

February 18, 2020

Allen Tai, Planning Services Manager

City of Alameda, Planning Division

2263 Santa Clara Avenue

Alameda, CA 94501

Re: Alameda Marina – Universal Design Ordinance Compliance

Dear Allen,

When the Alameda Marina Master Plan was adopted it was agreed that for purposes of compliance with the Universal Design Ordinance the site will be considered as one project. This means that the requirements for Visitability and Universal Design will consider units across the site in aggregate rather than considering Wrap A, Wrap B, and Townhomes separately.

Visitability

The ordinance aims to “ensure that all new residential dwelling units” include 4 features (see Addendum for details).

The total number of dwelling units within the Master Plan is 760. The number of dwelling units within the Master Plan that will include the four required features is as follows:

Area within Master Plan	Number of compliant dwelling units	% visitable
Wrap A	360	100%
Wrap B	218	100%
Townhomes	122	67%
TOTALS	700	92%

Universal Design

The ordinance calls for 30% of all new residential dwelling units include a number of specific features (see Addendum for details).



The total number of dwelling units within the Master Plan is 760. The number of dwelling units within the Master Plan that will include these features as follows:

Area within Master Plan	Number of compliant dwelling units	% accessible
Wrap A	360	100%
Wrap B	218	100%
Townhomes	22	12%
TOTALS	600	79%

On a site wide basis the project greatly exceeds the threshold for units compliant with the Universal Design requirements

Waivers

The project will not meet the goal of providing Visitability to 100% of units; therefore the project sponsor is requesting waivers from the UDO as the requested waiver is necessary to support the provision of affordable housing units (Waiver Finding #2). (See City of Alameda Municipal Code, Section 30-18.5(a)(2)). As a density bonus has been granted for the entire Alameda Marina site, it is not physically possible to develop the number of units allowed utilizing the density bonus if the applicant is required to incorporate larger floor plans that are necessary to meet a 100% visitability standard.

In addition, the requested waiver is necessary due to site constraints based on the size and configuration of the Alameda Marina site (Waiver Finding #3). (See City of Alameda Municipal Code, Section 30-18.5(a)(3)). The configuration of Phase II of the Alameda Marina site is severely impacted by the City's request (during the Master Plan process) to retain the graving dock and to keep housing units out of the Tidelands Lease portion of the Alameda Marina site. In order to yield the number of units allowed by the Master Plan, it is necessary to include a number of smaller footprint units that do not meet the visitability standard.

Furthermore, the requested waiver is necessary due to topographic conditions that are created by the need to elevate the site to provide protection for sea level rise. Raising grade for sea level rise protection means that buildings along Clement Avenue and The Promenade will be approximately 1-2 feet higher than the existing adjacent grade (which will remain unchanged). Due to the change in grade, along with the configuration of buildings required to meet the density allowed density bonus application, there are dwelling units within these buildings where it is not feasible to meet the visitability standard.



Other Features

When a project is considering waivers to the Universal Design Ordinance, the ordinance suggests a number of features that can be incorporated to compensate for the loss of required features or to improve the accessibility of the units.

For the townhomes the following features could be offered, and incorporated into the design:

1. Blocking within the walls of all hallways to support future installation of grab bar/hand rails.
2. Rocker light switches, electrical receptacles, and environmental controls placed at accessible heights throughout the units.

Please let KTGY, and the applicant, know if you have any questions concerning the waiver request or if you need any additional documentation.

