reported that hummingbirds and swifts were overrepresented in window strike data [1, 27] and could constitute over half of their total strikes [27]. Factors that may contribute to hummingbird susceptibility include their relative fragility, high flight velocities, male territoriality and aggression, and traplining (traveling long distances to undefended nectar resources) [29]. Male ($n = 114$) hummingbird strikes were over twice as common as females ($n = 51$; with $n = 9$ unknown sex birds; Table 3). We documented

ten independent instances in which two hummingbirds struck at the same location at the same time, suggesting an aggressive interaction or chase. Six of these were male-male pairs, three were male-female pairs, and one was a male-unknown pair.

Species that occur primarily in flocks were also underrepresented in our window collision data. Several of the most underrepresented species (European Starling *Sturnus vulgaris*, Cedar Waxwing *Bombycilla cedrorum*, White-crowned Sparrow *Zonotrichia leucophrys*, Pine Siskin *Carduelis pinus*, Brewer's Blackbird *Euphagus cyanocephalus*, and Bushtit *Psaltriparus minimus*) form flocks at least during migration and winter. We hypothesize that during the day, flocking species may be better at avoiding windows if one or more flock member detects the window and can signal to others. Because flock members can share predator vigilance activities, they may have more free time to become aware of their immediate environment and its potential threats. If flocking behavior makes birds less vulnerable to striking buildings, this may contribute to the lower numbers of strikes in winter, when many species form flocks (e.g. parids, warblers, and some sparrows). We documented more than the expected number of strikes between April and October when birds flock less, and less than the expected number of strikes between November and March (Fig 4). Conversely, none of the overrepresented species from our collision data were found in flocks near the building. Additionally, hummingbirds and locally breeding warblers were overrepresented in our study, possibly due to lack of flocking tendencies during times when they are present.

Similar to our results, Loss et al. [1] found that blackbirds were underrepresented, though that same study also found, contrary to our findings, that some parids and sparrows were overrepresented. Many parids and sparrows are seasonal flockers in winter, and parts of Loss et al.'s sparrow and parid dataset may have been collected during Summer when flocking is less common, or while migrating (when they might strike high-rise buildings or towers at night when flocking could not benefit birds in the same way as daytime ground-foraging flocks.) This may imply variation in susceptibility within families, at different times of year, and/or in other parts of the country and by building height.

Migratory species were more susceptible to striking than year-round residents. This may be because residents rarely or never leave a small area of habitat, and thus are more familiar with their territory and its hazards. Migratory species may be less familiar with the area, or may have other behavioral correlates that increase window strikes. Of the three species that were found in the strike data and not the survey data (Common Yellowthroat *Geothlypis trichas*, Costa's Hummingbird *Calypte costae*, and Savannah Sparrow *Passerculus sandwichensis*), all were passing migrants. Other studies have concluded that migrating birds comprise the bulk of window strikes [8–10, 27], but our data from this low-rise building suggest that strikes can occur throughout the year and involve significant numbers of residents as well as migrants.

Although previous reports suggest that all birds, large and small alike, are involved in fatal strikes [2, 4], smaller species were more susceptible to fatally striking in this study. Larger birds (hawks, owls, gulls, etc.) were rarely found stunned or dead, and of the five largest birds to be documented striking CAS, including Red-tailed Hawk (*Buteo jamaicensis*), Cooper's Hawk (*Accipiter cooperii*), Ring-necked Pheasant (*Phasianus colchicus*), Mourning Dove (*Zenaidura macroura*), and Killdeer (*Charadrius vociferus*), only Mourning Dove struck fatally. Furthermore, the smallest birds in the study (hummingbirds) had the highest mortality. Future studies may want to focus on the physics of why larger birds are less likely to strike or die in window strikes.

Differences between sexes in strike rate

At CAS, males fatally struck windows significantly more than females (Table 3). Evaluating strikes one month at a time, males outnumbered females in every month of the year, however differences were only statistically significant in February, May, and August through October. Males may be more likely to strike because they are more aggressive, more active in defending territories, and more actively pursuing mates, resulting in greater activity levels overall.

Previous literature stated that the differences between the number of male and female strikes was not significant [4], though this is possibly due to the tendency of Klem [4] to focus on strikes during migration. Male Common Terns at Belgian wind farms struck more often than females [30], showing that the sex bias can be found in strike rates.

Differences in the ages of birds that strike

In our data, HY birds struck windows more often than AHY birds throughout much of the year, especially shortly after fledging. This suggests that locally breeding species are susceptible to striking, and that for many buildings, window strikes may be driven by local residents rather than actively migrating birds. Hager et al. [7] also found that HY birds were highly represented in their data, but they did not test whether they were overrepresented with respect to the numbers of HY and AHY birds in the habitat.

Klem did not find differences in age classes in strike data [4], but we believe that our results are stronger for two reasons. First, earlier studies sometimes summed data over the entire year. Because all striking birds are considered AHY birds in early parts of the year and because trends shift throughout the year, an average effect is less perceptible. Second, earlier work used a baseline of three to one ratio of HY to AHY birds as a standard for testing [4], and we used more accurate monthly estimates derived from nearby banding stations (often with an even higher expected ratio than three to one).

Because HY birds are most overrepresented from April through July when HY birds are youngest, the data suggest that less experienced HY birds early in the season are more susceptible to strikes than more experienced HY birds later in the season, i.e. November or December. Although the ratio of HY to AHY strikes drops later in the year and is less statistically significant, we think that this is primarily due to the greater numbers of unknown age birds, many of which are likely HY. Later in the year, HY birds may have fully ossified skulls, and Fall HY plumages cannot be distinguished from Fall AHY plumages for many species.

Time of day

The majority of dead birds (83%) were collected by museum staff throughout the day rather than during standardized morning surveys (17%), suggesting that bird strikes at CAS occur all day long. Our results were similar to those from Hager et al. [15], who also found strikes were concentrated during daylight hours. The strikes increase steadily through the morning, peaking around 1000 h or 1100 h, and then declining through the afternoon (Fig 3). This is different from our initial assumption that morning surveys would exploit both overnight mortality and the peak activity of birds around first light, and that strikes would be concentrated in that time period. Given our data, surveys that take place throughout a 24-hour period will provide a more accurate count of window collision casualties than those only restricted to early morning hours.

Strikes by month and seasonality

The number of strikes with respect to the numbers of birds in surveys suggests that birds are not simply striking more when they are more common in the environment. Throughout the year,

there are distinct peaks in the numbers of fatal strikes relative to the number of birds in the habitat, especially in July and October. Migration has been considered a cause of bird strikes throughout the country [4, 8, 24, 31], and our October peak coincides with large migratory movements of many species, including certain species that are overrepresented in the strike data such as Hermit Thrush (*Catharus guttatus*), Swainson's Thrush (*C. ustulatus*), and Lincoln's Sparrow (*Melospiza lincolnii*). The July peak, however, is not associated with migration, but may be generated by the abundance of naive fledglings and their over-susceptibility to striking windows, as July has the highest number of HY landbirds present (data from Palomarin station, Point Blue Conservation Science). During the breeding season, residents generate many strikes, possibly due to their abundance in nearby habitat. In contrast, in urban settings with minimal or no surrounding vegetation [25] and only a few urban-adapted seasonal residents, the majority of strikes may occur during migration periods, when disoriented migrant birds lose their way in the urban or suburban cityscape with taller buildings that are illuminated at night [32]. Additionally, most other studies were conducted in the eastern United States and Canada, where several factors may be qualitatively different, including the difference in scale of the migratory movements, different bird species, more urban environments, more tall buildings, etc.

