

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

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Exhibit 2 Item 5-A, May 22, 2023 Planning Board Meeting Exhibit 2 Item 5-A
Planning Board Meeting
December 8, 2025

COVER SHEET

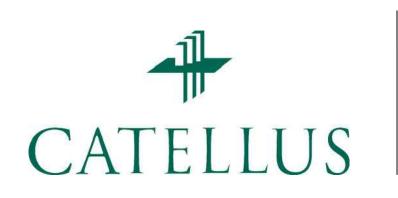












WEST MIDWAY DEVELOPMENT PLAN TABLE OF CONTENTS

COVER PAGE	.01
INDEX	.02
CONTEXT	.03
Site Photo- Existing Conditions	.05

LAND USE & DEVELOPMENT08
Illustrative Site Plan - All Phases
Architectural Character - RETAIL Phase 1 & 216
Architectural Character - 3 STORY DUETS17a Architectural Character
- 3 STORY TH-A & 3 STORY CONDOS17b
Architectural Character - 3 STORY TH-B17c Architectural Character
- 4 STORY CONDOS17d
Aerial View of Site Looking West18

TRANSPORTATION & CIRCULATION	19
Proposed Street Classification Plan Bike & Pedestrian Circulation Plan Transit Plan Parking Plan Street Sections Street Sections	2 ² 22 23

OPEN SPACE	25
Illustrative Site Plan Framework Plan Greenway Plaza and Active Park Orion Green Greenway Corridor Project Sustainability	27 28 29 30
TECHNICAL EXHIBITS	32
Conceptual Stormwater Treatment Plan Fire Access Plan	

