

# ALAMEDA POINT - WEST MIDWAY DEVELOPMENT PLAN

Project Sponsor: Brookfield Properties, Catellus Development Corp.

Prepared by: KTGy Group INC., Woodley Architectural Group.INC., CBG Engineers, KayVictor, INC.

**MAY 4, 2023**

**WEST MIDWAY**  
ALAMEDA, CA

Exhibit 2  
Item 5-A, May 22, 2023  
Planning Board Meeting

**COVER SHEET**

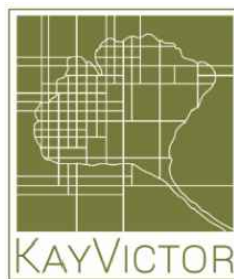


SITE DEVELOPMENT PLAN  
May 4, 2023

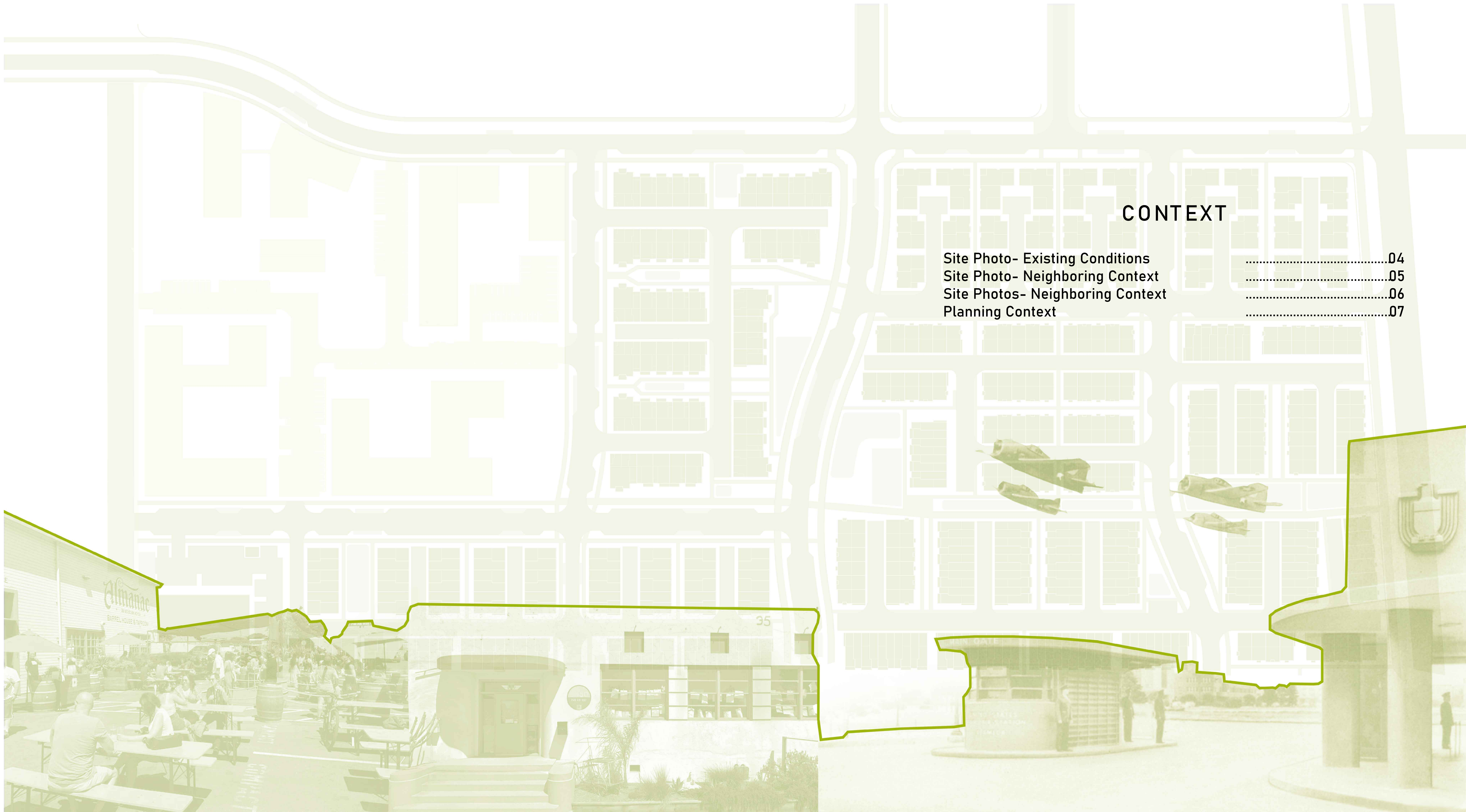


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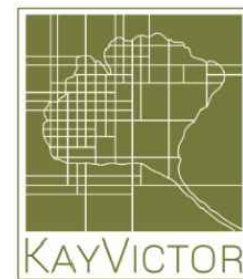


## CONTEXT

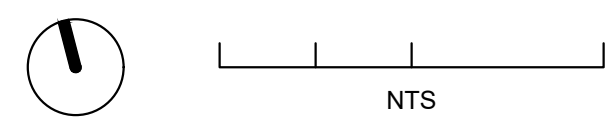
Site Photo- Existing Conditions	.....04
Site Photo- Neighboring Context	.....05
Site Photos- Neighboring Context	.....06
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## WEST MIDWAY

ALAMEDA, CA







1. BUILDING 35

## WEST MIDWAY

ALAMEDA, CA



2. PG&E GAS FACILITY



3. OPERATION DIGNITY

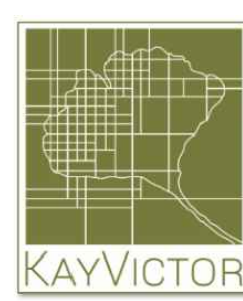


4. BUILDING 8



5. BUILDING 152- COMMISSARY

## SITE PHOTOS- EXISTING CONDITIONS



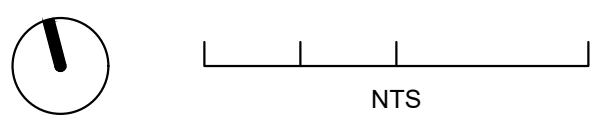
SITE DEVELOPMENT PLAN  
May 4, 2023



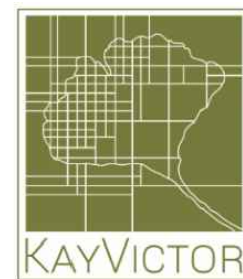


- 1. BIG WHITES
- 2. BUNGALOWS- FORMER NCO HEADQUARTERS
- 3. ALAMEDA FOOD BANK & RED CROSS
- 4. MAIN STREET LINEAR PARK
- 5. ALMANAC BEER CO.
- 6. BUILDING 41
- 7. ALAMEDA POINT SITE A
- 8. NAVAL AIR MUSEUM
- 9. ALAMEDA WATERFRONT PARK

**WEST MIDWAY**  
ALAMEDA, CA



**SITE PHOTOS- NEIGHBORING CONTEXT**







1. BIG WHITES



4. MAIN STREET LINEAR PARK



7. ALAMEDA POINT MULTIFAMILY DEVELOPMENT



2. CORPUS CHRISTI RD SINGLE FAMILY HOMES



5. ALMANAC BEER & CO.



8. ALAMEDA NAVAL AIR MUSEUM



3. ALAMEDA FOOD BANK & RED CROSS



6. BUILDING 41

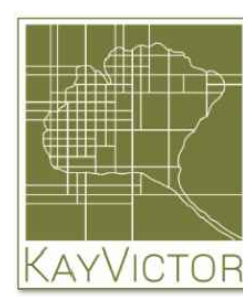


9. ALAMEDA WATERFRONT PARK

## WEST MIDWAY

ALAMEDA, CA

## SITE PHOTOS- NEIGHBORING CONTEXT



SITE DEVELOPMENT PLAN  
May 4, 2023





**ALAMEDA POINT PLANNING GUIDE-OPEN SPACE FRAMEWORK**

DRAWING FROM ALAMEDA POINT PLANNING GUIDE



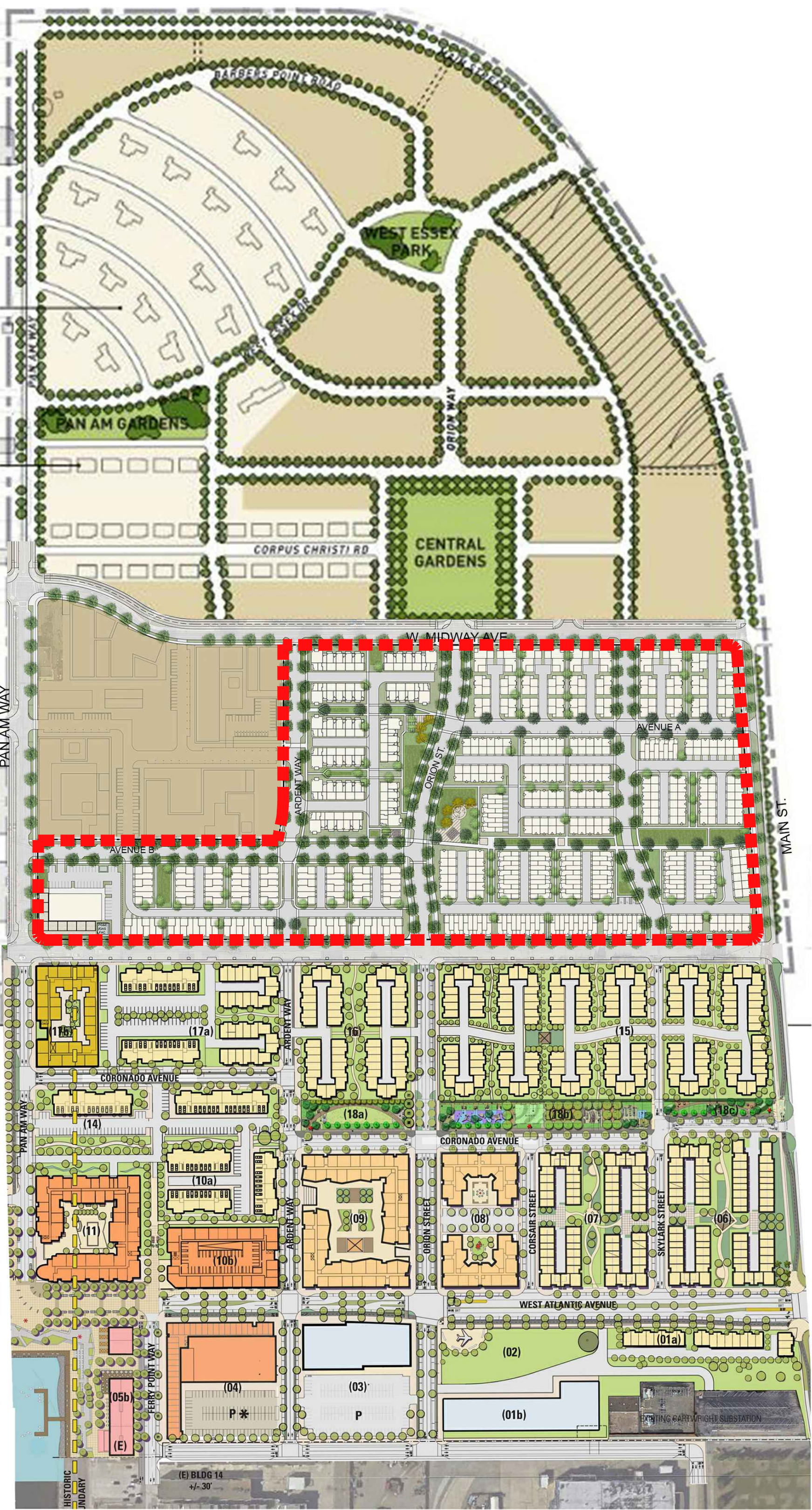
**ALAMEDA POINT - ZONING MAP**

DRAWING FROM [www.alamedaca.gov](http://www.alamedaca.gov)



**MAIN STREET NEIGHBORHOOD PLAN**

DRAWING FROM ALAMEDA POINT MAIN ST. NEIGHBORHOOD SPECIFIC PLAN



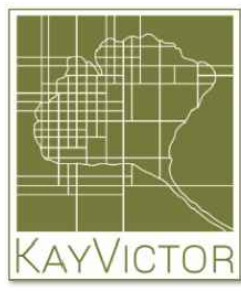
**ILLUSTRATIVE SITE PLAN - ALL PHASES**

DRAWING FROM ALAMEDA POINT MAIN ST. NEIGHBORHOOD SPECIFIC PLAN

# WEST MIDWAY

ALAMEDA, CA

# PLANNING CONTEXT



SITE DEVELOPMENT PLAN  
May 4, 2023



LAND USE & DEVELOPMENT

Illustrative Site Plan - All Phases .....09

Land Use Diagram & Building Heights .....10

Standard Lot Diagram .....11

Building Height Sections .....12

Vertical Construction Phasing Plan .....13a

Infrastructure Phasing Plan - Phase 1 .....13b

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Affordable Housing .....15

Architectural Character - Retail .....16

Architectural Character - 3 Story duets .....17a

Architectural Character - 3 Story TH-A & 3 Story TH-B .....17b

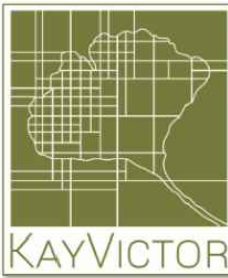
Architectural Character - 3 Story TH-B .....17c

Architectural Character - 4 Story Condos .....17d

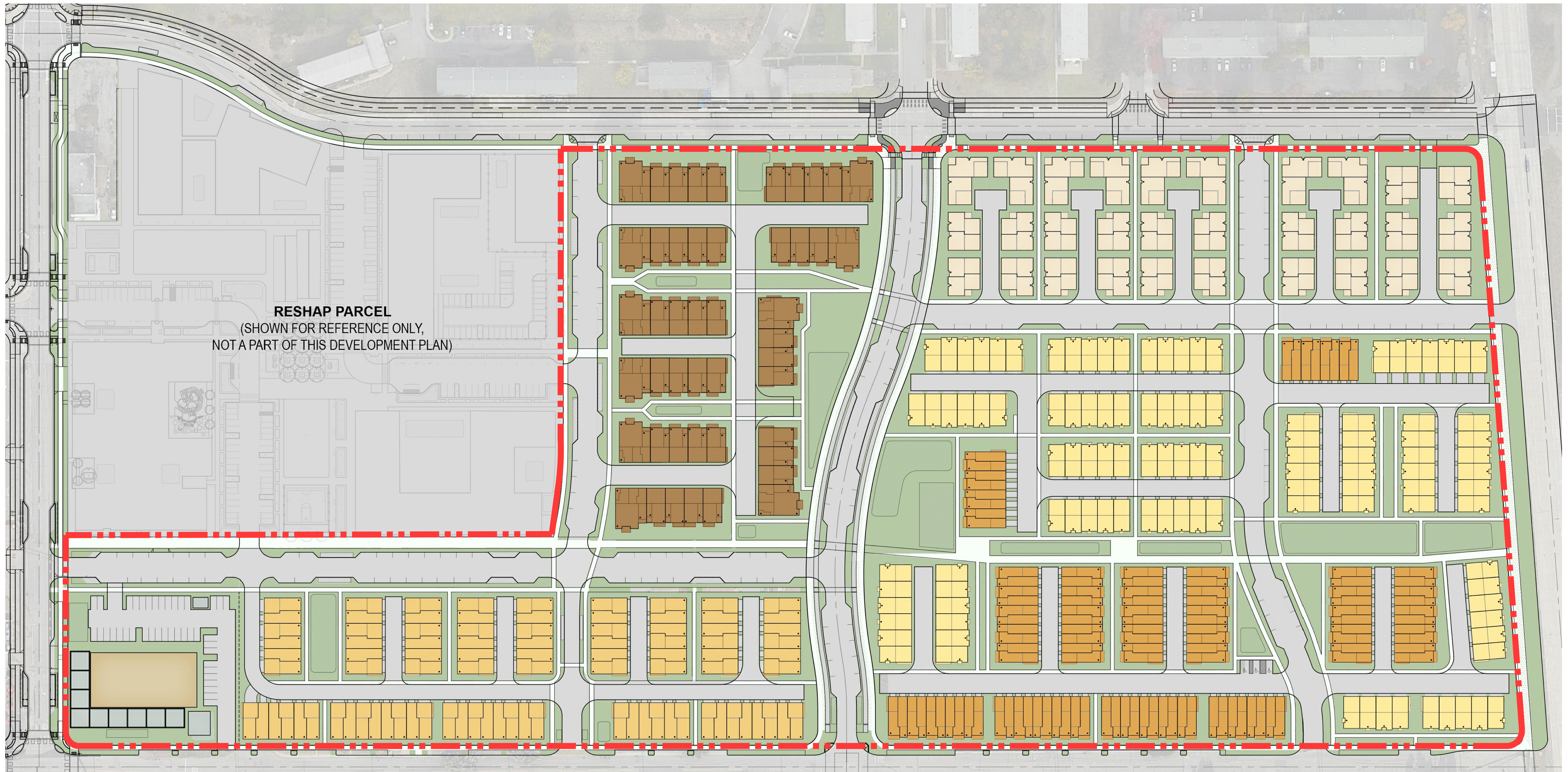
Aerial View of Site .....18



WEST MIDWAY  
ALAMEDA, CA







ACREAGE

    West Midway Parcel 26.26± AC

- 3 Story Condos - 17b
- 4 Story Condos - 17d
- 3 Story Townhomes A - 17b
- 3 Story Townhomes B - 17c
- 3 Story Duets - 17a
- Retail - 16



# WEST MIDWAY

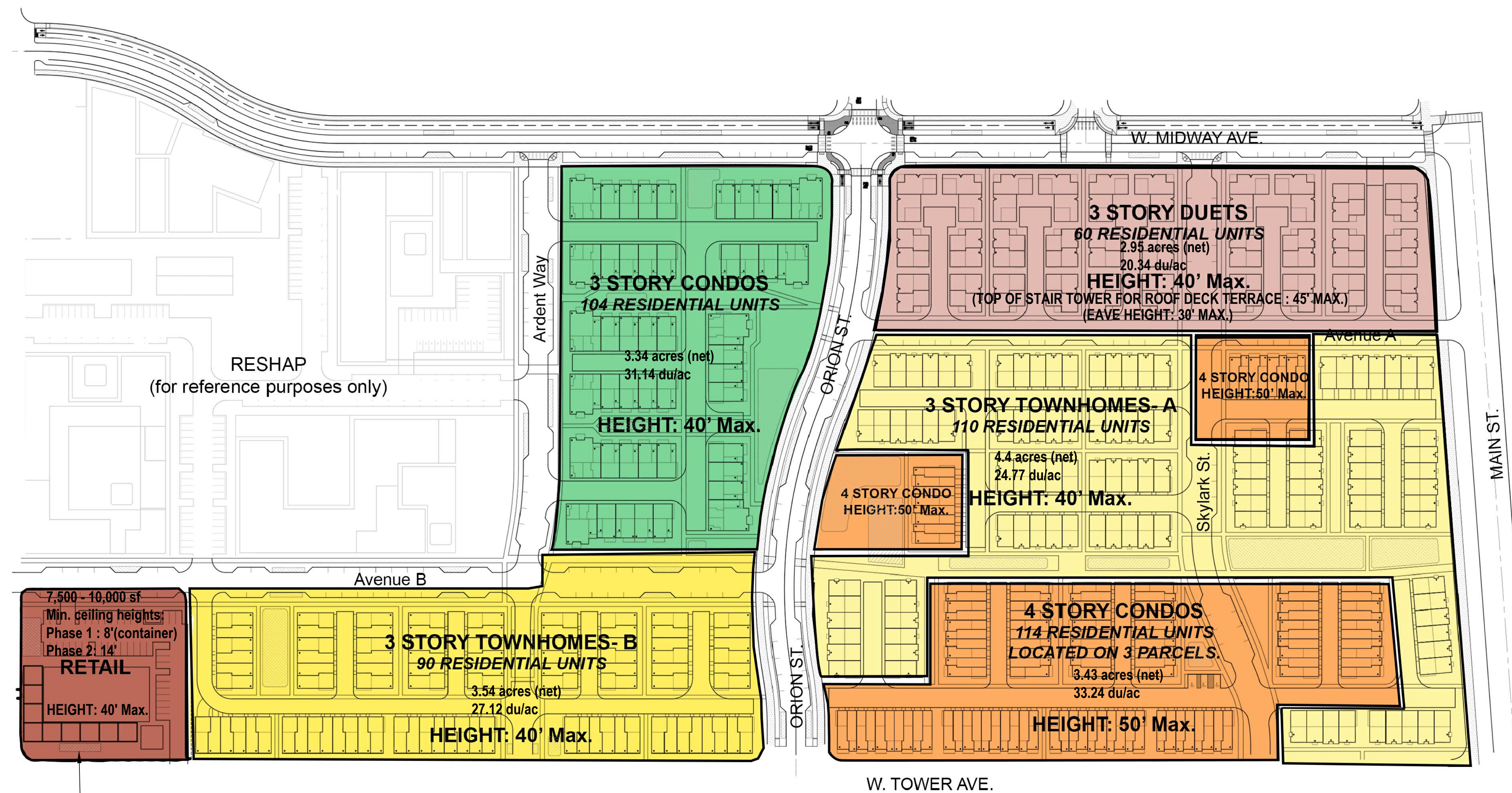
ALAMEDA, CA

## ILLUSTRATIVE SITE PLAN- ALL PHASES



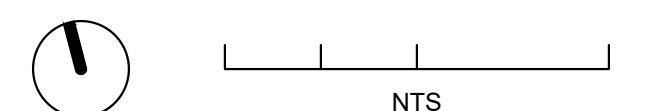
SITE DEVELOPMENT PLAN  
May 4, 2023





Note: Developer shall be permitted to incorporate up to 5 additional residential units within the commercial parcel. The exact size and configuration shall be determined at a later date.

- RETAIL:**  
Please see Sheet 16 for Architectural Character
- 3 STORY DUETS:**  
Please see Sheet 17a for Architectural Character
- 3 STORY TOWNHOMES -A:** Please see Sheet 17b for Architectural Character
- 3 STORY CONDOS:** Please see Sheet 17b for Architectural Character
- 3 STORY TOWNHOMES -B**  
Please see Sheet 17c for Architectural Character
- 4 STORY CONDOS:**  
Please see Sheet 17d for Architectural Character



