

REBUILDING THE EXISTING SUPPORTIVE HOUSING AT ALAMEDA POINT SITE PLAN

SUPPORTIVE HOUSING PARTNERSHIP

Alameda Point Collaborative (APC), Building Futures With Women and Children (BFWC), and Operation Dignity (OD) are partnering with MidPen Housing Corporation (MidPen), a nonprofit affordable housing developer, (collectively the parties are “the Collaborating Partners”) to design, construct, own and operate new supportive housing at the former Alameda Naval Air Station commonly referred to as Alameda Point. The Collaborating Partners are proposing to replace the former Navy structures, which are in poor condition and were not designed to accommodate their current use providing housing and services to over 500 formerly homeless families and individuals.

Pursuant to the terms of long term legally binding agreements by rights conveyed through the Base Realignment and Closure Act, the City currently leases 34 acres to APC, BFWC, and OD in Alameda Point in the City’s Main Street Neighborhood, filling gaps in the continuum of care due to limited community and financial resources available for these populations.. The Rebuilding of the Existing Supportive Housing at Alameda Point (RESHAP) will create a cohesive community providing high quality and stable housing with enhanced services for the residents.

The Collaborating Partners have formed a strong partnership capable of executing a project that will address many of the current challenges at the existing supportive housing and meet local needs for affordable housing. APC, BFWC, and OD selected MidPen as their nonprofit developer partner in 2014 and the four nonprofit organizations have developed a shared vision for the new supportive housing at Alameda Point. 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. APC is the largest supportive housing provider for homeless families in Alameda County and its wide range of services give residents the tools they need for long-term success. Residents work with on-site case managers and counselors to break down barriers to stability. Adults in the community may participate in APC’s workforce development program and take advantage of one of APC’s on-the-job training opportunities.

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. Its Housing Resource Center provides case management and housing assistance to help individuals and families avert homelessness or become quickly rehoused after becoming homeless.

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. Due to demand for housing, many of the two-, three-, and four-bedroom units currently house roommates and are not sized correctly for the population's needs. 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. OD's goal is to help veterans rediscover hope and provide the tools needed to live a self-sufficient and stable life.

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. Its 95 properties are professionally managed and maintained by MidPen Property Management Corporation as will be the case at RESHAP.

COMMUNITY ENGAGEMENT

Throughout the Summer and Fall of 2015, the Collaborating Partners and David Baker Architects created and implemented a highly collaborative resident engagement process that informed the proposed site plan. Engagement opportunities included: monthly meetings with each provider's residents, focus groups with Collaborating Partners' staff, community-wide design input meetings, 1-on-1 interviews and other meetings as needed. The two community-wide design input meetings were well attended. Over 100 residents participated in each event and the Collaborating Partners received over 600 comments regarding the preferred housing types and ideas for neighborhood design. This feedback was incorporated into the selection of the site location and the building and site layout. Throughout 2017, the Collaborating Partners intend to continue engaging the residents to receive and incorporate feedback as the Development Plan is further developed.

SITE PLAN OBJECTIVES

RESHAP will provide high quality affordable housing and enriched supportive services for formerly homeless families, veterans, and survivors of domestic violence. The new buildings and landscaping will energize the Main Street Neighborhood, replacing the current vacant and dilapidated structures with a vibrant and active community for families and individuals. The site plan is designed to provide safe spaces for residents who may have suffered from past traumas, while also providing opportunities for residents to connect to the larger Main Street Neighborhood. This is accomplished through building placement and the interior street design. The buildings are arranged to activate the streets on one side and face inward to a central plaza and open space on the other side. The open spaces offer opportunities for residents to expand their circles of interaction within the site area as the residents feel more comfortable and depending on the evolution of trauma recovery. The interior streets are at a local or shared street scale, making it more difficult for cut-through traffic, but at the same time providing opportunities to easily connect to the rest of the Main Street Neighborhood's amenities.

SITE PLAN CHARACTERISTICS

The approximately 10 acre site is bounded by Main Street to the east, West Midway to the north, and Orion Way to the west, and is ideally located near future Site A amenities and new infrastructure

improvements. In order to compete for the Low-Income Housing Tax Credits needed to finance the new supportive housing, the site must be within 1/2 mile from an existing public park (Bayport Park), within 3/4 miles from an existing public school (Ruby Bridge Elementary School), within 1/2 mile from an existing grocery store/pharmacy (Safeway) and a within a 1/4 mile from an AC transit bus stop.

The site is also located in close proximity to Alameda Point Collaborative's existing Ploughshares Nursery and farm, both of which will be enhanced by the new community, creating a visible urban agriculture identity from Main Street. An active and lush farm will be located at the corner of Main Street and West Midway with a new modern barn structure adjacent to it. The barn will serve as a central gathering area for the residents and as a focal point from Main Street to welcome in the greater community. Its design will be rustic and modern. The barn will provide much-needed space for workforce training, including a commercial kitchen, and employment opportunities for the residents.

