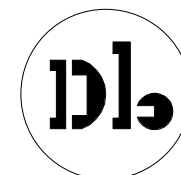


REBUILDING THE EXISTING SUPPORTIVE HOUSING AT ALAMEDA POINT (RESHAP) - DEVELOPMENT PLAN

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

Prepared by: David Baker Architects

September 25, 2017



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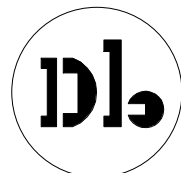
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A Shared Vision to End Homelessness

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.



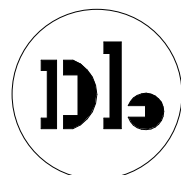
BFWC was founded in 1988 and provides a continuum of care, resources, programs, and services to help Alameda County residents build futures free from homelessness and family violence. BFWC currently provides 52 units of permanent housing at Bessie Coleman Court located at Alameda Point. Services provided 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.

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.

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.

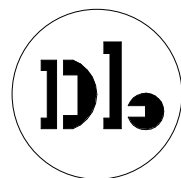
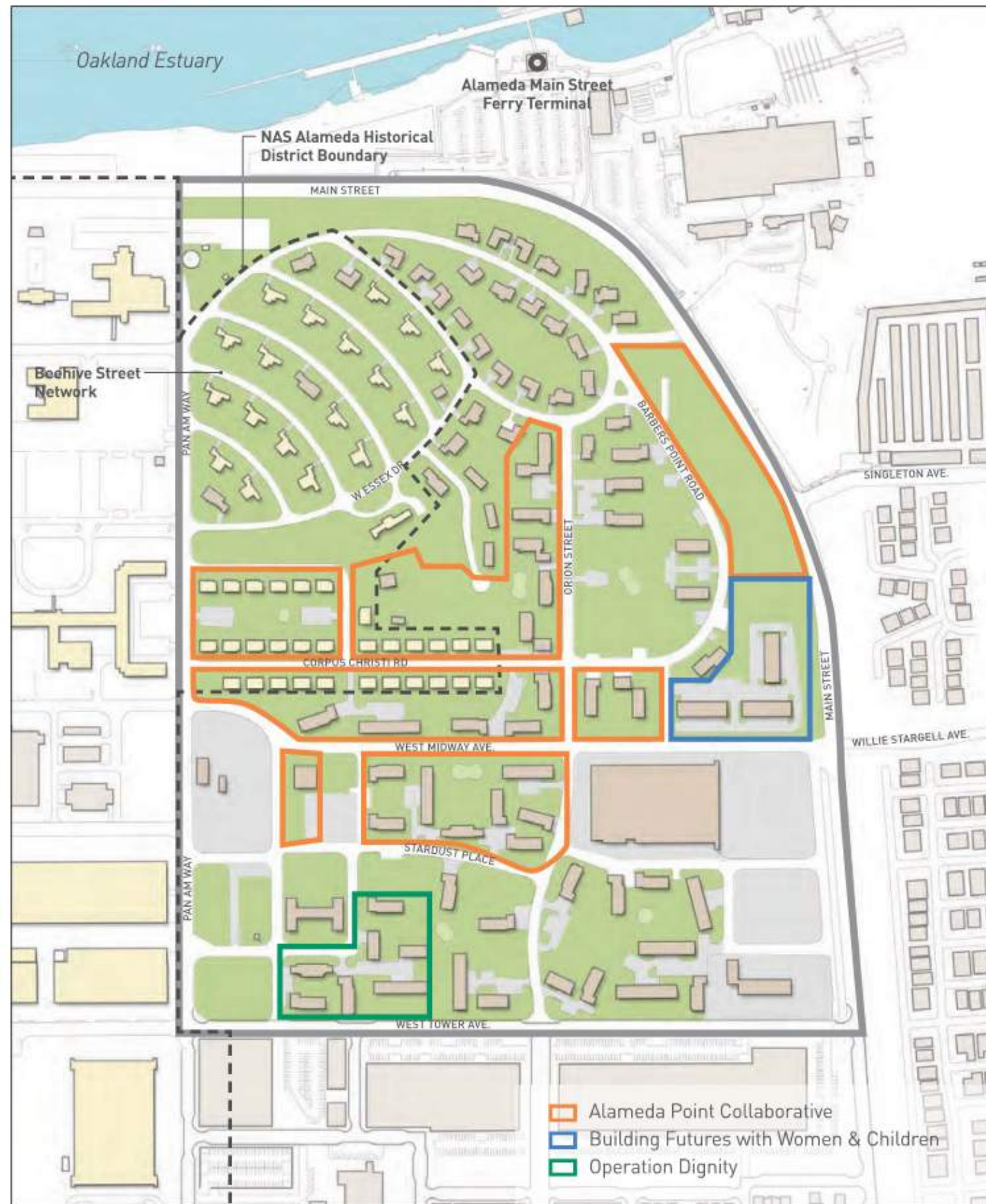


RESHAP

HISTORY OF PROVIDING SUPPORTIVE HOUSING

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RESHAP

EXISTING SUPPORTIVE HOUSING

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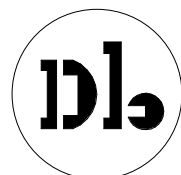
Throughout the summer and fall of 2015, the Collaborating Partners and David Baker Architects created and implemented a highly collaborative resident engagement process before developing the site plan. With nearly 500 residents living at the existing housing, the Collaborating Partners recognized the 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.



RESHAP

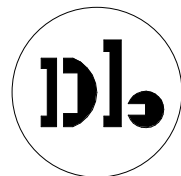
COMMUNITY OUTREACH & FEEDBACK

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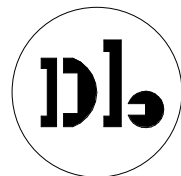
Google Earth



RESHAP

PROPOSED RESHAP SITE

scale: 21510
date: 2017.09.11





RESHAP

EXISTING RESHAP SITE PHOTOS

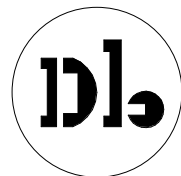
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LEGEND

-  3 STORY APARTMENTS - ALAMEDA POINT COLLABORATIVE [68 DWELLINGS]
-  3 STORY APARTMENTS - OPERATION DIGNITY [72 DWELLINGS]
-  3 STORY APARTMENTS - BUILDING FUTURES [52 DWELLINGS]
-  MIXED-USE / COMMERCIAL BUILDINGS [32 DWELLINGS]
-  2 STORY TOWNHOMES - ALAMEDA POINT COLLABORATIVE [43 DWELLINGS]
-  SUPPORTIVE SERVICES SPACES
-  2 STORY BARN / COMMUNITY CENTER
-  PLAY AREA

RESHAP Illustrative Site Plan
1" = 100'-0"



RESHAP

ILLUSTRATIVE PLAN - ALL PHASES

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scale: As indicated
date: 2017.09.11



