

- 3.2.g Work with BCDC staff to prepare a schematic plan for development of the 100-foot-wide strip above mean high tide on properties likely to require BCDC development approval.

The schematic plan should provide for public access and provide shoreline streets wherever possible. Specific opportunities for shoreline streets should be identified. The plan should include design standards and guidelines for buildings, streets, pedestrian and bicycle routes, signage and landscaping.

Bay Farm Island, Park Street Landing, and the San Leandro Bay shoreline east of the Aeolian Yacht Club demonstrate BCDC's ability to secure high-quality development of the shoreline for public use. Similar opportunities exist on portions of the Northern Waterfront.

- 3.2.h Work with the East Bay Regional Park District to plan and build a promenade along Shore Line Drive of a quality comparable to the promenade bordering Harbor Bay Parkway.

The East Bay Regional Park District (EBRPD) stresses the importance of avoiding encroachment onto the dune system put in place to protect the beach and Shore Line Drive. EBRPD recommends that any promenade, if built, should occupy existing 60-foot street right-of-way.

- 3.2.i Ensure that sections of the Estuary waterfront remain visually unobstructed.

Most of the Estuary waterfront not devoted to industrial use is developed as marinas which block vistas. The proposed Estuary Park will be on the most prominent viewpoint.

3.3 ARCHITECTURAL RESOURCES

The Historic Preservation Element, adopted in 1980, was based on a survey of about 80 percent of the Main Island; it identified 4,000 addresses as having architectural and historical resources. The report noted that 1,400 structures, most of them built before the turn of the century, had been demolished since World War II. Recommendations for preservation include designation of Heritage Areas (no added regulation), and Historic Districts (design regulation). Historic preservation district boundaries were not proposed, but three Heritage Areas subsequently have been studied under the Certified Local Government Program, and designated by the City Council: Bay Station (1986), Park Avenue (1988), and Burbank-Portola (1989). Since the adoption of the Historic Preservation Element, the City completed detailed surveys of unreinforced buildings, commercial buildings on Webster Street, and buildings and sites in the northern waterfront. These surveys fill in gaps in the original survey, leaving few buildings and sites undocumented.

Implementing Policies: Architectural Resources

- 3.3.a Continue to identify quality architecture of all periods in Alameda's history and participate in programs to increase owners' and buyers' awareness of the importance of preservation.

(photo:1200 Block, Pacific Ave)

- 3.3.b Consider formation of Historic Districts within which alterations to existing structures would be regulated to maintain neighborhood scale and historic character.
- 3.3.c Maintain strong demolition control for historic properties.
- 3.3.d New construction, redevelopment and alterations should be compatible with historic resources in the immediate area.
- 3.3.e Develop detailed design guidelines to ensure protection of Alameda's historic, neighborhood, and small-town character. Encourage preservation of all buildings, structures, areas and other physical environment elements having architectural, historic or aesthetic merit, including restoration of such elements where they have been insensitively altered. Include special guidelines for older buildings of existing or potential architectural, historical or aesthetic merit which encourage retention of original architectural elements and restoration of any missing elements. The design guidelines include detailed design standards for commercial districts.
- 3.3.f Regulate development in neighborhood business districts to maintain a street-wall, with most structures built to the property lines, entrances directly facing the sidewalk, and parking at the rear.
- 3.3.g Encourage off-site and multi-level parking in the Park Street and Webster Street business districts as essential to Main Street character. To maintain pedestrian character and visual interest, avoid locating parking structures at street level on corners and along retail streets.

These areas should be occupied by retail activities and public uses.
- 3.3.h Regulate development in the Park Street and Webster Street business districts to encourage two- and three-story buildings extending to the front and side property lines, with entrances directly facing the sidewalk, and parking at the rear.
- 3.3.i Preserve all City-owned buildings and other facilities of architectural, historical or aesthetic merit. Prepare a list of these facilities and develop an Historic Facilities Management Plan that provides procedures for preserving their character-defining elements, including significant interior features and furnishings. Include in the Management Plan design guidelines or standards and a long-term program to restore significant character-defining elements which have been altered.
- 3.3.j Encourage owners of poorly remodeled but potentially attractive older buildings to restore the exterior of these buildings to their original appearance. Provide lists of altered buildings which present special design opportunities and make the lists widely available. Develop financial and design assistance programs to promote such restoration.
- 3.3.k Require that any exterior changes to existing buildings receiving City rehabilitation assistance or related to Use Permits, Variances or Design Review, or other discretionary City approvals be consistent with the building's existing or original architectural design unless the City determines either (a) that the building has insufficient existing or original design merit

of historical interest to justify application of this policy or (b) that application of this policy would cause undue economic or operational hardship to the applicant, owner or tenant.

