

CITY OF ALAMEDA PLANNING BOARD
Draft RESOLUTION

APPROVING FINAL DESIGN DETAILS FOR THE PHASE 1 WATERFRONT PARK
WITHIN THE SITE A DEVELOPMENT PLAN IN THE WATERFRONT TOWN CENTER
PLAN AREA AT ALAMEDA POINT

WHEREAS, the proposed plan for Phase 1 of the waterfront park consists of 2.63-acre waterfront park along the northern edge of the Seaplane Lagoon, including expensive shoreline and flood protection improvements (Phase 1 Waterfront Park); and

WHEREAS, the Phase 1 Waterfront Park represents the first phase of a larger 7.2-acre waterfront park along the northern edge of the Seaplane Lagoon and is designed to meet the community's design objectives established by the Alameda community through the Community Reuse Plan, the General Plan, the Town Center Plan, the Site A Development Plan, and the cultural landscape guidelines for the Naval Air Station Alameda Historic District (Historic District);

WHEREAS, the Phase 1 Waterfront Park is designated as Mixed Use in the General Plan; and

WHEREAS, the Phase 1 Waterfront Park is located within the Alameda Point Waterfront Town Center Sub-district (WTC Sub-district); which is in the Alameda Point District [Alameda Municipal Code (AMC) 30-4.24] of the Zoning Ordinance and

WHEREAS, the Town Center Plan is a Specific Plan pursuant to Government Code Section 65450 et seq. for a transit-oriented development of the waterfront lands that surround the Seaplane Lagoon and the property at the entrance of Alameda Point between Main Street and Seaplane Lagoon;

WHEREAS, the Phase 1 Waterfront Park is located within the Site A Development plan approved by the City Council on June 16, 2015;

WHEREAS, the Town Center Plan and the Site A Development Plan requires that the Planning Board approve a Design Review application prior to redevelopment and reuse of the Phase 1 Waterfront Park;

WHEREAS, the Planning Board held a public hearing on March 14, 2016 and approved the Planning Board Resolution Design Review application for the park; and

WHEREAS, Planning Board Resolution PB-16-06 required that the final materials, lighting, seating, and landscape details be brought back for final Planning Board review and approval;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that;

1. The proposed design is consistent with the General Plan, Zoning Ordinance,

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Town Center Plan, approved Site A Development Plan, and the City of Alameda Design Review Manual. The proposed design of a waterfront park along the northern edge of the Seaplane Lagoon at the heart of the commercial center and at the terminus of a major transit corridor within Alameda Point's "town center" creates a community-wide amenity for existing and future residents and employees at Alameda Point and throughout the City of Alameda, and supports a transit-and pedestrian-oriented mixed-use living environment consistent with the General Plan, Zoning Ordinance, Town Center Plan and Site A Development Plan.

- 2. The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.** The proposed design of the Phase 1 Waterfront Park is compatible with the adjacent Seaplane Lagoon; the future phases of Waterfront Park contemplated in the Site A Development Plan and the Town Center Plan; the "shared plaza" in front of Block 11 and the proposed development on Block 11. The urban character and hardscape promenade proposed for the design of the Phase 1 Waterfront Park and the adjacent shared waterfront street to the east provide a transition between the urban fabric of Block 11 and the rest of Alameda Point to the east and the more natural and passive environment planned for the future phases of waterfront park along the Seaplane Lagoon to the west.
- 3. The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.** The proposed design of the Phase 1 Waterfront Park is compatible with the existing buildings and cultural landscape within the Historic District and the adjacent Site A development. The design of the Phase 1 Waterfront Park pays homage and respect to the historic cultural landscape elements of the former NAS Alameda by engraving a timeline along the major east west gathering area into the concrete to remind and educate the public about the history of the site and the Historic District, and by minimizing tree plantings and planted areas to preserve the flat, "openness" of the historic taxiways consistent with the Historic District guidelines. The Phase 1 Waterfront Park will provide a landscape transition between the Historic District to the west and the non-historic portions of Alameda Point and Site A to the east.

While the Phase 1 Waterfront Park design addresses flood protection and sea-level rise, it also maintains the "horizontal" of the space and minimizes the use of walls in order to respect the cultural landscape guidelines for the Historic District. Additionally, the sea level rise strategy is designed around a series of short terraces spread over a larger space to minimize the impression of changes in elevation. This approach also allows for the preservation of the existing bulkhead, which is a character defining feature of the Historic District.

BE IT FURTHER RESOLVED that the Planning Board finds that the Alameda Point Project, including the Town Center Plan containing Site A, was adequately considered by the Alameda Point FEIR and pursuant to the streamlining provisions of Public Resources

Code Section 21083.3 and CEQA Guidelines Section 15183, no further environmental review of the design review application is required;

BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda hereby approves Exhibit A, subject to the following conditions:

1. Planning Board Resolution PB-16-06. The plans submitted for Building and Site Improvement Permits shall be in substantial compliance with the plans prepared by April Philips Design Works dated February 22, 2016, on file in the office of the City of Alameda Community Development Department, Exhibit A approved by the Planning Board on September 26, 2016, and the Conditions of Approval of Planning Board Resolution PB-16-06.
2. Furniture, Trash Can, and Pavilion Design The final design for all on site furniture and trash cans and the proposed Pavilion shall be subject to review and approval of the Planning Board prior to issuance of building permits.

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