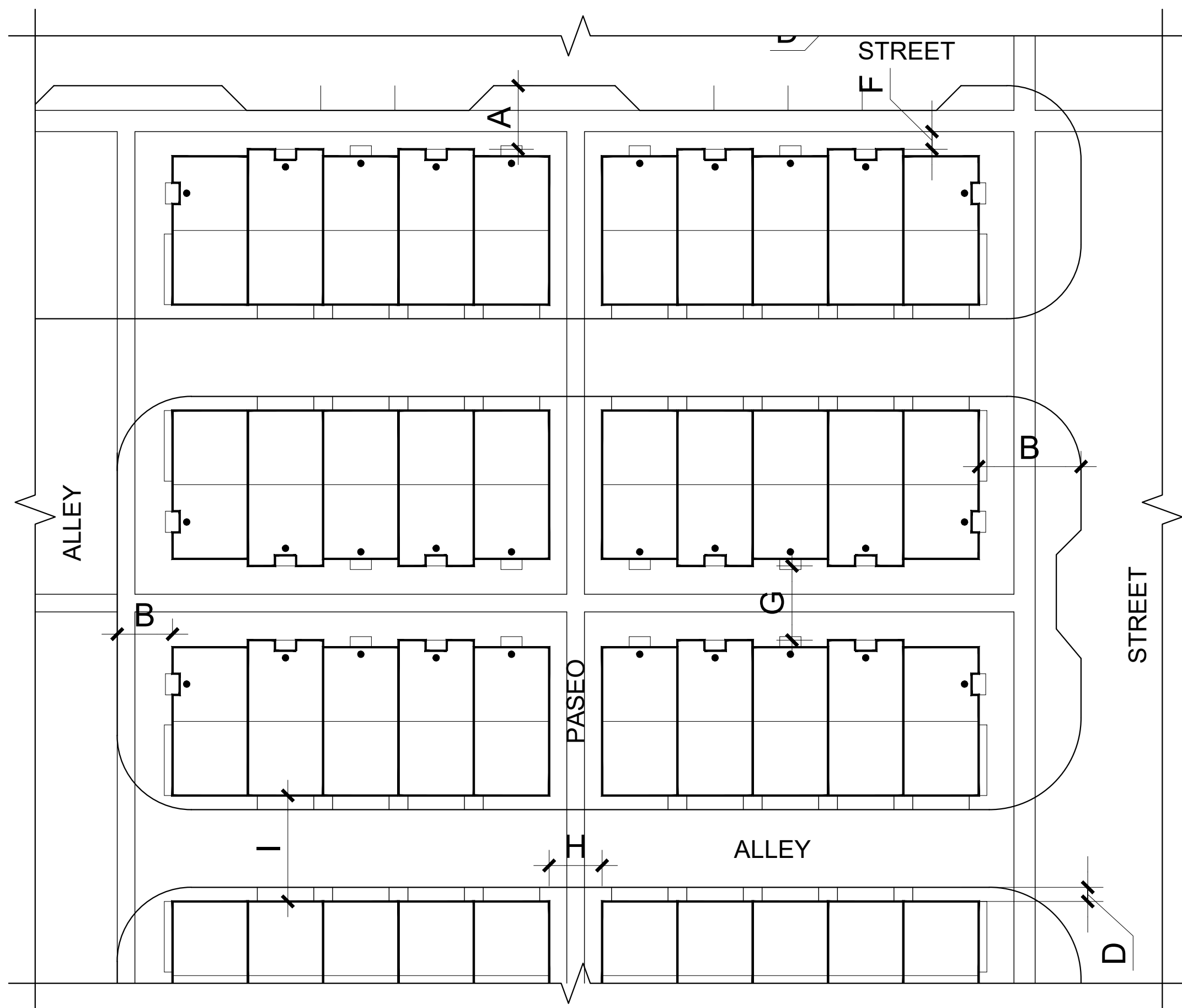
**WEST MIDWAY**  
ALAMEDA, CA

## LAND USE DIAGRAM & BUILDING HEIGHTS

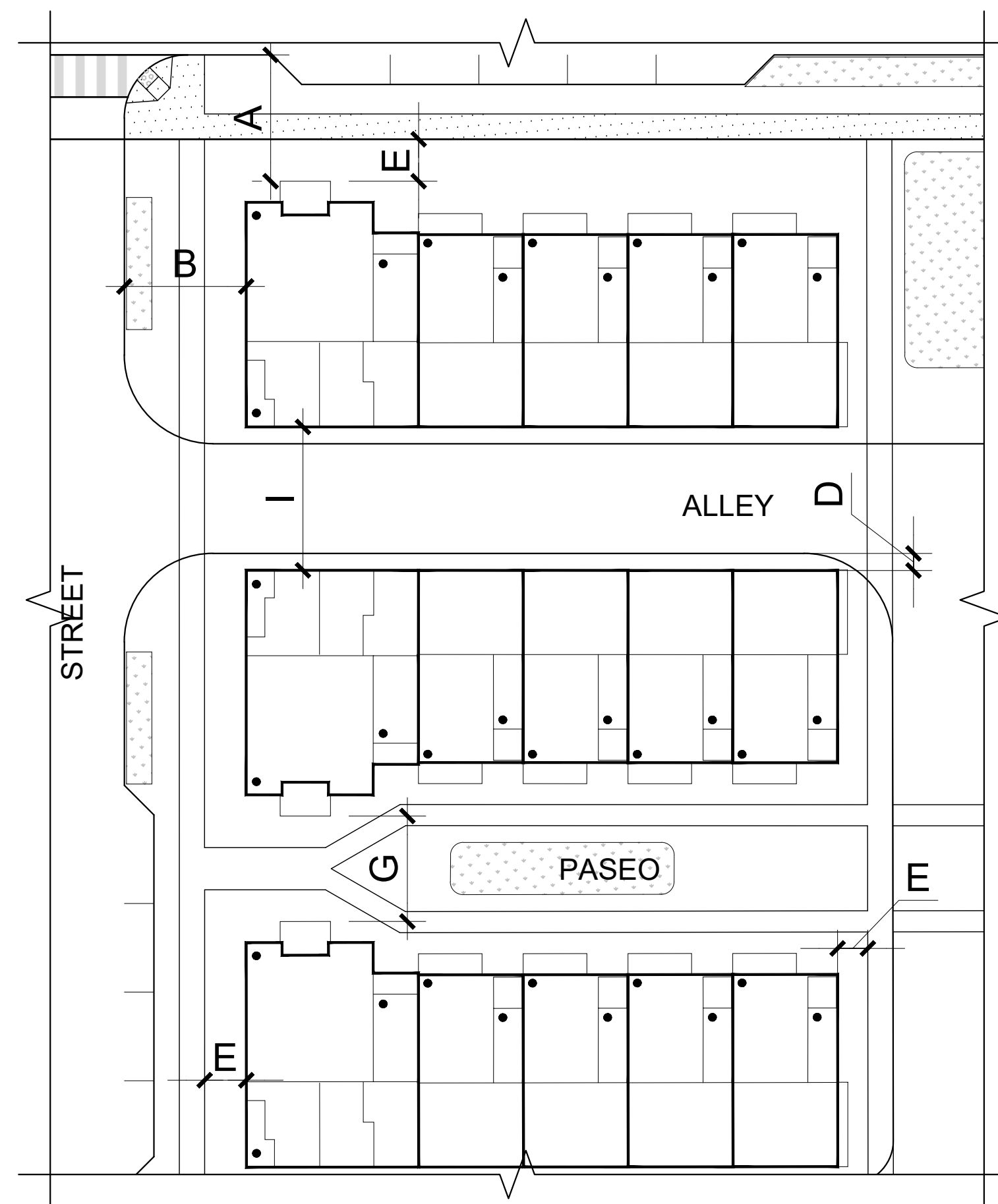


SITE DEVELOPMENT PLAN  
May 4, 2023

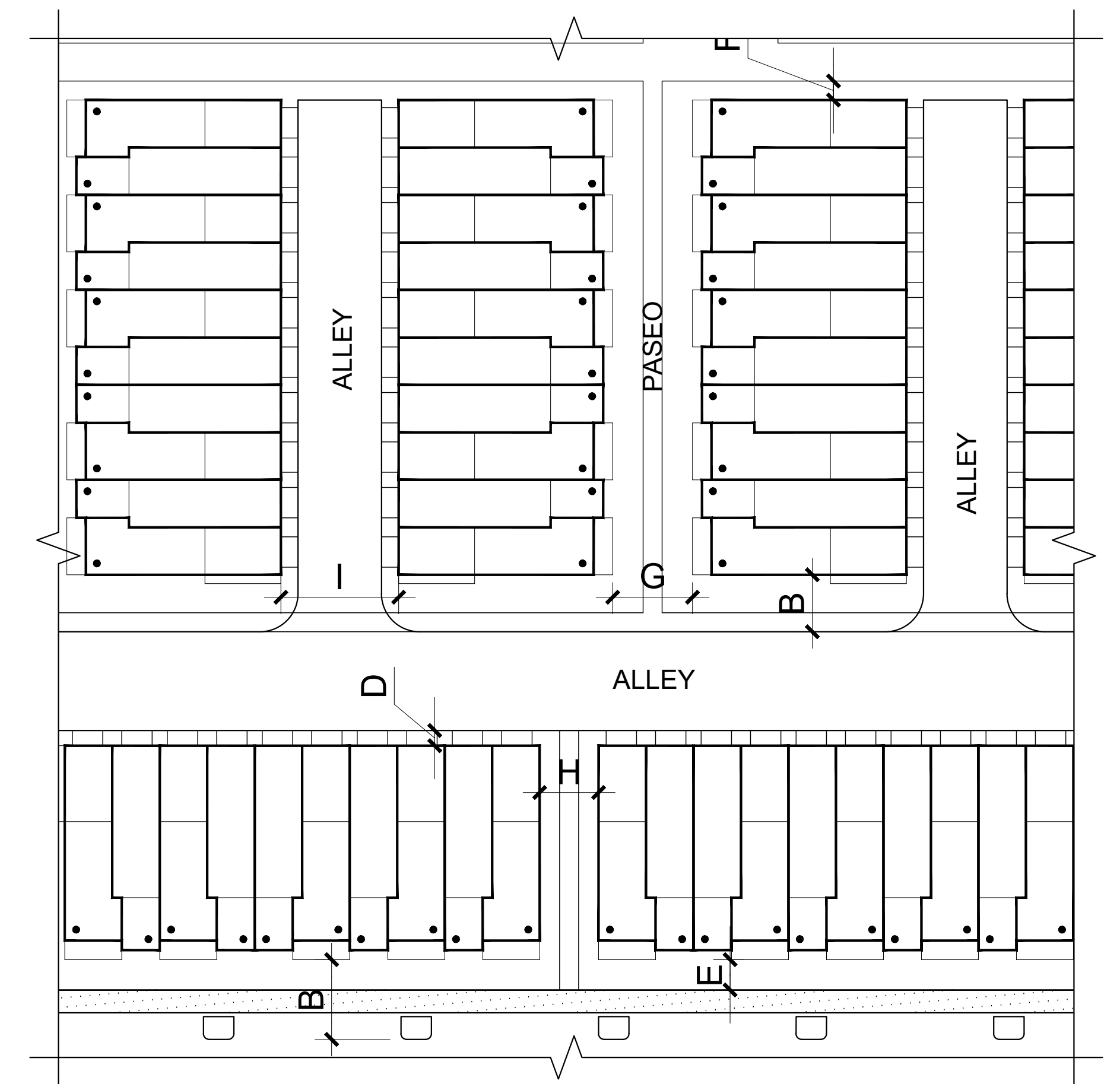




3 STORY TOWNHOMES - A

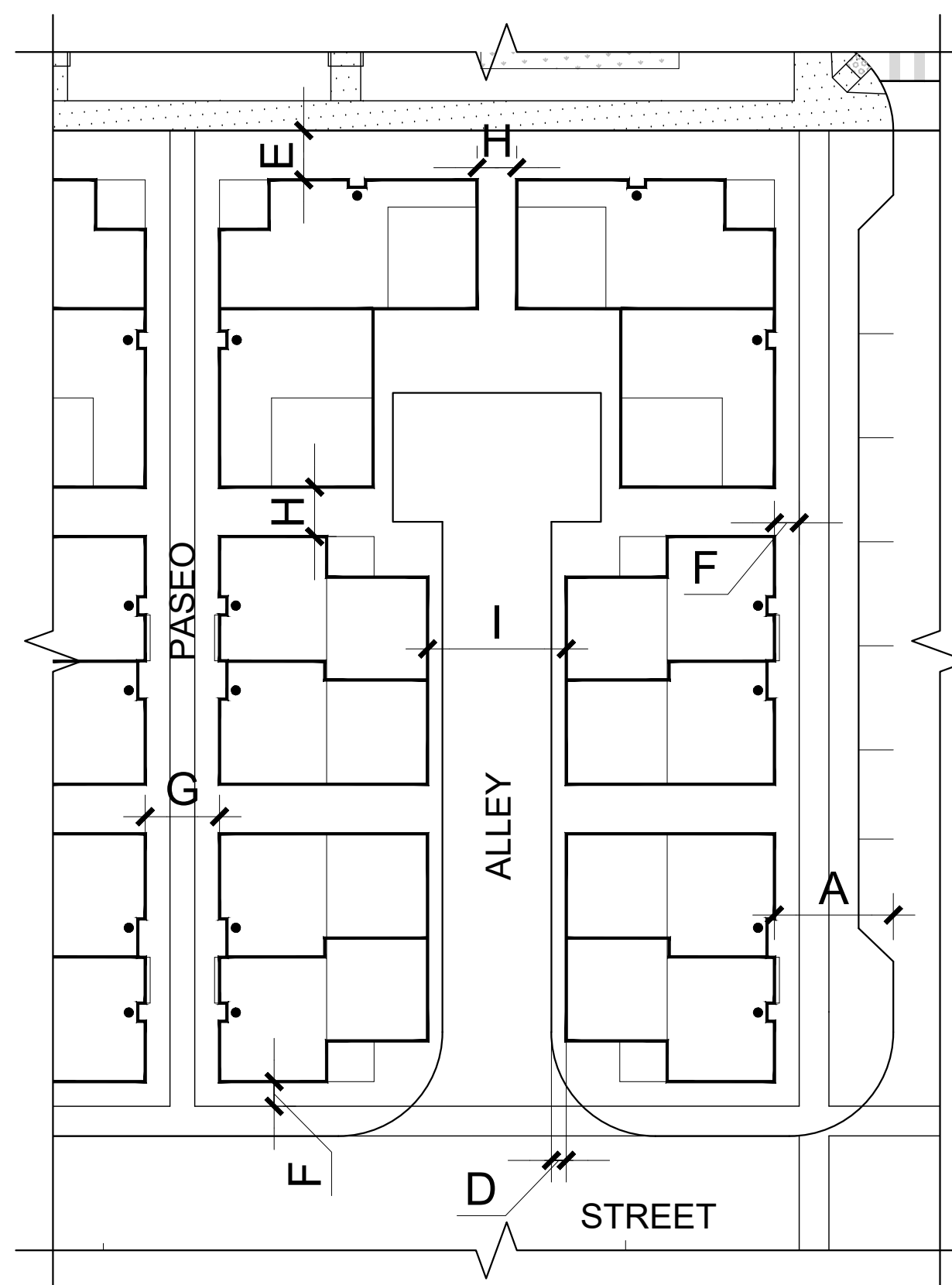


3 STORY CONDOS

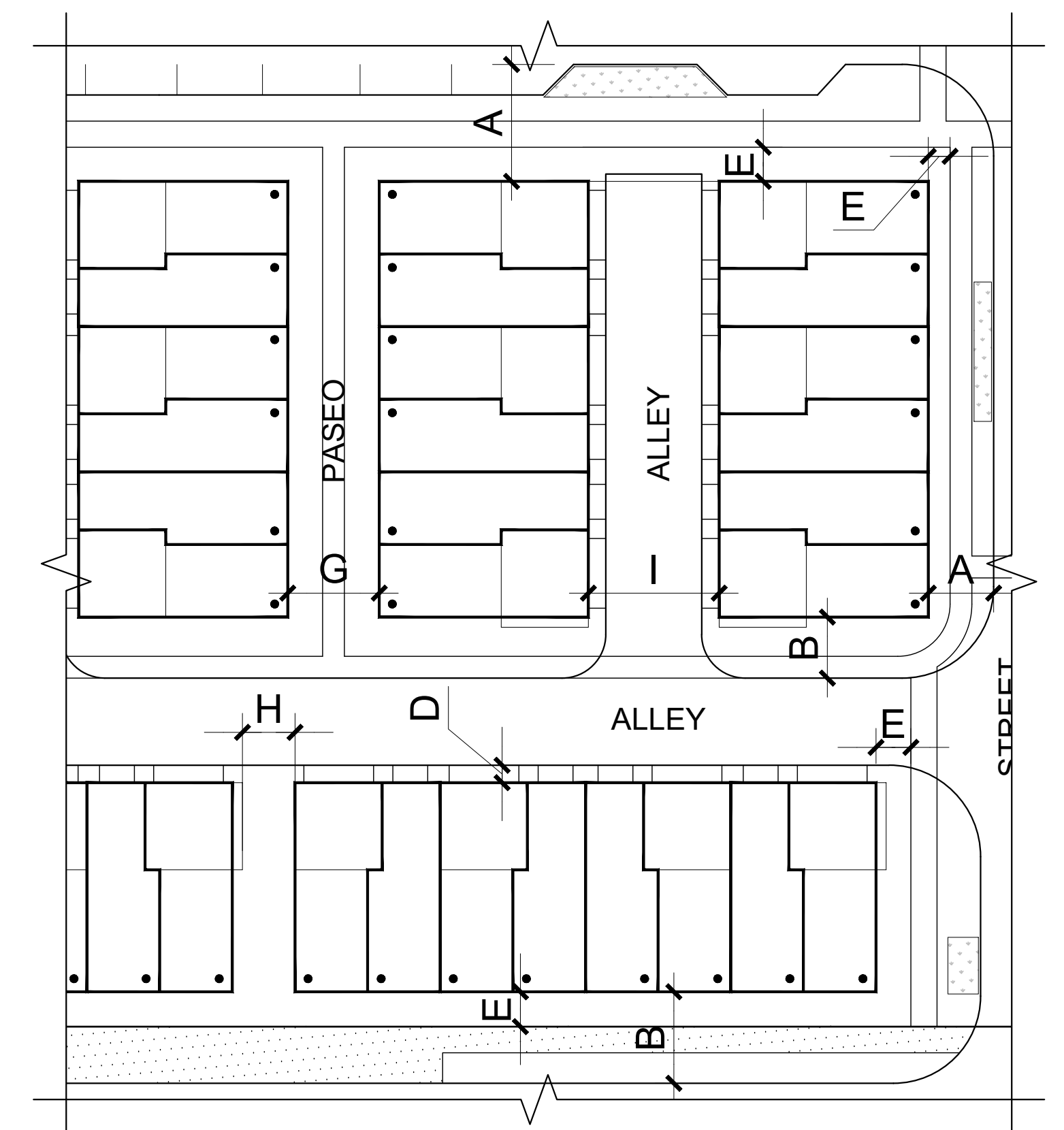


4 STORY CONDOS

SETBACKS		HOUSING TYPOLOGY				
Types	Description	3 Story Duets	3 Story Condos	3 Story TH - A	3 Story TH - B	4 Story Condos
A	Face of Curb To Face of Building (Front)	24'-0" min	24'-0" min	18'-0" min	24'-0" min	-
B	Face of Curb To Face of Building (Aerial Apparatus Access)	-	15' min - 30' max	15' min - 30' max	15' min - 30' max	15' min - 30' max
C	Face of Curb To Face of Building (Side)	-	-	-	-	-
D	Face of Curb To Face of Building (Rear)	4'-0" min	4'-0" min	4'-0" min	4'-0" min	4'-0" min
E	Back of Sidwalk To Face of Building (Public Street)	8'-0" min	10'-0" min	-	5'-0" min	8'-0" min
F	Back of Sidwalk To Face of Building (Private Street)	5'-0" min	-	5'-0" min	-	5'-0" min
G	Face of Building To Face of Building (Front)	15'-0" min	21'-0" min	21'-0" min	21'-0" min	21'-0" min
H	Face of Building To Face of Building (Side)	8'-0" min	-	10'-0" min	12'-0" min	15'-0" min
I	Face of Building To Face of Building (Rear)	28'-0" min	28'-0" min	28'-0" min	28'-0" min	28'-0" min



