

Exhibit 2: Staff Analysis

West Midway
Study Session

Main Street Specific Plan Purpose Statement

1.2 PURPOSE

The purpose of the Specific Plan is to implement the City's vision for the redevelopment of the 108-acre Main Street Neighborhood of the former NAS Alameda. The Specific Plan is designed to facilitate the reconfiguring and support reconstruction of existing supportive housing and redevelopment and reuse of this neighborhood in a manner consistent with the *Reuse Plan*, the *General Plan Amendment*, the *MIP*, and the *Planning Guide*.

The Specific Plan includes form and use regulations for the arrangement of public and private streets, public open space and parks, infrastructure, and associated private development consistent with the community's goals for a mixed-use neighborhood that is economically and socially diverse, environmentally sustainable, and compatible with and supportive of the NAS Alameda Historic District (Historic District) and the surrounding Alameda Point sub-districts.

Main Street Specific Plan

Street Design Policies

STREET DESIGN

1. *Continue the existing primary grid of the City of Alameda in all new development.*
2. *Promote street connectivity within Alameda Point and with the surrounding neighborhoods.*
3. *Integrate pedestrian and bicycle uses into the design of the roadway system and fabric.*
4. *Provide a system of connections for pedestrians and bicyclists including sidewalks, crosswalks, bike lanes and multi-use paths connecting residential, schools, parks, transit stops, employment, commercial districts, and other areas of community activity on Alameda Point.*
5. *Develop and implement design guidelines and standards to assure that new development at Alameda Point facilitates transit use and consult with AC Transit to assure that roadway improvements at Alameda Point are transit compatible.*

Specific Plan

Vision Plan and Local Street Grid Plan



FIGURE 1-3: MAIN STREET NEIGHBORHOOD PLAN

1.4.6 VISION FOR THE MAIN STREET NEIGHBORHOOD

The 108-acre Main Street Neighborhood is envisioned as a mixed-use, mixed-income, walkable, residential environment supported by community-serving and light commercial uses. Land uses for this sub-district include a diversity of small-scale offices, grocery markets, health clinics, urban agriculture, community centers, art galleries, and other compatible commercial uses.

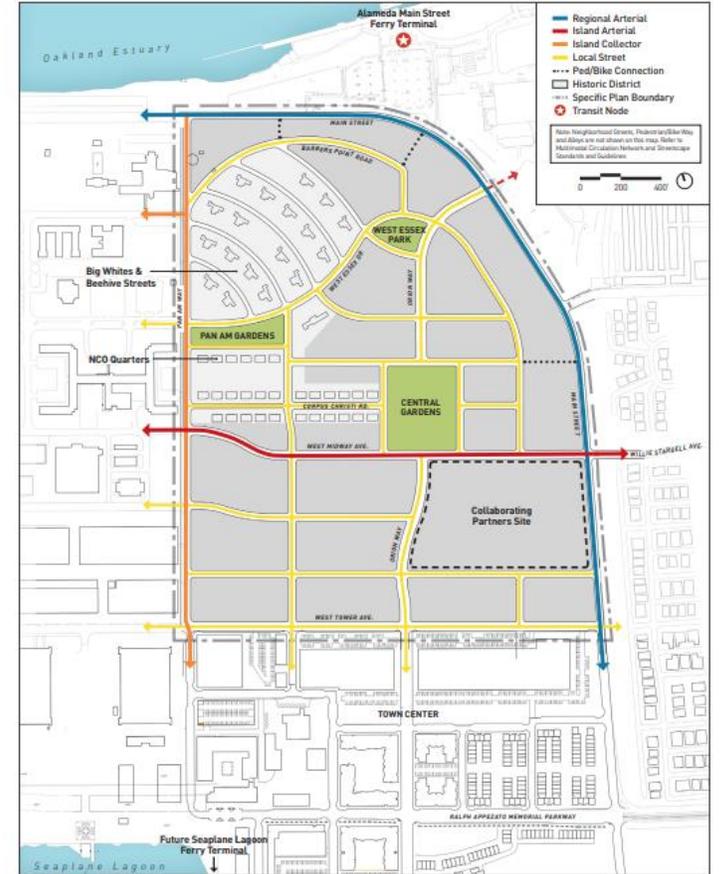
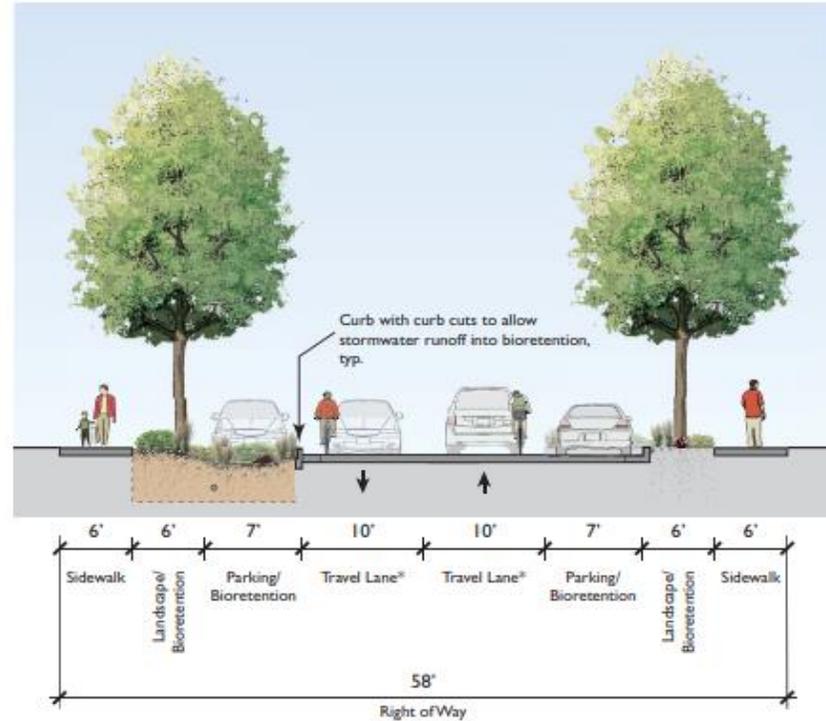


