

NORTHERN WATERFRONT PLANNING TOUR

9:00 AM - LEAVE CITY HALL PARKING LOT

9:15 AM - ALAMEDA MARINA

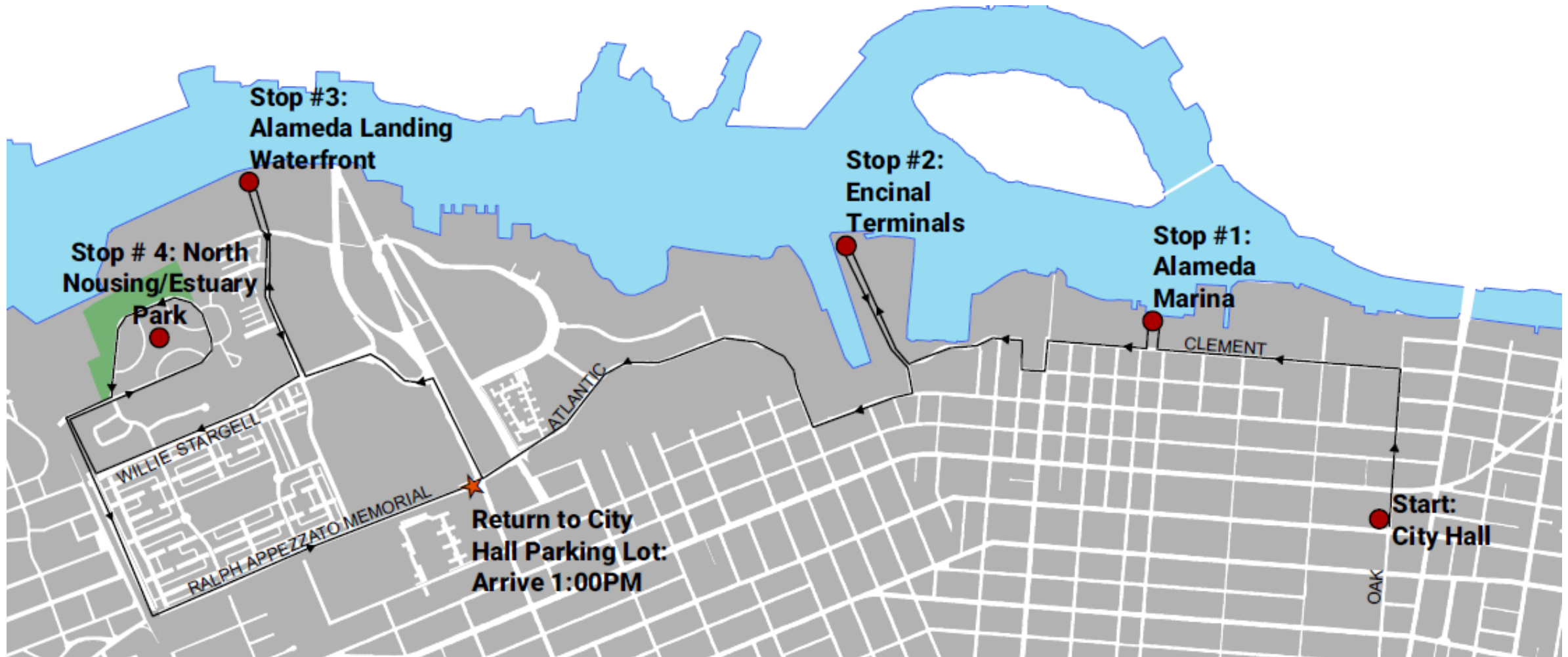
10:15 AM - ENCINAL TERMINAL

11:15 AM - ALAMEDA LANDING WATERFRONT

12:15 PM - NORTH HOUSING/ESTUARY PARK

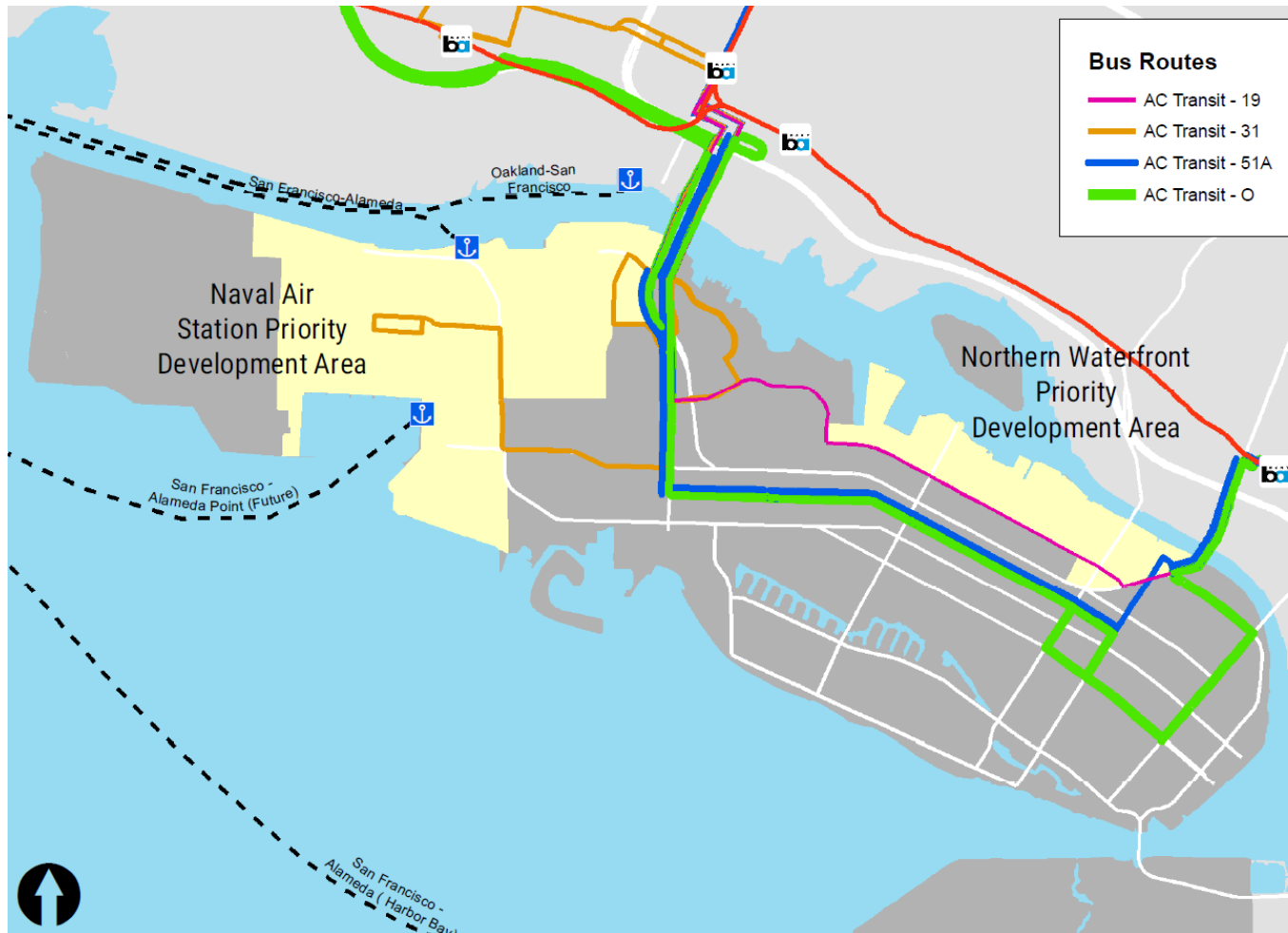
1:00 PM - ARRIVE AT CITY HALL PARKING LOT

TOUR ROUTE



REGIONAL SUSTAINABILITY PLAN

PRIORITY DEVELOPMENT AREAS + TRANSPORTATION



Transit Expansion Plan

- Line 19 (December 2016)
- Line 31 (December 2016)

Existing Ferry Terminals

- Main Street
- Harbor Bay

Future Ferry Terminal

- Seaplane Lagoon (2020)

Existing Free Private Shuttles

- Alameda Landing
- Marina Village
- Marina Shores
- Harbor Bay Business Park

Existing Free Public Shuttle

- Cross Estuary Shuttle

Water Shuttles Landings (Planned)

- Alameda Landing
- Encinal
- Boatworks

HOUSING ELEMENT 2015-2023 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) STATUS