3.4 CIVIC CENTER SPECIFIC PLAN

The imposing red-brick City Hall (1896), the Carnegie Library building (1903), and the Elks Club (1909) form the nucleus of Alameda's civic center. The Police Administration Building (1978) was designed to relate to the City Hall, and the library proposed on the site of the LinOaks Motel east of Oak Street provides an opportunity to create an identifiable civic center. New and existing private buildings of compatible design and multi-level parking structures replacing parking lots would serve both the civic center and the adjoining Park Street business district. (See Section 6.4, Cultural Facilities, for related policies.) (See Figure 3-2, Civic Center Specific Plan Area.)

(Figure 3-2: Civic Center Specific Plan.)

Guiding Policies: Civic Center

- 3.4.a Using City Hall as the centerpiece, develop the surrounding area as an identifiable civic center that will enhance civic pride in Alameda.
- 3.4.b Rely on design character and provision of coordinated open spaces rather than narrow restrictions on use to create a sense of civic center. In addition to public and institutional facilities, permitted uses are to include pocket parks, offices, retail stores, residential units, and parking.

Historic buildings in the area surrounding City Hall, including the main library constructed in neo-classical style and the Elks Club in the Colonial Revival style, could contribute to the design theme of the Civic Center.

Implementing Policies: Civic Center

- 3.4.c Prepare a list of desired public and private civic center users and their space needs. In addition to a new library, the list might include City functions now located elsewhere, a museum, a new theater, or a refurbished Alameda Theater, a downtown minipark, offices, and restaurants.
- 3.4.d Prepare and adopt a Civic Center Specific Plan for the 12-acre Specific Plan area delineated on the General Plan Diagram. The plan is to include uses, building footprints and envelopes (location and bulk), architectural and landscape design character, street and pedestrian way design, and schematic design of parking areas/structures.

The level of regulation and means of implementation of the Specific Plan can vary over a broad range. Initial actions may include only library design and parking management or construction of the first parking structure, but these must occur in the context of a plan for the entire area. Property owners will need to know where parking will be located, how it will be financed, and what regulations, if any, in addition to current zoning will affect their holdings.

Table 5-1 lists the air quality standards for all significant contaminant gases. These standards are subject to change, and in fact have changed since 1975.

- 5.5.b Support continued monitoring efforts by the Bay Area Air Quality Management District.

Implementing Policies: Climate and Air Quality

- 5.5.c Encourage use of public transit for all types of trips.

See policies in Section 4.3 in the Transportation Element.

- 5.5.d Encourage development and implementation of Transportation System Management (TSM) programs.

See Transportation Element policies (4.2.a and 4.2.b).

- 5.5.e Minimize commuting by balancing jobs and nearby housing opportunities.

Buildout of Alameda will create four jobs for every three employed residents, minimizing out-commuting. A surplus of jobs in Alameda is likely to result in less travel than if these office/business park jobs were at alternative outlying locations.

5.6 HISTORIC AND ARCHAEOLOGIC RESOURCES

Alameda's history and prehistory are reflected throughout the City in the pattern and names of streets, the placement and style of homes and businesses, and in commemorative markers posted in public places. Alamedans are well aware of the recent history of their community, as is evidenced in the existence of such groups as the Alameda Victorian Preservation Society, formed in 1972. The group is dedicated to preserving the historic character of the City, increasing awareness and appreciation of Alameda's historic roots, and providing historic building restoration and rehabilitation information to citizens.

The creation of a Historical Advisory Board, the City's identification of historic districts and Heritage Areas, and efforts to revitalize older, historic business districts through participation in the Main Street Project all indicate Alameda's continuing commitment to celebrating the Island's past. In addition, the City adopted an optional Historic Preservation Element in 1980 with two major goals: nurturing an understanding and appreciation of the City's history and architecture, and the preservation of Alameda's historical and architectural resources. The policies in this section are intended to supplement the Element's recommendations for an education and preservation program.

