

a. Purpose

This section of the Alameda Municipal Code (AMC) provides regulations and standards to facilitate and guide future development at Alameda Point consistent with the goals and objectives of the 1996 Naval Air Station Community Reuse Plan (Reuse Plan), the General Plan, and the Biological Opinion (issued by the United States Fish and Wildlife Service) which include:

- i. Seamlessly integrating the former Naval Air Station property into the physical and social fabric of the City of Alameda.*
- ii. Replacing the jobs lost by the departure of the Navy and fostering new economic development opportunities on the former federal lands.*
- iii. Increasing public access to the waterfront and supporting maritime commercial and industrial use of the waterfront.*
- iv. Creating mixed-use transit oriented walkable neighborhoods that deemphasize the automobile and support alternative modes of transportation.*
- v. Creating sustainable residential and business districts that minimize greenhouse gas emissions, energy and water use, and maximize protection of the natural environment.*

b. Operating Principles

The following operating principles recognize that new investment in the Alameda Point Planning District (District) is likely to occur incrementally and over a 20 to 30 year period of time.

- i. Area-wide Zoning.** This District establishes area-wide regulations and standards for the Alameda Point planning area. To fully achieve all of the policy goals and objectives articulated in the Reuse Plan and General Plan, this section will be supplemented with subsequent, more detailed development standards and regulations for particular sub-areas. These later plans ensure that new development is appropriately designed to fully achieve policy goals for job generation, transit oriented development, housing diversity, mixed-use development, historic preservation, and water-oriented design.
- ii. The zoning is flexible to accommodate evolving priorities.** As the Alameda Point District evolves, so too may the market forces, consumer preferences, and transportation conditions, facilities, and services that affect development feasibility. This District provides flexibility to adapt to changing conditions. On-going evaluation and supplementation of the land use and site development regulations are needed to ensure long-term success. These evaluations will occur continuously with the assessment of proposed development projects with these regulations to ensure that land uses, site development, and building design support community goals.
- iii. Ensure, attract, and guide desired new investment in Alameda Point.** Revitalization is most successful when public and private investment are coordinated and directed towards

achieving a common goal. The City is dedicated to District revitalization, and will continue to invest in programs, improvements, and streamlined entitlement processes to catalyze and support the envisioned transformation of Alameda Point.

- c. **Applicability** The regulations in this section are applicable to all properties within the Alameda Point Zoning District. Standards in the AMC not covered by this section shall remain applicable to the Alameda Point District. When the content of this section conflicts with the AMC, this section shall govern. For each district zone, a common set of site development regulations and use regulations are provided to ensure complementary land uses and a consistent physical form.

d. Alameda Point Sub-Districts Descriptions and Intent

Enterprise (AP-E) – This Sub-district provides lands for employment and business uses, including research and development, industrial, manufacturing, office, maritime, commercial, retail, and other uses that support employment uses. Development standards in this district are intended to ensure high quality, well designed buildings within walking distance of services, restaurants, public waterfront open spaces, and residential areas. Use standards are intended to encourage and facilitate job growth and limit intrusion of uses that would limit or constrain future use of these lands for employment and business use. Residential uses may be conditionally permitted in areas adjacent to Main Street, Atlantic Avenue, or the Enterprise Park, if it can be found that the residential use will not impede or restrict adjacent non-residential uses within the district.

Adaptive Reuse – (AP-AR) - This Sub-district provides lands for employment, business uses, and commercial uses including research and development, industrial, manufacturing, office, maritime, commercial, retail, and other uses that support reinvestment in the existing buildings and infrastructure within the NAS Alameda Historic District. Development standards in this sub district are intended to ensure re-investment, rehabilitation, and new construction that is compatible with the character defining features of the NAS Alameda Historic District. Use standards are intended to provide a wide range of investment opportunities with the district to encourage private reinvestment in the sub district. Residential adaptive reuse may be conditionally permitted in former residential buildings in the Administrative Core of the NAS Historic District.

