

Modifications to Town Center and Waterfront Plan Chapters 1 through 8 of Public Review Draft (April 2014)

CHAPTER 1: PRECISE PLAN FRAMEWORK

1. Page 21: In the paragraph "Achieve a high standard of sustainability:" INSERT improves local water quality into the second sentence, as in:
"The City will seek and encourage development that preserves and reuses natural and cultural amenities on the site, emphasizes energy and water conservation, improves local water quality, contributes to reduction of greenhouse gases, and incorporates sustainable building strategies while providing a comprehensive open space strategy that benefits both wildlife and humans."
2. Page 21 (and throughout): Make sure Appezzato is spelled consistently (page 21 misspelled).
3. Page 21: Third column, second paragraph, third sentence should read: "Ground floor commercial uses with residential and/or office uses above are permitted."
4. Page 22: First column, title above second paragraph should read: "GENERAL PLAN POLICIES" instead of "PRECISE PLAN POLICIES."
5. Page 22: First column, replace sentence below "GENERAL PLAN POLICIES," with the following sentence: "The Waterfront Town Center Plan serves as a specific plan to implement General Plan Policies for the plan area. The General Plan policy objectives are summarized below."
6. Page 22: Second column, #6, delete end of last sentence that reads, "that are acceptable for nearby residents."
7. Page 22: Second column, #1 beneath "Transit Orientation," delete part of first sentence that reads "Emphasize the design of water taxi and ferry terminals and entrances at both the north and south waterfront to establish" and replace with, "Provide water transportation facilities and connections. . ."
8. Page 22: Second column, beneath "Transit Orientation," insert the word "and" before the text reading, "...reflect the island character..."
9. Page 22: Third column, #3 under "Transit Orientation," delete the phrase, "in the Marina district"
10. Page 22: Third column, #3, below "Street Design," replace "Atlantic Avenue" with "Ralph Appezzato Memorial Parkway"
11. Page 22: Column four, first line, add a period after the word "fabric". Push down the remainder of that paragraph (beginning with "Provide a system...") and label it #5 . The following paragraph should then be labeled #6.
12. Page 23: Column one, #2 should read, "Preserve scenic views and cultural landscapes."
13. Page 23: Column one, #5, insert "Bay Trail" between the words "a" and "pedestrian-" in the first sentence.

14. Page 23: Column one, #5, in the first sentence, replace the word, "throughout" with the word, "around".
15. Page 23: Second column, under #6, end sentence with the word "landmarks" and delete the remaining text.
16. Page 23: Second column, bullet #3 should read, "Limit housing development to the east and northern waterfront area to avoid proximity to the Wildlife Refuge."
17. Page 23: Under "Wildlife Refuge and Protection," delete #4.
18. Page 23: Under second column, bullet #5, delete "(1999)".
19. Page 23: Third column, bullet #1 should read "Preserve the NAS Alameda Historic District."
20. Page 23: Third column, bullet #3, remove the word "the" between "maintain" and "neighborhood".
21. Page 23: Third column, bullet #3, remove text, "of the Historic District".
22. Page 24: First bullet under "ENHANCE EXISTING ASSETS AND CHARACTER" should read, "Expand existing tenants and activities".
23. Page 24: Heading below picture on the right should read, "FACILITATE STRATEGIC IMPLEMENTATION"
24. Page 24: Under header, "FACILITATE STRATEGIC IMPLEMENTATION" add bullet to the end that reads, "Proceed incrementally and phase development strategically to ensure higher density transit supported development occurs in early phases that preserves longer term development and preservation of natural areas".
25. Page 25: First column, change header to read, "CULTIVATE A SUSTAINABLE TRANSIT ORIENTED CENTER".
26. Page 25: First column, first bullet should read, "Build compact, mixed-use, transit oriented sub-districts at densities to support frequent and convenient transit service, and reduce single occupancy trips consistent with General Plan policy.
27. Page 25: First column, add bullet to end reading, "Build streets and infrastructure designed for pedestrian, bicycle, and transit trips"
28. Page 25: Third column, add new bullet between second and third, reading, "Establish focal points on neighborhood centers in each of the planning sub-areas, with public plazas and parks, high-quality architectural design, and a mix of uses and activities".
29. Page 25: Third column below bullet reading "Incorporate visitor-serving facilities and amenities" add another bullet reading, "Prioritize the creation of the Seaplane Plaza (page 89) at the heart of the Town Center".
30. Page 26: Change "CONCEPTUAL PLANNING AREAS" to "PLANNING SUB AREAS" header.
31. Page 27: Add graphic from page 89, if possible.
32. Page 27: Change name of "Town Center Core Sub-District" graphic to "Town Center Core Sub-Area"
33. Page 27: Town Center Core Sub-Area graphic, add boundary lines (shown in red on Exhibit A) to graphic. Label new boundary areas as, "Seaplane Plaza" and "Seaplane Plaza Planning Area," as shown highlighted in Exhibit A (no need to highlight final version).
34. Page 27: Reverse order of first (left) and third (right) graphics and corresponding text.