FIGURE 3-3: PROPOSED STREET CLASSIFICATIONS

Specific Plan Local Street Cross Sections

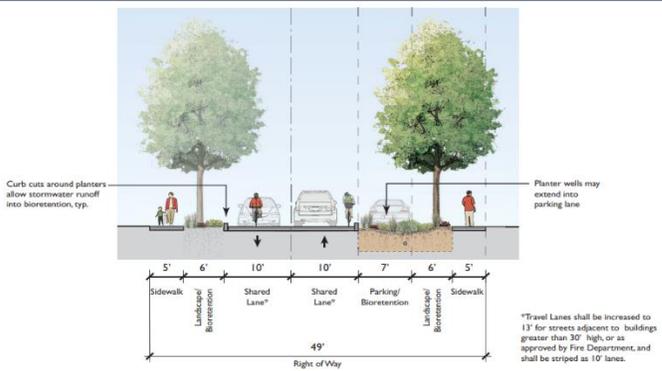


* Travel Lanes shall be increased to 13' for streets adjacent to buildings greater than 30' high, or as approved by Fire Department, and shall be striped as 10' lanes.

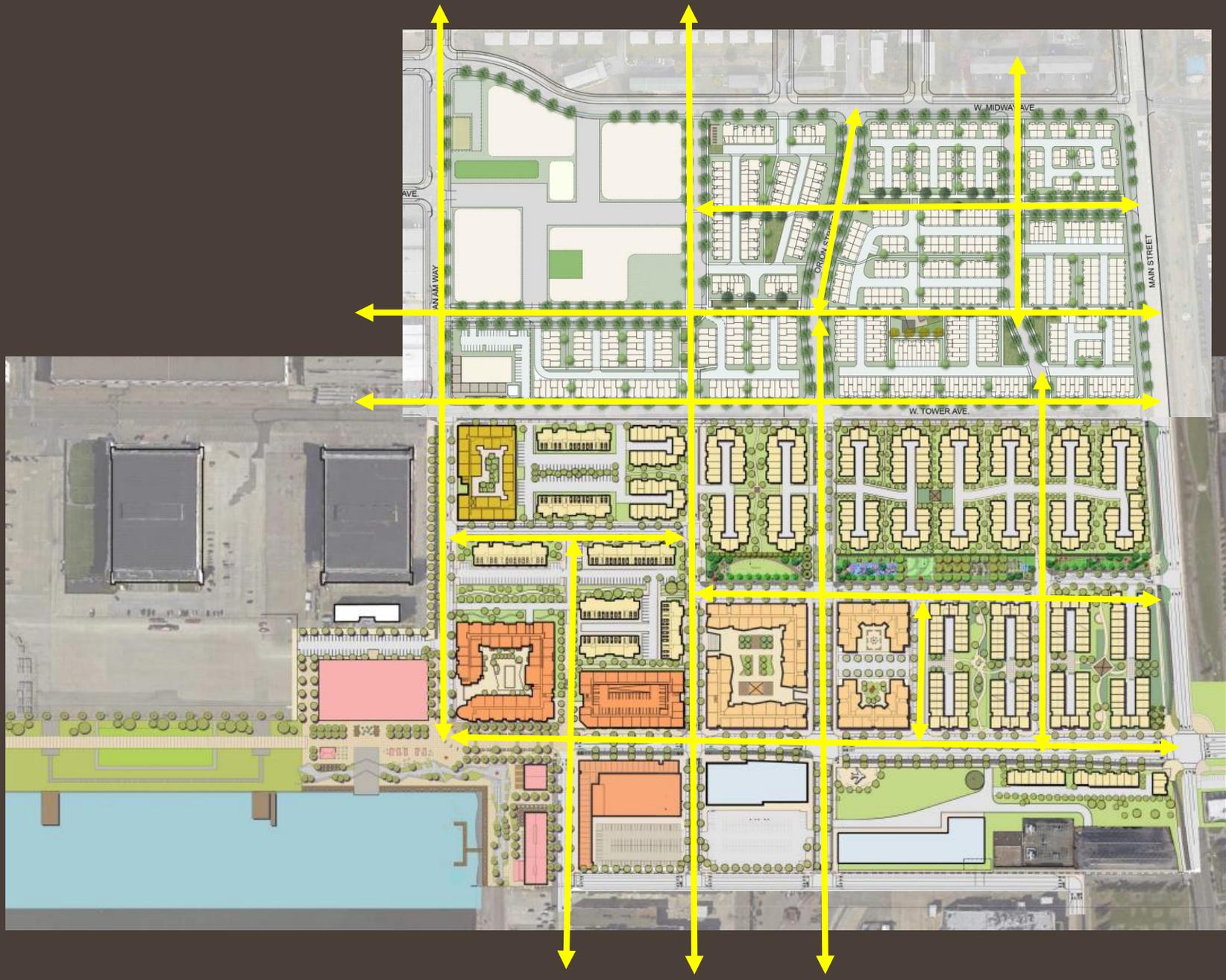
FIGURE 3-14: LOCAL STREET

LOCAL STREET

Local streets are designed to provide an attractive and comfortable street within neighborhoods with low traffic volumes and speeds, see *Figure 3-14 Local Street*. Sidewalks and landscape parkways occur on both sides and allow for a comfortable pedestrian experience. Periodic planting areas in the parking lanes provide space for expanded bioretention areas to collect and treat stormwater. There are two travel lanes and two parking lanes. Traffic travels slowly enough and with low enough volumes that the majority of cyclists will be comfortable sharing the street with vehicles.