ILLUSTRATIVE SITE PLAN - PHASE 1



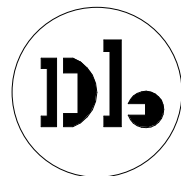
ILLUSTRATIVE SITE PLAN - PHASE 2



ILLUSTRATIVE SITE PLAN - PHASE 3



ILLUSTRATIVE SITE PLAN - PHASE 4



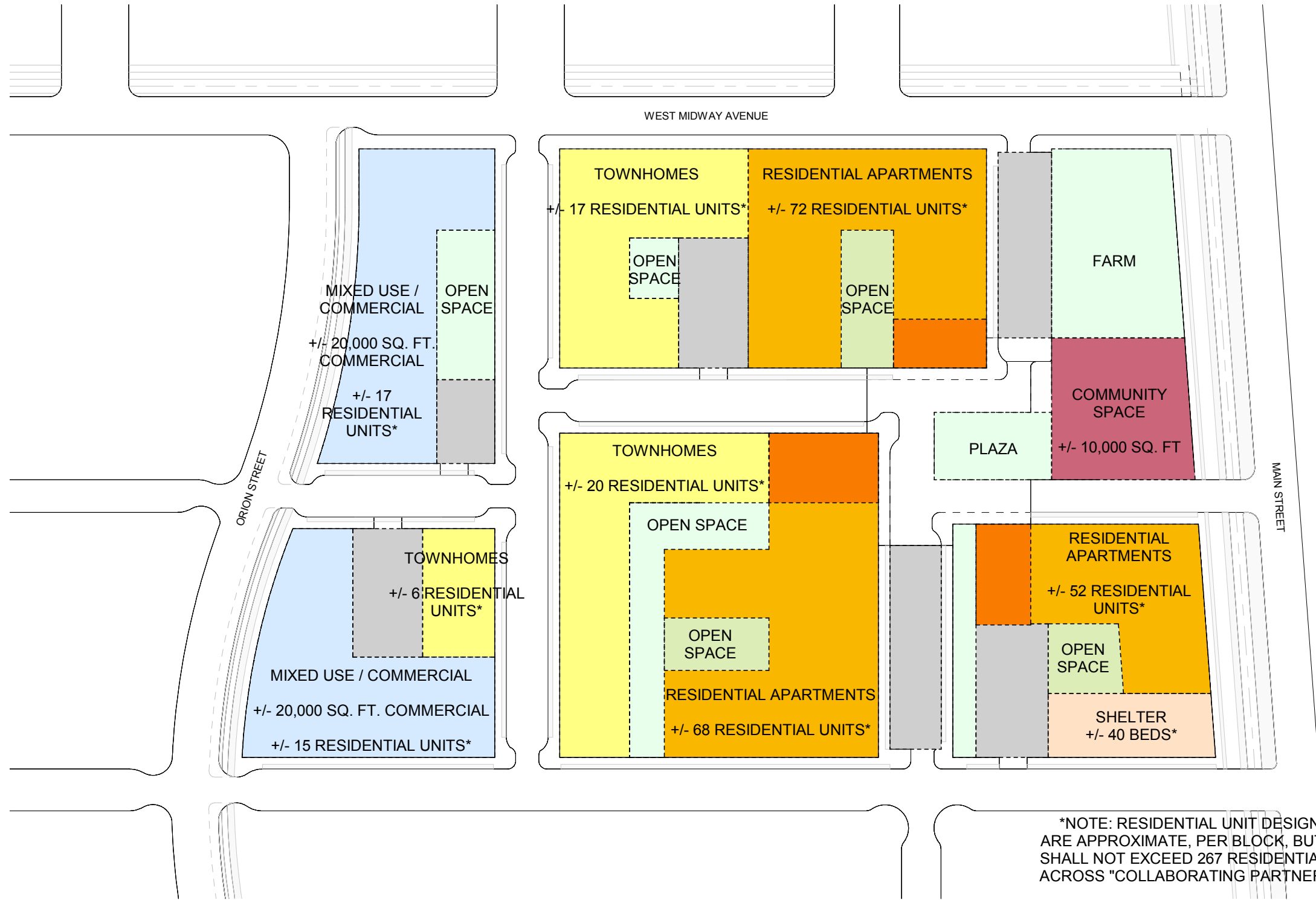
RESHAP

ILLUSTRATIVE SITE PLAN - PHASING

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 scale: 1" = 200'-0"
 date: 2017.09.11

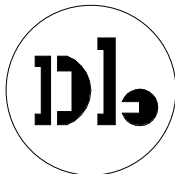
LEGEND

- 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



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

Site Plan - Land Use
1" = 100'-0"



RESHAP

LANDUSE DIAGRAM

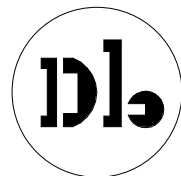
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scale: As indicated
date: 2017.09.11



LEGEND

- PRIVATE PARK / PASSAGE
- PRIVATE PLAZA
- PRIVATE COURTYARD
- FARM

Site Plan - Open Space
1" = 100'-0"



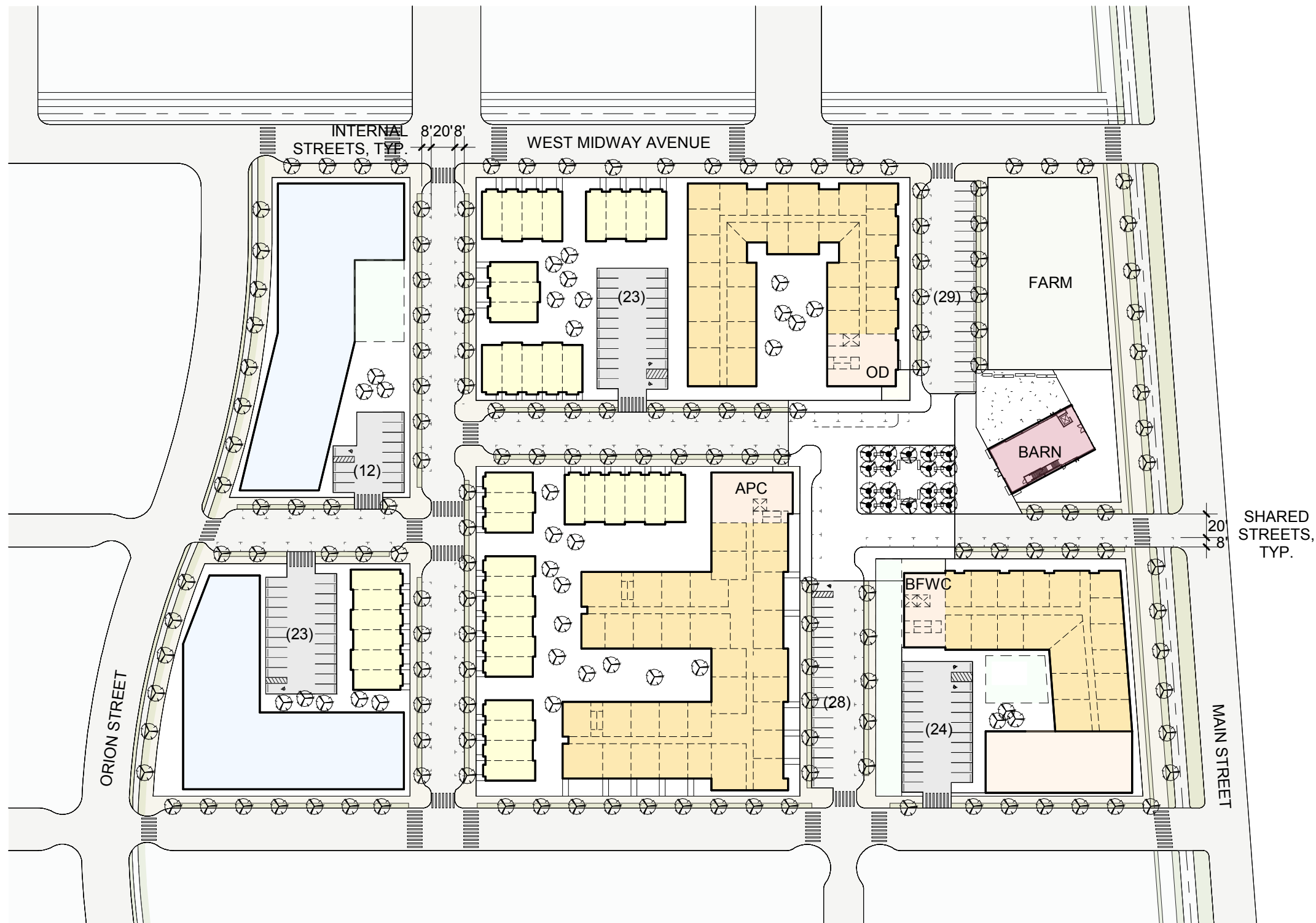
RESHAP

OPEN SPACE DIAGRAM

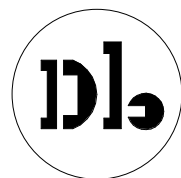
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LEGEND

