

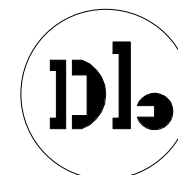
# REBUILDING THE EXISTING SUPPORTIVE HOUSING AT ALAMEDA POINT (RESHAP) - DEVELOPMENT PLAN

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**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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## CONTEXT

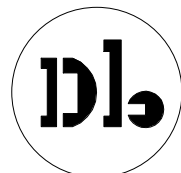
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## A Shared Vision to End Homelessness

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.



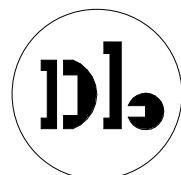
BFWC was founded in 1988 and provides a continuum of care, resources, programs, and services to help Alameda County residents build futures free from homelessness and family violence. BFWC currently provides 52 units of permanent housing at Bessie Coleman Court located at Alameda Point. Services provided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

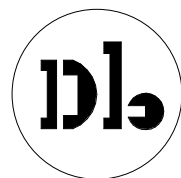
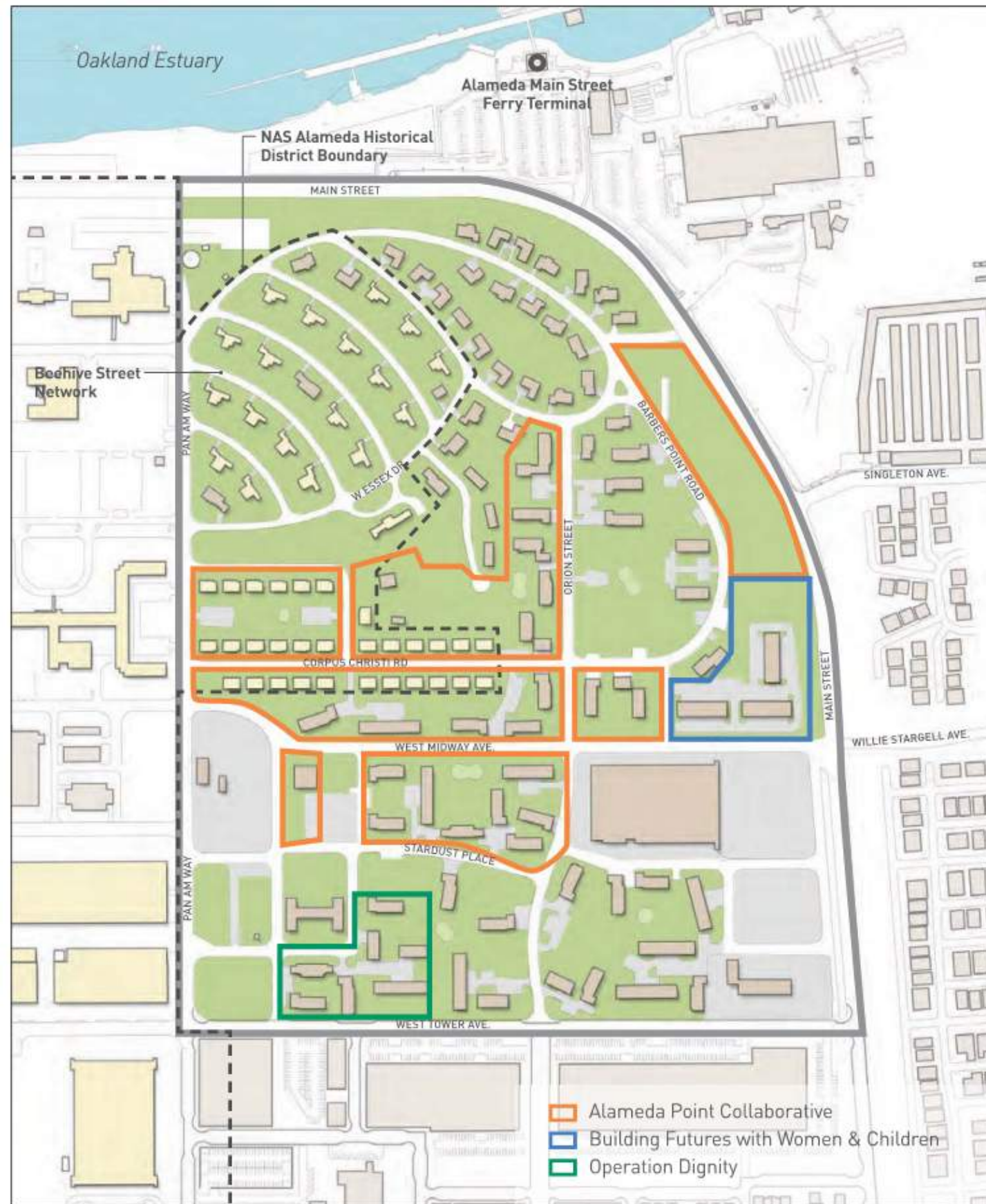
MidPen was founded in 1970 to address concerns over the lack of affordable housing in the San Francisco Bay Area. As one of the largest developers and owners of high-quality affordable rental housing in Northern California, MidPen has developed or rehabbed over 8,000 affordable homes and has provided housing solutions for low-income working families, seniors, and individuals with special needs. MidPen builds and manages properties to be long-term community assets.



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HISTORY OF PROVIDING SUPPORTIVE HOUSING

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EXISTING SUPPORTIVE HOUSING

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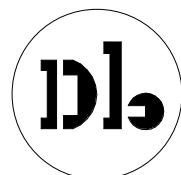
Throughout the summer and fall of 2015, the Collaborating Partners and David Baker Architects created and implemented a highly collaborative resident engagement process before developing the site plan. With nearly 500 residents living at the existing housing, the Collaborating Partners recognized the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

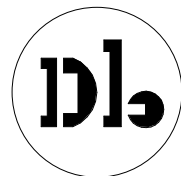
**COMMUNITY OUTREACH & FEEDBACK**

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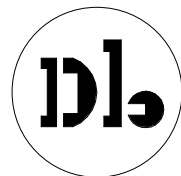
Google Earth



RESHAP

PROPOSED RESHAP SITE

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RESHAP

EXISTING RESHAP SITE PHOTOS

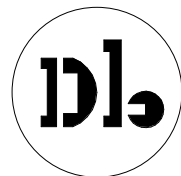
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**LEGEND**