The Alameda Point Street Grid

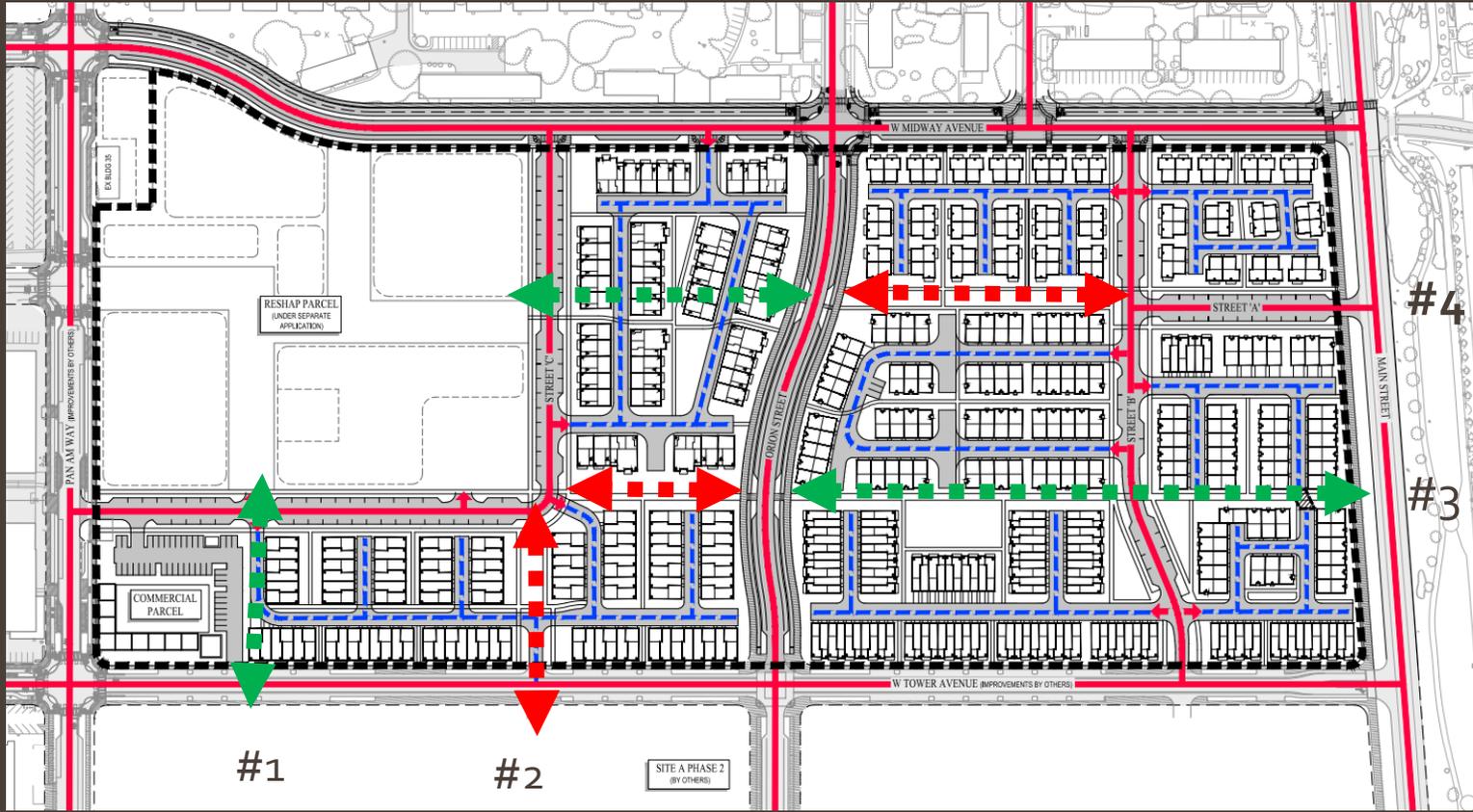


Question #1: Should the street grid be completed?

Recommendation:

Red extensions most important

Green second in importance



Specific Plan “Classic Alameda” Policy

Diverse
Housing types
in each block

1.5.4 PROMOTE THE EMERGENCE OF A CLASSIC ALAMEDA NEIGHBORHOOD WITH A DISTINCT IDENTITY

- Allow and encourage diverse building types not only within the neighborhood but within each block. This includes a range of single-family and multi-family building types that economically and aesthetically reinforce the creation of a diverse, intergenerational, and vibrant community.
- Provide specific requirements and incentives that preserve opportunities for lower cost market rate units, workforce housing as well as a range of affordable housing units within the neighborhood.
- Provide an appropriate range of land uses that captures the vibrancy of existing Alameda neighborhoods. This includes incorporating a mix of neighborhood serving, residential, and compatible commercial land uses to complement the varied set of building types and environments.