35. Page 27: Under "Atlantic Entry" text, add the following sentence to the end of the paragraph; "The entry to Alameda Point should be recognized by excellent architectural design and a seamless integration with existing neighborhoods."
36. Page 27: Under "TOWN CENTER CORE" delete text all the way through, "...Districts to the South," and capitalize "the" to begin the sentence.
37. Page 27: Third column, delete text, "intended as" in the first sentence.
38. Page 27: Third Column, last sentence that transitions to the fourth column should read, "The Seaplane Plaza area within the Town Center Core is comprised of vertical mixed-use development, with multi-family residential above retail, restaurant, hotel, office and other commercial amenities, concentrated around the intersection of R. Appezato, Ferry Point Road, and Pan Am Way."
39. Page 27: Fourth column, second sentence, should read, "The Seaplane Plaza, a civic waterfront plaza fronted by restaurants, museums, cafes and shops, enclosed by high quality new buildings, provides a distinct sense of arrival at the heart of the Town Center Core."
40. Page 28: First column, delete text under "EASTERN WATERFRONT" header, "South of the Town Center and bordering the Enterprise Sub District" and start sentence instead with, "The Eastern Waterfront..."
41. Page 28: First column, replace existing text, "overlooking a new marina and providing access to new" with "between Seaplane Plaza and the Ferry Terminal".
42. Page 28: First column, second sentence, remove text, "The waterfront west of Ferry point Road is" and combine with the previous sentence.
43. Page 28: First column, end second sentence after the word, "promenade." And remove the following word, "while to the".
44. Page 28: First column, third sentence, replace the word "west" with "east" and capitalize "east" to begin the sentence.
45. Page 28: Second column, second line of paragraph, remove the word "Proposed" and capitalize "uses" to begin sentence.
46. Page 28: Second column, toward end of paragraph, replace text, "Interim place making strategies for the Eastern Waterfront are" with text, ", but the area provides excellent opportunities for Phase 0 activities and businesses".
47. Page 28: Fourth column, last sentence, replace the word "proposed" with the text, "Master Infrastructure Plan"
48. Page 29: Third column, delete the word, "both" from fifth line of paragraph.
49. Page 29: Third column, remove comma between "rise protection" and "and an important public".
50. Page 29: Third column, last line, before the sentence starting with the word "Additionally", add in sentence reading, "A well designed integration of the taxiway North Waterfront park will help ensure the preservation of the Historic District and the creation of a grand public space."

CHAPTER 2: EXISTING CONDITIONS

51. Page 39: Make sure five pictures on this page are pictures of the five contributing historic structures within the Town Center area.