-  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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ILLUSTRATIVE SITE PLAN - PHASE 1



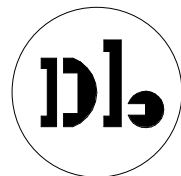
ILLUSTRATIVE SITE PLAN - PHASE 2



ILLUSTRATIVE SITE PLAN - PHASE 3



ILLUSTRATIVE SITE PLAN - PHASE 4



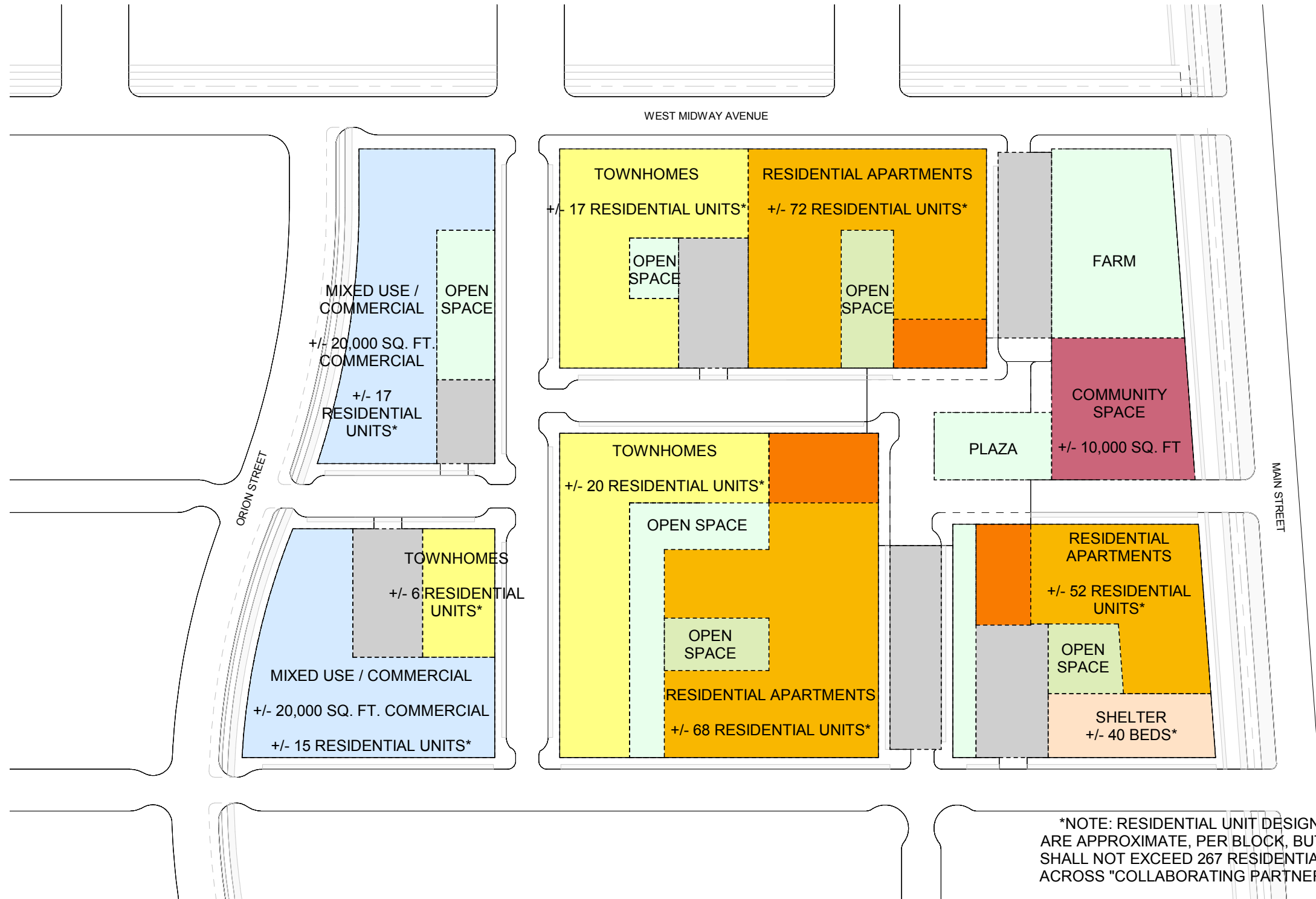
RESHAP

ILLUSTRATIVE SITE PLAN - PHASING

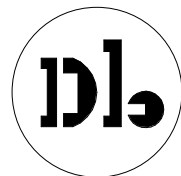
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 scale: 1" = 200'-0"  
 date: 2017.09.11

**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



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



**RESHAP**

**LANDUSE DIAGRAM**

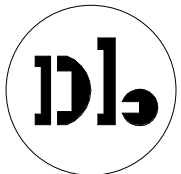
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date: 2017.09.11