Waste Collection Plan......35

Utility Plan......36



















WEST MIDWAY

ALAMEDA, CA























2. PG&E GAS FACILITY



3. OPERATION DIGNITY



4. BUILDING 8



5. BUILDING 152- COMMISSARY

SITE PHOTOS- EXISTING CONDITIONS







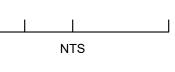












SITE PHOTOS- NEIGHBORING CONTEXT













1. BIG WHITES

HEADQUATERS

2. BUNGALOWS- FORMER NCO

4. MAIN STREET LINEAR PARK

5. ALMANAC BEER CO.

7. ALAMEDA POINT SITE A

8. NAVAL AIR MUSEUM

9. ALAMEDA WATERFRONT PARK

6. BUILDING 41

3. ALAMEDA FOOD BANK & RED CROSS



1. BIG WHITES



2. CORPUS CHRISTI RD SINGLE FAMILY HOMES



3. ALAMEDA FOOD BANK & RED CROSS

WEST MIDWAY





5. ALMANAC BEER & CO.



6. BUILDING 41





8. ALAMEDA NAVAL AIR MUSEUM



9. ALAMEDA WATERFRONT PARK

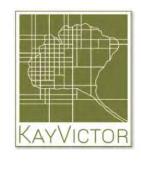
SITE PHOTOS- NEIGHBORING CONTEXT



ALAMEDA, CA













ALAMEDA POINT PLANNING GUIDE-OPEN SPACE FRAMEWORK

DRAWING FROM ALAMEDA POINT PLANNING GUIDE

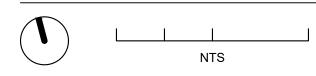


ALAMEDA POINT - ZONING MAP

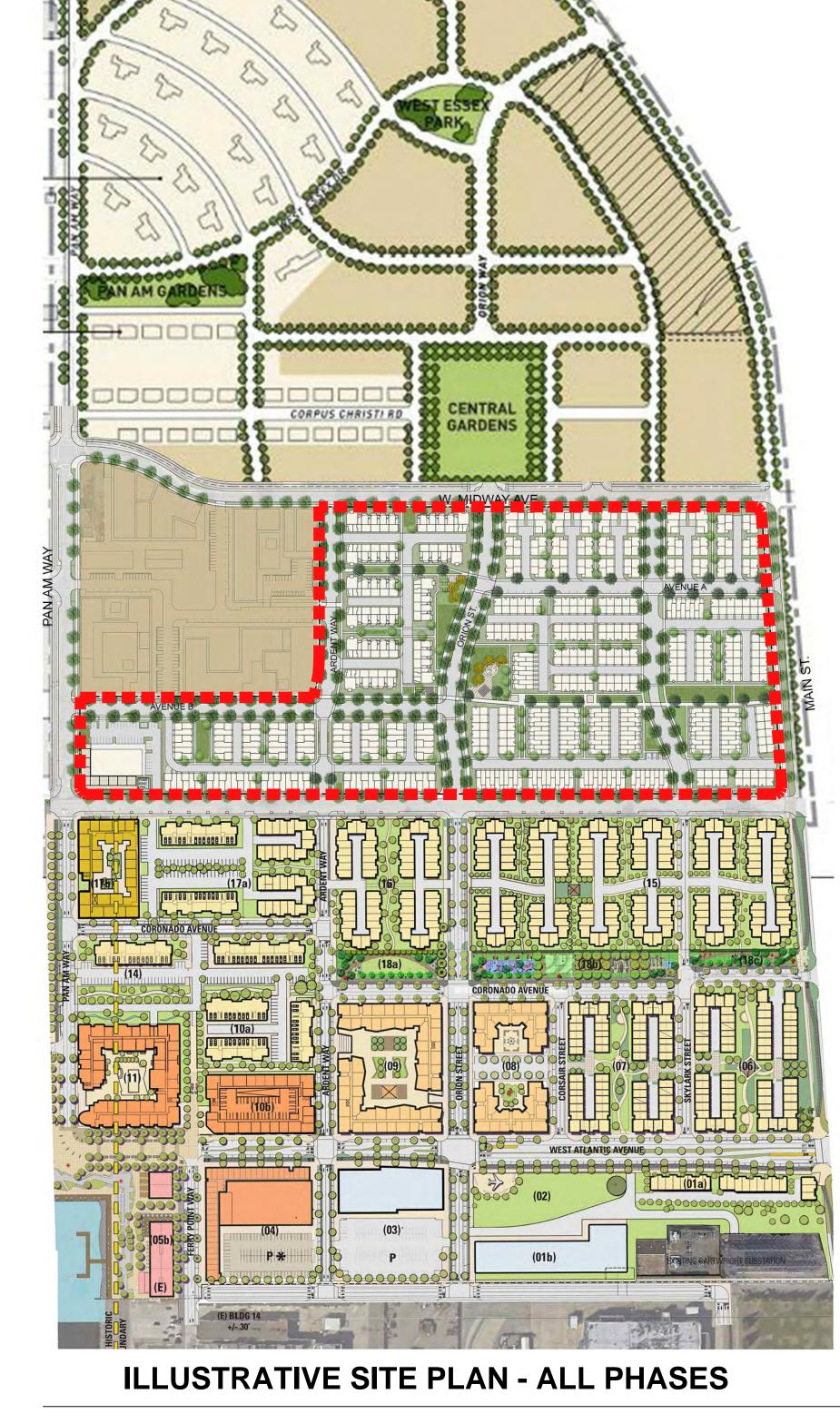
DRAWING FROM www.alamedaca.gov



MAIN STREET NEIGHBORHOOD PLAN



DRAWING FROM ALAMEDA POINT MAIN ST. NEIGHBORHOOD SPECIFIC PLAN





WEST MIDWAY ALAMEDA, CA





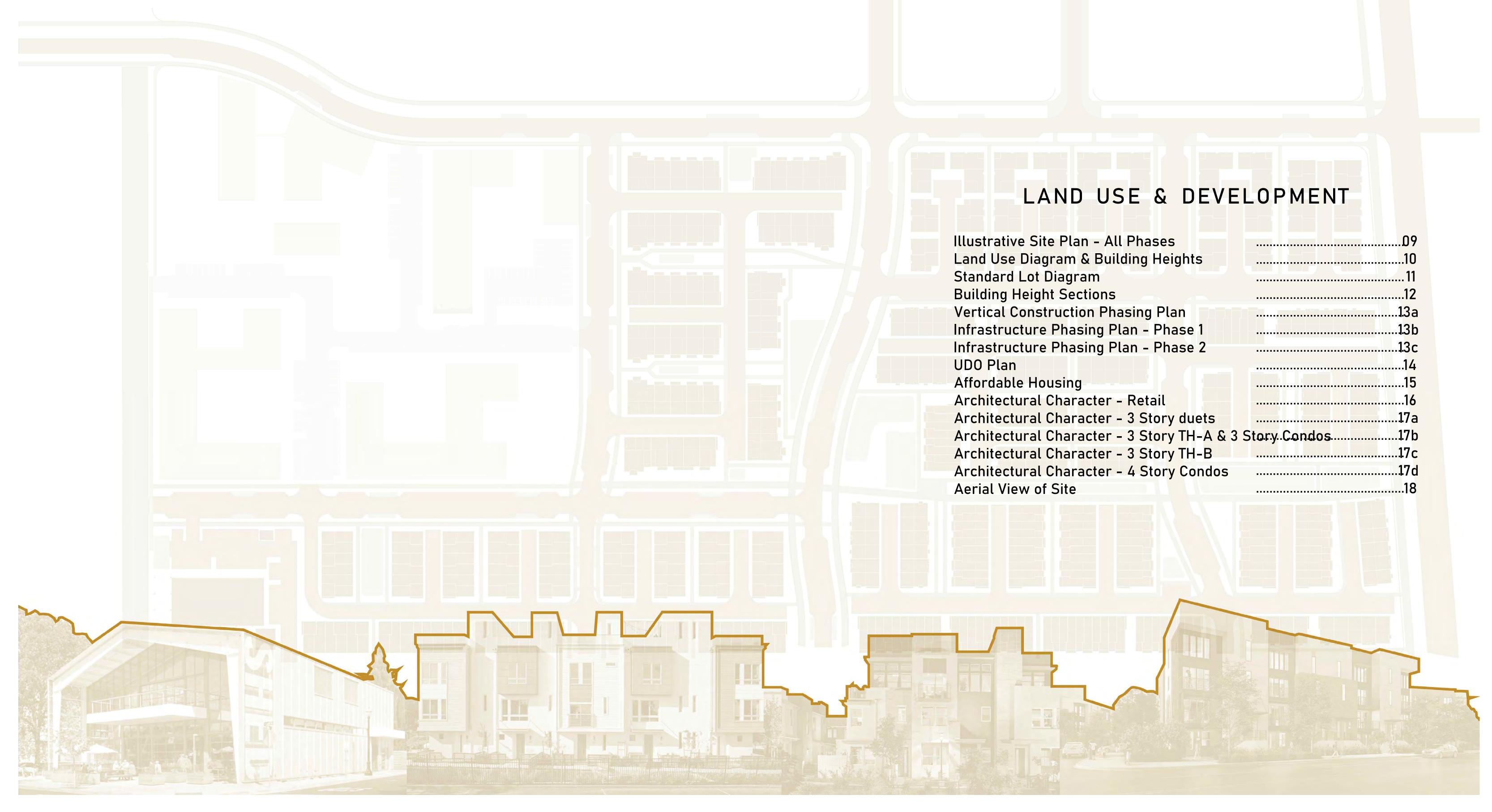








PLANNING CONTEXT





ALAMEDA, CA



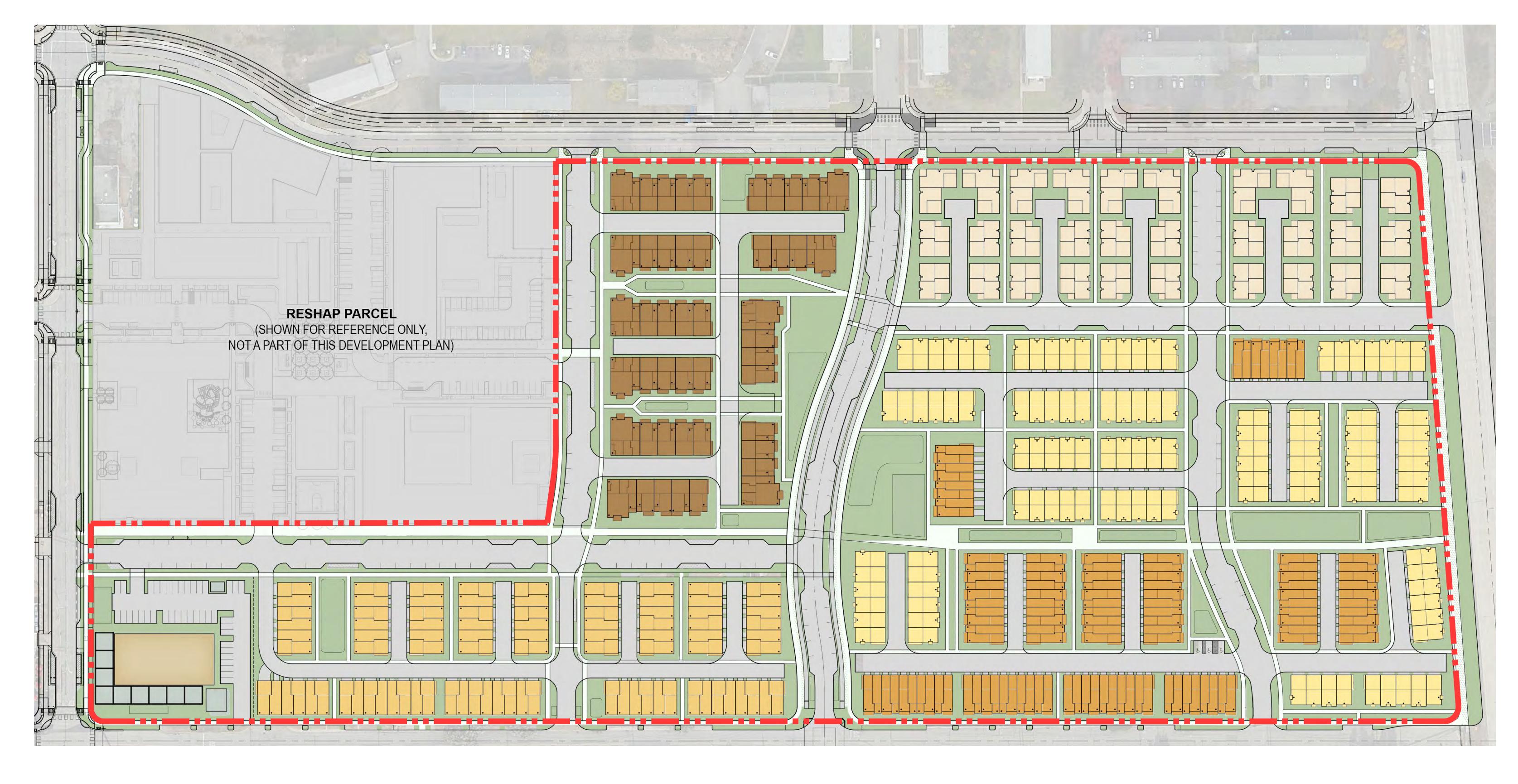






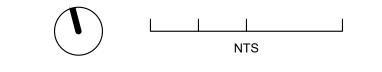












ILLUSTRATIVE SITE PLAN- ALL PHASES





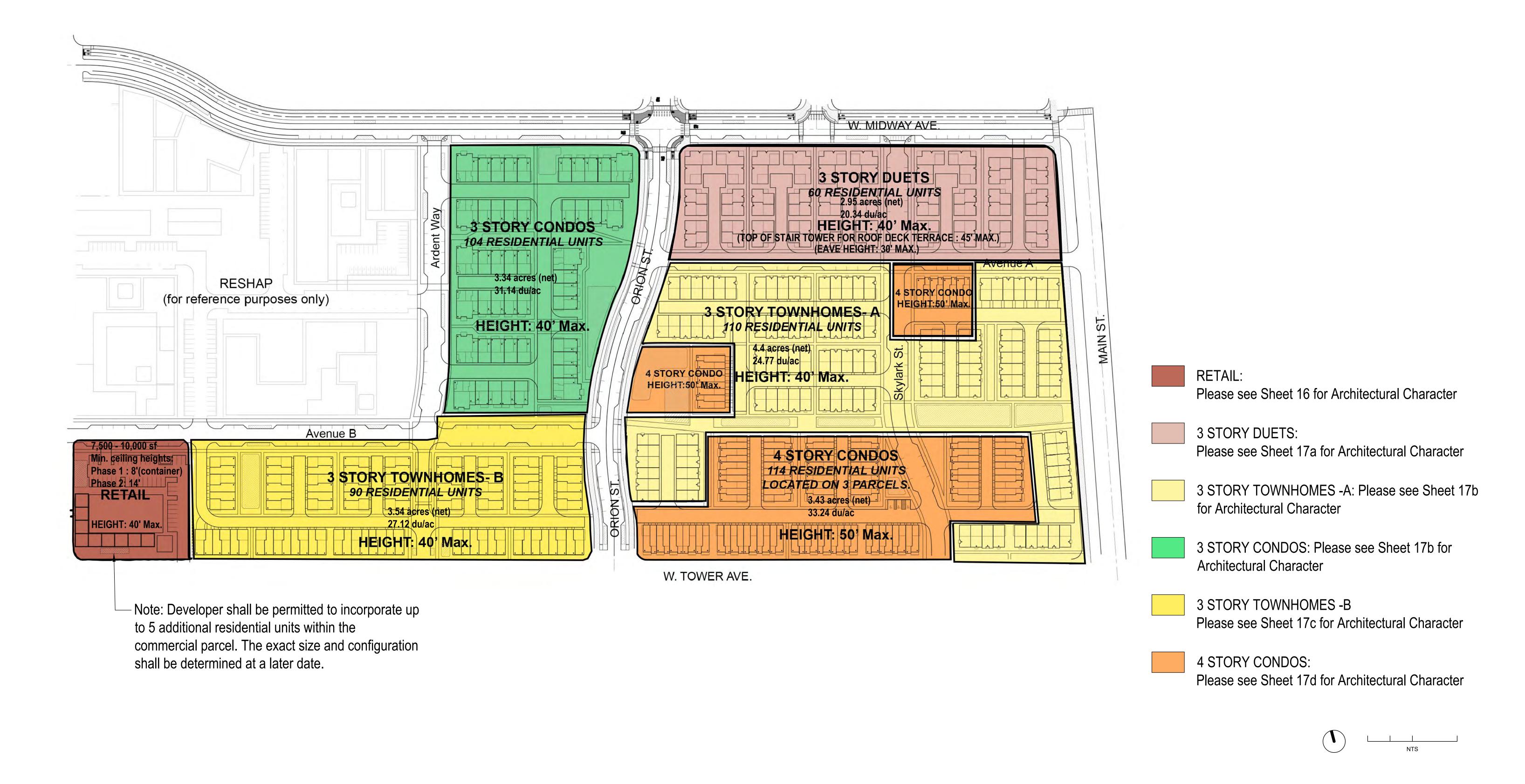






3 Story Condos - 17b







LAND USE DIAGRAM & BUILDING HEIGHTS



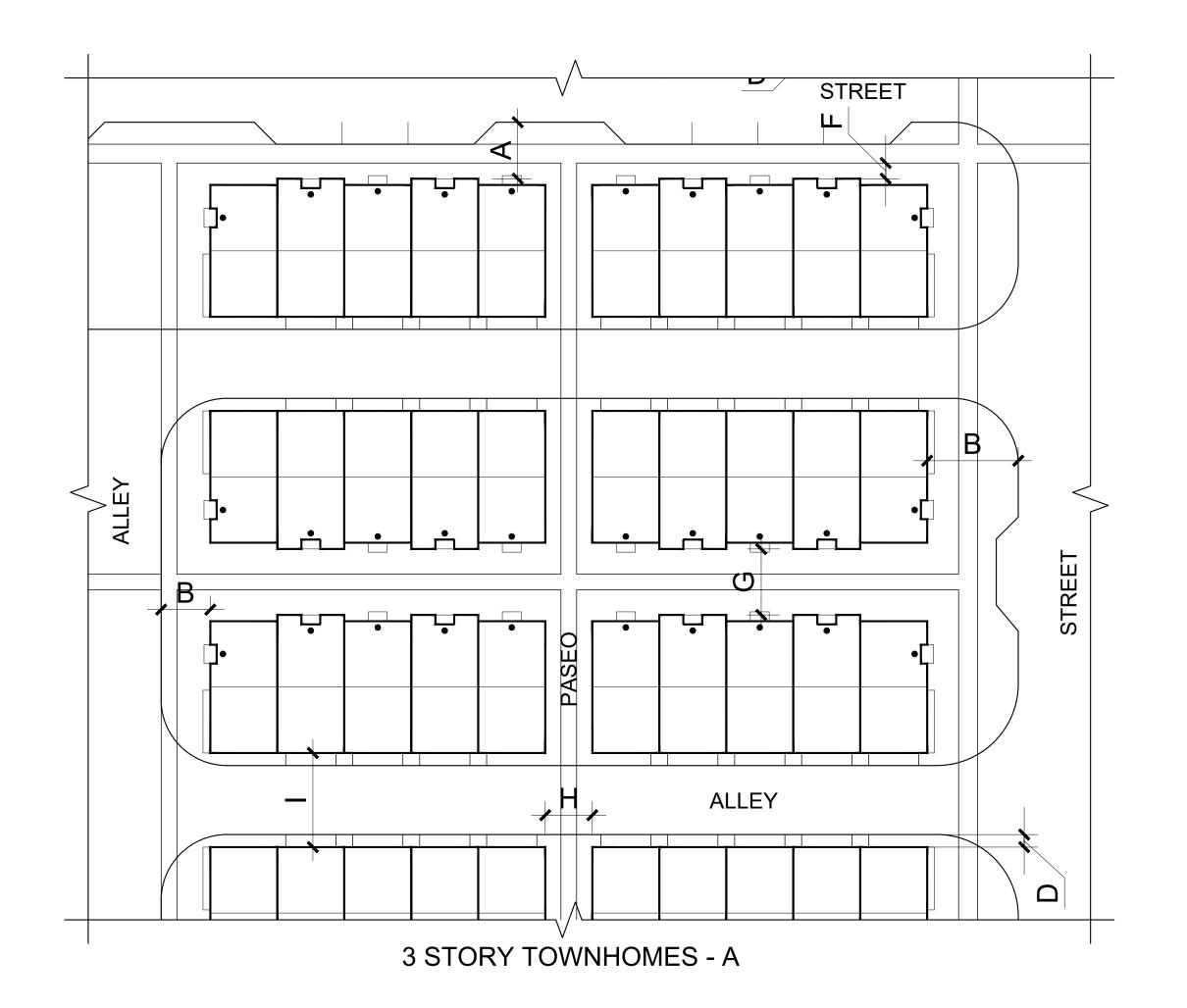


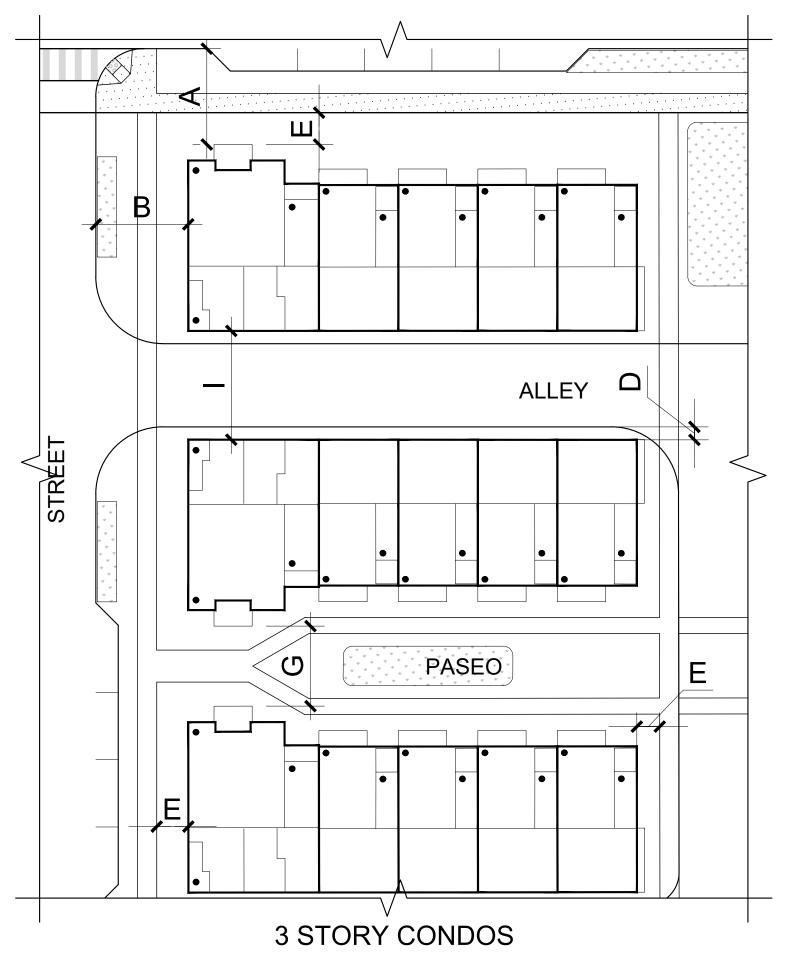


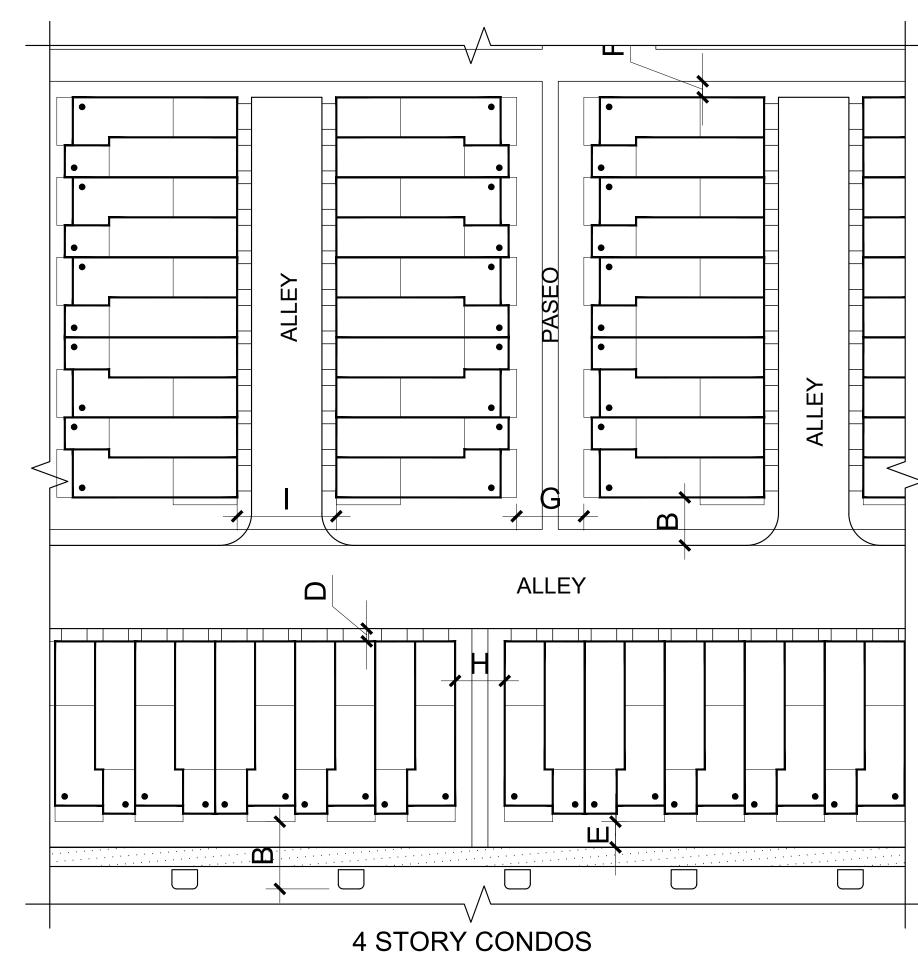




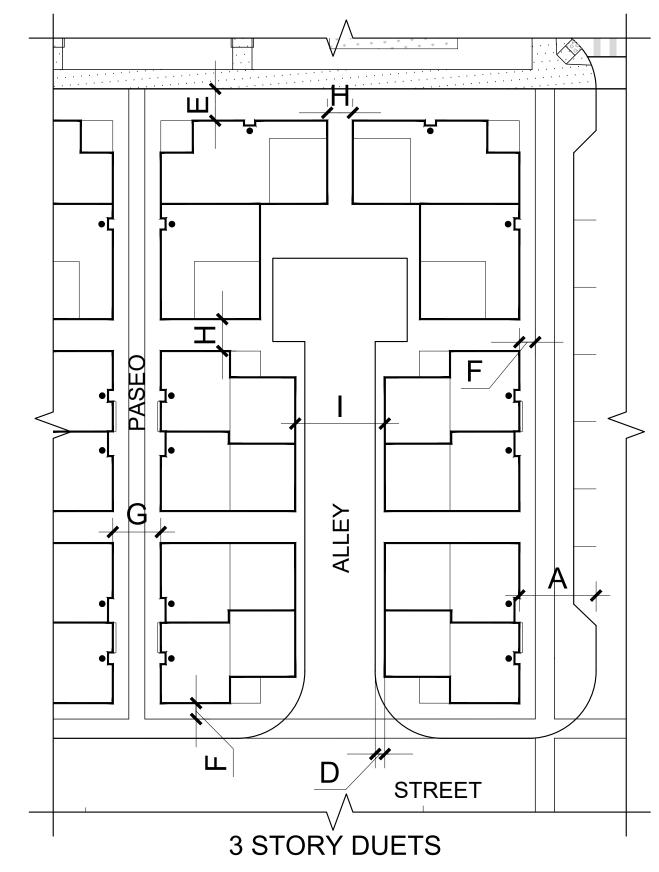


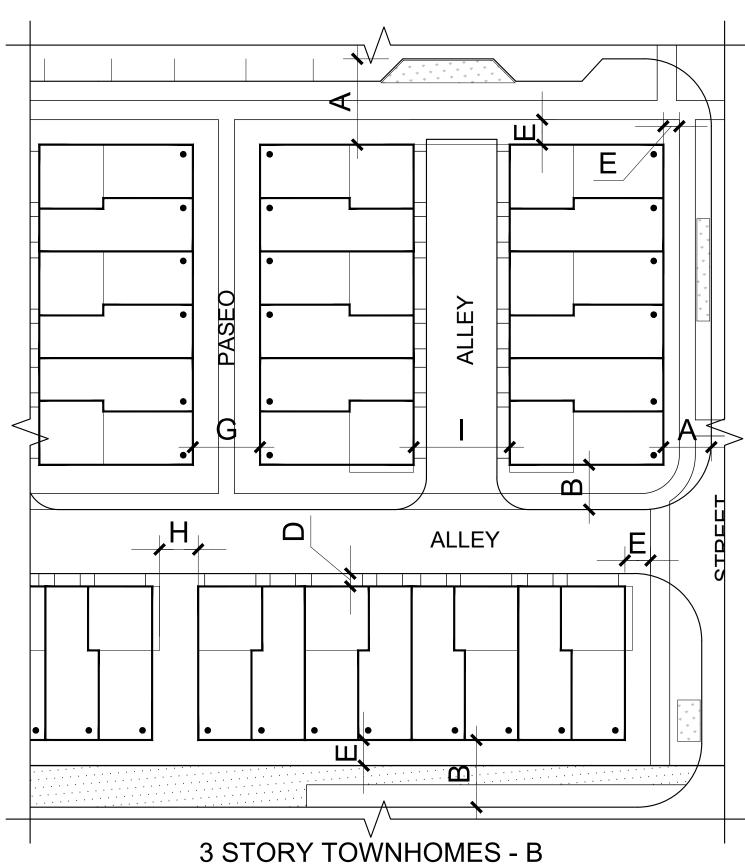






SETBACKS		HOUSING TYPOLOGY						
Types	Description	3 Story Duets	3 Story Condos	3 Story TH - A	3 Story TH - B	4 Story Condos		
Α	Face of Curb To Face of Building (Front)	24'-0" min	24'-0" min	18'-0" min	24'-0" min	-		
В	Face of Curb To Face of Building (Aerial Apparatus Access)	-	15' min - 30' max					
С	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	4'-0" min		
E	Back of Sidwalk To Face of Building (Public Street)	8'-0" min	10'-0" min	-	5'-0" min	8'-0" min		
F	Back of Sidwalk To Face of Building (Private Street)	5'-0" min	-	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	21'-0" min		
Н	Face of Building To Face of Building (Side)	8'-0" min	_	10'-0" min	12'-0" min	15'-0" min		
ı	Face of Building To Face of Building (Rear)	28'-0" min	28'-0" min	28'-0" min	28'-0" min	28'-0" min		