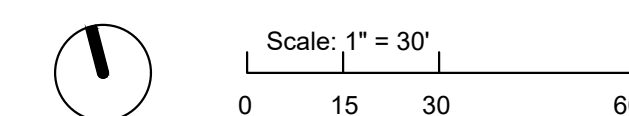
3 STORY DUETS



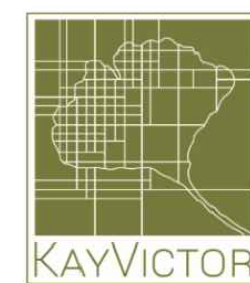
3 STORY TOWNHOMES - B

## WEST MIDWAY

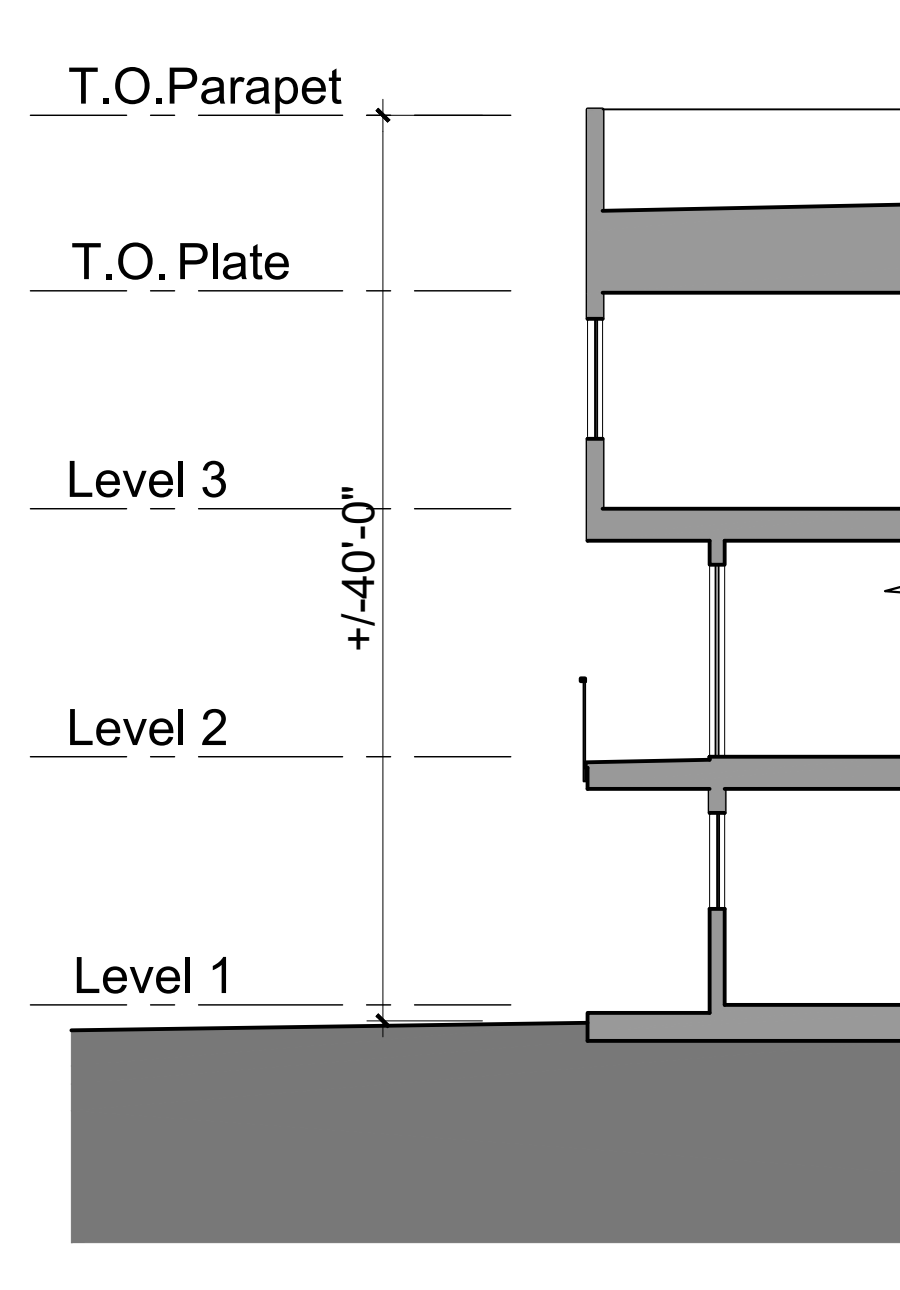
ALAMEDA, CA



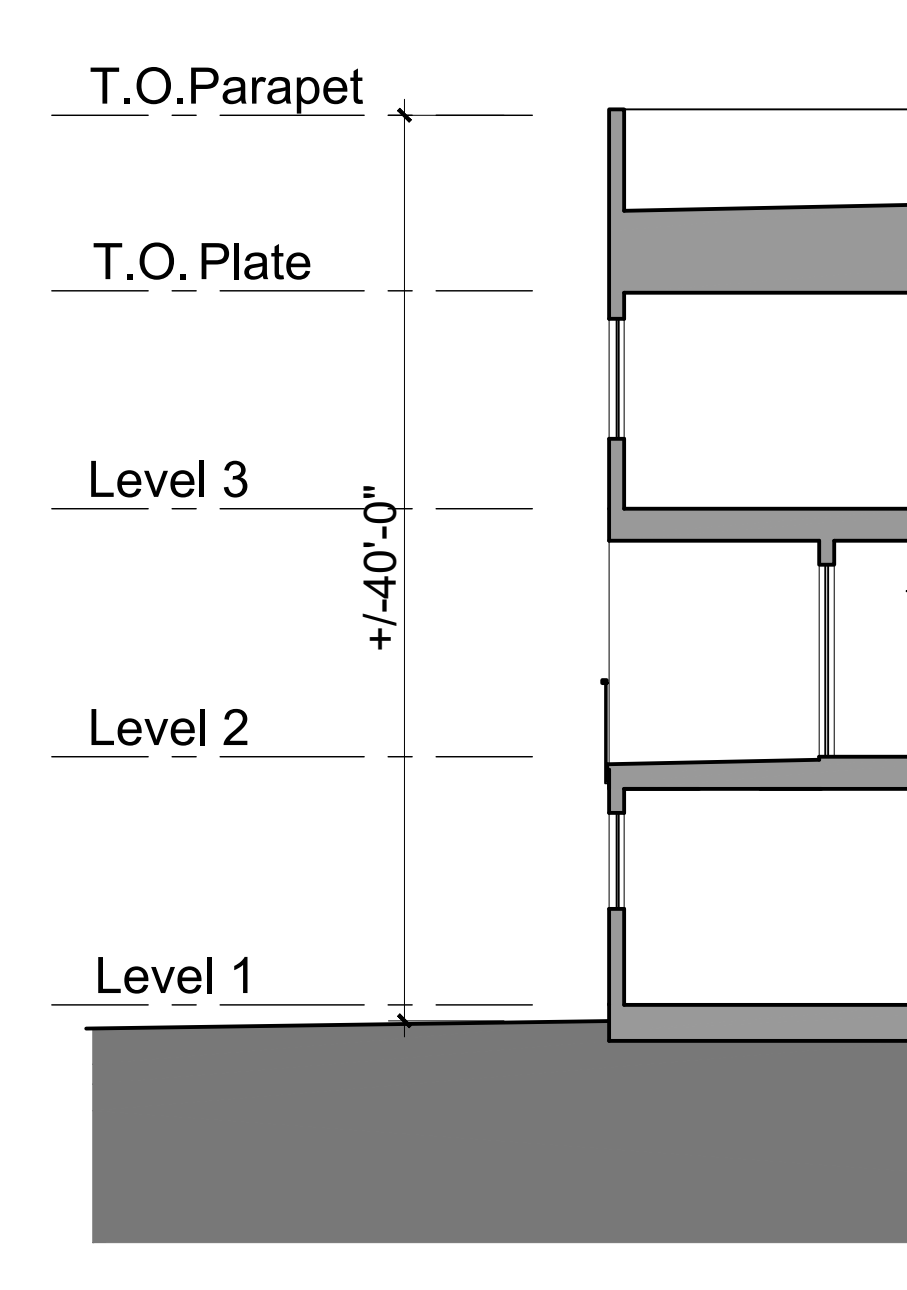
## BUILDING SETBACKS



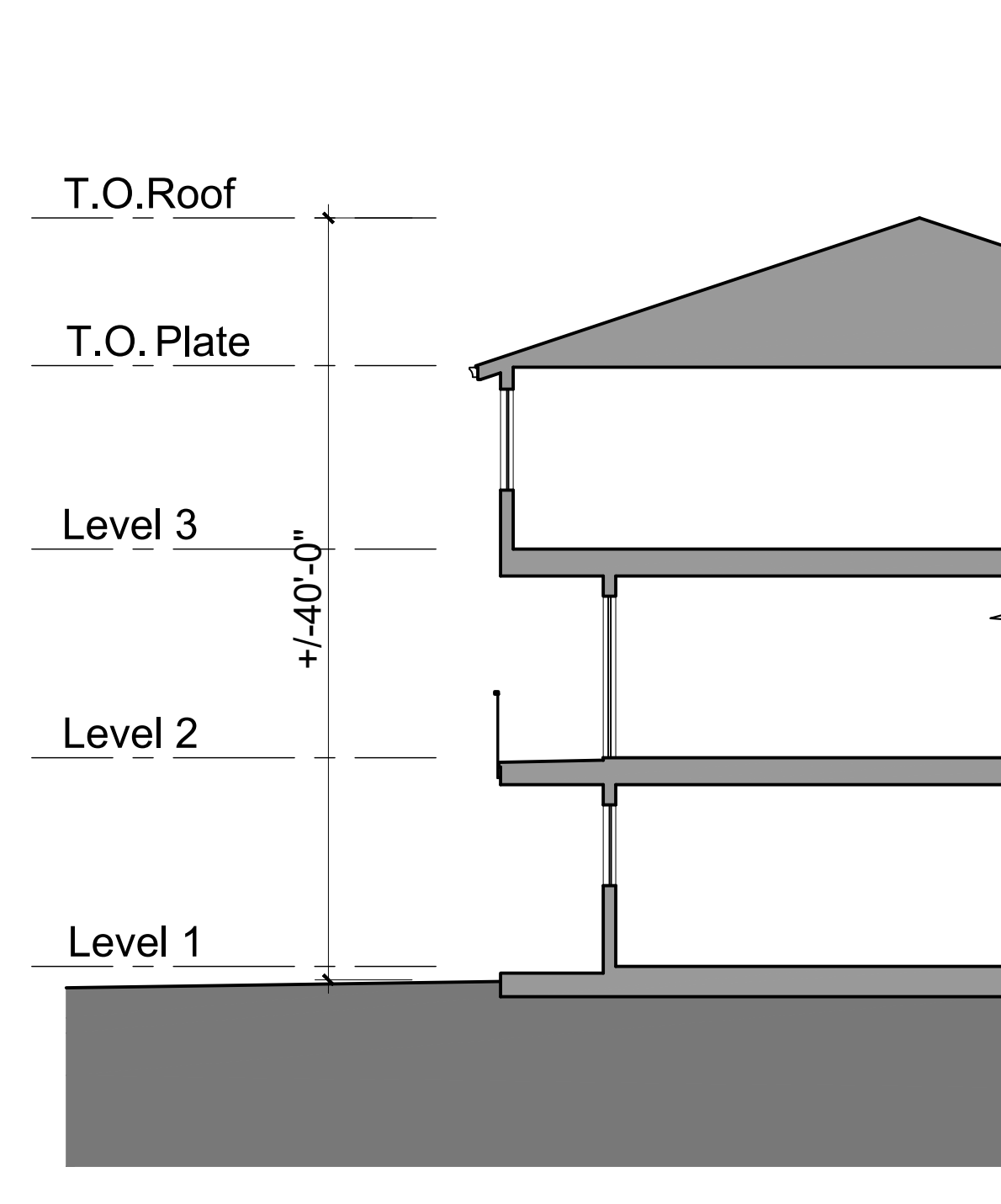




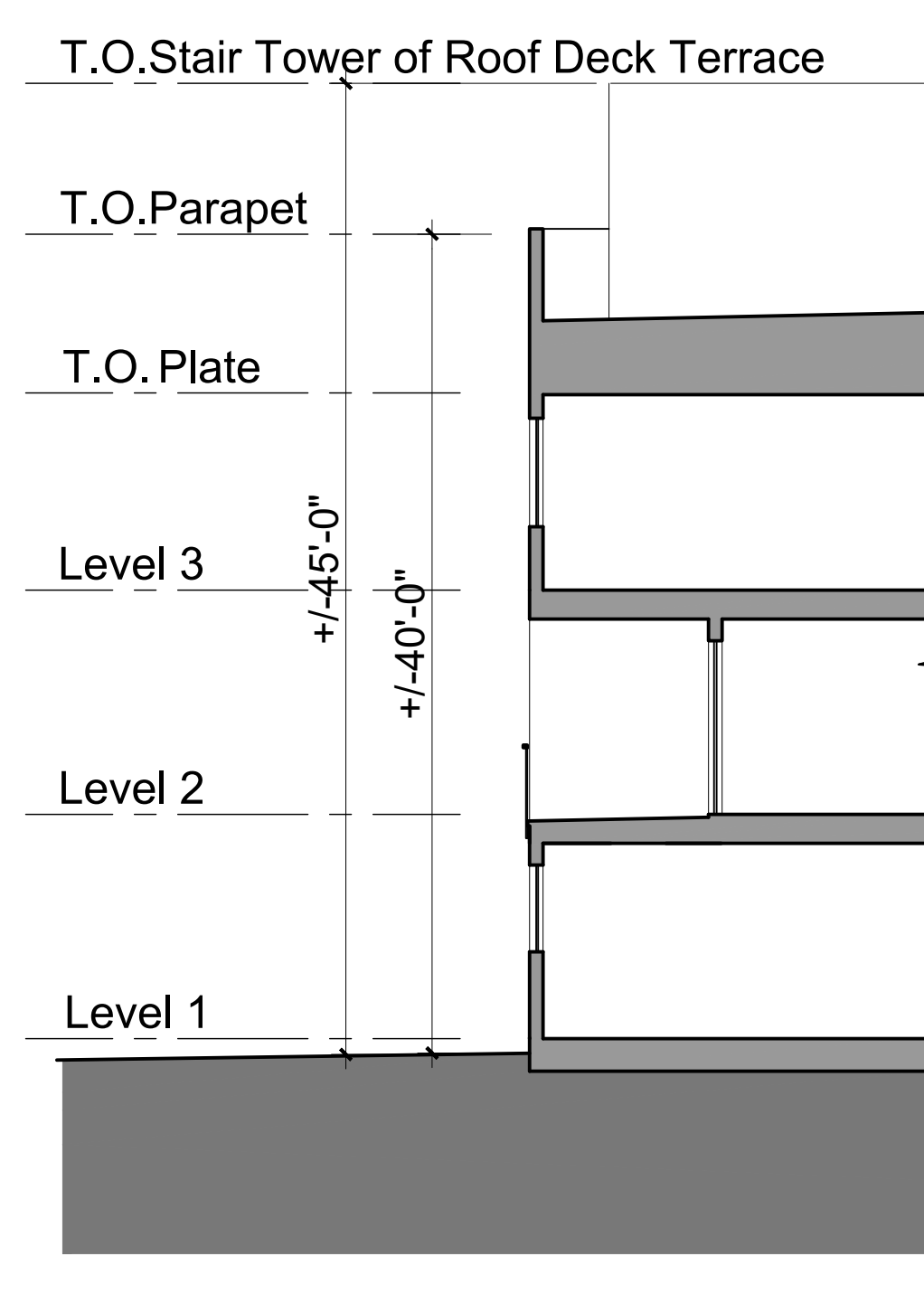
3 STORY TOWNHOMES - A



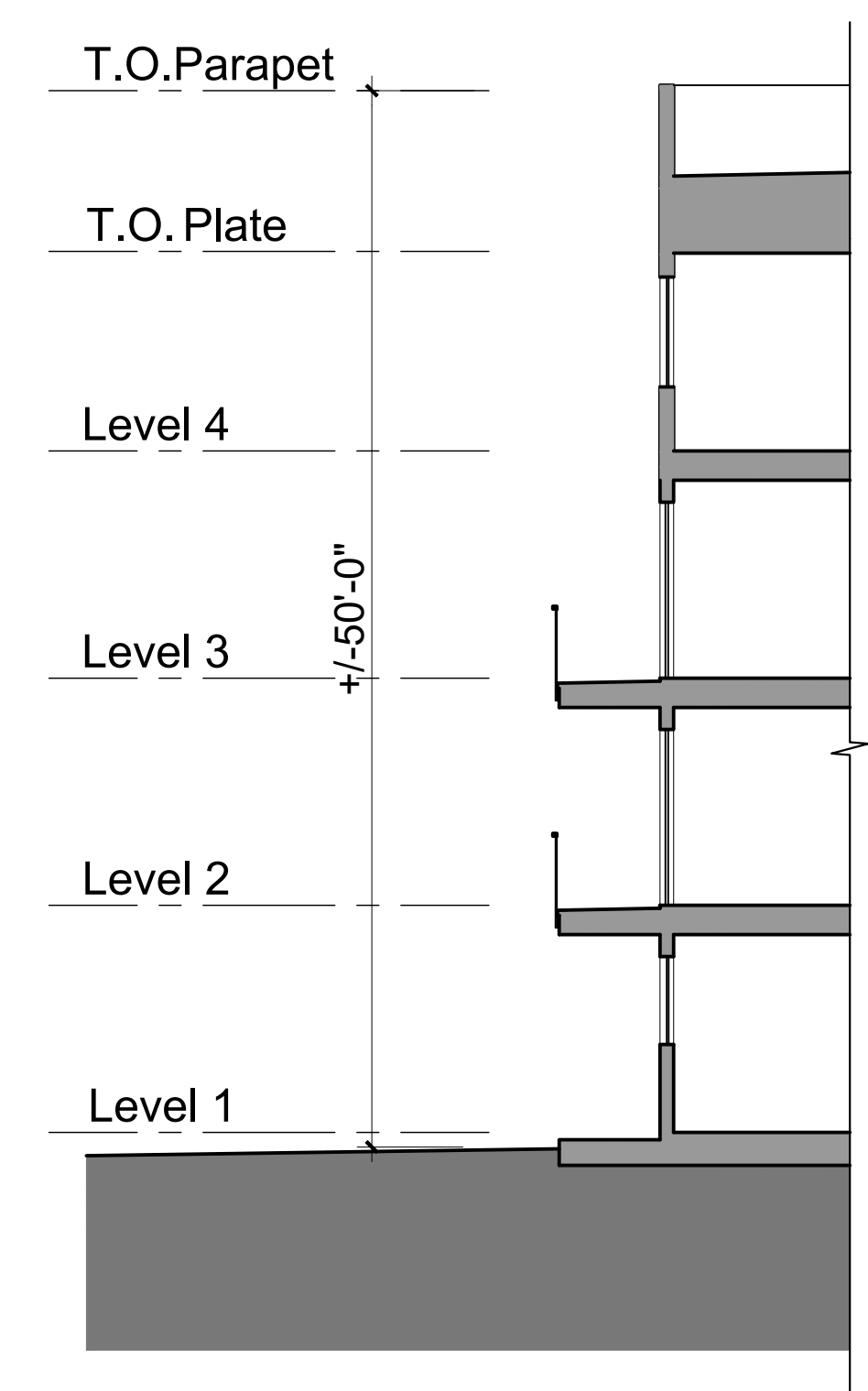
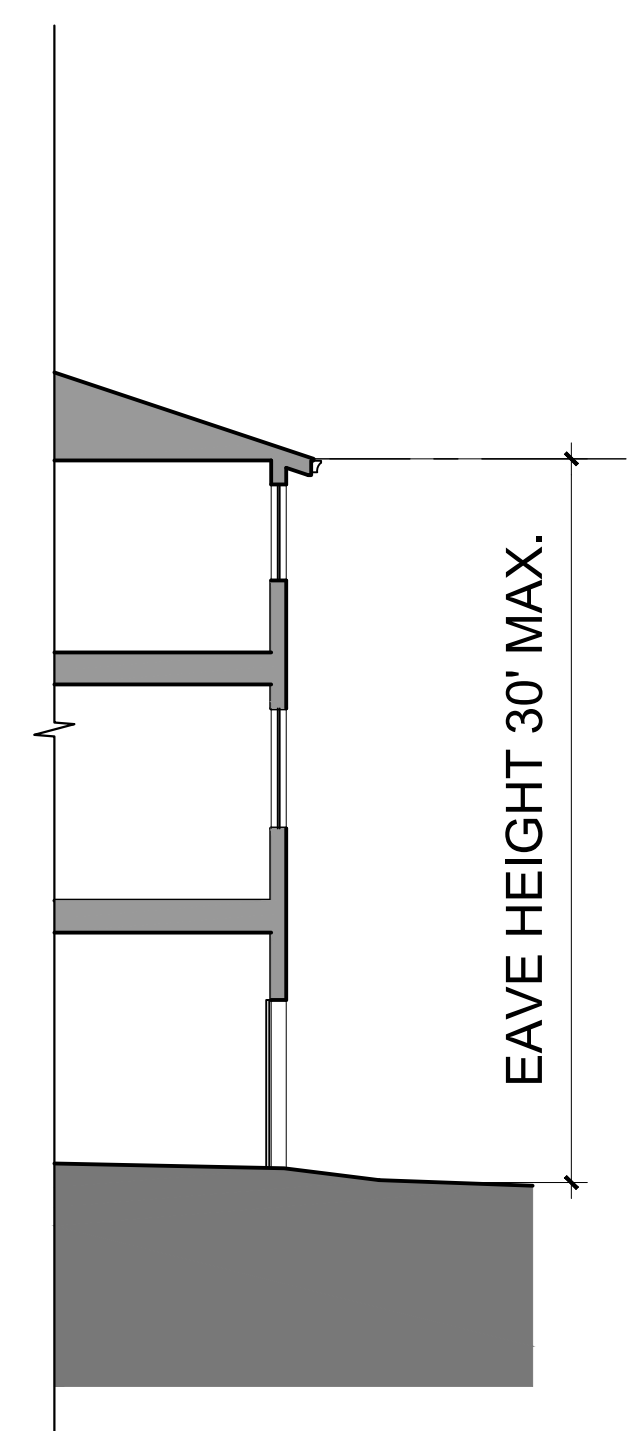
3 STORY TOWNHOMES - B



3 STORY CONDOS

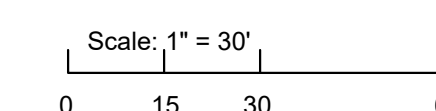


3 STORY DUETS

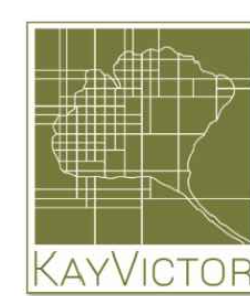


4 STORY CONDOS

**WEST MIDWAY**  
ALAMEDA, CA

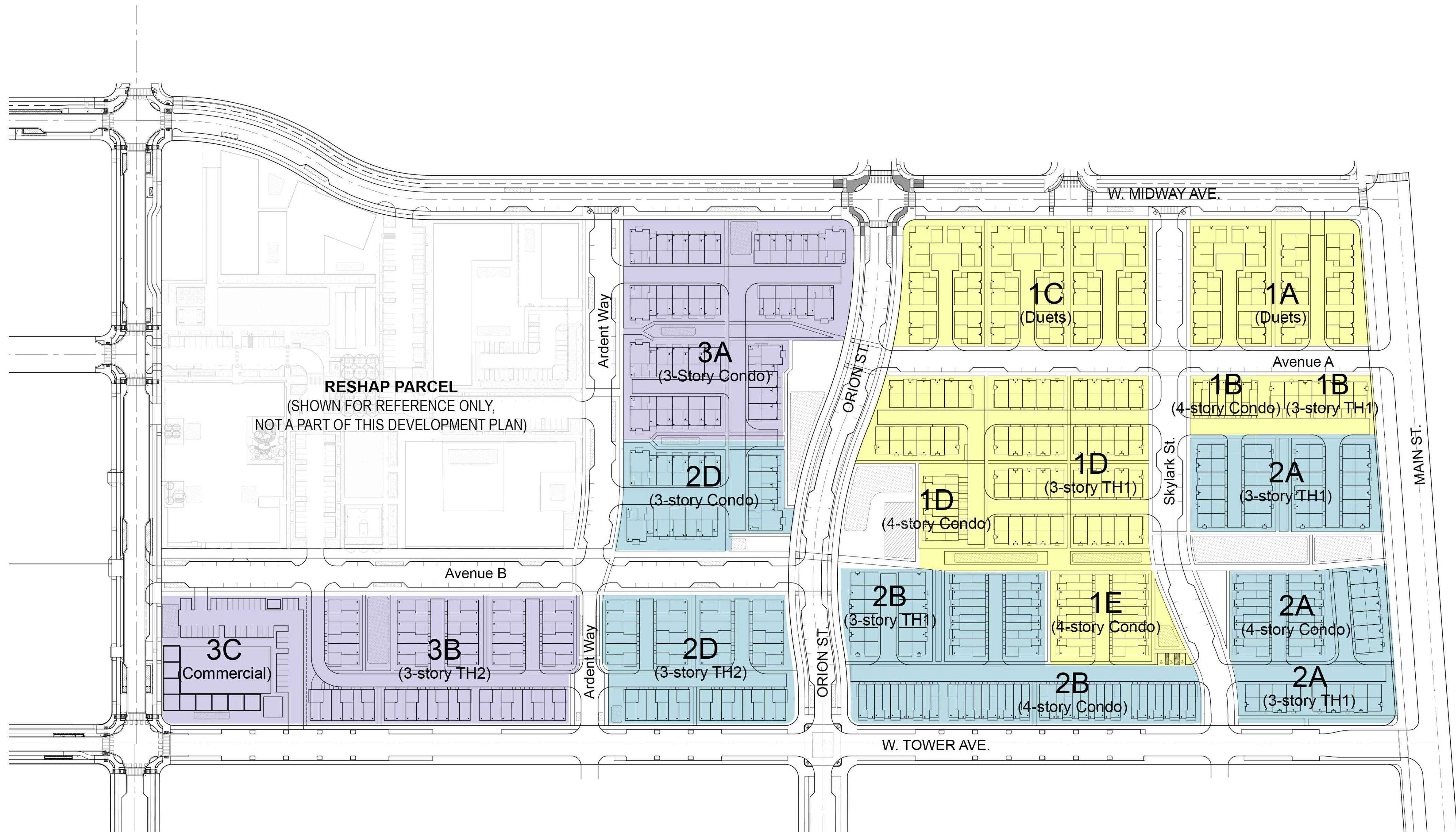


## BUILDING HEIGHT DIAGRAM



SITE DEVELOPMENT PLAN  
May 4, 2023





# WEST MIDWAY

ALAMEDA, CA

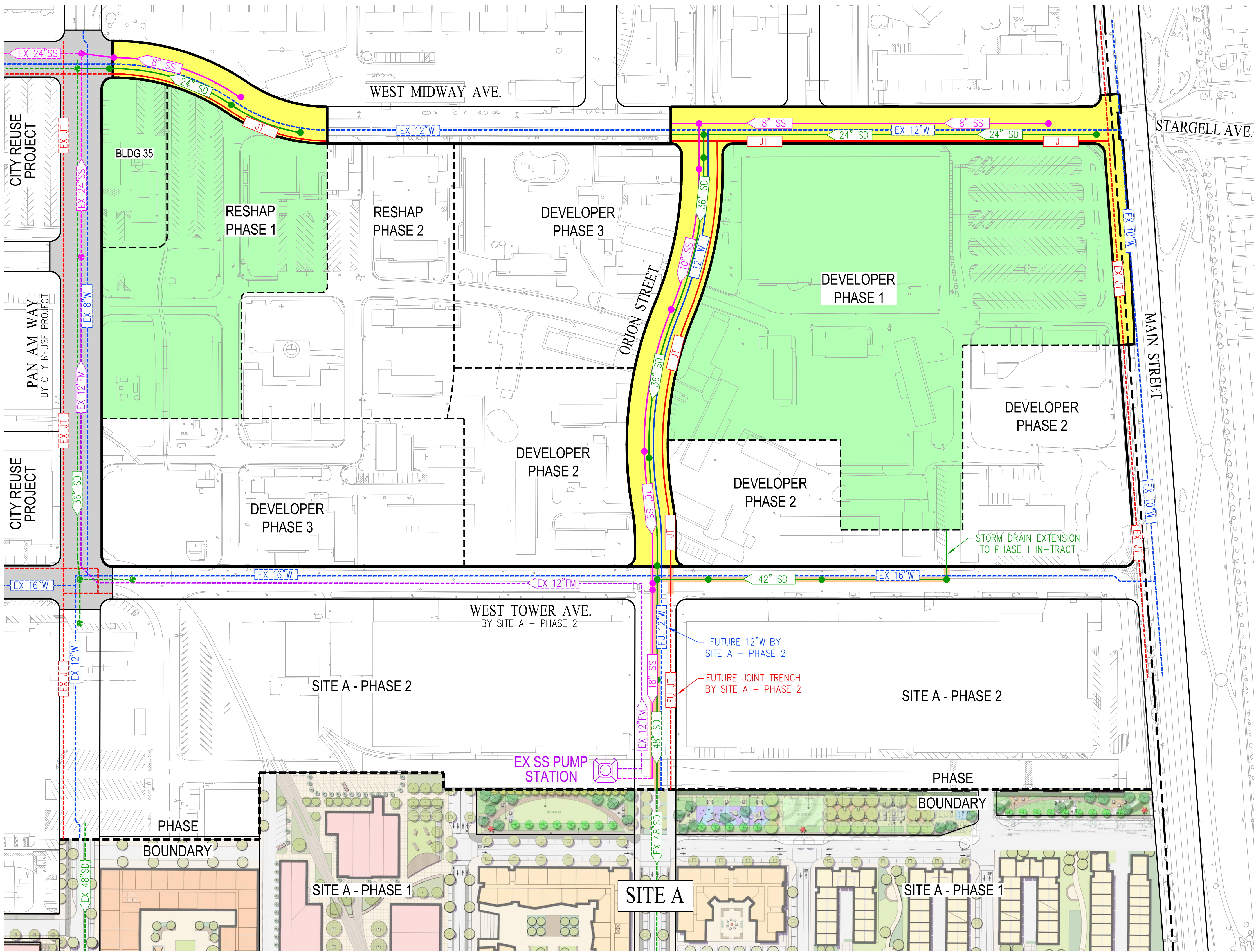
# VERTICAL CONSTRUCTION PHASING PLAN



SITE DEVELOPMENT PLAN  
May 4, 2023

13a





Schedule for Demolition, Site Improvement and Backbone Infrastructure <sup>1</sup>		
	Start	Finish
RESHAP Phase 1:	2024	2025
RESHAP Phase 2:	2028	2029
Developer Phase 1:	2025	2027
Developer Phase 2:	2026	2028
Developer Phase 3:	2027	2029

1. All dates subject to DDA provisions extending time for performance.

LEGEND

BOUNDARY OF WEST MIDWAY PARCELS

STREET IMPROVEMENTS – BY OTHERS

OFF-SITE IMPROVEMENTS – PHASE 1

STREET IMPROVEMENTS – PHASE 1

DEVELOPMENT AREA – PHASE 1

EXISTING

PROPOSED

EX W

W

POTABLE WATER

EX JT

JT

JOINT TRENCH

EX SD

SD

STORM DRAIN & DIRECTION OF FLOW

EX SS

SS

SANITARY SEWER & DIRECTION OF FLOW

EX FM

N/A

SANITARY SEWER FORCE MAIN & DIRECTION OF FLOW

N/A

SEWER PUMP STATION

WEST MIDWAY

ALAMEDA, CA

0

100

200

300

INFRASTRUCTURE PHASING PLAN - PHASE 1

ktgy

woodley  
architectural  
group, inc.

cbg

KAYVICTOR

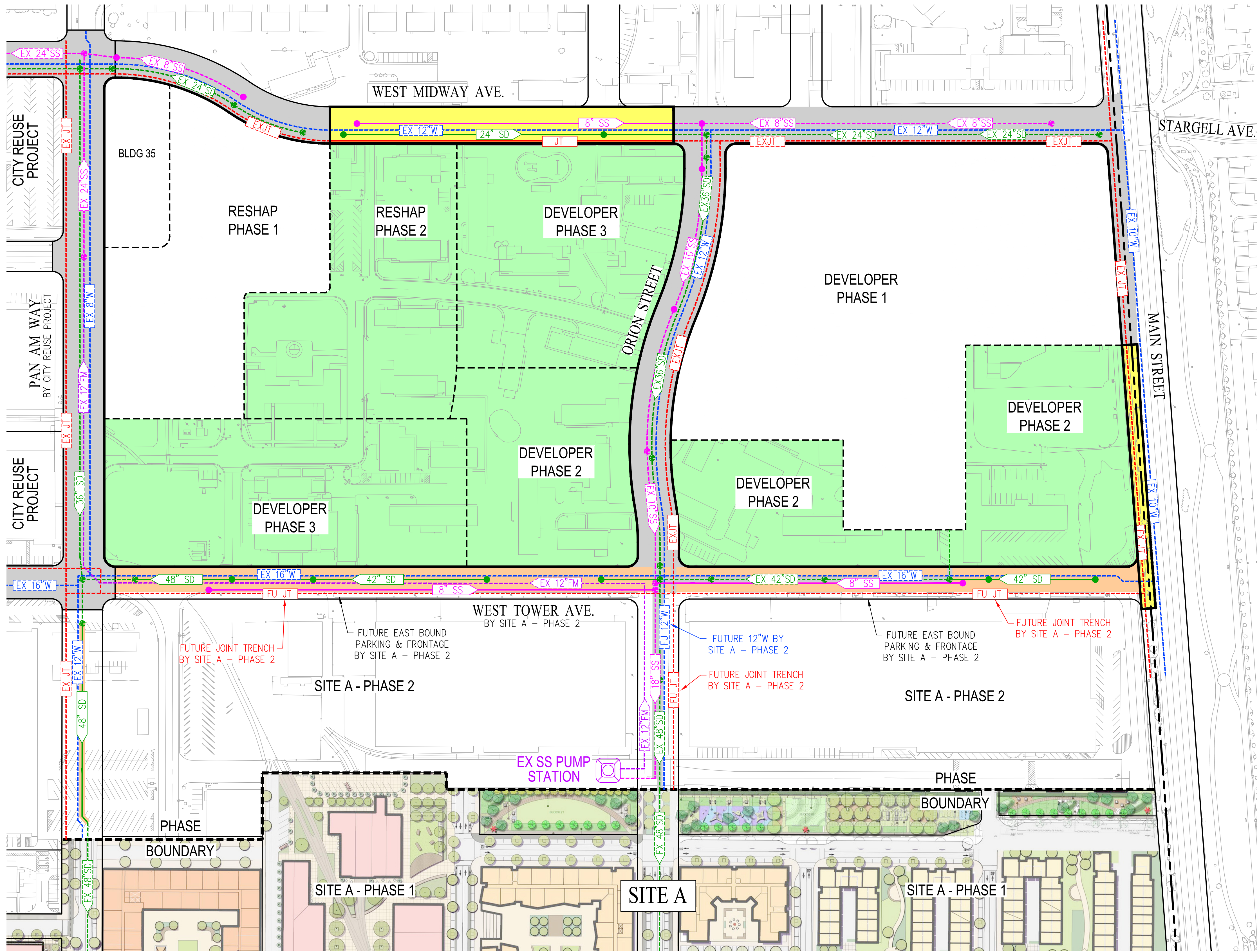
Brookfield  
Properties

CATELLUS

SITE DEVELOPMENT PLAN  
May 4, 2023

13B





Schedule for Demolition, Site Improvement and Backbone Infrastructure <sup>1</sup>		
	Start	Finish
RESHAP Phase 1:	2024	2025
RESHAP Phase 2:	2028	2029
Developer Phase 1:	2025	2027
Developer Phase 2:	2026	2028
Developer Phase 3:	2027	2029

1. All dates subject to DDA provisions extending time for performance.

LEGEND

BOUNDARY OF WEST MIDWAY PARCELS

STREET IMPROVEMENTS – BY OTHERS

OFF-SITE IMPROVEMENTS – PHASE 1

STREET IMPROVEMENTS – PHASE 1

DEVELOPMENT AREA – PHASE 1

EXISTING

EX W

EX JT

EX SD

EX SS

EX FM

PROPOSED

W

JT

SD

SS

N/A

N/A

POTABLE WATER

JOINT TRENCH

STORM DRAIN & DIRECTION OF FLOW

SANITARY SEWER & DIRECTION OF FLOW

N/A

SANITARY SEWER FORCE MAIN & DIRECTION OF FLOW

N/A

SEWER PUMP STATION

WEST MIDWAY

ALAMEDA, CA

INFRASTRUCTURE PHASING PLAN - PHASE 2

Brookfield Properties

CATELLUS

SITE DEVELOPMENT PLAN

May 4, 2023

13C



UNIVERSAL RESIDENTIAL DESIGN ORDINANCE (A.M.C 30-18)

- 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.

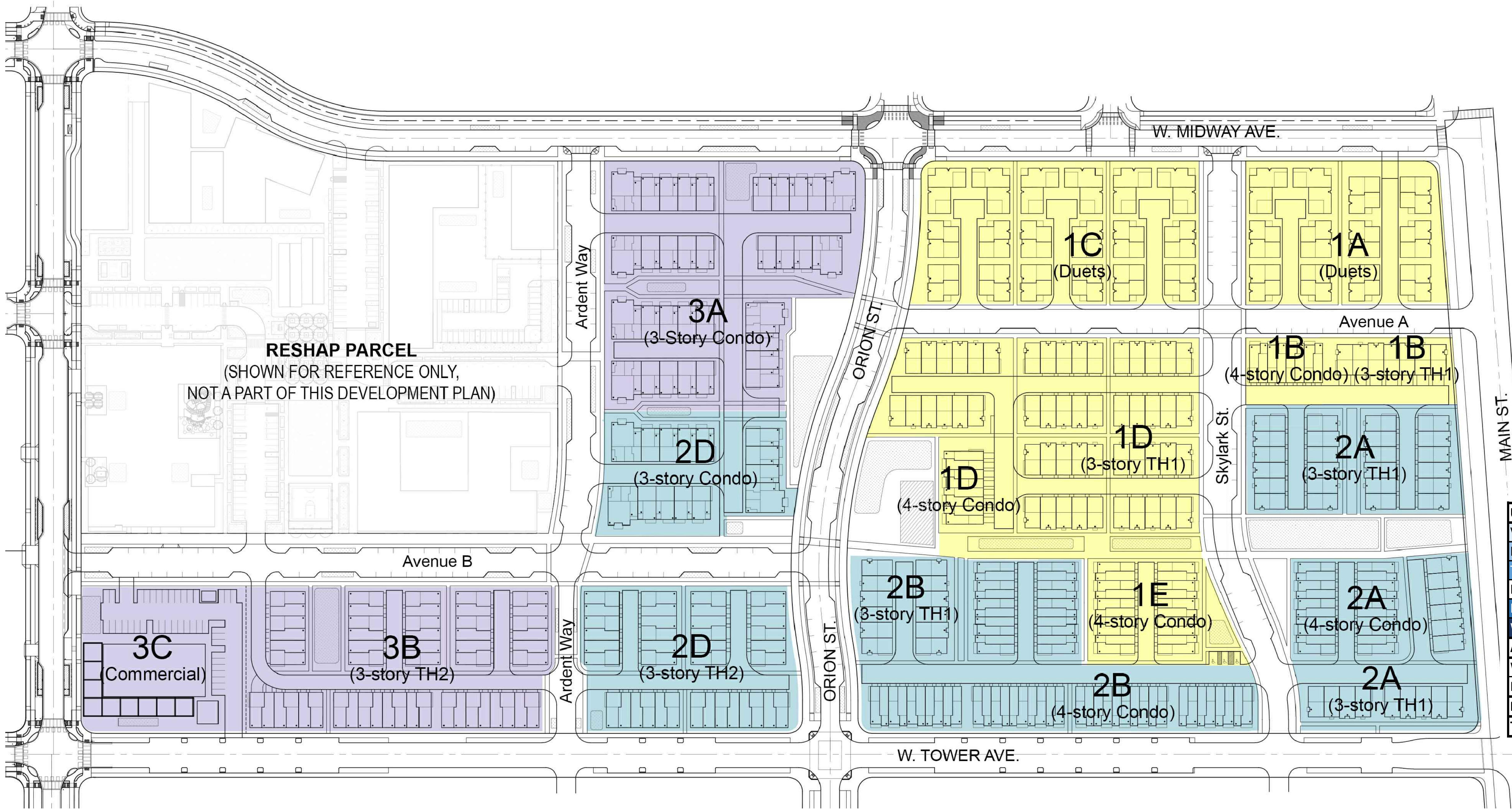
c. *Optional Features*. Any residential development that includes an on-site sales office in which a buyer may purchase a unit prior to completion of construction of the unit must offer buyers the opportunity to select and purchase additional universal design features from a pre-approved list of offered features. The seller of the residential dwelling units shall prepare a brochure or checklist of the additional universal design features and pricing for the features that will be offered. The brochure or checklist shall be reviewed and pre-approved by the Planning Board concurrently with the discretionary permits for the development. The office shall have an accessible exterior access to the primary entrance, and be fully accessible per the Americans with Disabilities Act (ADA).



Overall Sitewide Compliance								
		Unit Count	Universal Design Ordinance Compliance					
			Visitable	Universal Access	Exempt*	Noncompliant Waiver	Grading Waiver	
West Midway Neighborhoods	Duets	60	26	26	-	-	8	
	3 Story TH - A	110	58	37	-	-	15	
	4 Story TH	114	52	-	-	53	9	
	3 Story TH - B	90	79	-	-	-	11	
	3 Story Condo	104	37	10	20	37	-	
	Total Units	478	252	73	20	90	43	
			52.72%	15.27%	4.18%	18.83%	9.00%	
			Total Visitable Units (Vistable + Univ. Access)			325	70.96%	
			Total Universal Access Units		73	15.94%		
			* Section 30.18.3.c.6 exempts from compliance "New residential units located directly above a ground floor unit that meets the requirements of subsection 30-18.4.b"					
			<b>Note:</b> Total calculations are based on a total unit count of 458 (subtracting out exempt units from the total number of units)					

Note:  
As part of the project approvals the applicant will be granted a waiver for the Universal Residential Design Ordinance. The waiver will allow up to 15% of the units to be universally designed and up to 50% of the units to be visitable and is necessary and appropriate to minimize housing costs in a development with townhouse and residential building types.





West Midway Workforce Housing Program

The Alameda Main Street Neighborhood Specific Plan requires a minimum of 10% of the new housing within the plan area be designed and sold or rented to "Workforce" households. The Specific Plan states in Section 5.4.1.D (Exhibit A) " Workforce Housing - To provide opportunities for households with a household income above that required to qualify for deed restricted affordable housing, at least ten percent (10 percent) of the units shall be designed to be affordable to households with a household income between 120 percent and 180 percent of area wide median income, to the satisfaction of the Planning Board. To achieve this requirement the development application shall include information about current and projected home sales prices or rental rates and the proposed unit design to justify and explain how at least 10 percent of the units have been designed to be affordable to the target household income levels."

The Program is an "affordable by design" strategy that will address how Workforce units will be designed and incorporated into the overall plan. The Workforce Housing units are planned to be for-sale, non-deed restricted units.

Workforce Housing that fits the definition of "Affordable by Design", will be comparable to the market rate. The following factors will distinguish these units from typical market rate homes, including:

- Smaller square footage - approximately 10% smaller than typical market rate homes through a combination of more efficient layouts, fewer built-in features and smaller bedroom and bathroom counts.
- Reduced parking - Workforce homes will have no more than 1 single car garage space with convenient access to transit (ferry and bus).
- Simplified massing -Historically, homes in Alameda, and many California cities, were designed with very simple massing in order to reduce constructions costs. These homes will incorporate this concept in the design.
- Efficient material palettes - reducing the number of materials used in a home can reduce material and labor costs. A simplified material palette does not, however, translate into less interesting design. The Craftsman and Mission Revival bungalows of the early 20<sup>th</sup> century, the affordable by design homes of their day, often have one material that can provide a rich look when combined with the right trim details, colors, and proportions. Today's affordable by design homes may be built in this tradition to hold down material and labor costs.

Key elements of the West Midway Workforce Housing program:

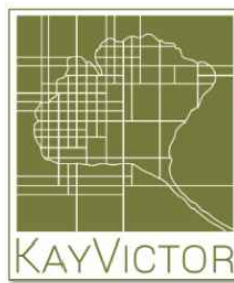
- The Workforce Housing program is driven by "Affordable by Design". Towards that end, Workforce Housing units will be designed to be smaller and more efficient than the typical market rate units and may have fewer built-in amenities and finishes, but otherwise comparable to the market rate units. All Workforce units will be developed in a single family attached condo mapped townhouse building typology.
  - Target living square footages by bedroom counts:
    - 1 Bedroom Unit - Less than 950 SF
    - 2 Bedroom Unit - Less than 1,200 SF
    - 3 Bedroom Unit - Less than 1,600 SF
  - Smaller unit sizes and simpler finishes will reduce construction costs.
  - Smaller unit sizes will also allow for higher densities
  - All Workforce units will have one-car garages or less.
- The 104 unit neighborhood to the immediate east of RESHAP and at the southwest corner of Orion and West Midway is designed to fulfill the workforce requirement. The number of units that will require income verification is included in the development plan neighborhood phasing and unit matrix. This neighborhood will also provide some of the moderate deed restricted units.
- A Workforce Housing Buyer ("Buyer") shall be a qualified buyer household that earns not more than 180% of the Area Median Income for Alameda County during the year the unit is offered for sale.
  - Workforce Housing unit Buyers will be qualified at the time they submit an application for home purchase. Brookfield Mortgage company (or a non-affiliated outside mortgage company) will qualify all buyers and provide notification to the City as to the income verification.

"Workforce Housing Purchase Price" ("Price") will be established based on the then current market for each Workforce Housing Plan at the time the Workforce Units are ready to be sold. Price will be determined by comparing available market sales information for similar housing units in Alameda, and specifically Alameda Point.

