



## 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, Plural Studio, CBG, Inc.**

**May 08, 2023**

Exhibit 2  
Item 5-B, May 8, 2023  
Planning Board Meeting





**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 and rehabbed over 8,500 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.





- ▭ Alameda Point Collaborative
- ▭ Building Futures with Women & Children
- ▭ Operation Dignity



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EXISTING SUPPORTIVE HOUSING



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

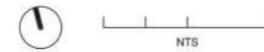
This invaluable feedback is reflected in the proposed RESHAP Development Plan's site, buildings, and open spaces.



## COMMUNITY OUTREACH & FEEDBACK

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3. OPERATION DIGNITY



4. BUILDING 8



1. BUILDING 35



2. PG&E GAS FACILITY



5. BUILDING 152 - COMMISSARY



SITE PHOTOS - EXISTING CONDITIONS

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- 1. BIG WHITES
- 2. BUNGALOWS - FORMER NCO HEADQUARTERS
- 3. ALAMEDA FOOD BANK & RED CROSS
- 4. MAIN STREET LINEAR PARK
- 5. ALMANAC BEER CO.
- 6. BUILDING 41
- 7. ALAMEDA POINT SITE A
- 8. NAVAL AIR MUSUEM
- 9. ALAMEDA WATERFRONT PARK



SITE PHOTOS - NEIGHBORHOOD CONTEXT



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1. BIG WHITES



4. MAIN STREET LINEAR PARK



7. ALAMEDA POINT MULTIFAMILY DEVELOPMENT



2. CORPUS CHRISTI RD SINGLE FAMILY HOMES



5. ALMANAC BEER & CO.



8. ALAMEDA NAVAL AIR MUSUEM



3. ALAMEDA FOOD BANK AND RED CROSS



6. BUILDING 41

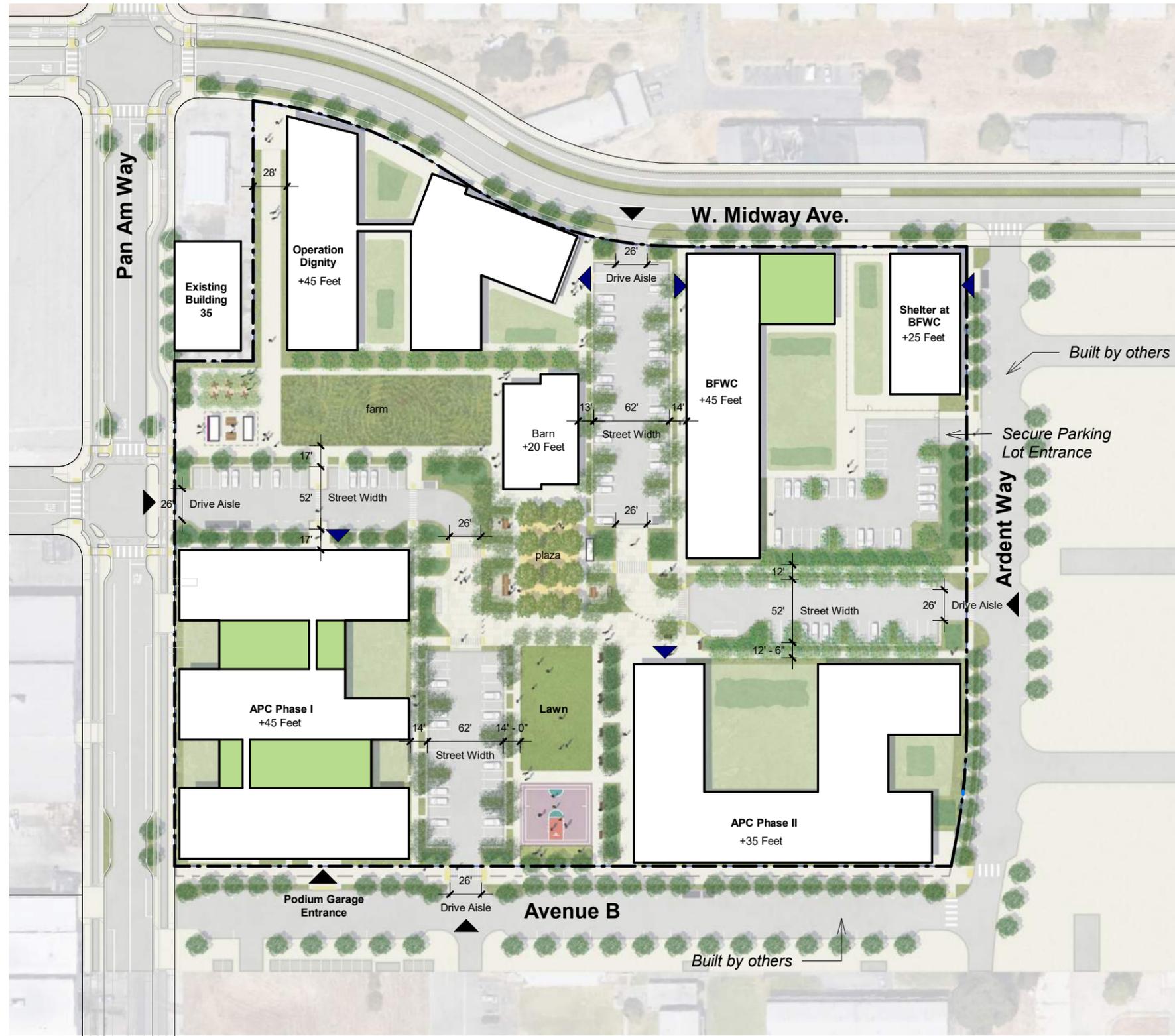


9. ALAMEDA WATERFRONT PARK



SITE PHOTOS - NEIGHBORHOOD CONTEXT

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**MINIMUM PROPOSED SETBACKS:**

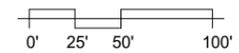
- 0 FEET - W. MIDWAY AVE
- 0 FEET - PAN AM WAY
- 0 FEET - ARDENT WAY
- 0 FEET - AVENUE B

ALL BUILDINGS HEIGHTS LIMITED TO +/- 50 FEET

- Building locations are approximate and not final.
- Planting shown is preliminary and represents intent. Locations and quantity subject to change.

