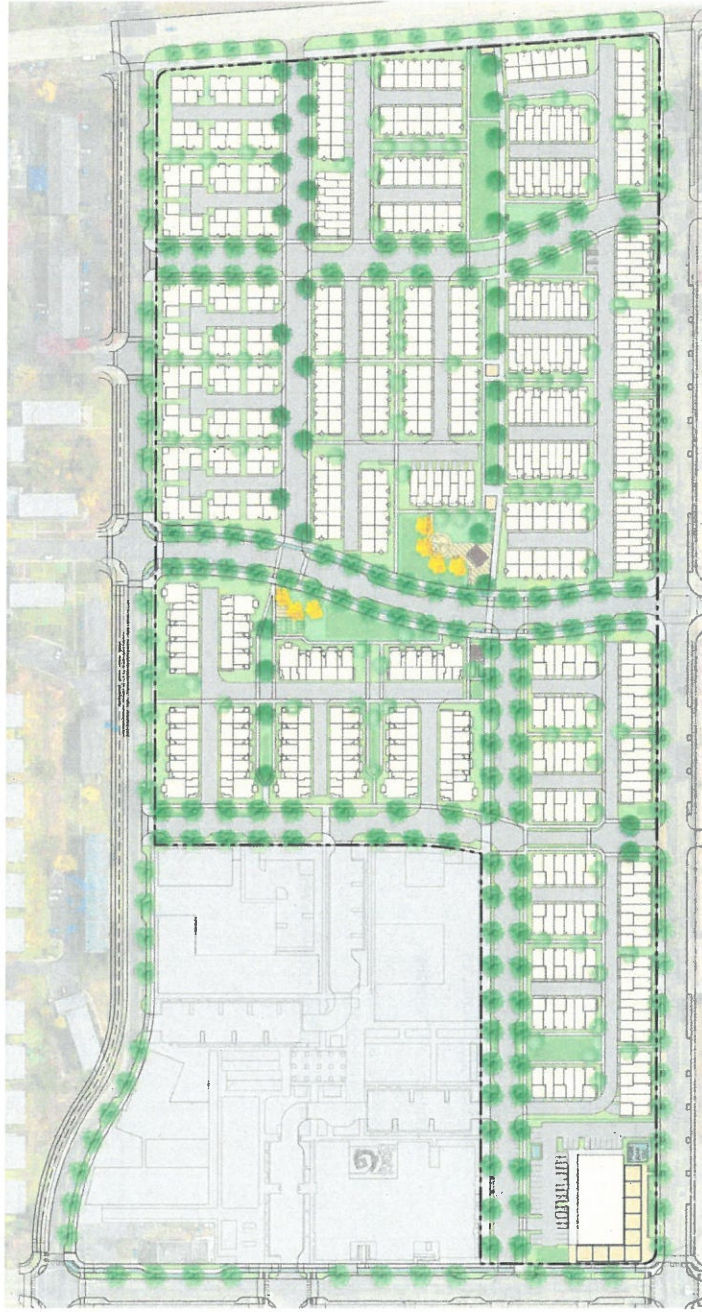




ALAMEDA POINT - WEST MIDWAY DEVELOPMENT PLAN

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

1

CONTEXT

Site Photo- Existing Conditions	04
Site Photo- Neighboring Context	05
Site Photos- Neighboring Context	06
Planning Context	07



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





1. BIG WHITES



2. CORPUS CHRISTI RD SINGLE FAMILY HOMES



3. ALAMEDA FOOD BANK & RED CROSS

WEST MIDWAY
ALAMEDA, CA



4. MAIN STREET LINEAR PARK



5. ALMANAC BEER & CO.



6. BUILDING 41



7. ALAMEDA POINT MULTIFAMILY DEVELOPMENT



8. ALAMEDA NAVAL AIR MUSEUM



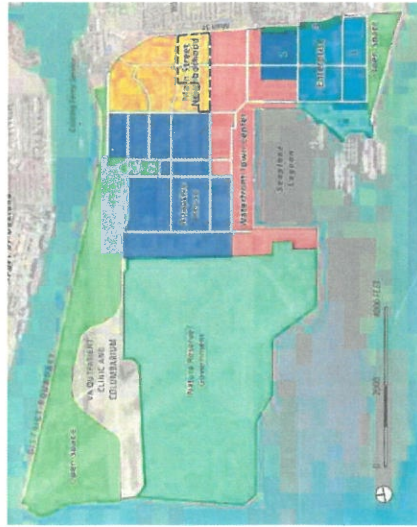
9. ALAMEDA WATERFRONT PARK

SITE PHOTOS- NEIGHBORING CONTEXT

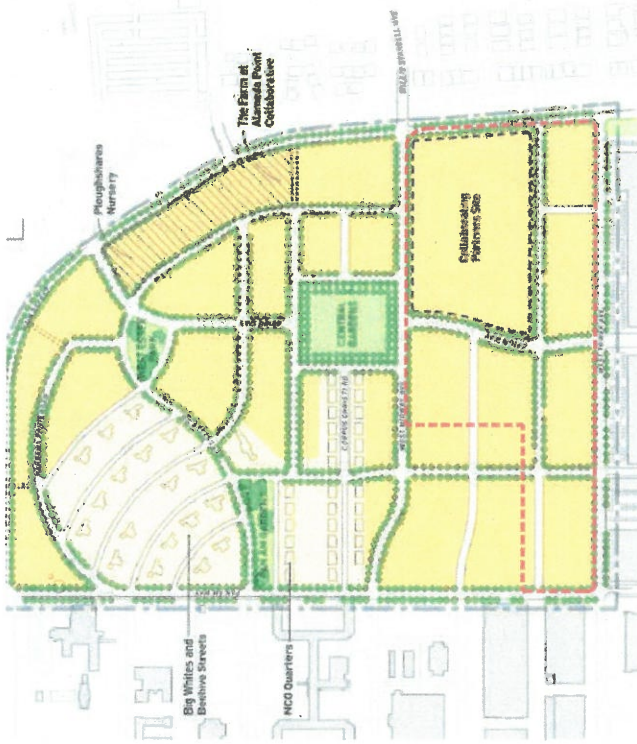




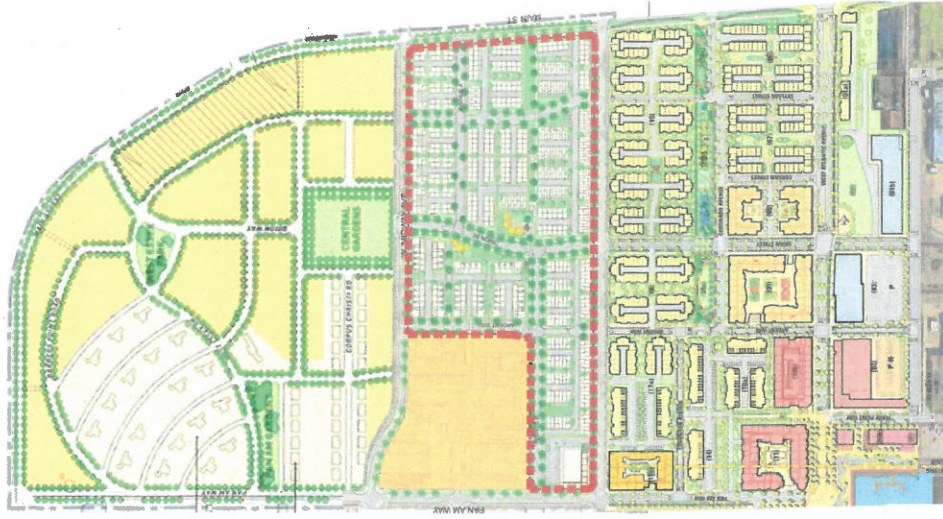
ALAMEDA POINT PLANNING GUIDE-OPEN SPACE FRAMEWORK
DRAWING FROM ALAMEDA POINT PLANNING GUIDE