The site plan creates an accessible, pedestrian-oriented community with neighborhood scale streets and buildings. A total of two-hundred sixty-seven (267) apartment homes are spread out in a series of three-story, elevator-served buildings and two-story townhomes to create a cohesive neighborhood with different building types and housing options. In addition to the permanent apartments, BFWC may replace the existing Midway Shelter that is currently serving homeless women and children with up to fifty-four (54)-emergency beds, if BFWC has used commercially reasonable efforts to replace the shelter at the North Housing Site and has not been successful.

The building architecture will be simultaneously contextual and modern, taking its inspiration from some of Alameda Point's iconic buildings and incorporating contemporary materials, modern details, and colors found in the surrounding landscape. A richly landscaped community plaza connects to the barn and is activated by ground floor community spaces where residents will receive supportive services and have the opportunity to gather and socialize. The site plan provides a variety of open spaces at different scales. These include active areas, such as the plaza, for community interaction, children's play areas that are visible from the homes and indoor community spaces, and community gardens. These outdoor areas will be accessible and safe for future residents who will not need to cross large and busy streets. A north-south greenway along Orion will be programmed with active uses to provide opportunities for interaction with the greater neighborhood as residents make their way to the future Central Gardens, the Ferry Terminals, and the future Site A amenities.

Parking will be provided in a combination of surface parking lots and parallel street parking. A total of 213 parking spaces (.79:1 parking ratio) will be provided based on the current demand for parking at the existing supportive housing, including dedicated parking for staff and visitors.

The site plan and building design meet the intended neighborhood character and requirements outlined in the Main Street Neighborhood Specific Plan approved by the Planning Board on January 23, 2017 and adopted by the City Council on March 21, 2017. The chart included on pages 4 and 5 compares the proposed site plan to the Main Street Neighborhood Specific Plan requirements:

	MAIN STREET NEIGHBORHOOD SPECIFIC PLAN	RESHAP SITE PLAN
STREET SECTION DETAILS	<p>Section 3.5, Table 3-1</p> <p>Local Street: two lanes of traffic at 10 feet wide; Bike facilities in travel lanes; two 8-foot wide on-street parking spaces; two 6-foot wide sidewalks; two 6-foot wide bio-retention areas; total street width is 60 feet.</p> <p>Neighborhood Shared Street: two lanes of traffic at 10 feet wide; Bike facilities in travel lanes; one 8-foot wide on-street parking space; two 5-foot wide sidewalks; two 6-foot wide bio-retention areas; total street width is 50 feet.</p>	<p>The RESHAP Site Plan proposes to use the Local Street Section where parallel street parking spaces are on two sides of the street and the Neighborhood Shared Street Section where the parallel street parking is on one side of the street. These street sections will allow for ample parking and provide for desired traffic calming measures.</p>
OPEN SPACE	<p>Section 4.5 Urban Agriculture Network and Uses</p>	<p>An active farm at the corner of Main Street and West Midway is proposed to enhance and complement the existing urban agricultural character at APC's Ploughshares Nursery and The Farm. The Site Plan also includes ample open space for resident gardening.</p>
SUSTAINABILITY MEASURES	<p>Section 4.6 All new and renovation construction conform to standards that exceed the minimums established by the State of California through the adoption of LEED Gold or equivalent certification standards. These standards should, at a minimum, address Energy, Waste, Water, and Stormwater.</p>	<p>Each building will be designed to maximize energy efficiency and sustainable development standards, including adoption of a LEED Gold or equivalent certification such as Build It Green's Green Point Rating.</p>

PERMITTED & CONDITIONAL USES	<p>Section 5.3.3, Table 5-1</p> <ul style="list-style-type: none"> • Dwelling Unit (multi-family) is a permitted use; • Urban Farm is a conditional use; • Emergency Shelter is a conditional use. 	The proposed uses conform with the permitted and conditional uses described in Section 5.3.3, Table 5-1.
PARKING	<p>Section 5.3.4</p> <p>Maximum number of parking spaces provided is 1.5 spaces per multi-family unit.</p>	A total of 213 parking spaces are provided for 267 dwelling units, administrative offices for each Service Provider, and on-site Property Management. The amount of parking was determined using the current parking needs and demand at the existing supportive housing.
SETBACKS & BUILDING HEIGHTS	<p>Section 5.4.1</p> <p>New buildings aligned with the front setback of buildings on the block or buildings should be consistent with the setback of other buildings in the district.</p> <p>The Collaborating Partners Site has a 3-story height limit.</p>	The proposed buildings will follow all set-back requirements. The building heights range from 2-story townhomes to 3-story multi-family apartment buildings.
BUILDING TYPES	<p>Section 5.4.2</p> <p>In the interest of promoting diversity and a vibrant mixed-use character, permits and encourages a wide range of building types.</p>	The proposed site plan includes a range of building types, including a 2-story Barn as a focal point from Main Street, 3-story apartment style buildings, and 2-story townhomes.