CHAPTER 3: ACCESS AND MOBILITY

52. Page 47: Last bullet on page, clarify that SR 61 provides access to I-880.
53. Page 48: Move first bullet about Oakland Airport to last bullet and clarify that Alamedans use Fruitvale and West Oakland BART stations as well by stating, "Of the four BART stations used by Alamedans, including Fruitvale, West Oakland, Lake Merritt and 12th Street, the latter two are closest to the site."
54. Page 49: Change last sentence should read: "In order to create a truly transit oriented development, the project commits to providing intermodal transit services and facilities."
55. Page 50: Delete.
56. Page 51: State where additional entry points into Alameda Point will be provided per last sentence, by stating, "...with the City, including those at West Tower Avenue and the new as yet unnamed streets that will be constructed as part of the redevelopment."
57. Page 55: Delete examples of other City's block configurations.
58. Page 56: Clarify in two places that these easement areas should be designed to accommodate bicyclists as well as pedestrians.
59. Page 56: Second to last sentence, shall be changed to read: "Easements should be a minimum of 20' wide, be publicly accessible, open to the sky but where buildings bridge and easement, it will have a minimum clear height of 25'.
60. Page 56: Add a sentence to state that a bridge over the Historic District Easement will not be allowed.
61. Page 58: Change the word "routes" to "streets" to make it clear that these streets are planned for the possibility of future transit, but do not currently provide transit service.
62. Page 58: Add a sentence clarifying that these streets are planned for the possibility of future transit, but do not currently provide transit service, by stating in the first two sentences, "The Precise Plan designates streets for transit service, some of which do not offer transit service today. The extension of Ralph Appezzato Memorial Parkway ..."
63. Page 59: Spell out acronym FEIR.
64. Page 59: In third column under #3: Change sentence to read: "Utilize annual monitoring of performance as a mechanism for continuous improvement of the TDM Plan."
65. Page 60: It is confusing that the text does not match the image. Please reformat so the text on this page only addresses parking and the other transit text stays on previous pages.
66. Page 61: Under "Ferry Terminal," delete reference to WETA in first sentence and clarify that it may be new ferry service relocation of existing service.
67. Page 61: Under "Ferry Terminal," modify 5-minute walk in second to last sentence to say, "close distance."
68. Page 61: Under "Ferry Terminal," delete last sentence.
69. Page 61: Add new sentence that states that if the new ferry terminal is a new service instead of a relocated service then less ferry parking than is currently may be required.
70. Page 65: Delete reference in key to 1A, 1B, 2A, 2B, 2C, and 3B. Just use descriptive terms consistent with the map on page 64.

71. Page 67: Add a legend that better defines the abbreviations and is consistent with the map on page 64.
72. Page 68: Delete white text regarding KV lines and make other white text in cross-section more legible.
73. Page 70: Add a sentence that states that: "Upon reconfiguration of RAMP, the restored military aircraft that is currently mounted in the landscaped median will be relocated to a prominent location within Alameda Point."
74. Pages 70 and 71: Revise street cross-section for RAMP in the following ways: (1) create a street cross-section for the segment of RAMP between Main Street and Orion Street that eliminates the bus weave and allows buses to drive in dedicated lanes in the same direction of traffic, and potentially plans for in-lane loading platform(s) at the bus stop(s) between the vehicular and dedicated bus lane; and (2) create a street cross-section for the segment of RAMP between Orion Street and Ferry Point that narrows the street and eliminates the dedicated bus lanes in order to help create a successful high pedestrian traffic retail core.
75. Page 80: Make typical Local Street Cross-Section and text consistent with MIP.