WEST MIDWAY

ALAMEDA, CA



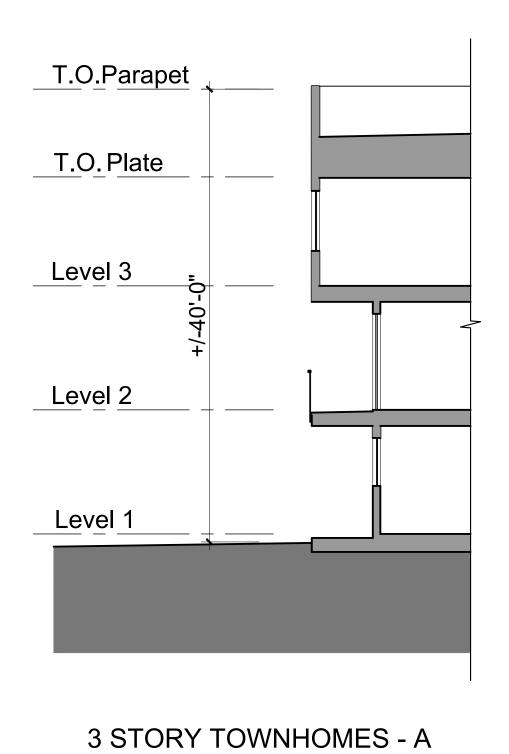


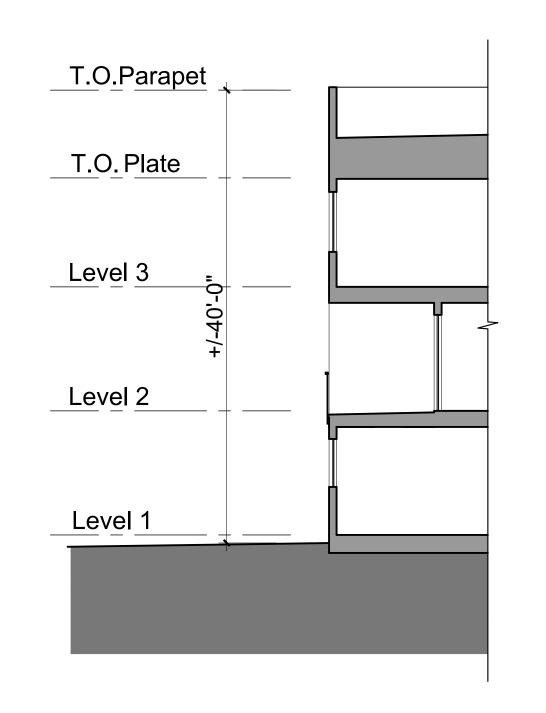


Brookfield

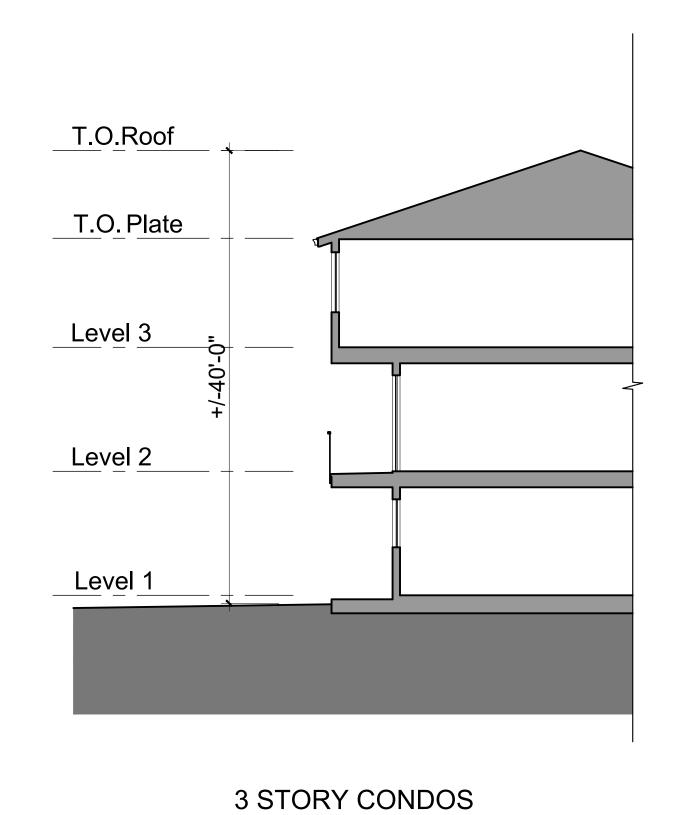


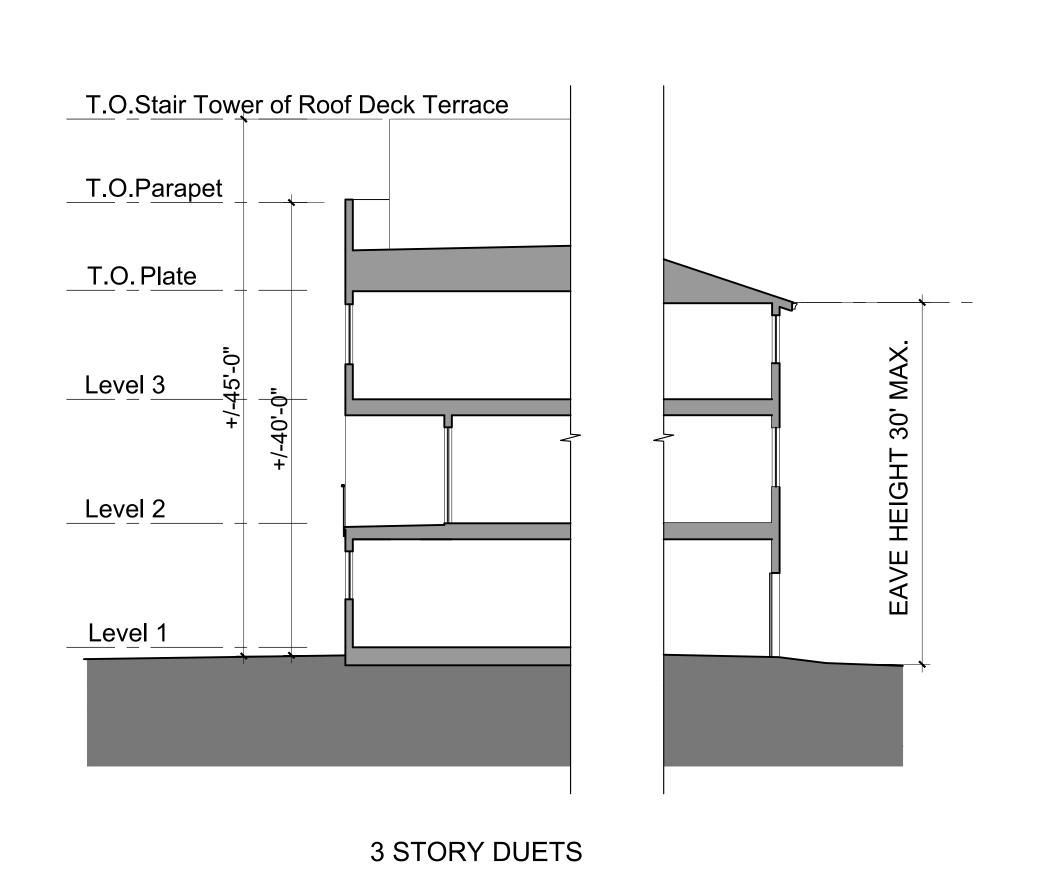


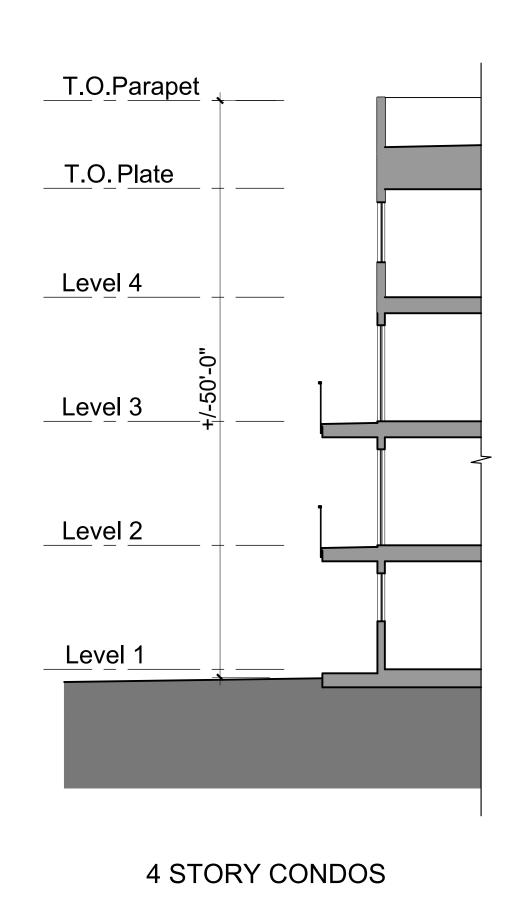




3 STORY TOWNHOMES - B







WEST MIDWAY
ALAMEDA, CA

Scale: 1" = 30' | 0 15 30 6





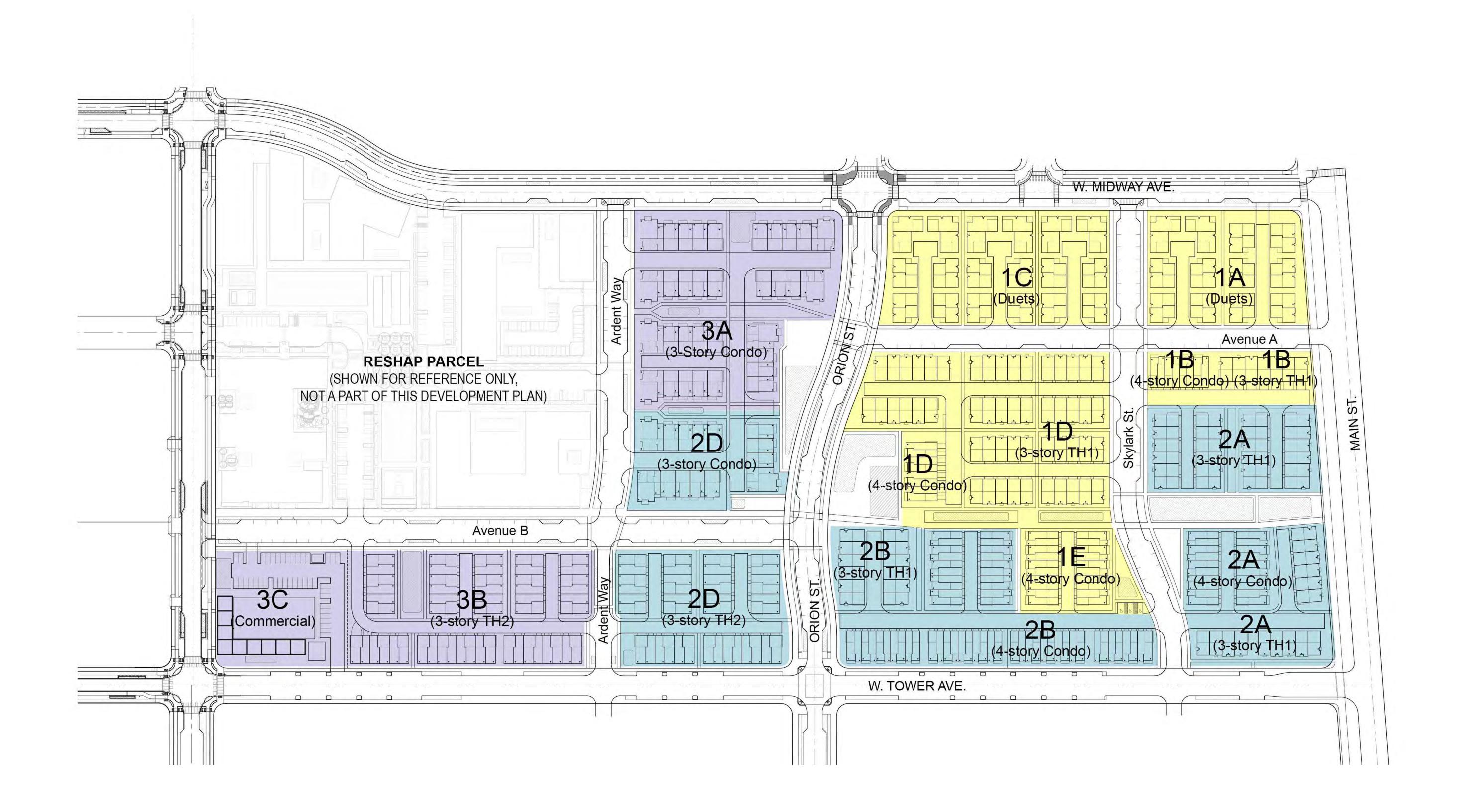
















VERTICAL CONSTRUCTION PHASING PLAN



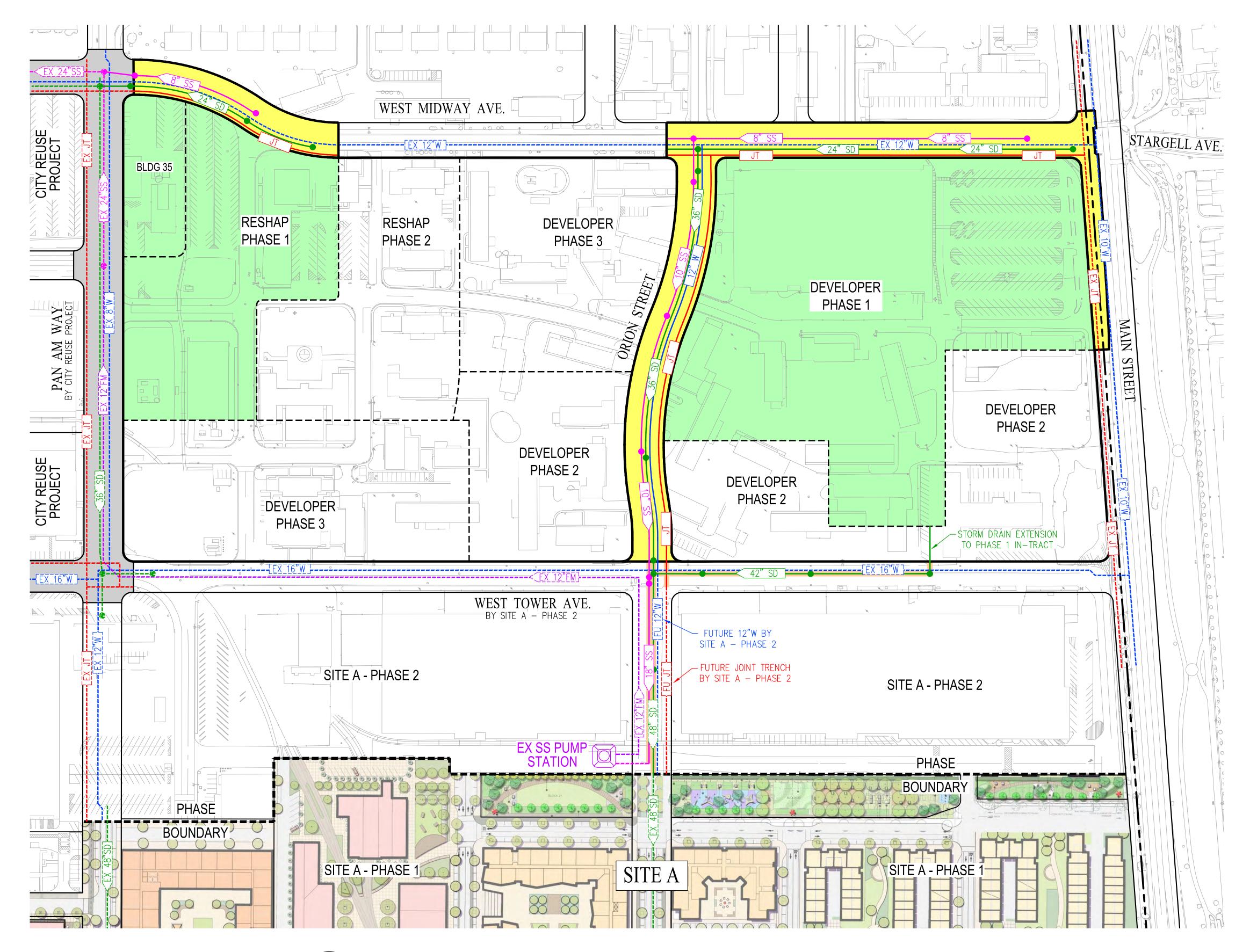




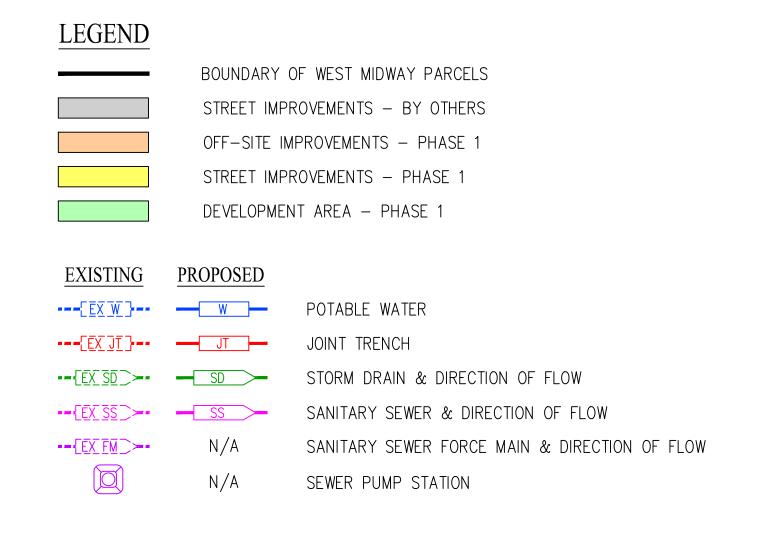








	<u>Start</u>	<u>Finish</u>
RESHAP Phase 1:	2024	2025
RESHAP Phase 2:	2028	2029
	•	
Developer Phase 1:	2025	2027
Developer Phase 2:	2026	2028
Developer Phase 3:	2027	2029





INFRASTRUCTURE PHASING PLAN - PHASE 1



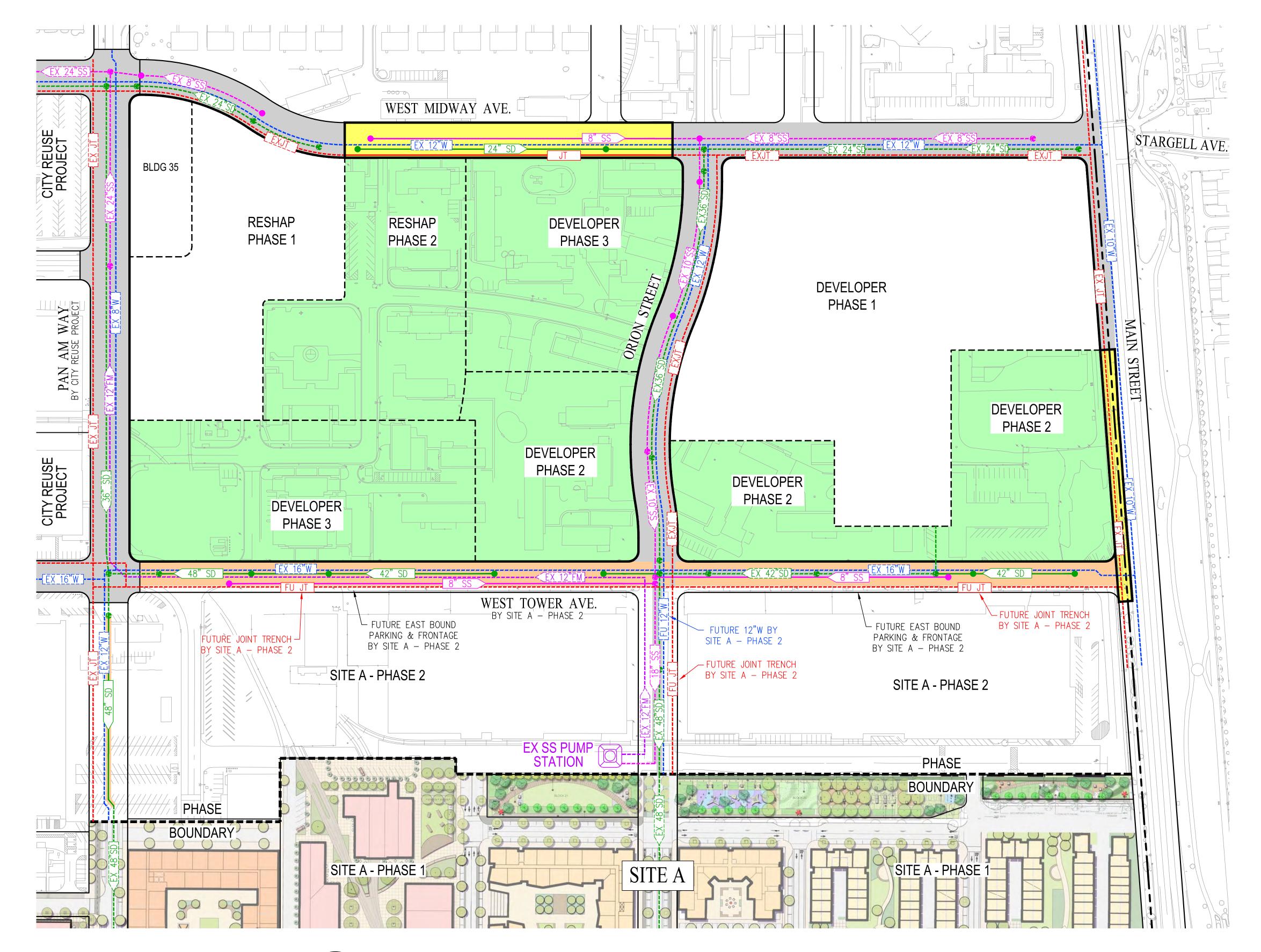




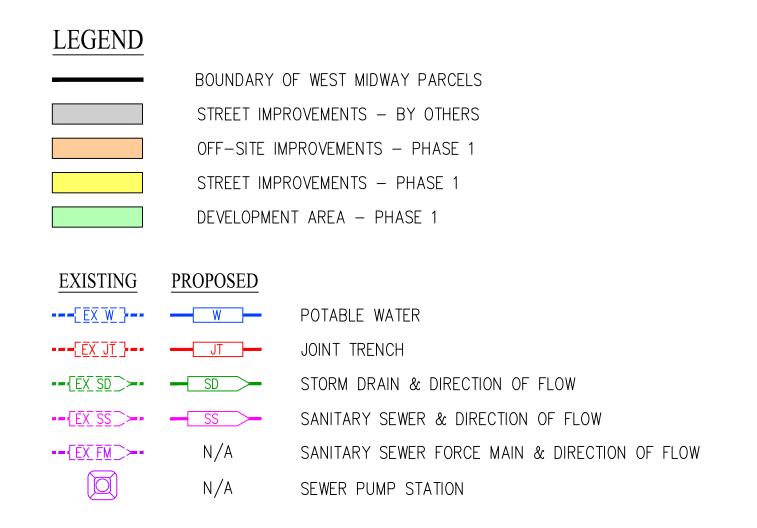








	<u>Start</u>	<u>Finish</u>
RESHAP Phase 1:	2024	2025
RESHAP Phase 2:	2028	2029
	•	
Developer Phase 1:	2025	2027
Developer Phase 2:	2026	2028
Developer Phase 3:	2027	2029





