Interior Neighborhood | Housing

Alternatives

ADUs

Manufacture Housing

Tandem Homes

Existing
Workshop Discussion

• SHOULD WE EXPAND ADU ZONING?

- Yes, we should expand.
- Are there any areas where we should not expand?
- Are there any income limits? How much will it cost? Who can put one in?
  - There is a program from Renee (WDRC) that provides supportive funding
  - Now there is more consensus about ADUs
Workshop Discussion

• HOW DO YOU FEEL ABOUT TANDEM HOMES?

Interested in density and affordability. “I want houses” “I don’t really care about how the houses look like”

Barnum is full of different houses

If you have a structure that you can build from that will be good.

We don’t want to demo existing housing

Lot’s of concrete because you need to build driveway to houses on the back. You loose a lot of pervious surfaces

Note Template
Workshop Discussion

• HOW ABOUT MODERN MANUFACTURED HOMES?

- Manufacturing is more about a production decision.

- Are we talking about manufacture homes where people don’t own the land? That is more challenging because they rent the land. Can this include tiny homes?

- It makes sense in terms of efficiency and cost savings. Character might not feel like the neighborhood (suburban home?) Compromise? How are they going to look?
Workshop Discussion

• WHAT ABOUT TINY HOMES?

- It could be a solution for people experiencing homelessness.
- Trend in design and pushback on American idea of “big homes”
- Are we also thinking about parking for dense communities.
- Parking can be considered on a case by case (Alley, on-street parking)
- We should always do a parking study!!
- We need to be sensitive for communities dependent on driving.
- We can also expand mobility options

- I would be more in favor of an ADU.
- Has there been case studies of people actually living in tiny homes long-term?
- Do they provide the same as a home?
- After a while space limitations can be challenging.

- Are all these housing types being looked at for permanent housing? Renters?
- Vacation rentals?

The intent of the discussion is for affordability without changing the character of the neigh.

ADU can be used for extra income which is consider affordable housing, but not permanent housing. Consideration about permanent vs affordable

- Need to think who are we building the homes for?
- Multigenerational housing?
- Vacant lot?

- In terms of space. Tiny homes you have immediate access to the outdoors, so that might be a difference from studio in apt bldg.
- Group living... will that also go to the zoning of ADU and tiny homes. Will that be 5 on each unit.
- Code also restricts “habitable space”
Workshop Discussion

• SHOULD WE CONSIDER MODIFICATIONS TO THE BUILDING ENVELOPE?

- Barnum we have lots of homes built pre rules. It not much of a challenge
- How is the envelope used? Is it only one person living there? It is also about density
- Connection between density and envelope?
- Certain buildings should be grandfather in to preserve neighborhoods.
- New homes fill the envelop all the way. This goes into historic preservation
- Preservation of character through building envelop (setbacks, yard, etc)
Workshop Discussion

• OTHER THOUGHTS AND IDEAS...
River Corridors Industrial Area | Land Use and Economy

River Corridor

Guiding Principles
- Grow
- Adapt
- Expand
- Nurture
- Preserve
Alternatives Images

Sun Valley is a great example of what it can be. Murals, brewery, picnic tables painted.

Sense of place “Valverde” the Valverde segment of the river

Sense of place for riders that pass by about the neighborhoods they are going through. Greater sense this is not just a through path. There are people that live here.

Idea of river walk. Area with chairs, patio, food vendors, space for people to hangout.

In order for people to use space connections are critical

Urban experience. High Line example it is possible. This will be a big opportunity to engage with nature in the area.

Stretch of Valverde along the river is not a place where people want to stay. Highway, and industrial. North (Sun Valley, and south are more enjoyable. Experience of passing or staying needs to be improved.

River Corridors Industrial Area | Land Use and Economy

River Corridor

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Note Template
Bayaud Corridor | Existing Conditions
Bayaud Corridor | DHA and Park

**Existing**

**Alternatives**
River Corridors Industrial Area | Land Use and Economy

Connectivity through industrial and to river

1) Can we improve existing connections?
2) Do we need an additional connection? Bayaud?

Getting across to the other side is important (active transportation)

Both getting to the river and across the river!

We need to demand to get us back into the city... Baker, downtown

Edge between industrial and residential...

Developers want to build more units along the “Edge”

Biggest impediment is the highway. Any improvement that is coming to Alameda will not be enough.

When could be talk about housing along that edge
Interior Neighborhood | Existing Conditions
Interior Neighborhood | Parks

Existing

Map Tile
- City and County Boundary
- Parks and Open Space
- Lake or Pond
- Green, Creek or River
- Park
- Playground
- Tennis
- Pool
- Splash Pad
- Dog Park
- Recreation Center
- Restroom
- Basketball
- Volleyball
- Baseball/Softball
- Disc Golf
- Trail
- Mulsume Field

Image of a map showing the location of parks and outdoor spaces in the Interior Neighborhood.
Interior Neighborhood | Parks

- Alternatives
- Improved Path
- Lighting

New Parks
Green Street/Contemporary Parkways
Shared School Space
Interior Neighborhood | Schools

Existing

Alternatives

Density and Number of Bedrooms

Backyard

Shared School Space
Neighborhood Context
E – Urban Edge
U – Urban

Dominant Building Form & Character
SU – Single Unit

Minimum Lot Size
C – 5,500 ft²
D – 6,000 ft²

Special Purpose
1 – ADU allowed
2 – ADU and duplexes allowed on corners
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)