

EXTERNAL CORRESPONDENCE

The City Clerk's Office received
the attached correspondence regarding
Agenda Item 6-B
2-4-14 City Council Agenda

Lara Weisiger - Comment for 2/4/2014 Council Meeting, Item 6B (Alameda Point)

From: johnsen cyndy <cyndyjohansen@yahoo.com>
To: "mezzzyashcraft@alamedaca.gov" <mezzzyashcraft@alamedaca.gov>, "mgilmore@a...
Date: 2/2/2014 11:20 PM
Subject: Comment for 2/4/2014 Council Meeting, Item 6B (Alameda Point)
CC: Michael Sullivan <michaelsullivan@yahoo.com>

Dear Councilmembers,

I am writing to express my concerns about the plans and rezoning of Alameda Point, and to urge you to vote against them as well this Tuesday. Without major transportation infrastructure improvements (ie, another bridge or tunnel), it's hard to believe we won't all regret this decision for years to come. I understand infrastructure projects are very expensive and would require regional, state and perhaps national support, but I think such an effort is simply fundamental to a build-out of the scale being considered at the Point. I am very skeptical that the proposed TDM plan will help in any significant way, and we're fooling ourselves by entertaining that thought. As far as the need to build more housing to meet state mandates, aren't there exceptions for cases like ours that can be made if the reality is that the backbone is simply not there?

Unless and until you are very confident that these changes will benefit Alameda's residents, and you can convey that to the public so we understand it clearly -- which is not the case at all right now -- I urge you to vote against them.

Thanks for your consideration,

Cyndy Johnsen and Michael Sullivan
Nason Street, Alameda

Lara Weisiger - Fwd: Proposed Bay Trail at Alameda Point

From: Jennifer Ott <jott@alamedaca.gov>
To: LWEISIGER@alamedaca.gov
Date: 2/4/2014 9:32 AM
Subject: Fwd: Proposed Bay Trail at Alameda Point

FYI

Sent from my iPhone

Begin forwarded message:

From: "Lee Huo" <LeeH@abag.ca.gov>
Date: February 3, 2014 at 6:09:11 PM PST
To: "Lena Tam" <LTam@alamedaca.gov>, "Marilyn Ezzy Ashcraft" <MEzzyAshcraft@alamedaca.gov>, "Marie Gilmore" <MGilmore@alamedaca.gov>, "Stewart Chen" <SChen@alamedaca.gov>, "Tony Daysog" <TDaysog@alamedaca.gov>
Cc: "Andrew THOMAS" <ATHOMAS@alamedaca.gov>, "Jennifer Ott" <JOtt@alamedaca.gov>
Subject: Proposed Bay Trail at Alameda Point

Mayor Gilmore and Members of Alameda City Council:

On behalf of the San Francisco Bay Trail Project, I am writing in support of the approximately 8 miles of shoreline trails proposed with the Alameda Point Project. These new biking and walking trails are proposed to become a part of the Bay Trail network of pathways. The Bay Trail Project is a nonprofit organization administered by the Association of Bay Area Governments (ABAG) that plans, promotes, and advocates for the implementation of the Bay Trail. The Bay Trail is a planned 500-mile continuous network of multi-use bicycling and hiking paths that, when complete, will encircle San Francisco and San Pablo Bays in their entirety. It will link the shoreline of all nine Bay Area counties, as well as 47 cities. To date, 333 miles of the proposed Bay Trail system has been developed.

The 8 miles of trails proposed along the waterfront of the Alameda Point Project will provide an invaluable amenity to both the commercial and residential developments proposed within the project area as well as the larger community within the City of Alameda and the region. As part of the Bay Trail system, the proposed pathways would serve as a key recreational opportunity and alternative commute option for residents within the City and the Bay Area. In the 25 years since the vision of the Bay Trail was created, it has proven to be an important public resource valued by Bay Area communities and businesses for providing a healthy recreational activity for families, a safe commute corridor for bicyclists, access to Bay and the spectacular views that it offers, and an attraction to draw visitors.