CHAPTER 4: OPEN SPACE, LANDSCAPE, AND SUSTAINABILITY

76. Page 83: Under bullet #2: Delete last sentence and modify first sentence to make it clear that all open spaces will be consistent with ADA requirements.
77. Page 83: Under bullet #3: move sea-level rise adaptation before stormwater management.
78. Page 84: Same modification as #72 (page 70), but with bold text added: Delete open space shown adjacent to Bladium and the "Neighborhood Park," and add a sentence that states that there will be other neighborhood parks and commercial recreation amenities provided at Alameda Point (**approximately 2-3 acres**) that are not shown as part of the backbone open space network.
79. Page 85: Change #5 in the key to add the word "illustrative" since the exact location of this park is undetermined.
80. Page 86 and throughout Chapter 4: Clarify that there will be facilities for motorized and non-motorized small boats.
81. Page 89 and throughout document: rename "Marina Plaza" to "Seaplane Plaza."
82. Page 89: In first sentence, add work "Memorial" after R. Appezzato.
83. Page 89: Add #7 to key and map to refer to and show the Terminal Museum Building 77.
84. Page 89: Clarify that slips will be provided for visiting boats in the marina.
85. Page 92 or elsewhere in Chapter 4: Add a sentence stating that Bay Friendly landscape requirements will be followed for all parks per Alameda Municipal Code.
86. Page 92: Add another sentence making it clear that portions of the Seaplane Lagoon Park will be inundated as sea-level rises and will become possible wetlands.
87. Page 97: In second sentence, replace the word "strident" with "proactive."
88. Page 100: Under Sustainable Building Design, add a sentence that Alameda Point will be evaluated for consistency with "Green Trip" requirements as well.

89. Page 101: First bullet point, re-write to discuss more generally the importance of concentrating higher density development within a .25 mile or 5-minute walk of transit.
90. Page 101: Under second bullet, first sentence, replace second "Prioritization" with the phrase, "access and mobility."
91. Page 103: Add a reference to wind energy.

CHAPTER 5: LAND USE AND DEVELOPMENT REGULATION GUIDELINES

92. Page 107: In fourth sentence, add a reference to the types of uses (office, residential, hotel uses) that would be allowed in vertical mixed-use buildings.
93. Page 108. Move to page 90 (after page 89 which describes this important plaza. This page provides the guidelines for the physical design of the plaza.) . This will also allow reformat of Page 109-115: Re-format and change layout so that the text and diagram for each of these form-based topics (i.e., Streetwall, Setbacks, Required Ground Floor Uses) are on opposite pages from each other so that you don't have to flip pages to see them both.
94. Page 109: First line: replace "controls and guidelines" with "Pedestrian Oriented Design Standards and Guidelines" to reflect page heading.
95. Page 109: Move "Streetwall" Heading down to next paragraph.
96. Page 109: Under "Streetwall," delete last line in first paragraph; "Variety in the streetwall.....".
97. Page 109: Page references are wrong; please update.
98. Page 109: Define "streetwall" upfront in an introductory sentence or two and explain why it is important. " To create a sense of enclosure and a human scaled, comfortable pedestrian environment, the "streetwall" requirements define the percentage of the front of the property that must be occupied by the front elevation of a building to contribute to a continuous streetwall along the public right of way."
99. Page 109: In the key, #3 refers to 3"X4" instead of 3'X4'.
100. Page 109: Under Streetwall, fourth sentence, the text refers to the images on the side not below.
101. Page 109: Under "Streetwall" add note on Streetwall diagram that streetwall requirements will be revised for those blocks in the residential area that become designated for neighborhood parks.
102. Page 111: Add new first line for first paragraph: " The setback requirements establish the distance between the public sidewalk and the streetwall. The width of the setback and the public right of way define the width of the enclosure created by the streetwall requirement. The width of the enclosure is designed to create a comfortable, human scaled, pedestrian friendly environment. "
103. Page 111 Second paragraph, second sentence, delete phrase, "to allow flexibility and "
104. Page 111: Last paragraph, last sentence , add references to bays and bay windows.
105. Page 111: Last paragraph, last sentence , rephrase last part of sentence to read: ". . .awnings at a minimum of 9' above sidewalk grade."
106. Page 113: Add new first line to first paragraph: " To ensure that the public realm along major transit corridors supports an active and interesting pedestrian environment and provides