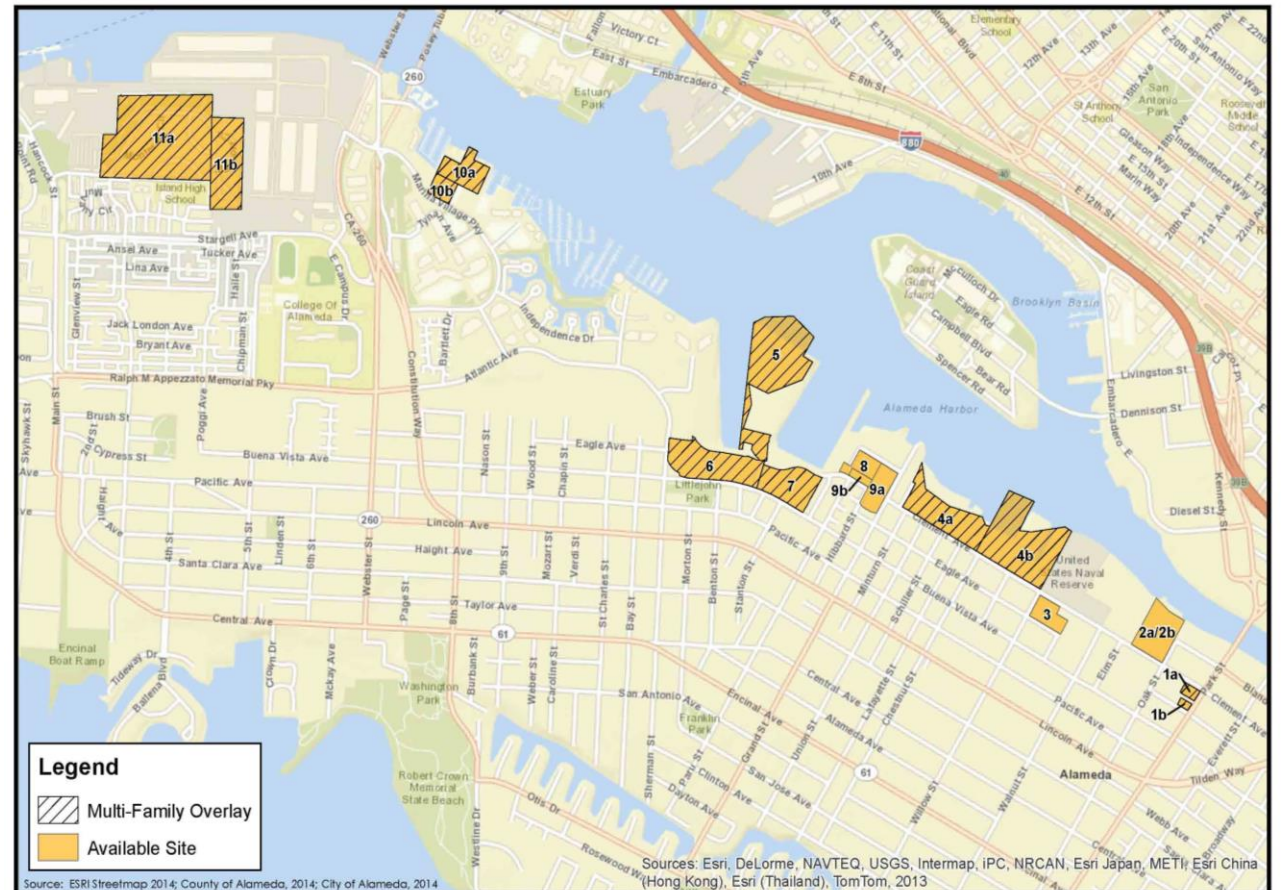
City Housing Element is in compliance with State Law.

- Housing Element demonstrates that City has enough land zoned residential to accommodate 1,723 residential units.
- Housing Element demonstrates that at least 692 of the 1,723 units can be accommodated on land zoned to support multifamily higher density residential development. (MF Overlay land)

Status of March 2016:

- The City of Alameda has a surplus of land to meet its RHNA obligation for the period. (City has surplus residential land for about 1,200 additional units.)
- If City Council approves less units on a site than projected in 2014 Housing Element, then the City Council must make a finding of “no net loss” from 1,723 unit RHNA obligation. (Surplus may be reduced without a “net loss”.)