Building characteristics and window orientation

One major finding was that even large expanses of windows had significantly reduced strike rates if they were broken up with mullions every 0.5 m. Our large paned windows have almost 17 times higher strike rate per unit glass than our small paned windows. Thus, one simple solution that may significantly decrease strikes is to either design smaller windows in new buildings or apply stickers that mimic mullions to existing structures. Although we were unable to study the optimal distance of mullions for preventing strikes, our data suggests that smaller units of glass allow birds to detect and avoid the glass surface.

Distinct discrepancies were found in the number of large-pane window strikes on different sides of the building. Other studies suggest that there is no one direction or side of the building that birds tend to strike [25]. We found it difficult to explain the differences based on any single factor, but we believe that there is a complex interaction among the amount of human activity, the amount of avian activity, the proximity of avian habitat, and bird species that frequent each side, and all of these may affect strike rates. The north and south large-paned windows are located at the two busiest entrances with most bird activity further from the glass, which might explain the relative lack of strikes on those sides. The largest discrepancy between sides was due to the relative lack of strikes on the south side. That paucity could be due to extensive human traffic during the daytime, when most birds appear to strike. Both the east and west sides have more avian habitat closer to the windows (15 and 25 m respectively) than the north side (30 m) but farther than the south side (10 m) which has extensive native plantings. The west side has a restaurant with outdoor seating, and although the area is busy during the day, blackbirds and juncos feed even when people are present, and there are food scraps that may attract birds nearer to windows. The east and west sides had very different numbers of strikes post-mitigation, as the east side had a much more drastic reduction. Thus local habitat differences are likely the primary causes of differences in strike numbers on each side of the building, though one other study states that bird behavior and window related factors were the largest drivers of strikes as opposed to abundance of bird species in nearby habitat [27].

Mitigation efforts

Mitigation efforts using exterior shades significantly reduced window strikes. The number of strikes decreases non-linearly with window area, such that reducing exposed window area to

33% of unmitigated window area actually reduced strikes to 6–10% of unmitigated strike rate. It is possible that there is an “edge effect” such that birds can detect and avoid window surfaces if they are sufficiently close to an edge (a mullion, the ground, or some other visible object.) This may explain the non-linear response as well as the reduced strike rate at our small-paned windows. Another study supported the idea that exterior shades eliminate strikes of the covered area [2]. The effectiveness of exterior shades was larger on the east than the west side, though on both sides there was a significant reduction of strikes.

Our primary findings are that reduction in pane size and exterior shades can both reduce strikes, and these tools are applicable to other buildings. For existing buildings, it is possible that even false mullions—perhaps tape, paint, or wood—could be applied to the windows to increase the visibility of windows. Future studies should seek to understand the effect of pane size and window continuity on strikes, factors that have not been thoroughly examined in other studies, that could be critical in helping building designers provide existing buildings with more cost-effective, less disruptive approaches to reducing strikes.

Our study can inform future building design and management to decrease the number of bird strikes. Understanding strike seasonality and patterns could help additionally focus efforts, especially aesthetically unpleasing mitigation efforts, to the most important times of year and implement the most successful mitigation technique. While our data only represent the strikes at our study site, our findings are relevant to other low-rise buildings that are surrounded by avian habitat. Our data show that significant numbers of strikes can occur even in low-rise buildings, and that window mortality affects all birds in virtually all seasons and all times of day.

Based on our carcass persistence study, it is possible we are only retrieving 80% of the night and early-morning strikes. We believe that our overall detection numbers are actually higher than 80% because most carcasses were collected during the mid-morning hours outside of a morning survey. Only 17% of our window collision carcasses were found during morning surveys suggesting that only a small number of strikes occur during night and early-morning hours and even fewer would be removed by predators (see Fig 3). Thus, if we estimated overall window strikes with the addition of 20% more early morning strikes, the extrapolated number of total strikes during the five-year period would be approximately 319 window kills rather than 308. Alternatively, if carcass removal continues throughout the day at the same level (and we have no evidence for or against), then we estimate actual strike numbers at approximately 370 window kills. While our data are relatively complete, there may be additional undetected strikes.

Supporting Information

S1 Data. Window Strike Data.

(XLSX)

S2 Data. Area Search Data.

(XLSB)

S1 Table. Table of all fatally striking bird species.

(DOCX)

S2 Table. Table of bird species that struck windows non-fatally.

(DOCX)

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Author Contributions

Conceived and designed the experiments: JPD LQK MEF. Performed the experiments: LQK MEF JPD. Analyzed the data: LQF JPD MEF. Contributed reagents/materials/analysis tools: JPD LQK MEF. Wrote the paper: JPD LQK MEF.

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Bird-Safe Building Strategies

How Bird-Safe Strategies Work

Strategies to decrease bird-window collisions work by decreasing the transparency and/or reflectivity of glass.

One set of strategies involves creating visual markers in glass that allow birds to perceive the glass as solid. Visual markers break up expanses of transparent or reflective glass.

Birds will fly into any space they perceive as being large enough for them to pass through. For most bird species, visual markers need to be separated no more than two inches vertically or four inches horizontally, as illustrated below.

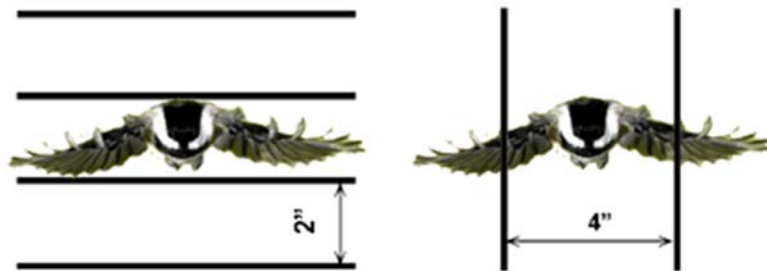


Illustration by Fatal Light Awareness Program (FLAP).

Visual markers in glass can be in any shape and pattern as long as they conform to this spacing standard. Patterns can be created through fritting, etching, stenciling, film, or decals. Because birds see in the ultraviolet (UV) spectrum, patterns can also be created through UV-reflective coating applied to the glass.

Another strategy is using glazing materials that are more readily perceived as solid, such as glass block or translucent glass, rather than transparent glass. Interior shades that are pulled down also create a solid appearance.

Netting can create visual markers as well as soften the potential impact of a bird colliding with a window.

Other bird-safe strategies function by decreasing the reflectivity of the glass. These include exterior shades, louvres, sunshades, and angled building facades.