ALAMEDA POINT - ZONING MAP
DRAWING FROM www.alamedaca.gov



MAIN STREET NEIGHBORHOOD PLAN
DRAWING FROM ALAMEDA POINT MAIN ST. NEIGHBORHOOD SPECIFIC PLAN



ILLUSTRATIVE SITE PLAN - ALL PHASES

WEST MIDWAY
ALAMEDA, CA



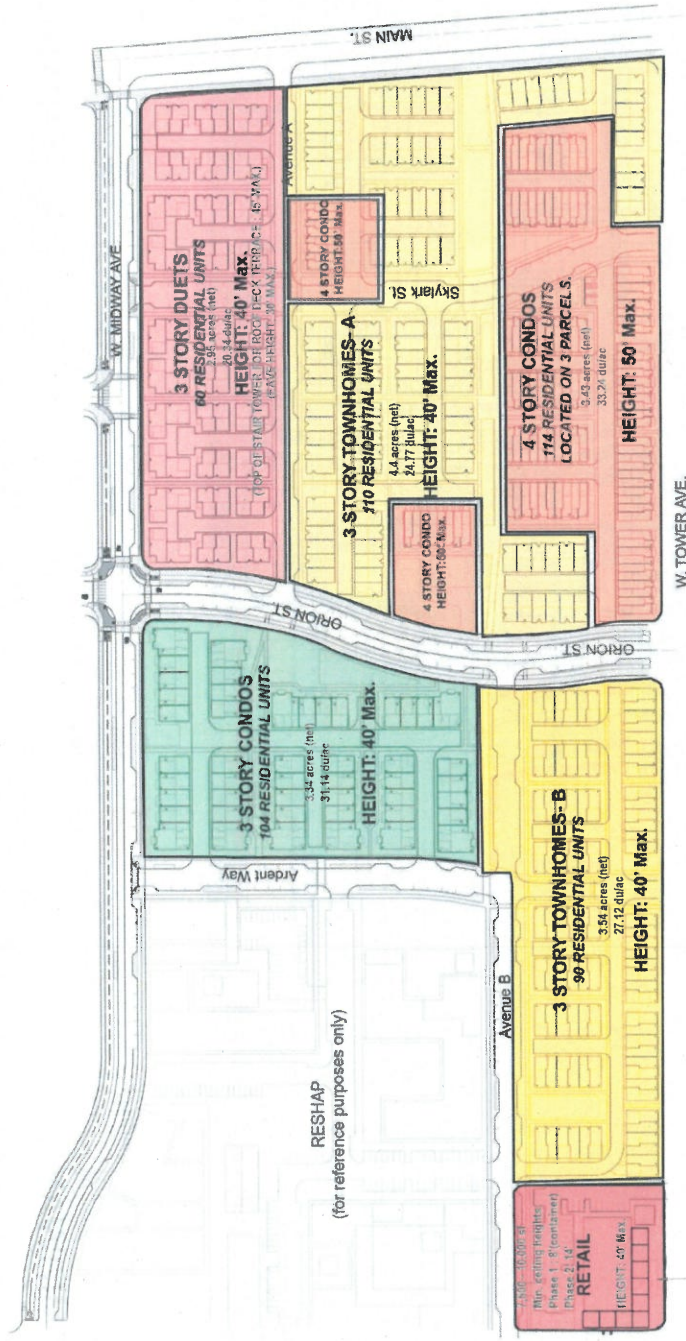
PLANNING CONTEXT

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
Infrastructure Phasing Plan - Phase 2	13c
UDO Plan	14
Affordable Housing	15
Architectural Character - Retail	16
Architectural Character - 3 Story duets	17a
Architectural Character - 3 Story TH-A & 3 Story Condos	17b
Architectural Character - 3 Story TH-B	17c
Architectural Character - 4 Story Condos	17d
Aerial View of Site	18

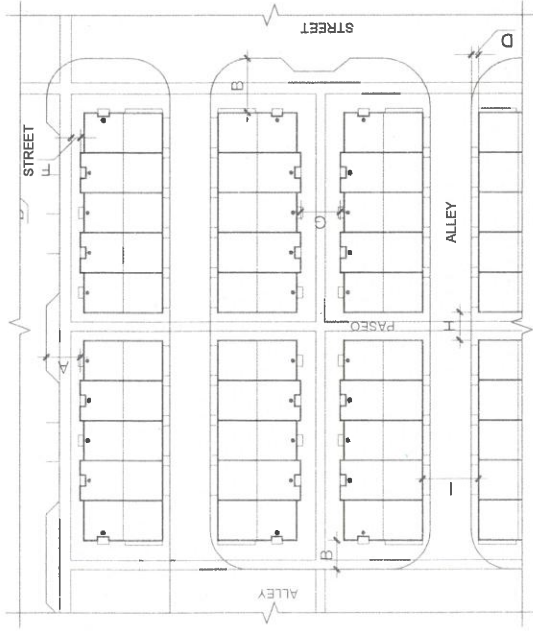
WEST MIDWAY
ALAMEDA, CA



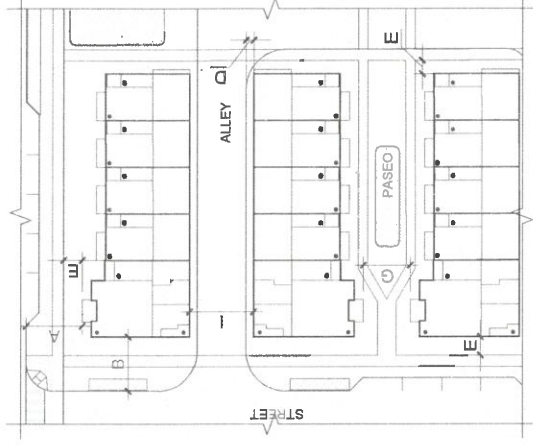


Note: Developer shall be permitted to incorporate up to 5 additional residential units within the commercial parcel. The exact size and configuration shall be determined at a later date.

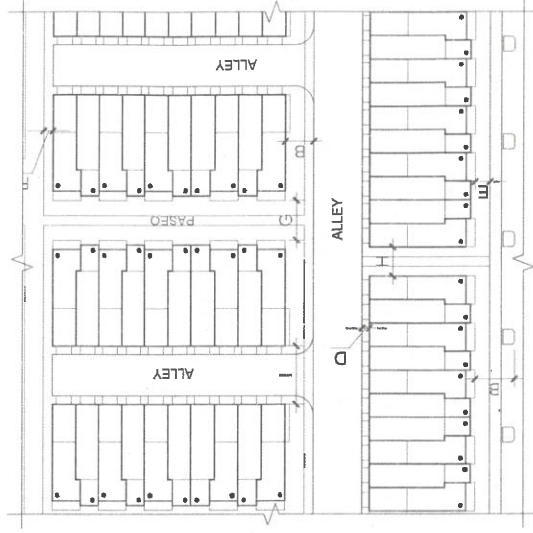
WEST MIDWAY ALAMEDA, CA LAND USE DIAGRAM & BUILDING HEIGHTS



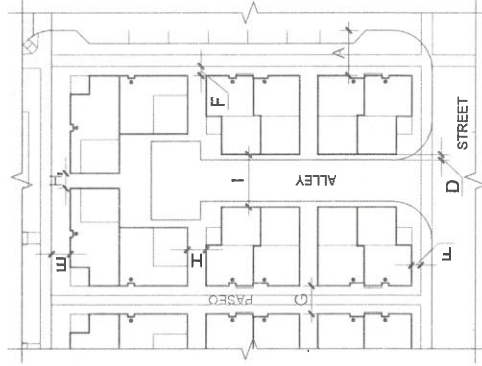
3 STORY TOWNHOMES - A



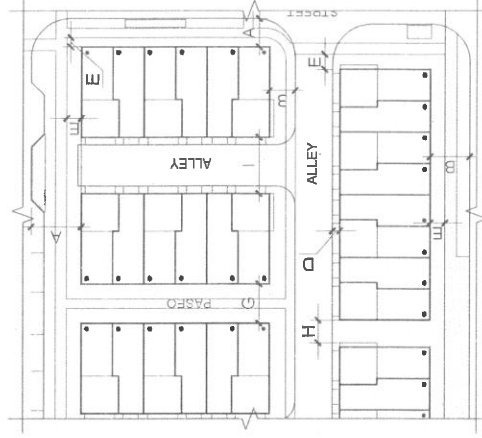
3 STORY CONDOS



4 STORY CONDOS



3 STORY DUETS



3 STORY TOWNHOMES - B

Types	Description	HOUSING TYPOLOGY			
		3 Story Duets	3 Story Condos	3 Story TH - A	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
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
E	Back of Sidewalk To Face of Building (Public Street)	8'-0" min	10'-0" min	-	5'-0" min
F	Back of Sidewalk To Face of Building (Private Street)	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
H	Face of Building To Face of Building (Side)	8'-0" min	-	10'-0" min	12'-0" min
I	Face of Building To Face of Building (Rear)	28'-0" min	28'-0" min	28'-0" min	28'-0" min