Housing Element provides flexibility for City Council to plan and shape each project in Northern Waterfront to address local site specific needs.



ALAMEDA MARINA SITE - DRIVING TOUR AND STOP



ALAMEDA MARINA SITE



Private land = MX

City land (leased area) = M2

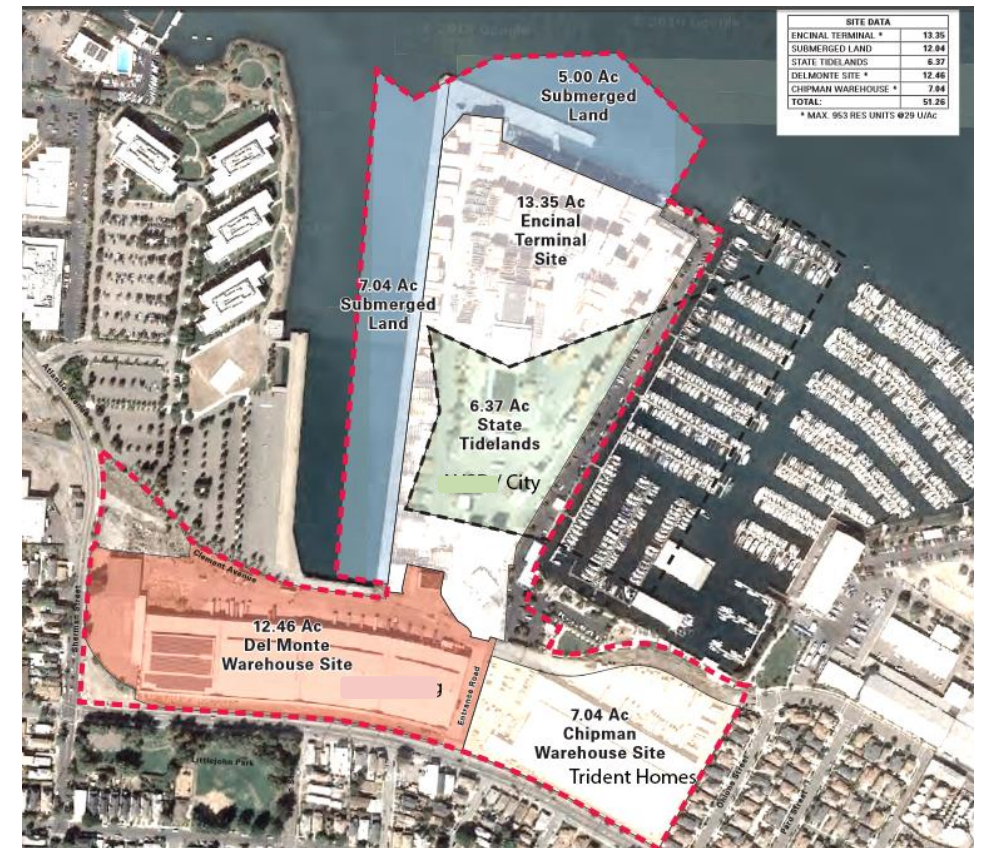
ALAMEDA MARINA PLANNING FRAMEWORK

- 27 acres private land (20 acres of dry land + 7 acres of submerged land)
- 17 acres tidelands land (Subject to Tidelands Lease) (5 acres of dry land + 12 acres of submerged land)
- General Plan Designation: Mixed Use (1990)
- Housing Element Designation: Housing Element relies on site to accommodate 396 of the City's 1,725 unit RHNA obligation.
- Zoning Designations:

The private property is zoned Mixed Use (MX) with a Multifamily (MF) overlay. (2012) MX zoning requires a City Council-approved mixed use master plan for the site. Master Plan must determine total number of housing units and total amount and type of non-residential and open space permitted or required on the site. MF zoning allows housing proposed in the master plan in multifamily buildings.

The tidelands property is zoned Manufacturing (M-2) (Residential use prohibited on tidelands.)
- Entitlements Required: Master Plan, Development Plan, Design Review, Infrastructure Improvement Plan, building permits. Environmental review required.
- Existing Land Uses: 99,000 sf maritime, 77,000 sf office, 49,000 sf warehouse, 18,000 sf retail, and 530 boat slips.
- General Plan, Zoning, and Tideland Lease with City available at Community Development Department.