INFRASTRUCTURE PHASING PLAN - PHASE 2

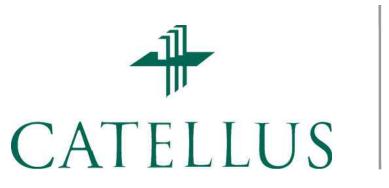










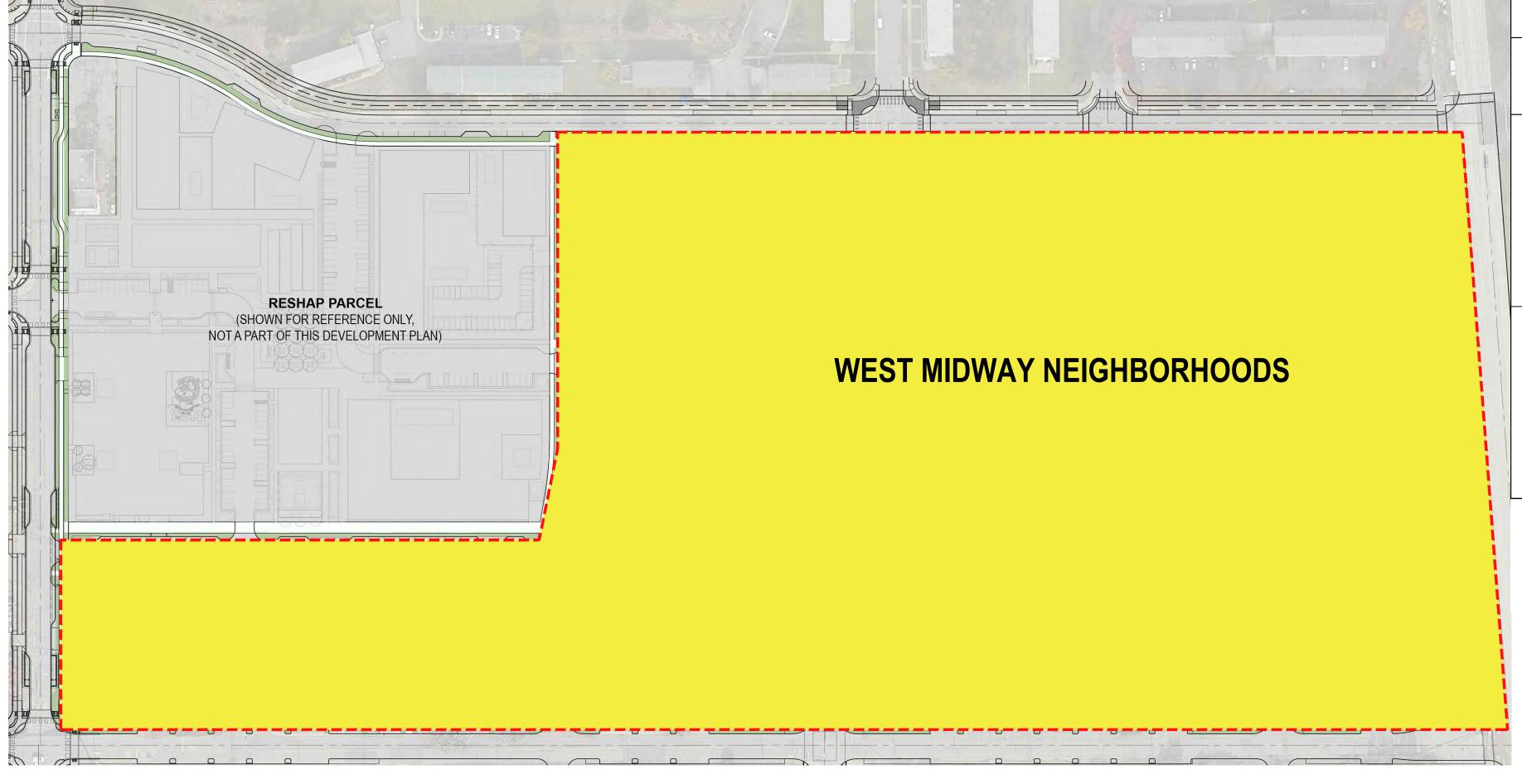


UNIVERSAL RESIDENTIAL DESIGN ORDINANCE (A.M.C 30-18)

- 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:
- . 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 Sitewide Compliance								
			Unit Count	Universal Design Ordinance Compliance					
-				Visitable	Universal Access	Exempt*	Noncompliant Waiver	Grading Waiver	
		Duets	60	26	26	-	-	8	
	West Midway Neighborhoods	3 Story TH - A	110	58	37	-	-	15	
		4 Story TH	114	52	-	-	53	9	
1		3 Story TH - B	90	79	-	-	-	11	
		3 Story Condo	104	37	10	20	37	-	
	Total Units	Total Units		252	73	20	90	43	
1				52.72%	15.27%	4.18%	18.83%	9.00%	
			478	Total Visitable Units (Vistable + Univ. Access)		325	70.96%		
						Total Universal A	ccess Units	73	15.94%
				directly above a g	c.6 exempts from compliground floor unit that me subsection 30-18.4.b"		ential units located		
1					ations are based on a tot n the total number of un		58 (subtracting out		

Note:

As part of the project approvals the applicant will be granted a waiver for the Universal Residential Design Ordiance. 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.

WEST MIDWAY
ALAMEDA, CA

UDO PLAN



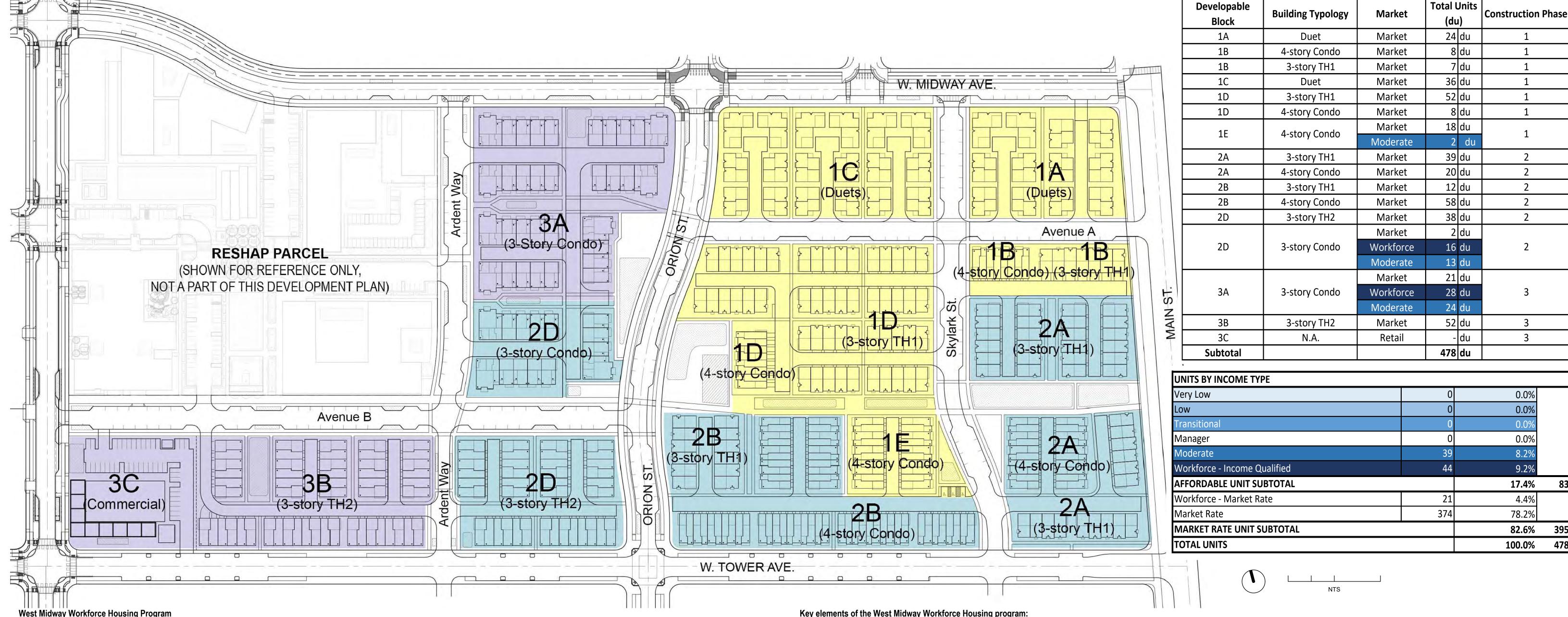












West Midway Workforce Housing Program

The Alameda Main Street Neighborhood Specific Plan requires a minimum of 10% of the new housing within the plan area be designed and sold or rented to "Workforce" households. The Specific Plan states in Section 5.4.1.D (Exhibit A) "Workforce Housing - To provide opportunities for households with a household income above that required to qualify for deed restricted affordable housing, at least ten percent (10 percent) of the units shall be designed to be affordable to households with a household income between 120 percent and 180 percent of area wide median income, to the satisfaction of the Planning Board. To achieve this requirement the development application shall include information about current and projected home sales prices or rental rates and the proposed unit design to justify and explain how at least 10 percent of the units have been designed to be affordable to the target household income levels."

The Program is an "affordable by design" strategy that will address how Workforce units will be designed and incorporated into the overall plan. The Workforce Housing units are planned to be for-sale, non-deed restricted units.

Workforce Housing that fits the definition of "Affordable by Design", will be comparable to the market rate. The following factors will distinguish these units from typical market rate homes, including:

- Smaller square footage approximately 10% smaller than typical market rate homes through a combination of more efficient layouts, fewer built-in features and smaller bedroom and bathroom counts.
- Reduced parking Workforce homes will have no more than 1 single car garage space with convenient access to transit (ferry and bus).
- Simplified massing -Historically, homes in Alameda, and many California cities, were designed with very simple massing in order to reduce constructions costs. These homes will incorporate this concept in the design.
- Efficient material palettes reducing the number of materials used in a home can reduce material and labor costs. A simplified material palette does not, however, translate into less interesting design. The Craftsman and Mission Revival bungalows of the early 20th century, the affordable by design homes of their day, often have one material that can provide a rich look when combined with the right trim details, colors, and proportions. Today's affordable by design homes may be built in this tradition to hold down material and labor costs.

Key elements of the West Midway Workforce Housing program:

- The Workforce Housing program is driven by "Affordable 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 family attached condo mapped townhouse building typology.
- O Target living square footages by bedroom counts:
 - 1 Bedroom Unit Less than 950 SF
 - 2 Bedroom Unit Less than 1,200 SF
 - 3 Bedroom Unit Less than 1,600 SF

- 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.

BROOKFIELD/CATELLUS

- The 104 unit neighborhood to the immediate east of RESHAP and at the southwest corner of Orion and West Midway is designed to fulfill 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 deed 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.
 - O 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 Price" ("Price") 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. Price will be determined by comparing available market sales information for similar housing units in Alameda, and specifically Alameda Point.

AFFORDABILITY PLAN

WEST MIDWAY

ALAMEDA, CA













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







PHASE 1- SITE PLAN











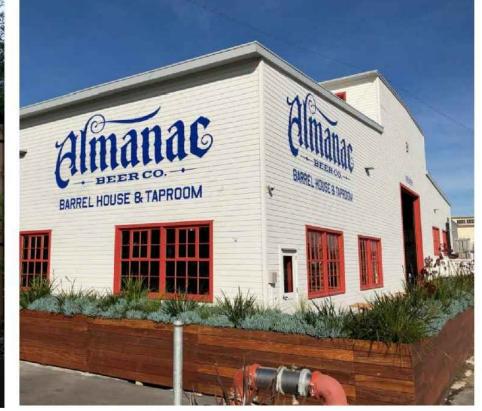




PHASE TWO COMMERCIAL: MORE PERMANENT STRUCTURES REPLACE PHASE ONE AS COMMERCIAL HUB AS NEIGHBORHOOD MATURES

PHASE TWO SCHEDULE: ESTIMATED TO BE OPERATIONAL IN FALL 2031 DEPENDENT ON COMPLETION OF PHASE 3 IMPROVEMENTS AND MARKET CONDITIONS



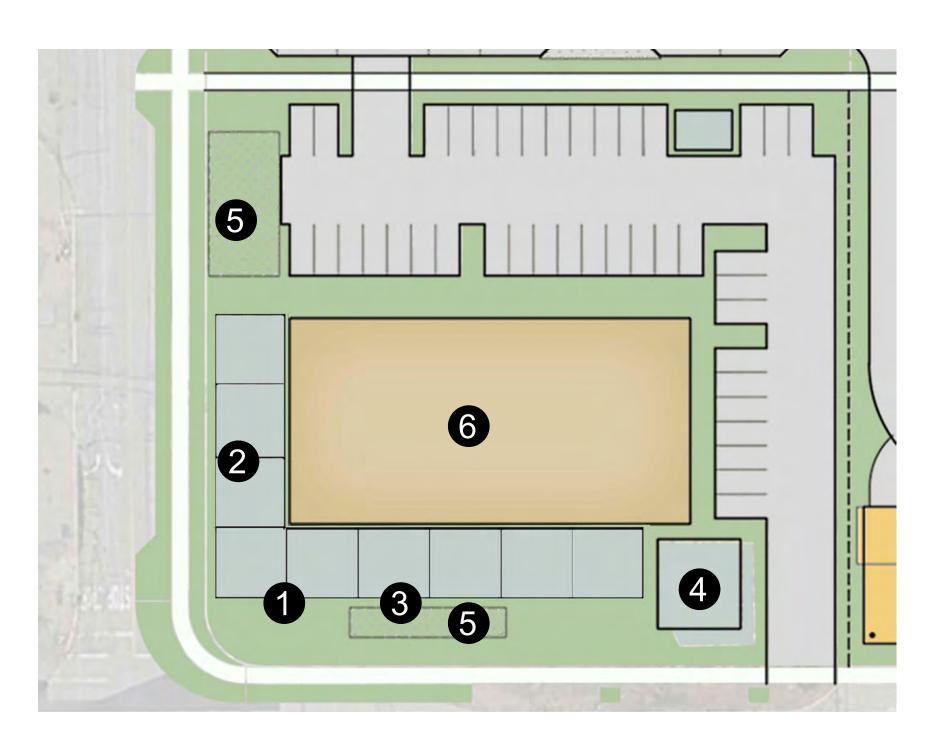












LEGEND (PHASE 1 AND PHASE 2)

- Seating Plaze
- Canopy Structure with shade and lighting
- Low Landscape walls
- **Utility Screening**
- Storm water landscape
- Phased Commercial Concept

ARCHITECTURAL CHARACTER- RETAIL "PHASE ONE & TWO"