WEST MIDWAY
ALAMEDA, CA

①

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

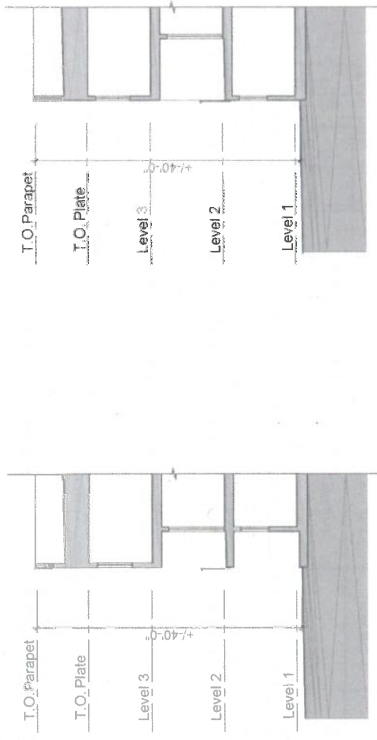
BUILDING SETBACKS



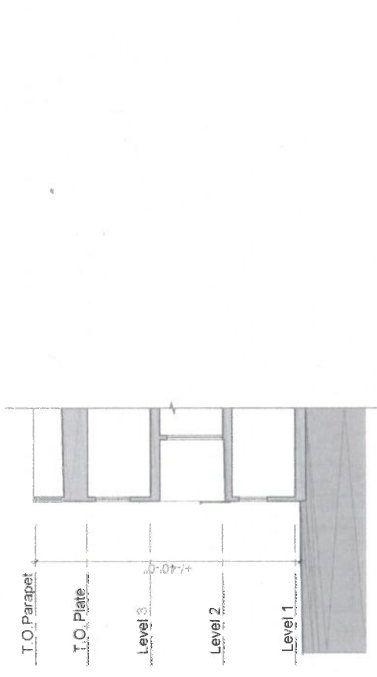
Brookfield
Properties



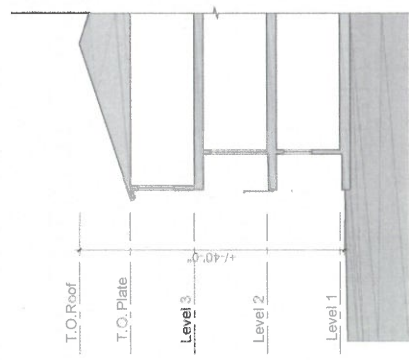
SITE DEVELOPMENT PLAN
May 4, 2023



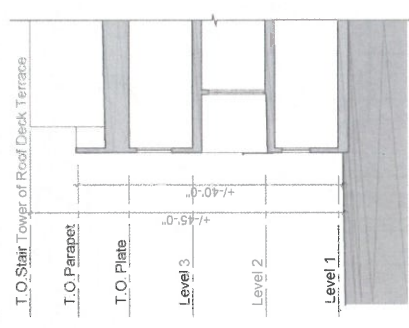
3 STORY TOWNHOMES - A



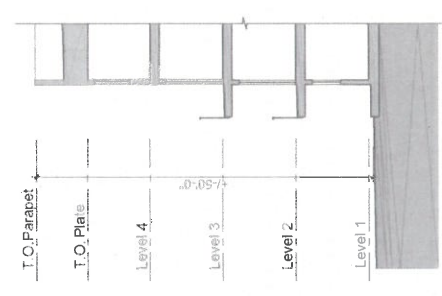
3 STORY TOWNHOMES - B



3 STORY CONDOS



3 STORY DUETS



4 STORY CONDOS





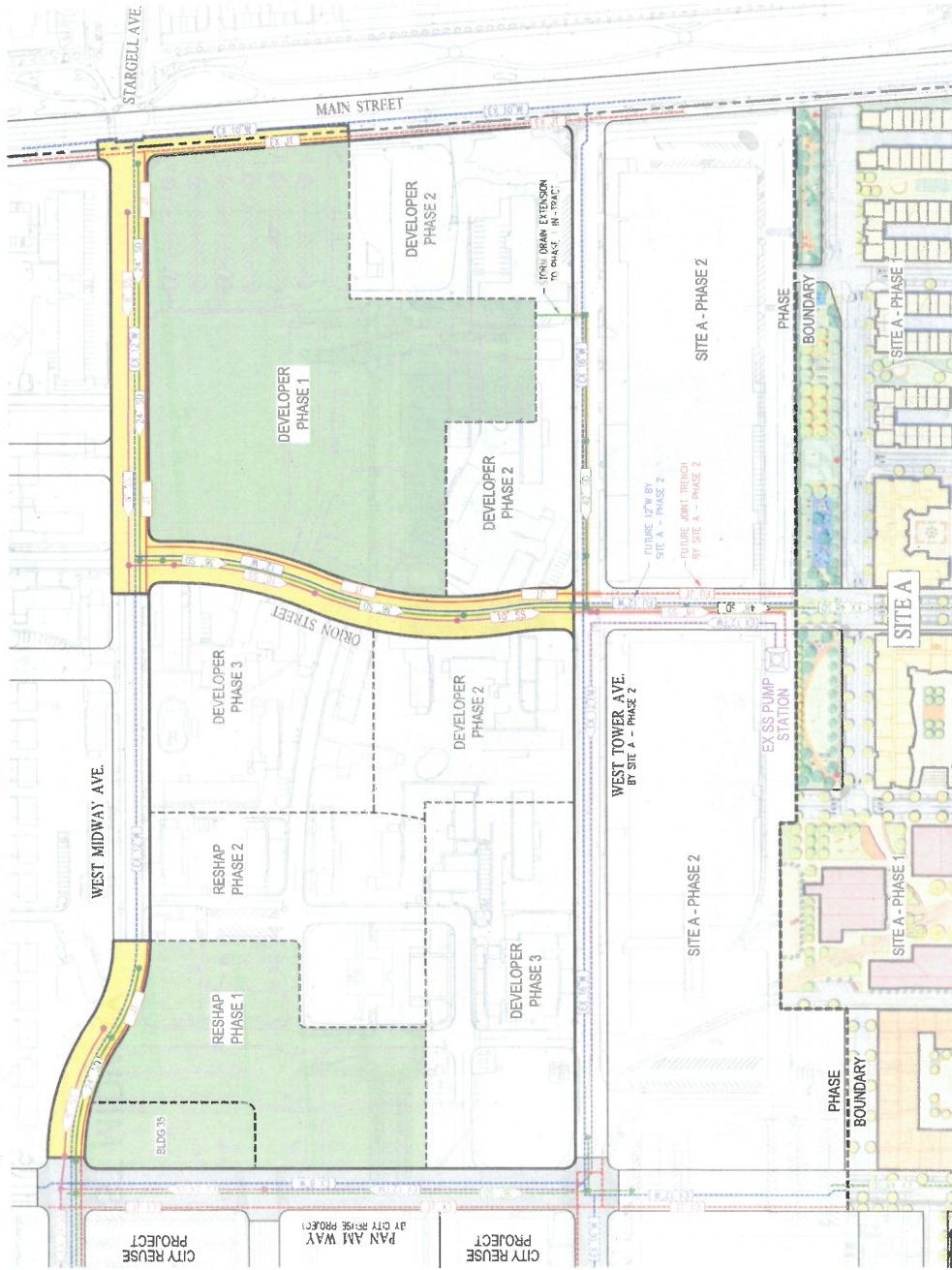
WEST MIDWAY
ALAMEDA, CA

VERTICAL CONSTRUCTION PHASING PLAN



SITE DEVELOPMENT PLAN
MAY 1, 2022

13a



Schedule for Demolition, Site Improvement and Backbone Infrastructure^a

	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

a. All dates subject to DCAI providing extending time for performance.

INFRASTRUCTURE PHASING PLAN - PHASE 1

WEST MIDWAY
ALAMEDA, CA

SITE DEVELOPMENT PLAN
May 4, 2023
13B



Schedule for Demolition, Site Improvement and Backbone Infrastructure¹

	Start	Finish
Reshape Phase 1:	2024	2025
Reshape Phase 2:	2026	2029
Developer Phase 1:	2025	2027
Developer Phase 2:	2026	2028
Developer Phase 3:	2027	2029

1. All dates subject to DDA guidelines 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
 - POTABLE WATER
 - JOINT TRENCH
 - STORM DRAIN & DIRECTION OF FLOW
 - SANITARY SEWER & DIRECTION OF FLOW
 - SANITARY SEWER FORCE MAIN & DIRECTION OF FLOW
 - SEWER PUMP STATION

WEST MIDWAY
ALAMEDA, CA

INFRASTRUCTURE PHASING PLAN - PHASE 2

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 Stewardship Compliance					
Unit Count	Universal Design Ordinance Compliance				
	Visitability	Universal Access	Exempt*	Non-compliant Waiver	Grading Waiver
Dwets	26	26	-	-	8
3 Story TH - A	58	37	-	-	15
West Midway Neighborhoods	53	-	-	53	9
4 Story TH	79	-	-	-	11
3 Story TH - B	37	30	30	37	-
3 Story Condo	252	71	20	90	43
Total Units	51.72%	15.27%	4.18%	18.81%	9.06%
	Total Visitability Units (Visitability + Univ. Access)				
Total Universal Access Units	325				
	73				

* Section 30.18.3.2.6 exempts from compliance "New residential units located directly above a ground floor unit that meets the requirements of subsection 30-18.4.1.b"

Notes: Total calculations are based on a total unit count of 489 (subtreeding out existing 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.



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		21	17.4%
			83
		21	~4.0%
Market Rate	374		78.2%
MARKET RATE UNIT SUBTOTAL			82.6%
		395	
TOTAL UNITS			100.0%
		478	

- The Workforce Housing program is driven by "Affordability 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, timely attached condo mapped townhouse building typology.
- 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 BUSHAP and at the southwest corner of FRESHAP and at the southwest corner of 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 debt 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 Priority" ("Prio") 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. Prio's will be determined by comparing available market sales information for similar housing units in Alameda, and specifically Alameda Point.

WEST MIDWAY
ALAMEDA, CA

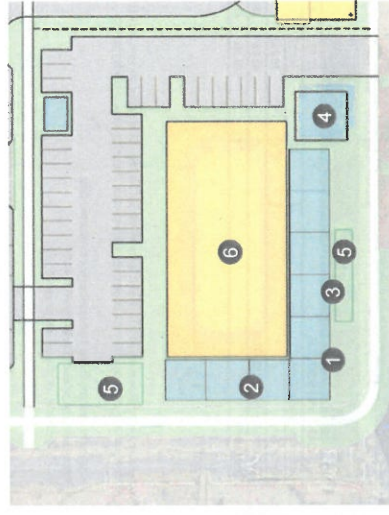
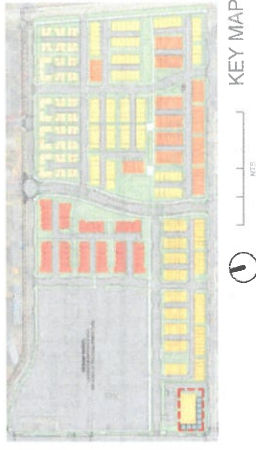
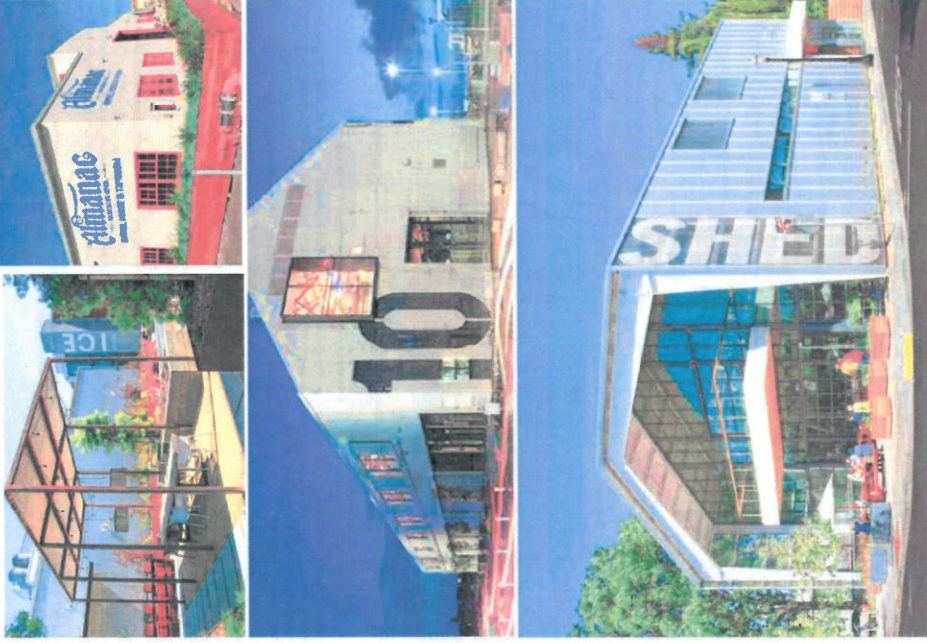