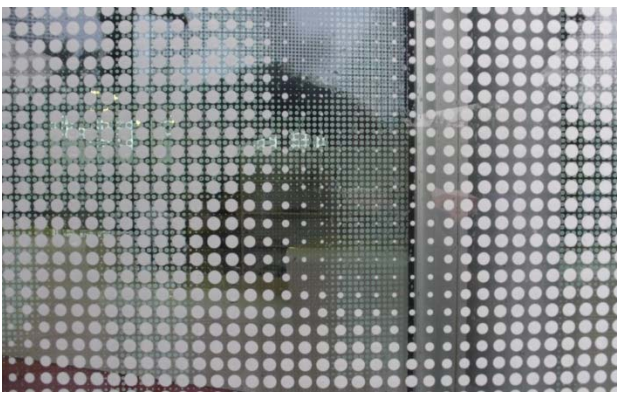
Photo Gallery

Fritted Glass

Fritting is a method of patterning glass by applying frit paint (made of minute glass particles, pigment, and a medium) to glass then firing the glass in a tempering furnace to create a permanent coating.



Fritting with vertical lines.



Fritting in a dot pattern.



New bus shelters in San Francisco use glass with a subtle frit pattern called "SF Fog" to make them more visible.



Bus stop with fritted glass, King County, Washington.



Cathedral of Christ the Light, Oakland, CA.



Close-up of fritted glass on Cathedral of Christ the Light.

Fritted Glass *continued*



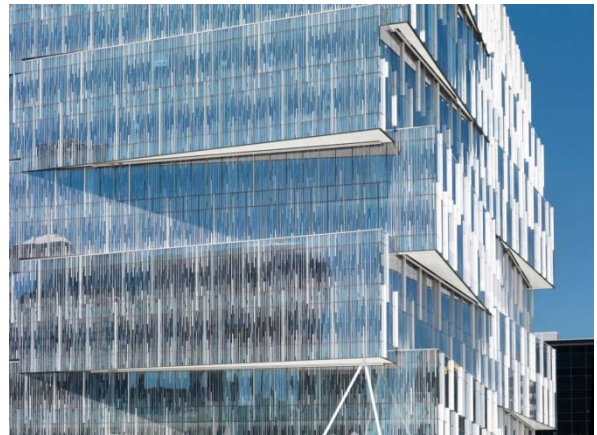
Minneapolis Central Library, Minneapolis, MN.



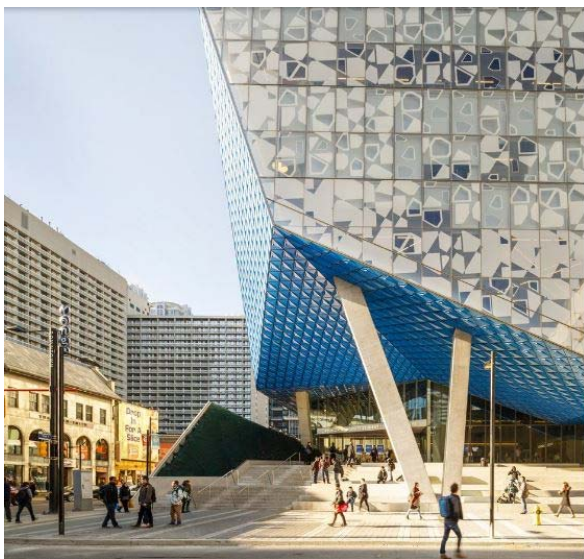
Interior view, Minneapolis Central Library.



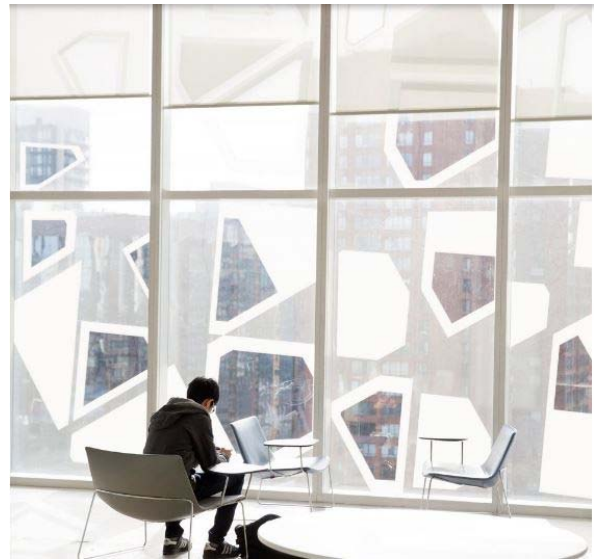
Glass facade with vertical frit pattern, University of British Columbia Library.



Seven17 Bourke Street Building, Melbourne, Australia.



Ryerson University Student Learning Centre, Toronto.



Ryerson University Student Learning Centre, Toronto.

UV-patterned Glass

Because birds see in the ultraviolet (UV) spectrum, visual markers for birds can be created by applying UV-reflective material to glass. The UV coating is visible to birds but invisible to humans.



This illustration from the maker of ORNILUX Bird Protection Glass simulates what a bird would see on glass coated with UV-reflective material. Photo courtesy of Arnold Glass.



An installation of UV-patterned glass on a storefront at 2175 Market Street, San Francisco, shows that the UV pattern on the glass is invisible to humans. Photo courtesy of Arnold Glass.

Glass with Photovoltaic Cells

Glass that incorporates photovoltaic cells (solar cells), is a relatively new technology considered to have promise not only for power generation but also for bird safety. The solar cells, sandwiched between two sheets of glass, can serve as visual markers.



Kankakee Community College, Kankakee, IL. Photovoltaic glass by Atlantis Energy Systems.



Transparent solar panels by Dynamic Solar Tech, Canada.

Window Films and Decals

Films and decals applied to the surface of glass can be an affordable and effective strategy for reducing bird-window collisions.



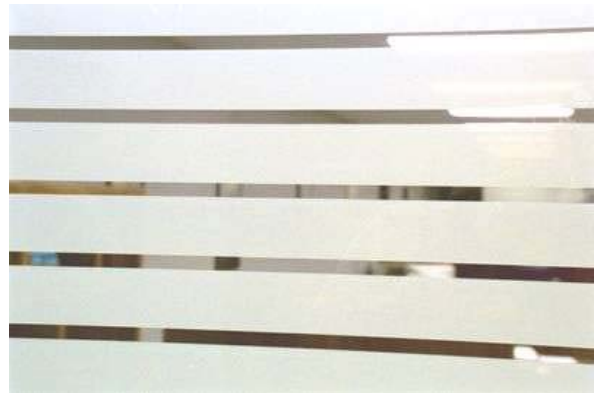
Window film with horizontal stripe pattern by Solyx.



Dots of bird tape by CollidEscape, a nonprofit organization dedicated to reducing window collisions.



Window film by 3M.



Horizontal window film pattern, Solyx.



Decorative window film by Denver Window Film.



Decorative window film.

Art Images

Art incorporated into glass (through applying window film, silk-screening, or other methods) can serve dual purposes of making the glass appear solid to birds.



This pattern was created with window film.