BROOKFIELD/CATELLUS				
Developable Block	Building Typology	Market	Total Units (du)	Construction Phase
1A	Duet	Market	24 du	1
1B	4-story Condo	Market	8 du	1
1B	3-story TH1	Market	7 du	1
1C	Duet	Market	36 du	1
1D	3-story TH1	Market	52 du	1
1D	4-story Condo	Market	8 du	1
1E	4-story Condo	Market	18 du	1
		Moderate	2 du	
2A	3-story TH1	Market	39 du	2
2A	4-story Condo	Market	20 du	2
2B	3-story TH1	Market	12 du	2
2B	4-story Condo	Market	58 du	2
2D	3-story TH2	Market	38 du	2
2D	3-story Condo	Market	2 du	2
		Workforce	16 du	
		Moderate	13 du	
3A	3-story Condo	Market	21 du	3
		Workforce	28 du	
		Moderate	24 du	
3B	3-story TH2	Market	52 du	3
3C	N.A.	Retail	- du	3
Subtotal			478 du	

UNITS BY INCOME TYPE		
Very Low	0	0.0%
Low	0	0.0%
Transitional	0	0.0%
Manager	0	0.0%
Moderate	39	8.2%
Workforce - Income Qualified	44	9.2%
AFFORDABLE UNIT SUBTOTAL		17.4% 83
Workforce - Market Rate	21	4.4%
Market Rate	374	78.2%
MARKET RATE UNIT SUBTOTAL		82.6% 395
TOTAL UNITS		100.0% 478

WEST MIDWAY  
ALAMEDA, CA



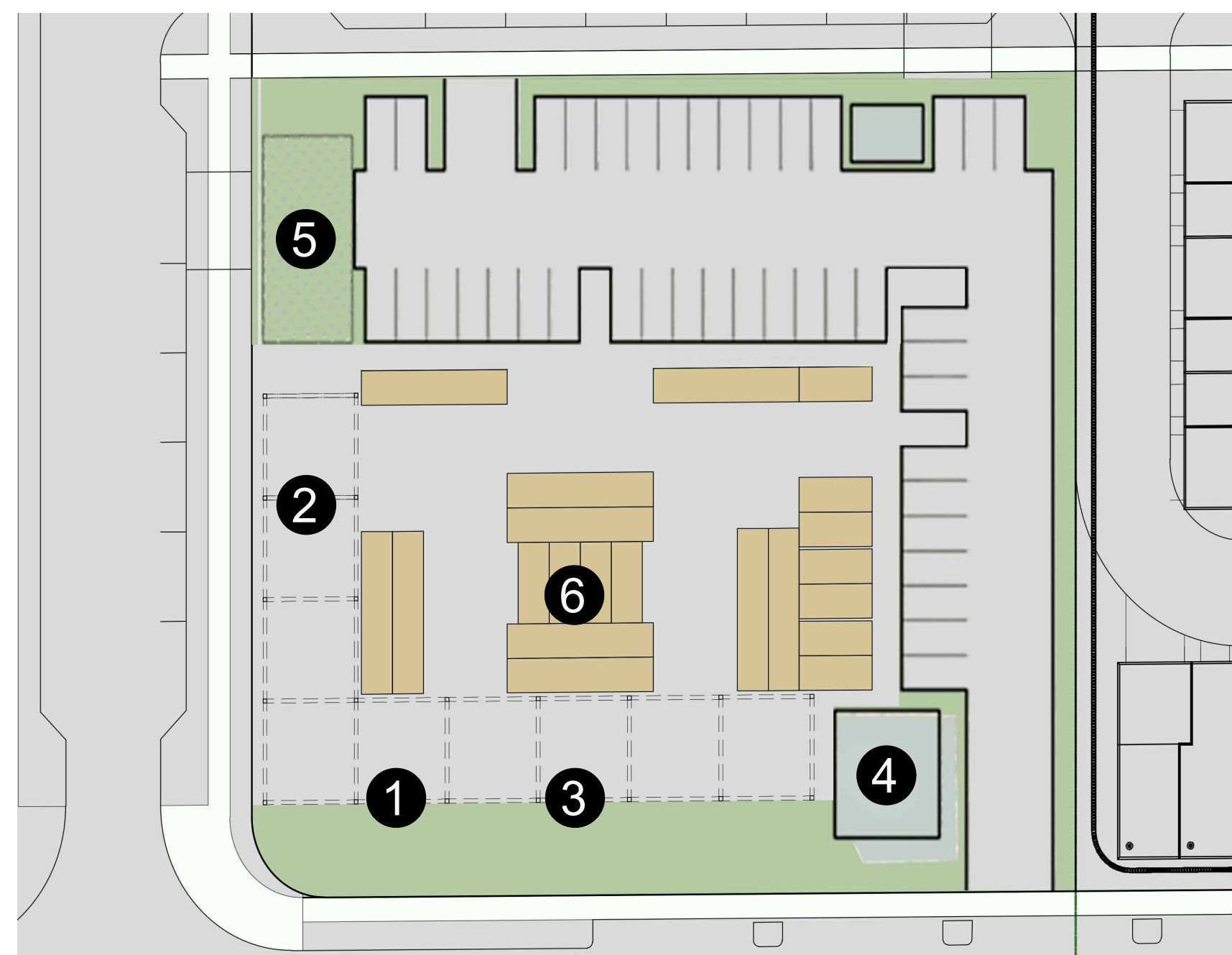


1. **PHASE ONE COMMERCIAL** : NIMBLE, FLEXIBLE COMMERCIAL SPACE TO EXPERIMENT AND SEE WHAT CREATES GREATEST SYNERGY WITH ADJACENT FOOD AND BEVERAGE OPERATIONS

**PHASE ONE SCHEDULE** : ESTIMATED TO BE OPERATIONAL IN SPRING 2026  
DEPENDENT ON COMPLETION OF PAN AM WAY IMPROVEMENTS,  
INFRASTRUCTURE IMPROVEMENTS, AND MARKET CONDITIONS



PHASE 1- SITE PLAN



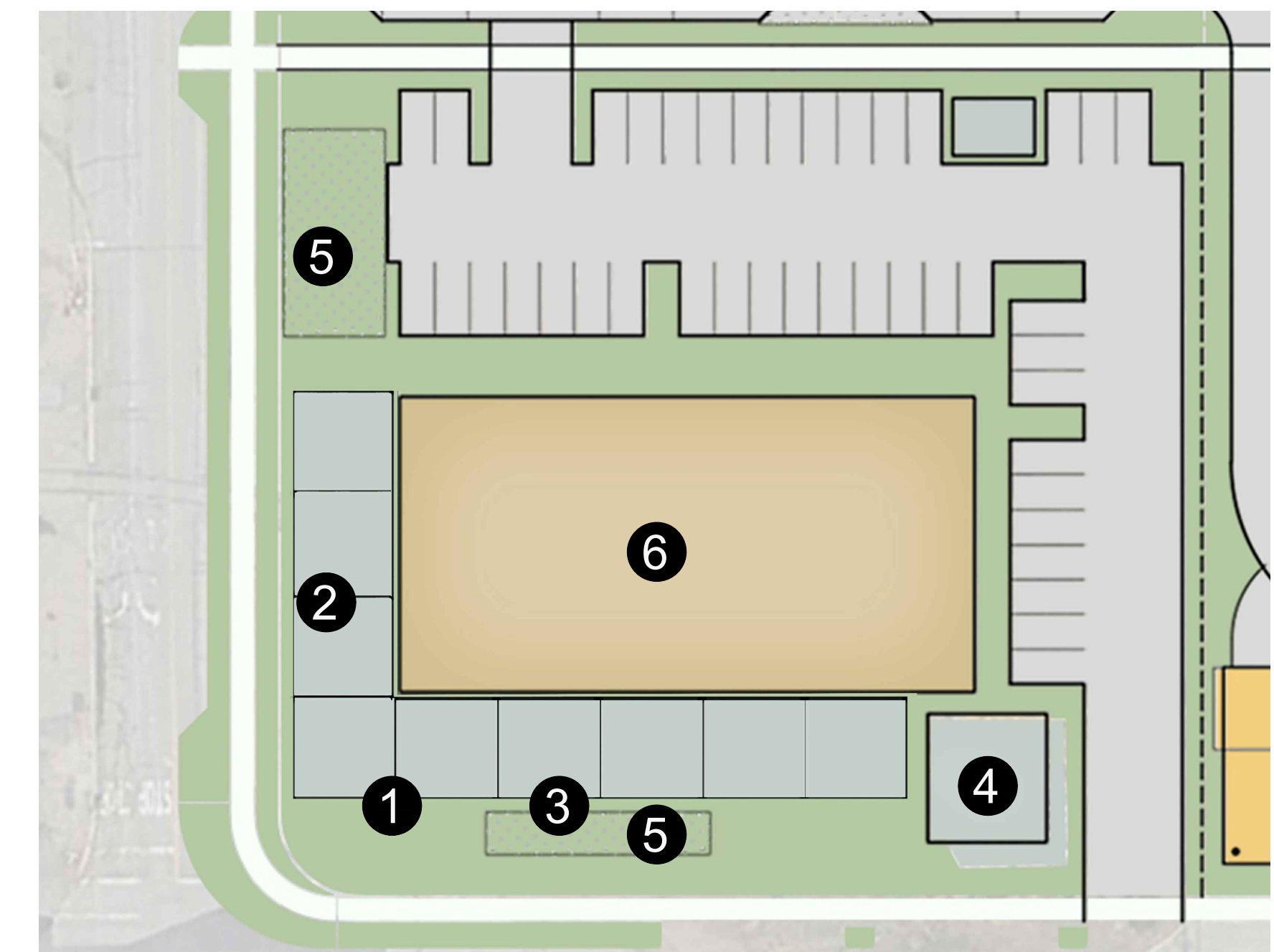
**WEST MIDWAY**  
ALAMEDA, CA

2. **PHASE TWO COMMERCIAL** : MORE PERMANENT STRUCTURES REPLACE PHASE ONE AS COMMERCIAL HUB AS NEIGHBORHOOD MATURES

**PHASE TWO SCHEDULE** : ESTIMATED TO BE OPERATIONAL IN FALL 2031  
DEPENDENT ON COMPLETION OF PHASE 3 IMPROVEMENTS AND MARKET  
CONDITIONS



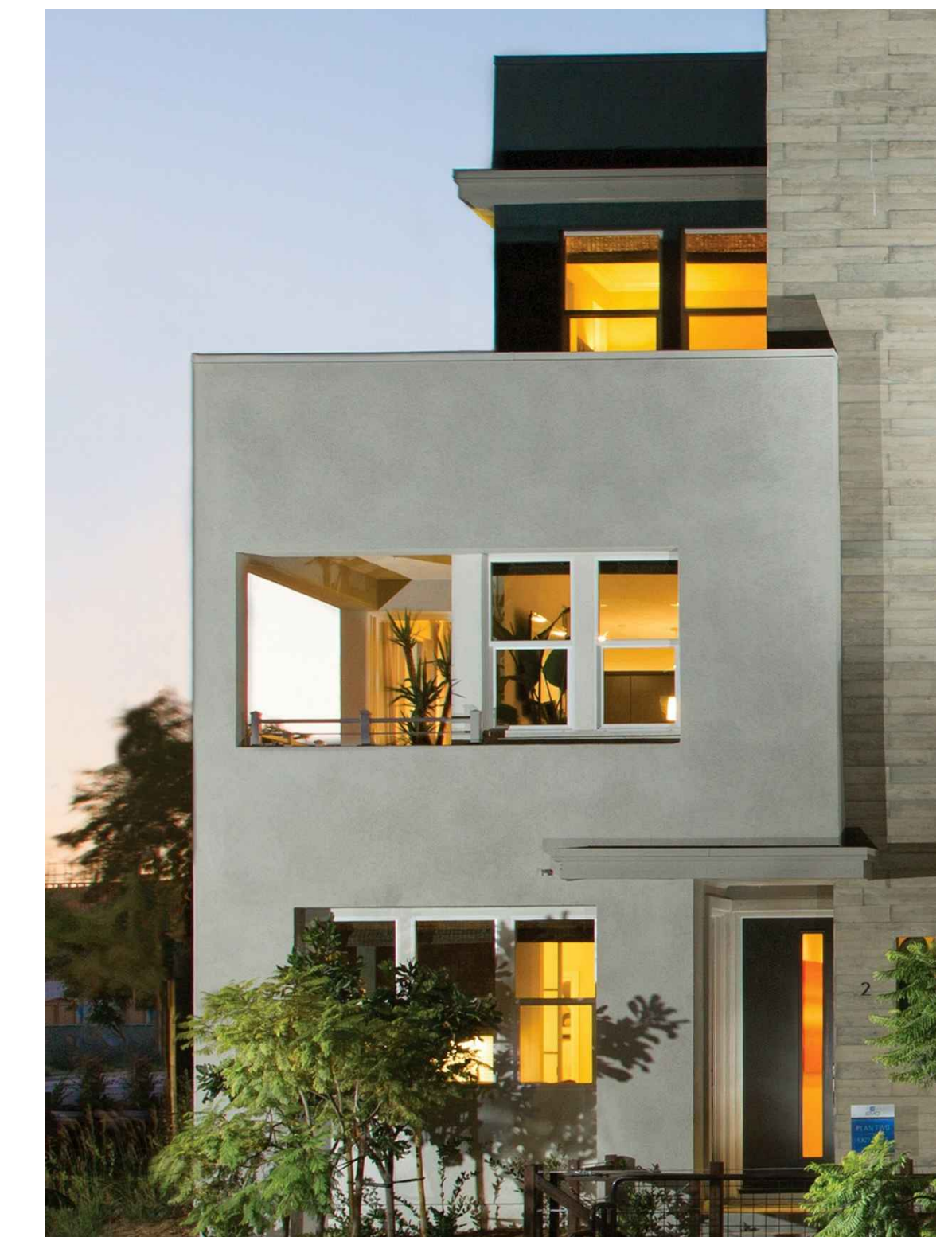
**ARCHITECTURAL CHARACTER- RETAIL "PHASE ONE & TWO"**



LEGEND (PHASE 1 AND PHASE 2)

1. Seating Plaze
2. Canopy Structure with shade and lighting
3. Low Landscape walls
4. Utility Screening
5. Storm water landscape
6. Phased Commercial Concept





## WEST MIDWAY

ALAMEDA, CA

## ARCHITECTURAL CHARACTER- 3 STORY DUETS



SITE DEVELOPMENT PLAN  
May 4, 2023

17a



3 story Townhome - A



3 story Condos



WEST MIDWAY  
ALAMEDA, CA

## ARCHITECTURAL CHARACTER- 3 STORY TOWNHOMES -A & 3 STORY CONDOS



SITE DEVELOPMENT PLAN  
May 4, 2023

17b





**WEST MIDWAY**  
ALAMEDA, CA

## ARCHITECTURAL CHARACTER- 3 STORY TOWNHOMES - B



SITE DEVELOPMENT PLAN  
May 4, 2023

**17c**

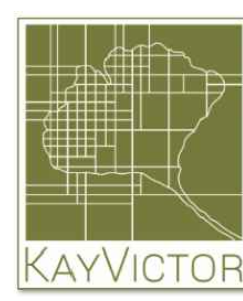




# WEST MIDWAY

ALAMEDA, CA

# ARCHITECTURAL CHARACTER- 4 STORY CONDOS



SITE DEVELOPMENT PLAN  
May 4, 2023

17d





## WEST MIDWAY

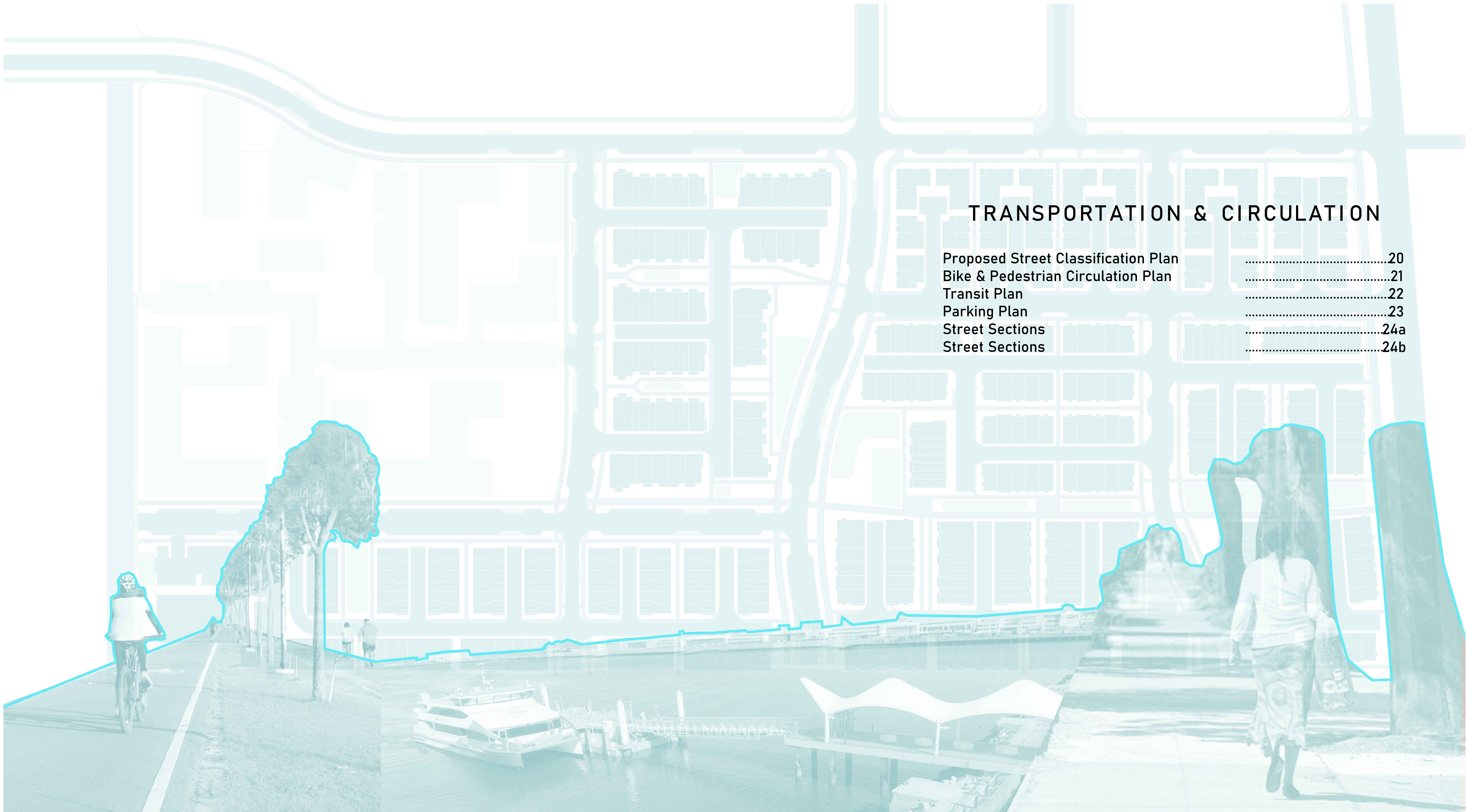
ALAMEDA, CA

## CONCEPTUAL AERIAL VIEW OF SITE LOOKING WEST



SITE DEVELOPMENT PLAN  
May 4, 2023

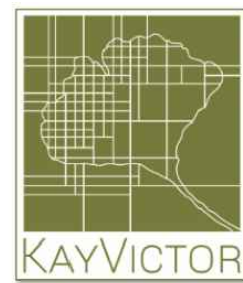




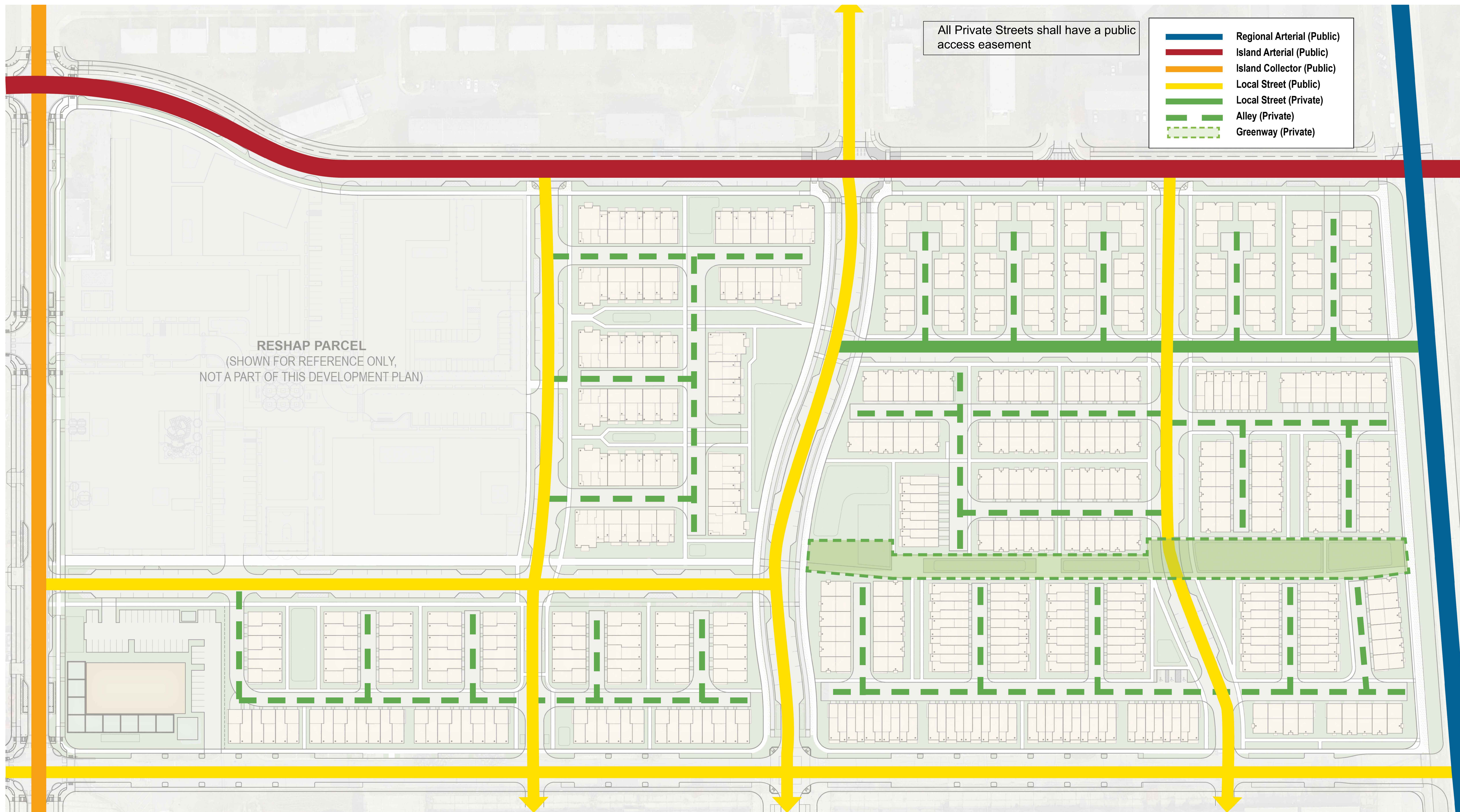
TRANSPORTATION & CIRCULATION

Proposed Street Classification Plan	20
Bike & Pedestrian Circulation Plan	21
Transit Plan	22
Parking Plan	23
Street Sections	24a
Street Sections	24b

WEST MIDWAY  
ALAMEDA, CA







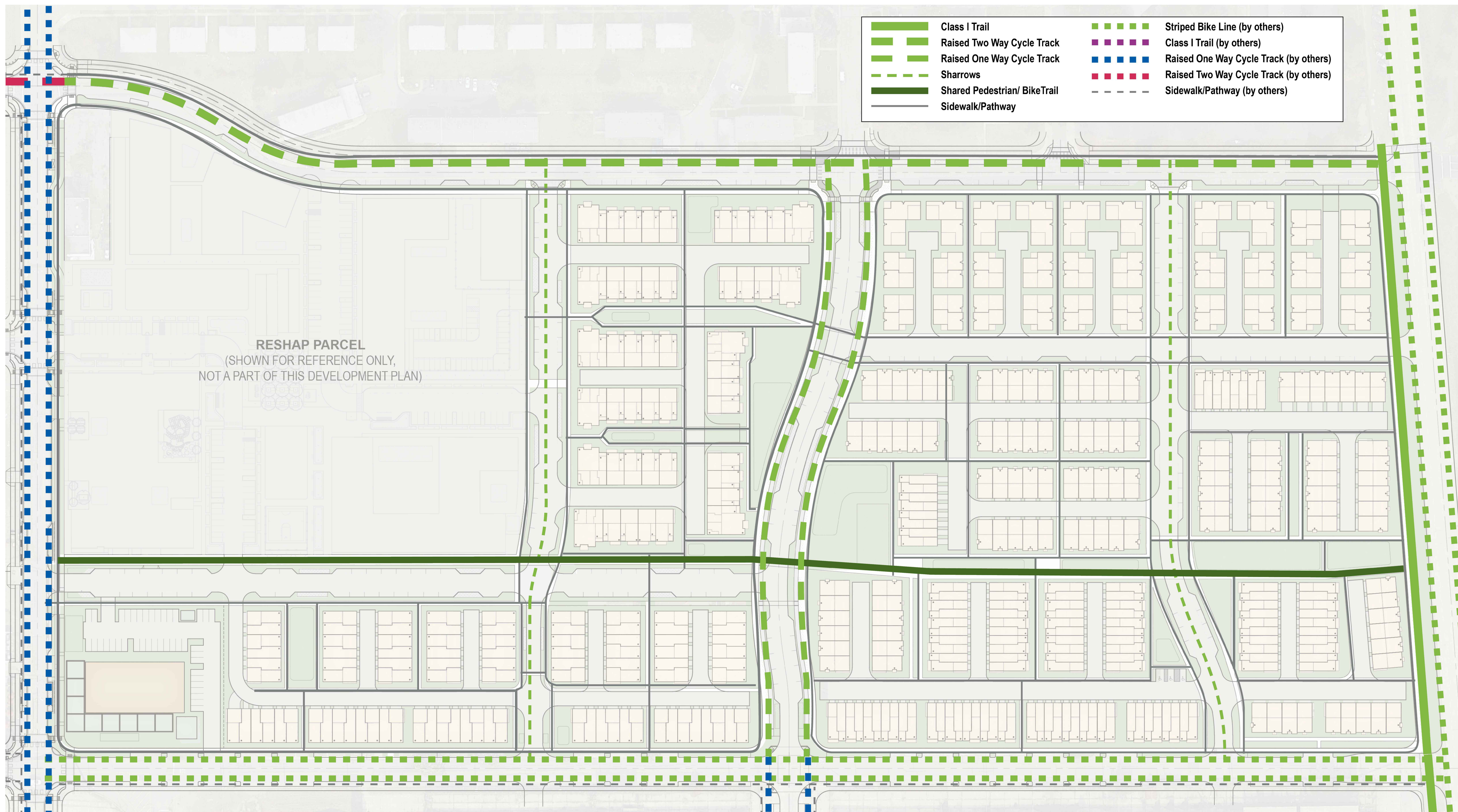
## WEST MIDWAY

ALAMEDA, CA

## PROPOSED STREET CLASSIFICATION PLAN







# WEST MIDWAY

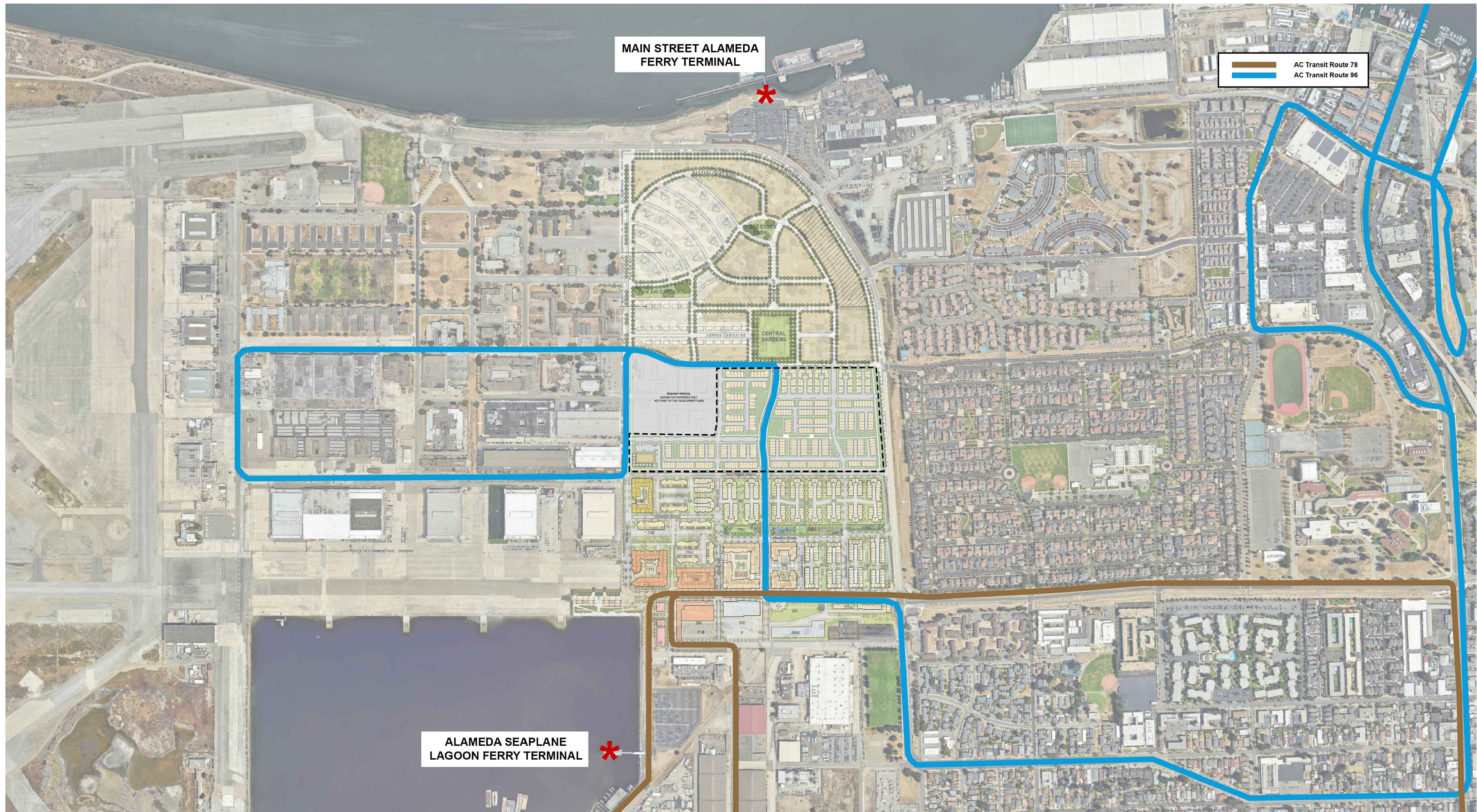
ALAMEDA, CA

# BIKE & PEDESTRIAN CIRCULATION PLAN



SITE DEVELOPMENT PLAN  
May 4, 2023





# WEST MIDWAY

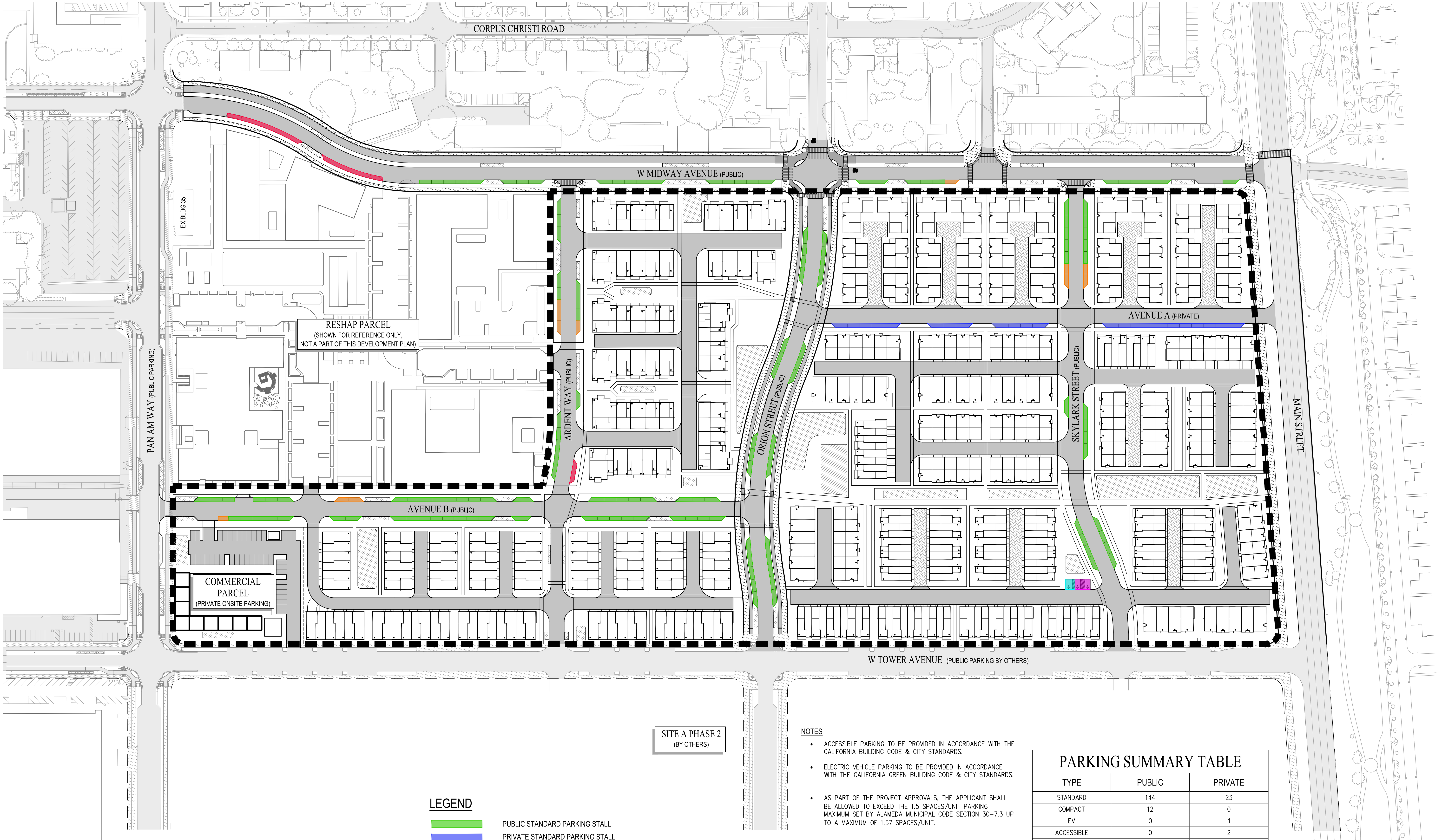
ALAMEDA, CA

# TRANSIT PLAN



SITE DEVELOPMENT PLAN  
May 4, 2023





SITE A PHASE 2  
(BY OTHERS)