ENCINAL TERMINAL SITE



ENCINAL TERMINALS PLANNING FRAMEWORK

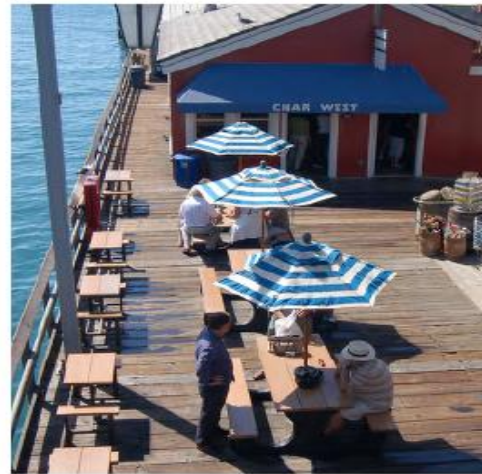
- Approximately 15 acres private land + 9 acres submerged land
- Approximately 6 acres tidelands land (subject to Tidelands Lease)
- General Plan Designation: Mixed Use (2008)
- Housing Element Designation: Housing Element relies on site for 234 of the City's 1,725 unit RHNA obligation.
- Zoning Designations:

The private property is zoned Mixed Use (MX) with a Multifamily (MF) overlay (2012). MX zoning requires a City Council-approved mixed use master plan for the site. Master Plan must determine total number of housing units and total amount and type of non-residential and open space that is permitted in the site master plan. MF zoning allows housing proposed in the master plan in multifamily buildings.

The tidelands property is zoned MX without the MF overlay. The tidelands designation prohibits residential use.

- Entitlements Required: Master Plan, Development Plan, Design Review, Infrastructure Improvement Plan, building permits. Environmental Review required.
- Existing Land Uses: None
- General Plan, Zoning, and Tideland Lease with City available at Community Development Department.