- 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



Ground Floor Plan
1" = 100'-0"



RESHAP

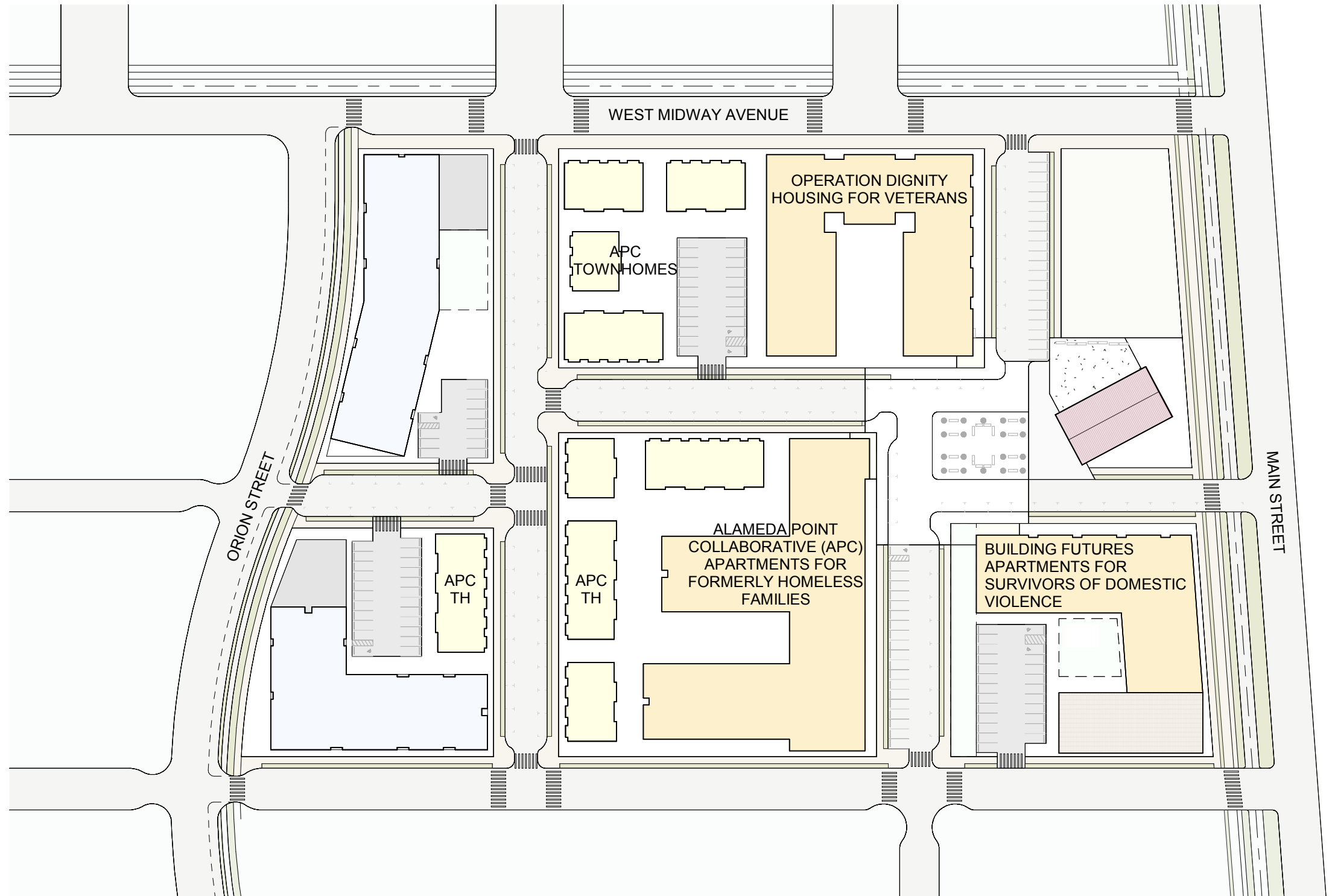
GROUND FLOOR PLAN

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date: 2017.09.11

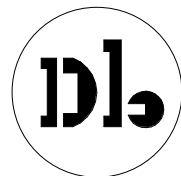
100% AFFORDABLE

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



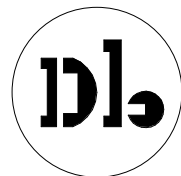
Affordable Housing Plan
1" = 100'-0"



RESHAP

AFFORDABLE HOUSING PLAN

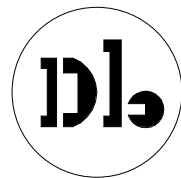
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date: 2017.09.11



RESHAP

AERIAL MASSING LOOKING SOUTH

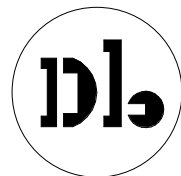
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RESHAP

AERIAL MASSING LOOKING NORTH

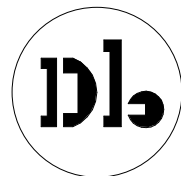
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date: 2017.09.11