Illustrative Site Plan - Phasing

1" = 100'-0"



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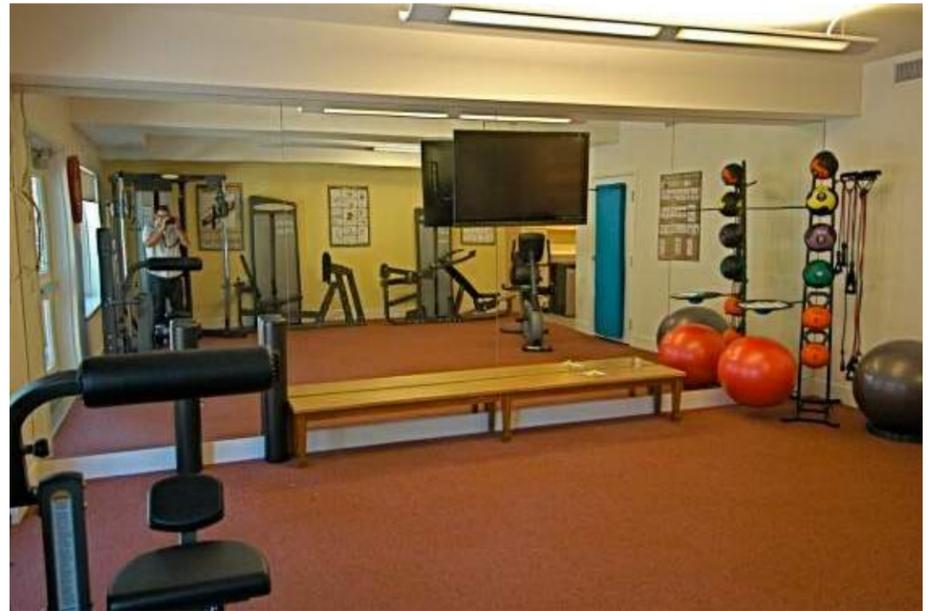
**ILLUSTRATIVE PLAN - ALL PHASES**



# LIVING IN DIGNITY AND HIGH QUALITY HOUSING



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# CULTIVATING COMMUNITY WITH ACTIVITIES & OPPORTUNITIES TO SOCIALIZE



CHARACTER IMAGES

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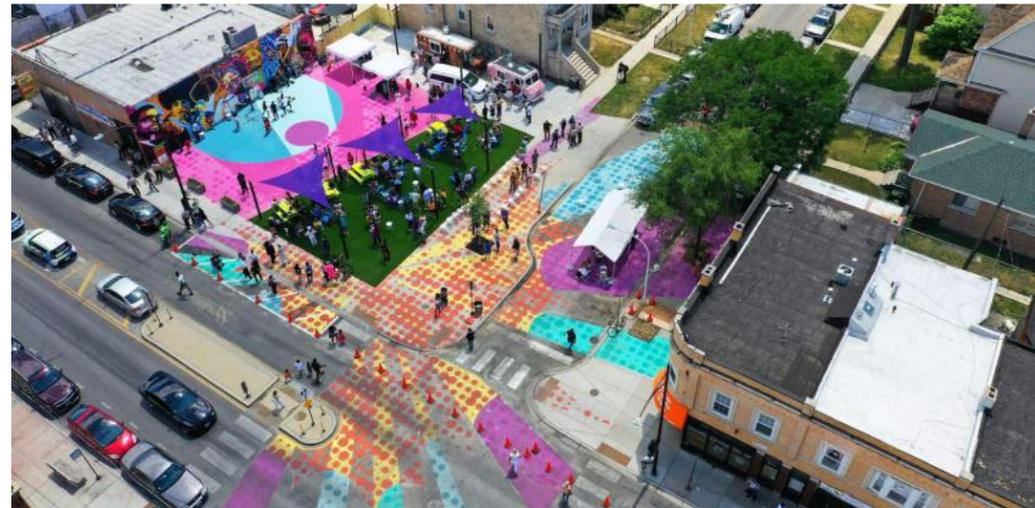


# DYNAMIC OPEN SPACES TO BUILD COMMUNITY



CHARACTER IMAGES

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



CHARACTER IMAGES

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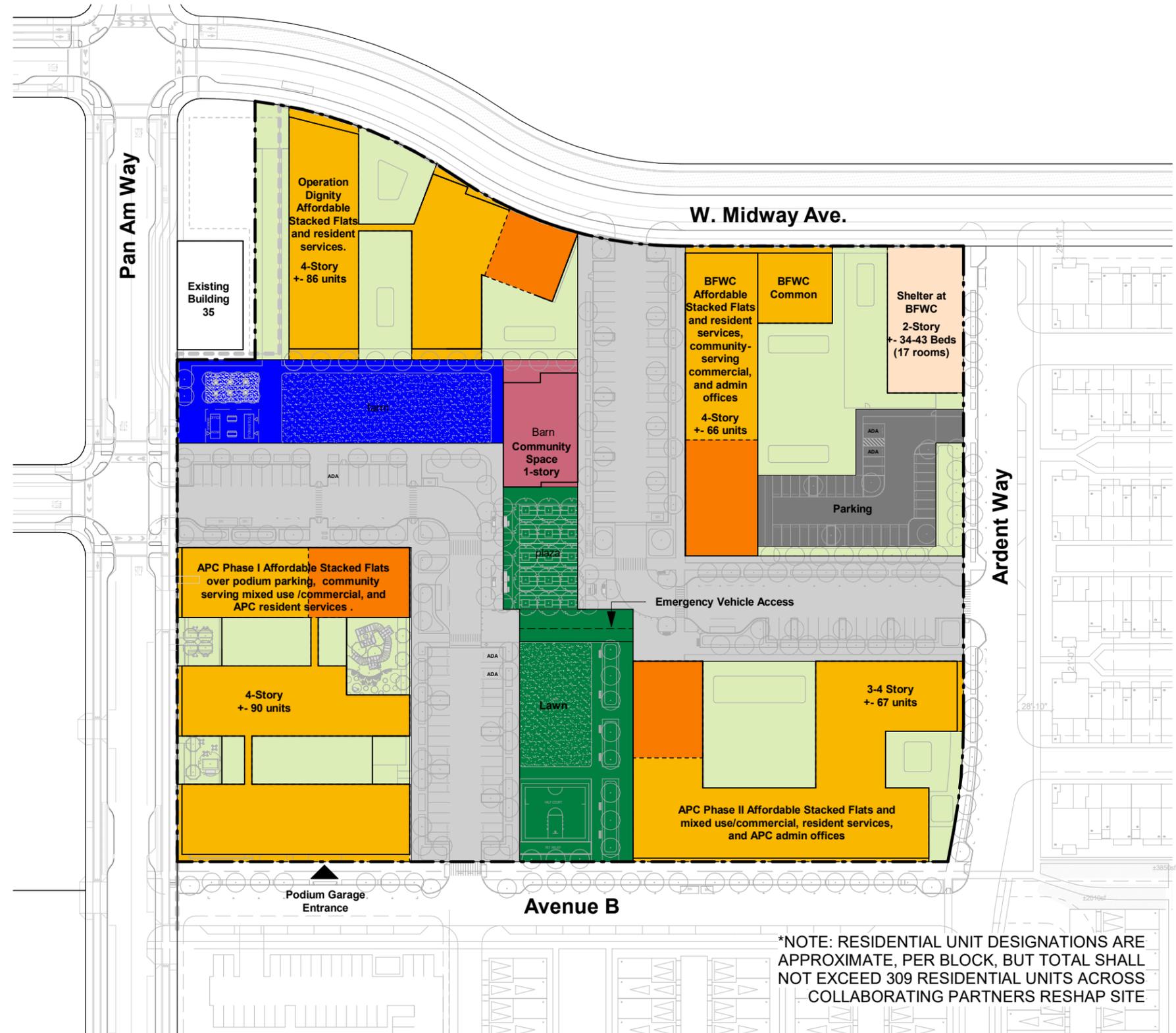
INCLUDES A TOTAL OF 309 RESIDENTIAL UNITS, A MINIMUM OF 301 OF WHICH WILL BE LOW AND VERY LOW INCOME UNITS, IN ADDITION TO UP TO 8 MANAGER'S UNITS