- services for transit users and adjacent residential uses, this plan requires that ground floor spaces on these corridors be designed to accommodate retail and service uses. The Ground Floor Requirement Diagram demonstrates where active ground floor uses are required."
107. Second sentence, replace the word "could" with "can"
 108. Page 113: Fourth sentence, change word "convertible" to "adaptable"
 109. Page 113: Third sentence, list what these zones are (i.e., portions of RAMP, Ferry Point, and the waterfront retail core).
 110. Page 113: Page reference is wrong: please update.
 111. Page 113: Last sentence, middle of the sentence, state: "...a minimum clear floor-to-ceiling of 14' ..."
 112. Page 113: Add at end of paragraph: "For the purposes of the ground floor retail requirements, "ground floor retail" spaces may be occupied by any of the uses listed as commercial and retail, education and assembly, maritime, transportation services, hotels, and artists' studios listed on Table B Permitted and Conditional Uses starting on Page _____. Conditionally permitted uses shall be reviewed pursuant to Section 30-21 of the Alameda Municipal Code.
 113. Page 114: Change picture and reference; do not use pop-up shopping example; use something else relevant to guidelines.
 114. Page 115: Change word "converted" to "adapted"
 115. Page 116 and Page 117: Move text to beginning of page 118 under heading "C. Building Design, Height, Massing and Types." and after the three paragraphs under the subheading "Introduction"
 116. From old page 116: Revise first Paragraph to read: "The facades of buildings as defined by the facade and entry design, fenestration, materials, and architectural details provide visual and tactile interest from the public right of way. The pedestrian scale design standards are designed to create an attractive and interesting pedestrian environment. The standards and requirements include requirements for Facade Design, Fenestration and Transparency, Parking and Service Facilities, Ground Floor Residential Units, and Hotels. (Re-arrange text to follow this order.) Delete rest of paragraph.
 117. Page 116 Revise beginning of first line of second paragraph to read: "Street facing facades...."
 118. Page 117: Change order of guidelines on to be as follows: facade and entry design, fenestration, materials, parking, ground floor residential, and last, hotels.
 119. Transparency: Delete sub-heading: "Blank Walls" and change word "blank" under that section to "non-transparent" Move both paragraphs under the "Fenestration" paragraph.
 120. Page 117: Second column, second paragraph, change to read: "Multi unit buildings should be designed with prominent entries that are inviting and clearly visible from adjacent streets."
 121. Page 117: Third column, first paragraph, change second to last sentence to read: "Exposed parking, garage entries, and service, mechanical or loading areas should be placed on the back or side of buildings that do not front along a public right-of-way. If there is no such frontage, these entries and areas should be limited to an aggregate of 50 lineal feet or 20% of a façade's length, whichever is less."
 122. Page 117: Third column, first paragraph, last sentence, change the word "discouraged" to "prohibited"

123. Page 117: Third column, last paragraph, last sentence, replace “no greater than 12” above the adjacent sidewalk grade.” To “at an elevation that would allow direct (step free) access to the adjacent sidewalk” consistent with the language on page 113.
124. Page 117: Fourth column, change first sentence to read, “Each ground floor residential unit facing a public street or open space should address the interface between the public and private space through landscaping or other architectural element.”
125. Page 117: Fourth column, change last sentence to read, “Fences, landscape or other barriers or hedges are not allowed above 4’ in height.”
126. Page 118: First column, first sentence, should read, “The variety of experiences at Alameda Point, including its waterfront setting, the historic Alameda Naval Air Station and the proposed new commercial and residential development in the adjacent areas, support the creation of an eclectic mix of building designs and architectural styles within the Town Center Plan area.”
127. Page 118: Second column, first sentence, should read: “The waterfront Town Center is intended to be a compact, mixed use community with densities and building types that enliven public spaces, support transit and amenities, provide affordable housing options reflecting the needs of diverse household types, and provide proximate employment opportunities – in a form that is reflective of the best qualities of Alameda, such as the areas in and around the commercial districts.”
128. Page 119: Change maximum and minimum building height diagram consistent with Exhibit B.
129. Page 119. Move Building Height Graphic and text to follow Ground Floor Retail Requirements pages.
130. Page 119: Graphic: All blocks facing RAMP should have a minimum height of 25 feet.
131. Page 119: Second to last sentence on page, “Six blocks along the eastern edge of the Seaplane Lagoon and the Town Square are identified as being appropriate for buildings with additional stories beyond 65’.
132. Page 119: Last sentence, should read, “ Planning Board approval of a development plan and design review application for a building over 65’ in height may be applied for, if . . .”
133. Page 120: First sentence, correct misspelling on the word “exhibit” and eliminate the space before the colon.
134. Page 120: First sentence, replace last clause: “contributes to the overall architectural character of Alameda.” with “is transit supportive.”
135. Page 120: The Bulk and Massing Text is not sufficient to explain either the table or diagrams. Delete the table and add the following paragraph after intro paragraph: “The maximum plan dimension of any single building shall be 200 feet in length. When the plan dimension exceeds 120 feet, the apparent face length shall be limited to 75 feet. Reductions in plan dimension to achieve the apparent face requirement may be achieved by building setbacks with a minimum width of 2 feet and minimum width of 3 feet. Setbacks to achieve apparent length requirements shall not be deemed in conflict with the setback or street wall requirements. “
136. Page 120: Massing Guidelines graphic are too light and need better explanation – why is each image important – what does it show?
137. Page 120: Under “Apparent Face” images, change word “dimension” to “length”