RESHAP

COLLABORATING PARTNERS
COMMUNITY PLAZA INTERSECTION

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date: 2017.09.11



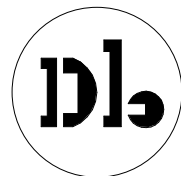
RESHAP

COLLABORATING PARTNERS PLAZA AND BARN

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date: 2017.09.11



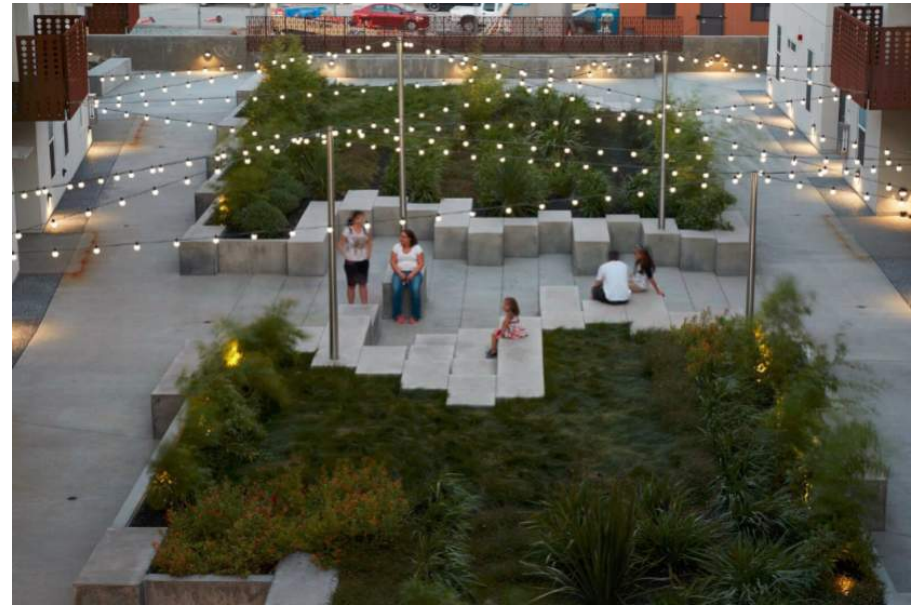
LIVING IN DIGNITY AND HIGH QUALITY HOUSING



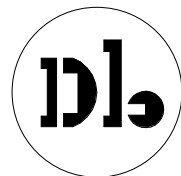
RESHAP

CHARACTER IMAGES

scale: 21510
date: 2017.09.11



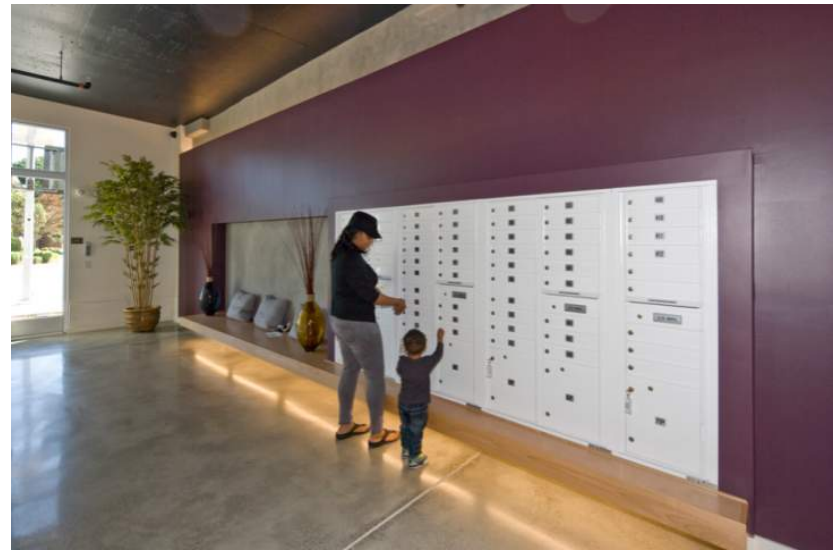
DYNAMIC OPEN SPACES TO BUILD COMMUNITY



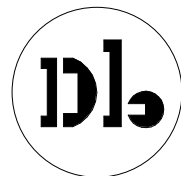
RESHAP

CHARACTER IMAGES

21510
scale:
date: 2017.09.11



CULTIVATING
COMMUNITY WITH
ACTIVITIES &
OPPORTUNITIES
TO SOCIALIZE



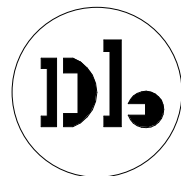
RESHAP

CHARACTER IMAGES

scale: 21510
date: 2017.09.11



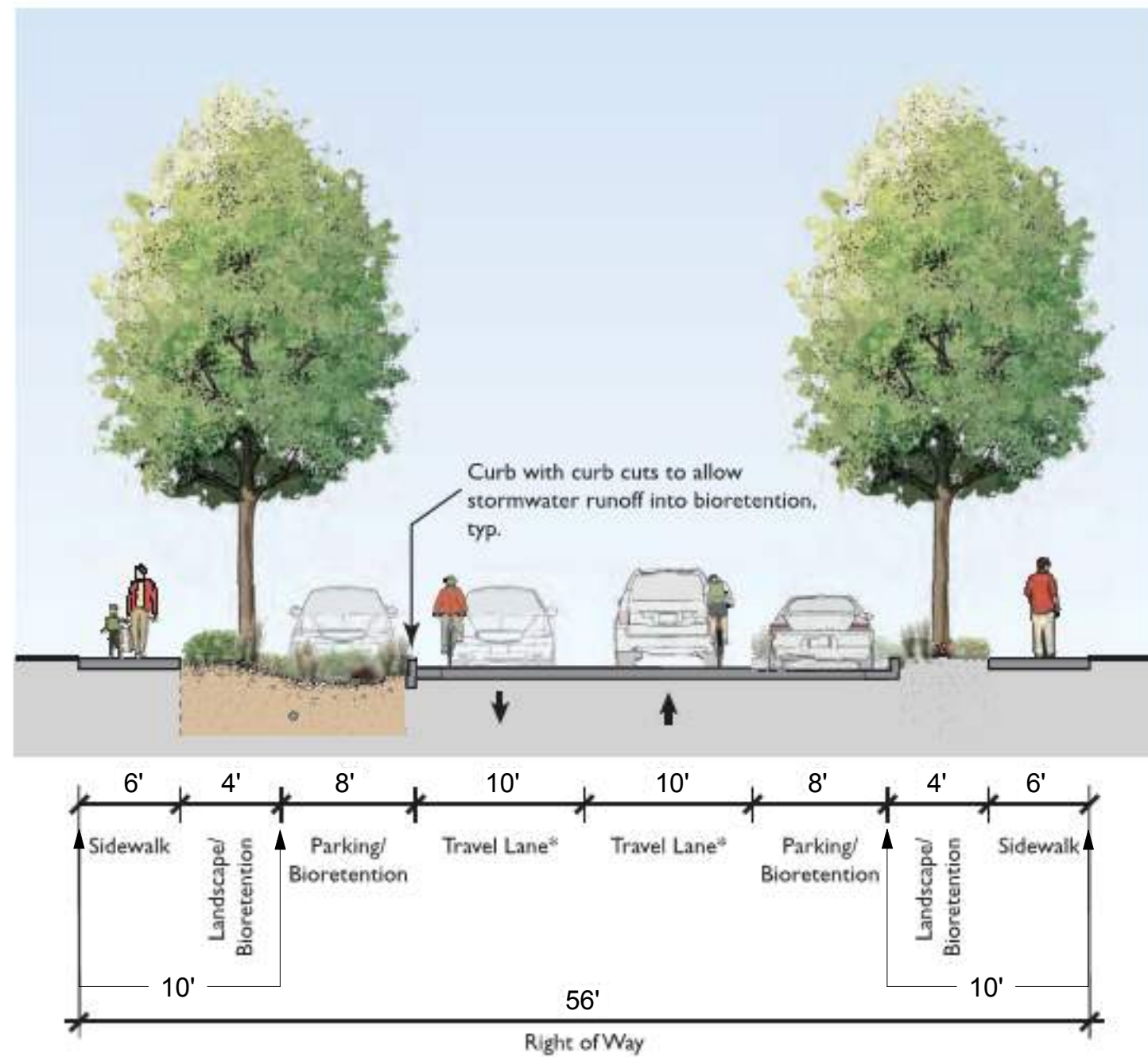
PROVIDING JOB OPPORTUNITIES
WHILE ENHANCING THE URBAN
AGRICULTURE CHARACTER OF THE
MAIN STREET NEIGHBORHOOD