Town Center (AP-TC) - This Sub-district provides lands for a mix of uses that include waterfront and visitor serving uses, retail and service uses, entertainment, lodging, recreational, and medium to high-density residential uses. Development standards are intended to create a pedestrian, bicycle, and transit supportive urban environment designed to de-emphasize the automobile. Use standards are designed to create a mixed use environment that supports the emergence of a transit and pedestrian-friendly mixed-use waterfront neighborhood.

Main Street Neighborhood (AP-MS) - This Sub-district provides lands for a variety of housing types with complementary small-scale neighborhood-serving retail, urban agriculture and parks uses, and a r a mix of residential densities. Development standards should support development of a walkable, transit friendly neighborhood with safe streets, adequate common open space areas, and site planning that compliments the NAS Historic District Residential Subarea character defining features. Use standards should support a

diversity of household types, including supportive housing, assisted living, and a mix of neighborhood compatible uses, such as community gardens, childcare centers, urban farms, and other uses.

Maritime (AP-M) - This Sub-district provides lands for Public Trust compliant uses adjacent to the Seaplane Lagoon including maritime and visitor serving waterfront-related uses, concessions related to maritime activities, hotels, restaurants and public open spaces and trails. Development standards are intended to maximize waterfront access for the public, visitor serving, and maritime uses. Use standards are intended to ensure use of these lands and seaplane lagoon in a manner compatible with the Public Trust. Residential uses are not permitted in this sub district.

Open Space (AP-OS) – This Sub-district provides lands for parks, recreation, trails, and large-scale public assembly and event areas. Development standards are intended to support maximum public access, use and enjoyment of these lands and the protection of natural habitat and wildlife. Use standards are intended to allow for a variety of public open space and compatible uses, such as museums, concessions and parking areas necessary for public use of these lands in a manner that ensures the protection of the natural environment. Residential uses are not permitted in this sub district.

Nature Reserve (AP-NR) –This sub-district is owned and managed by the federal government. The goal of the Nature Reserve is to maximize the natural habitat of this area to the fullest extent possible, compatible with the protection of endangered species and other wildlife and plant life that may inhabit, make use of, or be permanently established within this area. Uses include seasonal public access, on-going management and monitoring and activities related to education and research consistent with federal requirements. Residential uses are not permitted in this sub district.

e. Permits and Approvals Processes and Requirements

- i. **Town Center District and Main Street Neighborhood District Master Plan Required** - Any proposal to construct any new residential units or new development that establishes a new use within the AP-Main Street Neighborhood or AP-Town Center Districts shall require approval of a Master Plan, Specific Plan, or Precise Plan consistent with AMC Section 30-4.20 MX Mixed Use Planned Development District regulations.
- ii. **Development Plan and Design Review Required for all New Development** - Any proposal that includes construction of new buildings or modifications to the location of an existing building, landscape area, parking area or other physical feature shall include a Development Plan that meets the requirements of AMC 30-4.13(j) Planned Developments and AMC 30-36 Design Review Procedures and AMC 30-37 Design Review Regulations. . All improvements requiring building permits shall be subject to the requirements of Section 30-36 through 37 Design Review and the site Building Form development requirements of Table B. (Building Form and Site Design Standards). All design review applications shall be reviewed for conformance with the regulations of this Section and the applicable sections of the Citywide Design Review Manual.