LEGEND

- PUBLIC STANDARD PARKING STALL
- PRIVATE STANDARD PARKING STALL
- COMPACT PARKING STALL
- FIRE STAGING AREA (NO PARKING)
- ACCESSIBLE EV PARKING STALL
- ACCESSIBLE PARKING STALL
- PROPOSED PAVEMENT
- PROPOSED PERVIOUS PAVERS
- EXISTING PAVEMENT TO REMAIN

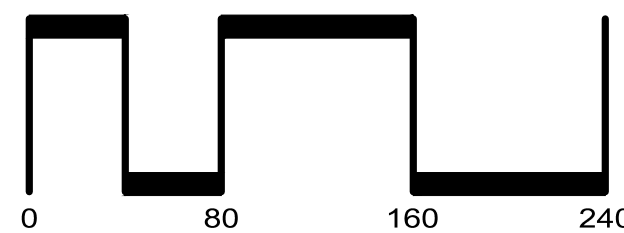
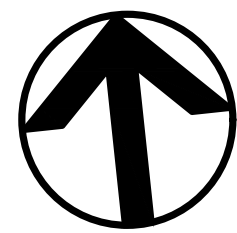
NOTES

- ACCESSIBLE PARKING TO BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE & CITY STANDARDS.
- ELECTRIC VEHICLE PARKING TO BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE & CITY STANDARDS.
- AS PART OF THE PROJECT APPROVALS, THE APPLICANT SHALL BE ALLOWED TO EXCEED THE 1.5 SPACES/UNIT PARKING MAXIMUM SET BY ALAMEDA MUNICIPAL CODE SECTION 30-7.3 UP TO A MAXIMUM OF 1.57 SPACES/UNIT.
- SHORT AND LONG TERM BIKE PARKING FOR THE MIDWAY DEVELOPMENT, FOR BOTH RESIDENTIAL AND COMMERCIAL USES, SHALL BE COMPLIANT WITH ALAMEDA MUNICIPAL CODE SECTION 30-7.6 OFF-STREET BICYCLE PARKING REQUIREMENTS.

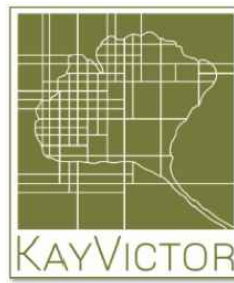
PARKING SUMMARY TABLE

TYPE	PUBLIC	PRIVATE
STANDARD	144	23
COMPACT	12	0
EV	0	1
ACCESSIBLE	0	2
TOTAL	156	26

WEST MIDWAY  
ALAMEDA, CA

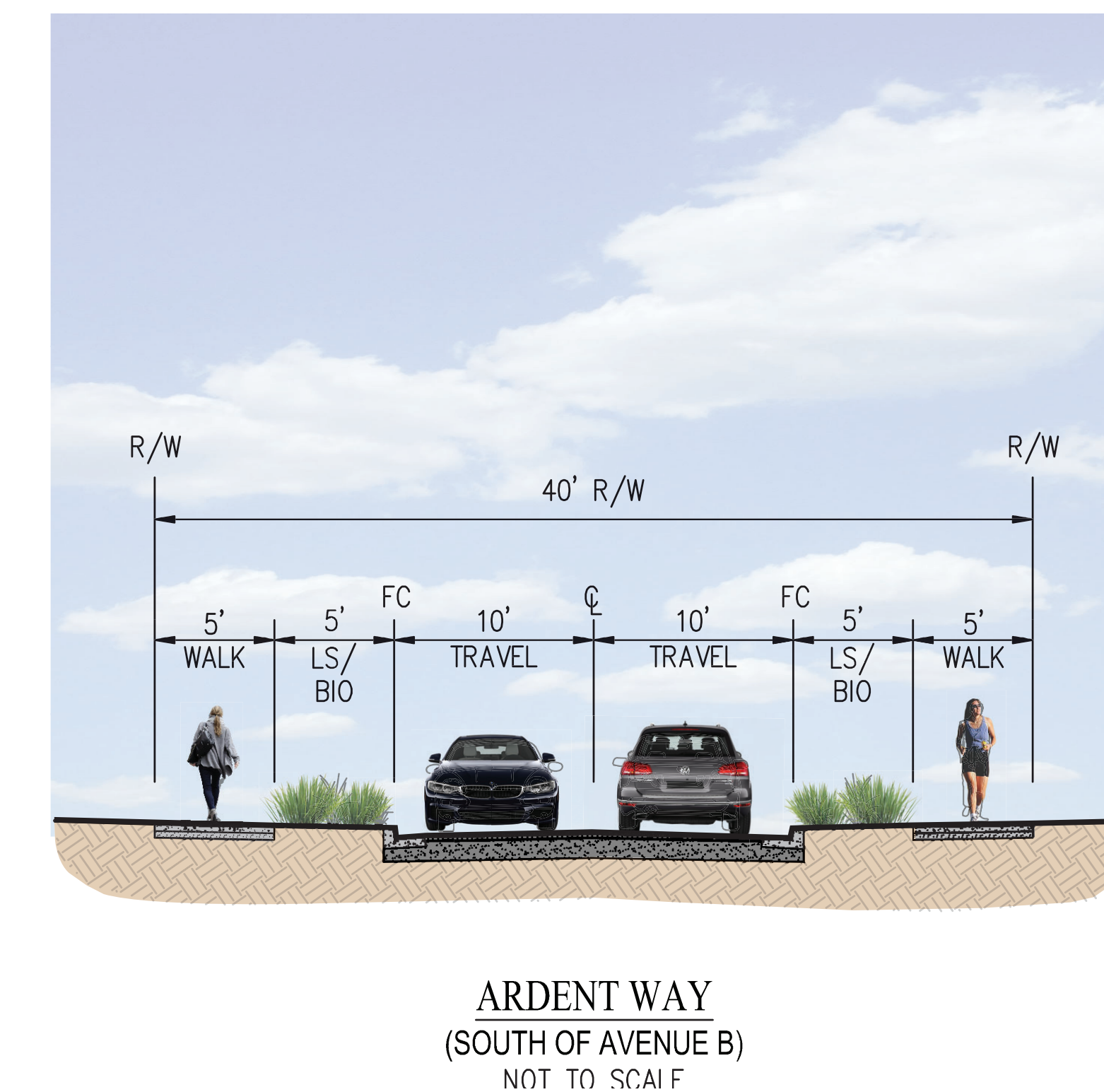
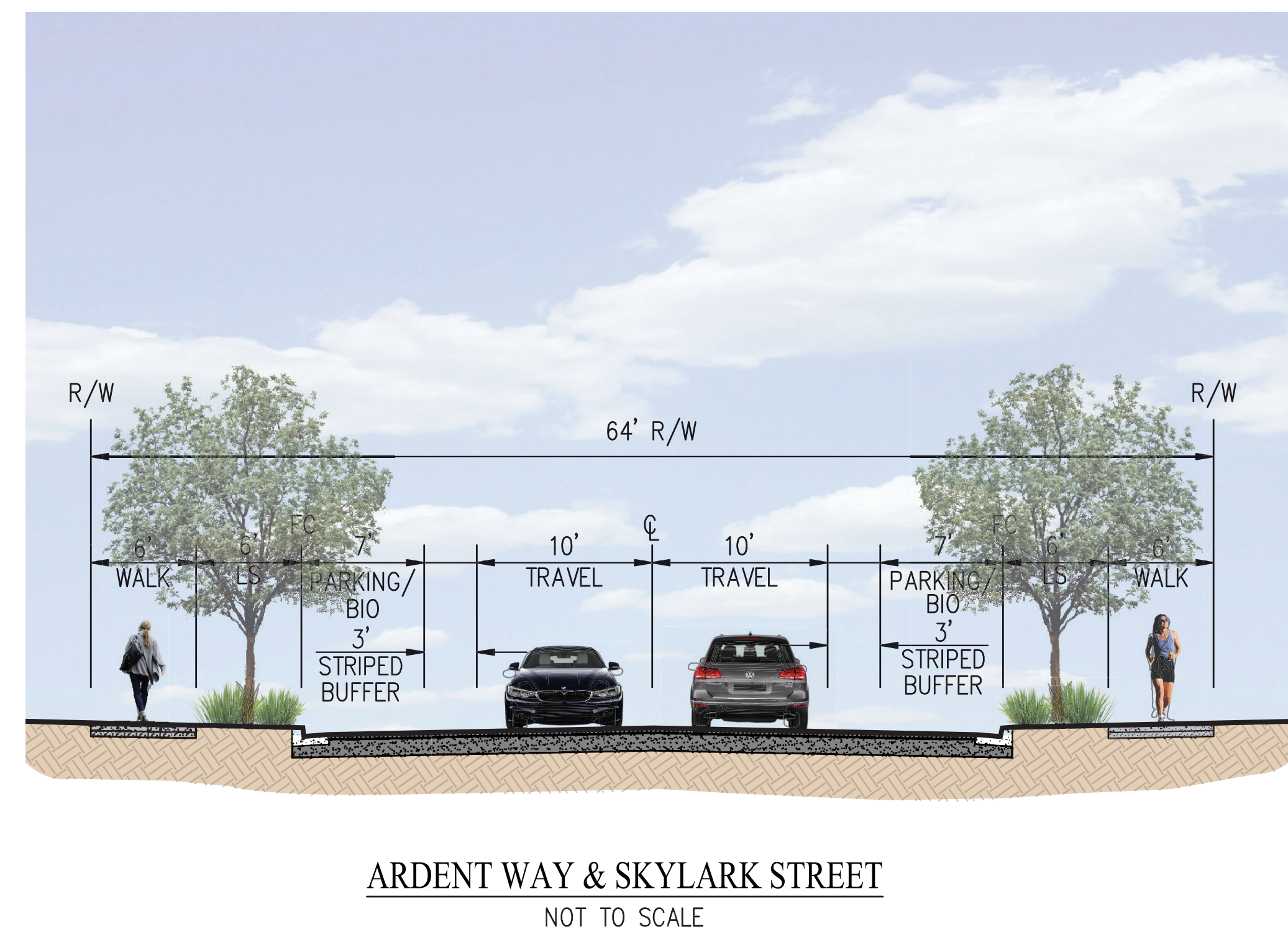
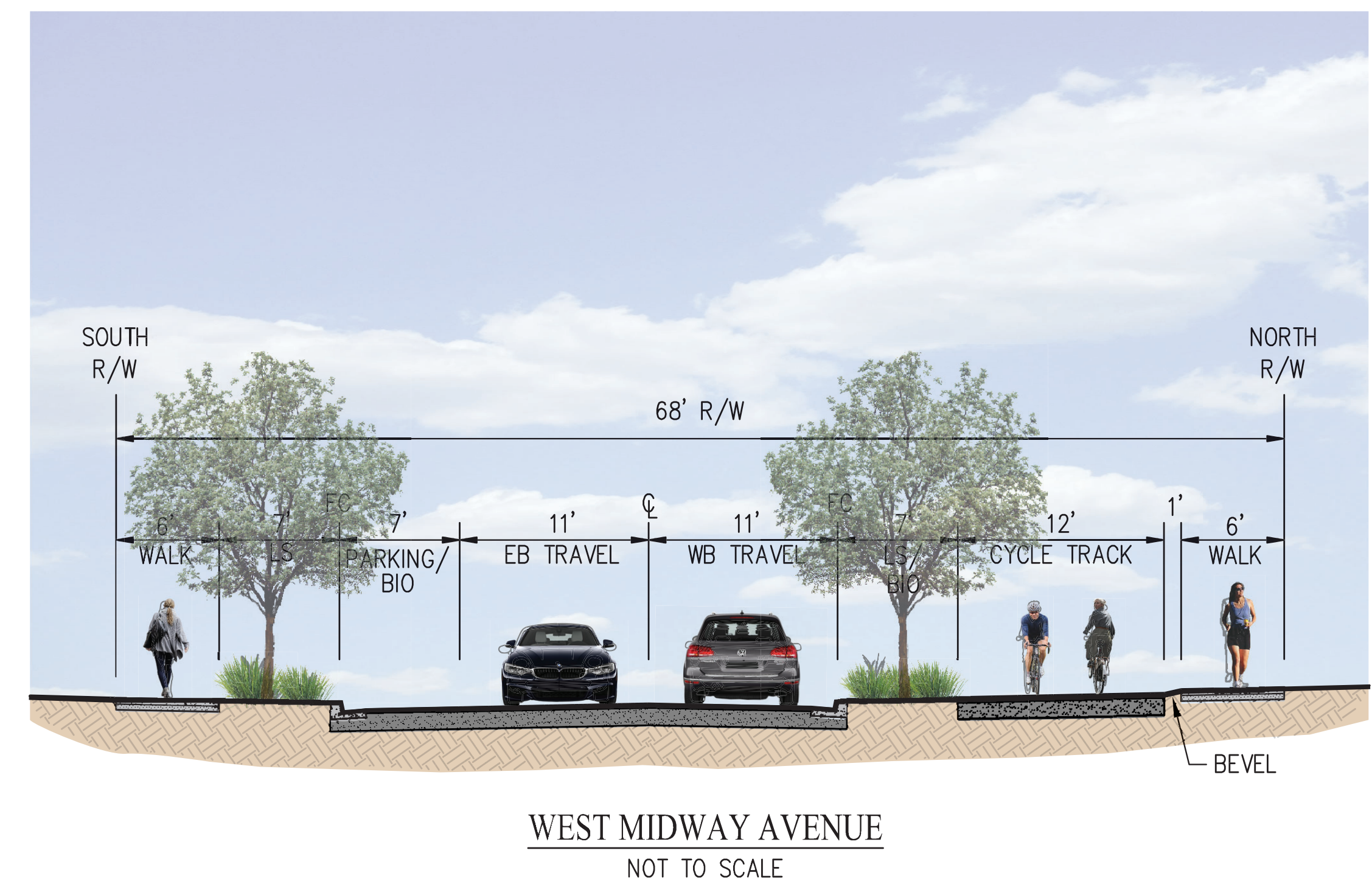
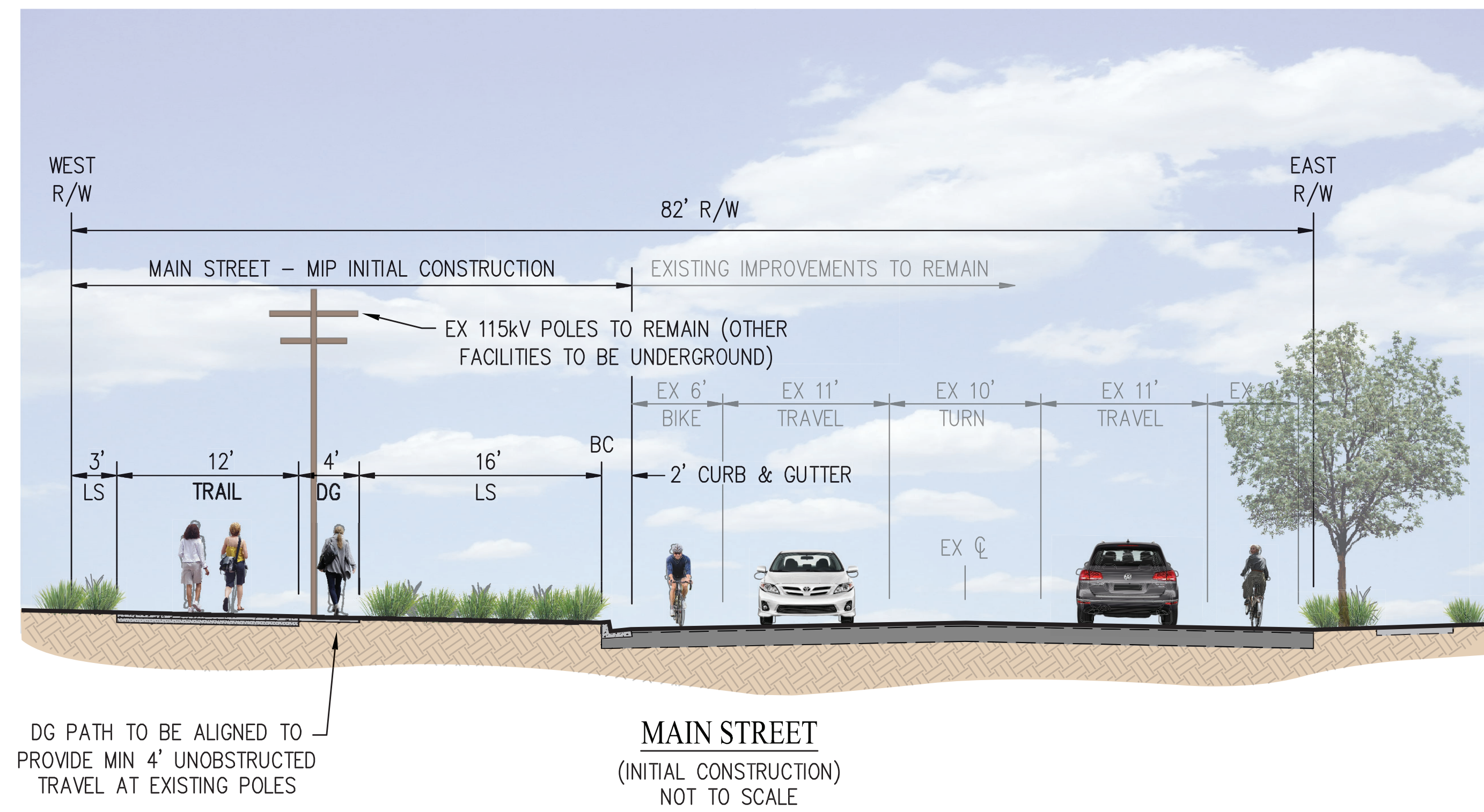


