

**North Waterfront Cove, LLC.**

**Density Bonus Application for Encinal Terminals Master Plan**

In accordance with Alameda Municipal Code section 30-17.4 - Density Bonus Application, the Encinal Terminal Density Bonus application includes:

**1. A development plan illustrating that the "base" project meets all existing general plan and zoning development standards.**

See Exhibit A and Master Plan page 66

**2. A description of the development, including the total number of proposed Affordable Housing Units, senior housing units, or age-restricted mobile home park units; a description of any land the Applicant proposes to donate for low income housing units; and any child care facilities the Applicant proposes to construct as part of the qualifying housing development premises or on an adjacent property.**

See Master Plan page 66, 67, 68, and 69.

**3. The Zoning and General Plan designations and assessor's parcel number(s) of the project site.**

General Plan designation: Mixed Use.

Zoning designation: MX (Mixed Use) with a Multiple Family Overlay on a majority of the site. (See Master Plan page 66)

Assessor's Parcel Numbers: 072-0382-001, 002 and 003

**4. A vicinity map showing the location of the proposed project.**

See Master Plan page 3 and 4.

**5. A set of preliminary project plans that include a site plan showing all building and structure footprints or locations, drive aisles and parking layout; floor plans of all structures and buildings; and architectural elevations of all buildings and structures, all drawn to scale.**

See Master Plan pages 13, 18, and 36-66. For parking, see page 73 and 74. Building floor plans and architectural elevations will be provided as part of the required design review process. (See Master Plan page 79.)

Construction of a project is to be phased over more than two (2) years, and those entitlements are to be vested by instruments such as a Development Agreement and the vesting document(s) allows for the phased submittal of Design Review plans including the floor plans and elevations of proposed buildings.

**6. A request for a concession or incentive shall include evidence to justify why it is necessary to provide for affordable housing costs.**

No requests for concessions or incentives.

**7. A request for a waiver shall include evidence to justify why it is necessary to allow construction of the development on the site.**

North Waterfront Cove, LLC. is requesting a waiver from AMC Section 30-17 MF Overlay height limit of 35 feet.

As shown by the Base Plan (exhibit 1), it is not physically possible to fit the 91 additional bonus units within the 35 foot height limit. The General Plan establishes a 60 foot height limit; therefore, the requested waiver of the 35 foot height limit would not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of section 65589.5, upon health, safety, or physical environment, nor would the requested development standard waivers would not be contrary to state or federal law.

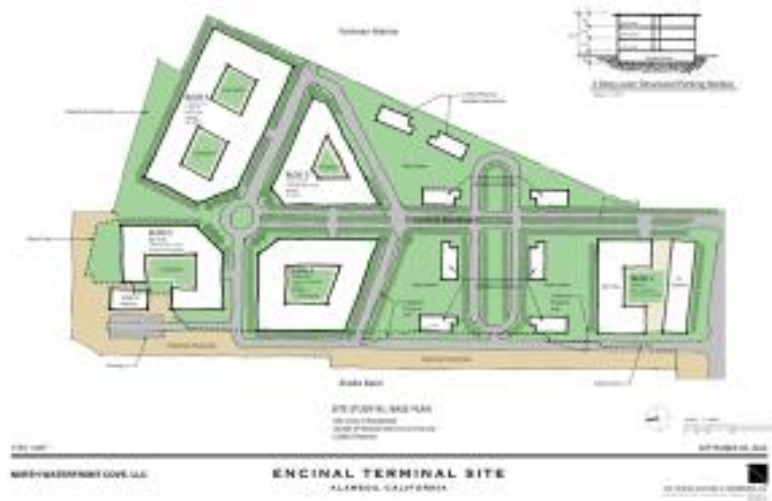
**Affordable Housing Unit Plan describing the location, structure (attached, semi-attached, or detached), proposed tenure (sale or rental), and size of proposed market-rate, and Affordable Housing Units and the proposed tenure and size of non-residential uses included in the Development.**

See Master Plan page 67, 68, 69, and page 75 requirements for detailed Affordable Housing Plan prior to first final map.

Attachment Base Plan

# Encinal Terminals Base Plan

491 Base Plan



589 Plan with 35 foot height limit waiver