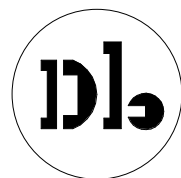
RESHAP

CHARACTER IMAGES

21510
scale: 1" = 100'-0"
date: 2017.09.11



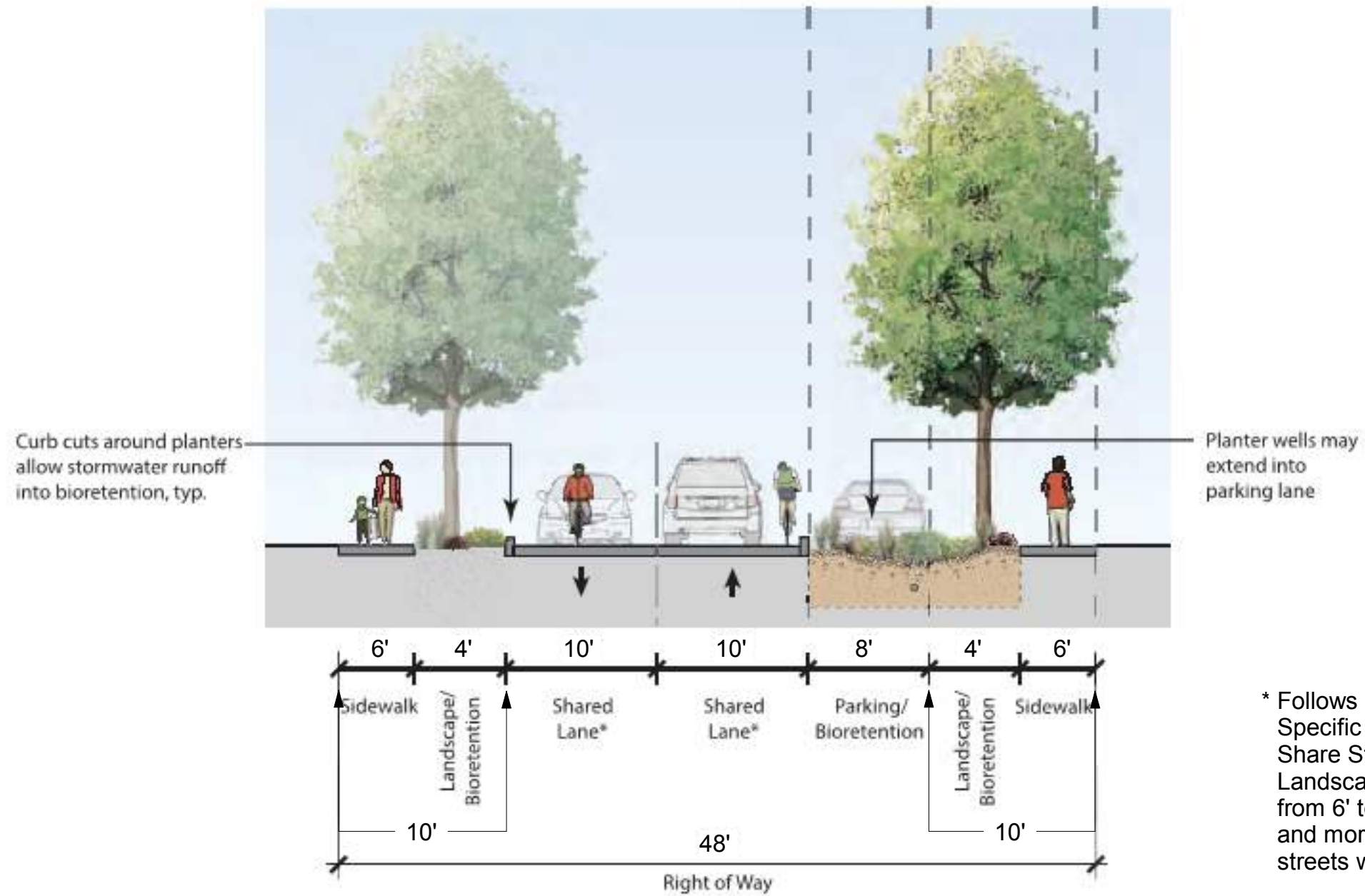
* Follows Main Street Neighborhood Specific Plan, Fig. 3-14 Local Street, with the exception of Landscape/Bioretenion deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.



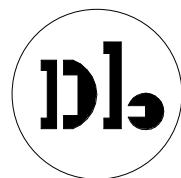
RESHAP

INTERNAL STREETS

scale: 21510
date: 2017.09.11



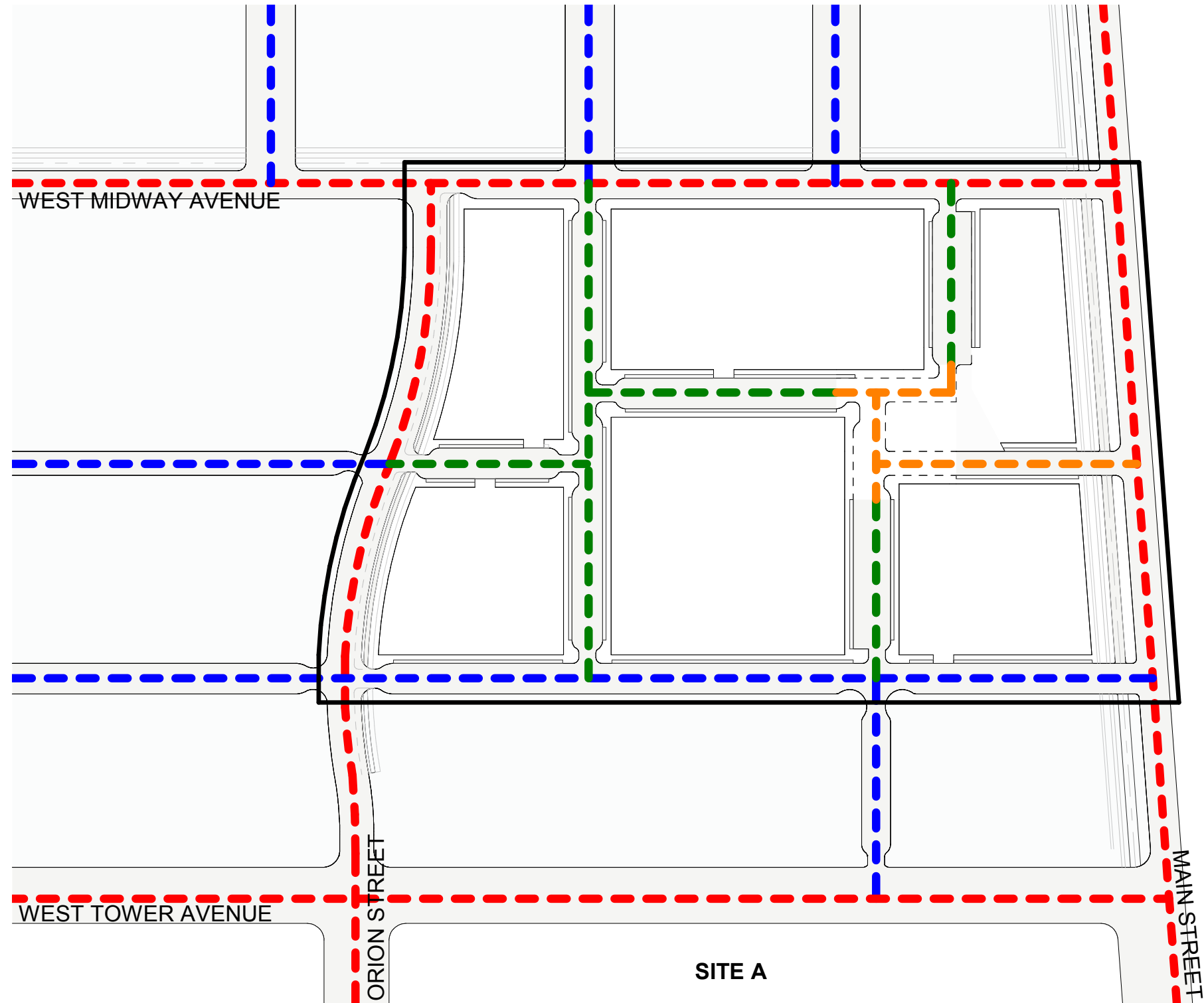
* Follows Main Street Neighborhood Specific Plan, Fig. 3-15 Neighborhood Share Street, with the exception of Landscape/Bioretentation deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.