PARKING PLAN



SITE DEVELOPMENT PLAN  
May 4, 2023





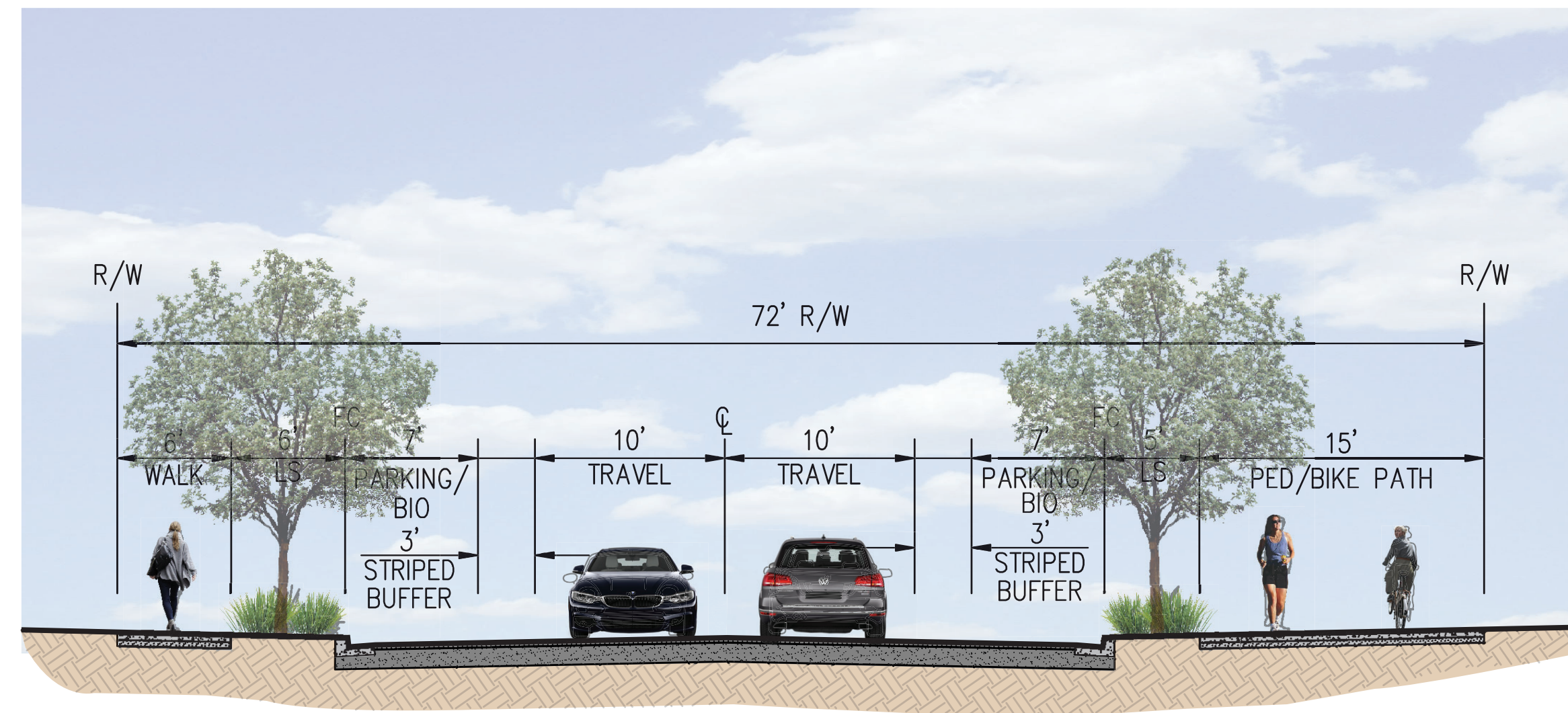
## WEST MIDWAY

ALAMEDA, CA

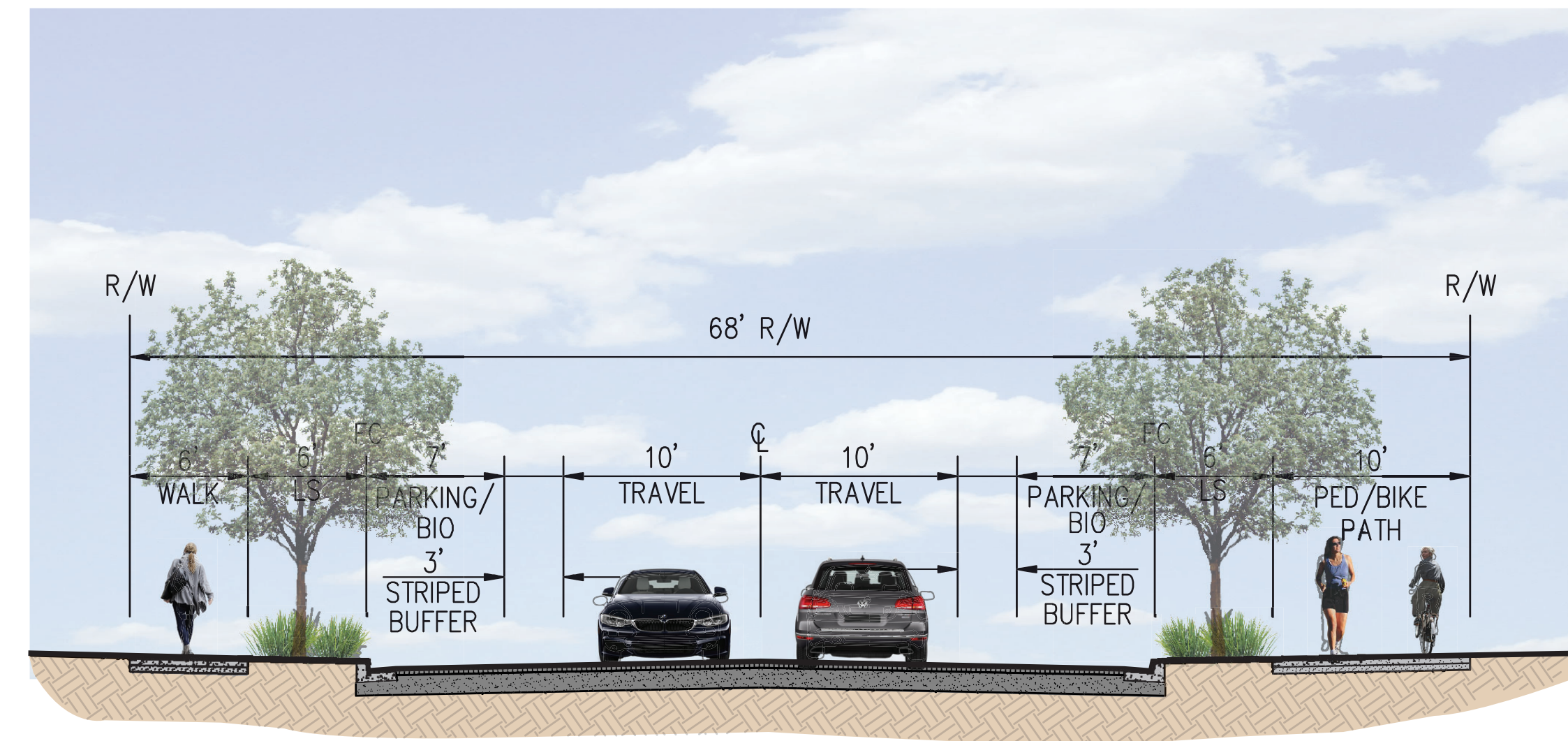
## STREET SECTIONS



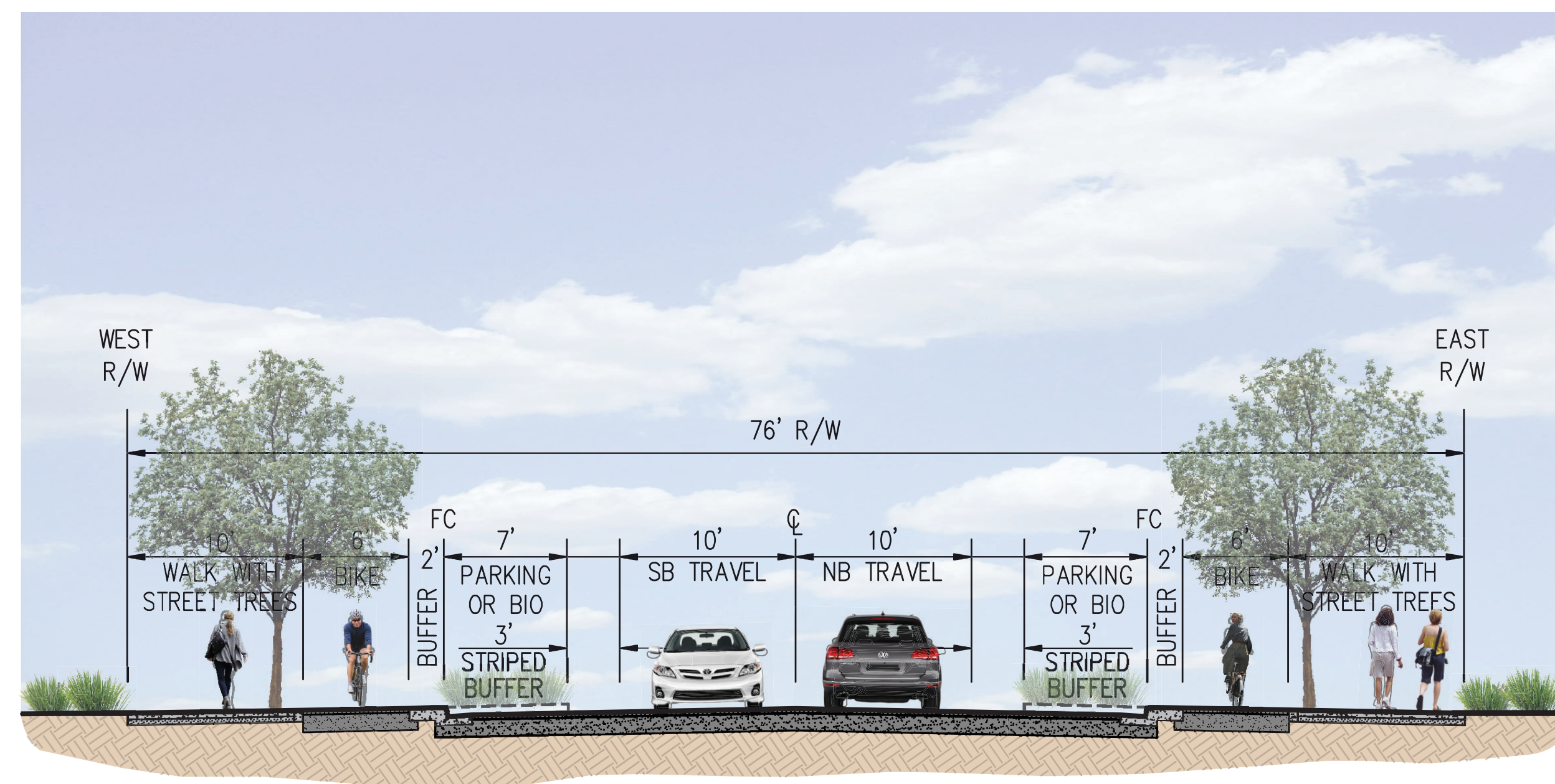




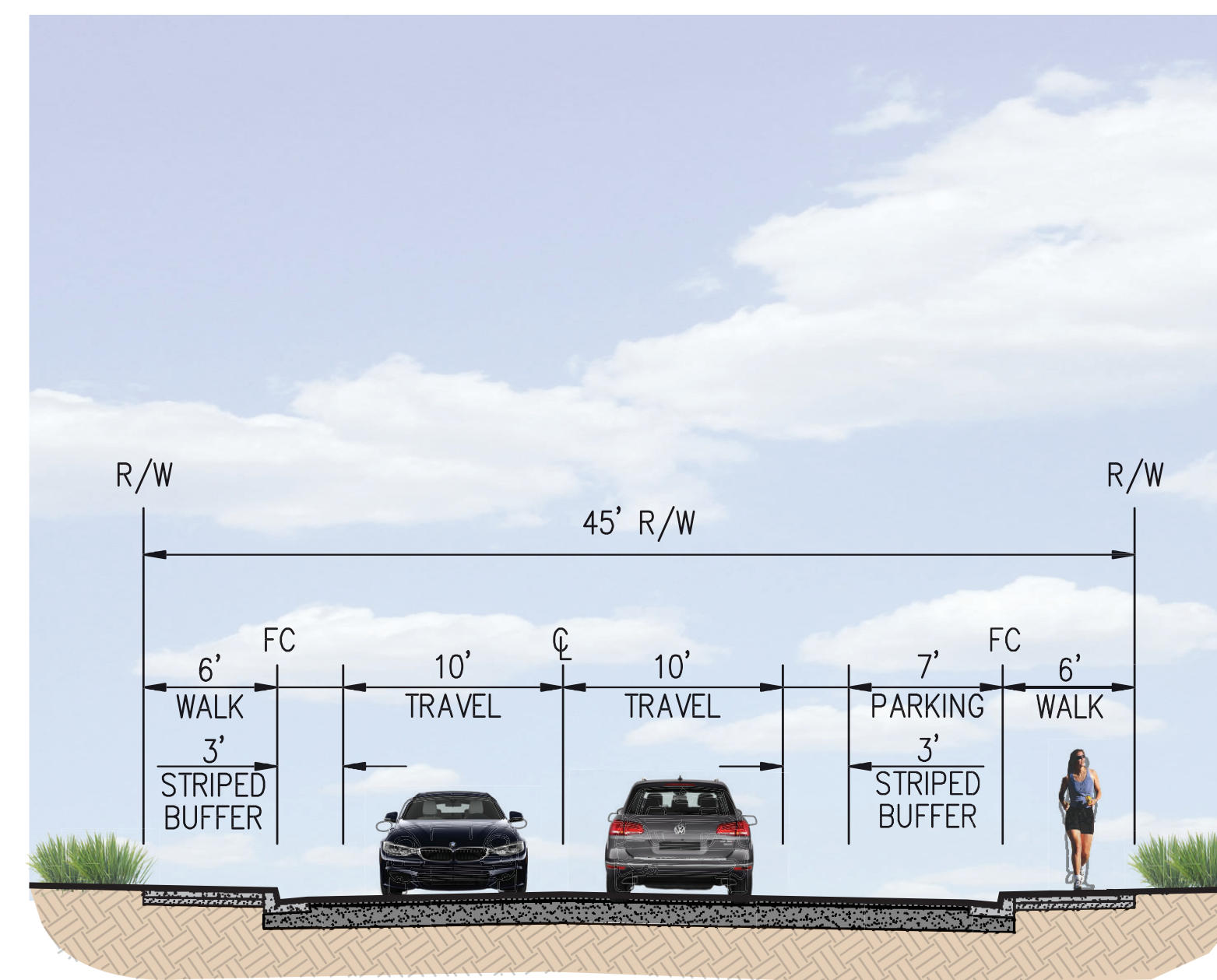
AVENUE B  
(WEST OF ARDENT WAY)  
NOT TO SCALE



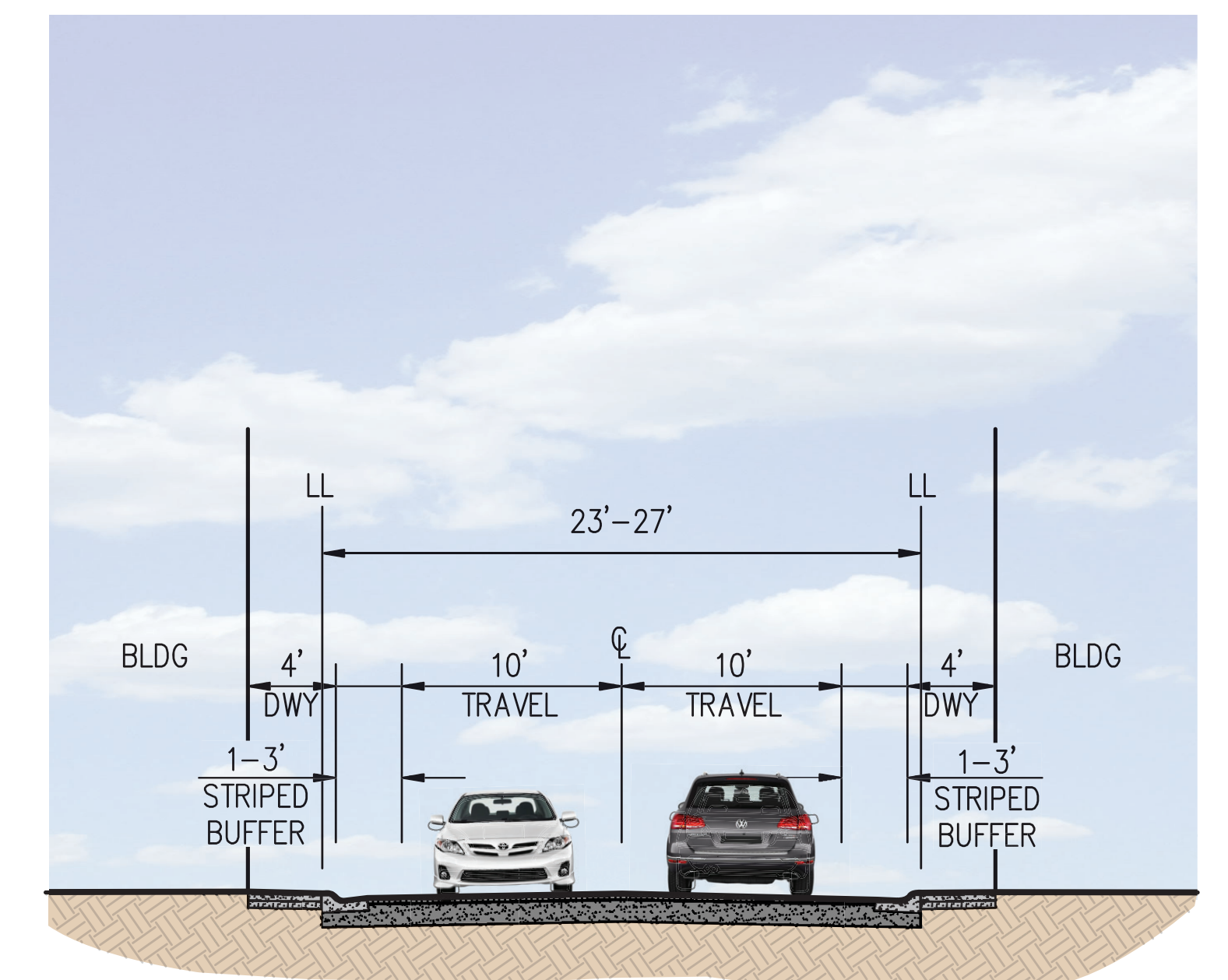
AVENUE B  
(EAST OF ARDENT WAY)  
NOT TO SCALE



ORION STREET  
NOT TO SCALE



AVENUE A  
(PRIVATE STREET)  
NOT TO SCALE



TYPICAL ALLEY  
(PRIVATE STREET)  
NOT TO SCALE

# WEST MIDWAY

ALAMEDA, CA

# STREET SECTIONS





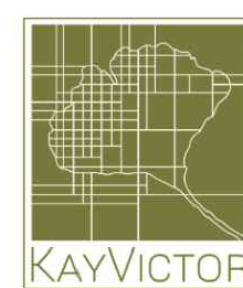


## OPEN SPACE

Illustrative Site Plan	26
Framework Plan	27
Greenway Plaza and Active Park	28
Orion Green	29
Greenway Corridor	30
Project Sustainability	31

## WEST MIDWAY

ALAMEDA, CA







## ORION GREEN

5,800 sf Use Area (Excluding Storm Water Basins)  
Publicly Accessible  
Shaded Plaza and Seating Areas  
Turf  
Storm Water Landscape

## CENTRAL GARDENS

## RESHAP PARCEL

SHOWN FOR REFERENCE ONLY  
NOT A PART OF THIS DEVELOPMENT PLAN

## COMMERCIAL CORNER

- Corner Canopy Structure - Lighting/Shade Screens
- Flexible Seating / Plaza
- Framing Seatwalls
- Utility Screening

## GREENWAY PLAZA

1,800 sf Use Area (Excluding Storm Water Basins)  
Publicly Accessible  
Shade Structure and Seating Areas  
Waves Building Commemorative Element  
Multi-Use Circulation (Ped/Bicycle)  
Storm Water Landscape

## ACTIVE PARK

- 9,300 sf Use Area (Excluding Storm Water Basins)
- Publicly Accessible
- Shade Structure
- Gathering Plaza
- Picnic/Seating
- Children's Play Area
- Turf /Play
- Storm Water Landscape

## GREENWAY CORRIDOR

- Publicly Accessible
- Main Street Entry Plaza/Wayfinding
- Multi-Use Circulation (Ped/Bicycle)
- Seating Areas
- Wayfinding Plazas
- Storm Water Landscape

WEST MIDWAY  
ALAMEDA, CA



## ILLUSTRATIVE SITE PLAN



Brookfield  
Properties



SITE DEVELOPMENT PLAN  
May 4, 2023

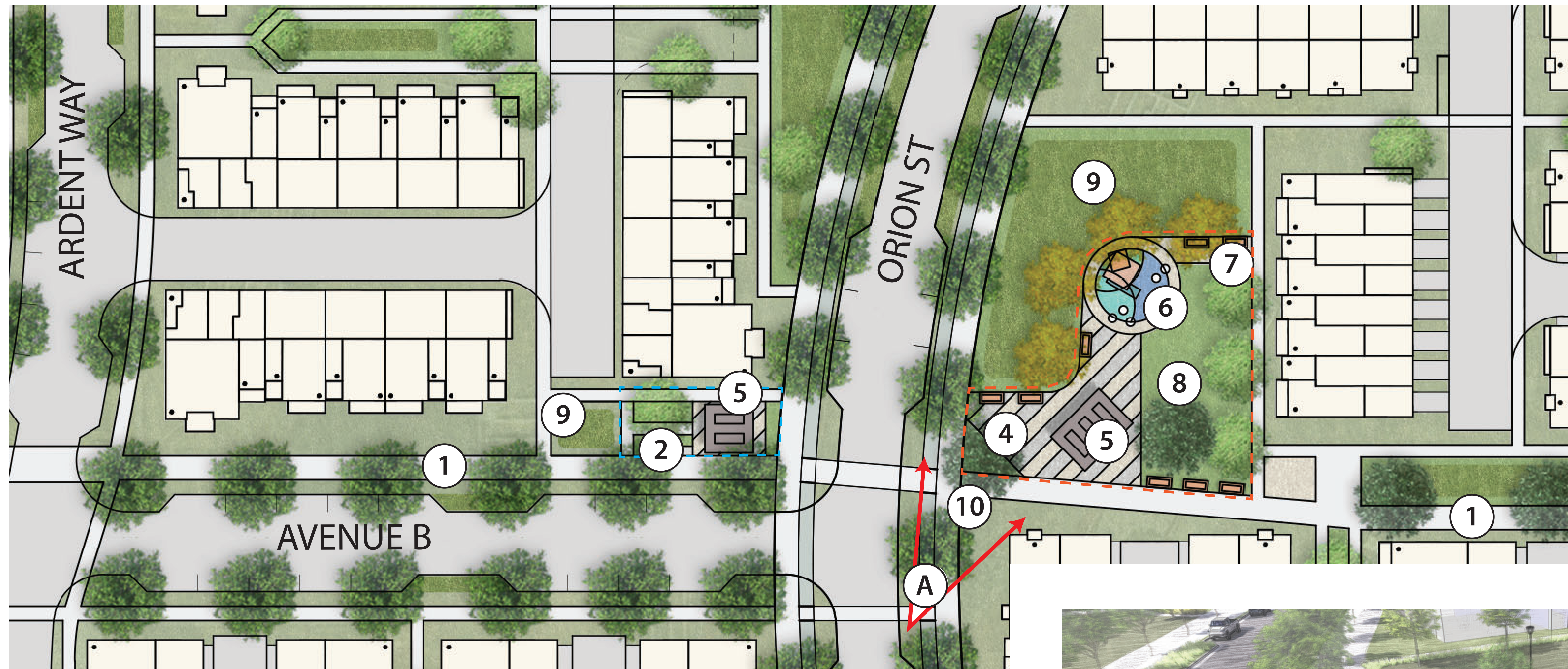


DIAGRAM LEGEND:

- STREET GRID
- LANDSCAPE GRID
- GENERAL LANDSCAPES
- STORM WATER LANDSCAPES



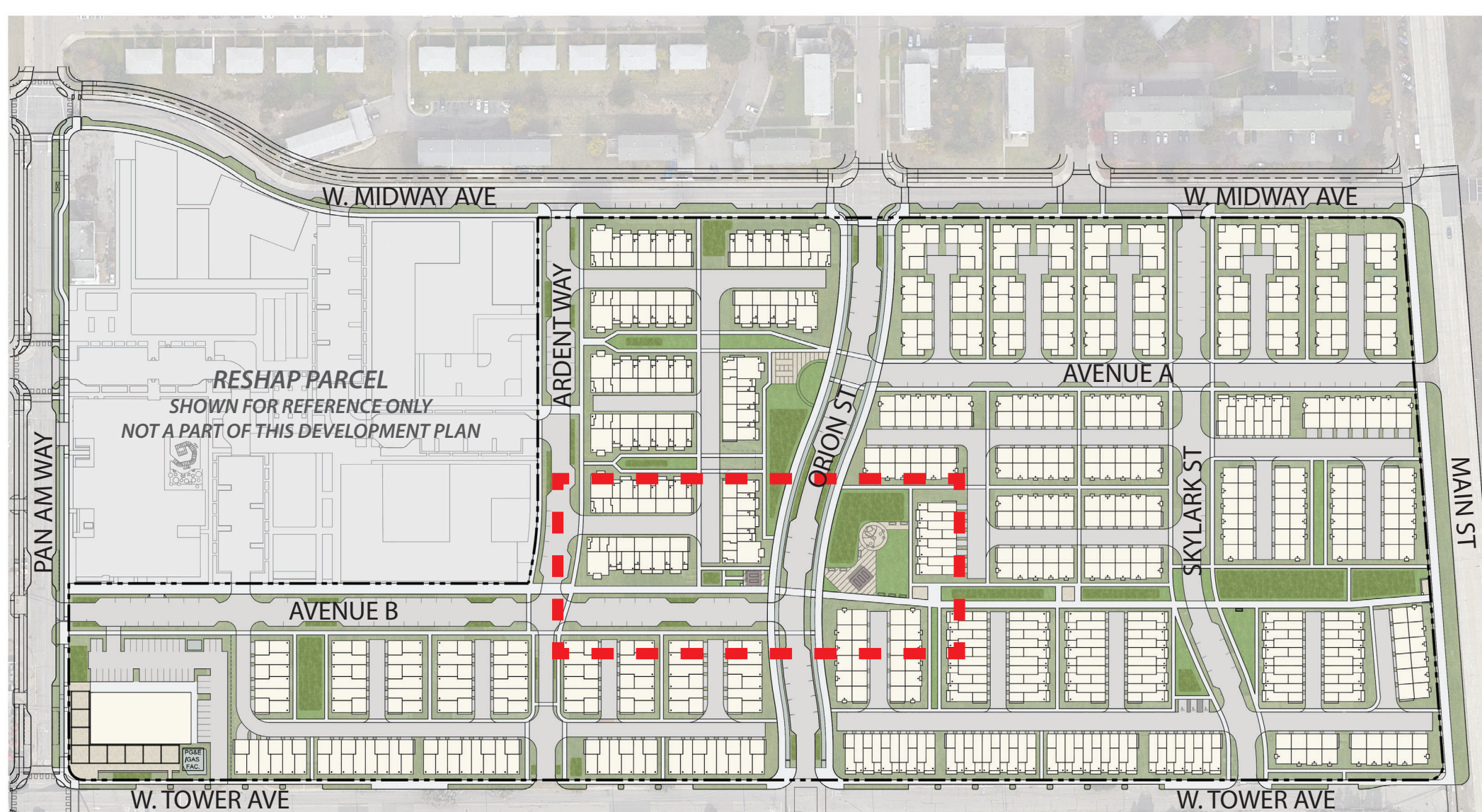




1,800 sf  
Use Area

9,300 sf  
Use Area

Active Park and Greenway Plaza shall be publicly accessible with public access easements and signage



## WEST MIDWAY

ALAMEDA, CA

### DIAGRAM LEGEND:

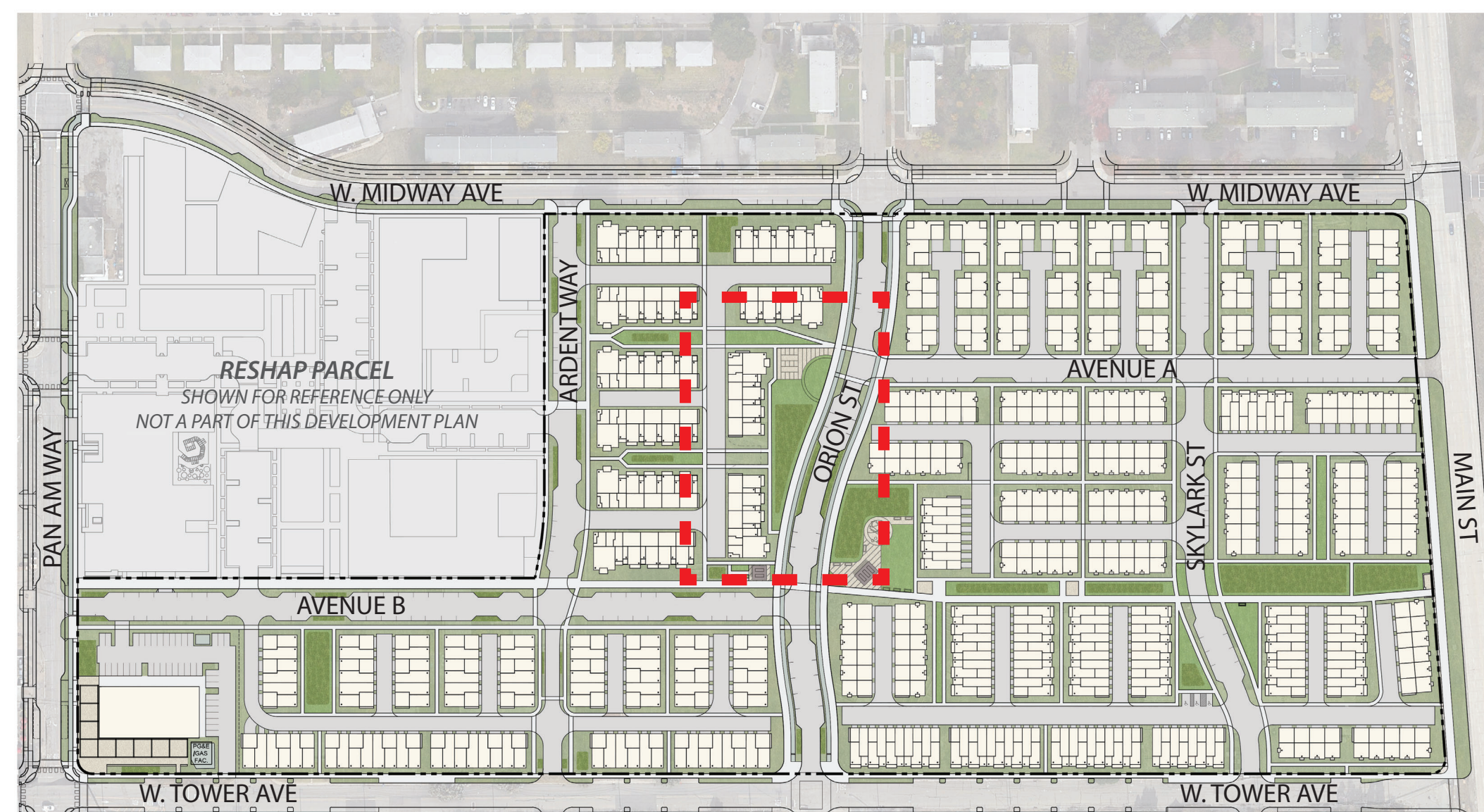
- ① 10' WIDE PED/BICYCLE PATH
- ② WAVES BUILDING  
COMMEMORATIVE ELEMENTS
- ③ BENCHES/SEATING
- ④ GATHERING PLAZA
- ⑤ SHADE STRUCTURE AND TABLES
- ⑥ CHILDREN'S PLAY AREA
- ⑦ SHADED PICNIC
- ⑧ TURF / PLAY
- ⑨ STORM WATER LANDSCAPES
- ⑩ PUBLIC ACCESSIBILITY SIGNAGE



VIEW A OVER ACTIVE PARK

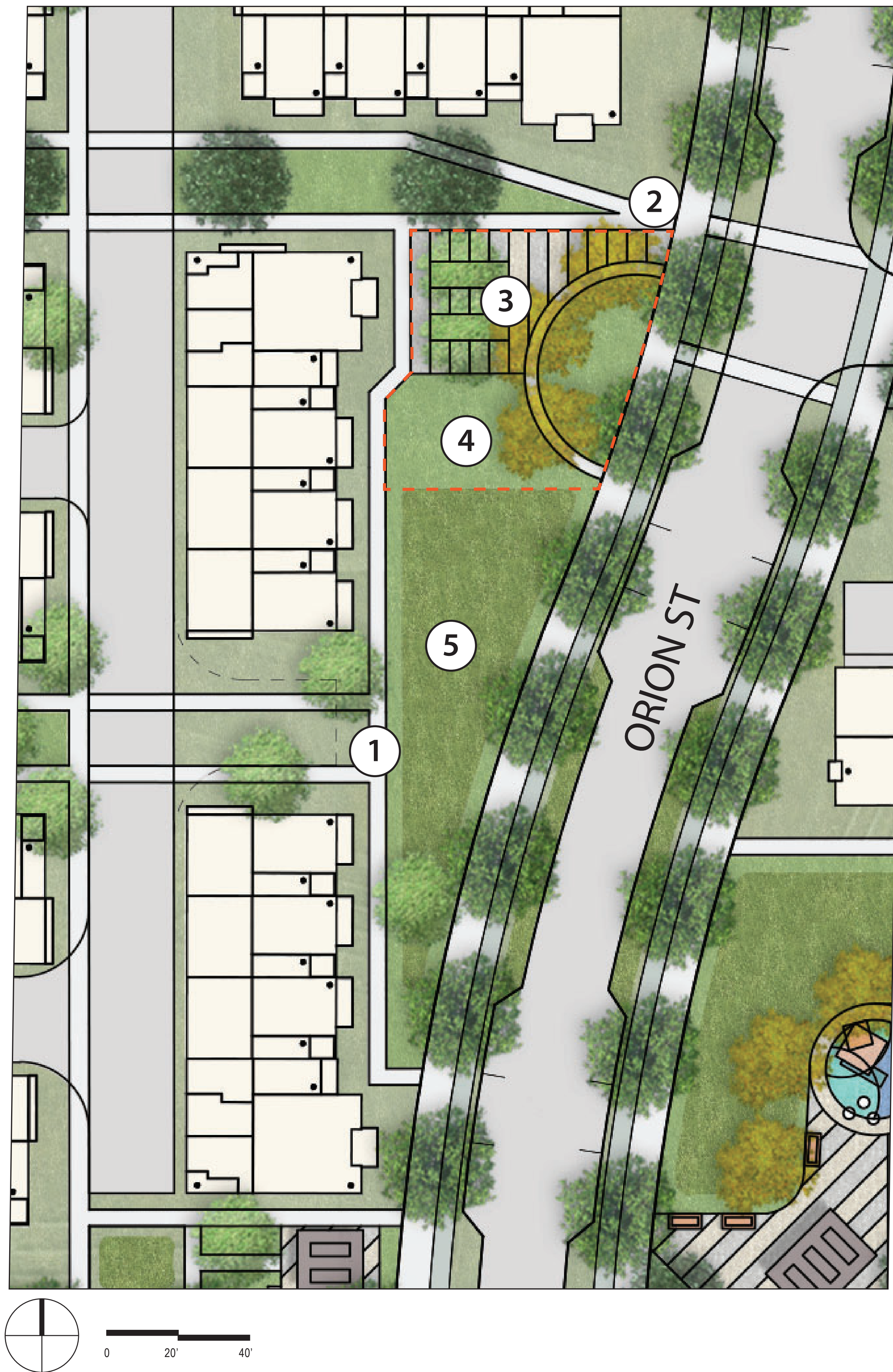
## GREENWAY PLAZA AND ACTIVE PARK





## WEST MIDWAY

ALAMEDA, CA



### DIAGRAM LEGEND:

- ① 5' SIDEWALK
- ② ENTRY/WAYFINDING ELEMENTS WITH PUBLIC ACCESSIBILITY SIGNAGE
- ③ GATHERING PLAZA WITH SHADED BENCHES/SEATING
- ④ TURF / PLAY
- ⑤ STORM WATER LANDSCAPES