ALL BUILDING HEIGHTS LIMITED TO +/- 50' HEIGHT

UP TO 40,000 SF NON-RESIDENTIAL COMERCIAL USES INCLUDING ADMIN OFFICES.

**LEGEND**

- RESIDENTIAL FLATS
- SHELTER
- RESIDENT SERVICES
- COMMUNITY SPACE
- OPEN SPACE - NEIGHBORHOOD
- OPEN SPACE - RESIDENTS
- FARM
- PARKING
- STREET



\*NOTE: RESIDENTIAL UNIT DESIGNATIONS ARE APPROXIMATE, PER BLOCK, BUT TOTAL SHALL NOT EXCEED 309 RESIDENTIAL UNITS ACROSS COLLABORATING PARTNERS RESHAP SITE

Landuse Diagram  
1" = 100'-0"

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TOTAL ESTIMATED OPEN SPACE = 117,300 SF

SQUARE FOOTAGES OF OPEN SPACE ARE APPROXIMATE AND SUBJECT TO CHANGE.

PROJECT TO COMPLY WITH BAY-FRIENDLY LANDSCAPING SCORECARD AND WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS.

**LEGEND**

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



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

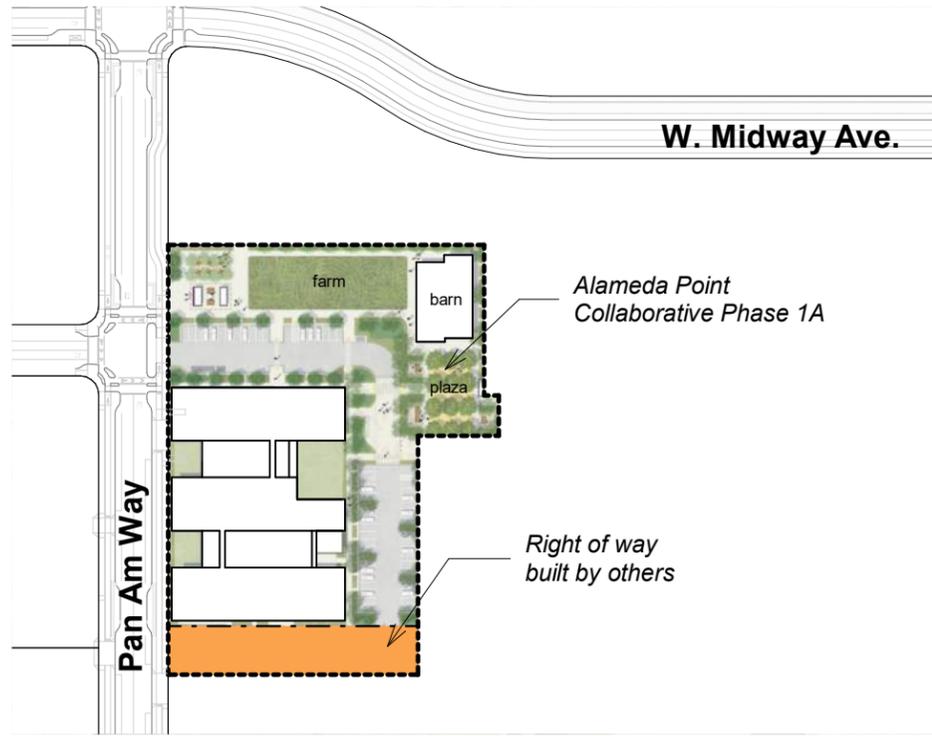


0' 25' 50' 100'