Illinois Institute of Technology, Chicago Student Center.



Silkscreened image on glass at City College of San Francisco, Chinatown Campus.



Silkscreened image on glass at City College of San Francisco, Chinatown Campus.

Translucent Glass

Translucent glass presents a more solid appearance than transparent glass. There are historic and modern examples.



Translucent transom windows, Park Street, Alameda.



Translucent transom windows, historic hotel building, Downtown Oakland



Translucent glass on portion of the storefront in a recently constructed mixed-use building, Berkeley.



Translucent windows, Target store, Alameda.



A modern and extensive application of translucent glass: Kunsthhaus, Bregenz, Austria.



A modern and extensive application of translucent glass: Nelson-Atkins Museum of Art, Kansas City, MO.

Glass Block

Glass block presents the appearance of a solid object to birds. Most popular in the middle of the 20th century, it also has been incorporated in some contemporary buildings.



Glass block comes in a variety of patterns.



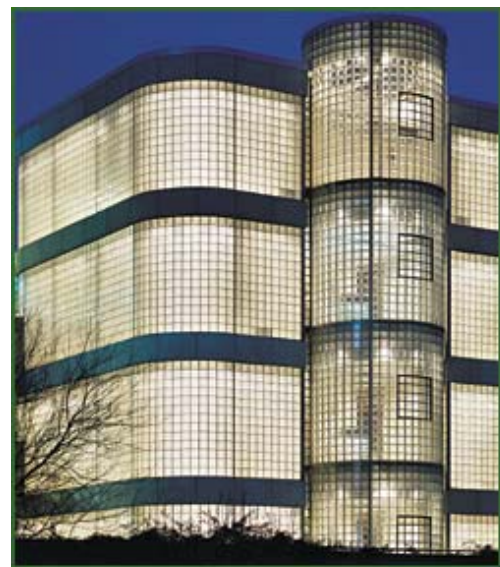
Glass block at first floor of commercial building across from Alameda City Hall.



Hecht Warehouse, Washington, DC.



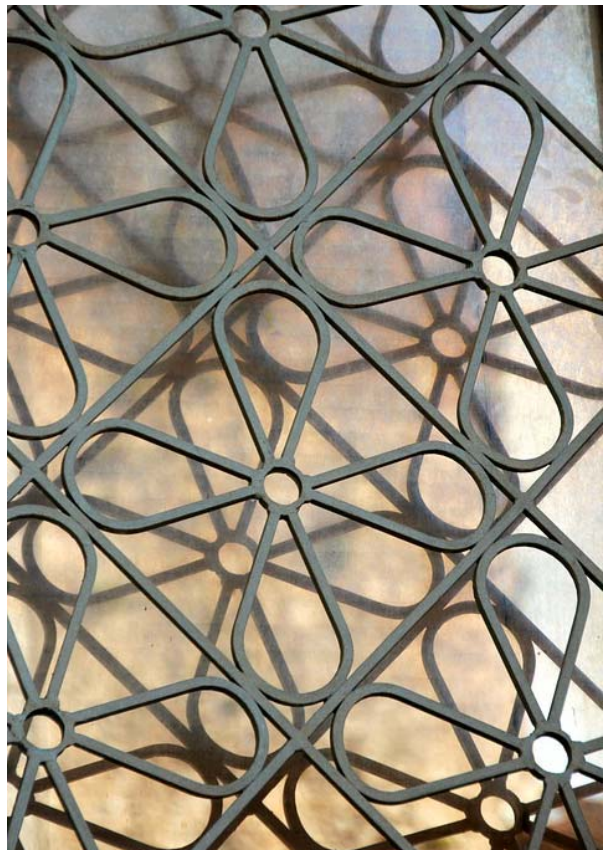
Modern building with glass block.



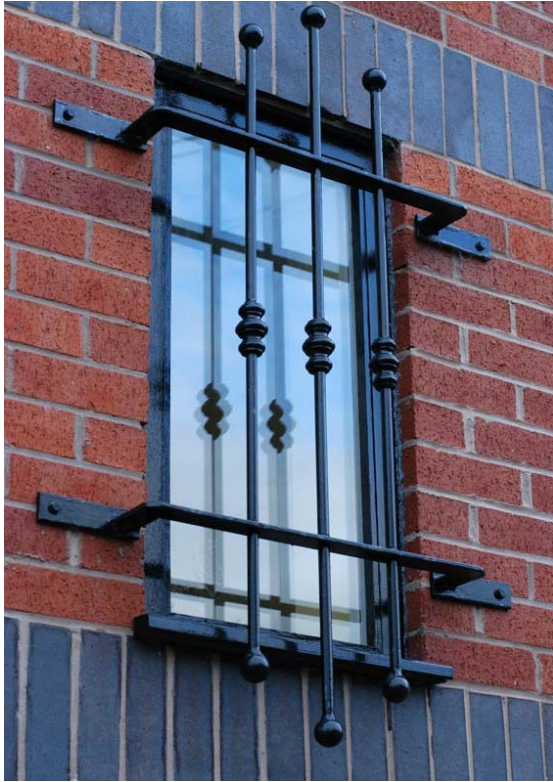
Modern building with glass block.

Decorative Grilles

Decorative grilles installed over window openings can serve as effective visual markers for birds as long as the elements are densely spaced enough. Grilles can be designed in a variety of patterns.



Decorative Grilles continued



Historic grille over glass door, Masonic Temple, Alameda.



This screen/grille on the New York Times Building doubles as a sign. It permits light into the building but presents as a solid object to birds.



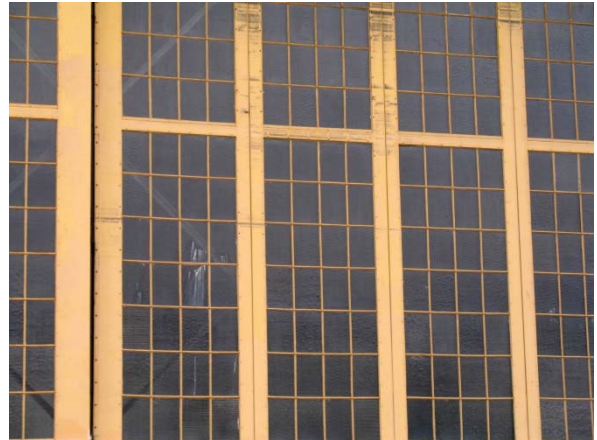
Screen and sign, New York Times Building.

Mullions and Muntins

Common in historic buildings, divided-lite windows with closely spaced muntins also have modern applications. If the muntins are closely spaced enough, they can serve as visual markers and help birds perceive that they cannot fly into the glass.



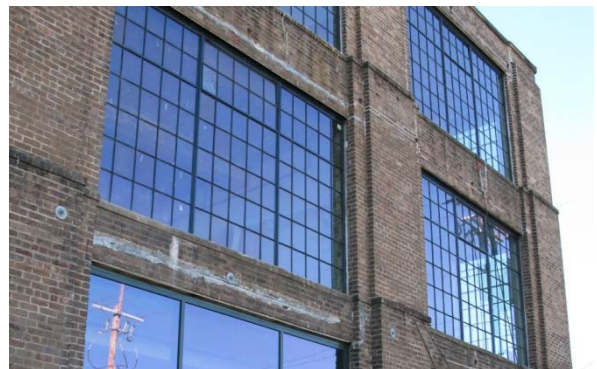
Window with closely spaced muntins and translucent glass, historic industrial building, Alameda Point.