RESHAP

SHARED STREETS

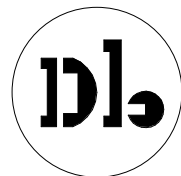
21510
scale:
date: 2017.09.11



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"



RESHAP

PROPOSED VEHICULAR ACCESS

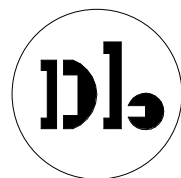
21510
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date: 2017.09.11



MAIN STREET NEIGHBORHOOD MULTI-MODAL NETWORK

LEGEND

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

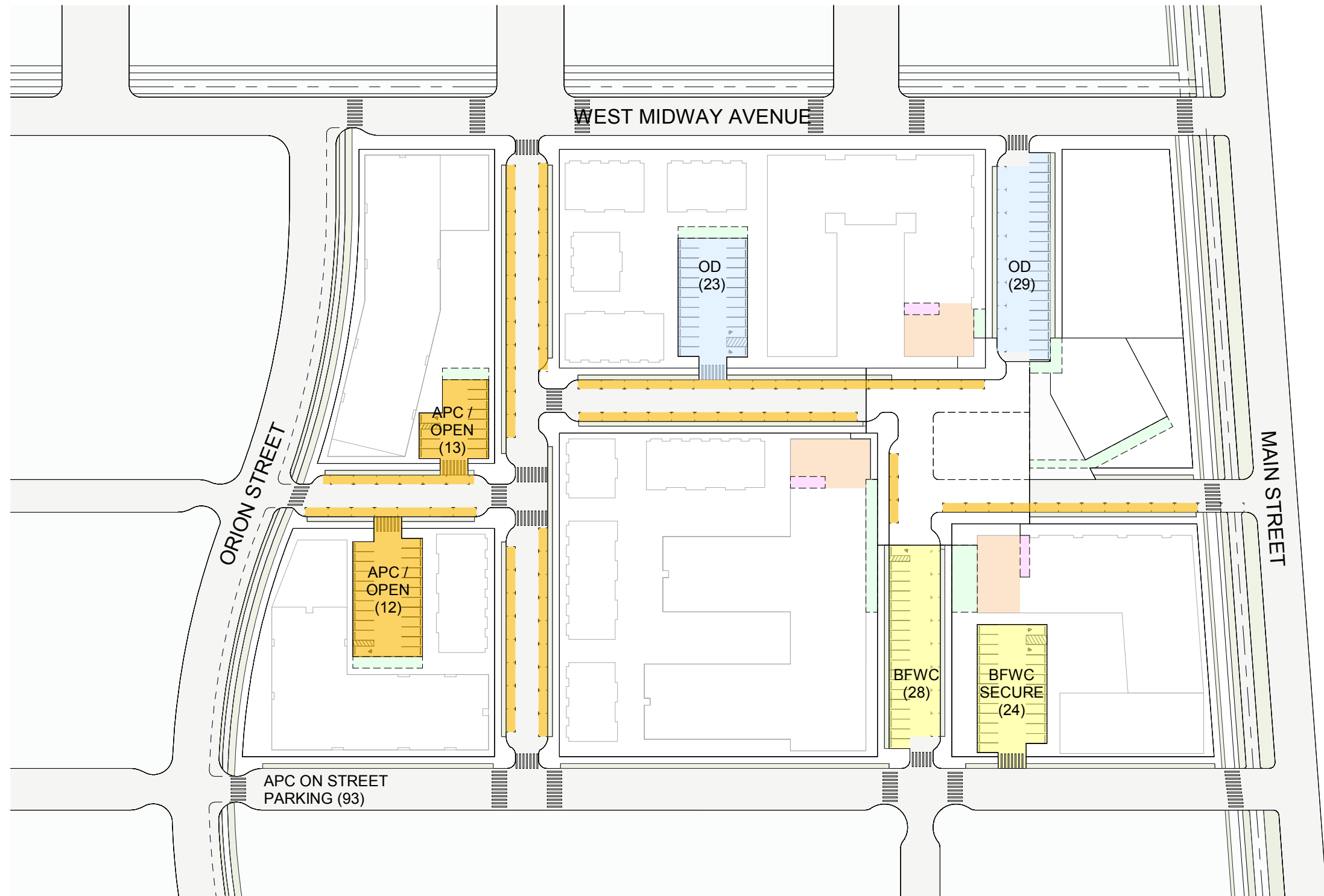


RESHAP

BICYCLE & TRANSIT FACILITIES

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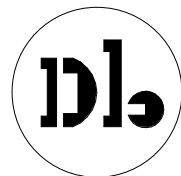
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date: 2017.09.11



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"



RESHAP

PARKING & BICYCLE PARKING PLAN

21510
scale: As indicated
date: 2017.09.11

SHRUB



Abelia x grandifolia
Abelia



Acanthus mollis
Bear's Breech



Aucuba japonica
Aucuba



Buddleja davidii
Butterfly Bush



Cistus
Rockrose



Diestes grandifolia 'Variegata'
Striped Forsyth Lily



Dodonaea 'Purpurea'
Purple Hopseed Bush



Hebe
Hebe



Citrus x meyeri
Dwarf Citrus Improved Meyer Lemon



Mimulus aurantiacus
Sticky Monkey Flower



Phormium 'Dazzler'
Dazzler Flax



Vaccinium darrowii
Southern High Bush Blueberry



Rosmarinus officinalis
Tuscan Blue Rosemary



Scaevola aemula
N.C.N.



Teucrium fruticans
Compact Bush Germander



Viburnum tinus Dwarf
Dwarf Viburnum

GROUND COVER



Festuca glauca
Blue Fescue



Geranium 'Johnson's Blue'
Johnson's Blue Geranium



Limonium perezii
Sea Lavender



Fragaria californica
California Strawberry



Phormium 'Jack Spratt'
Jack Spratt New Zealand Flax



Thymus citriodorus
Lemon Thyme



Salvia officinalis
Garden Sage

VINES



Vitis labrusca 'Concord'
Concord Grape



Vitis californica
California Wild Grape

EDIBLE TREES



Prunus avium
Sweet Cherry



Prunus domestica
Greengage Plum

BIOSWALE



Carex divisa
Berkeley Sedge



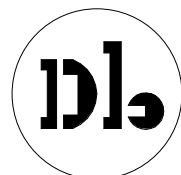
Chondropetalum tectorum
Little Cape Rush



