

SECTION III RESIDENTIAL

A. PURPOSE AND INTENT

These requirements only apply to the single-family residential areas south of Tinker Avenue. The purpose and intent of the residential design standards and guidelines includes the following:

- Develop a high quality, cohesive design concept to create a strong community image for the Catellus Alameda Project. It is this strong community image that will set this master-planned community apart from more conventional subdivisions.
- Establish development standards to ensure a high quality appearance and lasting value for residential neighborhoods.
- Provide a range of housing types and styles to meet the varied housing needs within the community.
- Ensure the quality and compatibility of homes, while allowing variety within the neighborhoods.
- Establish a design theme that creates a rich community character, weaving together a number of design themes, reminiscent of designs popular in earlier times along with contemporary interpretations of these historical styles. In particular, draw upon historical elements of the surrounding area to establish the overall community design.
- Remain flexible to respond to evolving conditions, such as changes in lifestyles, buyer tastes, economic conditions, community desires, and the market place.
- Provide guidance to residential builders, planners, architects, and civil engineers.
- Assist public agency staff in the project review and approval process for residential projects.
- Ensure that the site design for the residential area is in concert with the established goals, policies and objective of the NAS Alameda Community Reuse Plan:
 - Maintain and enhance the residential environment of Alameda's neighborhoods.
 - Reflect the existing single-family residential character of Alameda in new housing developments, as much as possible, considering the need to provide a mix of housing types.

- o Provide compatibility with the predominant residential land use pattern of the area to minimize nuisances.
- o Reflect the architectural heritage of Alameda.
- o Provide focal points for residential neighborhoods to encourage a walking community and to help create the small-town feeling characteristic to Alameda.
- o Provide parks for the residents of Alameda.
- o Provide a site for use as a school to accommodate growing enrollment demands.
- o Maintain a grid street pattern that is integrated into the City's roadway system.
- o Minimize through traffic on minor residential streets.
- o Emphasize walkable, bicycle-friendly streets, restricting most traffic circulation to specific major access routes.
- o Achieve the same human-scale, tree-lined character of neighborhood streets found throughout the City.

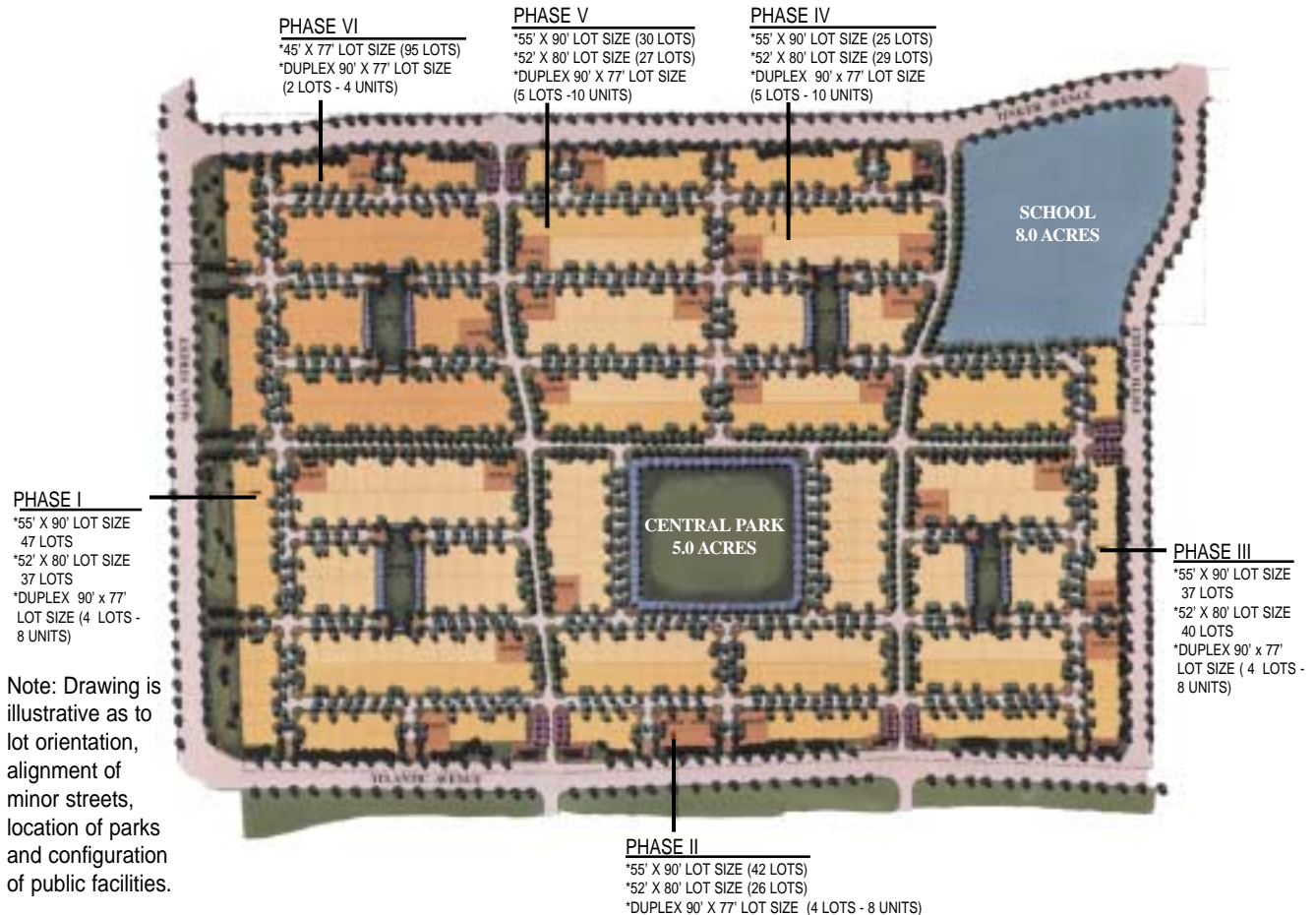


ILLUSTRATIVE STREET SCENE LOOKING TOWARD CENTRAL PARK

B. RESIDENTIAL OVERVIEW

The Catellus Alameda community reflects the traditional aspects of Alameda built in the earlier part of the century. These aspects include a modified grid street pattern, decorative street lighting, historical-based architecture, and landscaped parkways with canopy trees. The modified grid street system provides connections to the adjacent neighborhoods. North/south through streets also provide off-site access to the waterfront. Other important characteristics of the site design include:

- An eclectic mix of architectural styles, materials, and colors and a strong street tree theme.
- A 5-acre centrally located public park that provides a focal point for the community.
- A series of pocket parks that serve as focal points for neighborhoods.
- Residential courts that provide visual and pedestrian/bicycle access into and out of the community along adjoining arterial streets.
- A school site to serve the needs of the community.
- A strong pedestrian/bicycle orientation providing connectivity within the neighborhoods and to surrounding areas including the waterfront.



ILLUSTRATIVE RESIDENTIAL SITE PLAN