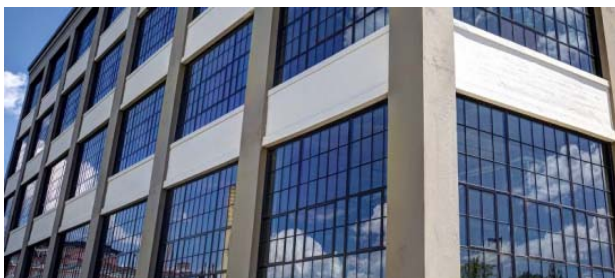
Steel sash windows in former hangar, Alameda Point.



Closely spaced mullions and translucent glass, downtown Oakland.



Older brick commercial building with mullions and muntins.



Modern building with divided-lite windows.



Modern building with divided-lite windows.

Exterior Screens

Exterior screens reduce window reflections. They can also provide a cushion between birds and windows.



Exterior screen by The Bird Screen Company.



Exterior roller screens by Envirolinds.



Exterior roller screens.

Interior Screens

Interior shades that are pulled down over windows give the windows a more solid appearance for birds.



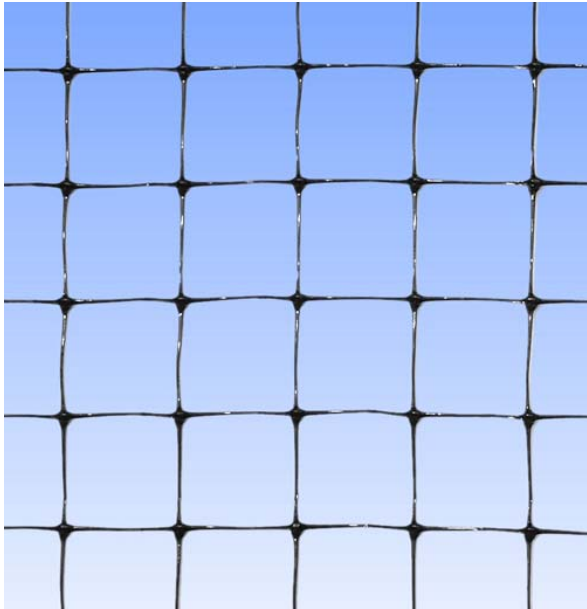
Interior screens on ground-floor windows, downtown Oakland.



Solar blinds as seen from interior of a library.

Bird Netting

Bird netting placed over windows can cushion bird strikes. Netting can be a good solution for historic buildings because it doesn't involve replacing windows.

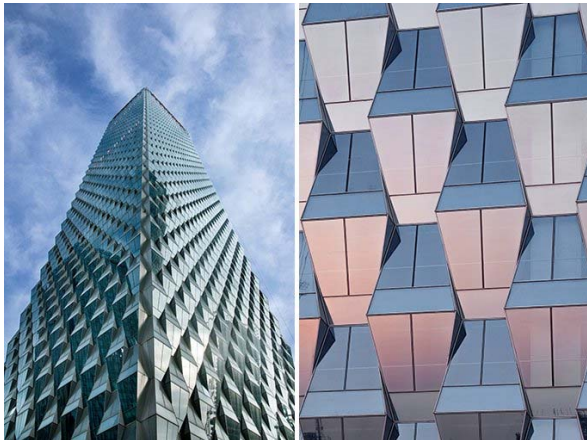


Architectural Solutions—Angled Facades

Angling glass facades reduces their reflectivity.



IAC Building, New York, NY, by Frank Gehry.



Beijing Greenland Center.



Korea Tower



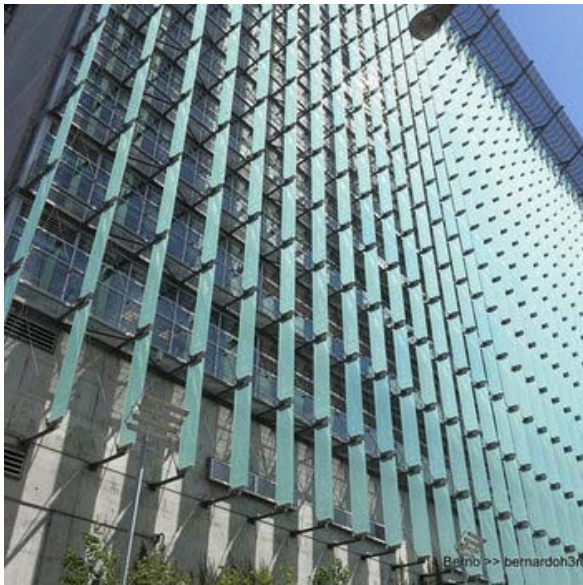
Angled façade.



Berkeley City College

Architectural Solutions—Sunshades and Louvres

Sunshades and louvres are intended to reduce the amount of energy required to cool buildings. By partially shading windows, they can also serve to reduce the reflections that present hazards to birds.



Sunshades, San Francisco Federal Building



Sunshades, University of Southern Denmark



Screens, Edith Green – Wendell Wyatt Federal Building, Portland, OR.



Sunshades, U. S. Census Bureau Headquarters, Suitland, MD



Louvres, Aqua Tower, Chicago

Louvres continued



Wood louvres



Louvres, Biola University, La Miranda, CA



Louvres, Bayside Business Park, Queensland, Australia.



Louvres on renovated office building, by Glasscom.

Alameda Municipal Code Chapter 30 – Development Regulations

30-5 – GENERAL PROVISIONS AND EXCEPTIONS

30-5.16 – Performance Standards

Section 1. AMC Section 30-5.16, Performance Standards for New Buildings and Uses, shall be amended as follows:

Amend title of section as follows:

30-5.16, Performance Standards ~~for New Buildings and Uses.~~

Add a new subsection as follows:

a. Purpose and Applicability.

1. Purpose. The purpose of this section is to establish performance standards for uses of land and buildings in all districts, in order to ensure that other properties, as well as persons and the community, are provided protection against any adverse conditions that might be created as a result of such uses.
2. Applicability. The performance standards apply to all new and existing land uses, including permanent and temporary uses, in all zoning districts, unless otherwise specified. Existing uses shall not be altered or modified to conflict with, or further conflict with, these standards.
3. General Conditions. The performance standards are general requirements and shall not be construed to prevent the Planning Director, Planning Board, or City Council from imposing, as part of project approval, specific conditions that may be more restrictive in order to meet the intent of these regulations.