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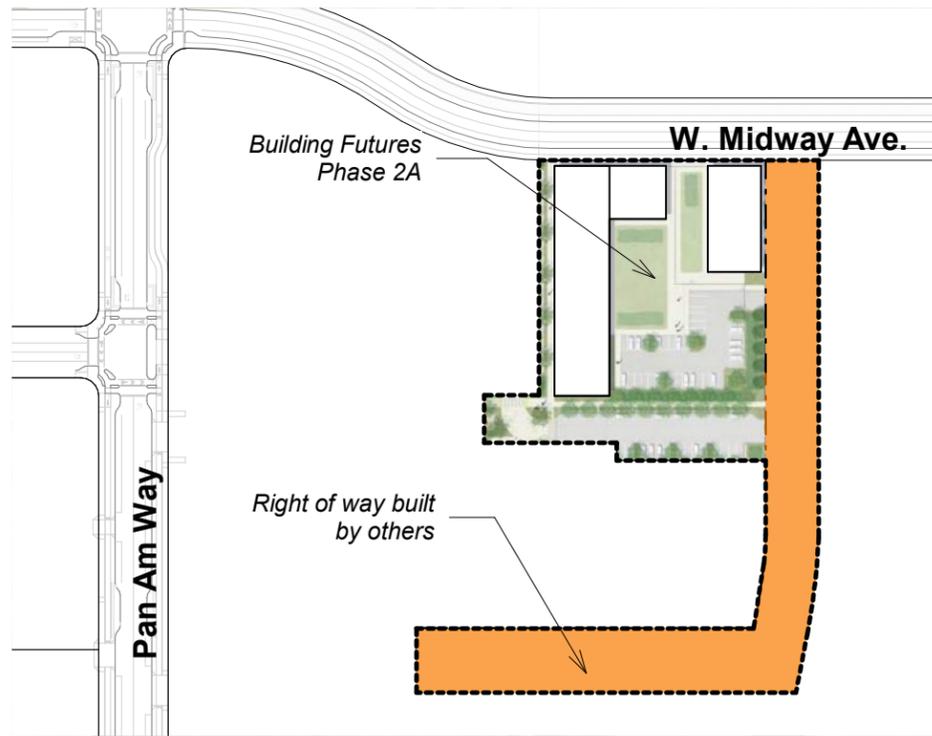
**OPEN SPACE DIAGRAM**



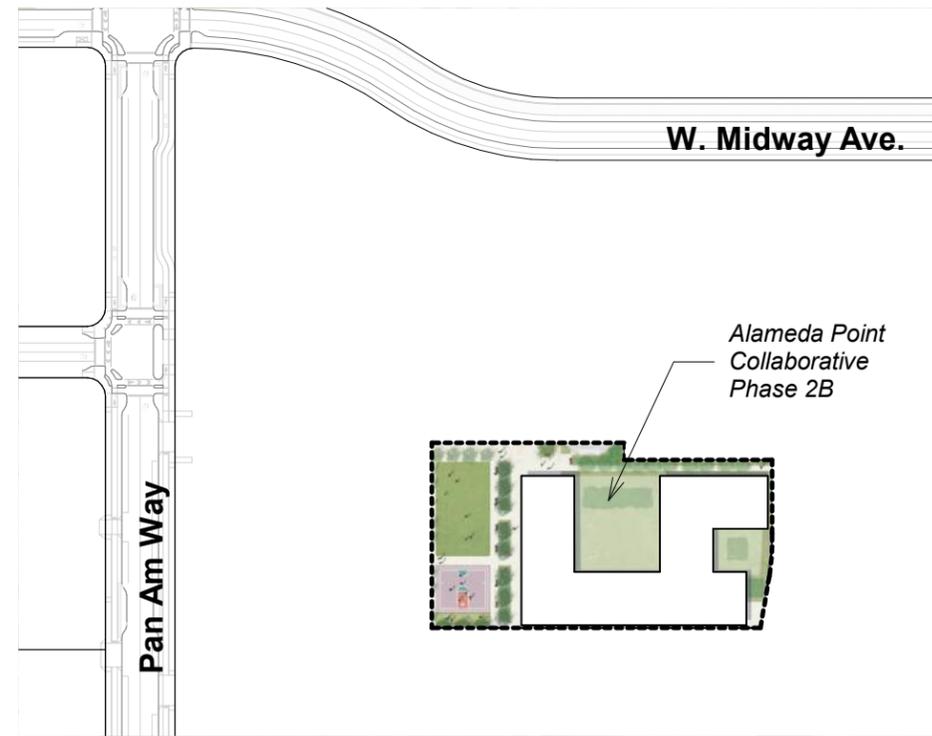
① Phase 1A  
1" = 200'-0"



② Phase 1B  
1" = 200'-0"

