

BAY 37 ALAMEDA LANDING
MASTER PLAN /
DEVELOPMENT PLAN
AMENDMENT

APRIL 18, 2023



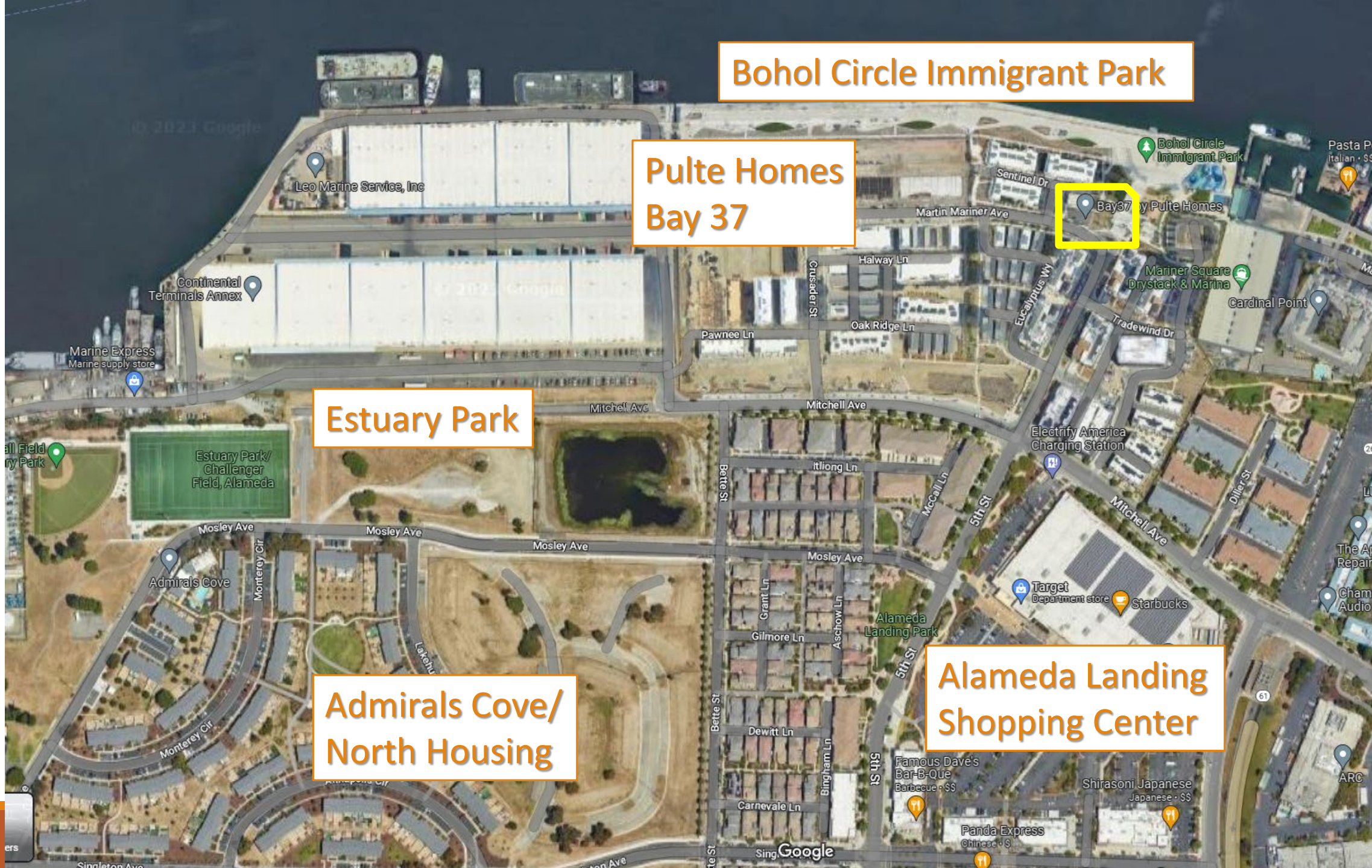
Bohol Circle Immigrant Park

Pulte Homes
Bay 37

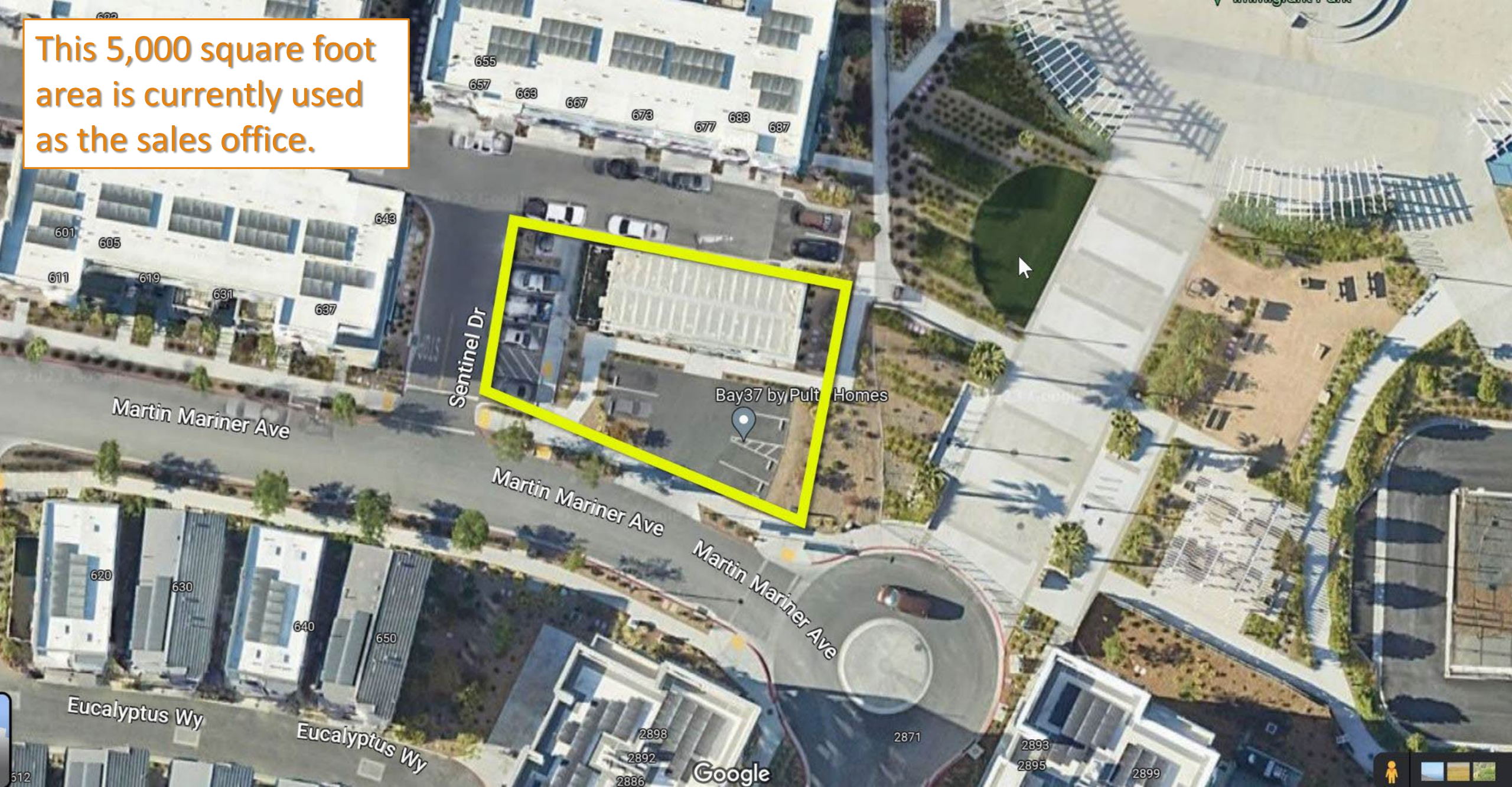
Estuary Park

Admirals Cove/
North Housing

Alameda Landing
Shopping Center