We appreciate the City's interest in improving bicycle and pedestrian access along its shorelines and support its vision of developing a new Bay Trail alignment at Alameda Point. We look forward to our continued partnership with the City of Alameda in

completing the Bay Trail and working towards implementing a Bay Trail that provides year-round access.

Please feel free to e-mail or call me if you have any questions regarding the Bay Trail.

Sincerely,

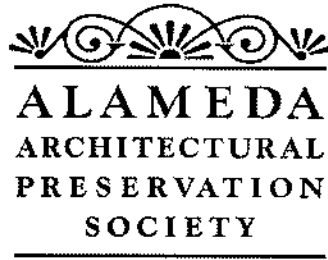
Lee Chien Huo
Bay Trail Planner
Association of Bay Area Governments
Bay Trail Project
P.O. Box 2050
Oakland, CA 94604-2050

Tel: (510) 464-7915

Fax: (510) 433-5515

LeeH@abag.ca.gov

www.abag.ca.gov



February 4, 2014

(By electronic transmission)
Mayor and City Council
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Proposed Alameda Point Zoning Changes (Item 6-B on City Council's 2-4-14 agenda)

Dear Mayor Gilmore and Councilmembers:

During the formulation and review of the Alameda Point zoning changes, the Alameda Architectural Preservation Society (AAPS) had been urging that the height, setbacks and placement rules be structured so that new buildings and additions to existing buildings would be visually subordinated and deferential to the existing structures which contribute to the NAS Alameda Historic District. We suggested specific revisions to these provisions, often expressed numerically, e.g. that the height of a new building be the lesser of the following: (a) no higher than the *average* height of the adjacent Historic District Contributors; or (b) 10' (approximately one story) lower than the adjacent Contributors, but with a 15' building height always allowed.

However, staff brought to our attention several development scenarios where our specific revisions might not be applicable, such as an addition to the back of an existing building not visible from the street and not in proximity to other contributing buildings. Moreover, the traditional method of front, rear and side yard setbacks might not be sufficient to maintain appropriate building separations and the open, campus-like character of the Historic District.

Staff is instead proposing that the needed refinements to the height, setback and building placement provisions be addressed through the upcoming Alameda Point Design Guidelines. Staff has advised that no new construction within the Historic District will be considered until after approval of the Design Guidelines.

AAPS accepts the staff proposal to rely on the Design Guidelines. However, to promote clarity within the zoning text, AAPS recommends the following revisions to the text:

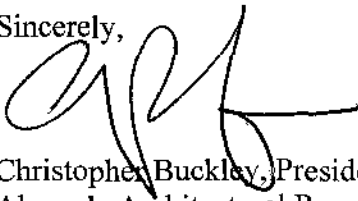
1. Add and additional Item vi to Subsection 30-4.24A that reads:

- vi. Ensure that any new structures and additions to existing structures within the NAS Alameda Historic District are compatible with the District and are visually subordinate and deferential to existing buildings and other features that contribute to the District.

2. **Delete or clarify the provision allowing reduced front setbacks within the District to support a more pedestrian-friendly site plan.** Although the Adaptive Reuse Sub-district calls for alignment of front setbacks with those of existing buildings, reduced setbacks are allowed if this would support a “more pedestrian-friendly site plan.” However, **any** reduced setback would arguably be more pedestrian-friendly. This exception, therefore, is a slippery slope and should either be deleted or worded more specifically to ensure compatibility of reduced setbacks with the historic district. For example, reduced setbacks could be considered in situations where the existing setbacks are excessive (e.g. over 100’) and the proposed development is small scale (one story) and covers only a small portion (e.g. 20% maximum) of the setback area and total street frontage.

Thank you for the opportunity to comment. Please contact me at (510)523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,



Christopher Buckley, President
Alameda Architectural Preservation Society

cc: John Russo, Andrew Thomas, Debbie Potter, and Jennifer Ott (by electronic transmission)
Historic Advisory Board (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)