AFFORDABILITY PLAN

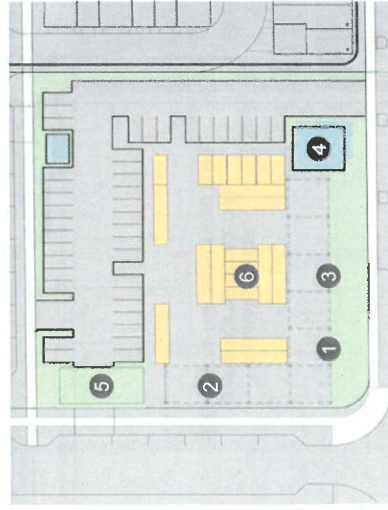
1. PHASE ONE COMMERCIAL : NIMBLE, FLEXIBLE COMMERCIAL SPACE TO EXPERIMENT AND SEE WHAT CREATES GREATEST SYNERGY WITH ADJACENT FOOD AND BEVERAGE OPERATIONS
PHASE ONE SCHEDULE : ESTIMATED TO BE OPERATIONAL IN SPRING 2026
DEPENDENT ON COMPLETION OF PAN AM WAY IMPROVEMENTS, INFRASTRUCTURE IMPROVEMENTS, AND MARKET CONDITIONS



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



PHASE 1- SITE PLAN



LEGEND (PHASE 1 AND PHASE 2)