This 5,000 square foot area is currently used as the sales office.







Credit: Philip Kaake, YouTube, accessed
4/16/2023



Housing Needs



Community Input



Market Conditions

Meetings with Bay 37 Residents:

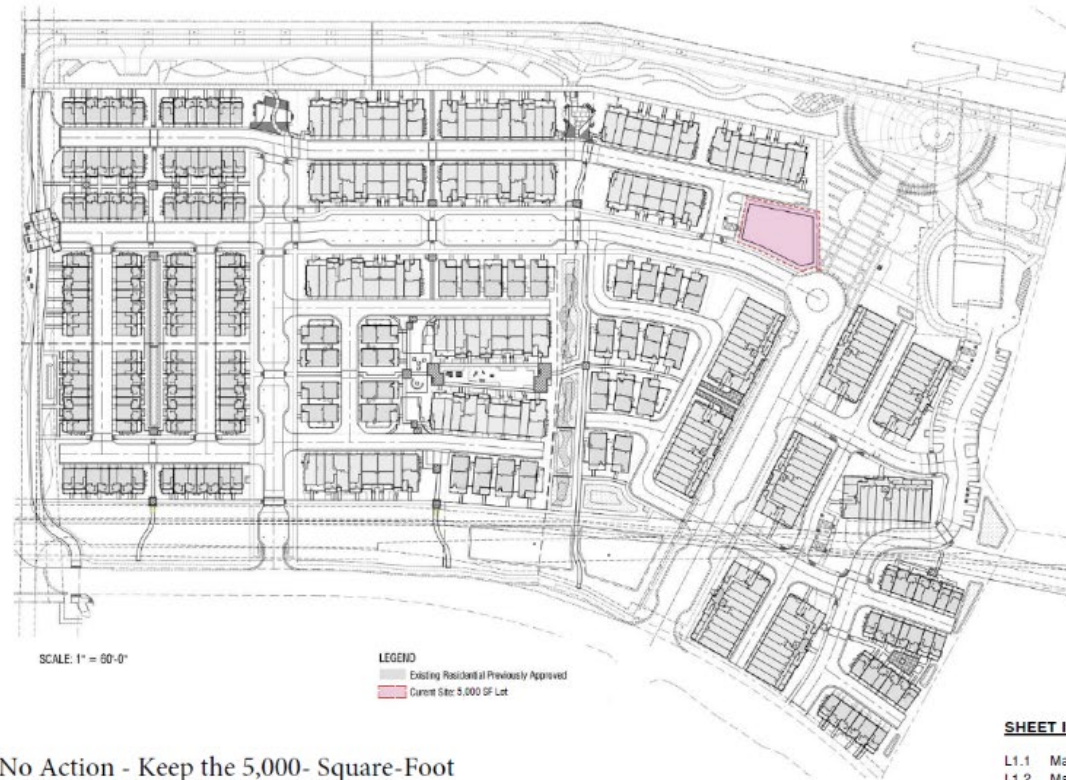
- February 1, 2023
- March 21, 2023
- April 13, 2023