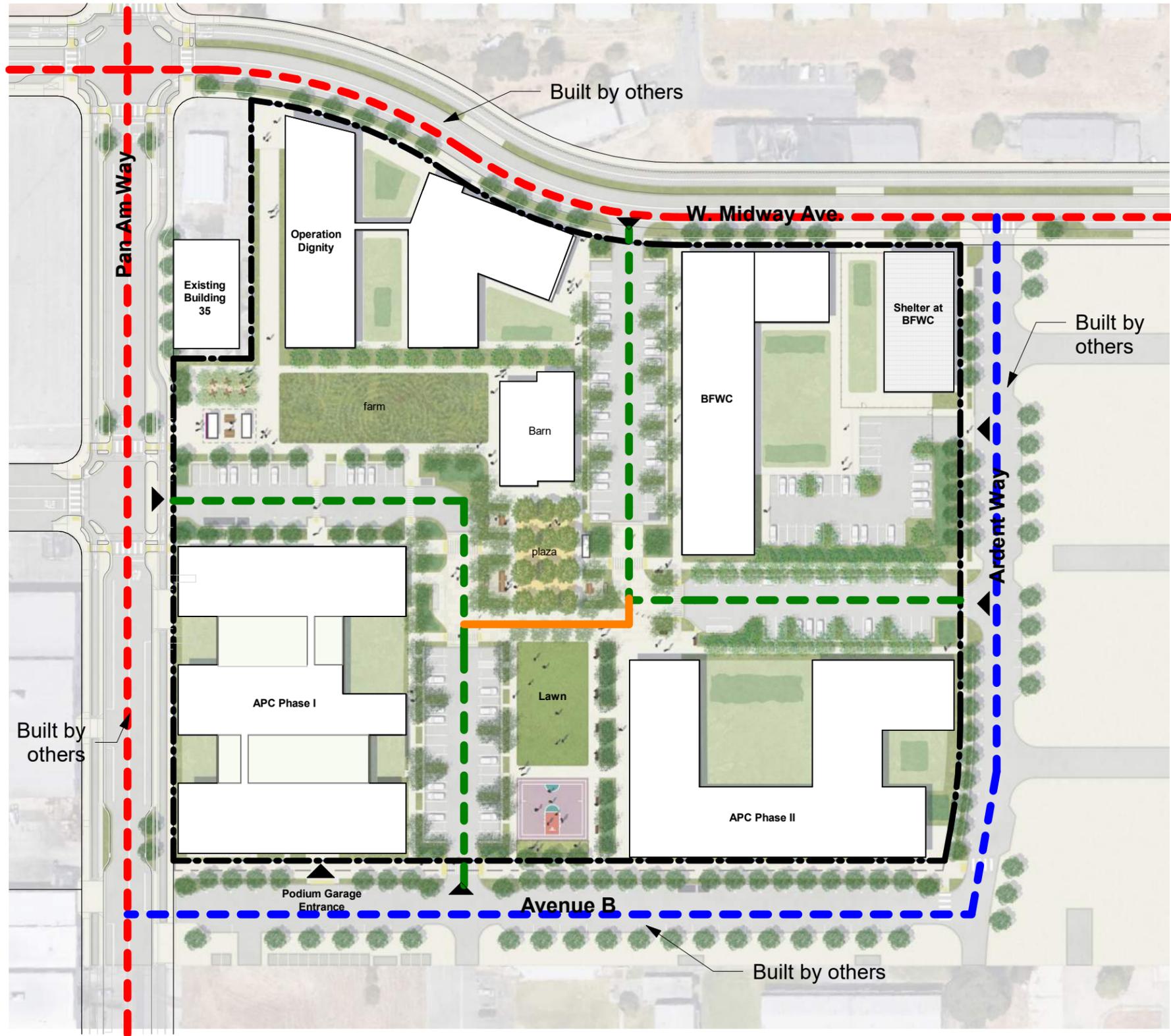


③ Phase 2A  
1" = 200'-0"



④ Phase 2B  
1" = 200'-0"

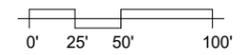
\*This reflects estimated phasing. Final phasing to be dependent on financing.



**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
- EMERGENCY VEHICLE ACCESS

Vehicular Access  
1" = 100'-0"



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RESHAP

PROPOSED VEHICULAR ACCESS

**PARKING:**

**(APC) GARAGE:** 55 SPACES

**(APC) NON GARAGE :** 42 SPACES

**BFWC:** 66 SPACES  
(includes 33 secured parking,  
2 passenger loading, 31 on-street)

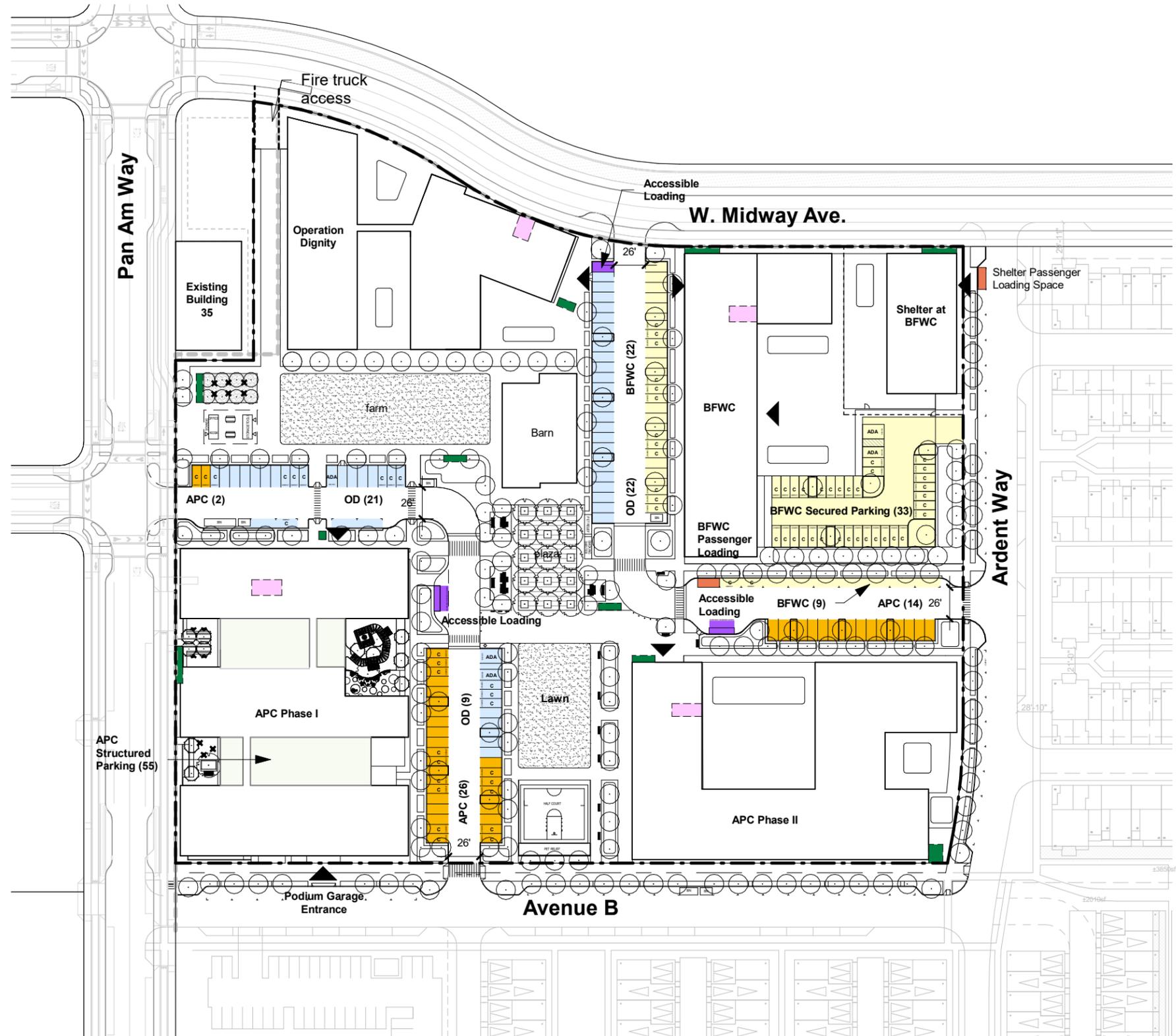
**OD:** 52 SPACES

**TOTAL:** 215 SPACES

FINAL LOCATIONS OF PARKING SUBJECT TO  
CHANGE BASED ON FUTURE COORDINATION.

