Attachment H

Proposed Estuary Policy Plan Land Use Classifications

Land Use Classification	Intent	Desired Character	Maximum Intensity
PWD-1: Planned Waterfront Development (Estuary Park to 9th Ave)	Provide for the transformation of maritime and marine industrial uses into a public-oriented waterfront district that encourages significant public access and open space opportunities. Encourage a unique mix of light industrial, manufacturing, artist lofts and workshops, hotel, commercial recreation, cultural uses, and water-oriented uses that complement the recreational and open space character of the waterfront.	Future development in this area should be primarily public recreational uses including boating clubs, community and cultural uses, parks, and public open spaces; with primary uses including light industrial, manufacturing, assembly, artist workshops, cultural, work/live studios, offices, neighborhood commercial, and restaurants; and including hotel, conference, restaurant, commercial-recreational, and cultural. Water uses also included.	FAR of 1.0 and 30 units per gross acre for privately owned parcels. Average FAR over entire area of 1.0. Average 30 units per gross acre.
WCR-2 : Waterfront Commercial Recreation (Embarcadero Cove)	Encourage a mix of hotel, commercial-recreational and water-oriented uses that complement the recreation and open space character of the waterfront, enhance public access, and take advantage of highway visibility.	Future development in this area should be primarily hotel, restaurant, retail, marine services and boat repair, boat sales, upper level office, parks and public open paces with water uses	Average FAR over entire area of 2.0
RMU: Residential Mixed Use (Mixed Use Triangle)	Create, maintain and enhance areas of the Central Estuary that have a mix of industrial and heavy commercial activities. Higher density residential development is also appropriate in this zone.	Additional educational, office and commercial uses should be encouraged, as well as multi-family residential and work/live units or adaptive reuse, where these uses would not create land use conflicts with existing industrial activities.	FAR of 3.0 per parcel, 60 units per gross acre.
LI-2 : Light Industrial (Food Industry Cluster)	Maintain light industrial, food processing and manufacturing uses, allowing a limited amount of office, residential, institutional or commercial uses.	Future development in this area should be primarily light industrial, food processing, wholesale, distribution, work/live, residential, parks and public open spaces	FAR of 3.0 per parcel, 30 units per gross acre.

Land Use Classification	Intent	Desired Character	Maximum Intensity
PWD-2 : Planned Waterfront Development (Con-Agra/)	Provide for the continuation of existing industrial uses, allowing for their future transition to a higher density mix of urban uses if the existing uses prove to be no longer viable in this area.	Future development in this area should be primarily industrial, manufacturing in nature, and other uses that support the existing industrial uses.	FAR of 2.0 per parcel. 40 units per gross acre.
RMU: Residential Mixed Use (Jingletown/Elmwood)	Enhance and strengthen the viability and attractiveness of the Jingletown/Elmwood as a mixed use residential neighborhood of low to medium-density housing within a fine-grained fabric of commercial and light industrial uses.	Future development in this area should be primarily residential, work/live, light industrial, neighborhood-serving retail, offices, public parks, and open spaces.	FAR of 3.0 per parcel. 60 units per gross acre.
HI: Heavy Industrial (Owens-Brockway)	Allow the existing glass recycling and manufacturing functions within this area, and promote an enhanced relationship with the adjoining Jingletown/Elmwood neighborhood, Fruitvale Avenue, and the waterfront	Future development in this area should be primarily heavy industrial uses.	FAR of 2.0 per parcel.
GC-1: General Commercial (High Street Retail Area and Warehouse Wedge)	Provide for the expansion of regional-serving retail and commercial uses that can benefit from freeway accessibility.	Future development in this area should be primarily retail, office, general commercial, hotel, light industrial, parks, and public open spaces.	FAR of 3.0 per parcel.
LI-3: Light Industrial (Tidewater North)	Maintain light industrial, wholesale/retail, manufacturing, and public utility uses while providing for enhancement of the waterfront environment.	Future development in this area should be primarily industrial, manufacturing, commercial, and a variety of other uses.	FAR of 2.0 per parcel.

Land Use Classification	Intent	Desired Character	Maximum Intensity
PWD-3: Planned Waterfront District (Tidewater South)	Provide for the continuation of existing industrial uses on properties south of Tidewater Avenue, allowing for their transition to light industrial, research and development, and office uses in a waterfront business park setting.	Future development in this area should be primarily industrial, manufacturing, commercial, office, research and development, public parks, and open spaces.	FAR of 3.0 per parcel.
GC-2: General Commercial (from Oakport site to 66th Ave)	Provide for commercial or light industrial uses that are sensitive to the area's proximity to the Martin Luther King Jr. Shoreline Park, the I-880, 66th Avenue, sports fields, and adjacent industrial facilities.	Future development should be primarily light industrial, commercial, public utilities, park, or open space.	FAR of 1.0 per parcel.