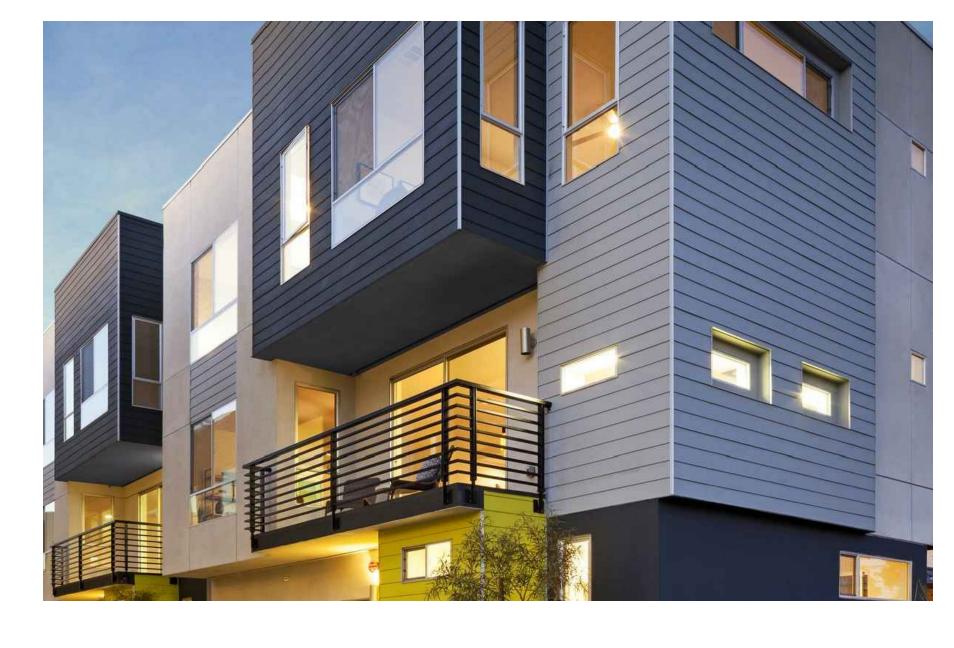






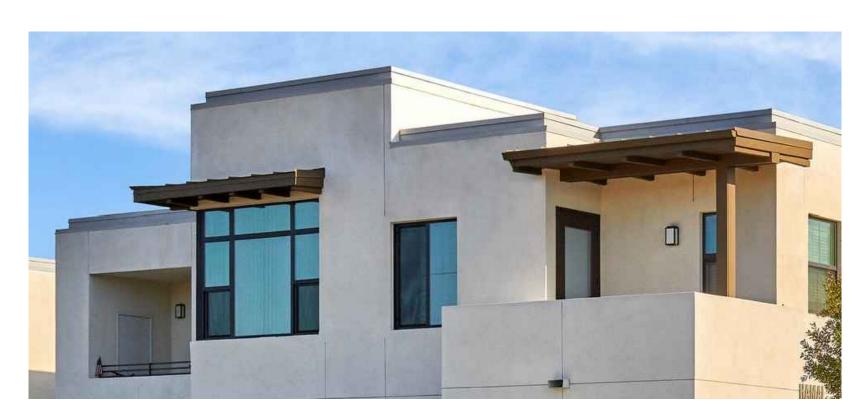


















ARCHITECTURAL CHARACTER- 3 STORY DUETS















3 story Townhome - A















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





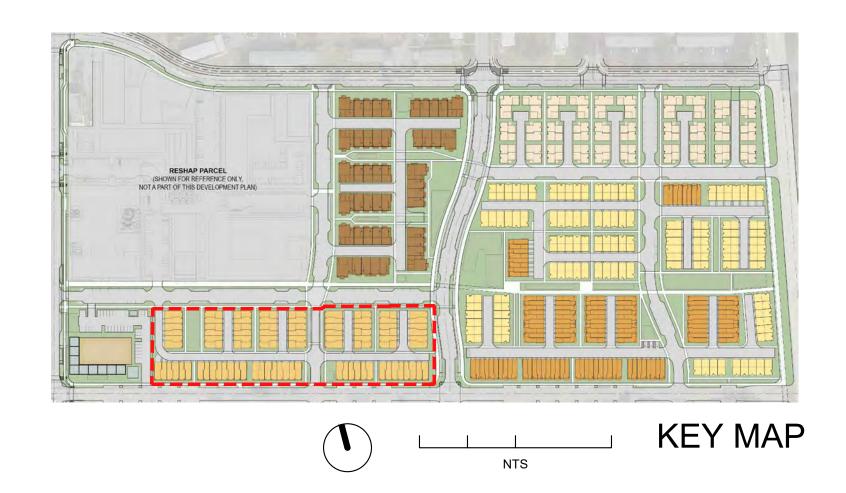














ARCHITECTURAL CHARACTER- 3 STORY TOWNHOMES - B









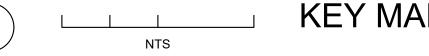
















WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- 4 STORY CONDOS















CONCEPTUAL AERIAL VIEW OF SITE LOOKING WEST



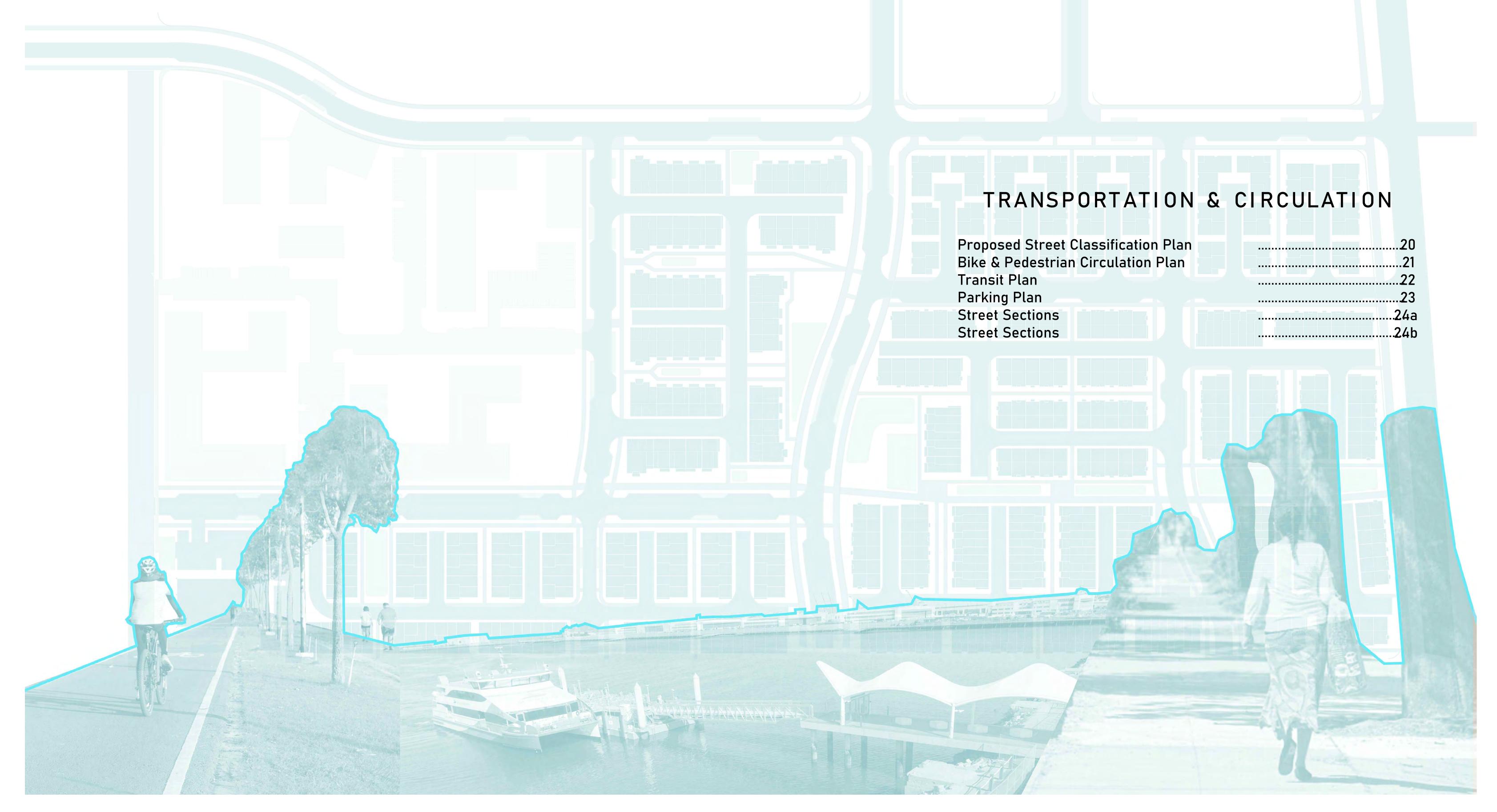














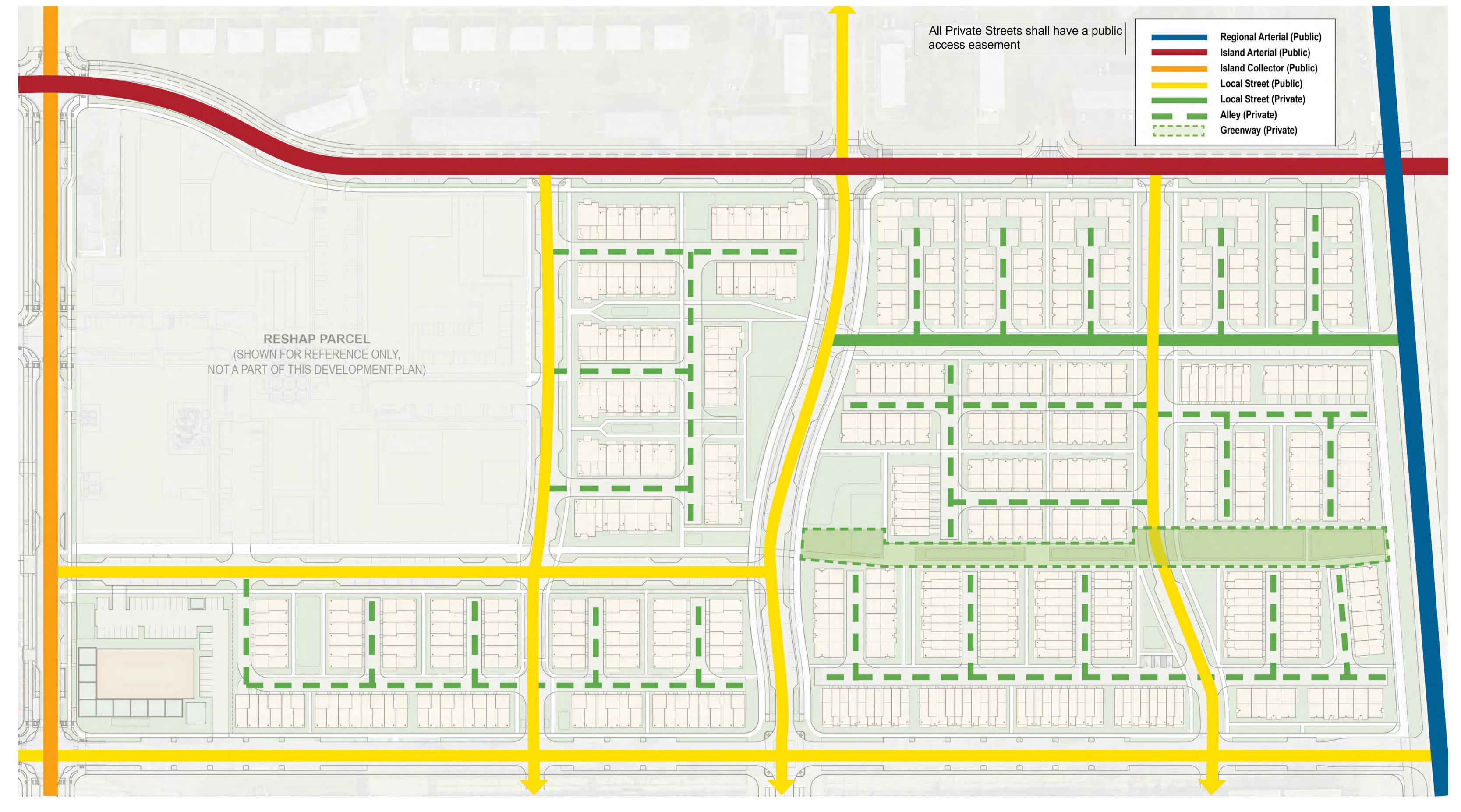












PROPOSED STREET CLASSIFICATION PLAN















BIKE & PEDESTRIAN CIRCULATION PLAN



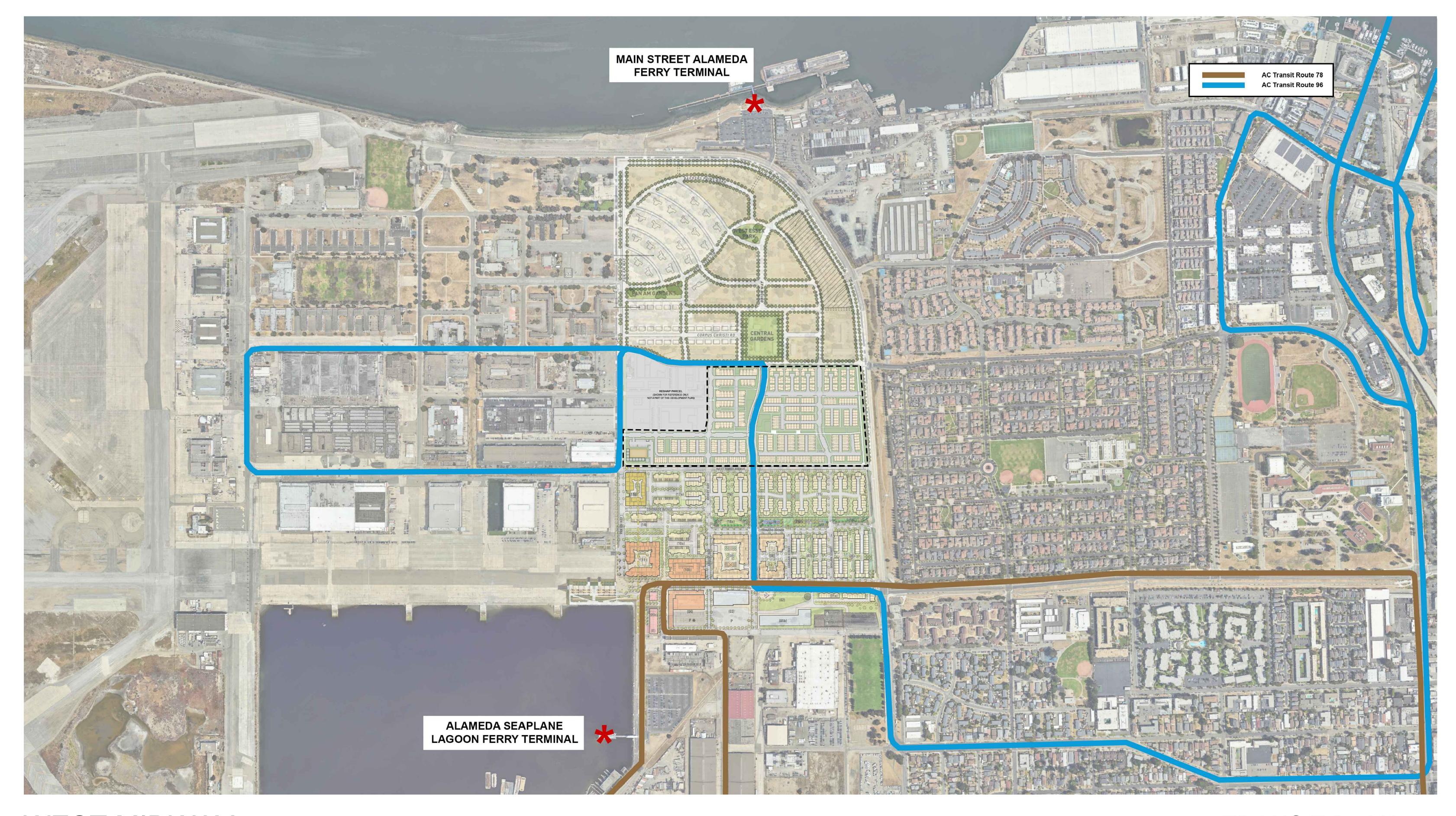












TRANSIT PLAN



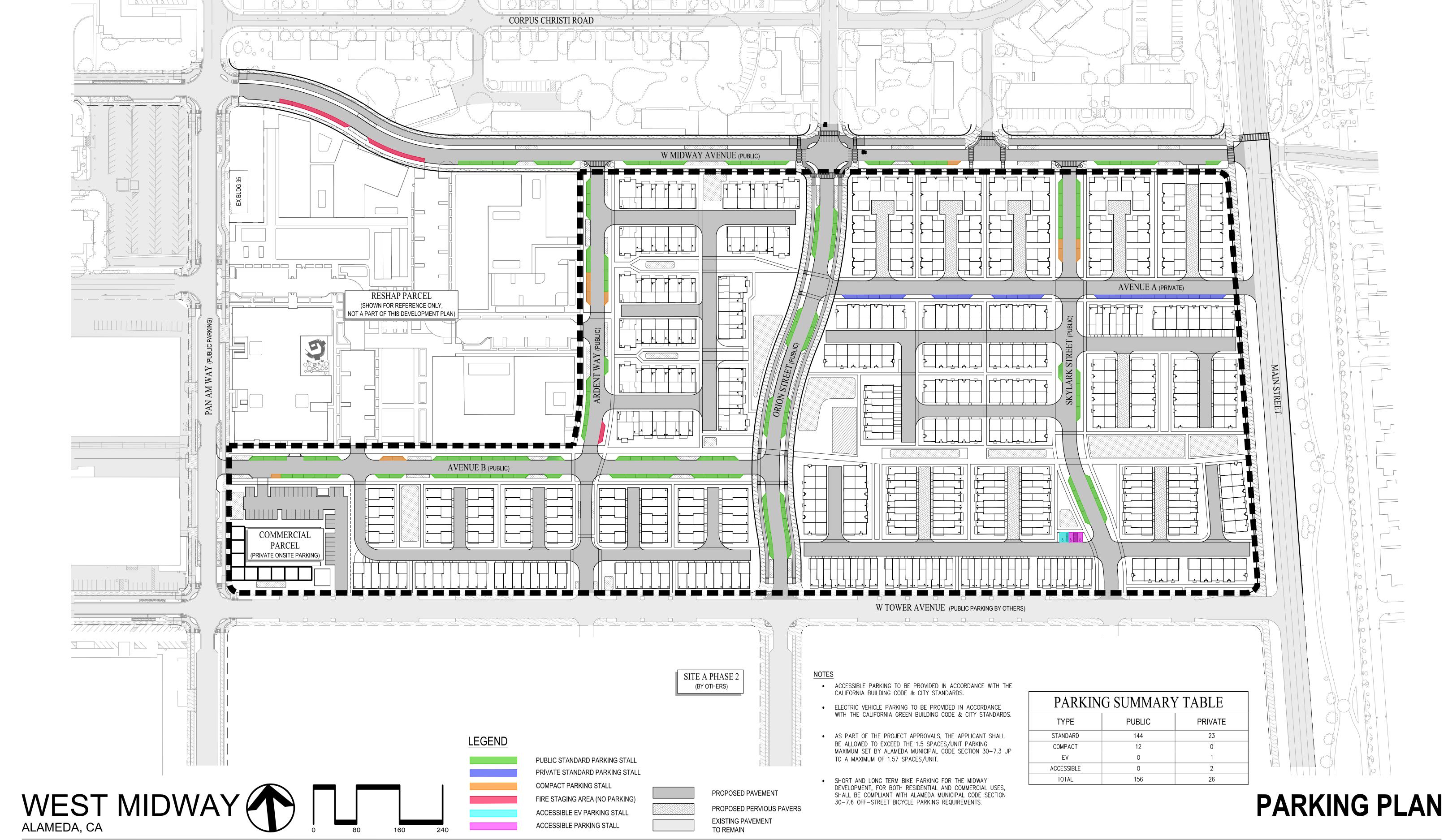
















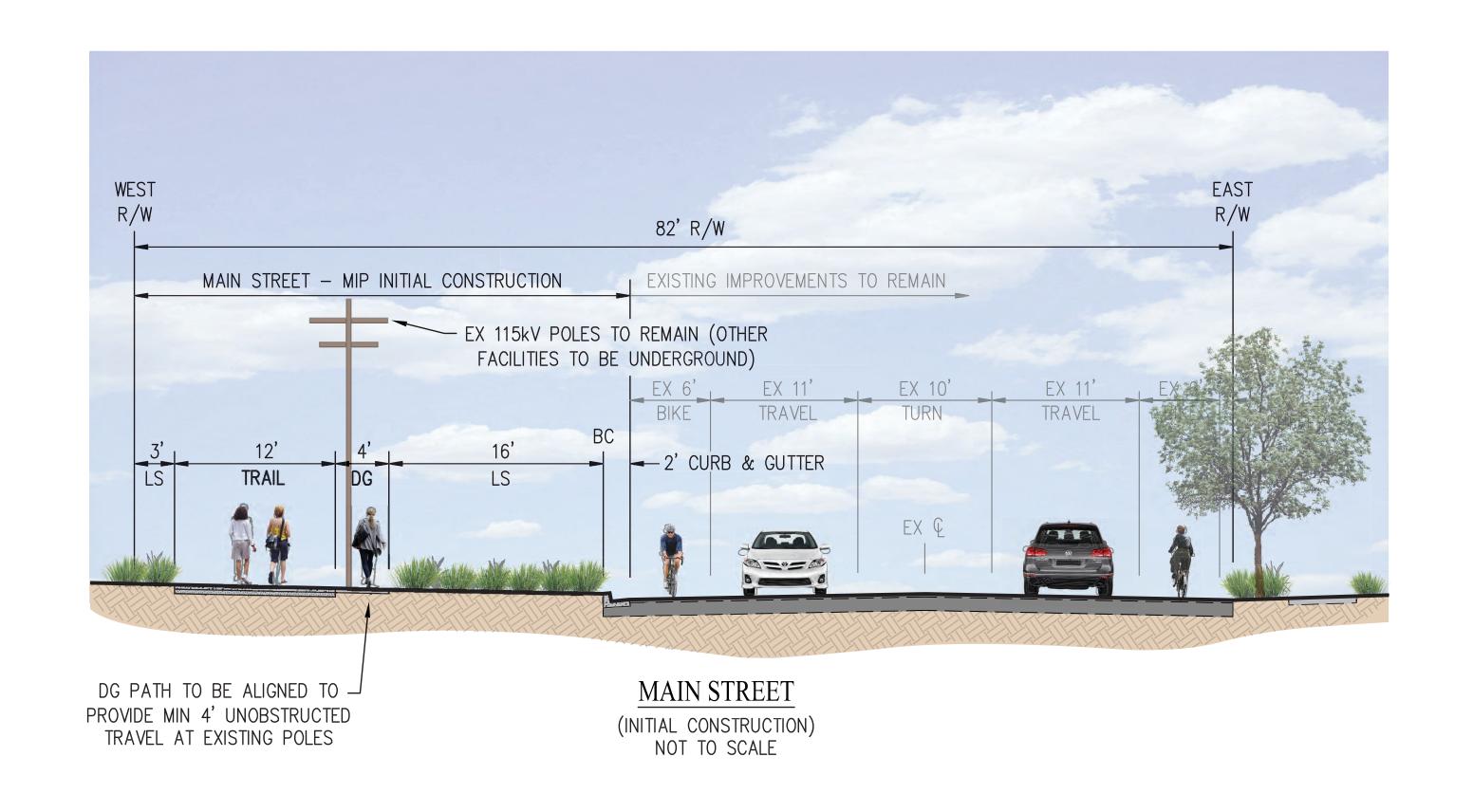


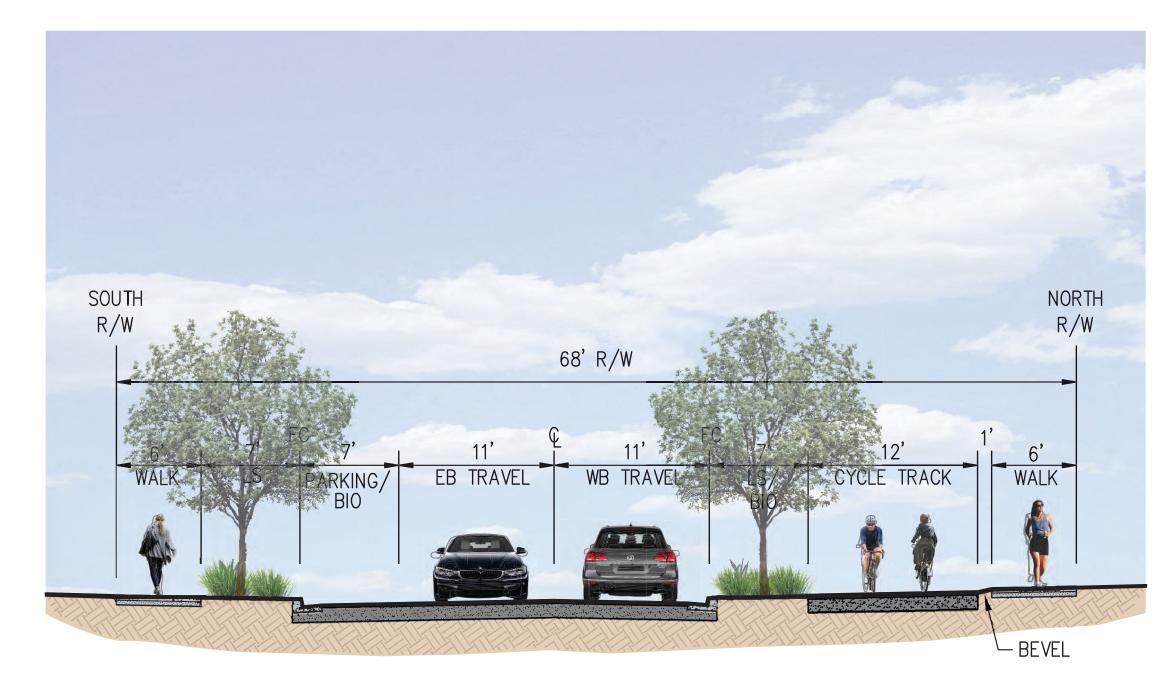


Brookfield Properties

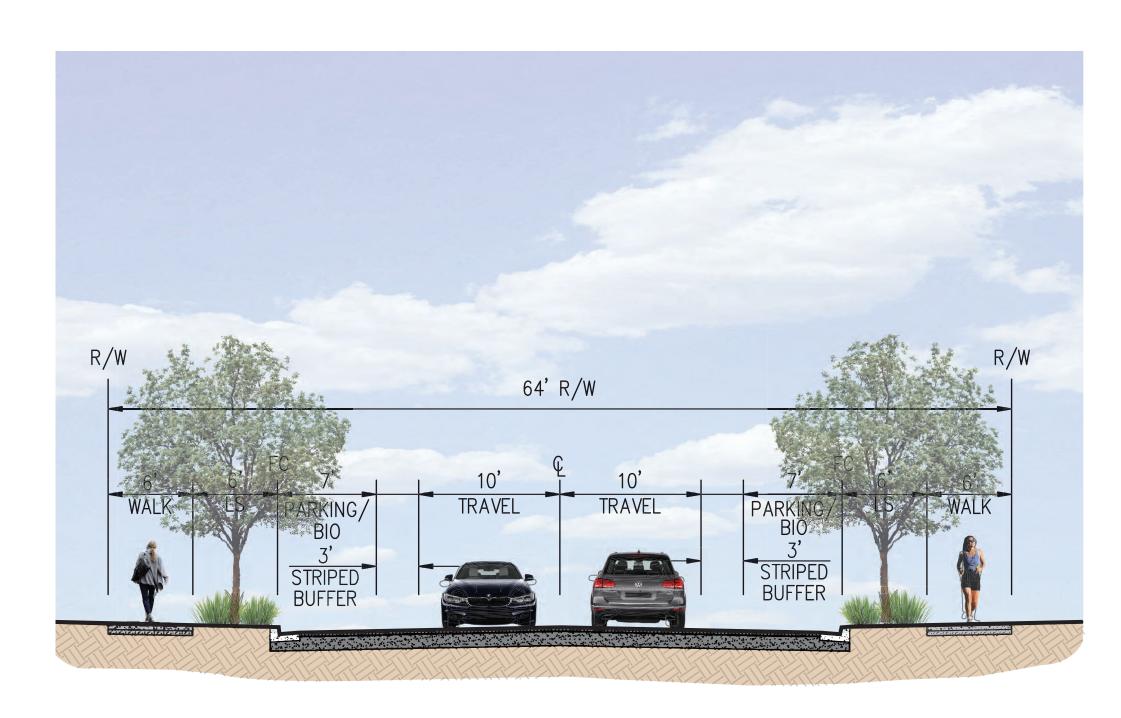