138. Page 121: Add "Land Use Plan Areas" heading to Table A over the five Land Use Plan Area columns.
139. Page 121: Storefront Frontage type for Open Space. Change to P.
140. Page 121: Add Frontage Type Graphic (from City Design Guidelines.)
141. Page 121: Second column, change word "sub-districts" to "areas" and then add a reference to Land Use Plan map on page 129 (or new page #).
142. Page 121: At end of text, add the following clause, "which can be found at the City of Alameda Community Development Department webpage."
143. Page 122: Add sentence at end: The Historic District infill guidelines are also intended to ensure that all new buildings constructed within the taxiways are consistent with the original "Total Base Design" described in the 2005 Page and Turnbull NAS Historic District Assessment and the NAS Alameda Historic District designation, and shown in the U.S. Navy's 1940 Master Plan for the property.
144. Page 122-123: Reformat to enlarge and darken the 1940 Master Plan to the same size as Graphic on page 123.
145. Page 122: Second top diagram. Label should read: "Built Plan, 1940". Functional subareas graphic should be moved to top center (after Plan Axis).
146. Page 123: Fifth line, delete "the earliest thinking about redevelopment of the base, starting with"
147. Page 123: Delete reference to page 41. (not correct)
148. Page 123: Add illustrative Land Use Graphic from Reuse Plan showing taxiways.
149. Page 124: Add the diagram from prior draft with the view corridor dimensions shown.
150. Page 125: Too much text. Delete lines 9 through end of paragraph. Add last sentence." As shown in the diagrams, 80 foot view corridors should be provided between buildings in this area. In the event that the need for a larger uninterrupted floor plate is required to accommodate a manufacturing or employment use, the view corridors may be reduced to a minimum depth of 60 feet."
151. Page 125: Too many graphics. Use bottom left and top right. Delete other two.
152. Page 126: Revise to read as follows: "Building height limits within the NAS Alameda Historic District Hanger sub-area is designed to support new infill development that is consistent with the scale and massing of the existing Hangar buildings and provide for new employment and housing opportunities adjacent to the Seaplane Lagoon Park described on page 85.
153. Page 128: Delete first column. (Guidelines referenced on page 159).
154. Page 128: Second column. Move Hangar Infill Building and first paragraph about building heights to page 126 (building height page)
155. Page 128: Delete third column and graphic. (Building 77 view corridor requirements already stated on page 108.)
156. Page 129: Modify and expand colors in hangars areas to cover the land between buildings, but not the streets (just like the other areas.)
157. Page 130: Rename to: "Table B: Permitted and"
158. Page 130: Change "P" under CMU/Community Garden to a "C"

159. Page 130: Add footnote to Dwelling Unit (multi family): Footnote; "Residential use shall not be permitted between Lexington and Saratoga Streets in accordance with State Lands restrictions. Residential use west of Lexington shall require a conditional use permit to ensure compatibility with the endangered species located on lands in the Nature Preserve west of the plan area.
160. Page 133: First column, second paragraph, replace: "the precedent Table" with "Table B".
161. Page 133: First column, spell out AMC