**LEGEND**

- ALAMEDA POINT COLLABORATIVE  
NON-GARAGE PARKING (APC)
- BUILDING FUTURES PARKING (BFWC)
- OPERATION DIGNITY PARKING (OD)
- SHORT-TERM BICYCLE PARKING
- INTERIOR SECURE BICYCLE PARKING
- ACCESSIBLE LOADING SPACE
- PASSENGER LOADING SPACE



Site Plan - Parking  
1" = 100'-0"

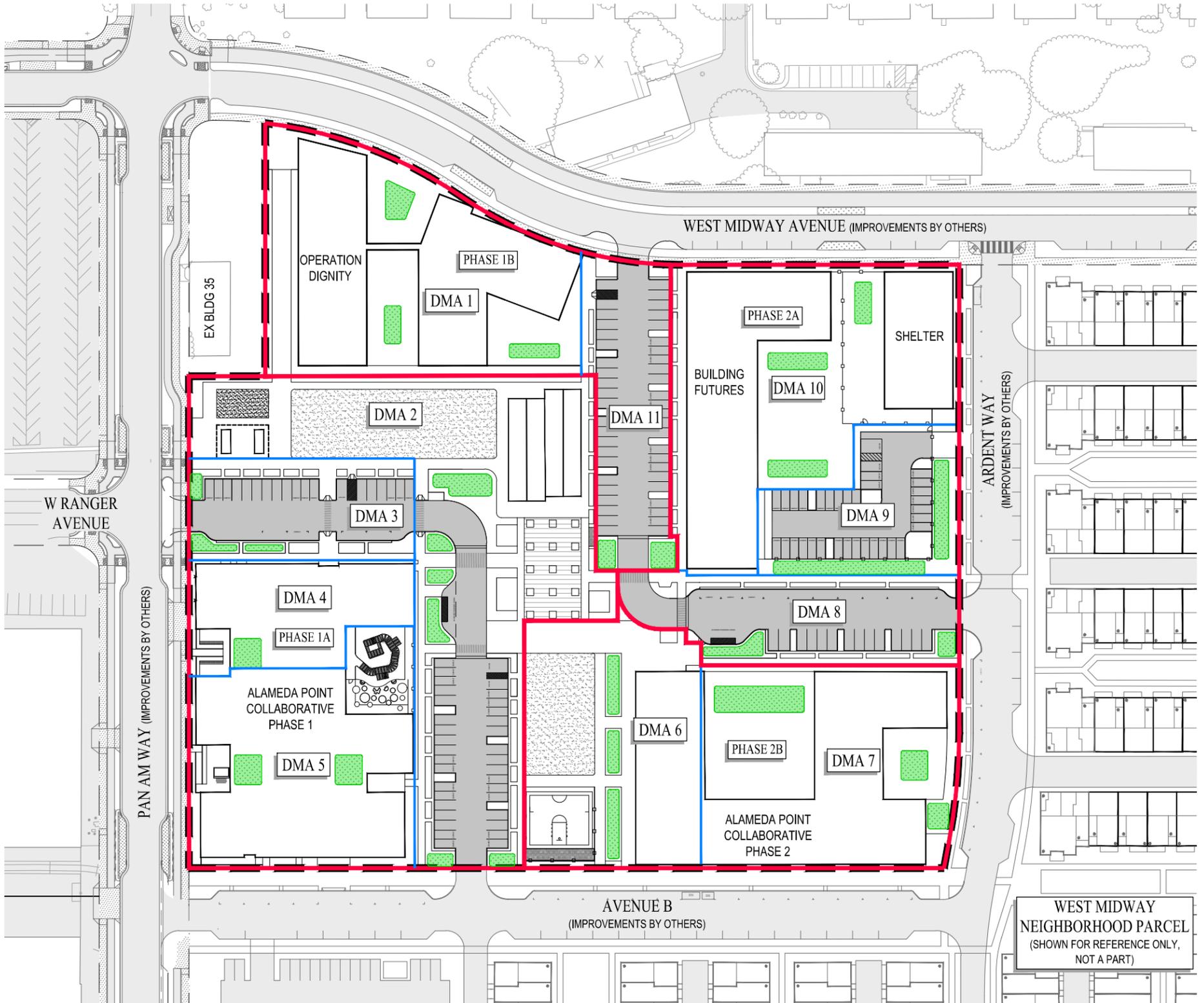


0' 25' 50' 100'

