

Recommendation to Approve Main Street Neighborhood Draft Specific Plan

Planning Board
January 23, 2017



Planning Board Action

Requested Action:

Hold a public hearing and approve by motion a recommendation that the City Council approve the Main Street Neighborhood Specific Plan



Public Planning Process

- Build on prior studies and adopted plans
- Community and stakeholder outreach
- Review by Collaborating Partners
- **Planning Board Guidance on Alternatives (5/9/16)**
- City Council Guidance on Phasing Chapter (9/20/16)
- On-line public review of draft / Internet survey
- **Planning Board Comments on Draft (10/24/16)**
- City Council Comments on of Draft (11/1/16)
- Rec & Parks Commission Presentation (11/10/16)
- Transportation Commission Presentation (11/6/16)
- **Planning Board Recommended Approval of Final Plan (January 2017)**
- Historic Advisory Board Review and Comment (February 2017)
- City Council Approval (March)



Parks, Central Gardens and Urban Agriculture



Tree-lined streets
connecting park network

Central Gardens as the heart of
the neighborhood



- Informal play areas and active programming spaces
- Community event spaces
- Multi-use trails
- Amenities including playgrounds, tot lots, picnic areas and benches
- New guidelines to preserve the neighborhood's urban agricultural character and to complement the existing Farm and Ploughshares

Complete Streets Network

- Expanded transportation options across 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



Form Based Development

- Creating a lively human-scaled, socially interactive, vibrant neighborhood



Objectives:

- Diversity of building types
- Activated parks and open spaces
- Walkable environments
- Mix of uses
- Range of building heights
- Foster social interaction among neighbors
- Create designed scale, intensity of use, sense of place

Consolidation and Replacement of Supportive Housing Community

- Inclusion of preferred location in the Plan
- Recommended strategy for infrastructure financing, disposition and development for supportive housing and other market rate development.
- Planning Board review of site-specific development plans and design review applications.



Major Planning Board Issues

- Diversity of Design and Character
- Historic Infill Guidelines
- Affordability and “Workforce” Housing

Diversity of Design and Neighborhood Character

- Creating a lively human-scaled, socially interactive, vibrant neighborhood



Example of Added Standards and Guidelines:

- Encourage the blending of a range of building types and sizes and varying lot sizes and shapes;
- Internal streets within the grid may curve (like Orion) or turn to add interest and varying views for pedestrians
- Every block shall include at least two building types;
- No single architectural firm shall design more than 25 adjacent structures;
- No single architectural firm shall design two facing block faces
- Compliance with future Universal Design Ordinance.

Historic Infill Guidelines

- Ensure new infill development and building placement are consistent with the character-defining features of the Historic District and abide by the Secretary of Interior's Standards for Rehabilitation
- **Limited to the replacement of the five existing non-historic buildings and potentially a small number of NCO quarters**
- No new construction in and around historic structures, except if there are missing elements in the historic fabric.

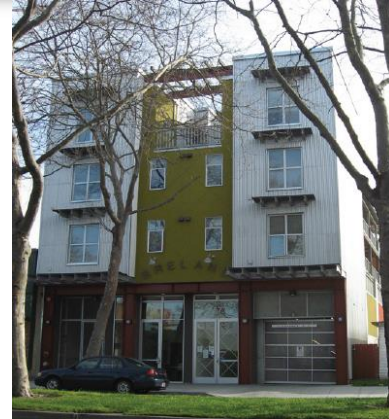
Provides Guidance on:

- Siting
- Scale, Massing & Form
- Architectural style
- Entrances
- Fenestration
- Street Alignment
- Landscape



Affordability and Workforce Housing

- Includes the 25% affordable, deed-restricted housing consistent with the Renewed Hope Settlement Agreement
 - At least 6% for very low income (50% AMI)
 - At least 10% for low income (80% AMI)
 - At least 9% for moderate income (120% AMI)
- All future applicants required to design at least 10% of units to be affordable to households in the “workforce” housing range of incomes - 120% to 180% AMI.



Planning Board Action

- Approve by motion a recommendation that the City Council approve the Main Street Neighborhood Specific Plan