**LEGEND**

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

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



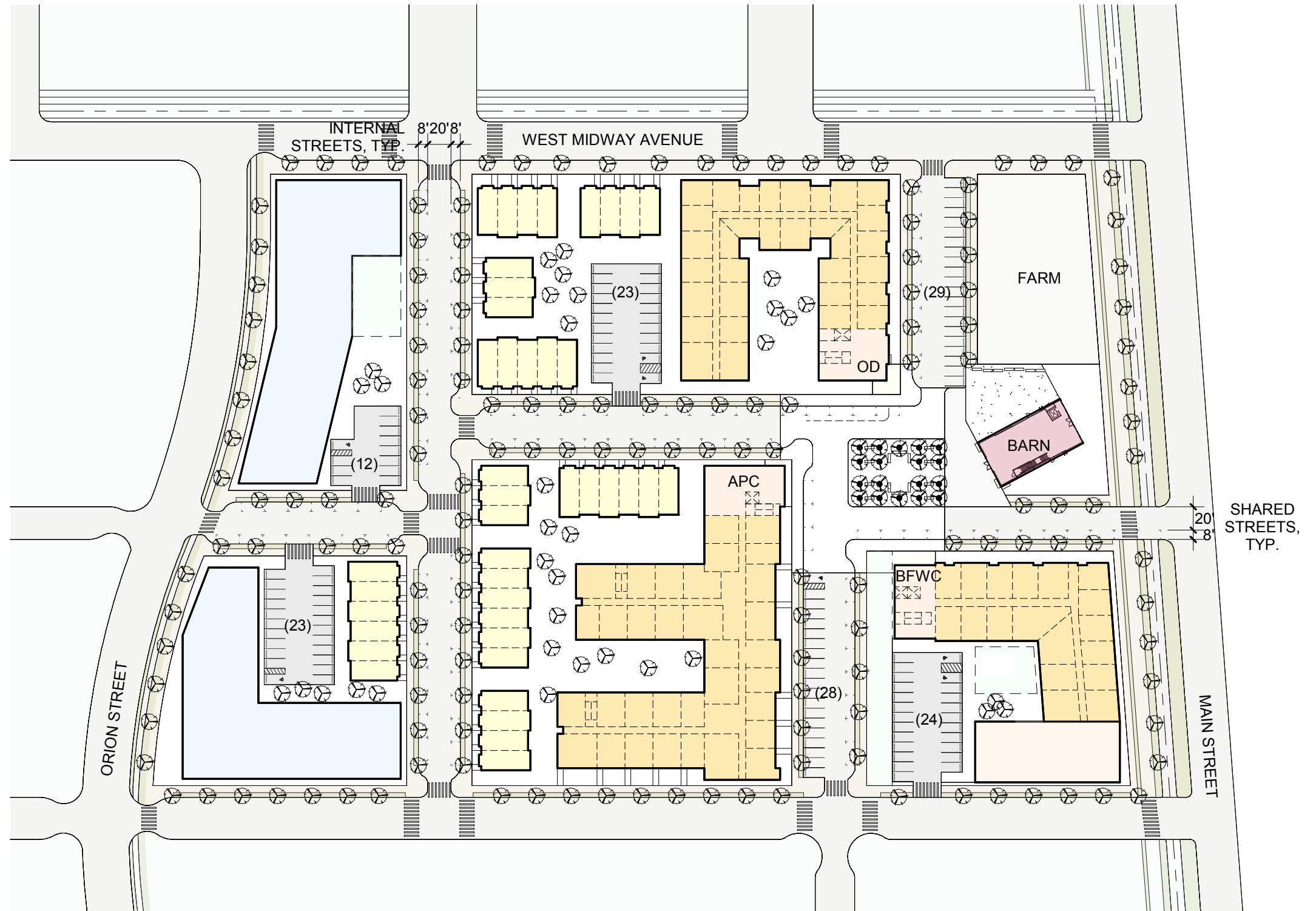
**RESHAP**

**OPEN SPACE DIAGRAM**

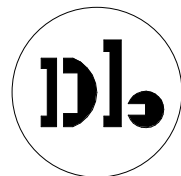
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**LEGEND**

- 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**

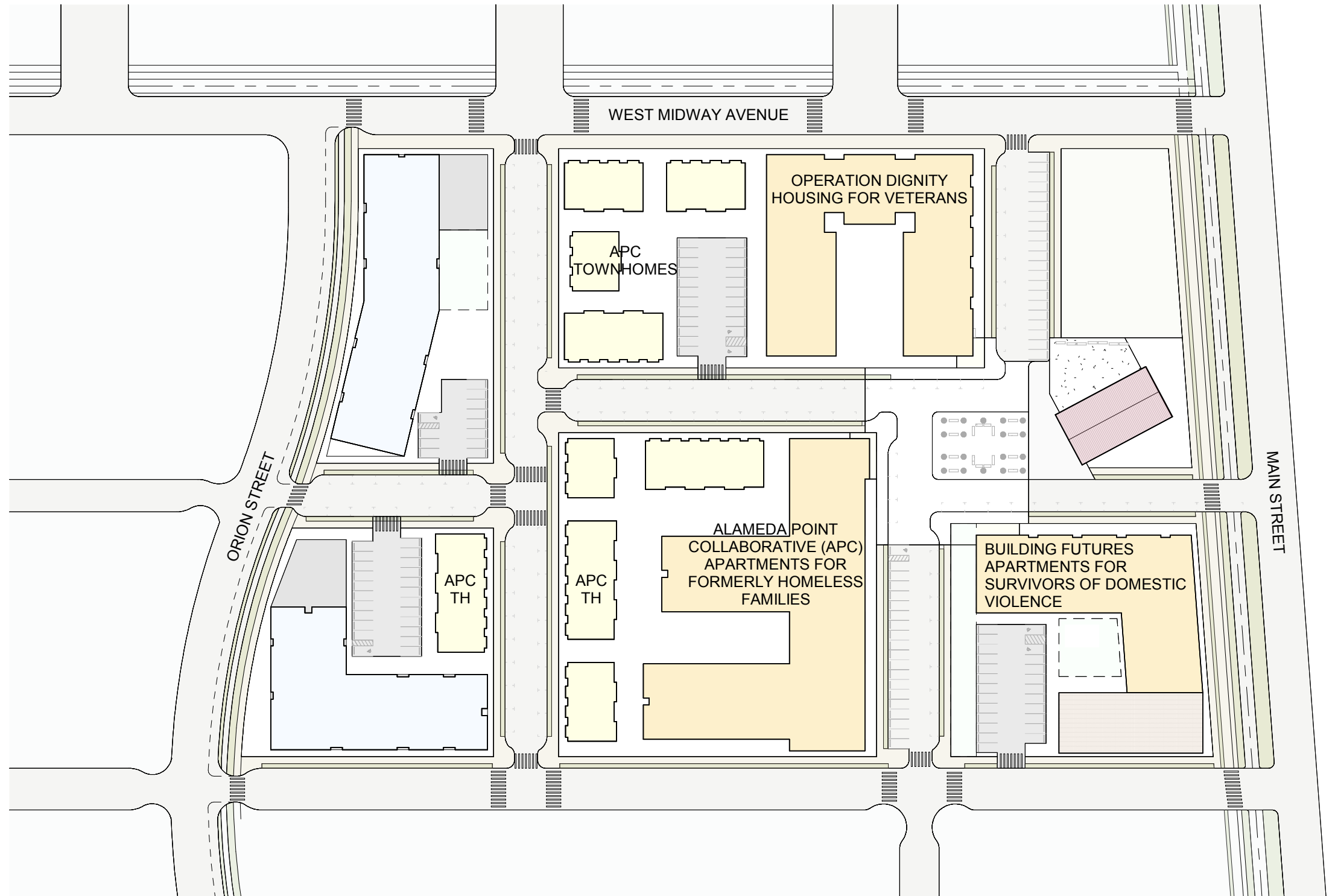
**GROUND FLOOR PLAN**

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scale: As indicated  
date: 2017.09.11