Renumber subsequent subsections as follows:

- ~~a~~d. *Wood Burning Fireplaces and Stoves.* To reduce greenhouse gas emissions and minimize air quality impacts, wood-burning stoves and fireplaces are prohibited in new residential construction.
- ~~b~~e. *Vibrations.* No vibration shall be permitted which is discernible without instruments at any property line.
- ~~c~~f. *Glare or Heat.* No heat or direct or sky-reflected glare, whether from floodlights, or high-temperature processes such as combustion or welding or otherwise, shall emanate from any use so as to be visible or discernible from the property line. Legal signs are exempted from this provision.

eg. *Fissionable or Radioactive Material*. No activity shall be permitted which utilizes, produces, removes or reprocesses fissionable or radioactive material unless a license, permit or other authority is secured from the state or federal agency exercising control. In all matters relative to such activities, it shall be the responsibility of the user to ascertain and identify the responsible agencies and notify the Community Development Department as to the agencies involved and the status of the required permits.

eh. *Maintenance*. Each person, company or corporation utilizing a lot shall at all times maintain such lot in good order. This shall include repair and maintenance of all structures, fences, signs, walks, driveways, landscaping, necessary to preserve property values and public health, welfare, and safety.

~~f. *Exterior Lighting*. Onsite exterior lighting shall be diffused and/or concealed in order to prevent illumination of adjoining properties or the creation of objectionable visual impacts on other properties or streets.~~

Section 2. AMC Section 30-5.16, Performance Standards for New Buildings and Uses, shall be amended as follows:

Add a new subsection:

b. *Bird-Safe Buildings*. This section shall be known as the Bird-Safe Building Ordinance.

1. Purpose. The purpose of this section is to reduce bird mortality from windows or other specific building features known to increase the risk of bird collisions.

2. Applicability. The bird-safe building standards apply to the following types of projects when such projects require a building permit.

(a) New Construction. New buildings with ten thousand (10,000) square feet or more of floor area, two (2) or more stories, and one or more facades in which glass constitutes fifty percent (50%) or more of the area of the individual façade. The bird-safe glazing requirement must be met on any window with an area of twelve (12) square feet or more located on such façade.

(b) Window Replacement. On building facades composed of fifty percent (50%) or more of transparent glass, replacement of any window or other rigid transparent material with an area of twenty-five (25) square feet or more. The requirement does not apply on existing windows that are not proposed to be replaced.

(c) New or Replaced Glass Structures. Any structure that has transparent glass walls four (4) feet or more in height and fifteen (15) feet or more in length, including but not limited to freestanding glass walls, wind barriers, skywalks, balconies, greenhouses, and rooftop appurtenances.

3. Exemptions. The bird-safe building standards shall not apply to the following:

- (a) Historic Structures. The replacement of existing glass on historic structures. However, the standards shall apply to new exterior additions to historic structures, and new construction on the site of historic structures, that are differentiated from the historic structures, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- (b) Limited Glass Façades. Buildings that have façades which are composed of less than fifty percent (50%) transparent glass.
- (c) Glazing on Commercial Storefronts. The ground floor of commercial storefronts directly fronting a public street, alley, or sidewalk.

4. Standards.

- (a) Bird-Safe Glazing Requirement. At least ninety percent (90%) of the glazing on any building façade or freestanding glass structure shall include features that enable birds to perceive the glass as a solid object. The requirement can be satisfied by using one or more of the following treatments:
 - (i) Opaque glass, translucent glass, or opaque or translucent window film.
 - (ii) Glass block.
 - (iii) Glass covered with patterns (e.g., dots, stripes, images, abstract patterns, lettering). Such patterns may be etched, fritted, stenciled, silk-screened, applied to the glass on films or decals, or another method of permanently incorporating the patterns into or onto the glass. Elements of the patterns must be at least one-eighth (1/8) inch tall and separated no more than two (2) inches vertically, at least one-quarter (1/4) inch wide and separated by no more than four (4) inches horizontally, or both (the "two-by-four rule").
 - (iv) Ultraviolet (UV)-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film that is permanently applied to the glass. Where patterns are used, they shall meet the two-by-four rule.
 - (v) Glass embedded with photovoltaic cells.
 - (vi) Paned glass with mullions on the exterior of the glass at a spacing that allows birds to recognize the glass as a solid object.
 - (vii) External screens installed permanently over glass windows such that the windows do not appear reflective.
 - (viii) Bird netting.

- (ix) Decorative grilles that allow birds to perceive the grilles, together with the glass behind them, as solid.
 - (x) Other glazing treatments providing an equivalent level of bird safety and approved by the Planning Director.
- (b) Alternative Compliance. As an alternative to meeting subsection 4(a), Bird-Safe Glazing Requirement, an applicant may propose building and fenestration designs and/or operational measures that will minimize bird collisions and achieve an equivalent level of bird safety. The applicant shall submit a bird collision reduction plan along with the application for design review or other discretionary permit required for the project. The bird collision reduction plan shall be prepared by a qualified biologist. Design and operational solutions may include but need not be limited to the following techniques, singularly or in combination:
- (i) Layering and recessing glazed surfaces.
 - (ii) Angled or faceted glazing that minimizes reflectivity and transparency.
 - (iii) Louvres.
 - (iv) Overhangs and awnings.
 - (v) Light-colored blinds or curtains.
 - (vi) Placement of landscaping in such a way as to minimize bird collisions.
- (c) Outdoor Lighting. Outdoor lighting shall be designed to conform to the standards of Section 30-5.16 (c), Outdoor Lighting.

Section 3. AMC Section 30-5.16, Performance Standards for New Buildings and Uses, shall be amended as follows:

Add a new subsection:

- c. Outdoor Lighting. This section shall be known as the Alameda Dark Skies Ordinance.
 - 1. Purpose. The standards of the Alameda Dark Skies Ordinance are intended to:
 - (a) Allow adequate illumination for safety, security, utility, and the enjoyment of outdoor areas.

- (b) Prevent excessive light and glare on public roadways and private properties.
 - (c) Minimize artificial outdoor light that can have a detrimental effect on human health, the environment, astronomical research, amateur astronomy, and enjoyment of the night sky.
 - (d) Minimize light that can be attractive, disorienting, and hazardous to migrating and local birds.
2. Definitions. The following definitions are specific to the interpretation of this section. Additional definitions applicable to the zoning ordinance as a whole are listed in Section 30-2, Definitions.
- (a) Bird Migration Season. Bird migration season shall mean February 15 to May 31 and August 1 to November 30.
 - (b) Candela. The standard unit of luminous intensity in the International System of Units. In contrast to lumens, which measure the total light energy emitted by a particular light source, a candela represents a value of light intensity from any point in a single direction from the light source.
 - (c) Foot-candle. A unit of measure in the International System of Units for quantifying the intensity of light falling on an object. One foot-candle is equal to one lumen uniformly distributed over an area of one square foot. In contrast with lumens, which measure the light energy radiated by a particular light source, foot-candles measure the brightness of light at the illuminated object.
 - (d) Glare. The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, so as to cause annoyance, discomfort or loss of visual performance and ability.
 - (e) Kelvin. The temperature scale utilized in illumination science to describe the hue/color of the light. A lower value such as 2,700 Kelvin is associated with a “warm” colored light source such as incandescent, while a higher value such as 5,000 Kelvin is associated with a “cool” colored light source.
 - (f) Light Fixture (Luminaire). A complete lighting unit consisting of a lamp or lamps, and ballast(s), where applicable, together with the parts designed to distribute the light, position and protect the lamps and ballasts, and connect the lamps to the power supply.