Juncus piteus
California Grey Rush



Lomandria longifolia'
Mat Rush



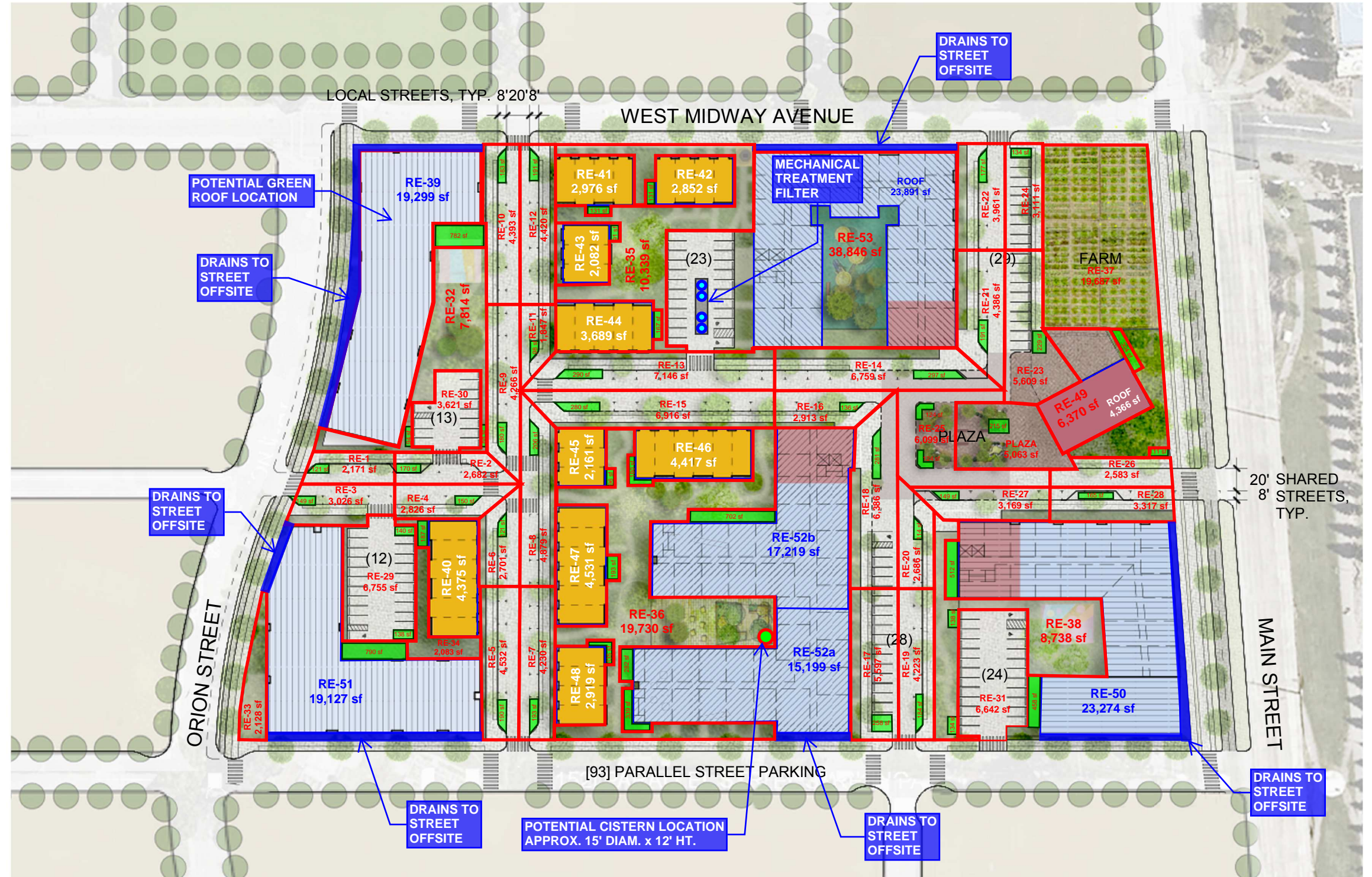
RESHAP

BAY FRIENDLY PLANTING

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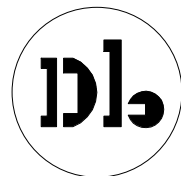
date: 2017.09.11



LEGEND

- 3 STORY APARTMENTS - ALAMEDA POINT COLLABORATIVE [68 DWELLINGS]
- 3 STORY APARTMENTS - OPERATION DIGNITY [72 DWELLINGS]
- 3 STORY APARTMENTS - BUILDING FUTURES [52 DWELLINGS]
- MIXED-USE / COMMERCIAL BUILDINGS [32 DWELLINGS]
- 2 STORY TOWNHOMES - ALAMEDA POINT COLLABORATIVE [43 DWELLINGS]
- SUPPORTIVE SERVICES SPACES
- 2 STORY BARN / COMMUNITY CENTER
- PLAY AREA
- SHED AREA
- BIORETENTION AREA

RESHAP Illustrative Site Plan
1" = 100'-0"



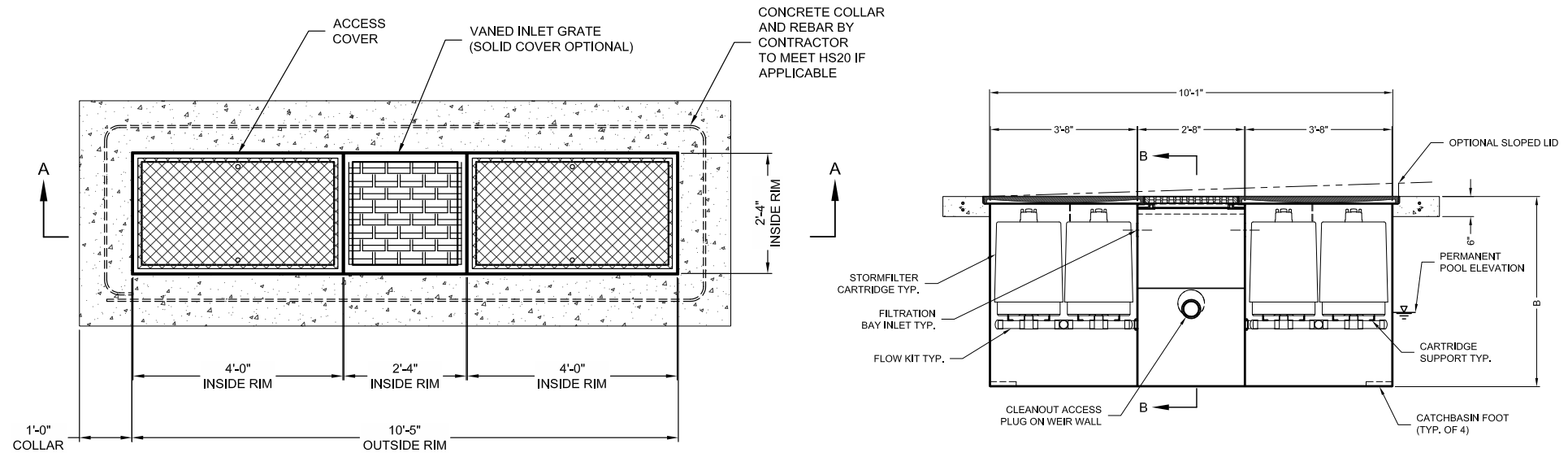
RESHAP

PRELIMINARY STORMWATER MANAGEMENT PLAN

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scale: As indicated
date: 2017.08.15

