REBUILDING THE EXISTING SUPPORTIVE HOUSING AT ALAMEDA POINT
(RESHAP) - DEVELOPMENT PLAN

Project Sponsors: Alameda Point Collaborative, Building Futures, Operation Dignity, and MidPen Housing Corporation
(Collaborating Partners)

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Providing Housing for Veterans, Formerly Homeless Families, and Survivors of Domestic Violence

Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD) currently lease 34 acres of land at the former Naval Air Station from the City, pursuant to terms of long term legally binding agreements by rights conveyed through the Base Realignment and Closure Act. The three organizations utilize the aging Navy structures to collectively provide affordable housing and supportive services to over 500 formerly homeless residents. Together, they provide job skills training, mental health counseling, access to nutritious meals, opportunities for social enterprise, and opportunities to break the cycle of homelessness.

A Shared Vision to End Homelessness

Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD) are partnering with MidPen to design, construct, own and operate new high quality housing at Alameda Point. RESHAP will create a cohesive community providing high quality and stable housing with enhanced services for the residents while also re-energizing the Main Street Neighborhood. Each partner brings specialized and complementary skills and experience to RESHAP.

APC was formed in 1999 to help families and individuals break the cycle of homelessness and poverty. APC now provides over 350 formerly homeless residents, including 200 children and youth, with the safety and stability of a place to call home. All residents will continue to have access to life and job skills training and substance abuse and mental health counseling provided by a team of highly skilled professionals.

BFWC was founded in 1988 and provides a continuum of care, resources, programs, and services to help Alameda County residents build futures free from homelessness and family violence. BFWC currently provides 52 units of permanent housing at Bessie Coleman Court located at Alameda Point. Services provided to the community include a 24-hour crisis line, a domestic violence outreach program providing support groups, and individual support and resources.

OD was founded in 1993 and assists homeless veterans and their families by providing emergency, transitional, and permanent housing and mobile outreach for homeless veterans in Alameda County. At Alameda Point, OD currently provides a mix of permanent supportive housing and transitional housing in 28 units at Dignity Commons. OD offers housing and employment search support, nutritious meals, veteran peer support, assistance accessing VA and other benefits, and connections to physical and mental health care.

MidPen was founded in 1970 to address concerns over the lack of affordable housing in the San Francisco Bay Area. As one of the largest developers and owners of high-quality affordable rental housing in Northern California, MidPen has developed or rehabbed over 8,000 affordable homes and has provided housing solutions for low-income working families, seniors, and individuals with special needs. MidPen builds and manages properties to be long-term community assets.
Throughout the summer and fall of 2015, the Collaborating Partners and David Baker Architects created and implemented a highly collaborative resident engagement process before developing the site plan. With nearly 500 residents living at the existing housing, the Collaborating Partners recognized the community’s value in being an integral part of the planning process. Engagement opportunities included: community-wide design input meetings, monthly meetings with each provider’s residents, focus groups with Collaborating Partners’ staff, 1-on-1 interviews and other meetings as needed.

Over 100 residents participated in each of the community-wide design meetings. The Collaborating Partners received over 600 comments regarding the housing types, indoor amenities, outdoor amenities, and site circulation. Common feedback we received included:

- Desire for variety of housing types to meet needs for family size, security, and accessibility
- Multi-purpose community spaces
- Street lighting
- Priority for people and bikes
- Outdoor seating, play areas, street trees

This invaluable feedback is reflected in the proposed RESHAP Development Plan’s site, buildings, and open spaces.
MIXED USE / COMMERCIAL  +/ 20,000 SQ. FT. COMMERCIAL  +/ 17 RESIDENTIAL UNITS*