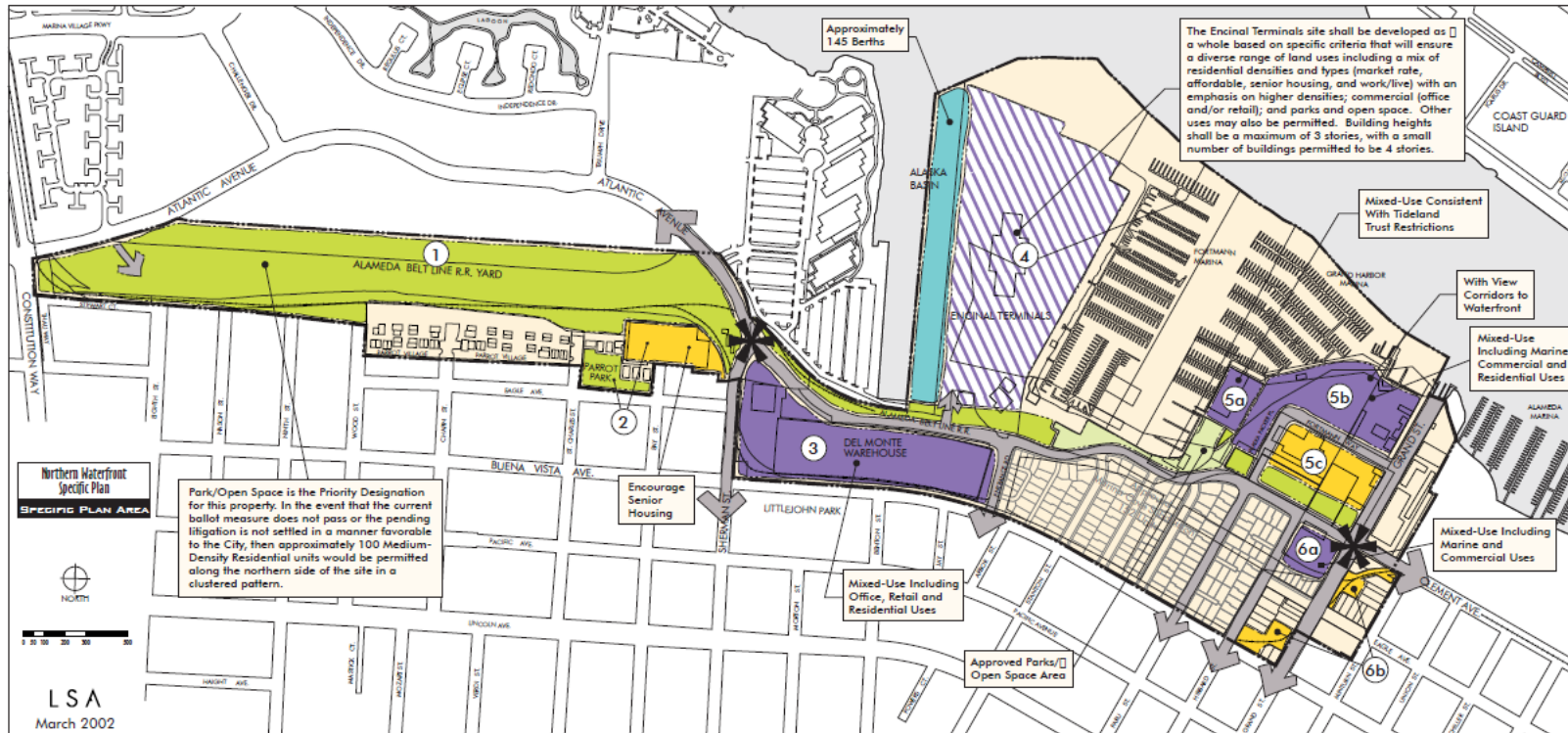
ENCINAL TERMINALS - CONCEPT IMAGES



ENCINAL TERMINALS – CONCEPT IMAGES



NORTHERN WATERFRONT GENERAL PLAN ELEMENT (2008)



Key Policies:

- ❑ Improve Access to Waterfront
- ❑ Expand Waterfront Parks
- ❑ Complete Clement Extension
- ❑ Jean Sweeney Park
- ❑ Transit Oriented Mixed Use Development
- ❑ Encinal Terminals
 - ❑ Mixed Use Required
 - ❑ Perimeter Open Space
 - ❑ No Trucking or Big Box Uses
 - ❑ Water Taxi/Ferry Landing
- ❑ Transportation Services

JEAN SWEENEY OPEN SPACE PARK

* Plantings will be predominantly California native species



ALAMEDA LANDING WATERFRONT PLANNING FRAMEWORK

- 44 acres owned by Successor Agency. Land committed to Catellus by 2006 Disposition and Development Agreement.
- General Plan Designation: Mixed Use (2006) Site is not included in Housing Element.
- Zoning Designations. Mixed Use (MX)(2006)/10 Acres with Multifamily Overlay (MF) (2012)
- Alameda Landing Master Plan (2006) designates land for:
 - 8-acre waterfront park
 - 400,000 square feet of office, research and development uses, docks, 20,000 sf Health Club and 25,000 sf of retail.
- Planning Board and/or City Council may permit residential use of property provided that change in use does not result in additional environmental impacts and change is consistent with General Plan and Master Plan as determined by Planning Board and/or City Council.
- Entitlements Required: Development Plan, Design Review, Infrastructure Improvement Plan, and building permits. Environmental review required to ensure no new or more severe impacts as compared to 2006 Supplemental EIR.
- Existing Land Uses: maritime (Starlight Marine) and warehousing.
- Relevant Documents: General Plan, Zoning, Alameda Landing Bayport Master Plan, Development Agreement, Disposition and Development Agreement, and Supplemental EIR. (All available at Community Development Department.)

