



# *Main Street Neighborhood Draft Specific Plan*

City Council  
November 1, 2016



# City Council Feedback

## Provide Comments on:

1. Open Space and Park Network
2. Access and Mobility System
3. Land Use and Development Standards/Guidelines
4. Or any other sections



# Alameda Point Zoning Map

## Main Street Neighborhood

- Predominantly residential with mix of building types
- Complementary small-scale, neighborhood-serving commercial uses
- Urban agriculture and parks
- Building upon existing assets and features



# Specific Plan Objectives

- Adopt form-based, transit supportive standards and regulations for streets, public open space and parks, infrastructure and private development
- Determine how development will allow for preservation and integration of historic structures
- Facilitate the relocation and consolidation of the three supportive housing providers into new facilities



# Alameda Point Collaborative

## Existing and Proposed Footprints

### Key Objectives:

- 10- acre site for new housing and supportive services
- Proximity to public parks, schools, grocery stores and transit
- Security
- Minimize upfront infrastructure needs/costs
- Urban agricultural identify
- No major traffic cut-through neighborhood
- Richly landscaped/community space



# Stakeholder Outreach

- Collaborating Partners
- Alameda Architectural Preservation Society
- Water Emergency Transportation Authority (WETA)
- Alameda Point Partners
- Bike Walk Alameda
- Existing Market Rate Housing Residents
- Association of Bay Area Governments (ABAG)

# Main Street Neighborhood Plan

- Establish neighborhood centers
- Provide mix of uses
- Create walkable environments
- Incorporate historic components
- Provide diverse housing options
- Include generous open spaces and waterfront access
- Balance quality flexible development

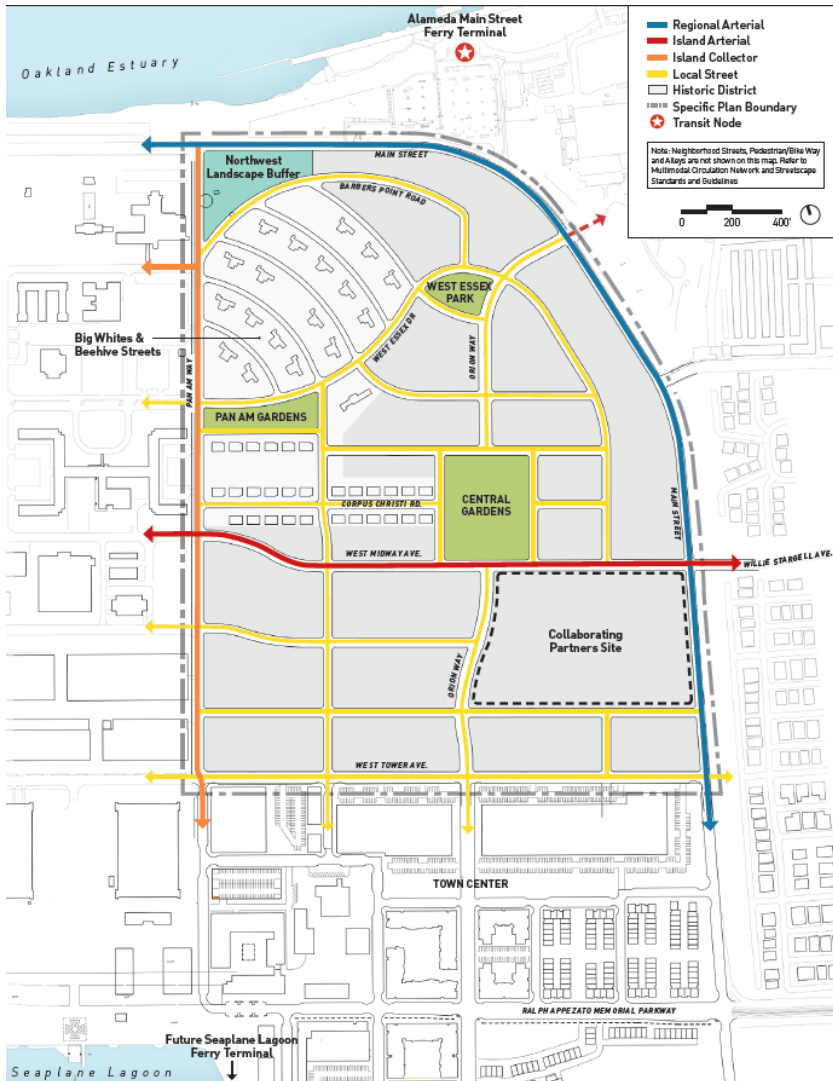


# Access & Mobility

## Goals:

- Expanded transportation options across the all areas of the neighborhood
- Promote walking, cycling and public transit over automobile dependency
- Provide easy, safe access and connectivity within the neighborhood and greater Alameda