TO REMAIN



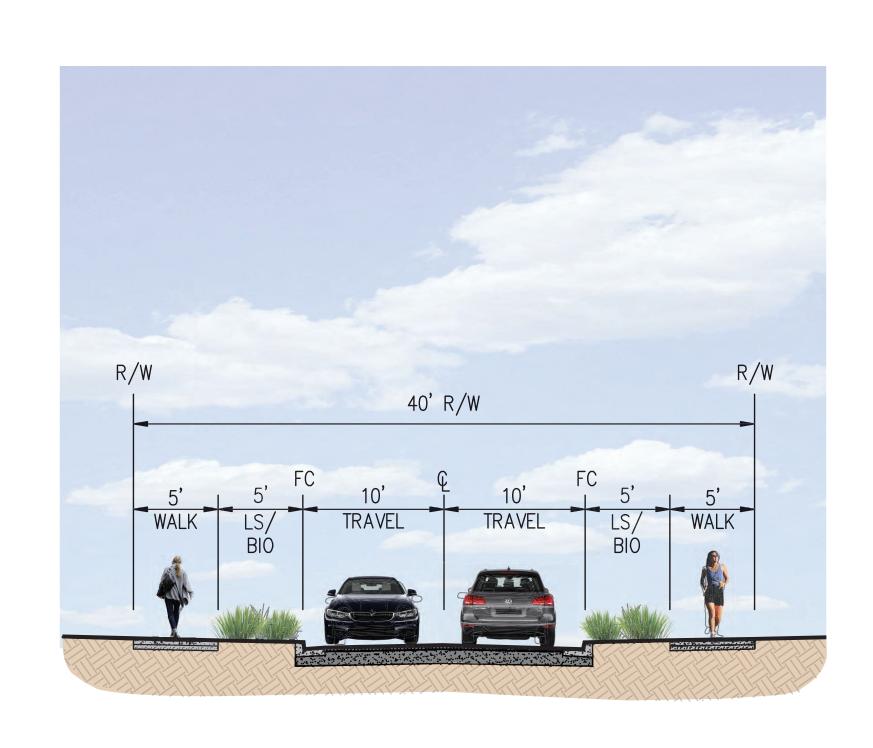


WEST MIDWAY AVENUE
NOT TO SCALE



ARDENT WAY & SKYLARK STREET

NOT TO SCALE



(SOUTH OF AVENUE B)

NOT TO SCALE





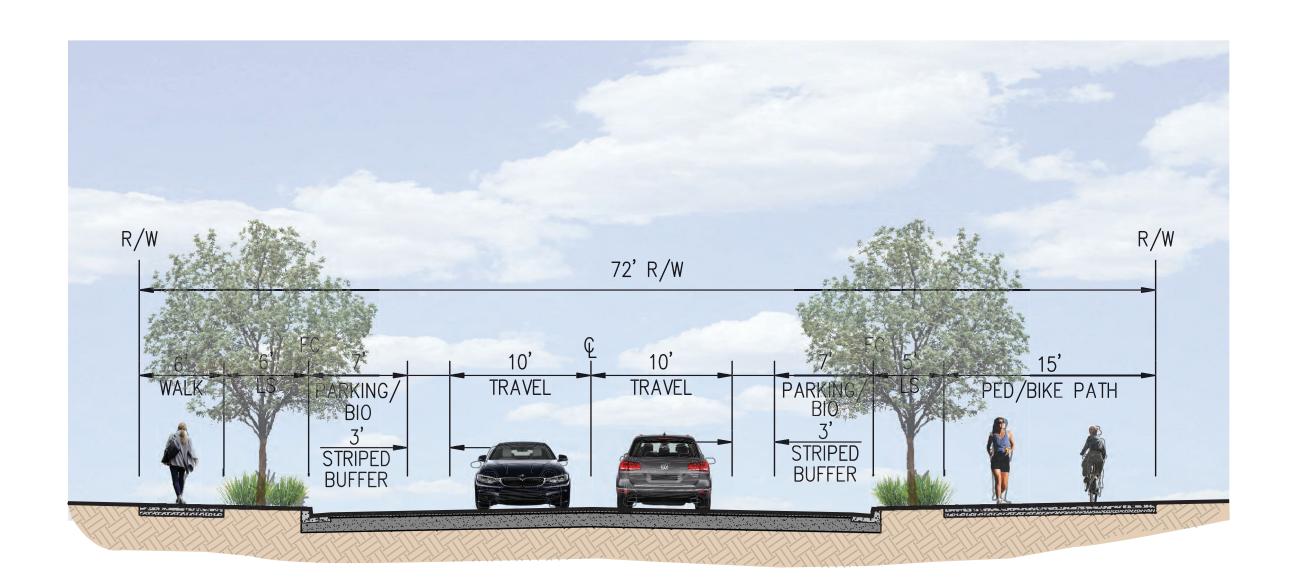




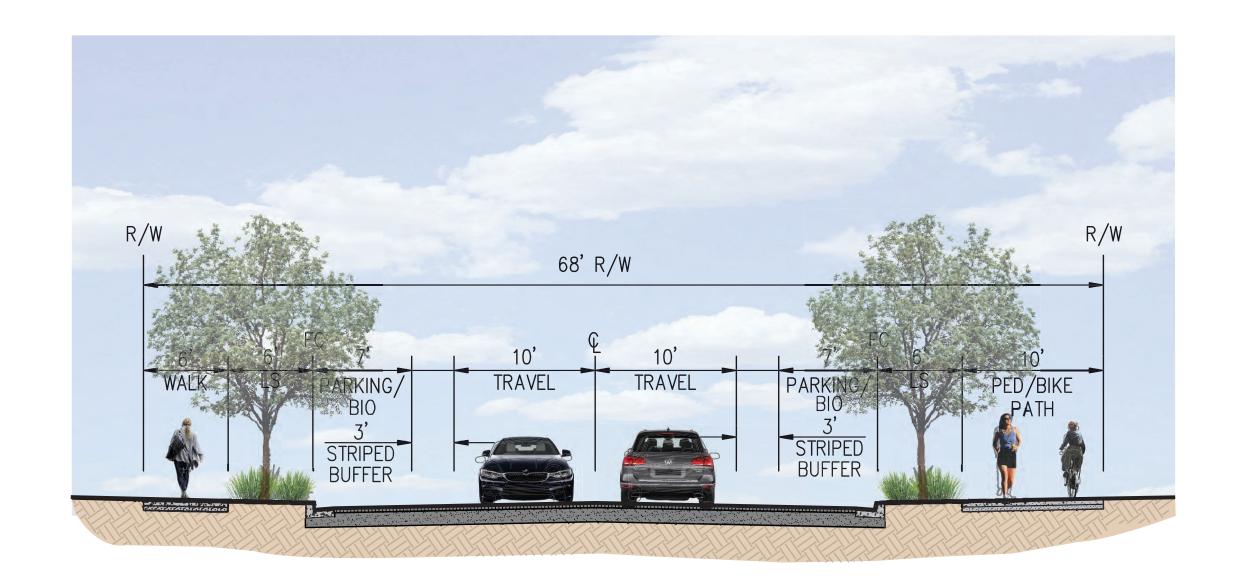




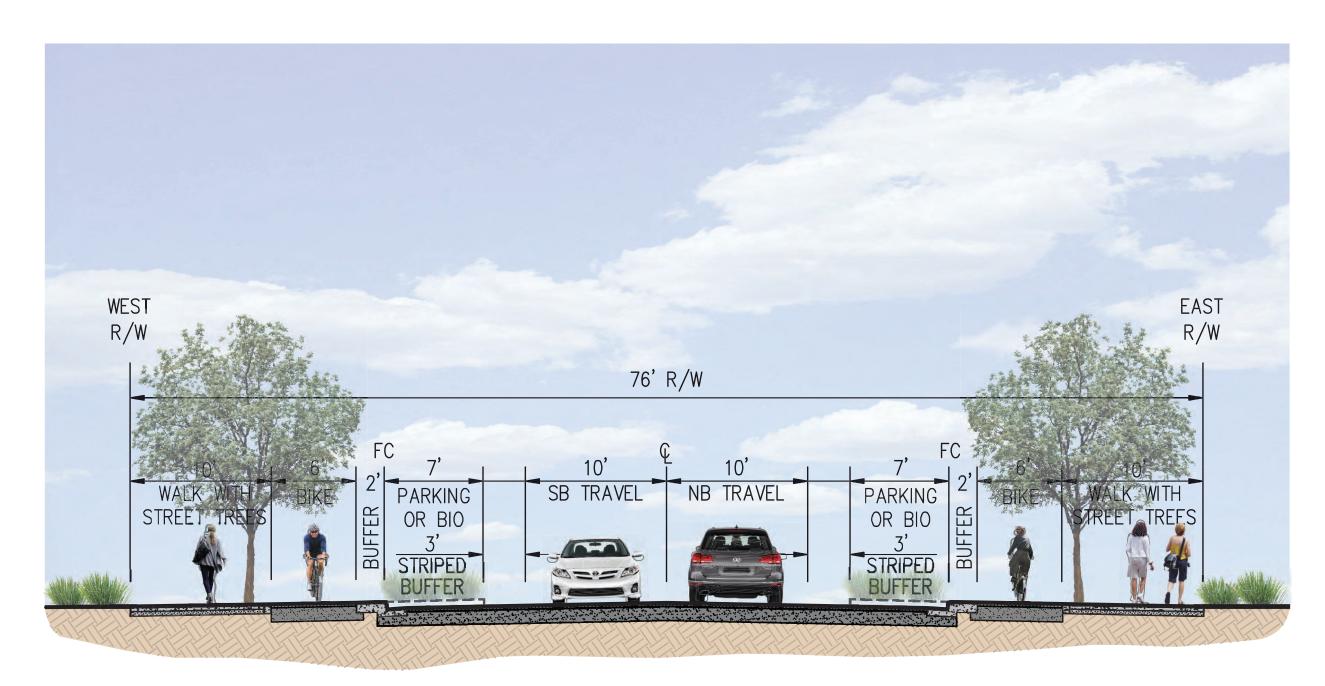
STREET SECTIONS



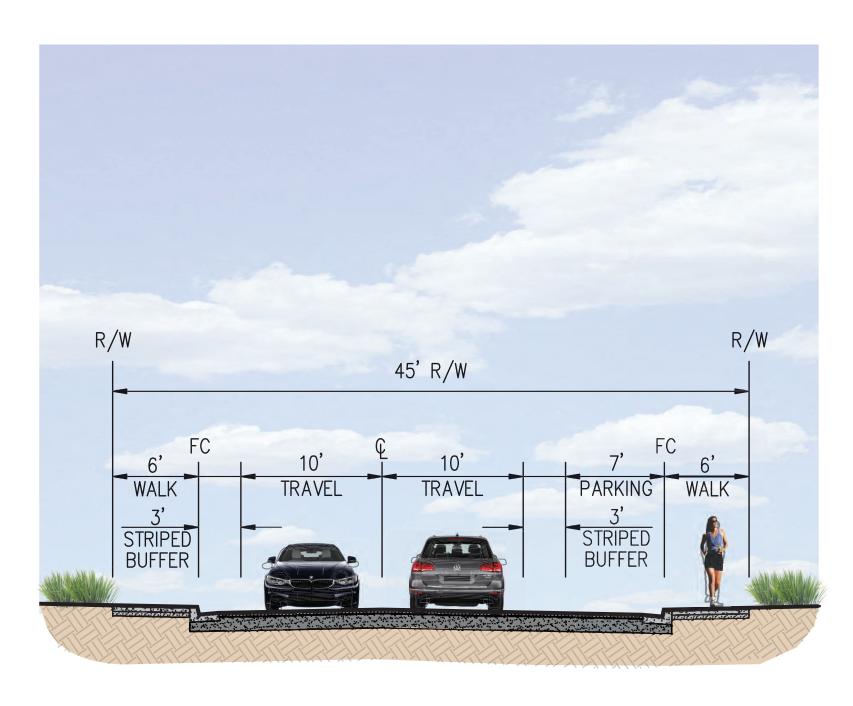
AVENUE B (WEST OF ARDENT WAY) NOT TO SCALE



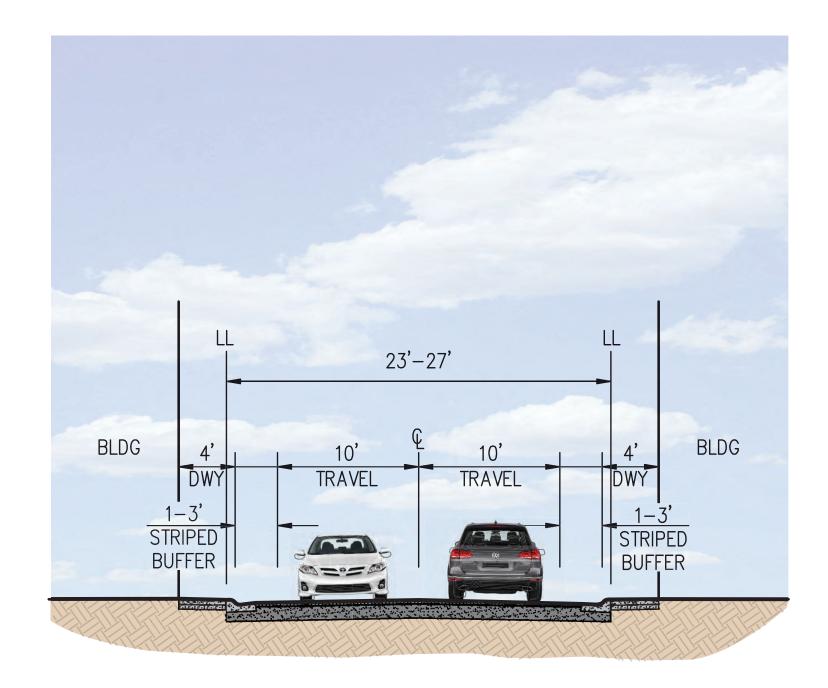
AVENUE B (EAST OF ARDENT WAY) NOT TO SCALE



ORION STREET
NOT TO SCALE



AVENUE A
(PRIVATE STREET)
NOT TO SCALE



TYPICAL ALLEY
(PRIVATE STREET)
NOT TO SCALE





























- Corner Canopy Structure Lighting/Shade Screens
- Flexible Seating / Plaza
- Framing Seatwalls
- Utility Screening

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

- 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

- Publicly Accessible
- Main Street Entry Plaza/Wayfinding
- Multi-Use Circulation (Ped/Bicycle)
- Seating Areas
- Wayfinding Plazas Storm Water Landscape