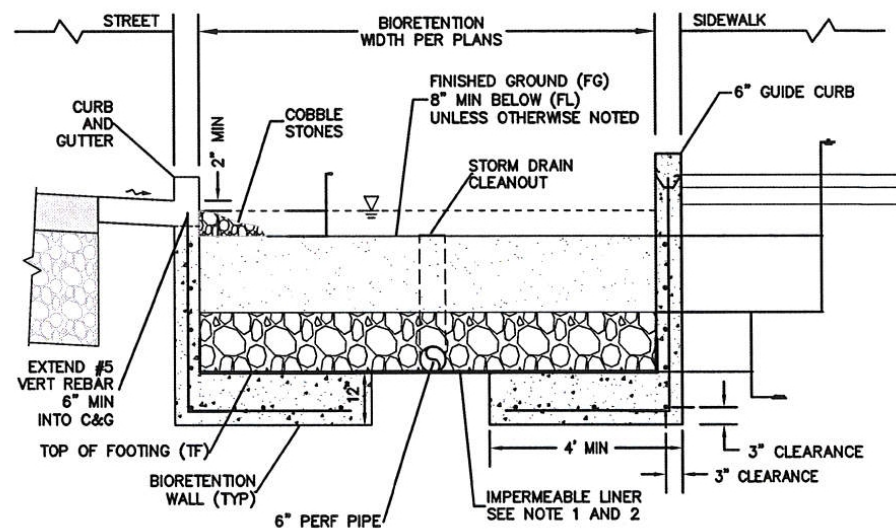
TABLE 1: SHED/TREATMENT SUMMARY

| SHED | SHED AREA (S.F.) | ASSUMED IMPERVIOUS COEFFICIENT | TREATMENT AREA REQUIRED (S.F.) | TREATMENT AREA PROVIDED (S.F.) | SURFACE TYPE | TREATMENT MEASURE |
|--------|------------------|--------------------------------|--------------------------------|--------------------------------|-----------------------|--------------------------------|
| RE-1 | 2,171 | 1.0 | 87 | 121 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-2 | 2,682 | 1.0 | 107 | 170 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-3 | 3,026 | 1.0 | 121 | 149 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-4 | 2,826 | 1.0 | 113 | 150 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-5 | 4,532 | 1.0 | 181 | 190 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-6 | 2,701 | 1.0 | 108 | 121 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-7 | 4,230 | 1.0 | 169 | 193 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-8 | 4,879 | 1.0 | 195 | 206 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-9 | 4,266 | 1.0 | 171 | 180 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-10 | 4,393 | 1.0 | 176 | 183 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-11 | 1,847 | 1.0 | 74 | 98 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-12 | 4,420 | 1.0 | 177 | 191 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-13 | 7,146 | 1.0 | 286 | 290 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-14 | 6,759 | 1.0 | 270 | 297 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-15 | 6,916 | 1.0 | 277 | 280 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-16 | 2,913 | 1.0 | 117 | 136 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-17 | 5,597 | 1.0 | 224 | 258 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-18 | 6,386 | 1.0 | 255 | 281 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-19 | 4,223 | 1.0 | 169 | 184 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-20 | 2,686 | 1.0 | 107 | 114 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-21 | 4,386 | 1.0 | 175 | 191 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-22 | 3,961 | 1.0 | 158 | 177 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-23 | 5,609 | 1.0 | 224 | 229 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-24 | 3,111 | 1.0 | 124 | 134 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-25 | 6,099 | 1.0 | 244 | 248 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-26 | 2,583 | 1.0 | 103 | 136 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-27 | 3,169 | 1.0 | 127 | 149 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-28 | 3,317 | 1.0 | 133 | 165 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-29 | 6,755 | 1.0 | 270 | 278 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-30 | 3,621 | 1.0 | 145 | 182 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-31 | 6,642 | 1.0 | 266 | 272 | PAVING/LANDSCAPE | BIORETENTION AREA |
| RE-32 | 7,814 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-33 | 2,128 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-34 | 2,083 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-35 | 10,339 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-36 | 19,730 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-37 | 19,687 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-38 | 8,738 | N/A | - | - | LANDSCAPE | SELF-TREATING |
| RE-39 | 19,299 | 1.0 | 772 | 782 | ROOF | BIORETENTION AREA |
| RE-39 | 19,299 | N/A | - | - | ROOF | POTENTIAL GREEN ROOF |
| RE-40 | 4,375 | 1.0 | 175 | 187 | ROOF | BIORETENTION AREA |
| RE-41 | 2,976 | 1.0 | 119 | 131 | ROOF | BIORETENTION AREA |
| RE-42 | 2,852 | 1.0 | 114 | 131 | ROOF | BIORETENTION AREA |
| RE-43 | 2,082 | 1.0 | 83 | 91 | ROOF | BIORETENTION AREA |
| RE-44 | 3,689 | 1.0 | 148 | 167 | ROOF | BIORETENTION AREA |
| RE-45 | 2,161 | 1.0 | 86 | 96 | ROOF | BIORETENTION AREA |
| RE-46 | 4,417 | 1.0 | 177 | 180 | ROOF | BIORETENTION AREA |
| RE-47 | 4,531 | 1.0 | 181 | 193 | ROOF | BIORETENTION AREA |
| RE-48 | 2,919 | 1.0 | 117 | 135 | ROOF | BIORETENTION AREA |
| RE-49 | 6,370 | 1.0 | 255 | 290 | ROOF/PAVING | BIORETENTION AREA |
| RE-50 | 23,274 | 1.0 | 931 | 970 | ROOF | BIORETENTION AREA |
| RE-51 | 19,127 | 1.0 | 765 | 790 | ROOF | BIORETENTION AREA |
| RE-52a | 15,199 | N/A | - | - | ROOF | POTENTIAL RAINWATER HARVESTING |
| RE-52b | 15,199 | 1.0 | 608 | 621 | ROOF | BIORETENTION AREA |
| RE-52b | 17,219 | 1.0 | 689 | 702 | ROOF | BIORETENTION AREA |
| RE-53 | 38,846 | N/A | - | - | ROOF/PAVING/LANDSCAPE | MECHANICAL FILTER |

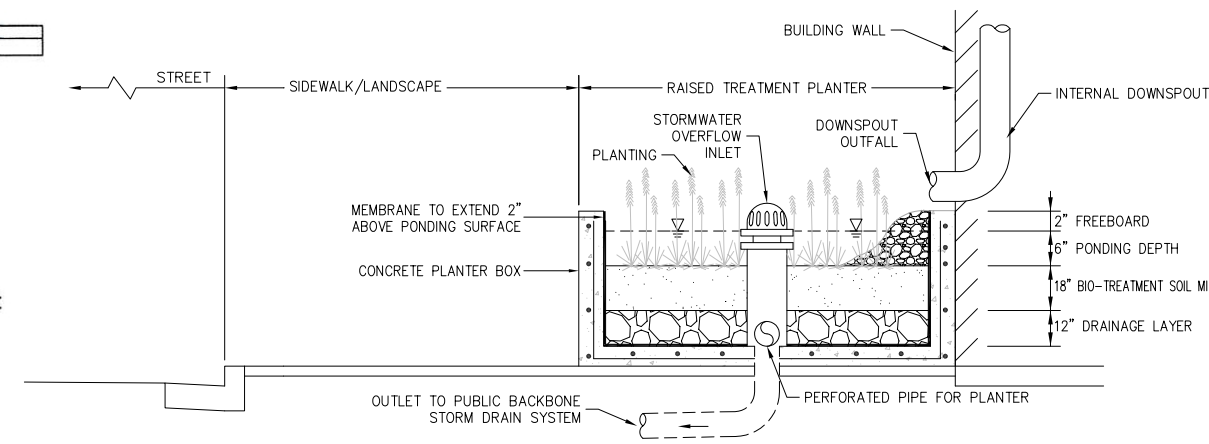


PLAN VIEW
27" CARTRIDGES

1 MECHANICAL STORMWATER FILTER
NTS



2 BIORETENTION AREA (STRUCTURED)
NTS



3 FLOW-THROUGH PLANTER
NTS