1. Seating Plaza
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-RETAIL "PHASE ONE & TWO"





KEY MAP



WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- 3 STORY DUETS



Brookfield
Properties



SITE DEVELOPMENT PLAN
May 4, 2023

3 story Townhome - A



3 story Condos



KEY MAP

WEST MIDWAY
ALAMEDA, CA



Brookfield
Properties

CATELLUS

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

SITE DEVELOPMENT PLAN
May 4, 2023

17b



KEY MAP



NS



WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- 3 STORY TOWNHOMES - B



SITE DEVELOPMENT PLAN
May 1, 2023

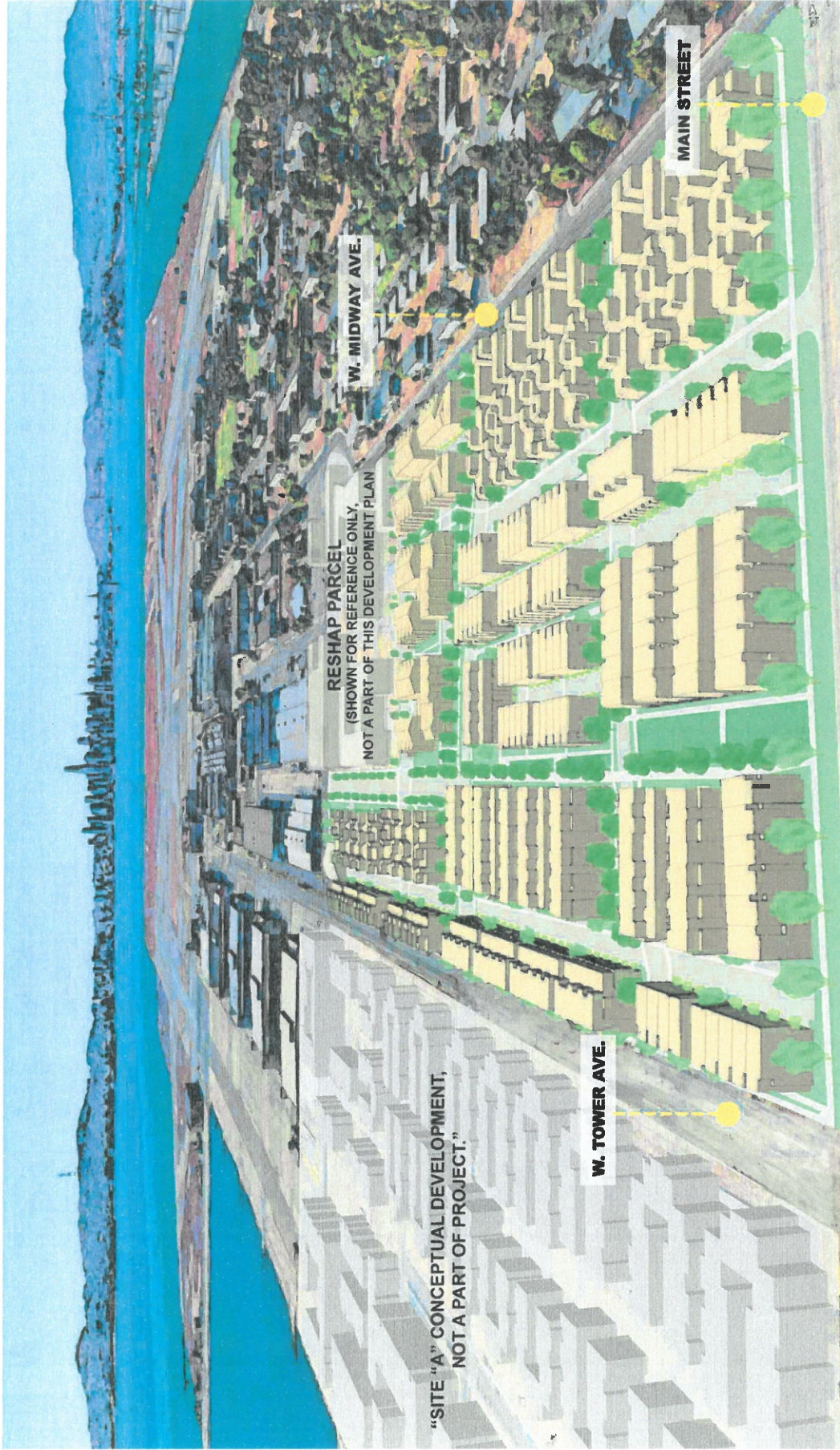


WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- 4 STORY CONDOS



SITE DEVELOPMENT PLAN
May 4, 2022



WEST MIDWAY
ALAMEDA, CA

CONCEPTUAL AERIAL VIEW OF SITE LOOKING WEST



SITE DEVELOPMENT PLAN
May 4, 2023

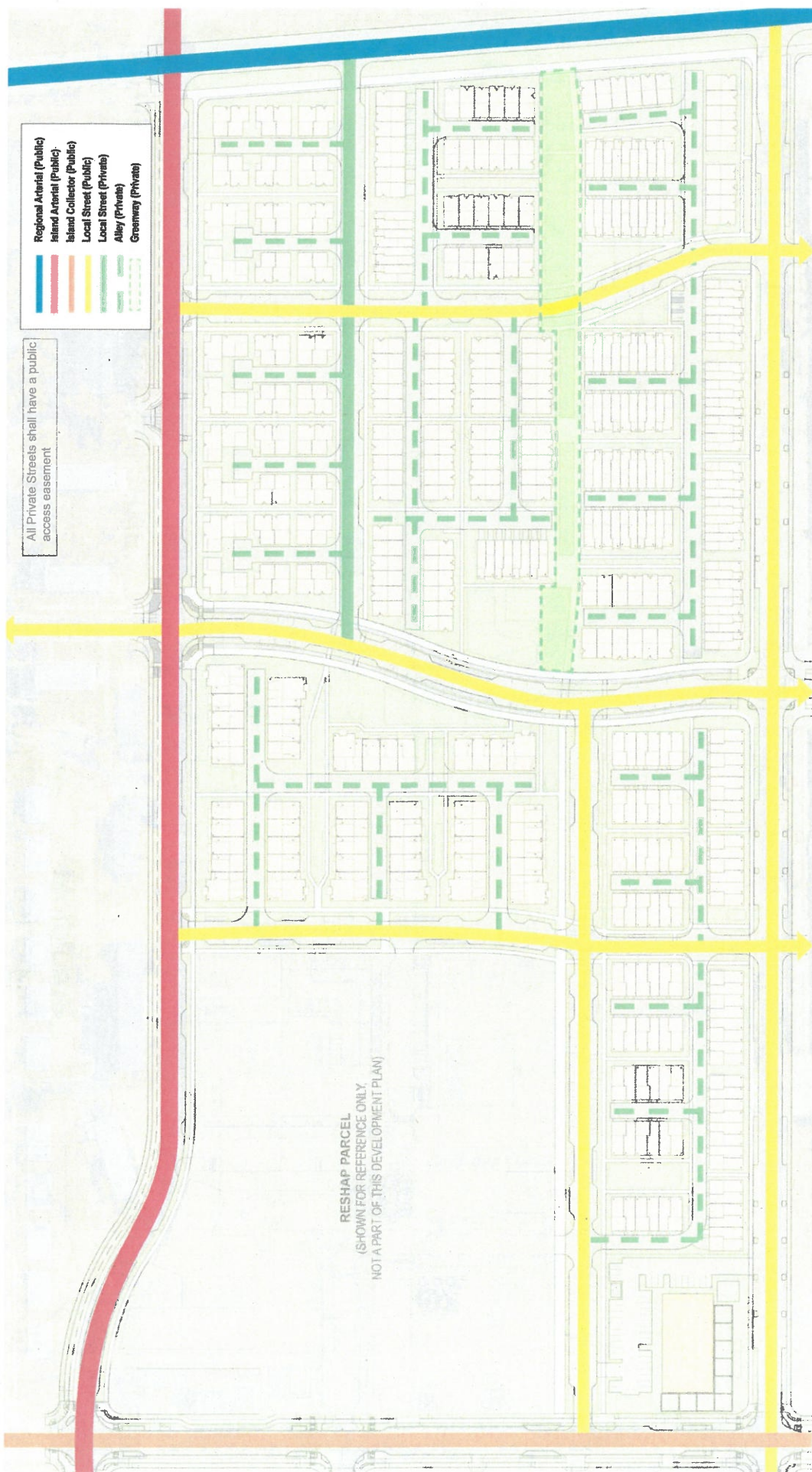


TRANSPORTATION & CIRCULATION

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





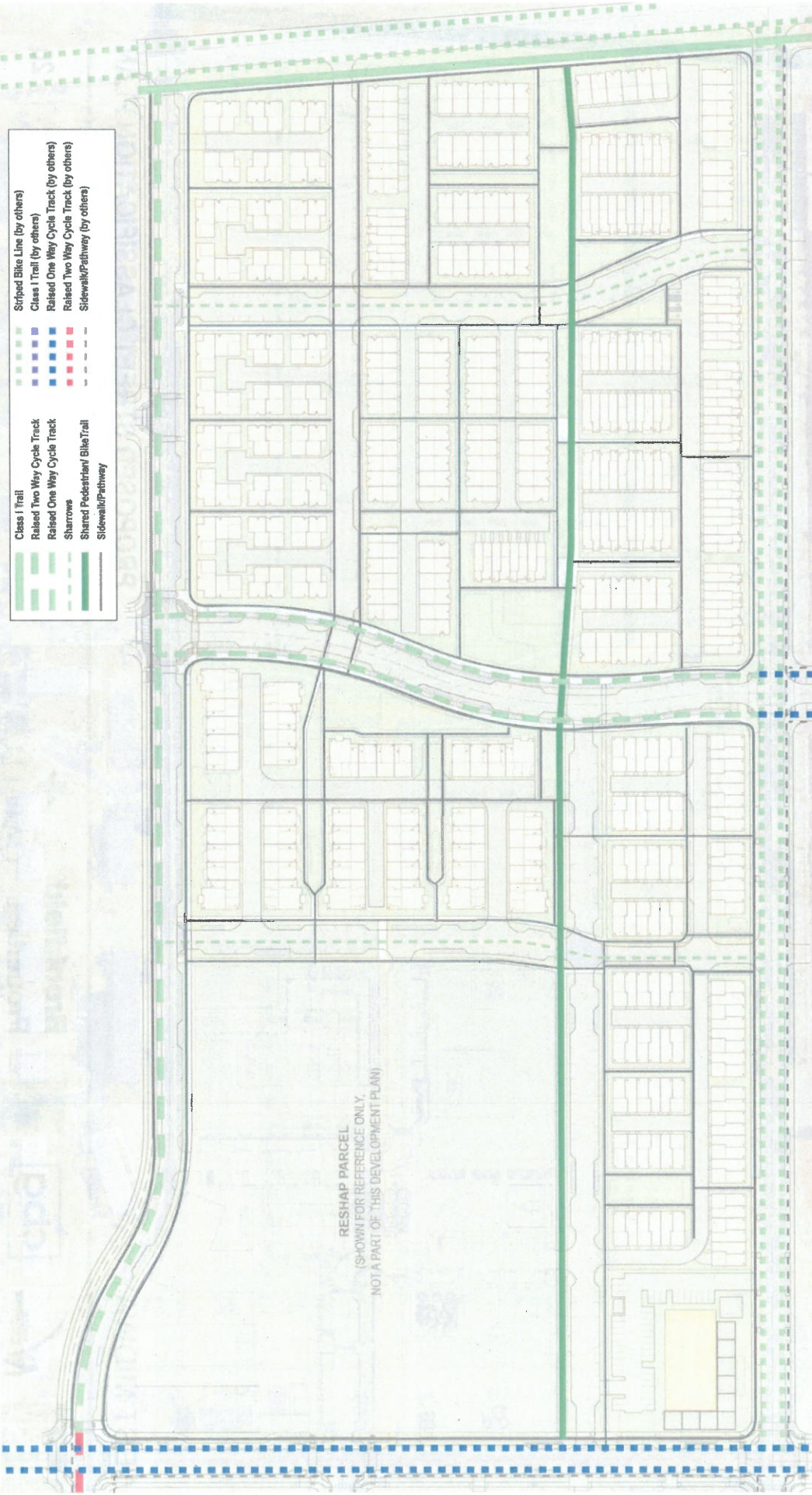
- Regional Arterial (Public)
- Island Arterial (Public)
- Island Collector (Public)
- Local Street (Public)
- Local Street (Private)
- Alley (Private)
- Greenway (Private)

All Private Streets shall have a public access easement

RESHAP PARCEL
(SHOWN FOR REFERENCE ONLY.
NOT A PART OF THIS DEVELOPMENT PLAN)

WEST MIDWAY ALAMEDA, CA PROPOSED STREET CLASSIFICATION PLAN





WEST MIDWAY
ALAMEDA, CA

BIKE & PEDESTRIAN CIRCULATION PLAN





WEST MIDWAY
ALAMEDA, CA

TRANSIT PLAN

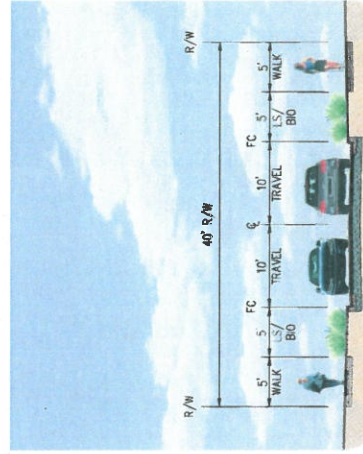
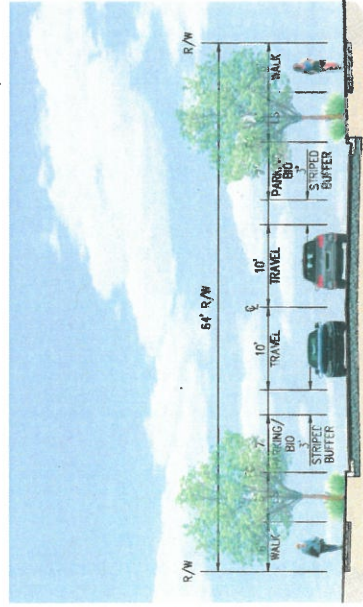
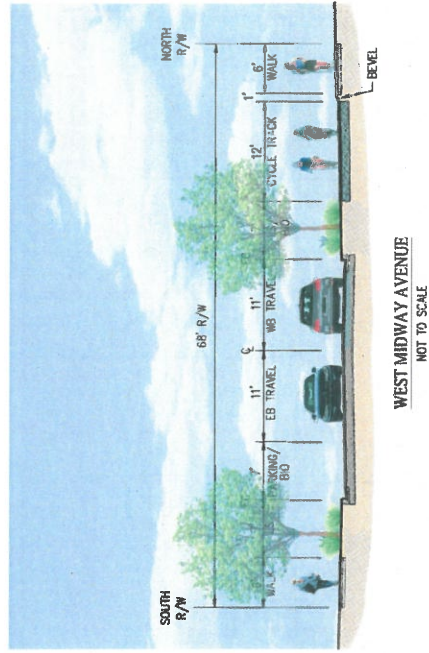