Meetings with the Planning Board:

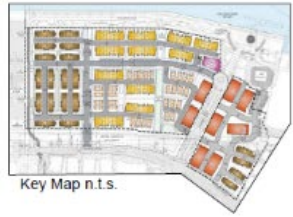
- December 13, 2021
- October 10, 2022
- February 13, 2023

Option 1: Take No Action, Keep Commercial Requirement

- Keep the 5,000 sf commercial requirement.
- Pulte must begin construction on the commercial before the start of 330th Housing Unit.



Option #1: No Action - Keep the 5,000- Square-Foot
Commercial Building Requirement



SHEET INDEX:

- L1.1 Master Plan Alternative 1
- L1.2 Master Plan Alternative 2
- L1.3 Master Plan Alternative 3
- L1.4 Master Plan Alternative 4

**Two Very-Low-
Income Units
Elsewhere in
Bay 37**

**Custom
Single
Family
House
20ft tall**

**Neighborhood
Park owned and
maintained by
Bay 37 HOA**

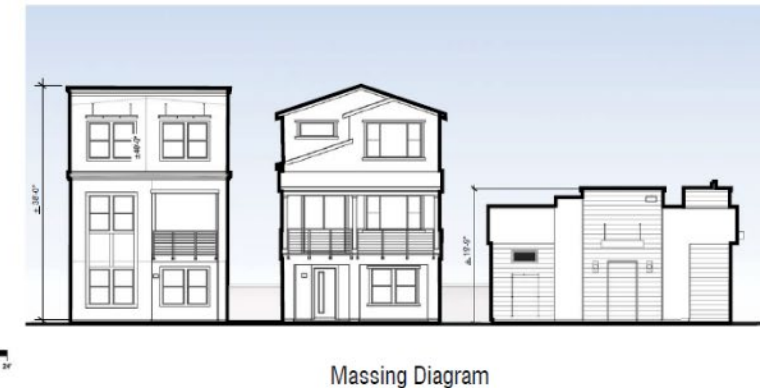
PLANNING BOARD
RECOMMENDATION

Site Plan



Option 2: Two Units + Rec Center

- 2 Moderate-Income Units
- Large, 4-bedroom Detached Single-Family Houses (uncommon)
- 1,500 square-foot recreation center built for the City
- City will own and maintain



Option #2: Two Moderate-Income Single-Family Detached Homes and a 1,500-Square-Foot Recreation Center

Option 3: Public Open Space

- Owned and maintained by the Bay 37 HOA
- Public access easement
- No cost to the City
- Recommended by Bay 37 residents who commented



Option #3: 5,000-Square-Feet of Public Open Space

Option 4: Two Units + Public Open Space (Staff Recommendation)

- 2 Low-Income Units
- Affordable homeownership
- Large, 4-bedroom Detached Single-Family Houses (uncommon)
- Park owned and maintained by the HOA
- Public access easement
- Responds to Bay 37 comments



Massing Diagram

STAFF RECOMMENDATION

Option #4 Two Low-Income Single-Family Detached Homes and 2,500-Square-Feet of Public Open Space

Option 5: Five Low-Income Multifamily Units

- 5 Low-Income Units
- Small, 1- and 2-bedroom townhome units
- One large building at 45-feet tall
- Bay 37 residents are concerned about the massing
- Pulte would prefer keeping the commercial building



Site Plan



Key Map n.t.s.



Massing Diagram

Option #5: Five Low-Income Townhomes

Staff Recommendation

Option #4:

Two Low-Income Units and
Public Open Space



Staff Recommendation

- Adds 2 more units in a housing crisis
- Provides affordable homeownership
- Uncommon opportunity to own a large, single-family detached house
- Open space to meet neighbor requests
- Consistent with the Housing Element