TOWNHOMES  +/ 17 RESIDENTIAL UNITS*

RESIDENTIAL APARTMENTS  +/ 72 RESIDENTIAL UNITS*

MIXED USE / COMMERCIAL  +/ 20,000 SQ. FT. COMMERCIAL  +/ 15 RESIDENTIAL UNITS*

TOWNHOMES  +/ 20 RESIDENTIAL UNITS*

RESIDENTIAL APARTMENTS  +/ 52 RESIDENTIAL UNITS*

TOWNHOMES  +/ 6 RESIDENTIAL UNITS*

RESIDENTIAL APARTMENTS  +/ 68 RESIDENTIAL UNITS*

COMMUNITY SPACE  + 18' HEIGHT

SHELTER  +/ 40 BEDS*

OPEN SPACE - NEIGHBORHOOD  + 15' HEIGHT

OPEN SPACE - RESIDENTS  + 30' HEIGHT

PARKING

LEGEND

MIXED USE / COMMERCIAL  +25' HEIGHT

RESIDENTIAL APARTMENT  +35' HEIGHT

TOWNHOME  +30' HEIGHT

SHELTER  +15' HEIGHT

COMMUNITY SPACE  +18' HEIGHT

OPEN SPACE - NEIGHBORHOOD  + 15' HEIGHT

OPEN SPACE - RESIDENTS  + 30' HEIGHT

PARKING

Site Plan - Land Use

1" = 100'-0"

*NOTE: RESIDENTIAL UNIT DESIGNATIONS ARE APPROXIMATE, PER BLOCK, BUT TOTAL SHALL NOT EXCEED 267 RESIDENTIAL UNITS ACROSS "COLLABORATING PARTNERS SITE"
Affordable Housing Plan

100% AFFORDABLE

LEGEND

- MIXED USE / COMMERCIAL +25' HEIGHT
- RESIDENTIAL APARTMENT +35' HEIGHT
- TOWNHOME +30' HEIGHT
- SHELTER +15' HEIGHT
- RESIDENT SERVICES
- COMMUNITY SPACE +18' HEIGHT
- OPEN SPACE - NEIGHBORHOOD
- OPEN SPACE - RESIDENTS
- PARKING

1" = 100'-0"
LIVING IN DIGNITY AND HIGH QUALITY HOUSING
DYNAMIC OPEN SPACES TO BUILD COMMUNITY
CULTIVATING COMMUNITY WITH ACTIVITIES & OPPORTUNITIES TO SOCIALIZE
PROVIDING JOB OPPORTUNITIES WHILE ENHANCING THE URBAN AGRICULTURE CHARACTER OF THE MAIN STREET NEIGHBORHOOD
Follows Main Street Neighborhood Specific Plan, Fig. 3-14 Local Street, with the exception of Landscape/Bioretention deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.
Follows Main Street Neighborhood Specific Plan, Fig. 3-15 Neighborhood Share Street, with the exception of Landscape/Bioretention deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.
LEGEND

- **RESHAP SITE**
- **EXISTING ARTERIAL ROAD TO BE IMPROVED,** Per Main Street Specific Plan
- **NEW LOCAL STREETS,** Per Main Street Specific Plan
- **NEW INTERNAL STREETS**
- **NEW SHARED STREETS**

Vehicular Access Plan
1" = 150'-0"
MAIN STREET NEIGHBORHOOD MULTI-MODAL NETWORK

LEGEND
- Regional Arterial
- Island Arterial
- Island Collector
- Local Street
- Project Area
- Separated or Shared Pedestrian/Bike Trail
- Bike Lane with Barrier (Cycle Track)
- Bike Lane with Buffer
- Bike Lane with Stripe
- Sharrow/Shared Roadway
- Primary Transit Street
- Secondary Transit Street

BICYCLE & TRANSIT FACILITIES
LEGEND

- ALAMEDA POINT COLLABORATIVE PARKING (APC)
- BUILDING FUTURES PARKING (BFWC)
- OPERATION DIGNITY PARKING (OD)
- PUBLIC BICYCLE PARKING
- INTERIOR SECURE BICYCLE PARKING
- RESIDENT SERVICES

Parking/Bike Parking Plan
1" = 100'-0"