- (g) Light Trespass. Light emitted by a luminaire that shines beyond the property on which the luminaire is installed.
 - (h) Lumen. A unit of measure in the International System of Units for quantifying the amount and rate of light energy emitted by a particular light source. A lumen is equal to the amount of light given out through a solid angle by a source of one candela intensity radiating equally in all directions.
 - (i) Shielded Fixture. Light fixtures that are shielded or constructed so that light rays emitted by the lamp are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.
 - (j) Uplighting. The placement and orientation of lights such that beams of light are directed upward.
3. Applicability. Unless otherwise expressly stated, the standards of this Section (c), Outdoor Lighting, apply to any project that requires a building permit or electrical permit for:
- (a) New exterior lighting, including lighting fixtures attached to buildings, structures, poles, or self-supporting structures; or
 - (b) Additions or replacements of existing exterior light fixtures, including upgrades and replacements of damaged or destroyed fixtures.
4. Exemptions. The following types of lighting are exempt from the requirements of this Section (c), Outdoor Lighting:
- (a) Street Lighting. Lighting installed within a public or private right-of-way or easement for the purpose of illuminating streets, roadways, or other areas open to vehicle or pedestrian traffic.
 - (b) Emergency Lighting. Temporary emergency lighting used by law enforcement or emergency services personnel, a public utility, or in conjunction with any other emergency service.
 - (c) Construction Lighting. Temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.
 - (d) Airport Lighting. Lighting for public and private airports and any other uses that are regulated by the Federal Aviation Administration.

- (e) Lighting Required by Building Codes or Other Regulations. Lighting for communication towers, exit signs, stairs/ramps, points of ingress/egress to buildings, and all other illumination required by building codes, OSHA standards, and other permitting requirements from state or federal agencies.
 - (f) Signs. Signs and sign lighting. (See Section 30-6.6, Illumination of Signs, for sign lighting standards.)
 - (g) Athletic Field Lights. Athletic field lights used within a school campus or public or private park, provided, however, that athletic field lights shall be selected and installed so as to minimize glare and light trespass outside the playing area.
 - (h) Neon, Argon, and Krypton. All fixtures illuminated solely by neon, argon, or krypton.
 - (i) Fossil Fuel Light. All outdoor light fixtures producing light directly through the combustion of fossil fuels, such as kerosene lanterns, and gas lamps.
 - (j) Water Features. Lighting used in or for the purpose of lighting swimming pools, hot tubs, decorative fountains, and other water features.
 - (k) Flag Lighting. Lighting used to illuminate a properly displayed United States flag and/or the State of California flag.
 - (l) Holiday Displays. Seasonal and holiday lighting.
 - (m) Temporary Lighting. Temporary lighting allowed under a Special Events Permit or Film/Photography Permit.
5. Prohibitions. The following types of lighting are prohibited:
- (a) Searchlights. The operation of searchlights, unless allowed on a temporary basis under a Special Event Permit outside of bird migration season or operated by law enforcement or emergency services personnel.
 - (b) Aerial Lasers. The use of aerial lasers or any similar high-intensity light for outdoor advertising or entertainment when projected upward, unless allowed on a temporary basis as part of a Special Event Permit outside of bird migration season.
 - (c) Mercury Vapor. The installation of new mercury vapor fixtures.

(d) Other very intense lighting having a light source exceeding two hundred thousand (200,000) initial luminaire lumens or an intensity in any direction of more than two million (2,000,000) candelas.

6. Standards. Exterior lighting shall be consistent with these standards.

(a) Shielding. All exterior lighting fixtures shall be fully shielded, and lighting shall be directed downward, with the following exceptions:

(i) Low-voltage Landscape Lighting. Low-voltage landscape lighting such as that used to illuminate fountains, shrubbery, trees, and walkways, may be unshielded provided that it uses no more than sixty (60) watts and emits no more than seven hundred fifty (750) lumens per fixture.

(ii) Architecture and Public Art. Uplighting may be used to highlight special architectural features, historic structures, public art and monuments, and similar objects of interest. Lamps used for such uplighting shall be of low intensity to produce a subtle lighting effect and shall use less than one hundred (100) watts and emit less than one thousand six hundred (1,600) lumens per fixture.

(iii) Historic Lighting Fixtures. Lighting fixtures that are historic or that exhibit a historical period appearance, as determined by the Planning Director, need not be fully shielded.

(b) Light Trespass. Exterior lighting shall be directed downward and away from property lines to prevent excessive glare beyond the subject property. No light, combination of lights, or activity shall cast light exceeding one (1) foot-candle onto an adjacent or nearby property, with the illumination level measured at the property line between the lot on which the light is located and the adjacent lot, at the point nearest to the light source.

(c) Correlated Color Temperature for Light-Emitting Diode (LED) Lighting. All LED light sources shall have a maintained correlated color temperature of less than or equal to four thousand (4,000) Kelvins.

(d) Security Lighting. Adequate lighting shall be provided to protect persons and property and to allow for the proper functioning of surveillance equipment.

- (i) Security lighting shall consist of shielded fixtures that are directed downward. Floodlights shall not be permitted.
 - (ii) Vertical features, such as walls of a building, may be illuminated for security to a height of eight (8) feet above grade.
 - (iii) Security lights intended to illuminate a perimeter, such as a fence line, are allowed only if regulated by a programmable motion detection system.
 - (iv) Security lighting fixtures that utilize one hundred (100) or more watts or emit one thousand six hundred (1,600) or more lumens shall be controlled by a programmable motion-sensor device, except where continuous lighting is required by the California Building Standards Code.
- (e) Parking Lot Lighting. Parking lot lighting shall be consistent with the standards of Section 30-7.17, Illumination of Parking Areas.
- (f) Service Station Canopies. Service station canopies are subject to the following standards.
- (i) Lighting fixtures in the ceiling of canopies shall be fully recessed in the canopy.
 - (ii) Light fixtures shall not be mounted on the top or fascia of such canopies.
 - (iii) The fascia of such canopies shall not be illuminated, except for approved signage.
7. Code Compliance. All exterior lighting shall be consistent with all applicable parts of the California Building Standards Code. In the case of any conflict between the standards of this section and the California Building Standards Code, the latter shall prevail.

Consider Directing Staff to Review and Update Outdoor Lighting Regulations, also Referred to as Night Sky or Dark Sky, to Reduce Light Pollution. (Mayor Spencer)
[Continued from January 3, 2017]

COUNCIL REFERRAL FORM

Name of Councilmember requesting referral: Trish Spencer

Date of submission to City Clerk (must be submitted before 6:00 p.m. on the Monday two weeks before the Council meeting requested): December 21, 2016

Council Meeting date: January 3, 2017

Brief description of the subject to be printed on the agenda, sufficient to inform the City Council and public of the nature of the referral:

Consider directing staff to review and update outdoor lighting regulations, also referred to as night sky or dark sky, to reduce light pollution. The review should include: 1) other cities' regulations; 2) light pollution impacts on the environment, nearby residences, human health, wildlife and flight paths; 3) addressing parking lots and solar parking structures which are lit throughout the entire night; 4) hours of use, such as 10:00 p.m. shut off or motion activated lights; and 5) wattage of light bulbs.