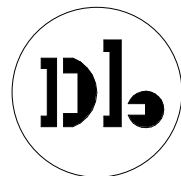
**100% AFFORDABLE**

**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



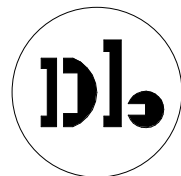
Affordable Housing Plan  
1" = 100'-0"



**RESHAP**

**AFFORDABLE HOUSING PLAN**

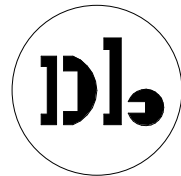
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RESHAP

# AERIAL MASSING LOOKING SOUTH

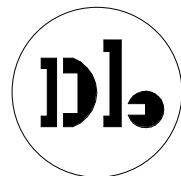
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RESHAP

# AERIAL MASSING LOOKING NORTH

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date: 2017.09.11

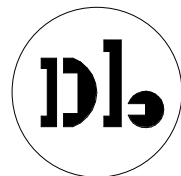


**RESHAP**

**COLLABORATING PARTNERS  
COMMUNITY PLAZA INTERSECTION**

scale: 21510  
date: 2017.09.11





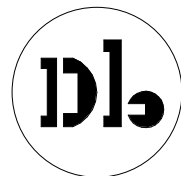
RESHAP

COLLABORATING PARTNERS PLAZA AND BARN

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# LIVING IN DIGNITY AND HIGH QUALITY HOUSING



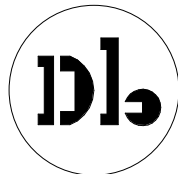
RESHAP

CHARACTER IMAGES

scale: 21510  
date: 2017.09.11



# DYNAMIC OPEN SPACES TO BUILD COMMUNITY



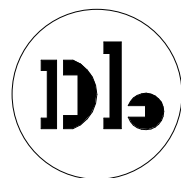
RESHAP

CHARACTER IMAGES

21510  
scale:  
date: 2017.09.11



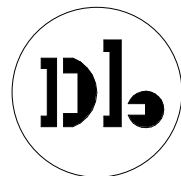
CULTIVATING  
COMMUNITY WITH  
ACTIVITIES &  
OPPORTUNITIES  
TO SOCIALIZE



RESHAP

CHARACTER IMAGES

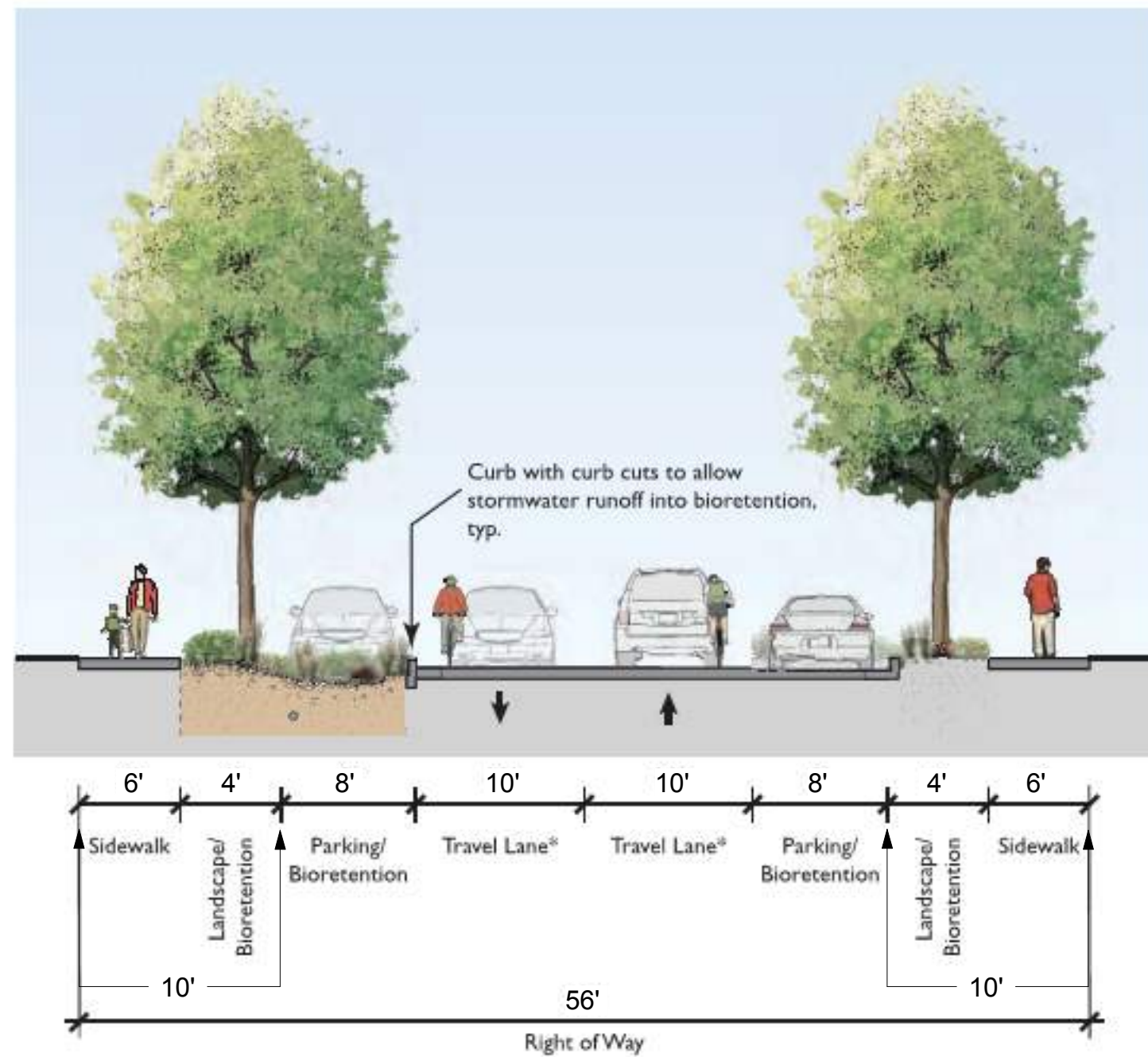
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date: 2017.09.11