- iii. **Density Bonus Application Required for Multifamily Housing Development - A** Density bonus application is required to allow residential uses planned for multi-family building types per AMC 30-17 Density Bonus applications.
- iv. **Biological Regulations and On-Site Lighting:** All new construction projects and modifications to existing buildings shall comply with the conditions set forth in the Declaration of Restrictions for the Former Naval Air Station (Declaration) consistent with the Biological Opinion issued by the U.S. Fish and Wildlife. On-site lighting plans shall be consistent with the Declaration and Memorandum of Agreement with the Department of Veteran's Affairs on site required mitigation measures.
- v. **NAS Alameda Historic District Regulations** All new construction projects and modifications to existing buildings within the NAS Alameda Historic District shall comply with the Guide to Preserving the Character of the Naval Air Station Alameda Historic District, as amended, and AMC Section 13-21(Preservation of Historical and Cultural Resources).
- vi. **Sustainable Design and Bay Friendly Landscape** All new building or renovation projects within Alameda Point shall comply with Section 13-19 (Green Building Requirements for City Building Projects, Capital Improvement Projects, and Public-Private Partnerships) of the AMC. Documentation shall be submitted with applicable permits that demonstrates how the development proposal will acquire the required points to achieve a minimum of a LEED certification or equivalent threshold of sustainability. LEED certification is not required. All new landscaping and renovation projects within Alameda Point shall comply with Section 30-58 (*Water Conservation and Bay Friendly Landscaping Requirements*).
- vii. **Alameda Point Environmental Impact Report Mitigation Monitoring Program.** All new development and uses shall be reviewed for consistency with the Alameda Point Environmental Impact Report adopted Mitigation Measure Monitoring Program.
- viii. **Alameda Point Master Infrastructure Plan.** All new development and uses shall be reviewed for consistency with the Alameda Point Master Infrastructure Plan. All new development plans shall include construction improvement plans for all on- and off-site improvements, including detailed designs for all wet and dry utilities, sealevel rise, landscaping and irrigation, water, grading, drainage, erosion control, paving, and solid waste storage and recycling areas in accordance with current City standards

f. Building Form and Site Design Requirements

This section provides regulatory standards governing building form and site design requirements within each sub-district of the Alameda Point Zoning District. These standards ensure that proposed development and improvements are compatible with existing patterns and future development and produces an environment of desirable character consistent with the *General Plan* and *Reuse Plan*.

Table B – Building Form and Site Design Standards identifies the building form and site design requirements permitted (P) or not permitted (-), within each sub-district.

Variances from this Section shall be subject to the requirements and findings of Section 30-21 of the AMC.

Table B - Building Form and Site Design Standards

	Enterprise AP-E	Adaptive Reuse AP-AR	Town Center AP-TC	Main Street Neighborhood AP-MS	Maritime AP-M	Open Space AP-OS	Nature Reserve AP-NR
Building Types (See Design Review Manual for guidelines for building types)							
Commercial Block	P	P	P	P	P	-	-
Workplace	P	P	P	-	P	-	-
Research and Development/Industrial Bldg.	P	P	-	-	-	-	-
Parking Structure	P	-	P	-	P	-	-
Work-Live	-	P	P	-	-	-	-
Stacked Flat	-	-	P	P	-	-	-
Multiplex	-	-	P	P	-	-	-
Row house	-	-	P	P	-	-	-
Courtyard Housing	-	-	-	P	-	-	-
Single Family Detached	-	-	-	P	-	-	-
Carriage House	-	-	-	P	-	-	-
Adaptive Reuse of Existing Buildings	P	P	P	P	P	-	-
Frontage Types (See Design Review Manual for guidelines for frontage types)							
Storefront	P	P	P	P	P	-	-
Formal Entry	P	P	P	P	P	-	-
Forecourt	P	P	P	P	P	-	-
Stoop	-	-	P	P	-	-	-
Front yard	-	-	-	P	-	-	-
Building Placement							
Front Setback	0	HP	TCMP	RMP	0-20	-	-
Side Street Setback	0	HP	TCMP	RMP	0-5	-	-
Side Setback	0	HP	TCMP	RMP	0-10	-	-
Rear Setback	0	HP	TCMP	RMP	0-10	-	-

	Enterprise AP-E	Adaptive Reuse AP-AR	Town Center AP-TC	Main Street Neighborhood AP-MS	Maritime AP-M	Open Space AP-OS	Nature Reserve AP-NR
Building Separation	0	HP	TCMP	RMP	0	-	-
Main Building Height	100	HP	TC MP	RMP	60	-	-

HP= Setbacks to be reviewed for consistency with Guide to Preserving the Character of the Naval Air Station Historic District, as amended

TCMP= See Town Center Master Plan required by Section 30-4.23 e.i.

RMP = See Residential Master Plan required by Section 30-4.23 e.i.