Brookfield
Properties



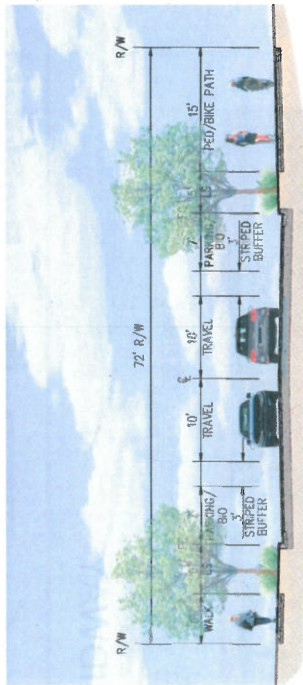
SITE DEVELOPMENT PLAN
May 4, 2023

22

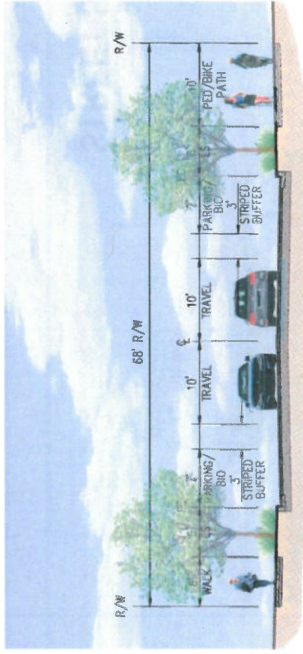


WEST MIDWAY
ALAMEDA, CA

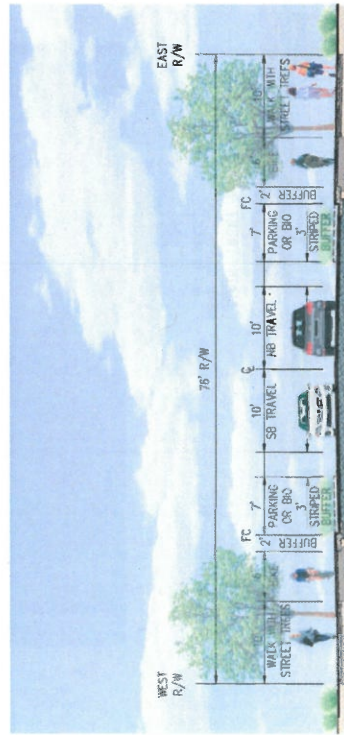
STREET SECTIONS



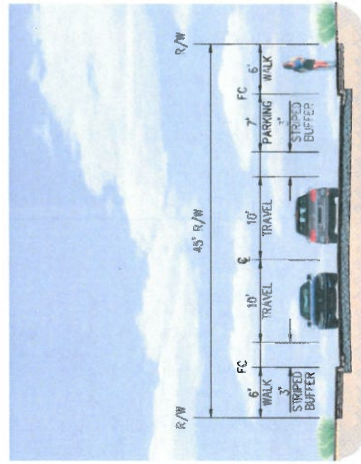
AVENUE B
(WEST OF ARDENT WAY)
NOT TO SCALE



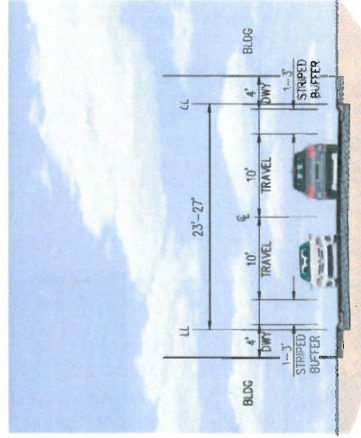
AVENUE B
(EAST OF ARDENT WAY)
NOT TO SCALE



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



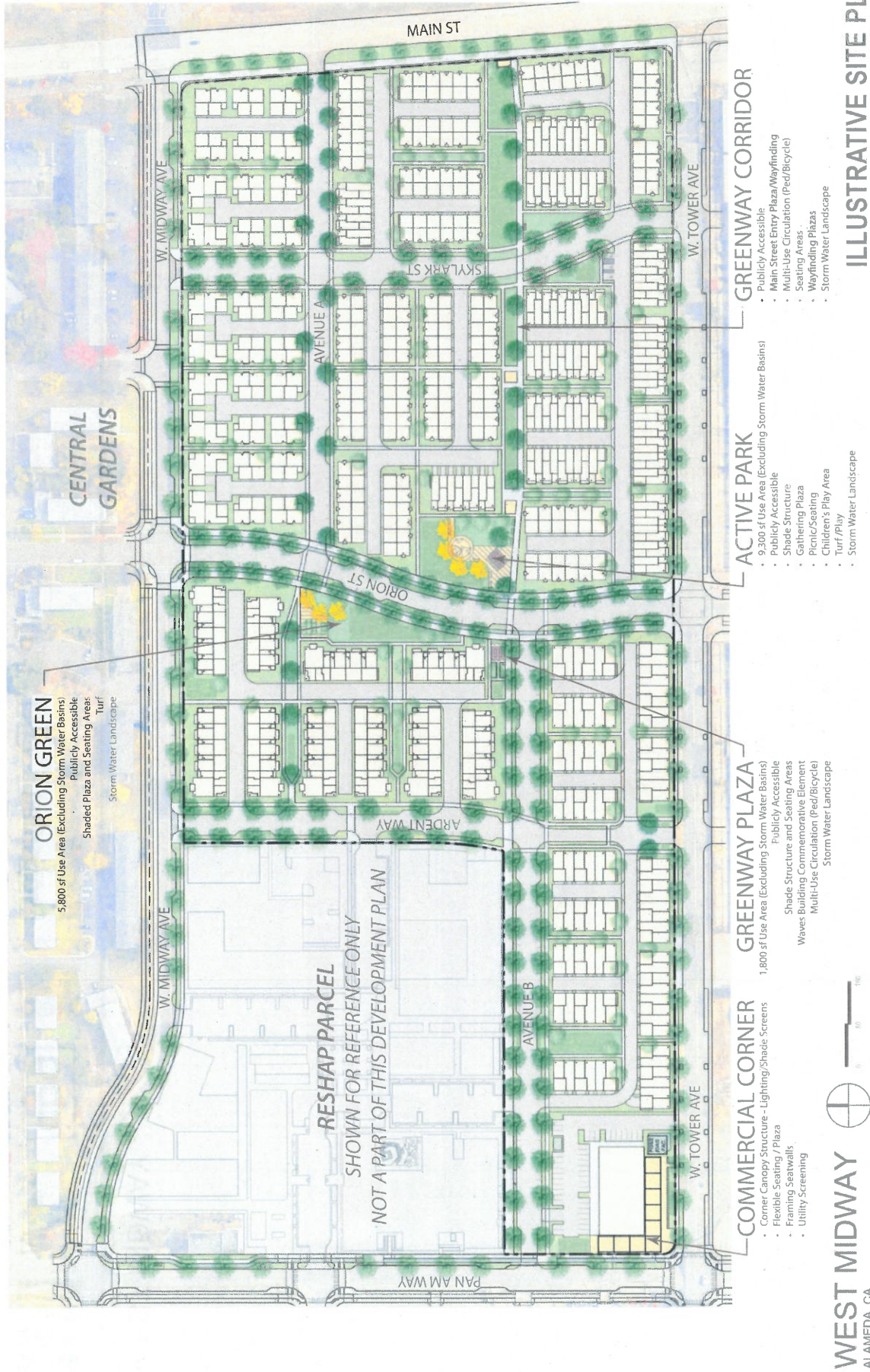


DIAGRAM LEGEND:

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

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
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

GREENWAY PLAZA
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

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



FRAMEWORK PLAN



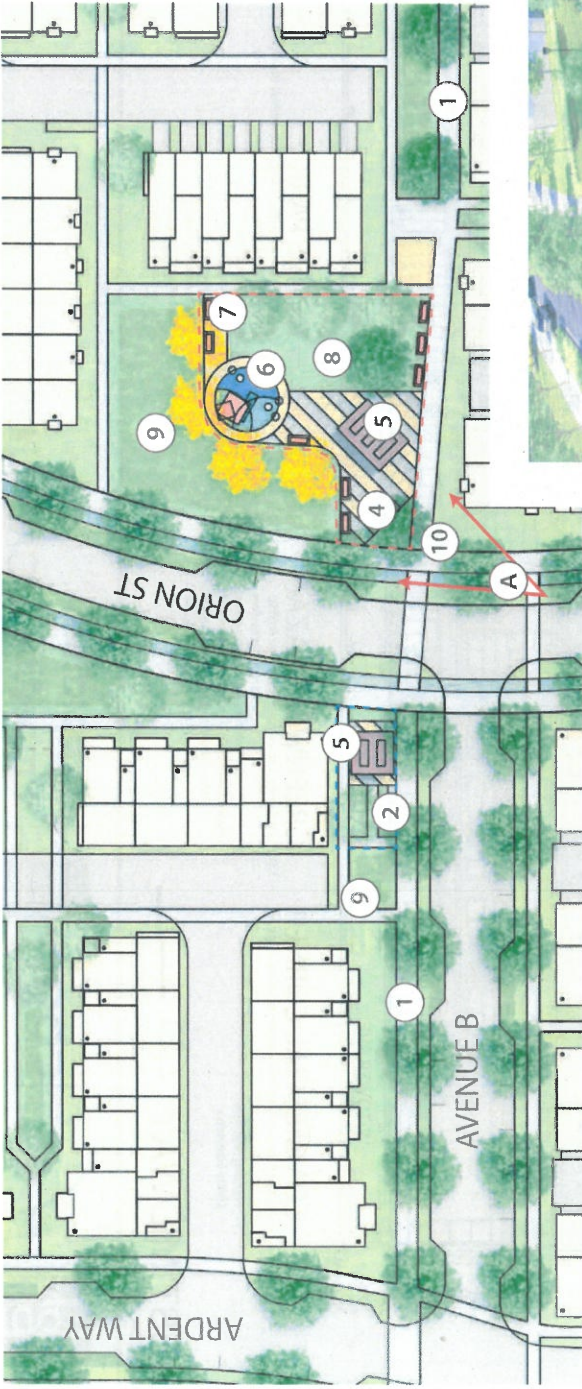


DIAGRAM LEGEND:

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



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



WEST MIDWAY
ALAMEDA, CA

GREENWAY PLAZA AND ACTIVE PARK

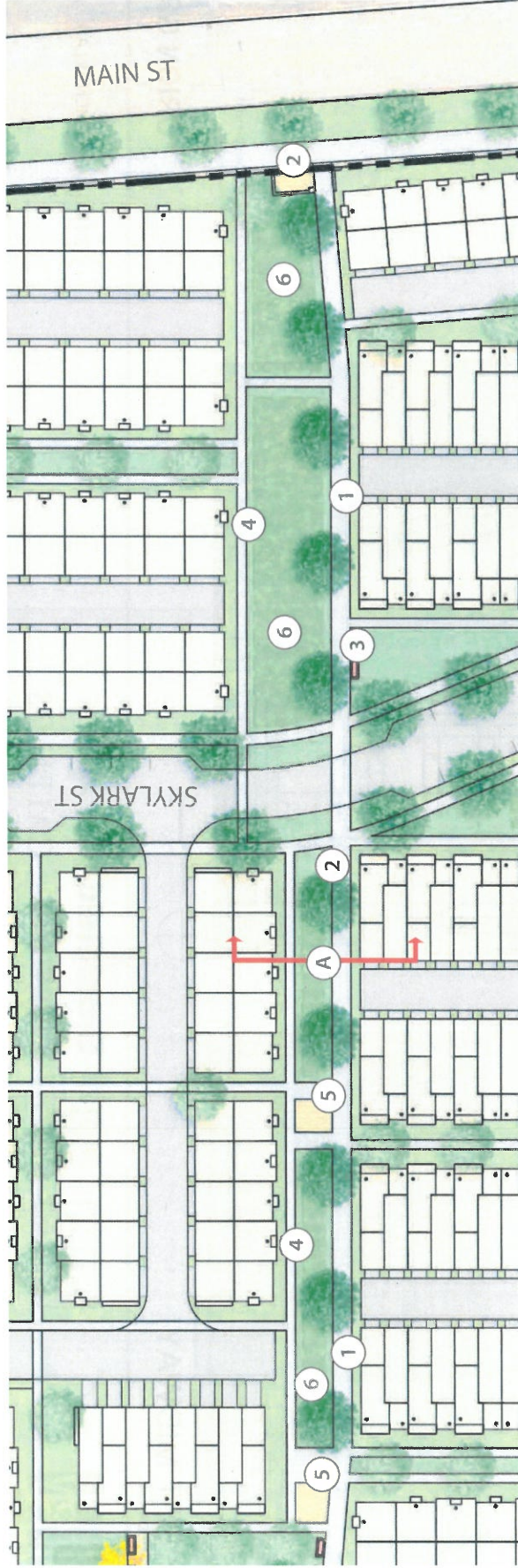
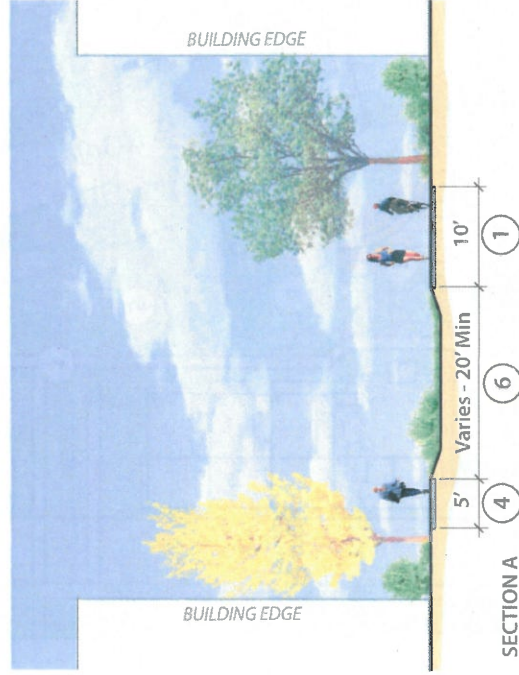


DIAGRAM LEGEND:

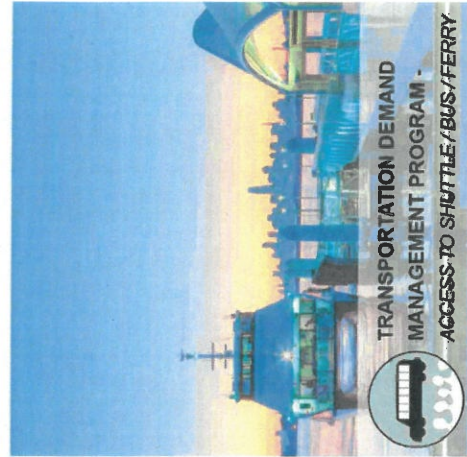
- 1 10' WIDE PED/BICYCLE PATH
- 2 ENTRY PLAZA/MARKER, WAYFINDING ELEMENTS AND PUBLIC ACCESSIBILITY SIGNAGE
- 3 BENCHES/SEATING
- 4 5' SIDEWALK
- 5 GATHERING PLAZA
- 6 STORM WATER LANDSCAPES



WEST MIDWAY
ALAMEDA, CA

GREENWAY CORRIDOR





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

PROJECT SUSTAINABILITY

WEST MIDWAY
ALAMEDA, CA



SITE DEVELOPMENT PLAN
May 4, 2022



TECHNICAL EXHIBITS

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

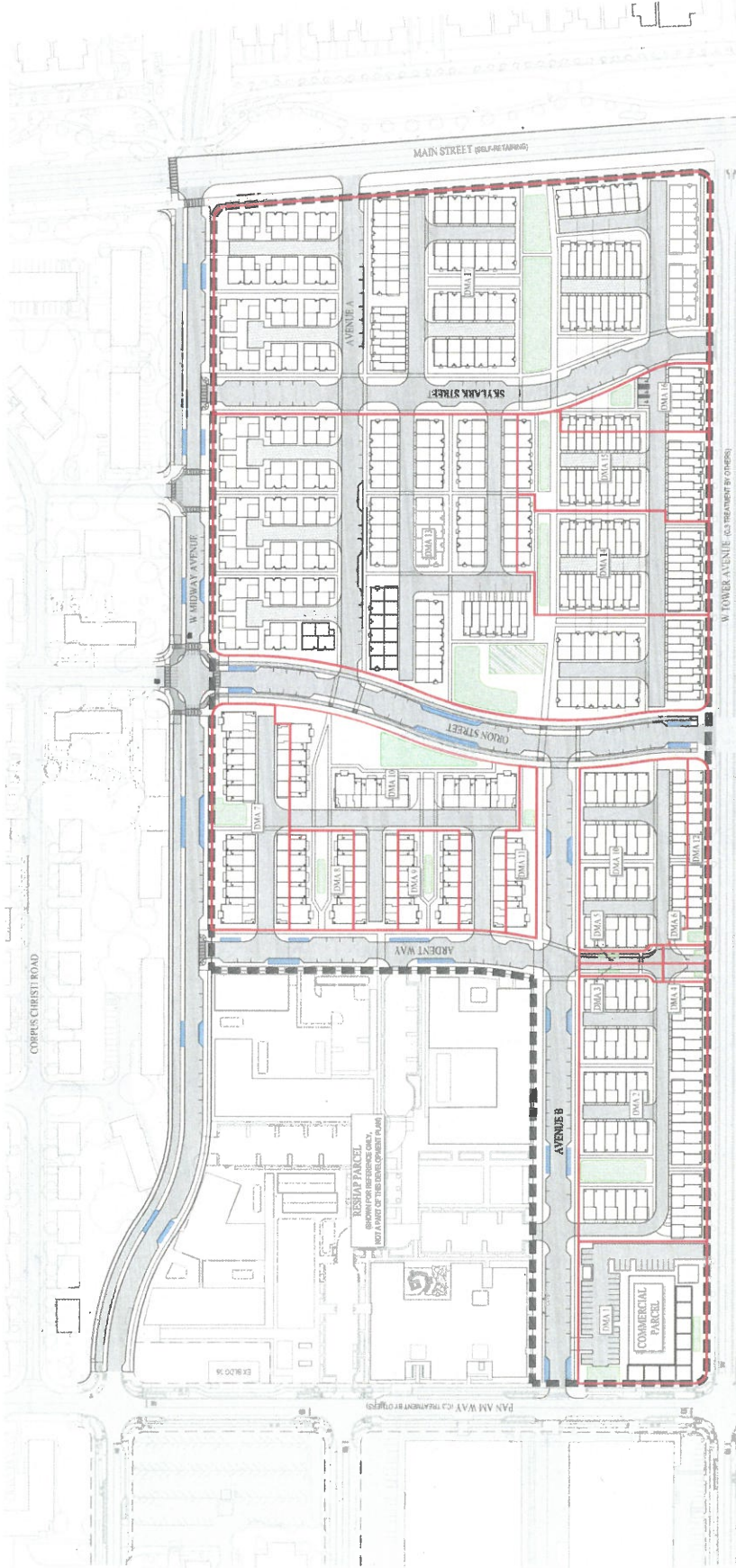
WEST MIDWAY
ALAMEDA, CA



Brookfield
Properties



SITE DEVELOPMENT PLAN
May 4, 2023



DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DMA #	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	REQUIRED BIoretENTION AREA (SF)	PROVIDED BIoretENTION AREA (SF)
1	10,791	2,265	4,107	4,108
2	10,791	2,265	4,107	4,108
3	10,791	2,265	4,107	4,108
4	10,791	2,265	4,107	4,108
5	10,791	2,265	4,107	4,108
6	10,791	2,265	4,107	4,108
7	10,791	2,265	4,107	4,108
8	10,791	2,265	4,107	4,108
9	10,791	2,265	4,107	4,108
10	10,791	2,265	4,107	4,108
11	10,791	2,265	4,107	4,108
12	10,791	2,265	4,107	4,108
13	10,791	2,265	4,107	4,108
14	10,791	2,265	4,107	4,108
15	10,791	2,265	4,107	4,108
TOTAL	161,754	36,975	141,779	141,780