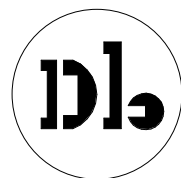
RESHAP

CHARACTER IMAGES

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



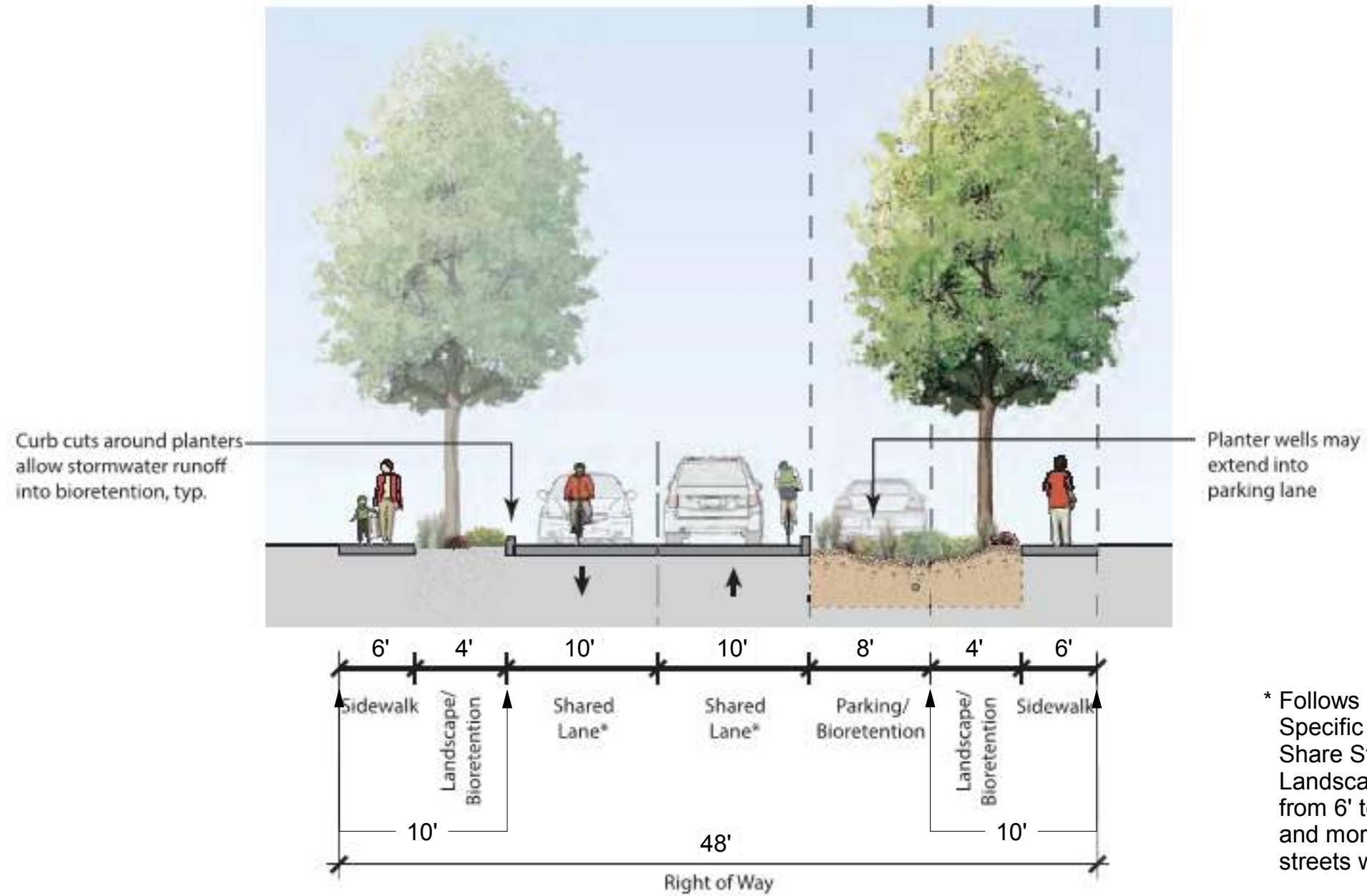
\* Follows Main Street Neighborhood Specific Plan, Fig. 3-14 Local Street, with the exception of Landscape/Bioretenion deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.