Based on the American Medical Association's study regarding LED impacts on human health, wildlife and the environment, the International Dark-Sky Association (<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>) suggests:

- Minimizing and controlling blue-rich environmental lighting by using the lowest emission of blue light possible to reduce glare.
- Using 3000K or lower lighting for outdoor installations such as roadways.
- Properly shielding all LED lighting to minimize glare and detrimental human and environmental effects, and considering dimming or extinguishing LED lighting during off-peak time periods or overnight.

Examples of Shielded/Unshielded Lighting and Color Temperature Scale

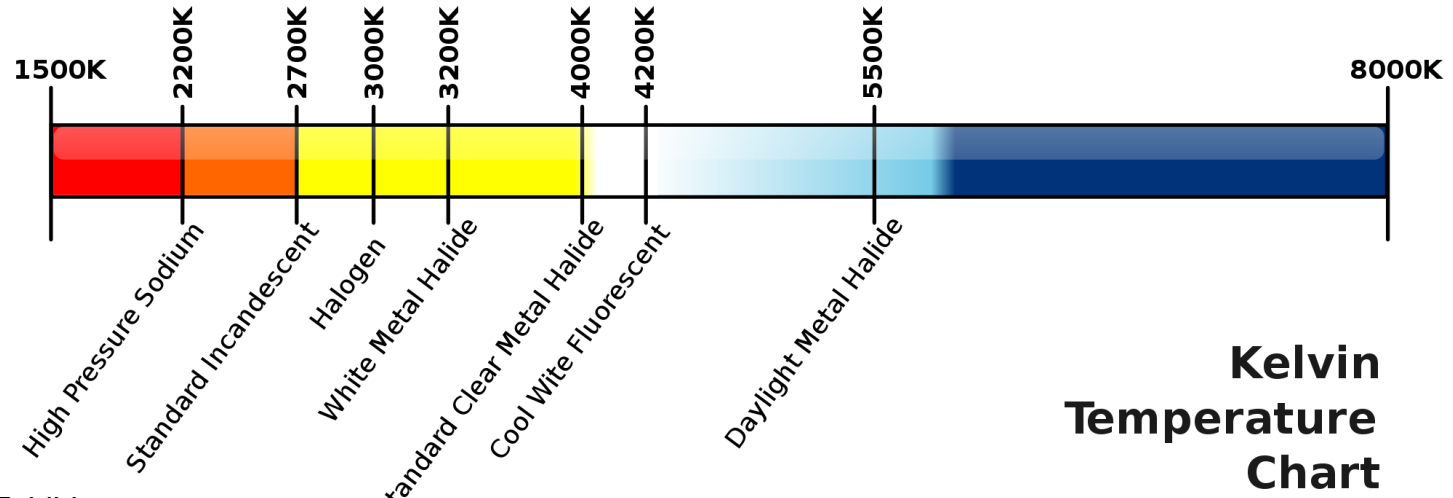
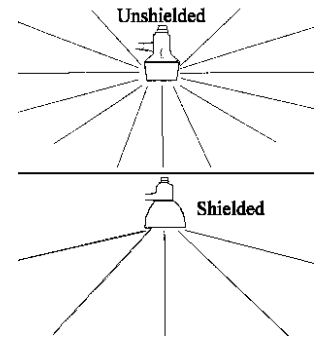


Exhibit 5
 Item 7-B, June 25, 2018
 Planning Board Meeting

**Kelvin
 Temperature
 Chart**

Proposed Amendments for Senior Assisted Living Uses

Alameda Municipal Code Chapter 30 – Development Regulations

Add the following new definitions to Section 30-2 Definitions:

“Senior Assisted Living Facility shall mean a housing arrangement where the residents are at least sixty years of age and where varying levels of care, supervision, or health-related services are provided to the residents based on their varying needs. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in such a facility, not to exceed 25 percent of the residents, as further defined in Chapter 3.2 of Division 2 of the California Health and Safety Code.”

“Senior Independent Living Facility shall mean a building or portion thereof, the operation of which focuses on providing multiple independent living quarters for seniors without health related services. The facility may include a shared common kitchen and common activity areas.”

“Kitchen shall mean any room or area within a dwelling unit or living quarters to be used for storing, cooking and preparing of food that includes a sink, refrigeration, and cooking facilities supported by a 220 volt electrical service or a gas line.”

Amend the following definitions in Section 30-2 Definitions, as follows:

“Community care facility shall mean any facility, place or building which is maintained and operated to provide nonmedical residential care, including but not limited to family day care homes, ~~and residential care facilities,~~ and senior assisted living facilities.”

“Dwelling unit shall mean a group of rooms, including a kitchen, bath and sleeping quarters, designed and intended for occupancy by one (1) family living independently from other families.”

Amend Section 30-4 District Uses and Regulations to:

- Add *Senior Independent Living Facilities* as uses permitted in the following districts:
 - R-1, One-Family Residential
 - R-2, Two-Family Residential
 - R-3, Garden Residential
 - R-4, Neighborhood Residential
 - R-5, General Residential
 - R-6, Hotel Residential
 - NP-G, North Park St Gateway
 - NP-MU, North Park St Mixed Use
 - NP-R, North Park St Residential
 - AP-MS, Alameda Point Mixed Use
 - AP-WTC, Alameda Point Waterfront Town Center

Facilities must be above the ground floor:

- C-1, Neighborhood Business
- C-2, Central Business
- C-C, Community-Commercial

Continue on next page

Proposed Amendments for Senior Assisted Living Uses

- Add *Senior Assisted Living* as uses requiring use permits in the following districts:
 - R-1, One-Family Residential
 - R-2, Two-Family Residential
 - R-3, Garden Residential
 - R-4, Neighborhood Residential
 - R-5, General Residential
 - R-6, Hotel Residential
 - A-P, Administrative Professional
 - NP-G, North Park St Gateway
 - NP-MU, North Park St Mixed Use
 - NP-R, North Park St Residential
 - AP-MS, Alameda Point Mixed Use
 - AP-WTC, Alameda Point Waterfront Town Center
 - AP-AR, Alameda Point Adaptive Reuse (BEQ and BOQ only)
 - Prohibit *Senior Assisted Living* and *Senior Independent Living Facilities* in the following districts:
 - C-M, Commercial-Manufacturing District
 - M-1, Intermediate Industrial (Manufacturing) District
 - M-2, General Industrial (Manufacturing) District
 - AP-E1 through E4, Alameda Point Enterprise Districts 1 through 4
 - NP-MM, North Park Street Maritime Manufacturing.
- Facilities must be above the ground floor:
- C-1, Neighborhood Business
 - C-2, Central Business
 - C-C, Community-Commercial