Building Form and Site Design Requirements to Support Alternative Modes of Transportation

Alternative Modes: Site plans shall: 1) encourage and support pedestrian, bicycle, and transit access by including facilities such as bicycle racks, pedestrian pathways through parking areas, pedestrian lighting, sidewalks, and street trees, and 2) Be consistent with all applicable policies, and requirements of the General Plan *Transportation Element*, the *Bicycle Master Plan*, the *Pedestrian Master Plan*, , Alameda Point Master Infrastructure Plan, and Alameda Point *Transportation Demand Management (TDM) program*, and requirements of the Alameda Point Environmental Impact Report Mitigation Monitoring Program.

- iv. **Building Orientation-** All new buildings shall be oriented toward the adjacent public right of way (i.e., public street or public park) and shall provide a main public entrance with direct access to the public right-of-way. Exceptions may be granted for residential buildings if the finding can be made that the proposed design is appropriate for the site and the elevation fronting onto the public right-of-way is generally consistent with the Design Review Manual for the applicable building type.
- v. **Parking Orientation -** Surface parking lots or parking structures for new buildings shall be placed behind or beside the building. New parking lots shall not be placed in front of buildings between buildings and streets.
- vi. **Sidewalks -** Sidewalks shall be provided on all streets adjacent to the property.
- vii. **Service Orientation -**Public and commercial service facilities such as Automated Teller Machines shall also be located adjacent to the public right-of-way.
- viii. **Window Design-** Along commercial corridors, new buildings shall include windows along the public right-of-way that provide an unobstructed view into the building for a distance of at least 5 feet.

g. Setbacks

- i. Front: Where a range is permitted by Table B, new buildings shall be aligned with the front setback of buildings on the abutting parcels to maintain and support a the "street wall" character of the block face.
- ii. AP-E sub-district: No front, side, or rear yard setback shall be required in the AP-E sub-district unless the new development parcel abuts a parcel within the Town Center or Open Space sub-districts. In such cases, a 20-foot side, front or rear yard setback shall be provided.
- iii. AP-AR sub-district: All new buildings shall provide an appropriate landscaped setback from the public right-of-way that is consistent with the surrounding building and landscape treatments.

h. Building Height

- i. The maximum permitted height for any building in the AP-E sub-district is 100 feet, except that: any building that fronts onto Main Street shall not exceed 40 feet in height. Any portion of a new building that is over 40 feet high shall be set back 30 feet, and any portion of the building that is over 50 feet in height shall be setback at least 50 feet from the public right-of-way.
- ii. Within the AP-TC sub-district the maximum building height is five (5) stories, not to exceed sixty (60) feet, with the exception of buildings that front Main Street which shall not exceed forty (40) feet in height.
- iii. Within the AP-M sub-district any portion of a new building that is over 40 feet high shall be set back 20 feet. The maximum permitted height for any building within this sub-district is 60 feet.
- iv. The maximum permitted height for any building in the AP-AR sub-district is 60 feet. Building massing, form and setbacks will be reviewed on a case-by-case basis to ensure that buildings are compatible with adjacent structures and complement the historic character of the district.

i. Parking and Loading Requirements

j. Use Regulations

Table C – Allowed Land Uses indicates the land uses that are permitted “by right” (P), by conditional use permit (C), or not permitted (-), within each Sub-district. Uses permitted on the upper floor by right and on the ground floor with a conditional use permit are indicated by “P upper/C lower”.

Table C: Alameda Point Zoning District-Allowed Land Uses

Residential , Open Space, and Lodging

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive</i>	<i>Town</i>	<i>Main Street</i>	<i>Mariti</i>	<i>Open</i>	<i>Nature</i>
------------	-------------------	-----------------	-------------	--------------------	---------------	-------------	---------------

		<i>Reuse</i>	<i>Center</i>	<i>Neighborhood</i>	<i>me</i>	<i>Space</i>	<i>Reserve</i>
Dwelling unit upper floor	C	C ¹	P	P	-	-	-
Dwelling unit ground floor	C	C1	C	P	-	-	-
Bed & Breakfast	-	-	-	C	-	-	-
Hotels	-	C	P	-	P	-	-
Community Garden	-	P	-	P	-	P	-
Golf courses	-	-	-	-	P	P	-
Parks/playgrounds/sports fields	C	P	P	P	C	P	-
Trailheads and comfort stations	P	P	P	P	P	P	C
Trails	P	P	P	P	P	P	P ²

1- Administrative Core Area and in existing contributing structures only.