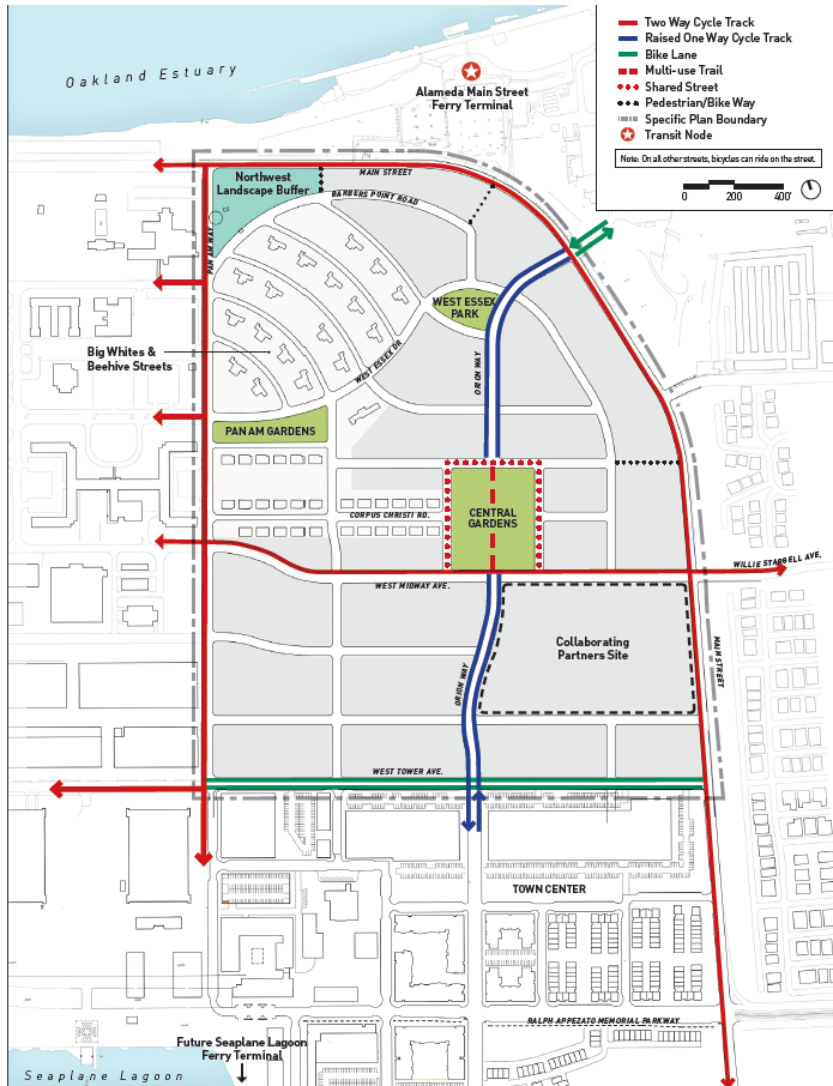
# Street Classifications

- Narrower local streets provide safe multi-use access to neighborhood centers by lowering traffic volume and speed
- New shared streets around three sides of the Central Gardens designed to emphasize the pedestrian experience around the park.
- East/West bicycle access to the neighborhood's key features is made easy with two-way cycle tracks along West Midway

# Transit Network

- Consistency with the MIP with connections to areas outside the neighborhood
- Main Street as the primary bus route providing access to the existing ferry
- West Midway and Orion Street as secondary transit routes providing more frequent transit access within the neighborhood and to the Town Center and Adaptive Reuse areas