Regards,

David J. Burton AIA

Executive Director, Architecture

Enc. Excerpts from Alameda Universal Design Ordinance
Accessibility Plan, Sheet C2.0, dated January 23, 2020

Cc: Sean Murphy, Alameda Marina
Angelo Obertello, CBG
Charles Olsen, Lubin Olson Niewiadomski LLP

ADDENDUM – Excerpts from the Alameda Universal Design Ordinance

30-18.4 - New Construction Requirements.

a. Visitability. To ensure that all new residential dwellings units subject to the provisions of this section meet the basic needs of a wide range of guests to enter and use critical portions of the home, all units subject to this section shall include the following features:

1. An accessible exterior access to an accessible entry;
2. An accessible interior access from the accessible entry to an accessible powder room, accessible common use room or an accessible bedroom, and adaptable internal stairs;
3. Blocking within the walls to support future installation of grab bar/hand rails in all bathrooms; and
4. If ground floor open space is provided, then an accessible path of travel to the open space shall be provided.

b. Universal Design. To ensure that a share of all new dwelling units are usable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent feasible, thirty (30%) percent of all new residential units in a residential development of five (5) or more units shall include the following features:

1. An accessible exterior access to an accessible entry;
2. An accessible interior access from the accessible entry to an accessible bathroom, an accessible common use room, an accessible bedroom, accessible kitchen, accessible common or private open space; accessible laundry facility, and adaptable internal stairs;
3. In determining the number of universally designed units required by this subsection, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.

30-18.5 - Waivers.

a. The Planning Board may consider granting a waiver to any of the provisions of this section if it is able to make one (1) or more of the following findings:

1. The requested waiver is necessary to make the findings for design review approval;
2. The requested waiver is necessary to support the provision of affordable housing units;

3. The requested waiver is necessary to avoid an undue and substantial financial hardship caused by topographical conditions on the site; the size or configuration of the site; and/or other site constraints; and/or legal constraints and equivalent facilitation is not available; or

4. The requested waiver is necessary to avoid a conflict with adopted local, regional, State or Federal regulations.

b. Requests for waivers shall be transmitted to the Commission on Disability Issues for review and comment prior to the Planning Board consideration of the waiver.

c. When considering a request for a waiver, the Planning Board and the project applicant may consider incorporating other features into the project to compensate for the loss of required features or to improve the accessibility of the units. Those features may include:

1. A wider front entry door of forty-two (42") inches in width.

2. Blocking within the walls of all hallways to support future installation of grab bar/hand rails.

3. Rocker light switches, electrical receptacles, and environmental controls placed at accessible heights throughout the units.