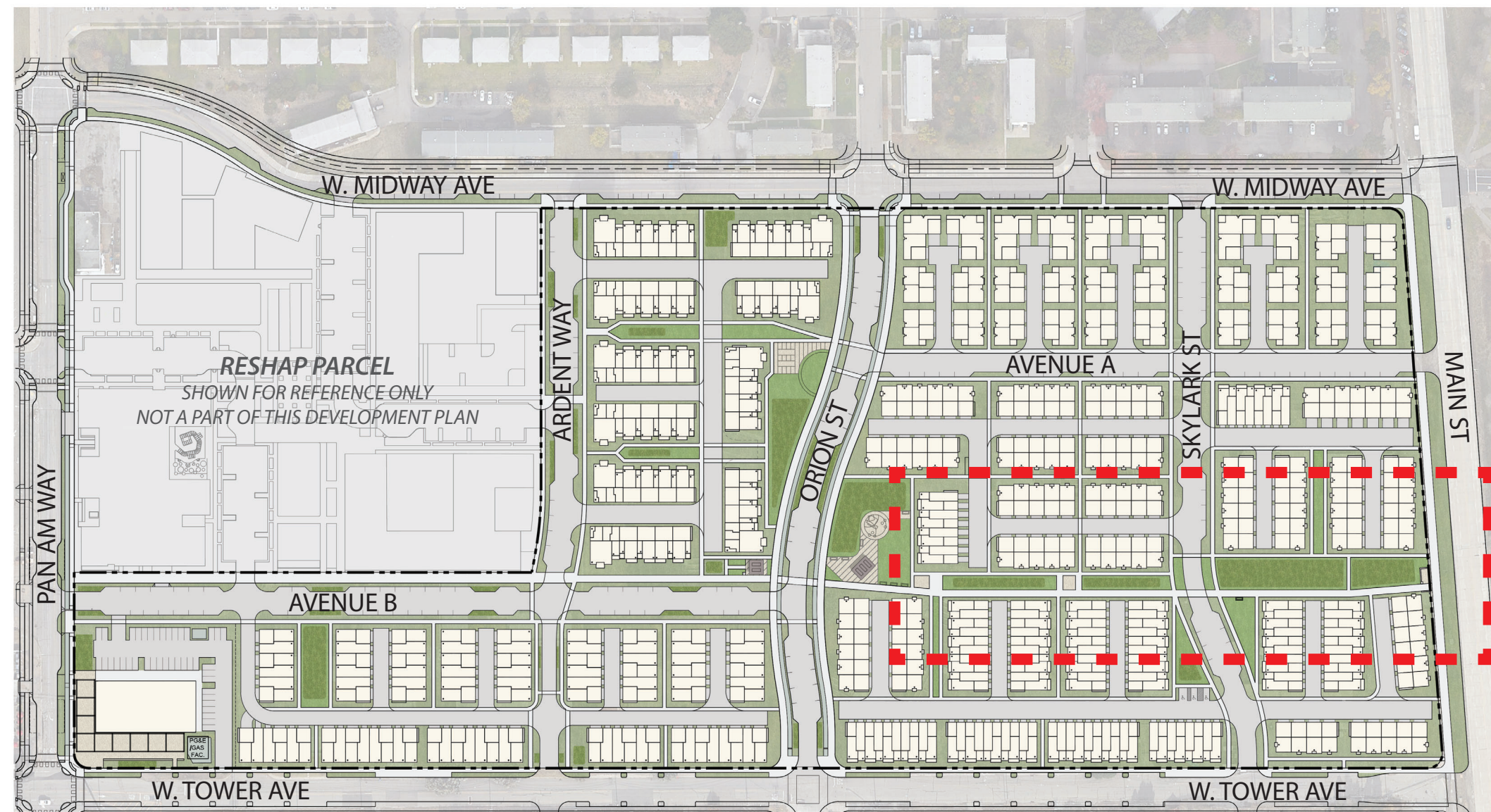
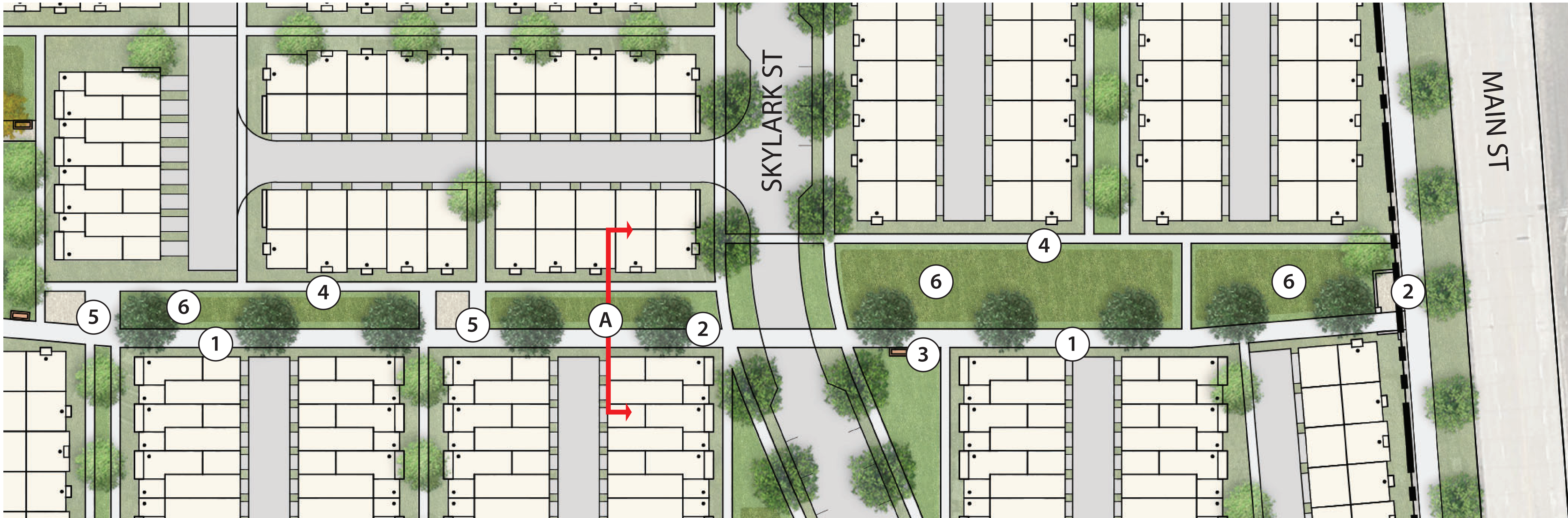
5,800 sf  
Use Area

*Orion Green shall be publicly accessible with a public access easement and signage*

## ORION GREEN

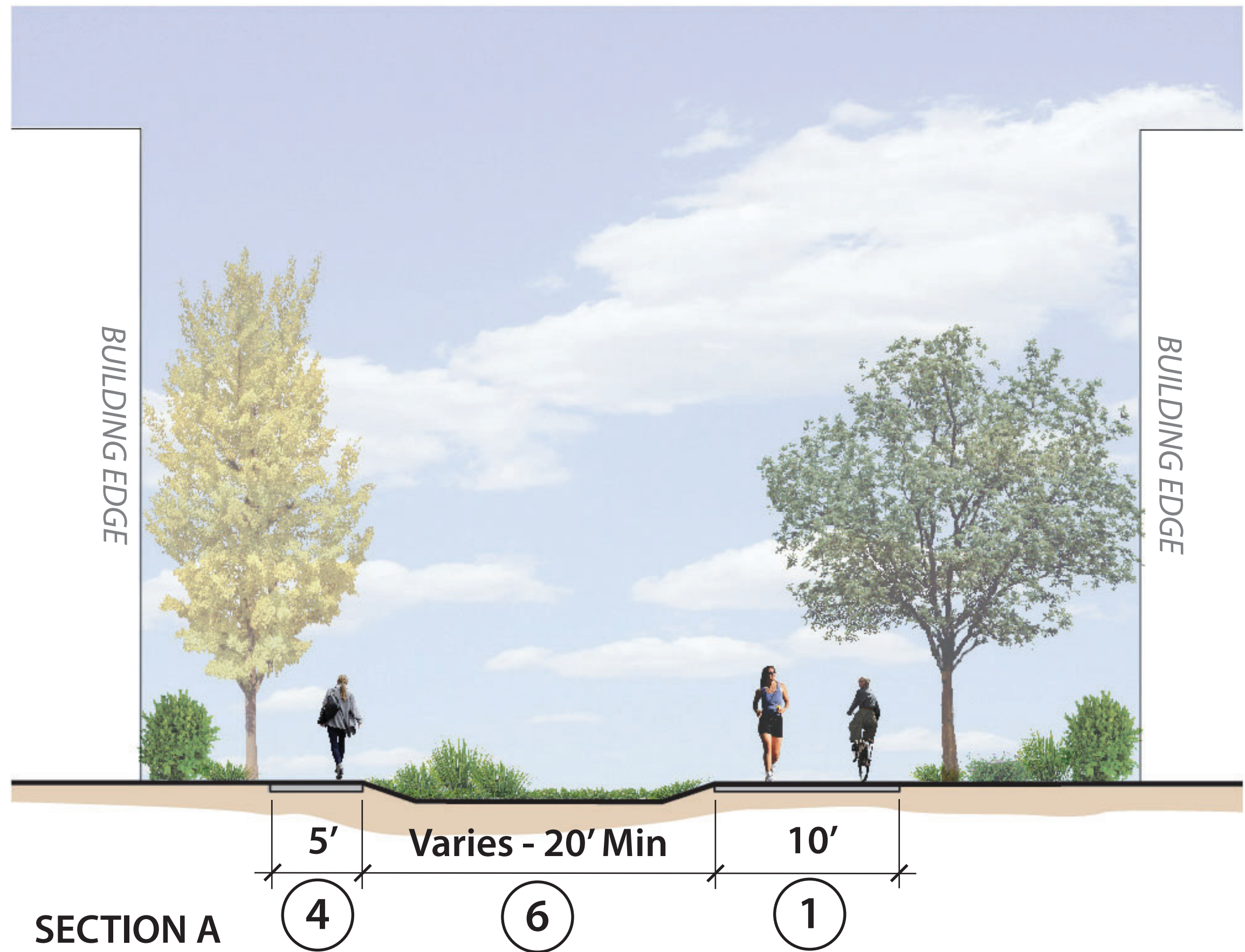






# WEST MIDWAY

ALAMEDA, CA

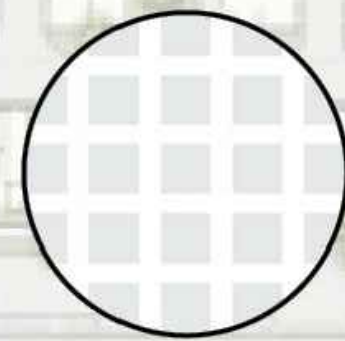


- DIAGRAM LEGEND:**
- 1 10' WIDE PED/BICYCLE PATH
  - 2 ENTRY PLAZA/MARKER, WAYFINDING ELEMENTS AND PUBLIC ACCESSIBILITY SIGNAGE
  - 3 BENCHES/SEATING
  - 4 5' SIDEWALK
  - 5 GATHERING PLAZA
  - 6 STORM WATER LANDSCAPES

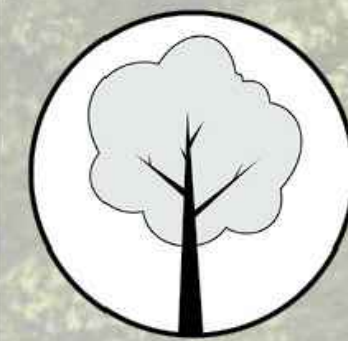
## GREENWAY CORRIDOR



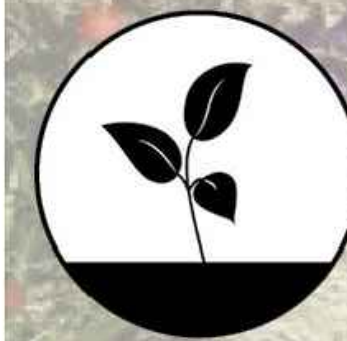
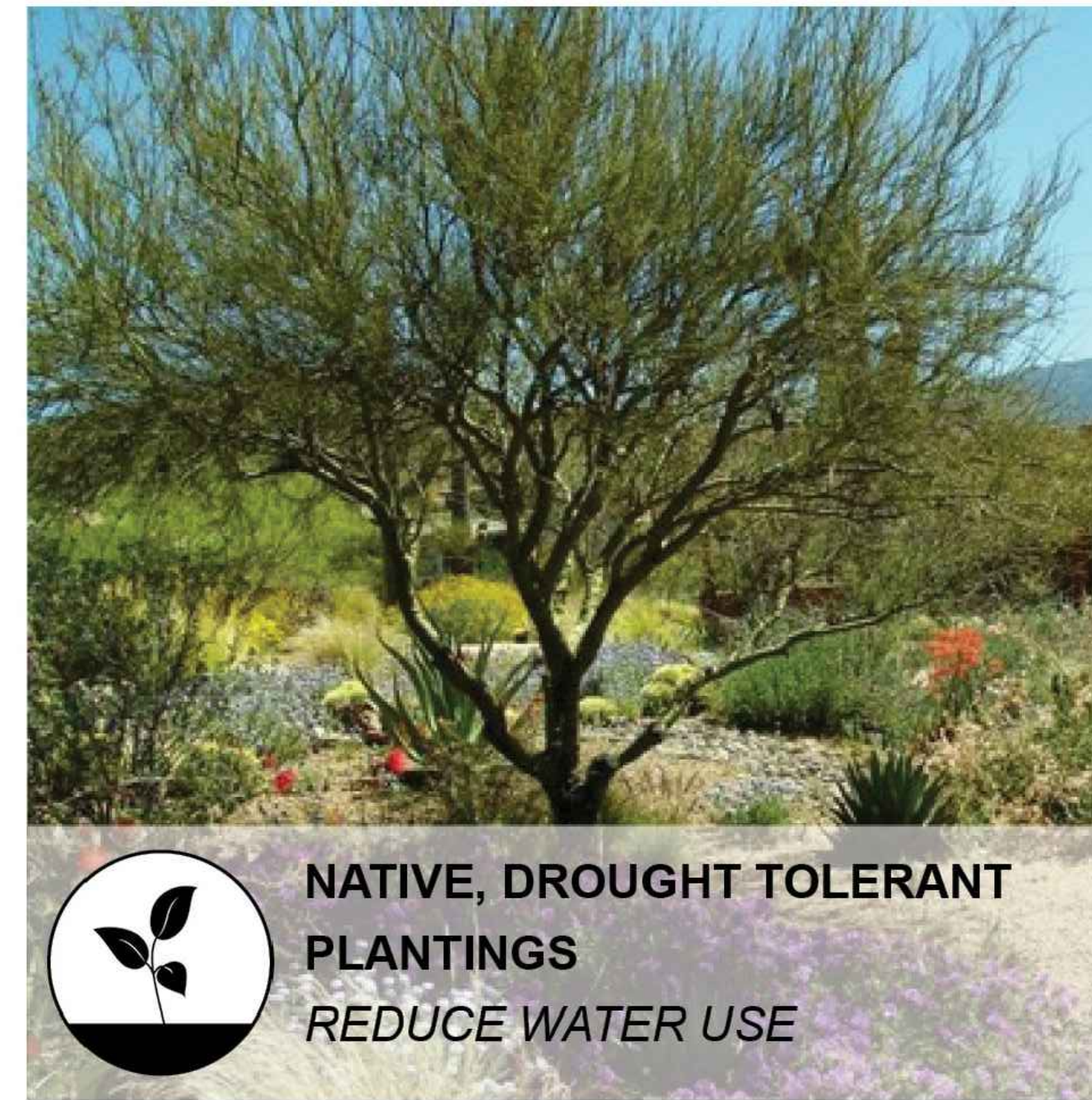




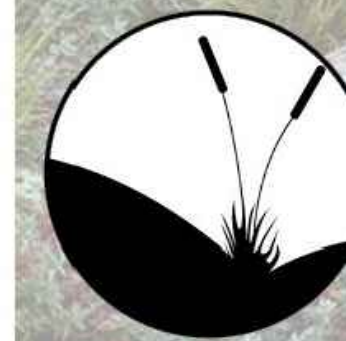
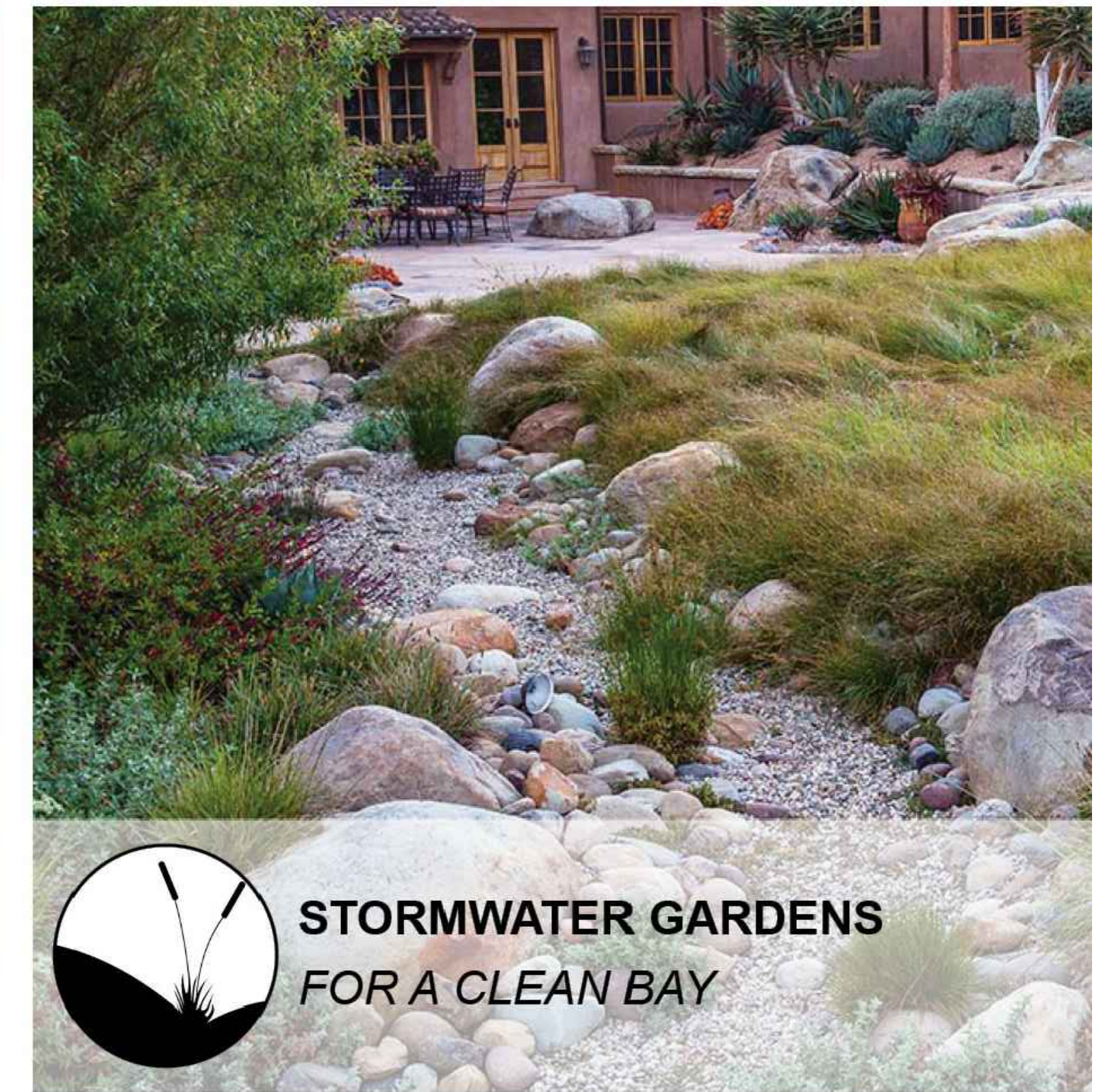
**SMALL BLOCK SIZES**  
WALKABLE NEIGHORHOODS



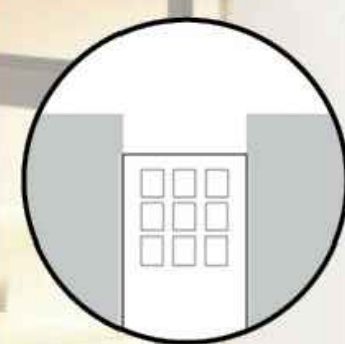
**MAXIMIZE OPEN SPACE/PARKS**  
TO BUILD COMMUNITY



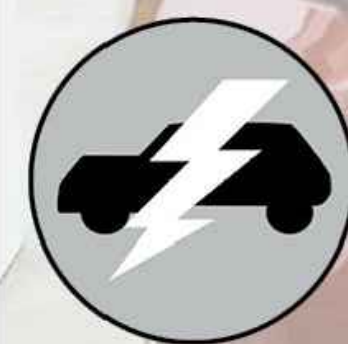
**NATIVE, DROUGHT TOLERANT**  
**PLANTINGS**  
REDUCE WATER USE



**STORMWATER GARDENS**  
FOR A CLEAN BAY

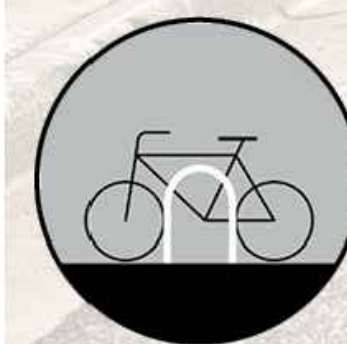
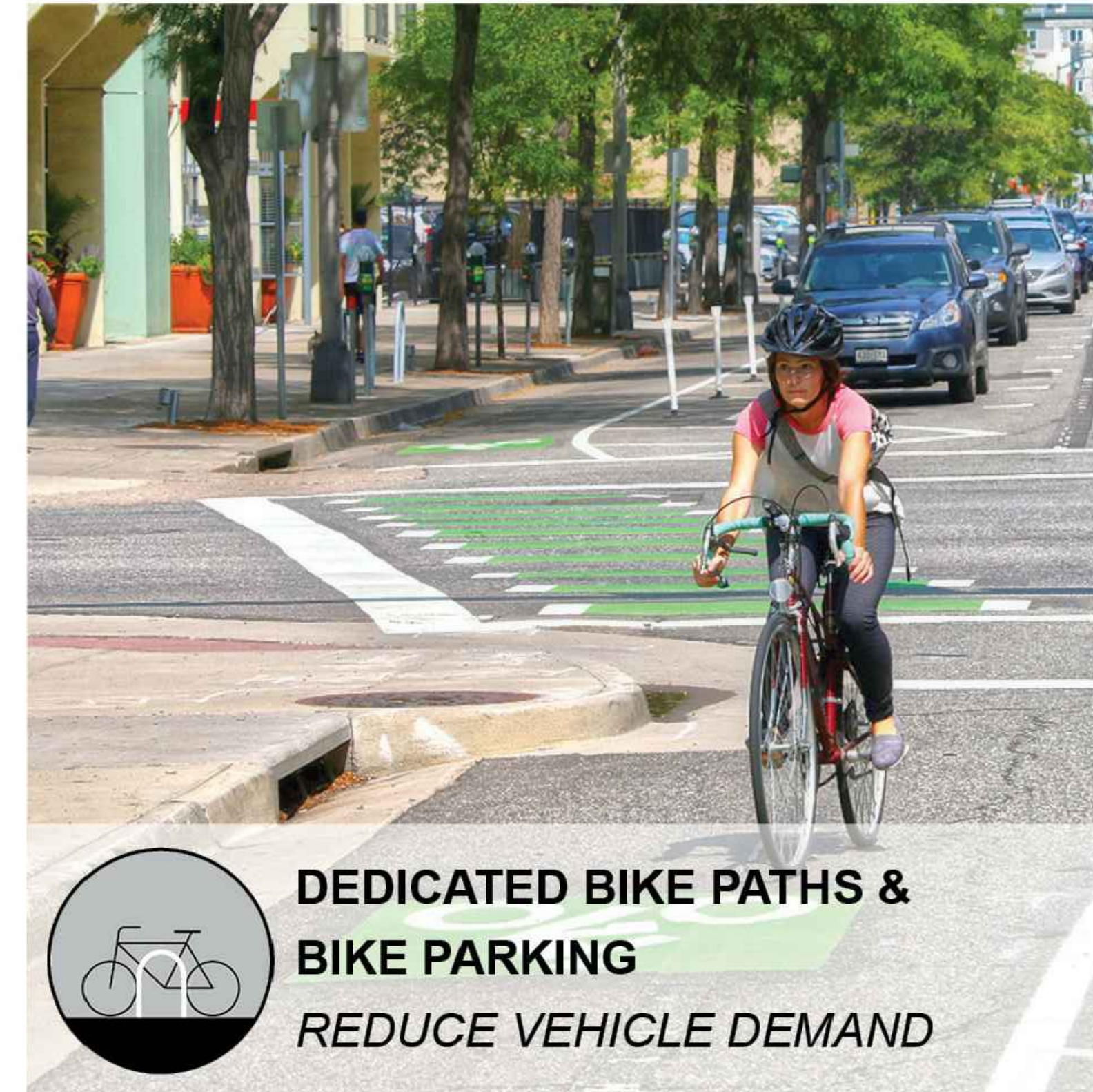


**RENEWABLE ENERGY**  
ACHIEVE ZERO NET ELECTRIC  
USE FOR RESIDENCES

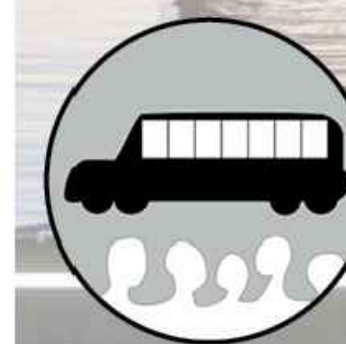
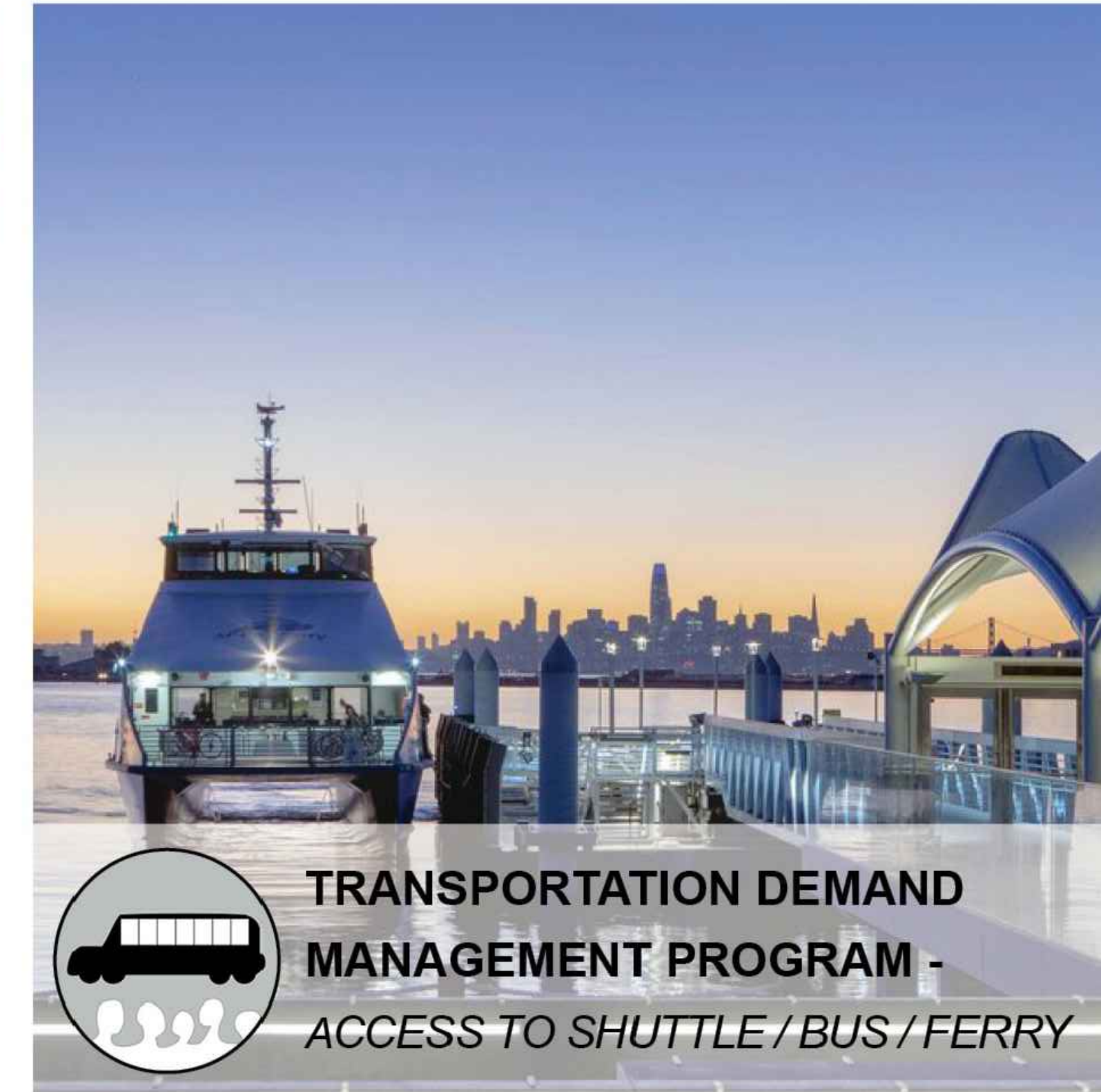


**CAR CHARGING STATIONS**  
REDUCE FOSSIL FUEL USE

DEVELOPER WILL PROVIDE  
6 EXTERIOR EV CHARGERS  
FOR GUEST PARKING ON LO-  
CAL STREETS WITHIN THE  
DEVELOPMENT.



**DEDICATED BIKE PATHS &**  
**BIKE PARKING**  
REDUCE VEHICLE DEMAND



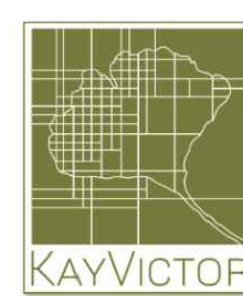
**TRANSPORTATION DEMAND**  
**MANAGEMENT PROGRAM -**  
ACCESS TO SHUTTLE / BUS / FERRY

All residential construction shall be all electric (no gas service) in compliance with City of Alameda and State of California requirements.