Prehistoric Period. The Coastal Miwoks lived within the protection of the oak forest that blanketed the Encinal peninsula, a peninsula fringed on its northern and eastern shores with cordgrass and pickleweed marsh. It later became the Island of Alameda. Until the early 1900s, at least a half-dozen huge shellfish mounds punctuated the landscape, refuse heaps whose contents attested to the hunting, fishing, and gathering way of life of the earliest inhabitants. When excavated, the largest mound, 400 feet long by 150 feet wide by 14 feet high and encompassing an area bounded by Central Avenue, Court Street, Johnson Avenue, and Gibbons Drive, was found to cover burial grounds. In 1908 the contents of this mound were hauled to Bay Farm Island and used for paving and filling material. Mound Street passes through the original shellmound location, and additional artifacts lie buried beneath the urban hardscape.

The California Archaeological Inventory reports that with only 5 percent of the General Plan Project Area surveyed, seven prehistoric archaeological sites have been identified, and there is a high probability of additional resources in unsurveyed areas. Policies within this section anticipate future finds. The types of artifacts which might be expected to be found are those typical of Bay Area settlements near existing or former marshland, including mortars and pestles, obsidian knives, weapons, or projectile points, and bone needles or other small tools. Obsidian, chert and other stone with which the tools and the weapons were composed is not native to Alameda, suggesting Coastal Miwoks had trade connections with mainland or inland tribes. Other prehistoric resources that could be discovered within Alameda might include dark, crumbly soil containing shell and bone dietary debris, heat-affected rock, or human burials.

Historic Period. European settlement began in the late 1700s with the arrival of the Spanish, initiating a period of land appropriation and subdivision which ultimately displaced Alameda's earliest inhabitants. By the late 1800s, settlement existed at three disparate locations on the peninsula, with a main road (now Central Avenue) and a railroad line linking the settlers. The large-scale transformation of the landscape was already taking place, with some wetlands being diked and filled, and the initiation of a Federal government project which would take nearly 30 years to complete: the dredging of a Tidal Canal between the peninsula and the mainland, severing Alameda from the shore.

The California Gold Rush brought a huge influx of population to the Bay Area in the mid-1800s. Among these settlers were several entrepreneurs who would subdivide the peninsula and sell tracts for residences and orchards. The pace of settlement within Alameda remained steady during the last three decades of the century as rail and ferry projects connected Alamedans to one another, to the rest of the Bay Area, and, indeed, to the rest of the country. The corner of Lincoln and Webster streets is noted for being the location of the terminus of the first transcontinental railroad; a Central Pacific train completed a cross-continental journey for the first time in 1869. The late 1800s also left their mark within the City in the form of the Victorian homes which may be seen throughout Alameda.

The California Archaeological Inventory notes that the City contains many properties of recognized historic value. The National Register of Historic Places lists 10 properties, the California Inventory

of Historic Places lists five properties, and California Historical Landmarks lists one property. A historic resources inventory conducted in 1979-1980 resulted in the identification of 663 historic properties within the General Plan Project Area. A more recent survey suggests as many as 4,000 properties with historic value.

The early settlement date of this area and the prevalence of properties of historic value strongly suggest the existence of additional unidentified historic resources, both archaeological and architectural. Historic archaeological resources which might be expected include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits, often found in old wells or privies.

Guiding Policy: Historic and Archaeologic Resources

- 5.6.a Protect historic sites and archaeological resources for their aesthetic, scientific, educational, and cultural values.

Historic preservation programs, such as the measures proposed within the 1980 Historic Preservation Element, have been successful in preserving the small-town character of many California communities. See Section 3.3, Architectural Resources, for additional policies.

Implementing Policies: Historic and Archaeologic Resources

- 5.6.b Working in conjunction with the California Archaeological Inventory, review proposed development projects to determine whether the site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.

- 5.6.c Require that areas found to contain significant historic or prehistoric archaeological artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation.

The California Environmental Quality Act (CEQA) requires evaluation of any archaeological resource on the site of a development project. Unique resources, as defined by State law, should be protected, either by physical measures or by locating development away from the site. A preferred preservation method involves covering a site with earth fill for potential future, leisurely excavation; immediate excavation by qualified archaeologists should be undertaken only if such protection is infeasible.

- 5.6.d Update the Historic Preservation Element when funds allow.