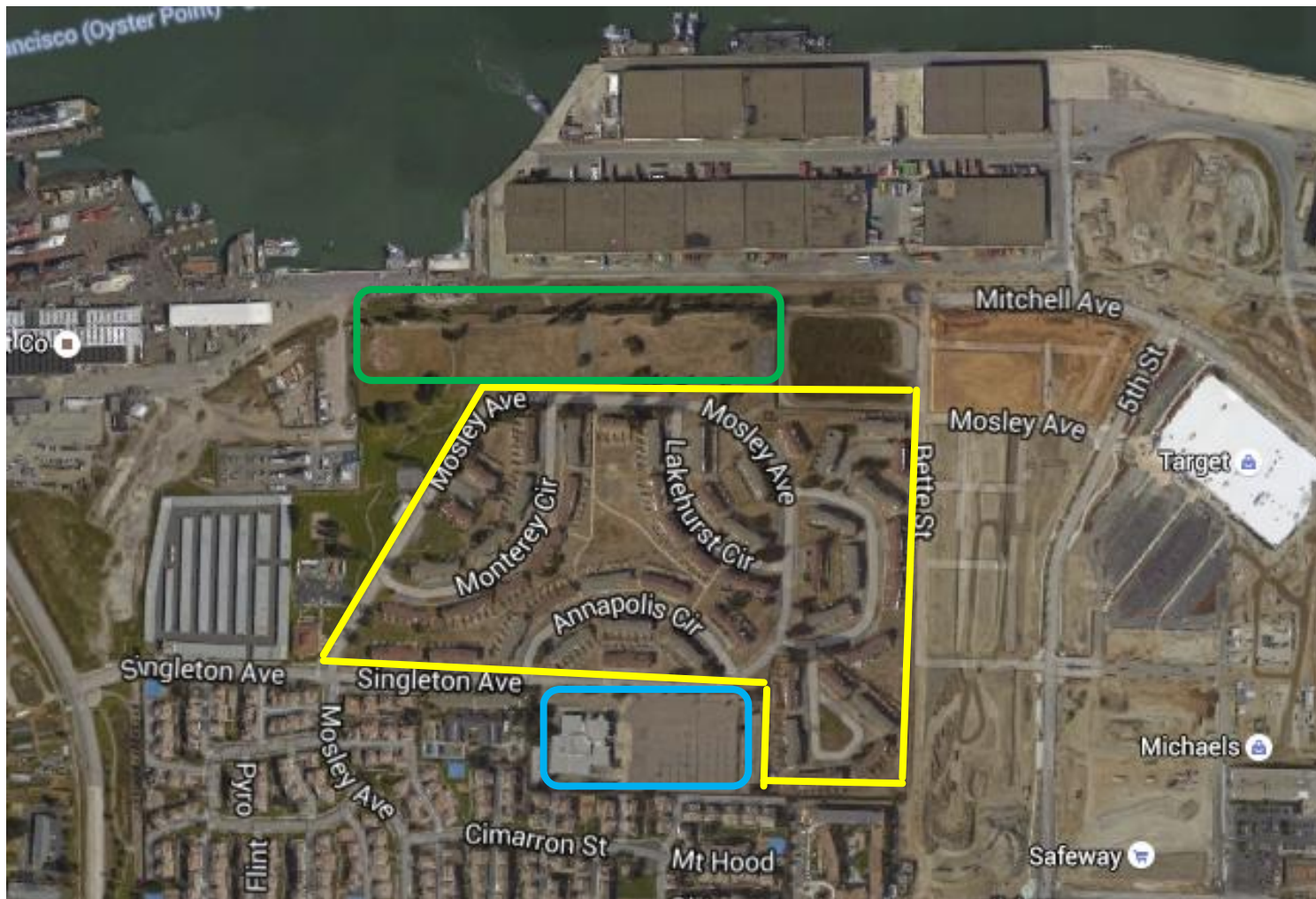
ALAMEDA LANDING MASTER PLAN IMAGES AND CONCEPTS



ALAMEDA LANDING MASTER PLAN IMAGES AND PARK CONCEPTS



COAST GUARD/NORTH HOUSING/ESTUARY PARK



Green Area: Estuary Park

Yellow Area: Former Coast Guard Housing

Blue Area: School Site for AUSD

NORTH HOUSING/ESTUARY PARK

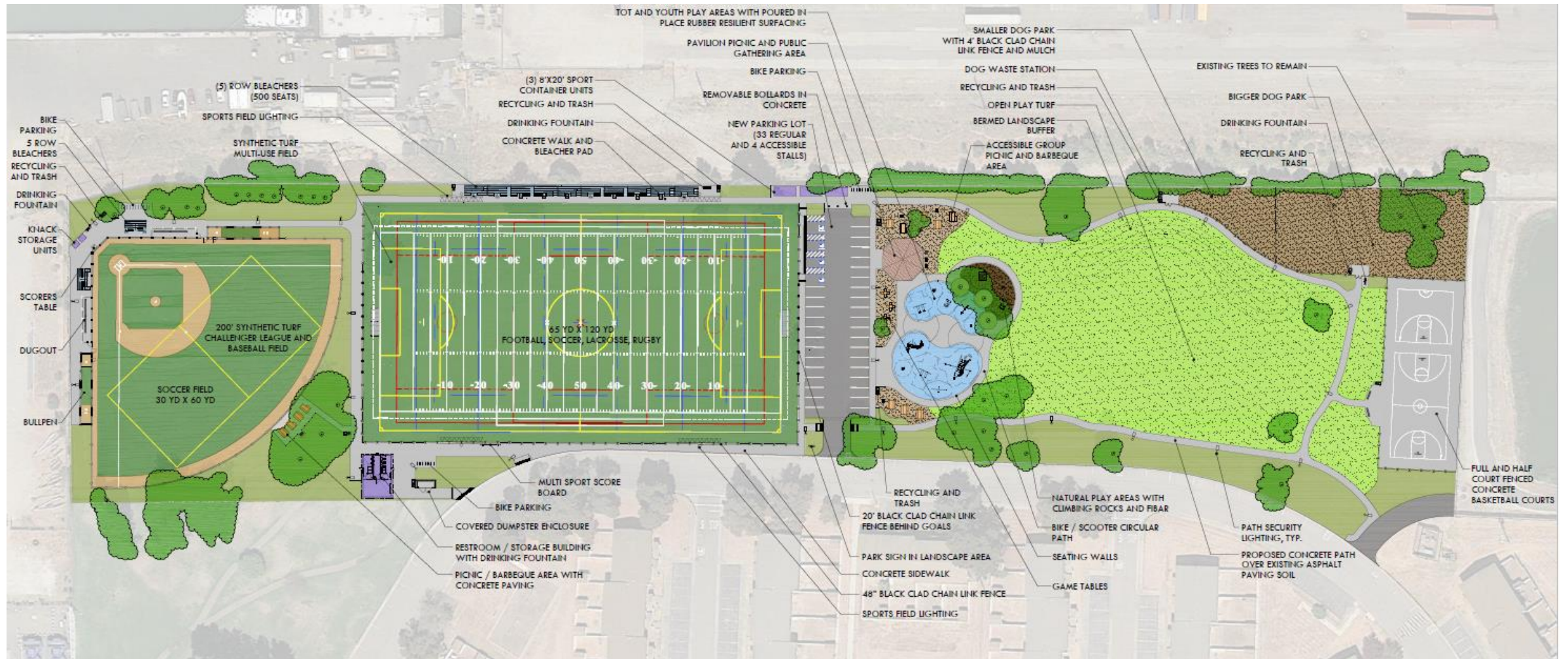
- 42 Acres owned by Federal Government (U.S. Navy)
- General Plan Designation: Medium Density Residential (2003) - Estuary Park designated Open Space (2010).
- Housing Element Designation: Housing Element relies on site for 435 units.
- Zoning Designations:
 - Estuary Park zoned Open Space.
 - Remaining land zoned R-4 Neighborhood Residential (2009) with Multifamily Overlay (MF) (2012) and Government Overlay (G) (2014). G-overlay limits capacity of site to 435 residential units to ensure consistency with 2009 Amended NAS Alameda Community Reuse Plan and NAS Alameda Community Plan Environmental Impact Statement.
- Entitlements Required: Development Plan, Design Review, Infrastructure Improvement Plan, building permits. Environmental review required.
- Existing Land Uses: Vacant residential buildings and vacant park area.
- Relevant Documents: General Plan, 2009 Amended NAS Alameda Community Reuse Plan, Zoning, (Available at Community Development Department.)

NORTH HOUSING/ESTUARY PARK



- Green Area: 8 acres conveyed to City for Estuary Park. (Conveyed in 2014)
- Red Area: 13 acres to Housing Authority for 90 units for formerly homeless households (Expected in 2016)
- Blue Area: 2 acres to Habitat for Humanity for 30 units self-help housing (Expected in 2017)
- Orange Area: 19 acres to be sold at public auction by Navy for private housing development (Expected in 2018 or 2019)

ESTUARY PARK PLAN



ALAMEDA MARINA, ENCINAL TERMINAL, ALAMEDA LANDING: PROPERTY OWNER FACT SHEETS

- See Attached Fact Sheets submitted by Property Owners:
 - Alameda Marina
 - Encinal Terminals
 - Alameda Landing Waterfront