## WEST MIDWAY

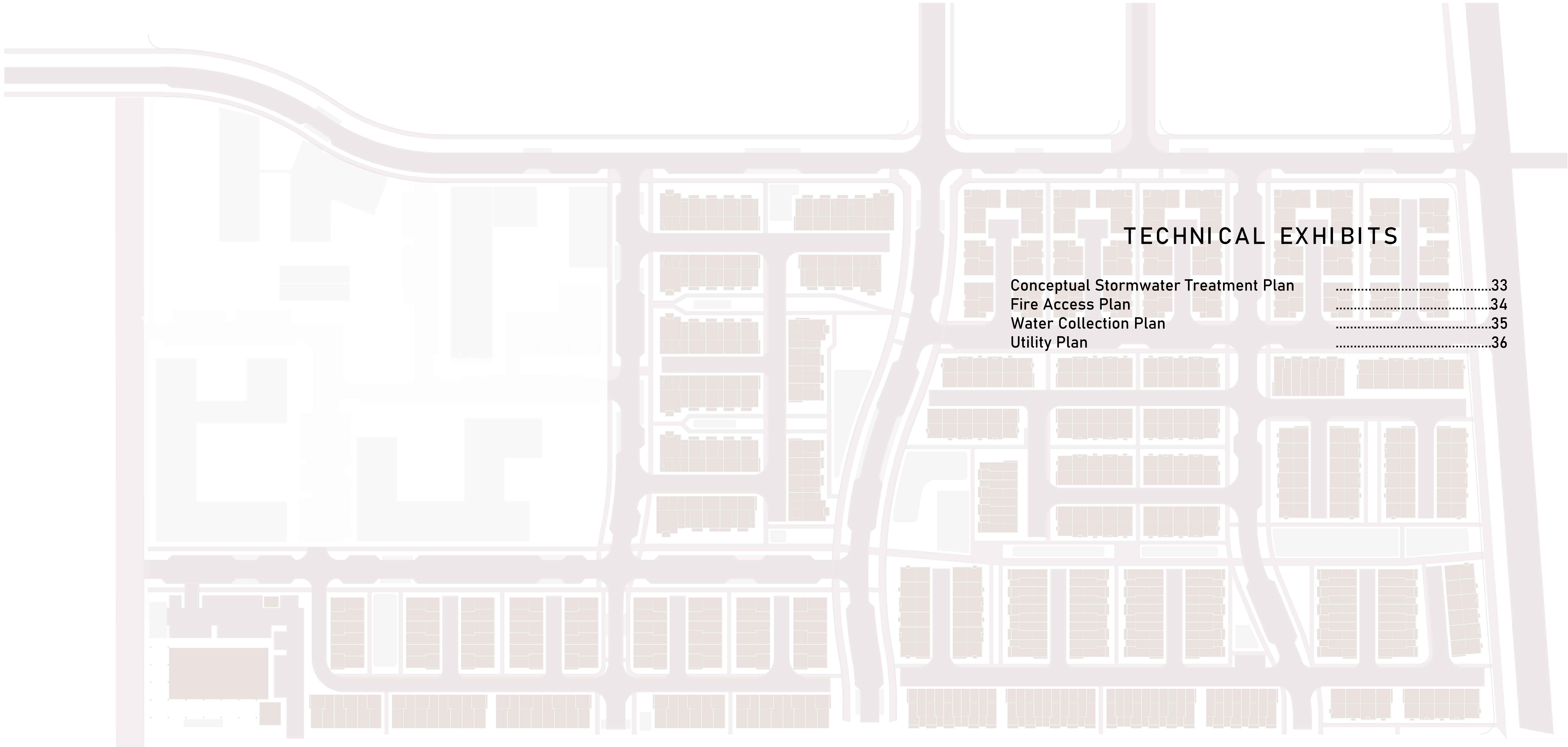
ALAMEDA, CA

## PROJECT SUSTAINABILITY



SITE DEVELOPMENT PLAN  
May 4, 2023

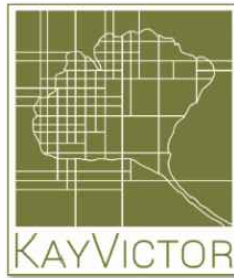




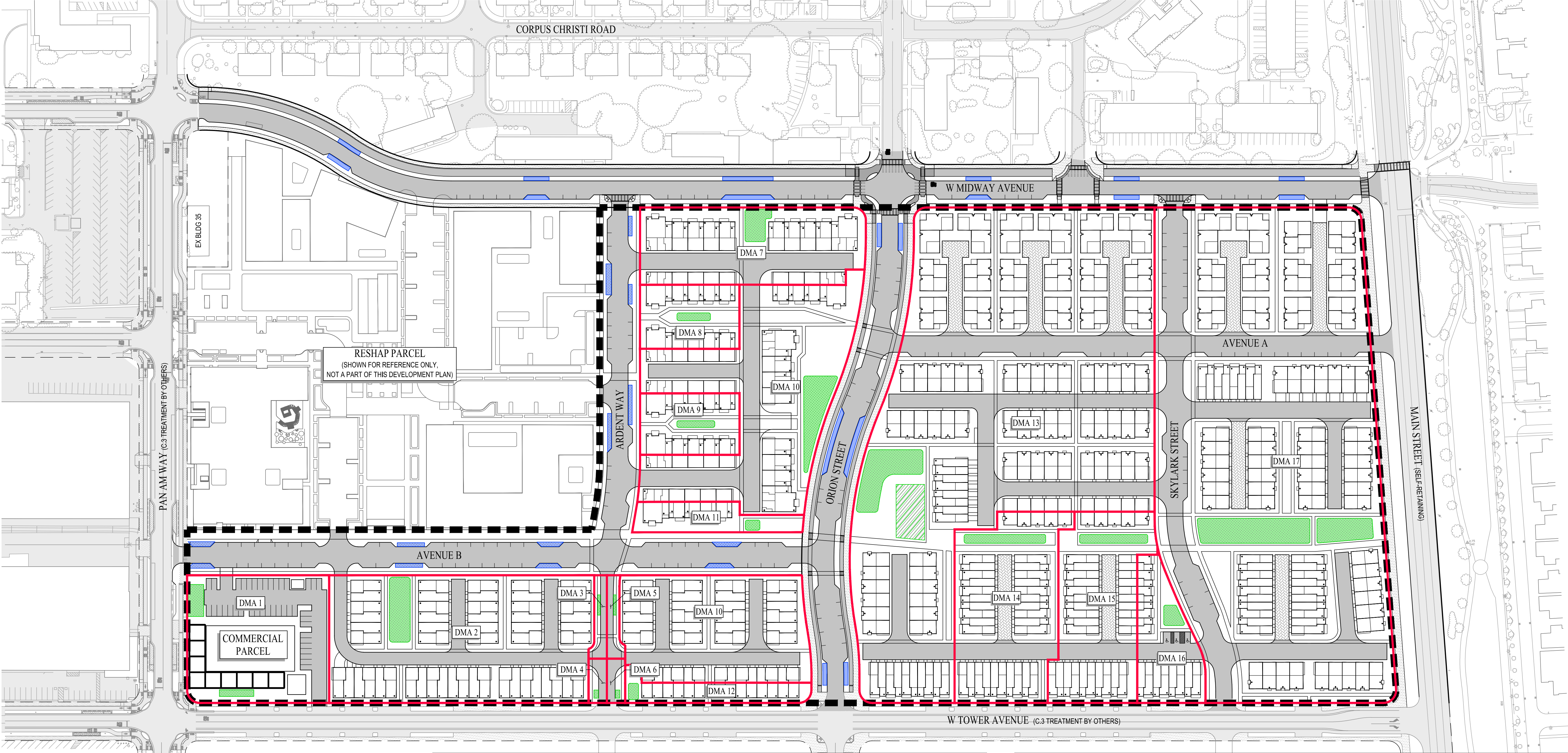
TECHNICAL EXHIBITS

Conceptual Stormwater Treatment Plan	.....33
Fire Access Plan	.....34
Water Collection Plan	.....35
Utility Plan	.....36

WEST MIDWAY  
ALAMEDA, CA







SITE A PHASE 2  
(BY OTHERS)

- NOTES
- FINAL DRAINAGE MANAGEMENT AREAS TO BE DETERMINED IN LATER STAGES OF DESIGN.
  - BIORETENTION PLANTERS TO BE SIZED IN ACCORDANCE WITH THE CURRENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL.

DRAINAGE MANAGEMENT AREA SUMMARY TABLE					
DMA #	TOTAL AREA (SF±)	TOTAL IMPERVIOUS AREA (SF±)	TOTAL PERVIOUS AREA (SF±)	REQUIRED BIORETENTION AREA (SF±)	PROVIDED BIORETENTION AREA (SF±)
1	45,257	36,206	9,051	1,484	1,823
2	83,813	67,050	16,763	2,749	3,380
3	2,802	2,242	560	92	128
4	2,030	1,624	406	67	91
5	2,856	2,285	571	94	128
6	2,030	1,624	406	67	91
7	42,768	34,214	8,554	1,403	1,787
8	15,942	12,754	3,188	523	646
9	15,300	12,240	3,060	502	627

DRAINAGE MANAGEMENT AREA SUMMARY TABLE					
DMA #	TOTAL AREA (SF±)	TOTAL IMPERVIOUS AREA (SF±)	TOTAL PERVIOUS AREA (SF±)	REQUIRED BIORETENTION AREA (SF±)	PROVIDED BIORETENTION AREA (SF±)
10	126,423	101,138	25,285	4,147	4,168
11	10,751	8,601	2,150	353	360
12	10,069	8,055	2,014	330	408
13	250,329	191,274	59,055	7,887	9,593
14	47,319	35,476	11,843	1,466	1,798
15	40,150	29,741	10,409	1,231	1,502
16	18,875	15,100	3,775	619	855
17	265,040	201,135	63,905	8,031	10,097
TOTAL	981,754	760,759	220,995	31,045	37,482

LEGEND

DEVELOPMENT PARCEL

DRAINAGE AREA BOUNDARY

BIORETENTION PLANTER

STREET SIDE BIORETENTION PLANTER / RAIN GARDEN

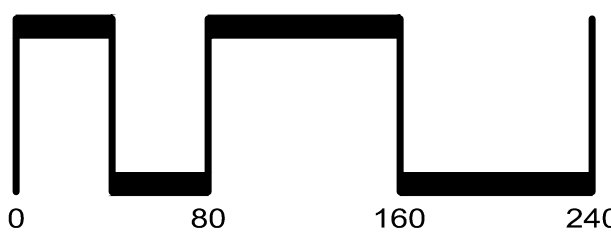
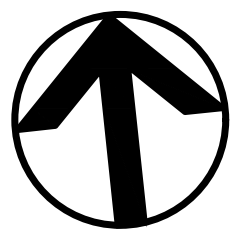
SILVA CELLS

PROPOSED PAVEMENT

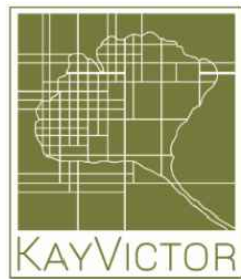
PROPOSED PERVIOUS PAVERS

EXISTING PAVEMENT TO REMAIN

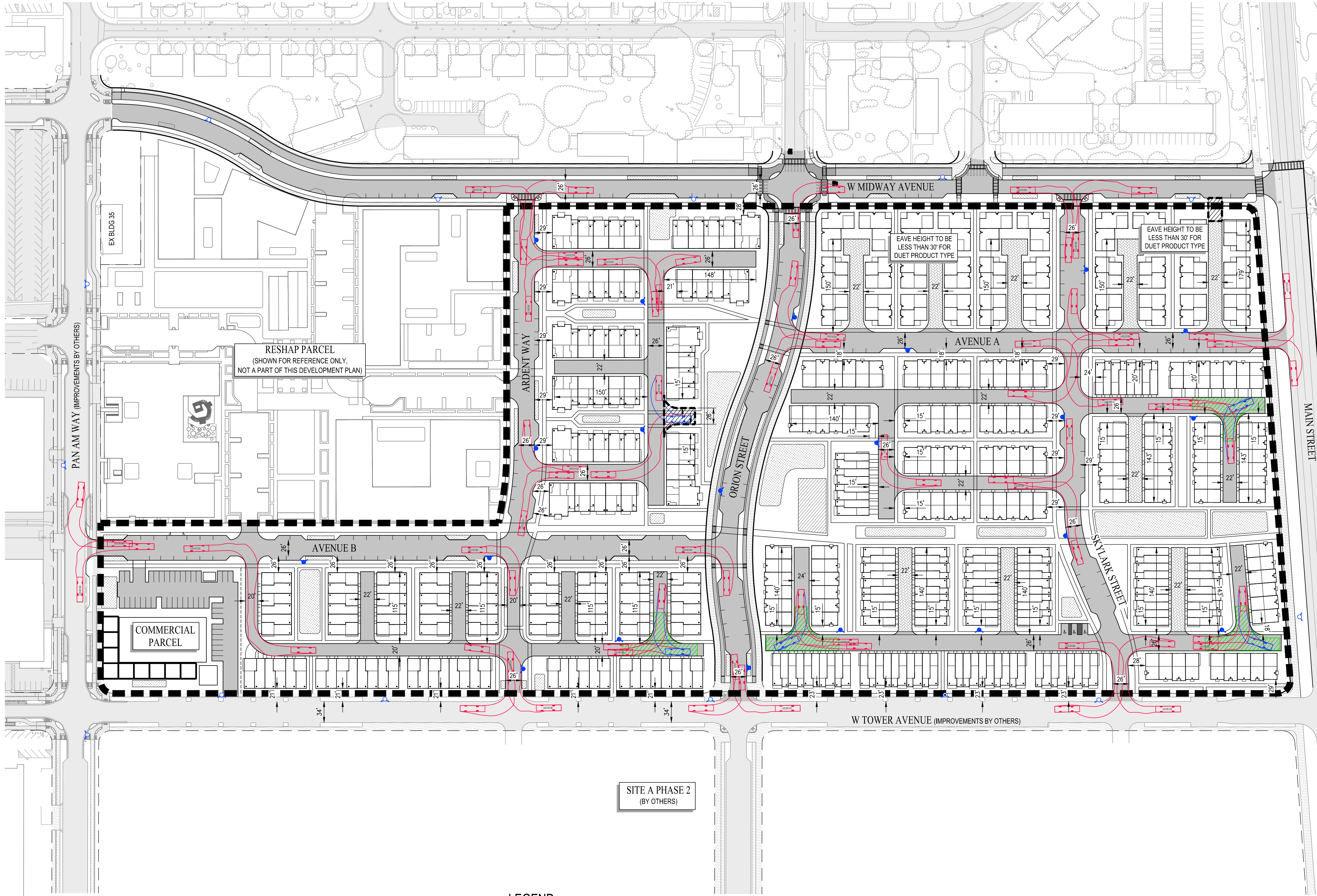
WEST MIDWAY  
ALAMEDA, CA




CONCEPTUAL STORMWATER TREATMENT PLAN

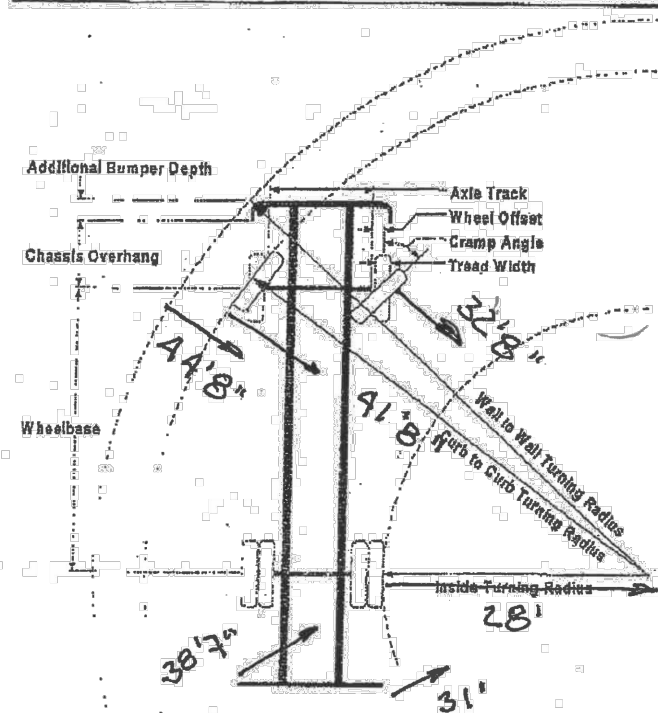






**Turning Performance Analysis**

8/16/2022



**Parameters:**

Inside Cramp Angle:	33.00 °
Asle Track:	88.11 in.
Wheel Offset:	8.02 in.
Truck Width:	13.69 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	16.00 in.
Wheelbase:	228.00 in.

**Calculated Turning Radii:**

Inside Turn:	28 ft. 2 in.
Curve to Curve:	41 ft. 11 in.
Wall to Wall:	45 ft. 1 in.

**Comments:**

Aerial Application

EB837

Note: This report is an approximation, as the program did not have Pierce Arrow available for cab options. Lance was chosen, as it is the closest to an Arrow.

Components	PRICE #	Description
Front Axle	000226	Axis, Front, Meritor FL-941, 21,000#
Front Wheels	001807	Wheels, FL Alum, 22.50" x 8.00"
Front Tires	0001936	Tires, Goodyear, 215/60R 22.50 20 ply G288
Chassis	0000224	Lance-2000 Chassis, Aerial/Tanker/HDR Tandem disk
Front Bumper	0012244	Bumper, 10' extended - all chassis
Aerial Device	0028901	Aerial, 100' HDL, 7500 Tip Load w/Waterway

**Notes:**  
Actual Inside Cramp Angle may be less due to highly specialized options.  
Curb to Curb turning radius calculated for a 9.00 inch curb.  
Reduce turning radius by 33% if vehicle is equipped with all-wheel steer.

- NOTES**
- BUILDING FIRE DEPARTMENT CONNECTIONS (FDC) FOR EACH BUILDING SPRINKLER SYSTEM TO BE WITHIN 100' OF A FIRE HYDRANT.
  - THE ROOF EAVE HEIGHT OF EACH BUILDING IS GREATER THAN 30 FEET, UNLESS OTHERWISE NOTED. AN AERIAL FIRE APPARATUS ACCESS ROAD IS LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM EACH BUILDING WITH AN EAVE HEIGHT GREATER THAN 30 FEET AND IS POSITIONED PARALLEL TO ONE ENTIRE SIDE OF EACH BUILDING PER THE CA FIRE CODE.
  - THE CURB RADIUS AT RETURNS IS 20' MIN ALONG AERIAL FIRE ACCESS ROADS.


WEST MIDWAY


ALAMEDA, CA

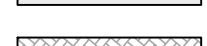






**LEGEND**


 PROPOSED PAVEMENT


 EXISTING PAVEMENT TO REMAIN

 PROPOSED PAVEMENT PAVERS

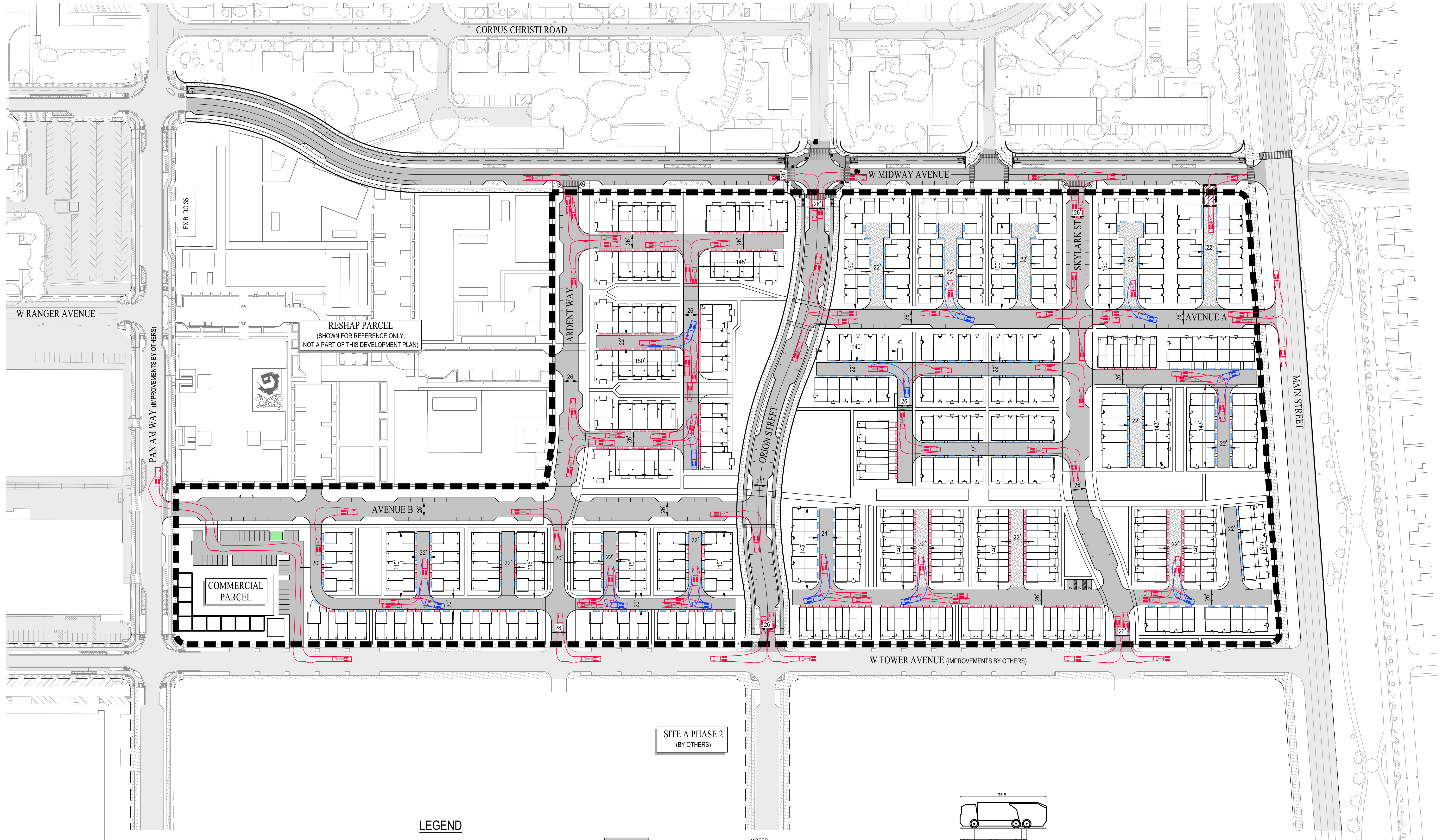
 EMERGENCY VEHICLE ACCESS

 DEAD-END TURNAROUND PER CA FIRE CODE

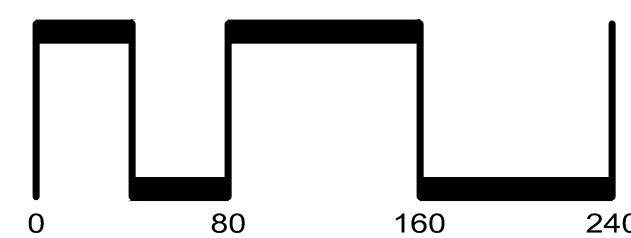
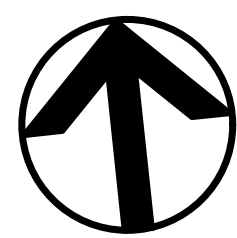
 PROPOSED FIRE HYDRANT

 EXISTING FIRE HYDRANT

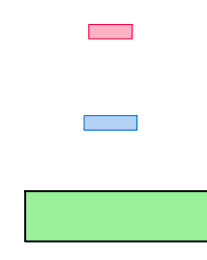




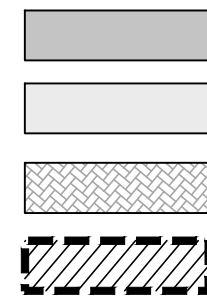
WEST MIDWAY  
ALAMEDA, CA



LEGEND



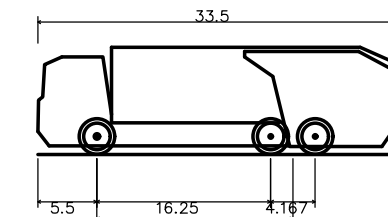
SINGLE CAR DRIVEWAY  
TRASH RECEPTACLE ZONE  
TYPICAL TRASH RECEPTACLE  
ZONE CONFIGURATION  
COMMERCIAL PARCEL  
TRASH ENCLOSURE



PROPOSED PAVEMENT  
EXISTING PAVEMENT  
TO REMAIN  
PROPOSED  
PERVIOUS PAVERS  
WASTE TRUCK  
ACCESS

NOTES:

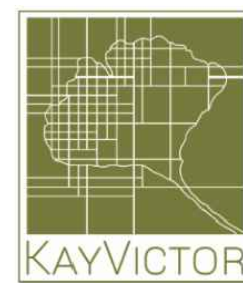
1.  $1.6' + 2' + 1.6' + 2' + 1.6' = 9'$  PER UNIT  
(SINGLE CAR DRIVEWAY APRON)
2.  $1.6' + 3' + 1.6' + 3' + 1.6' = 11'$  PER UNIT  
(TYPICAL UNIT CONFIGURATION)
3. 1 TRASH RECEPTACLE (1.6'), 1 RECYCLE RECEPTACLE (1.6')  
& 1 GREEN WASTE RECEPTACLE (1.6') PER UNIT
4. THE CURB RADIUS AT RETURNS IS 10' MIN & TYPICALLY 20'.



ALAMEDA GARBAGE TRUCK  
Overall Length  
Overall Width  
Overall Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Wall to Wall Turning Radius

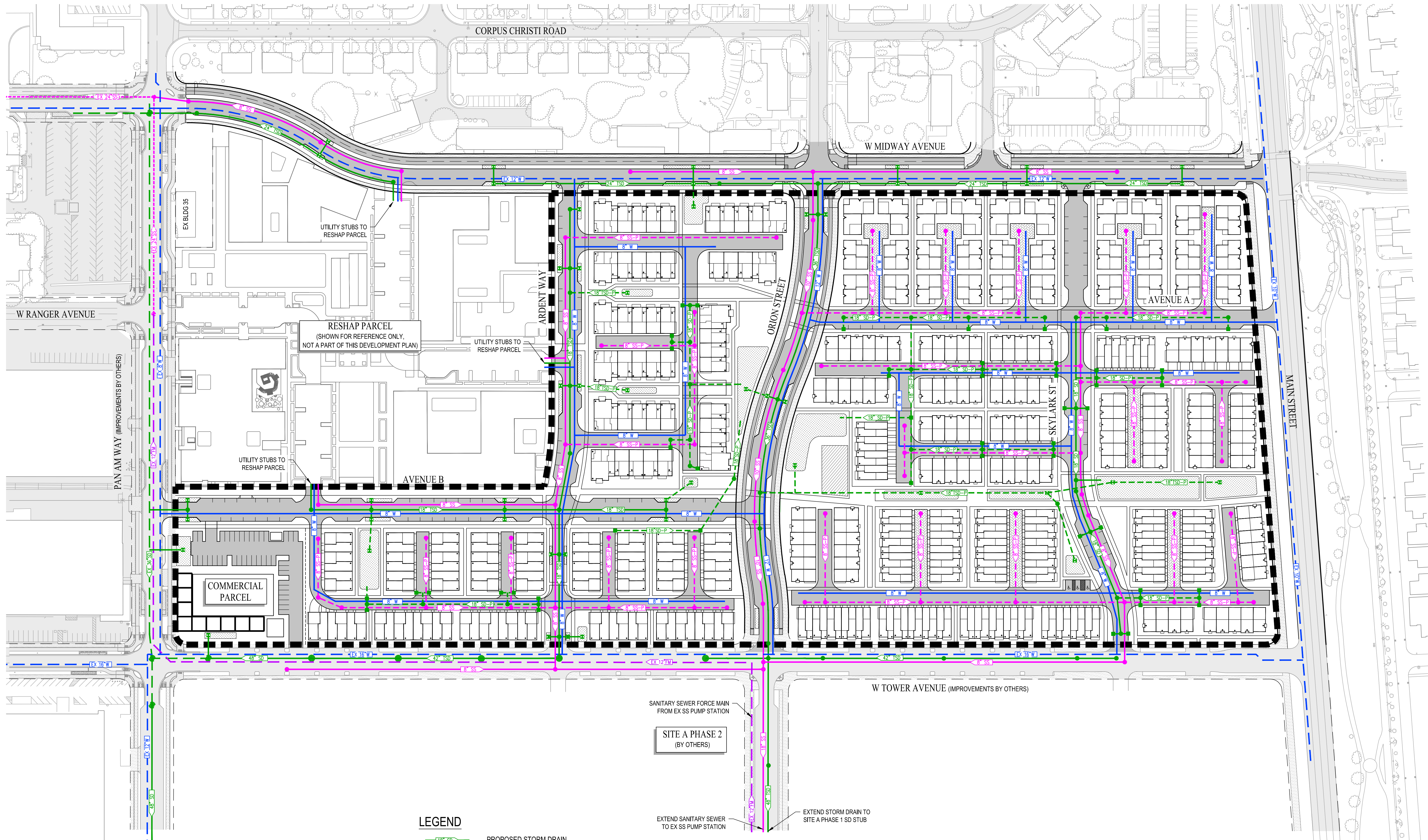
33.50ft  
8.50ft  
12.50ft  
6.075ft  
6.00ft  
6.00s  
29.60ft

# WASTE COLLECTION PLAN



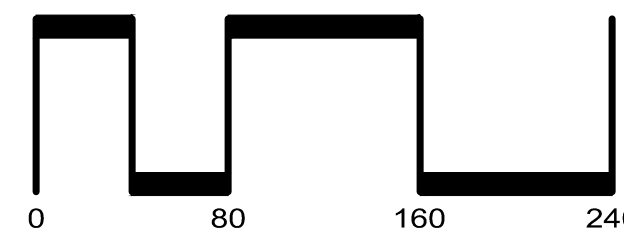
SITE DEVELOPMENT PLAN  
May 4, 2023





# WEST MIDWAY

ALAMEDA, CA



## LEGEND

- |  |                                      |  |                                    |
|--|--------------------------------------|--|------------------------------------|
|  | PROPOSED STORM DRAIN                 |  | PROPOSED WATER                     |
|  | PROPOSED PRIVATE STORM DRAIN         |  | EXISTING STORM DRAIN               |
|  | PROPOSED TREATED STORM DRAIN         |  | EXISTING SANITARY SEWER            |
|  | PROPOSED PRIVATE TREATED STORM DRAIN |  | EXISTING SANITARY SEWER FORCE MAIN |
|  | PROPOSED SANITARY SEWER              |  | EXISTING WATER                     |
|  | PROPOSED PRIVATE SANITARY SEWER      |  |                                    |
- EXTEND STORM DRAIN TO SITE A PHASE 1 SD STUB
- EXTEND SANITARY SEWER TO EX SS PUMP STATION
- SANITARY SEWER FORCE MAIN FROM EX SS PUMP STATION

## UTILITY PLAN