# Bike Facilities

## Key Features:

- Easy and direct access to/from the ferry terminal and Town Center on Orion's one-way cycle track.
- Bikeways protected from cars using parking, raised buffers and landscaping

# Open Space & Urban Agriculture

## Key features:

- Identification of the Central Gardens as the heart of the neighborhood.
- Creation of a mix of formal and informal community gathering space to connect all areas of the neighborhood
- New guidelines to preserve the neighborhood's urban agricultural character and to complement the existing Farm and Ploughshares

# Central Gardens



- Main gathering, community park and event space
- Building frontages allowed up to maximum heights to activate the perimeter streets with ground-floor retail, commercial, civic or restaurant opportunities
- Combination of programmed spaces with informal grass areas for multi-use, picnic areas, playgrounds and tot-lots

SLIDE #11



# Land Use and Character- Form Base Regulations



SLIDE #12

# Approach to Land Uses

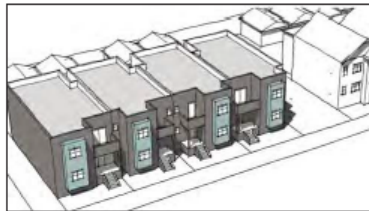
- Creating a typical Alameda Neighborhood – mix of uses, residential types and styles, open space, community serving uses
- Activating neighborhood centers, parks, transitional edges with commercial, light industrial uses
- Full integrating uses for a unique pedestrian and bike-friendly neighborhood experience

SLIDE #13

# Key Development Regulations: Building Types



Live-work



Rowhouse



Small Commercial Block

## Appropriate Building Types:

- Commercial Block
- Live-work
- Stacked Flats
- Multiplex
- Rowhouse
- Courtyard Housing
- Single-family Detached