CHAPTER 6: PHASING AND IMPLEMENTATION

162. Page 135: First column, second to last sentence, replace the phrase "sense of place" with "destination"
163. Page 135: Second column, first sentence, add the word "financial" after "physical,"
164. Page 136: Land Conveyance graphic, add the number 1 to the northeastern phase 1 quadrant.
165. Page 139: First sentence, delete term, "town green"
166. Page 139: Second sentence, replace word "could" with "can"
167. Page 139: Second paragraph, first sentence, replace phrase "would be to locate it at" with "is"

CHAPTER 7: INFRASTRUCTURE

168. Page 143: Second column, second paragraph, last sentence, change word "provide" to "allow"
169. Page 144: Under "Proposed Sea Level Rise Protection Measures" third sentence, change the word "levels" to "levees"
170. Page 144: Under "Proposed Sea Level Rise Protection Measures" fourth sentence, change word "funs" to "funds"
171. Page 145: Second paragraph, third sentence, change sentence to read, "New development areas not along the shoreline will be required to establish minimum elevations at or above the expected flood levels plus 18-inches of sea level rise; this is likely to occur before the levee protecting for 24 inches of sea-level rise is constructed."
172. Page 145: Second paragraph, last sentence, combine with first sentence on page 145 to read: "Land and right away shall be preserved along the shoreline perimeter of the Plan Area, to accommodate elevating the shorelines and floodwalls in the future to manage and adapt to sea-level rise."
173. Page 147: Last paragraph, second to last sentence, change "previsions" to read "provisions"
174. Page 150: Third and fourth column, change "Figure XX" (referenced in two places) to refer accurately to the corresponding graphics.
175. Double check all references to graphics and their page numbers upon final revisions to the document.
176. Page 150: Under "Potable Water," fourth sentence, change the second "existing" to "new"
177. Page 153: Second column, change acronym SCADA to supervisory control and data acquisition.
178. Page 154 and 155: Find and replace the acronym of "CFP" with "financing plan" (two references on Page 154 and three references on Page 155)
179. Page 154: Third column, second bullet point, add the text "(CFD)" after phrase Community Facilities District

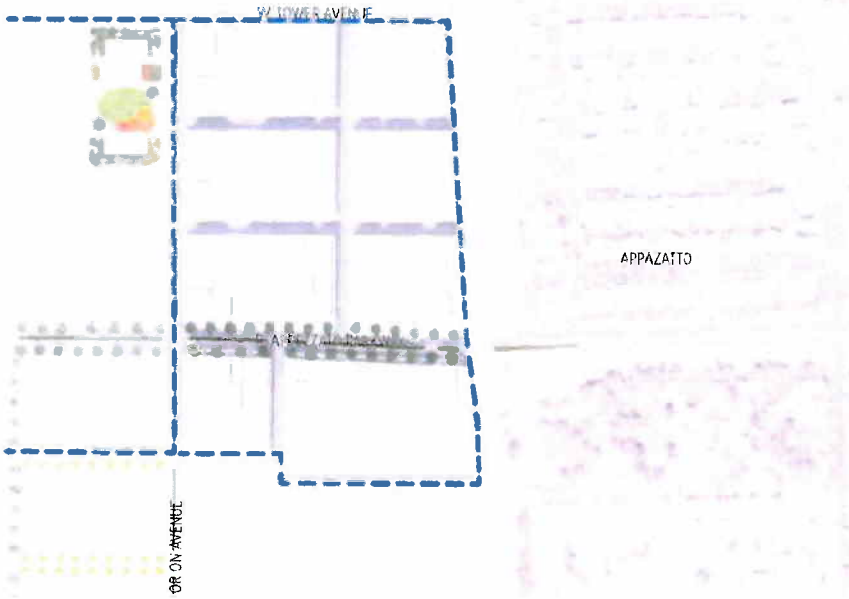
180. Page 154: Fourth column, first sentence after bullet points, delete "other" and replace the term "Community Facilities District" with "CFD"
181. Page 155: Replace the name Willdan (two references) with the phrase, "City's economic consultant"