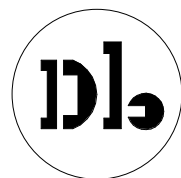
RESHAP

INTERNAL STREETS

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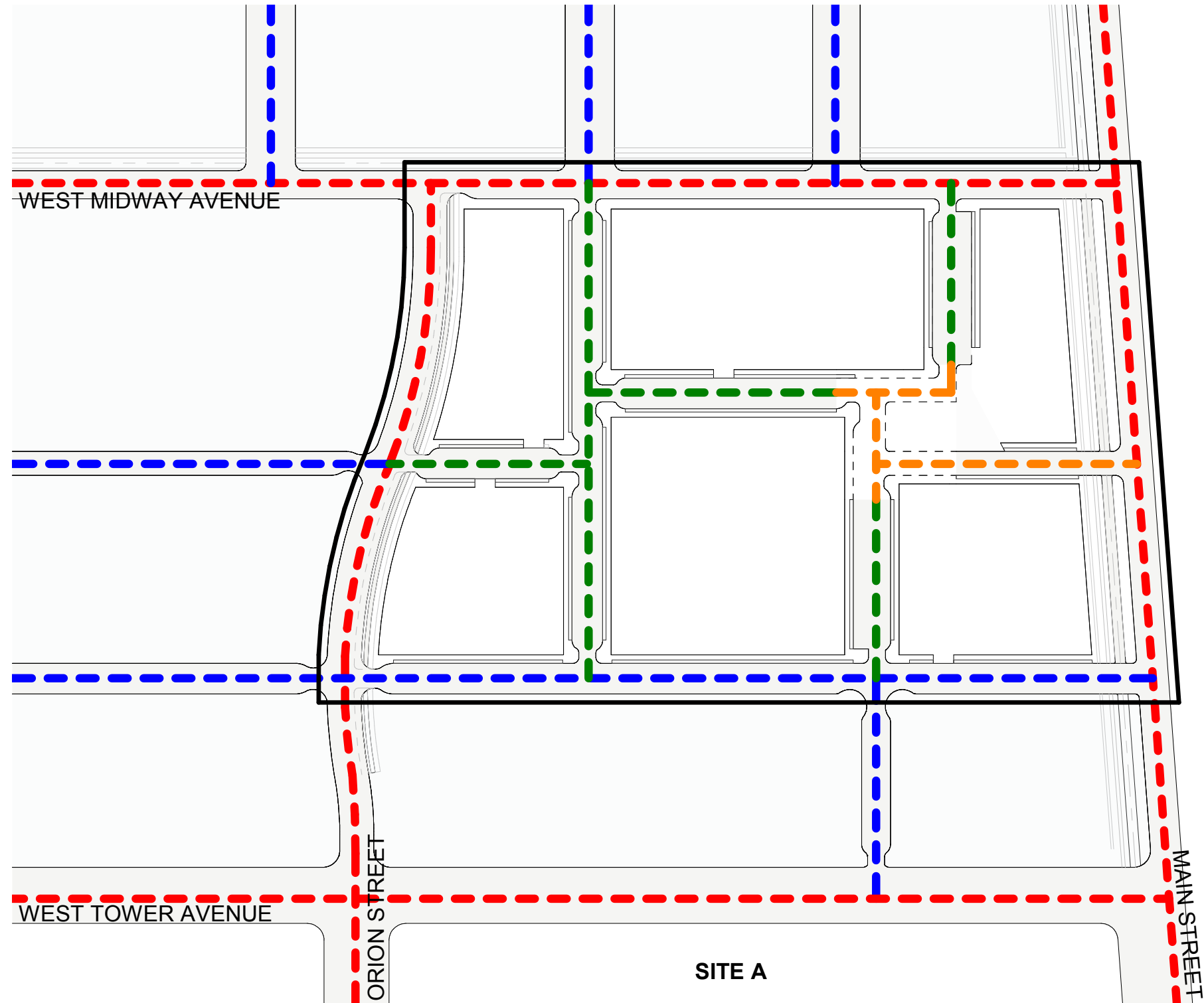
\* Follows Main Street Neighborhood Specific Plan, Fig. 3-15 Neighborhood Share Street, with the exception of Landscape/Bioretentation deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.



RESHAP

SHARED STREETS

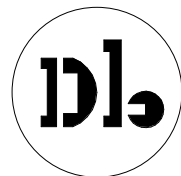
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**LEGEND**

- 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**

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scale: As indicated  
date: 2017.09.11

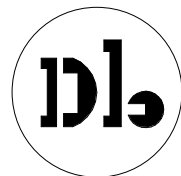




MAIN STREET NEIGHBORHOOD MULTI-MODAL NETWORK

LEGEND

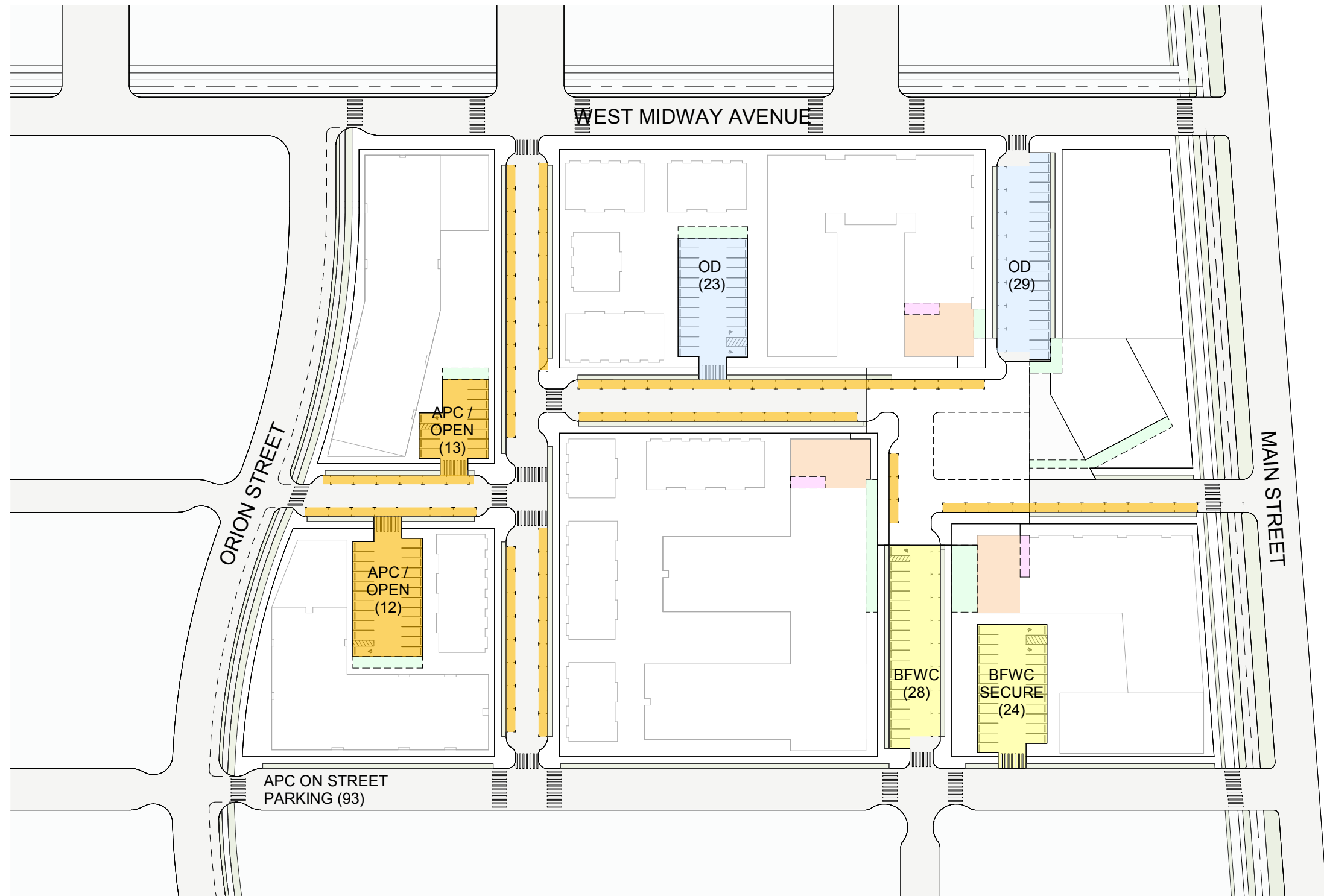
- |  |                   |  |   |  |                          |
|--|-------------------|--|---|--|--------------------------|
|  | Regional Arterial |  | Separated or Shared Pedestrian/Bike Trail |  | Primary Transit Street   |
|  | Island Arterial   |  | Bike Lane with Barrier (Cycle Track)      | 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