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**PARKING & BICYCLE PLAN**



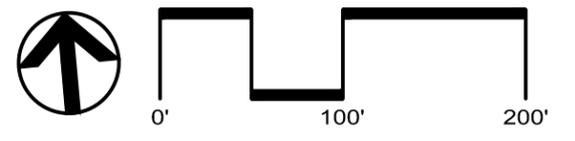
### DRAINAGE MANAGEMENT AREA SUMMARY TABLE

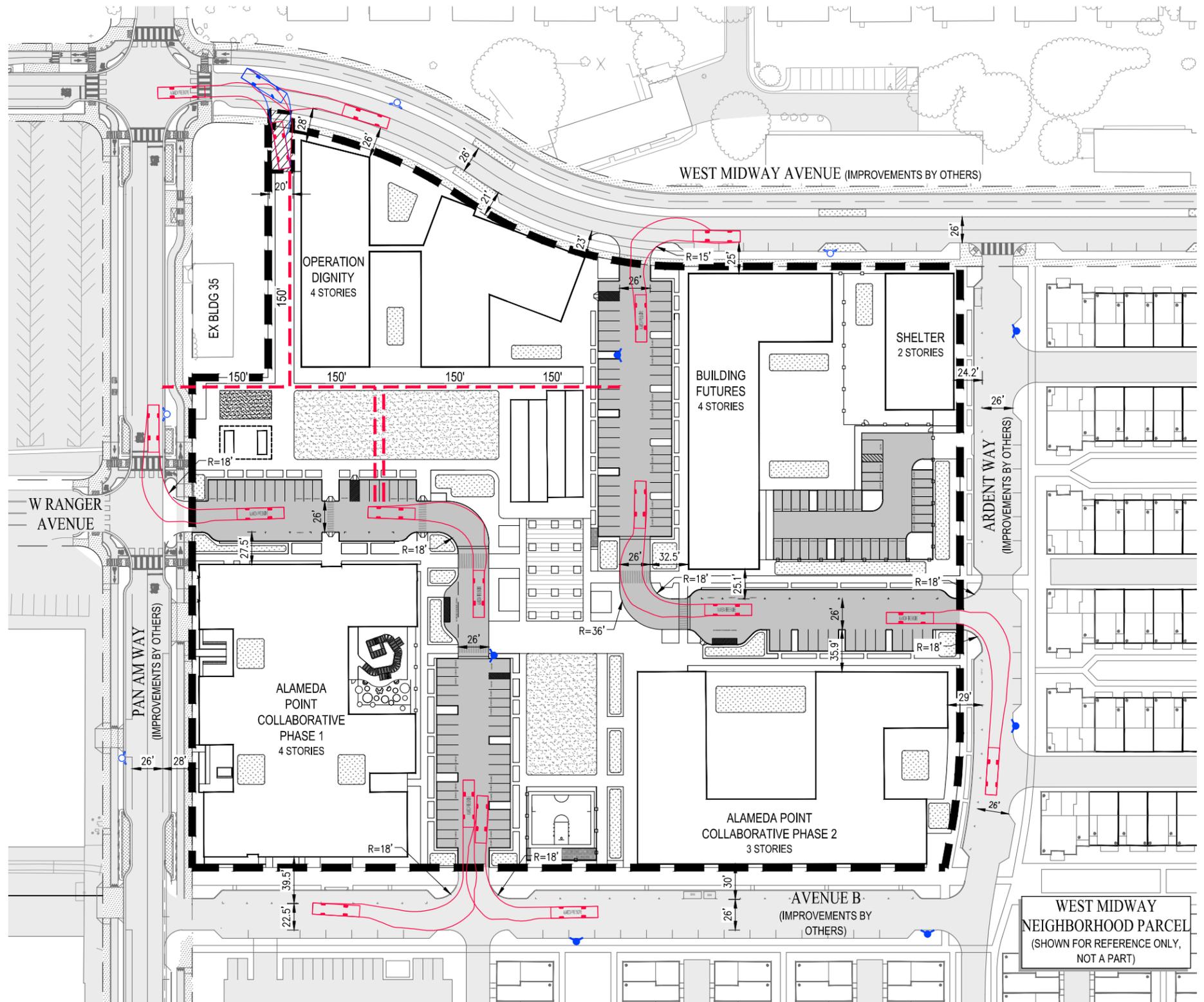
DMA #	TOTAL AREA (SF±)	TOTAL IMPERVIOUS AREA (SF±)	TOTAL PERVIOUS AREA (SF±)	REQUIRED BIORETENTION AREA (SF±)	PROVIDED BIORETENTION AREA (SF±)
1	44,264	35,411	8,853	1,452	1,539
2	66,037	52,830	13,207	2,166	2,166
3	16,445	13,156	3,289	539	670
4	15,613	12,490	3,123	512	574
5	35,619	28,495	7,124	1,168	1,168
6	32,104	25,683	6,421	1,053	1,385
7	38,597	30,878	7,719	1,266	2,624
8	19,931	15,945	3,986	654	822
9	17,270	13,816	3,454	566	2,401
10	46,599	37,279	9,320	1,528	1,909
11	17,698	14,374	3,594	589	784
TOTAL	350,177	280,357	70,090	11,493	16,042

- NOTES**
- FINAL DRAINAGE MANAGEMENT AREAS TO BE DETERMINED IN LATER STAGES OF DESIGN.
  - BIORETENTION PLANTERS TO BE SIZED IN ACCORDANCE WITH THE CURRENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL.

**LEGEND**

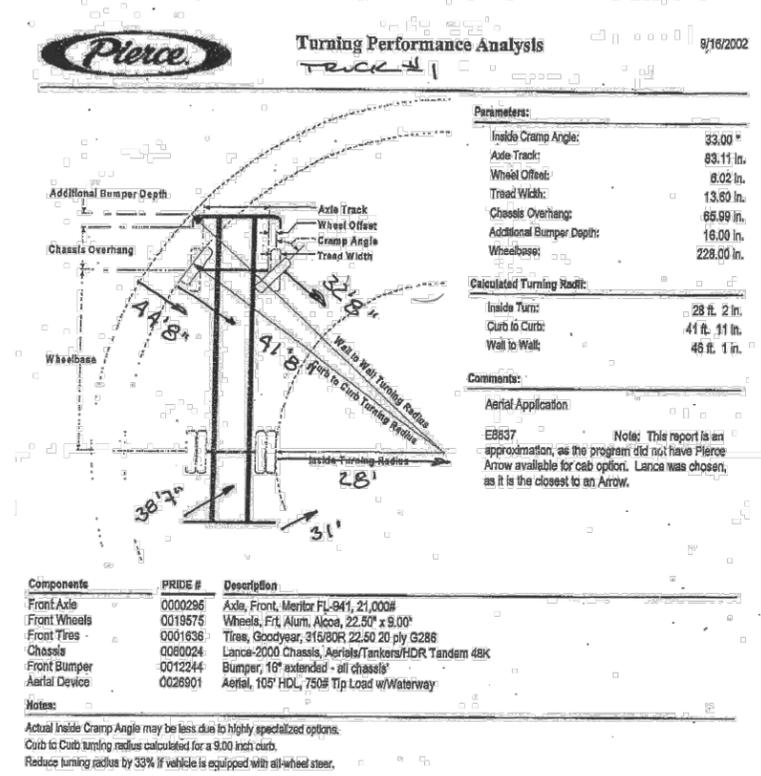
- PHASE AND DRAINAGE AREA BOUNDARY
- SUBAREA DRAINAGE BOUNDARY
- BIORETENTION PLANTER
- PROPOSED PAVEMENT
- PAVEMENT BY OTHERS