CHAPTER 8: ADMINISTRATION AND ENFORCEMENT

182. Page 157: Second column, first sentence, change the term "the applicant" with "applicants"
183. Page 158: Under "Development Plan Required for All New Development," end of paragraph, add a sentence that states the following, "Development Plans will be evaluated by their ability to meet the goal of achieving residential and commercial densities that support convenient and frequent transit service."
184. Page 158: Second column, under Design Review paragraph, second sentence, add the word "with" after the word "conformance"
185. Page 160: First column, add a space after the BCDC bullet point and before EBMUD bullet point'
186. Page 160: Third column, add space before "Amendments to the Precise Plan and Conformance Determinations" paragraph.

Exhibit A

ATLANTIC ENTRY SUB-DISTRICT

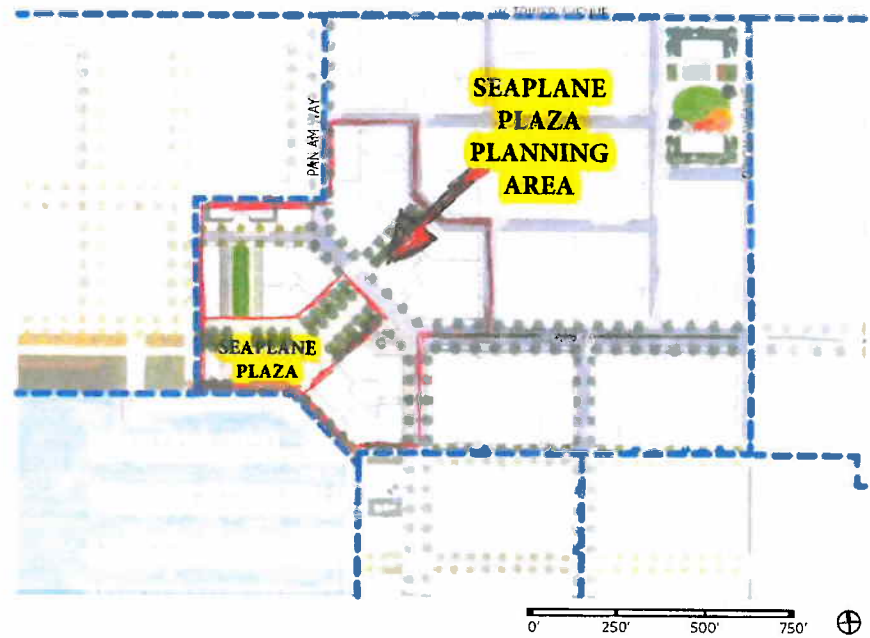


ATLANTIC ENTRY

This residential neighborhood is intended to transform the image of the former Naval Air Station from private precinct to an integral part of the greater Alameda community. Its townhouse style residences – compatible in height and massing with the single family residences in the adjacent Bayport neighborhood – are intended to give Alameda Point a domestic and

welcoming presence to Main Street. Small-scale blocks and a walkable street network provide multiple connections to and from the project area. Recommended uses in this sub-district include 3-5 story multifamily buildings, live-work, grocery, small scale commercial and community-serving uses (such as daycare centers). From the eastern edge along Main Street, this area transitions in terms of building height and densities toward the Town Center.

TOWN CENTER CORE SUB-DISTRICT



TOWN CENTER CORE

Bordered by residential neighborhoods to the east and north, the Taxiway District to the west and the East Waterfront and Enterprise Sub-Districts to the South, the Town Center is intended as the functional center of activity for Alameda Point and includes its highest density of uses and development. This district features a rich and dense variety of uses supportive of a vibrant 24/7 environment. The

Town Center is comprised of mixed-use development, with multi-family residential above retail, restaurant, hotel, office and other commercial amenities. Ground Floor retail is concentrated around the intersection of R. Appezato, Ferry Point Road, and Pan Am Way. At this critical intersection, in the north east corner of the Seaplane Lagoon, a civic waterfront plaza fronted by restaurants, cafes and shops provides a distinct sense of arrival.