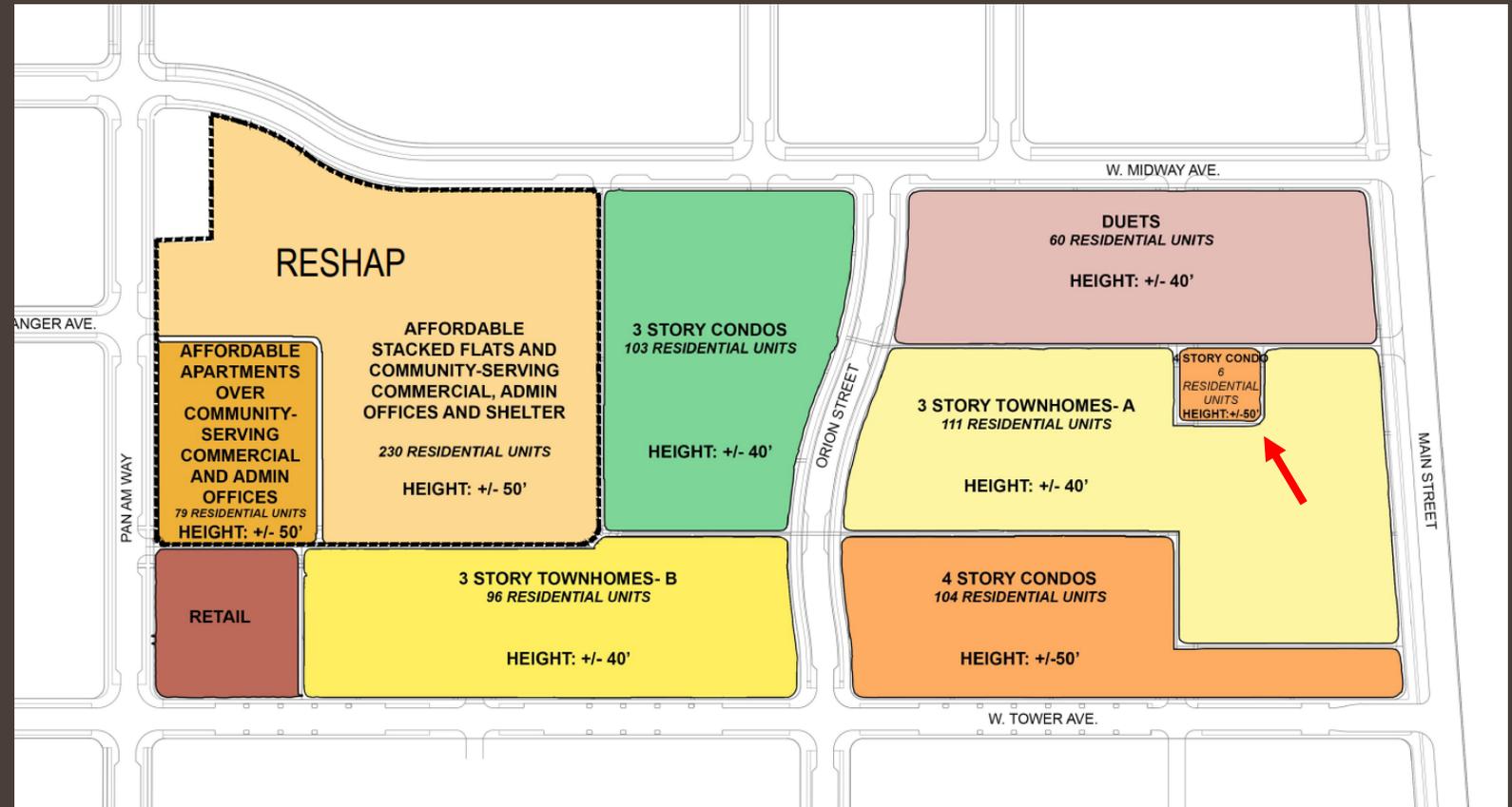
Question #2: Should blocks be diversified?

Mix of Building Types on block?

2, 3 and 4 story buildings?

Different incomes in each block.

Make blocks more visually interesting and more diverse.



RESHAP – Low income rentals. Lowest income residents.

Green Block – Low cost “work force” Moderate Income

Duets: Most expensive product. Highest income neighbors

Red arrow shows good example of how to “mix” in different housing types.

Question #3:

Diversify Street Elevations with different product types and building heights?



West Tower and West Midway Street Frontage. Not enough variety. Visually monotonous?

Red Arrow shows how to mix housing types on block face.

Orion and Main street frontages have some variety. Change in building orientations and sizes

Question #3: Should parks be moved to streets?

Opportunities for community interaction.

Spaces should be visible, public spaces

Spaces should be on public streets



WORKSHOP QUESTIONS

Street Grid extensions?

Park Locations?

Housing Type Mix/Block Diversity?

Any and all other directions or requests for further information for later review?