RESHAP

BICYCLE & TRANSIT FACILITIES

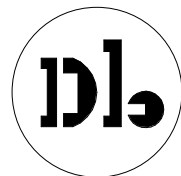
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**LEGEND**

- 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**

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scale: As indicated  
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SHRUB



Abelia x grandifolia  
Abelia



Acanthus mollis  
Bear's Breech



Aucuba japonica  
Aucuba



Buddleja davidii  
Butterfly Bush



Cistus  
Rockrose



Diestes grandifolia 'Variegata'  
Striped Forsythia 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

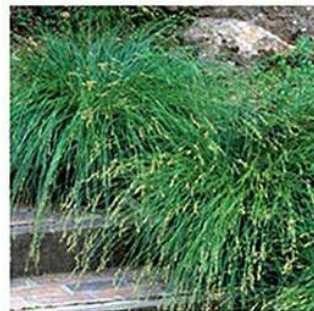


Prunus avium  
Sweet Cherry



Prunus domestica  
Greengage Plum

BIOSWALE



Carex divisa  
Berkeley Sedge



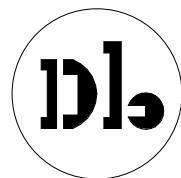
Chondropetalum tectorum  
Little Cape Rush



Juncus piteus  
California Grey Rush



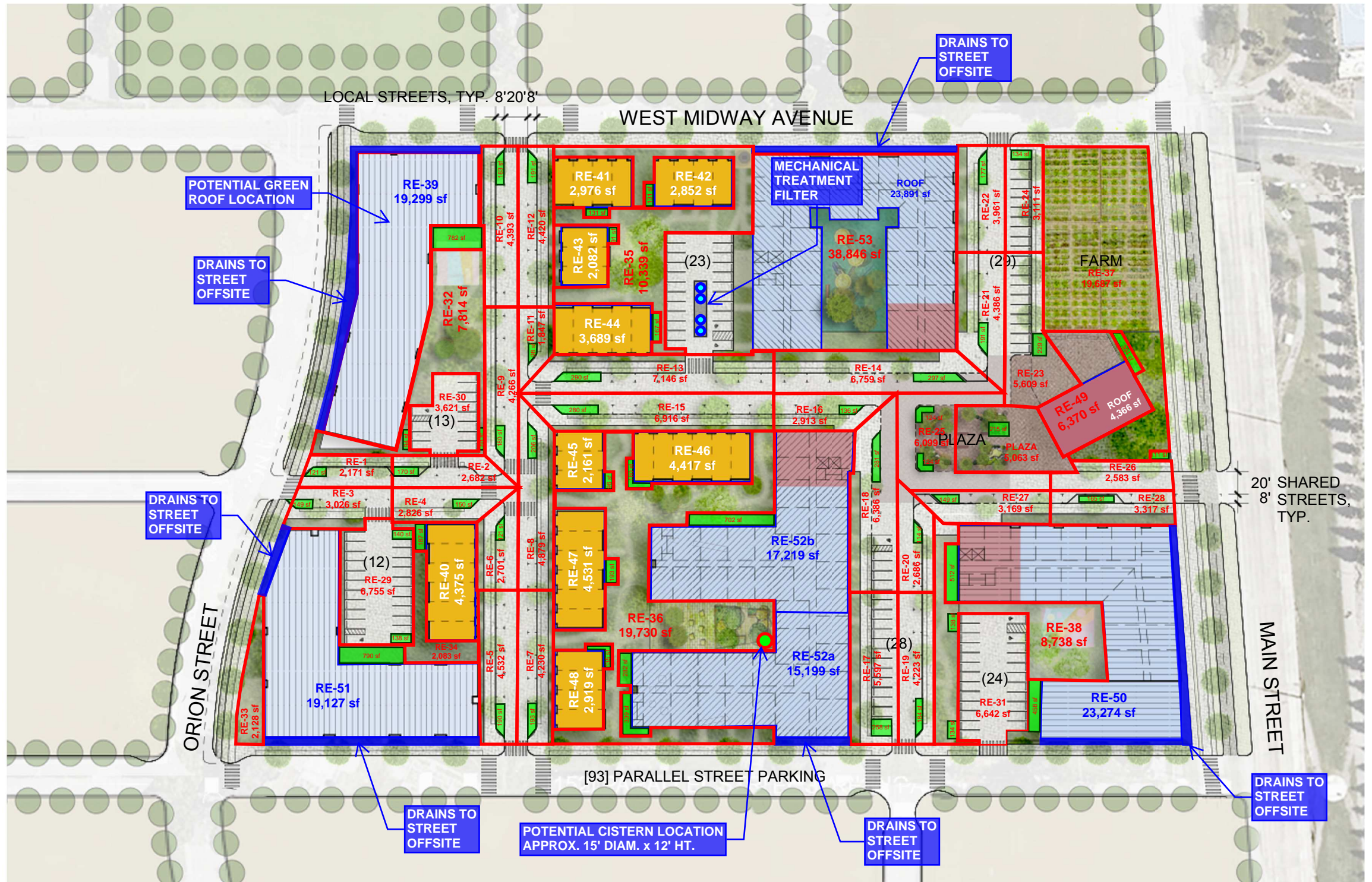
Lomandria longifolia'  
Mat Rush



RESHAP

BAY FRIENDLY PLANTING

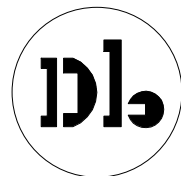
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scale:  
date: 2017.09.11