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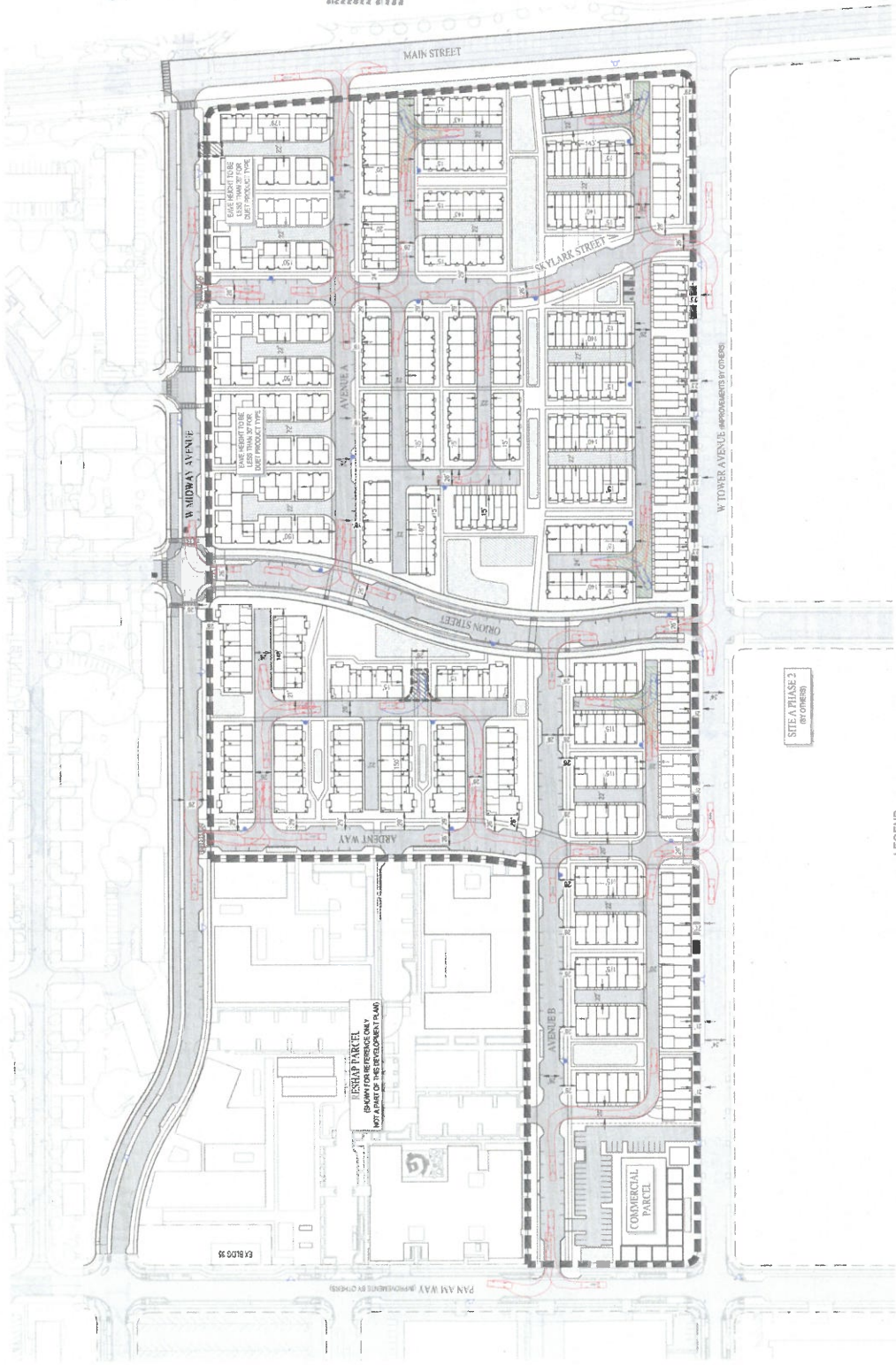
NOTES:
 1. TOTAL DRAINAGE MANAGEMENT AREAS TO BE DETERMINED IN 15-16% STAGE OF DESIGN.
 2. BIoretENTION PLANTINGS TO BE SIZED IN ACCORDANCE WITH THE CALIFORNIA WATER RESOURCES CONTROL BOARD'S (CWRB) MANUAL.

WEST MIDWAY ALAMEDA, CA CONCEPTUAL STORMWATER TREATMENT PLAN

LEGEND

- DEVELOPMENT PARCEL
- BIoretENTION PLANTING
- STREET SIDE BIoretENTION PLANTING
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- TO REMAIN



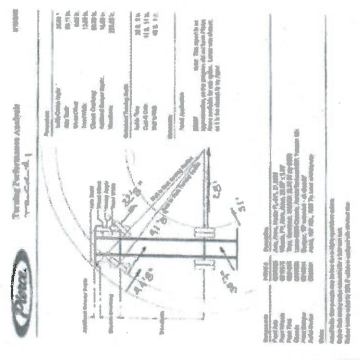


WEST MIDWAY
ALAMEDA, CA



LEGEND

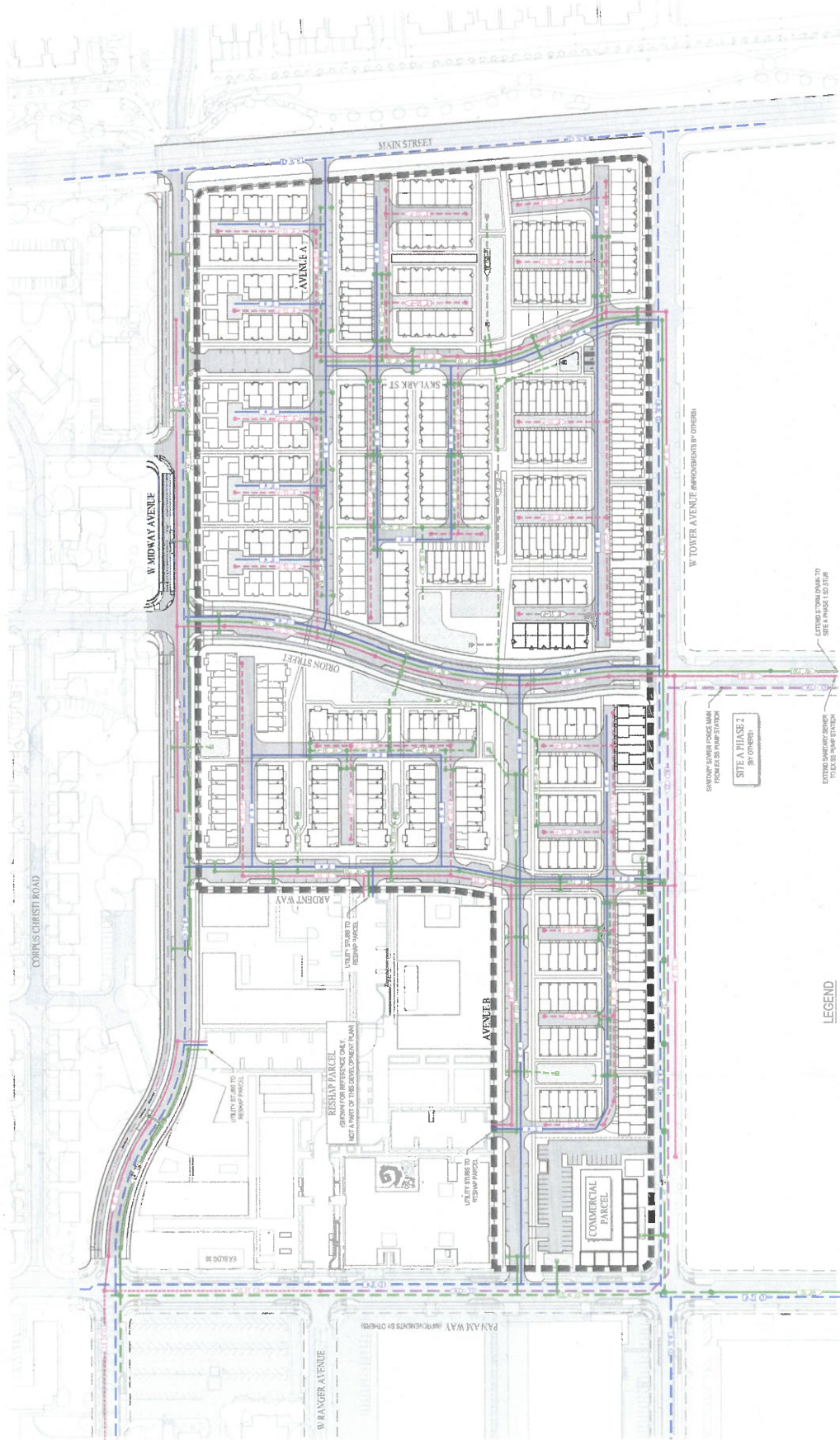
- EMERGENCY ACCESS
- DEADEND TURNAROUND PER CA FIRE CODE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- TO REMAIN
- PROPOSED PERVIOUS PAVEMENT
- EXISTING PERVIOUS PAVEMENT



NOTES

- BUILDING FIRE DEPARTMENT CONNECTIONS (FDC) FOR EACH BUILDING
- SPRINKLER SYSTEM TO BE INSTALLED ON TOP OF A FIRE HYDRANT
- THE ROOF EAVE HEIGHT OF EACH BUILDING IS GREATER THAN 30 FEET, UNLESS NOTED OTHERWISE. IF THE ROOF EAVE HEIGHT IS LESS THAN 30 FEET, THE ROOF EAVE HEIGHT SHALL BE NOTED ON THE ARCHITECTURAL DRAWINGS.
- THE CORNER RADIUS AT BUILDING IS 30' MIN ALONG ARTERIAL FIRE ACCESS SPACES.

FIRE ACCESS PLAN



UTILITY PLAN