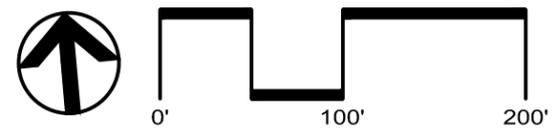
**LEGEND**

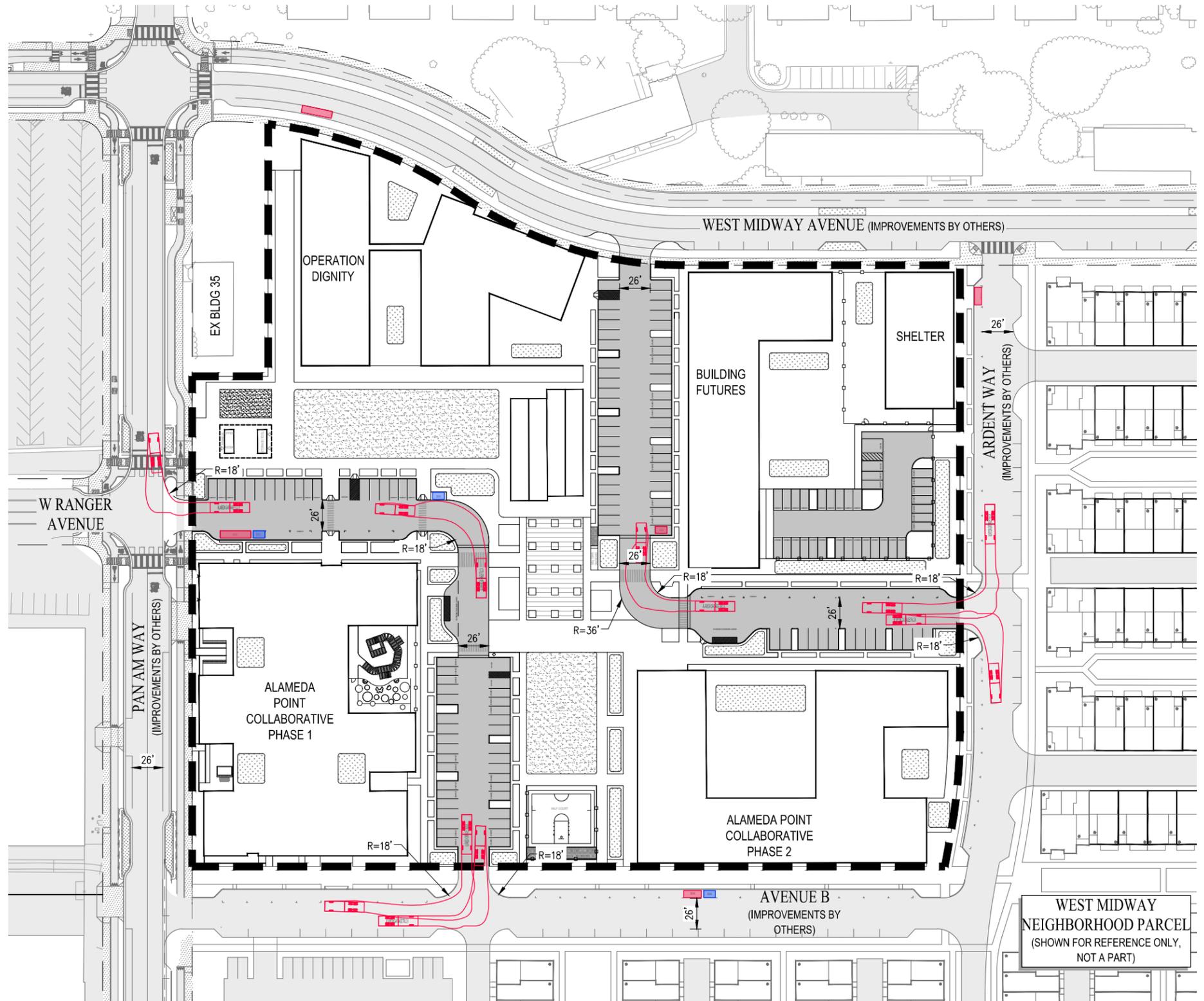
-  PROPOSED PAVEMENT
-  PAVEMENT BY OTHERS
-  EMERGENCY VEHICLE ACCESS STAGING AREA
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT
-  HOSE PULL LENGTH



**NOTES**

- BUILDING FIRE DEPARTMENT CONNECTIONS (FDC) FOR EACH BUILDING SPRINKLER SYSTEM TO BE WITHIN 100' OF A FIRE HYDRANT.
- THE ROOF EAVE HEIGHT OF EACH BUILDING IS GREATER THAN 30 FEET, UNLESS OTHERWISE NOTED. AN AERIAL FIRE APPARATUS ACCESS ROAD IS LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM EACH BUILDING WITH AN EAVE HEIGHT GREATER THAN 30 FEET AND IS POSITIONED PARALLEL TO ONE ENTIRE SIDE OF EACH BUILDING PER THE CA FIRE CODE.

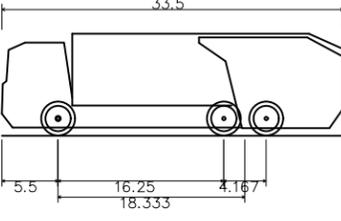




**LEGEND**

- RESIDENTIAL USE BIN STAGING AREA
- COMMERCIAL USE BIN STAGING AREA
- PROPOSED PAVEMENT
- PAVEMENT BY OTHERS

- NOTES:**
1. CURB RAMP TO BE PROVIDED AT STAGING AREAS FOR ROLLOUT OF BINS ON COLLECTION DAYS.
  2. BIN SIZING FOR EACH BUILDING TO MEET ACI STORAGE REQUIREMENTS.
  3. BINS TO BE STORED WITHIN EACH BUILDING AND ROLLED OUT TO STAGING AREA ON COLLECTION DAY.



ALAMEDA GARBAGE TRUCK  
 Overall Length 33.50ft  
 Overall Width 8.50ft  
 Overall Body Height 12.50ft  
 Min Body Ground Clearance 0.75ft  
 Track Width 8.00ft  
 Lock-to-lock time 6.00s  
 Wall to Wall Turning Radius 29.60ft

WEST MIDWAY NEIGHBORHOOD PARCEL  
 (SHOWN FOR REFERENCE ONLY, NOT A PART)