**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"



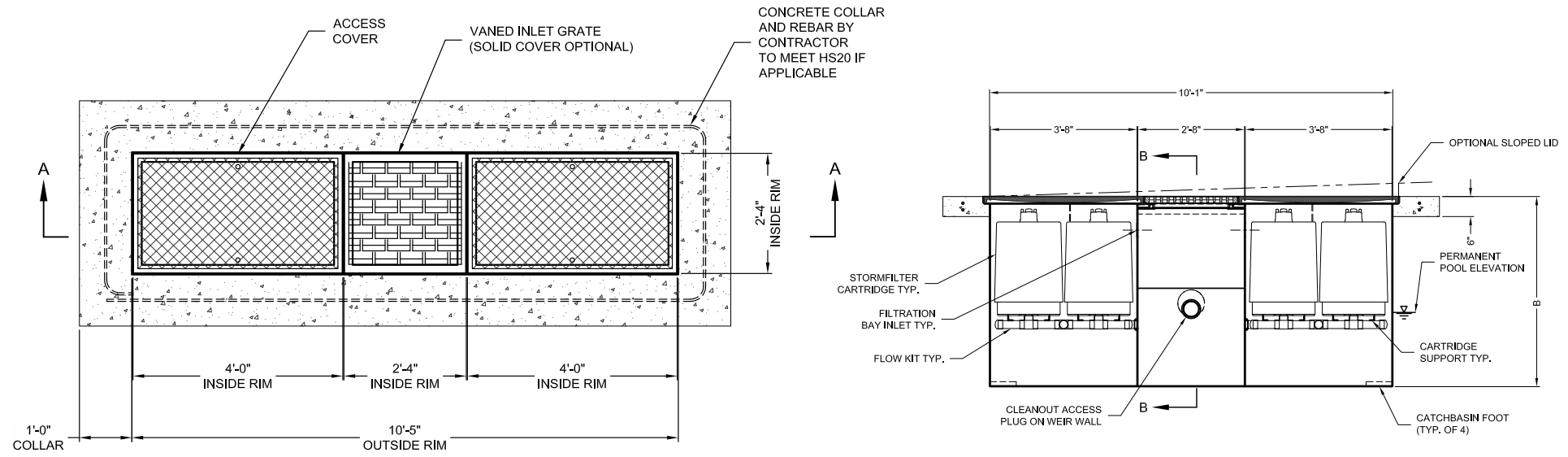
**RESHAP**

**PRELIMINARY STORMWATER MANAGEMENT PLAN**

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scale: As indicated  
date: 2017.08.15

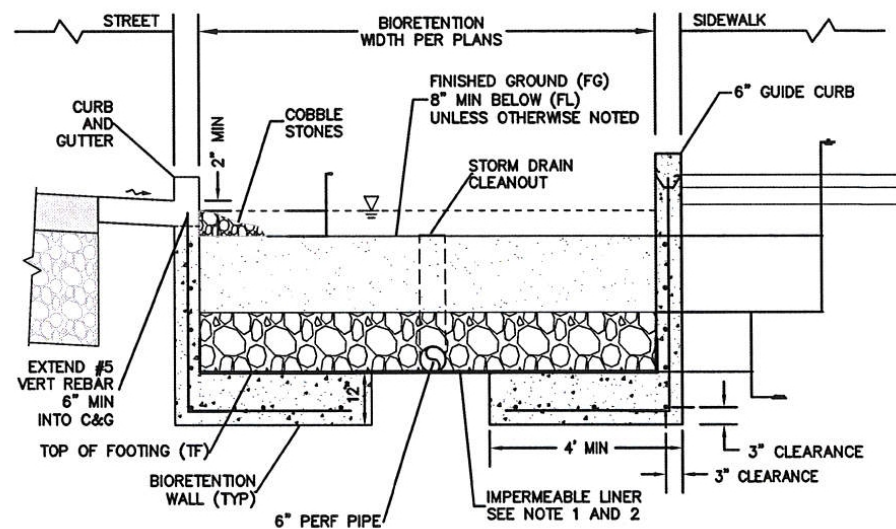
TABLE 1: SHED/TREATMENT SUMMARY

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

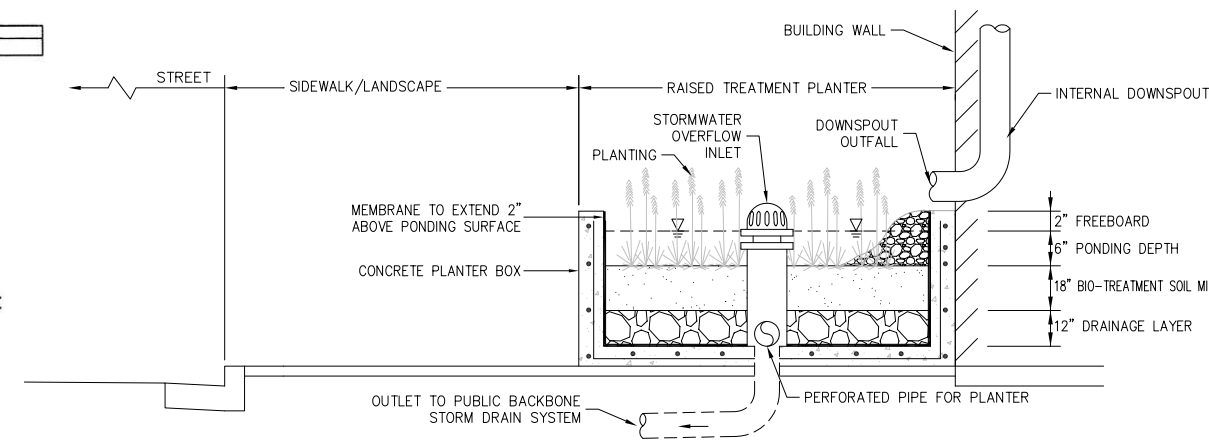


PLAN VIEW  
27" CARTRIDGES

1 MECHANICAL STORMWATER FILTER  
NTS



2 BIORETENTION AREA (STRUCTURED)  
NTS



3 FLOW-THROUGH PLANTER  
NTS