Multiplex



Courtyard Housing

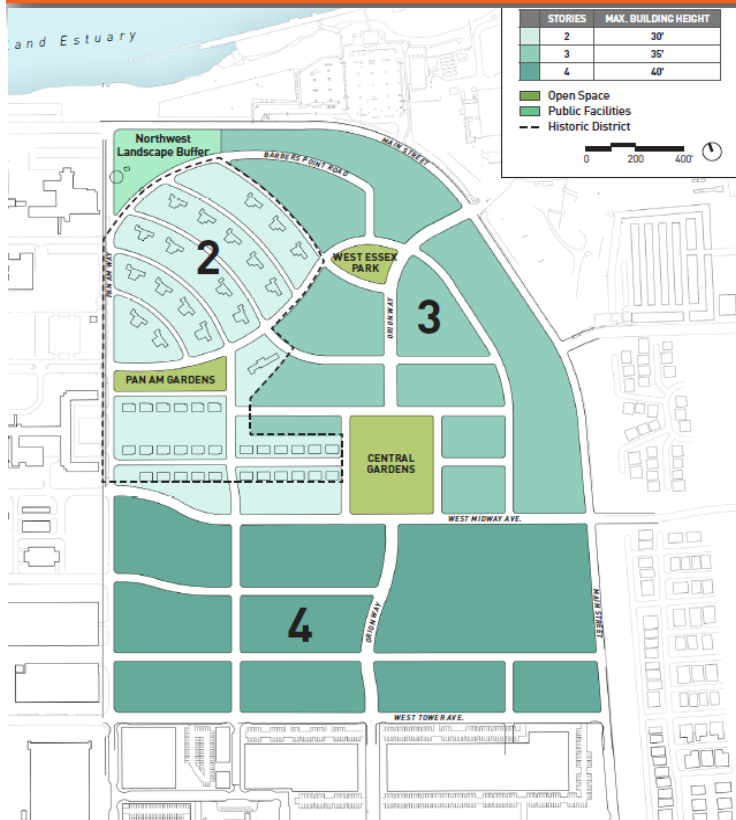


Stacked Flats



Single Family Detached

# Key Development Regulations Building Heights Map

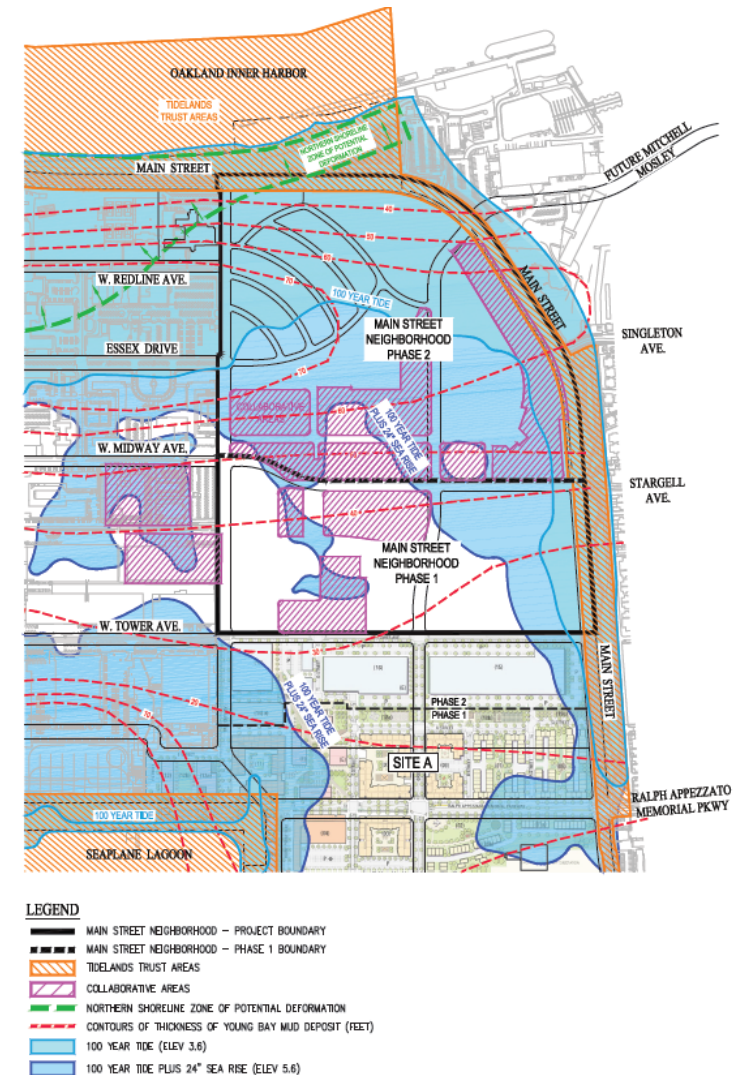


- Lower heights (2 stories) in the Historic District consistent with existing buildings
- Gradually increasing heights (to 4 stories) from north to south to complement new development areas (south of W. Midway) and more intensively developed Town Center areas



# Phasing Principles

- ❖ **Principle 1** – Maximize infrastructure efficiencies
- ❖ **Principle 2** – Use market rate housing to finance infrastructure improvements
- ❖ **Principle 3** – Ensure cohesive implantation of infrastructure
- ❖ **Principle 4** - Maintain and preserve existing uses and historic resources to the extent feasible
- ❖ **Principle 5** – Allow for future transitional commercial uses on the adaptive reuse edge





# Phasing Plan

## Phase 1 – South of West Midway Development

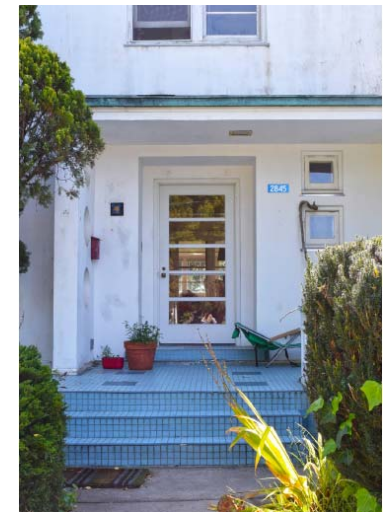
- Facilitate relocation and redevelopment of Collaborating Partners supportive housing to their preferred location

## Future Phases – North of West Midway Development

- Create a balanced mix of existing, historic and new compatible uses to pay for infrastructure development

# Next Steps

- City Council Review (November 1<sup>st</sup>)
- Prepare Final Plan
- Planning Board Meeting to Review and Approve Final Plan (December 2016)
- City Council Approval of Final Plan (January 2016)



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