2- Seasonal trail use only per federal requirements.

Office and Work Live

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Main Street Neighborhood</i>	<i>Maritime</i>	<i>Open Space</i>	<i>Nature Reserve</i>
Offices (up to 5,000 sq.ft.)	P	P	P	P	C	-	-
Offices (5,000 sq.ft. and over)	P	P	P	C-	C-	-	-
Artist Studio	C	P	P	C	-	-	-
Work/Live	-	C	C	C	-	-	-

Retail

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Main Street Neighborhood</i>	<i>Maritime</i>	<i>Open Space</i>	<i>Nature Reserve</i>
Large Format Retail	C	-	C	-	-	-	-
Retail (up to 30,000 sq. ft.)	P	-	P	-	C	-	-
Retail, catalog and mail order	P	P	-	-	-	-	-
Retail, plant nursery	C	P	-	C	-	-	-

Grocery stores	C	C	C	C	-	-	-
Convenience Store	-	C	C	C	-	-	-
Art Gallery	-	P	P	C	-	-	-
Café	C	C	P	C	C	C	-
Catering services	C	P	C	C	-	-	-
Restaurant	C	C	P	C	C	C	-
Bars/Tavern	-	-	P	-	C	C	-
Banks and financial services	-	P	P	-	-	-	-
Repair business (consumer products)	-	C	C	C	-	-	-
Personal Services	-	-	P	C	-	-	-
Liquor Store	-	-	C	-	-	-	-
Outdoor dining/entertainment/ farmers market	-	C	C	C	C	C	-
Drive Thru Facility	-	-	-	-	-	-	-
Urban farm	-	C	C	P	-	C	-

Education and Assembly

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Main Street Neighborhood</i>	<i>Maritime</i>	<i>Open Space</i>	<i>Nature Reserve</i>
Animal shelter	C	C	-	-	-	-	-
Clubs	C	P	P	P	C	C	-
Meeting Halls	-	P	P	-	C	-	-
Community centers	-	P	P	P	C	C	-
Conference Center	-	P	P	-	C	-	-
Library	-	P	P	P	-	-	-
Museum	C	P	P	C	C	C	-
Theater /Entertainment	-	P	P	C	-	-	-
Religious Assembly	-	P	C	P	-	-	-
Health and fitness facilities	C	C	C	-	-	C	-
Hospitals	-	P	C	-	-	-	-
Health Clinic	-	P	C	P	-	-	-

Veterinary Clinic	C	C	C	C	-	-	-
Government facilities and offices	P	P	P	C	P	C	-
Transit Station	P	P	P	P	P	C	-
Post Office (storefront, up to 5,000 square feet)	-	P	P	P	-	-	-
Post Office (5,000 feet and over)	C	C	-	-	-	-	-
Funeral Home	-	C	C	-	-	-	-
Teaching studios (art, dance, fitness, music)	C	P	P	C	-	-	-
College	C	P	C	C	-	-	-
School s e	C	P	C	C	-	-	-
Emergency Shelter	C	C	C	C	-	-	-
Family day care, Large (7 or more children)	-	P	P	C	-	-	-
Family day care, Small (6 or fewer children)	-	P	P	P	-	-	-

Transportation Services

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Main Street Neighborhood</i>	<i>Maritime</i>	<i>Open Space</i>	<i>Nature Reserve</i>
Car or Bike sharing facility	P	P	P	P	P	-	-
Automobile, sales, rental and leasing	-	C	C	-	-	-	-
Automobile, servicing and repair	-	C	-	-	-	-	-
Service Station/Car Wash	C	-	C	-	-	-	-
Parking, garage or surface (private & public)	P	P	P	C	C	C	-
Bus Shed/Maintaince	C	P	C	-	-	-	-