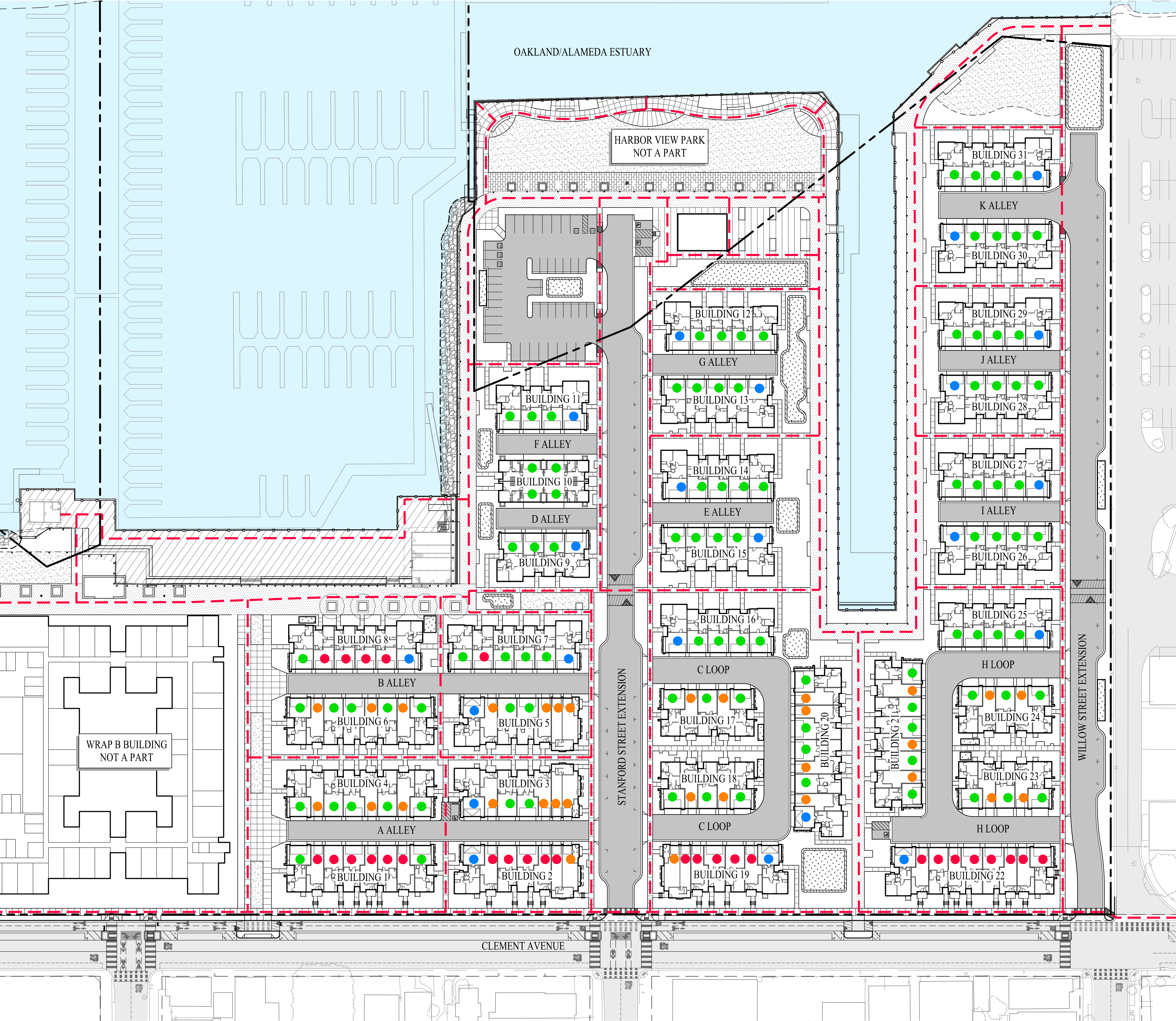
4. Removable base cabinets in all bathrooms and/or kitchens.

5. Accessible shower stalls or tubs in all bathrooms.

6. Accessible medicine cabinet and integral mirror in all bathrooms.

7. Accessible countertops with a thirty (30") inches wide workspace and/or one (1) or more fifteen (15") inch breadboards installed between twenty-eight (28") inches and thirty-two (32") inches in height in all kitchens.

8. Any other feature that improves the design of the unit to accommodate visitors or residents with physical or other disabilities in a way that makes it useable by the greatest number of people with the widest reasonable range of abilities or disabilities, to the greatest extent possible.



UNIVERSAL DESIGN ORDINANCE SUMMARY
(PROJECT-WIDE - 760 UNITS)

	UNIVERSAL DESIGN ORDINANCE	VISIBILITY
WRAP A	360 UNITS	360 UNITS
WRAP B	218 UNITS	218 UNITS
TOWNHOMES	22 UNITS	122 UNITS
TOTAL	600 UNITS (79% OF TOTAL)	700 UNITS (92% OF TOTAL)

LEGEND

- UNITS MEETING VISIBILITY REQUIREMENTS PER AMC 30-18 (100 TOTAL UNITS)
- UNITS MEETING VISIBILITY AND UNIVERSAL DESIGN REQUIREMENTS PER AMC 30-18 (22 UNITS)
- UNITS REQUIRING VISIBILITY WAIVER BASED ON TOPOGRAPHICAL CONDITIONS PER AMC 30-18 (29 UNITS)
- UNITS REQUIRING VISIBILITY DESIGN REVIEW WAIVER PER AMC 30-18 (31 UNITS)
- ACCESSIBLE ROUTE PER 2019 CBC 11A



ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA

DEVELOPMENT PLAN
JANUARY 23, 2020



ACCESSIBILITY PLAN

C2.0