Facility							
----------	--	--	--	--	--	--	--

Marine

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Main Street Neighborhood</i>	<i>Maritime</i>	<i>Open Space</i>	<i>Nature Reserve</i>
Marine research	P	P	C	-	P	P	
Maritime workplace	P	P	-	-	P	-	
Maritime wholesaling	P	P	-	-	P	-	
Marine Fuel Sales, serviceBoat sales and repair.	P	P	-	-	P	-	
Maritime Concessions	-	P	P	-	P	C	
Boating clubs or schools	-	P	C	C	P	C	
Commercial Marina	-	C	-	-	C	-	
Ferry landing and terminal	-	-	-	-	P	P	
Dry Boat Storage	C	C	-	-	P	-	

Industrial

<i>Use</i>	<i>Enterprise</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Main Street Neighborhood</i>	<i>Maritime</i>	<i>Open Space</i>	<i>Nature Reserve</i>
Building materials storage/contract or yards	C	C	-	-	-	-	-
Food and beverage manufacturing	P	P	-	-	-	-	-
Industrial, Light	P	P	-	-	-	-	-
Industrial, Heavy	C	P	-	-	-	-	-
Industrial Arts	P	P	-	-	-	-	-
Utilities- Large	C	C	-	-	-	-	-
Utilities -Small	P	P	P	P	P	C	-

Printing and publishing	P	P	C	-	-	-	-
Specialty trade contractors and businesses	P	C	C	-	-	-	-
Storage, outdoor	C	C	-	-	C	-	-
Storage, indoor	-	C	-	-	-	-	-
Wholesaling and distribution	C	C	-	-	-	-	-

- i. Conditional use permits may be granted pursuant to the procedures and standards of Section 30-21.3 and .4.
- ii. If a proposed use is not listed in Table C - Allowed Land Uses as a permitted or conditionally permitted use it shall not be permitted unless the Community Development Director or the Planning Board determines that the proposed use is substantially similar to a use specified as a permitted or conditional use in that Sub-district. Such determination shall not permit the establishment of any use that would be inconsistent with the statement of purpose of the Sub-district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these regulations.
- iii. Accessory uses customarily incidental to any of the above permitted uses when on the same lot are permitted. Accessory uses customarily incidental to any of the above conditional uses when located on the same lot are conditionally permitted with the granting of a Use Permit pursuant to AMC, Section 30-21.3 or .4.
- iv. Work/Live uses shall be consistent with Section 30-15, except that in the Alameda Point District, work live units may be allowed in new buildings consistent with the Work Live Work type described in the Design Review Manual. Properties with the Multi-family Overlay zoning designation and projects that are eligible for Density Bonus waivers pursuant to Section 30-17 may include Work Live that are not consistent with the requirements of Section 30-15.

k. Interim Uses

Use permits may be issued for interim uses that may not be permitted or conditionally permitted as set out in *Table C – Alameda Point - Allowed Land Uses*.

- i. The purpose of Interim Use Permits (IUP) is to provide a process for permitting short-term uses and activities for a defined period of time, not to exceed five (5) years. Interim uses are not intended to be permanent uses but are transitional in nature, generally allowing for emergency situations, construction and remediation activities, or the cultivation and establishment of small, low-overhead businesses and their eventual relocation into permanent structures.
- ii. To approve an IUP, the following findings must be made in addition to the findings necessary for a Conditional Use Permit per AMC Section 30-21.

- a) The interim use is for a limited time period and conditions of approval ensure that the use will not impede or limit ultimate redevelopment of Alameda Point consistent with the General Plan and Reuse Plan; and
- b) The proposed use does not include construction of new structures or improvements that, as a practical matter, could prevent or inhibit the property from being converted to a use consistent with this section; and
- c) The proposed use will not interfere with any existing Public Trust use or purpose, or with any adjacent use.

Special Sub Area Regulations:

1) Main Street Enterprise SubArea:

Special Height Requirements
Special Use Requirements.
Special Orientation Requirements
Special Buffer Requirements

2) Big Whites NAS Historic District - Residential Subdistrict.

Special Infill Requirements
Special lot size requirements
Special fence requirement