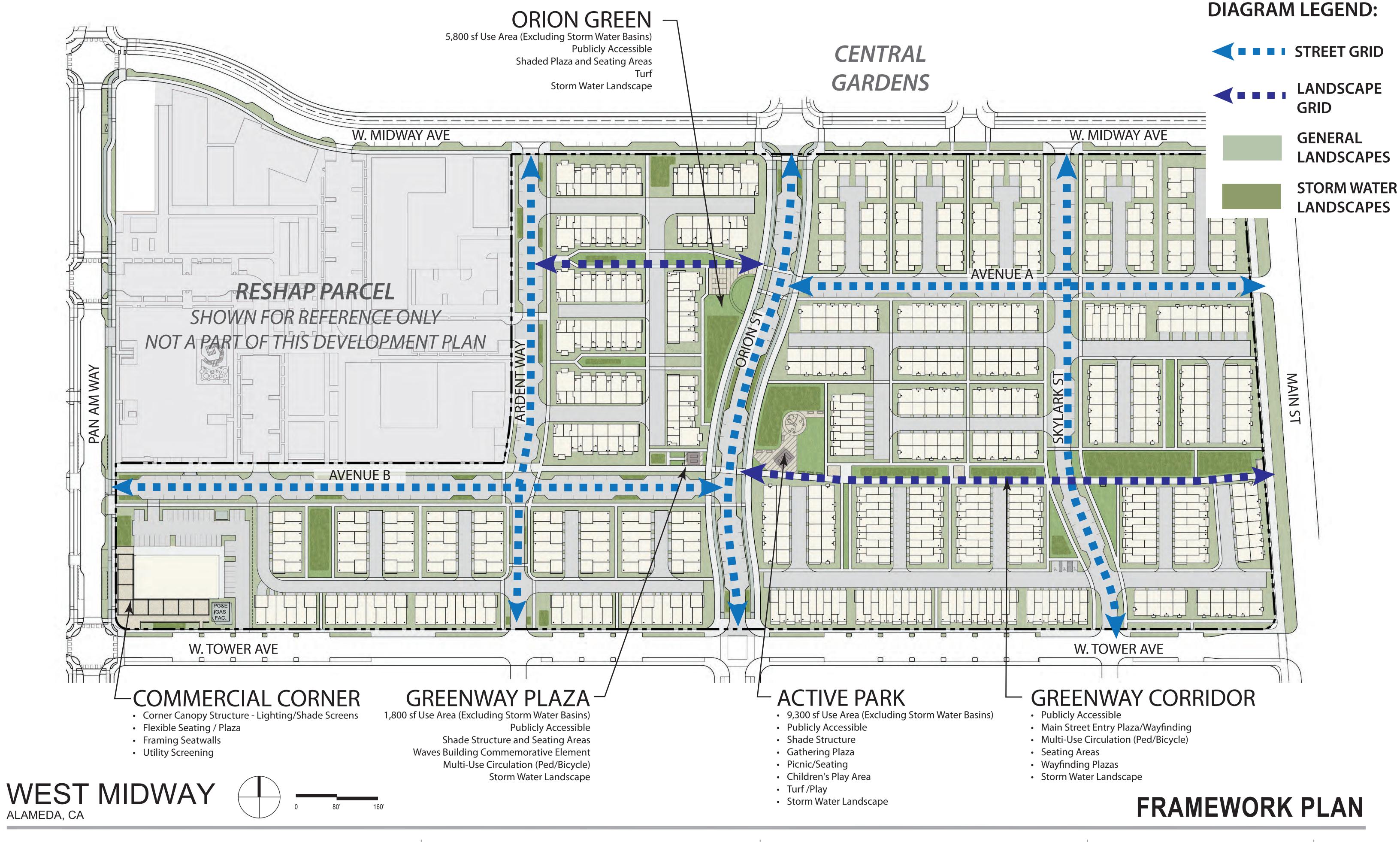














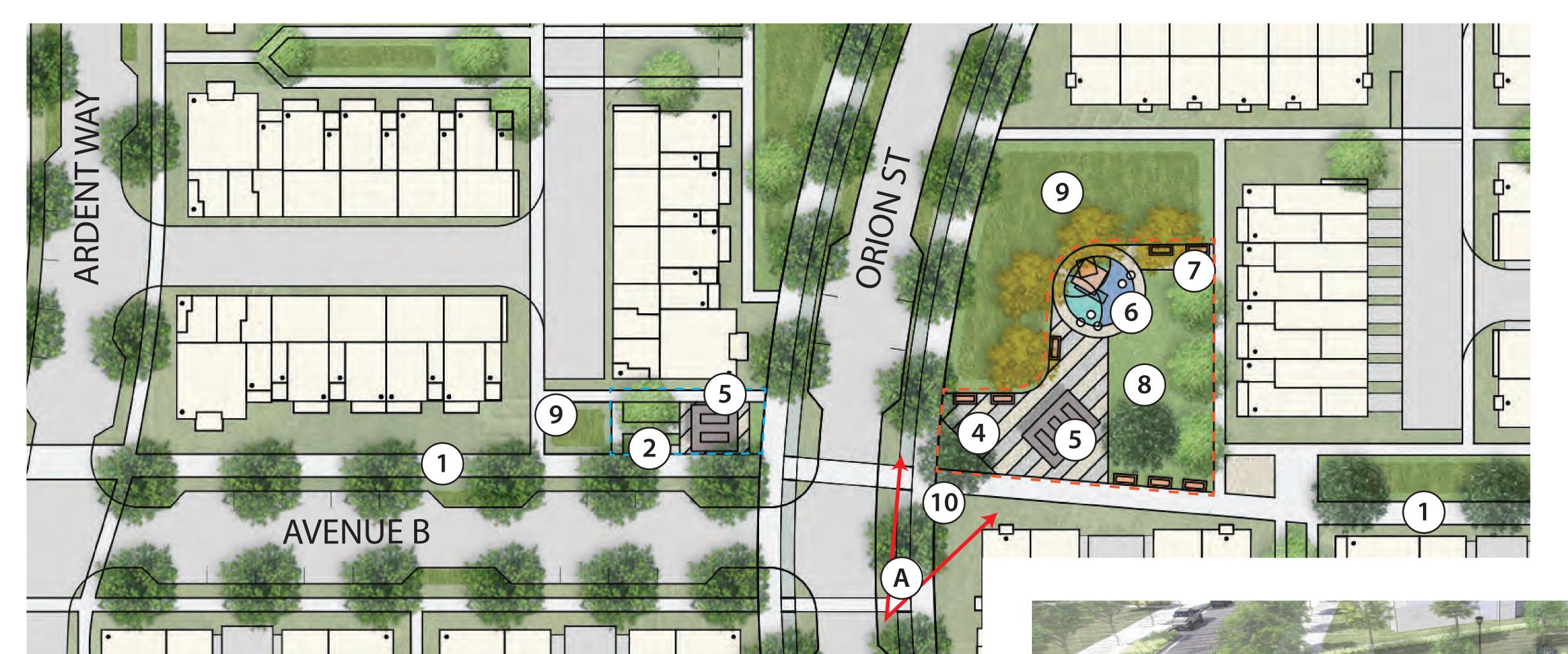












Active Park and Greenway Plaza shall be publicly accessible with public access easements and signage



WEST MIDWAY

ALAMEDA, CA













VIEW A OVER ACTIVE PARK

DIAGRAM LEGEND:

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

GREENWAY PLAZA AND ACTIVE PARK

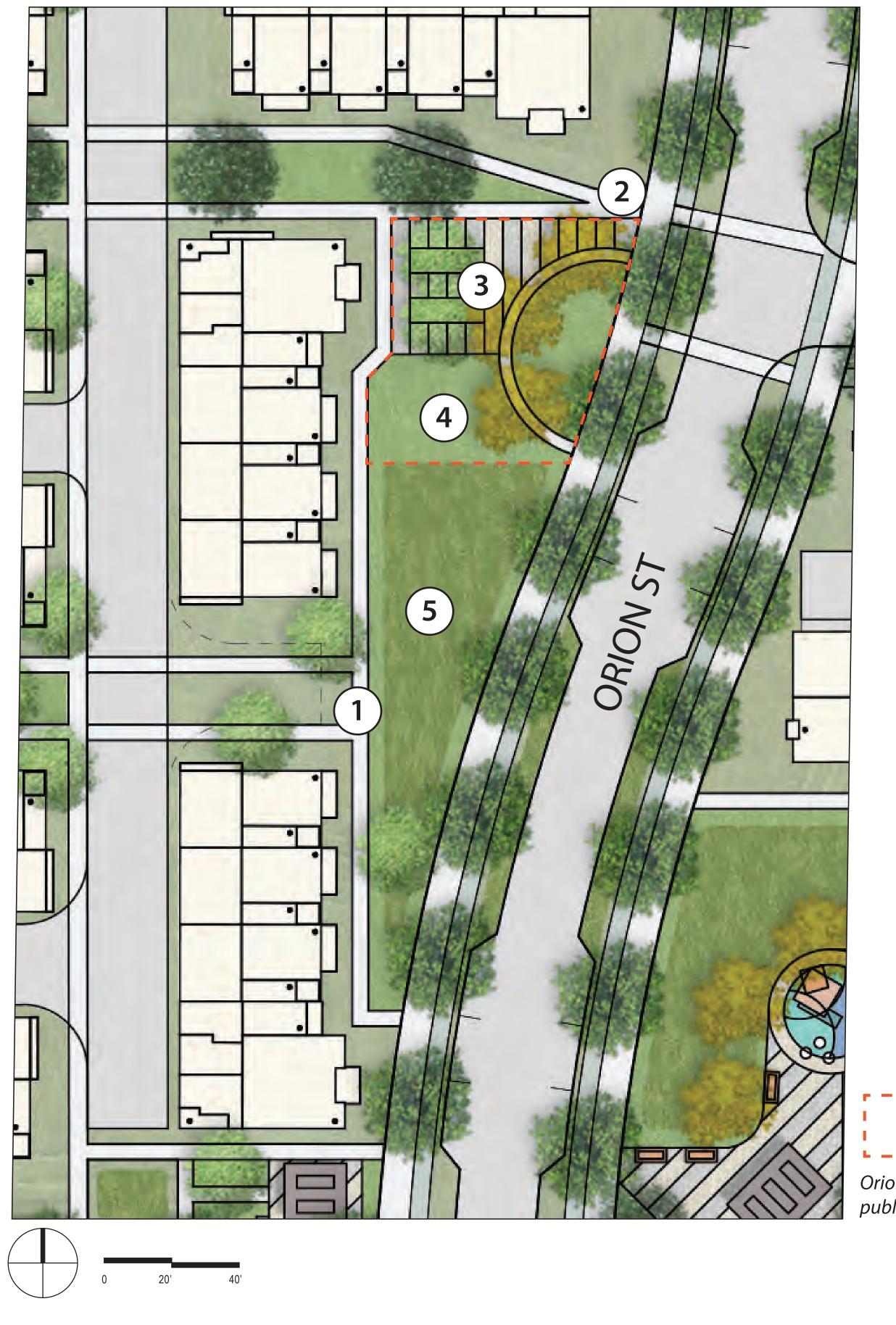
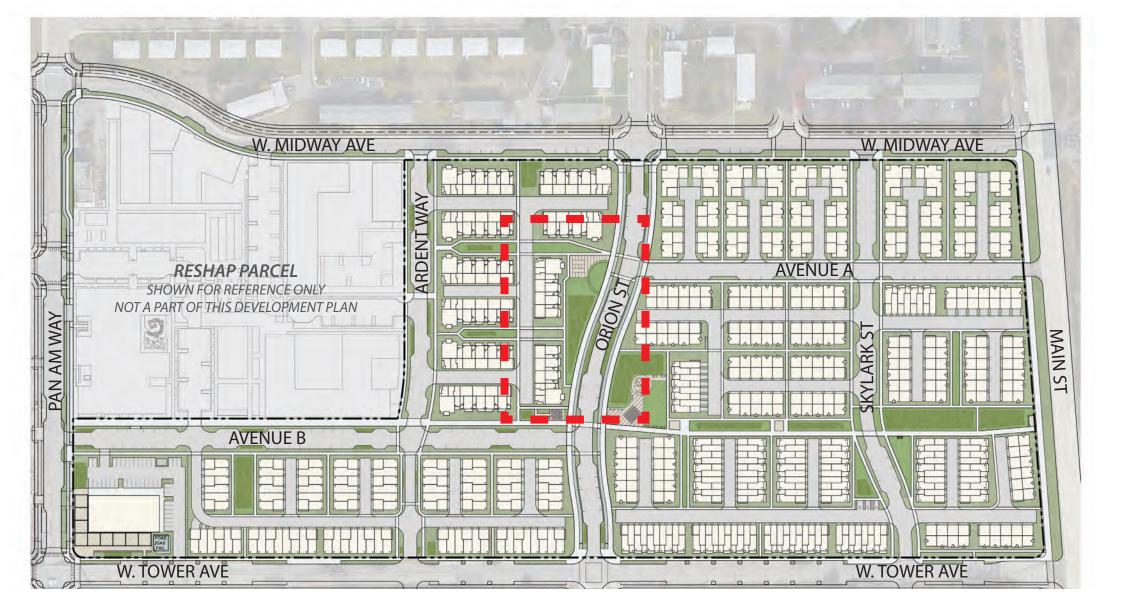


DIAGRAM LEGEND:

- 1) 5'SIDEWALK
- 2 ENTRY/WAYFINDING ELEMENTS WITH PUBLIC ACCESSIBILITY SIGNAGE
- GATHERING PLAZA WITH SHADED BENCHES/SEATING
- (4) TURF / PLAY
- 5 STORM WATER LANDSCAPES



WEST MIDWAY
ALAMEDA, CA







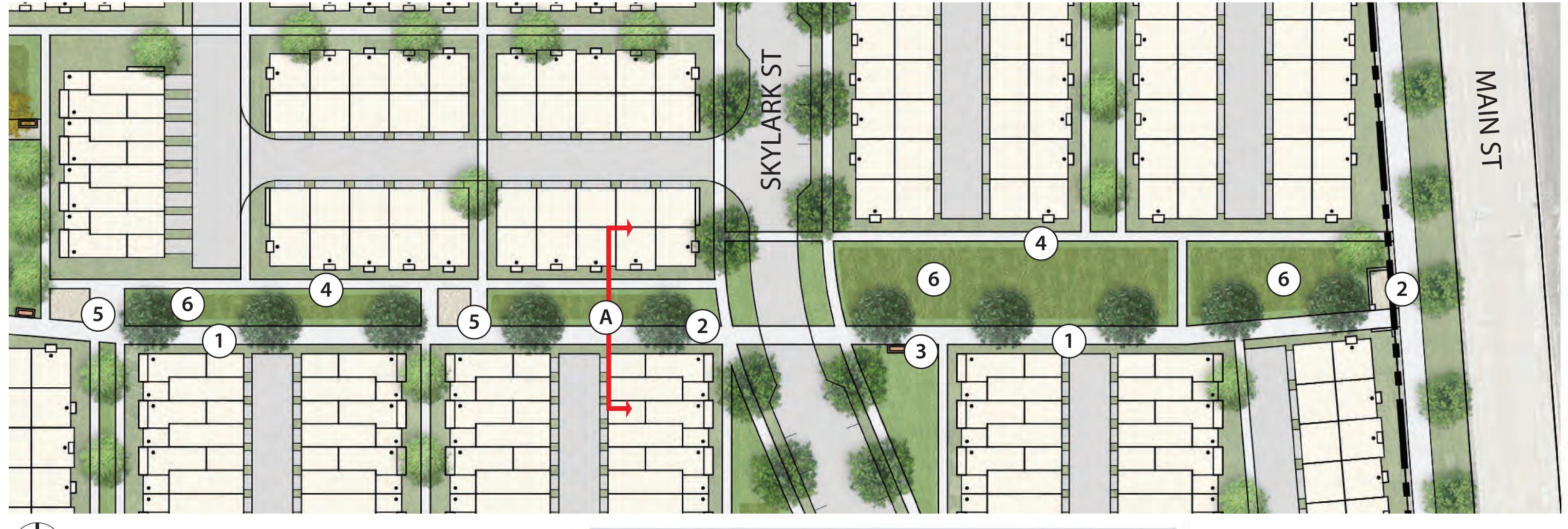
BrookfieldProperties





Orion Green shall be publicly accessible with a public access easement and signage

ORION GREEN





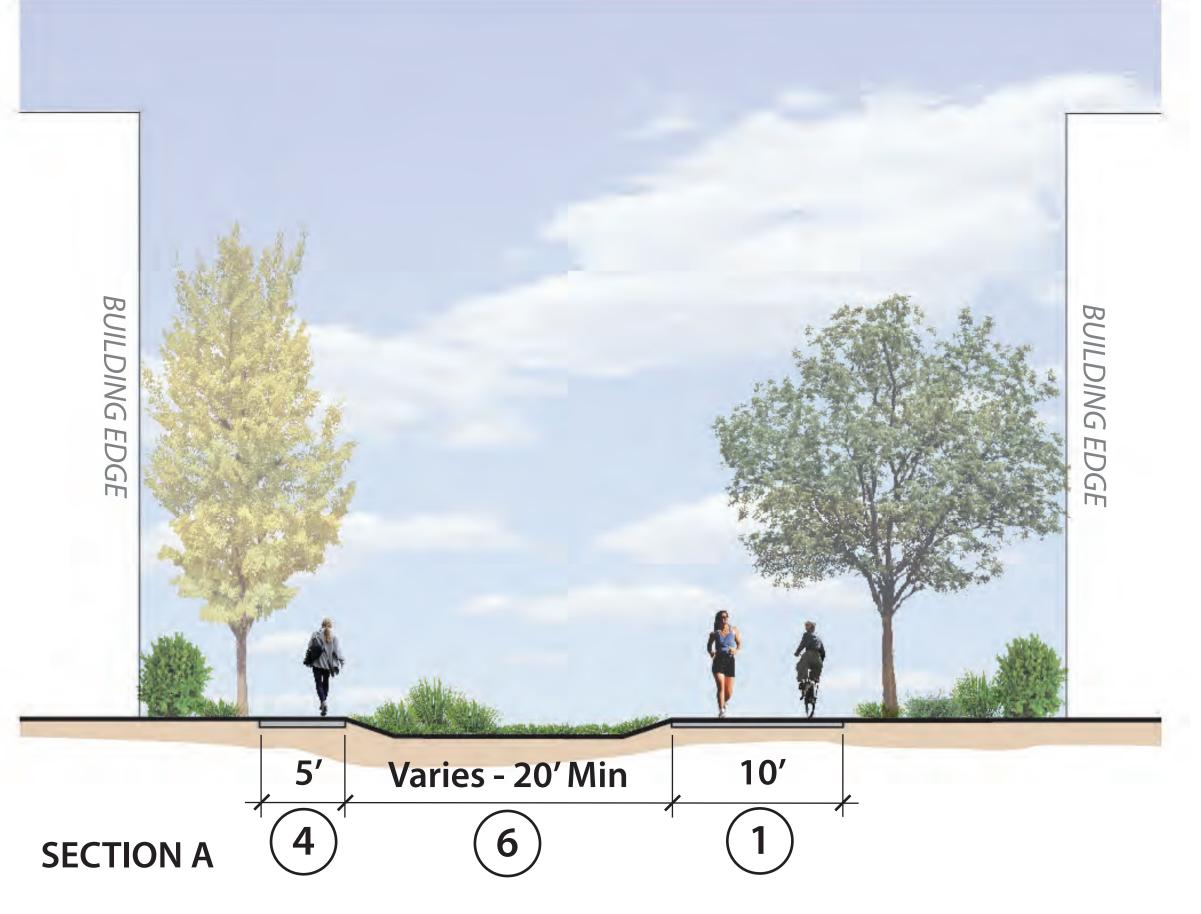


DIAGRAM LEGEND:

- 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







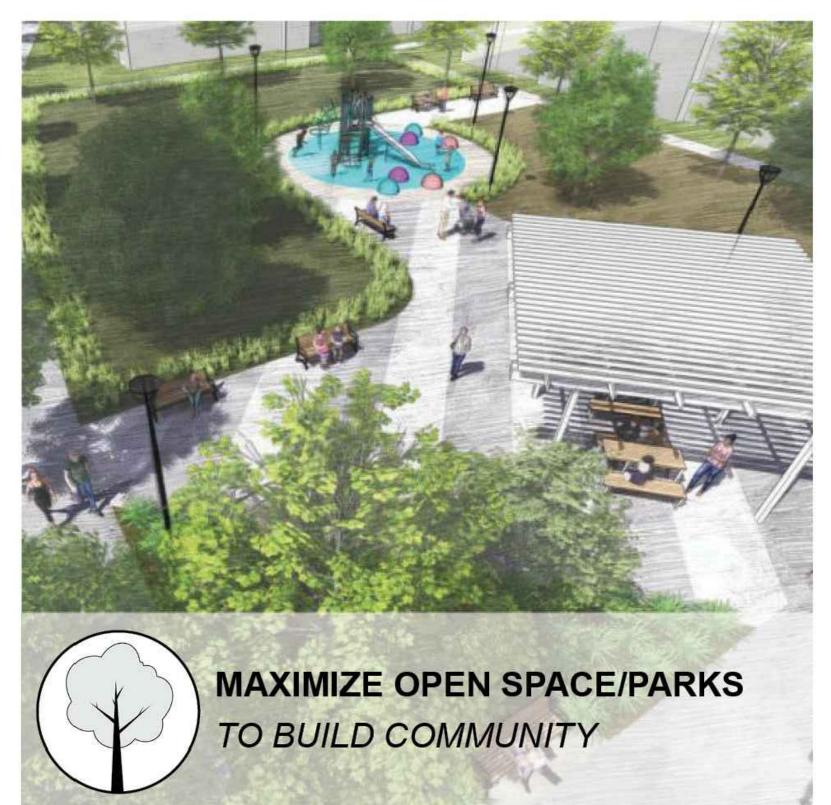


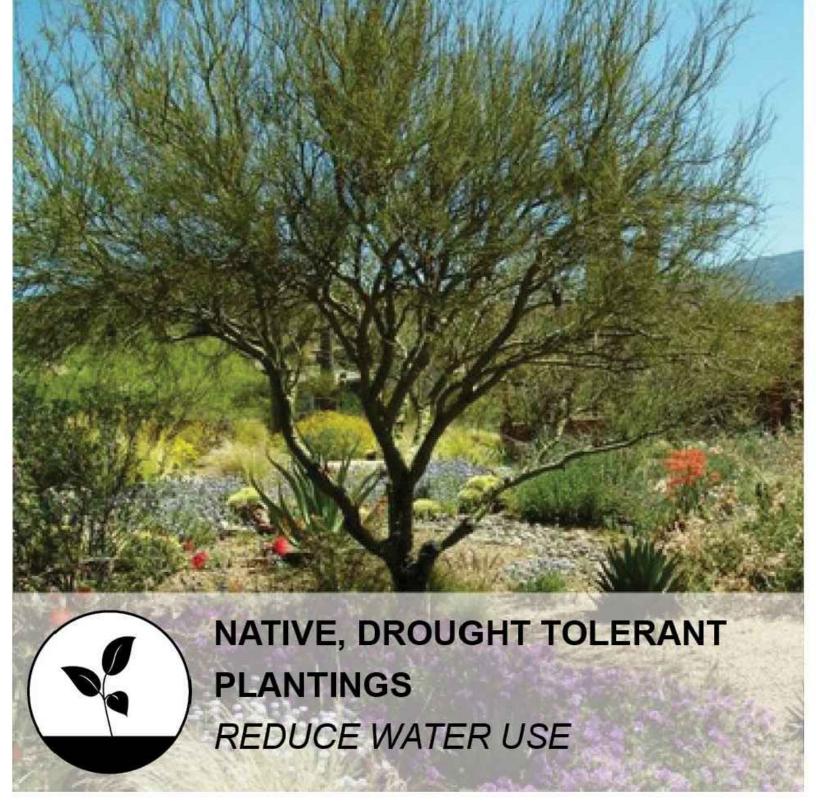
BrookfieldProperties

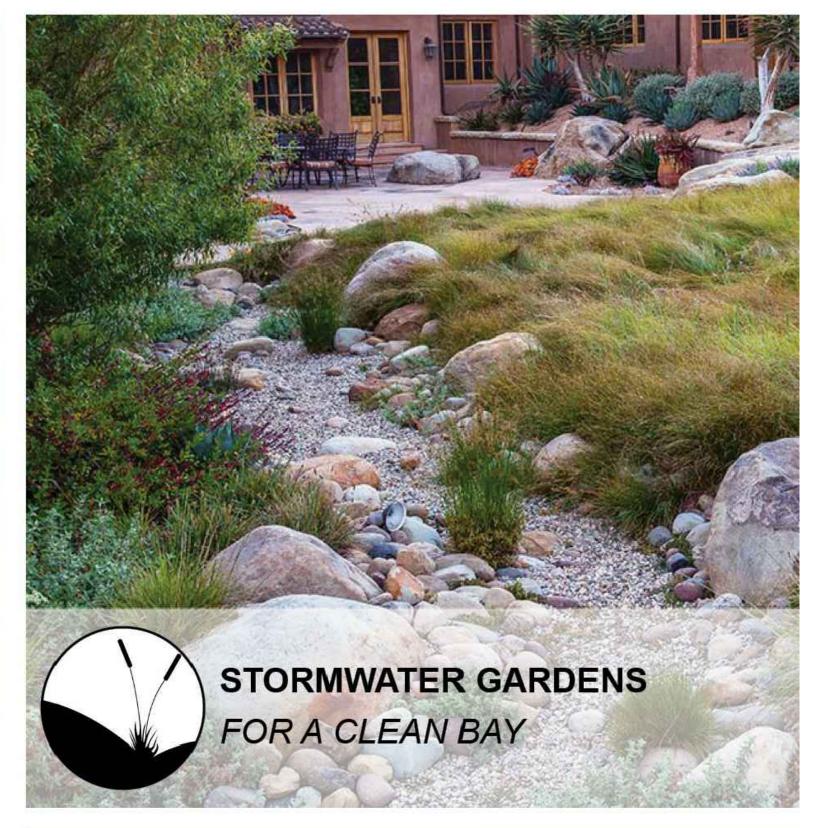


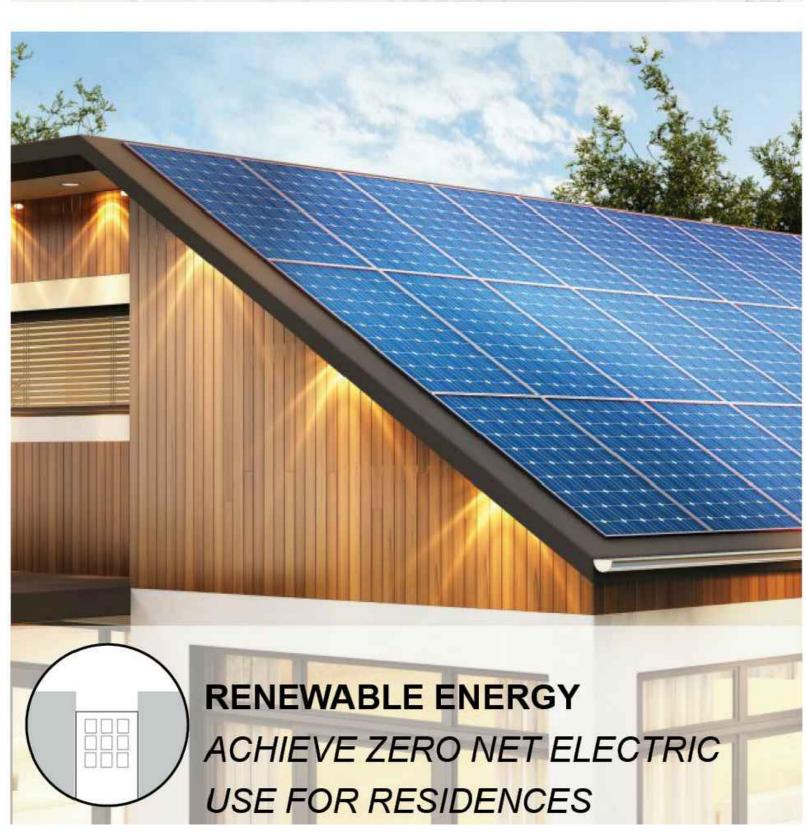
GREENWAY CORRIDOR

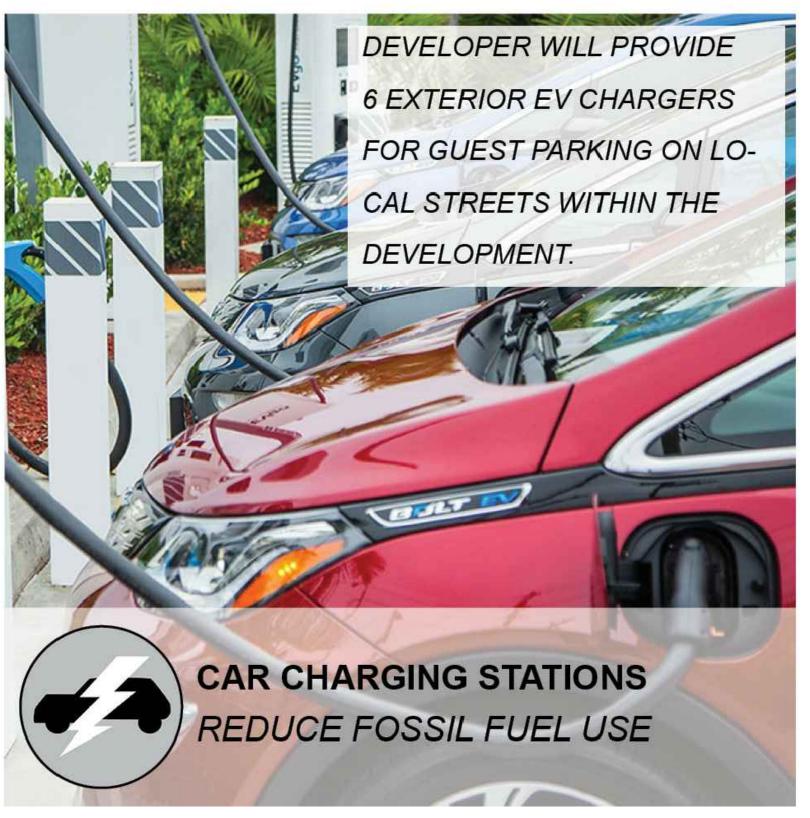




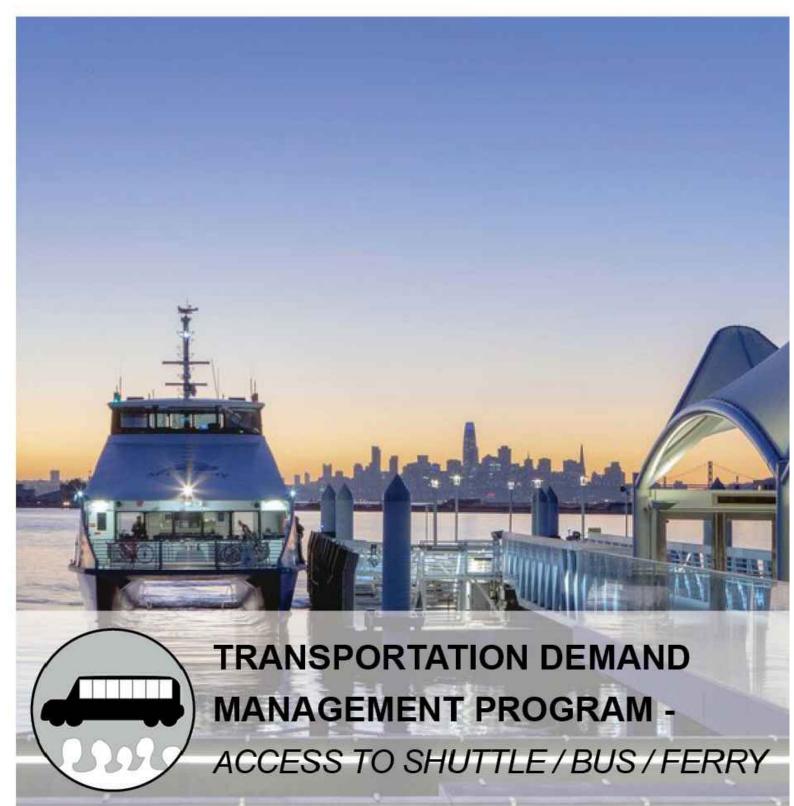












All residential construction shall be all electric (no gas service) in compliance with City of Alameda and State of California requirements.

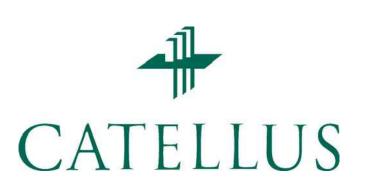




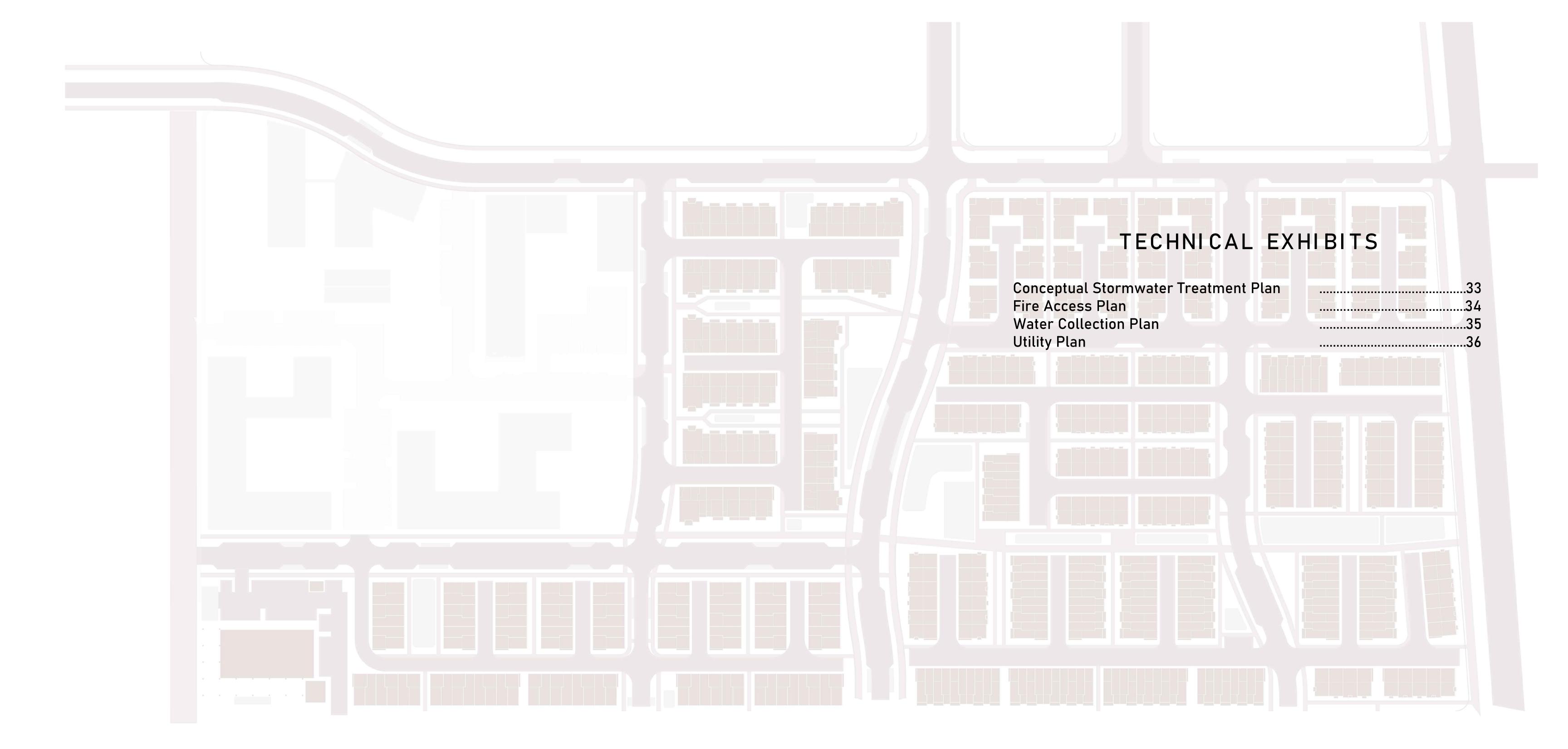








PROJECT SUSTAINABILITY





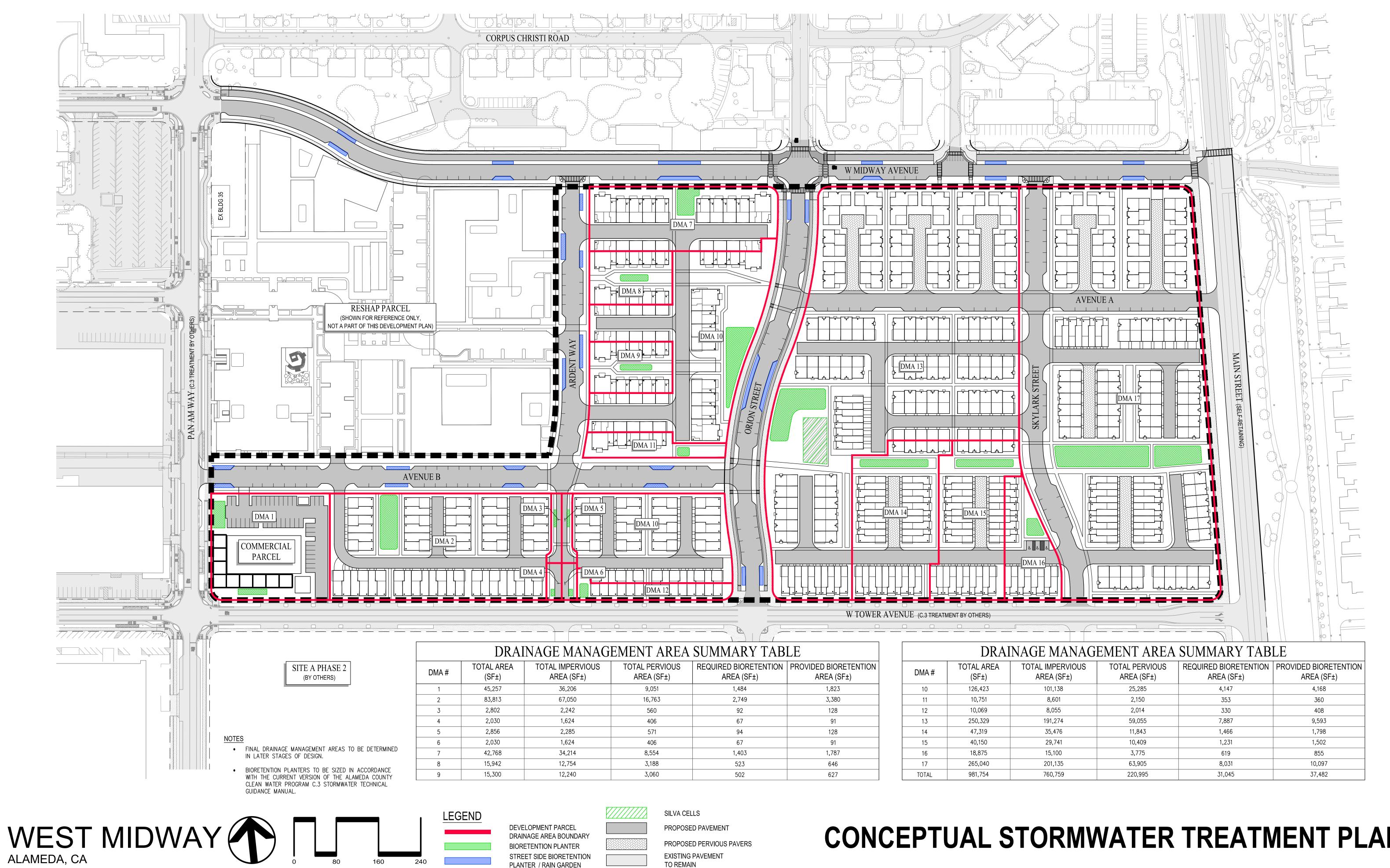






















DRAINAGE AREA BOUNDARY

STREET SIDE BIORETENTION PLANTER / RAIN GARDEN

BIORETENTION PLANTER

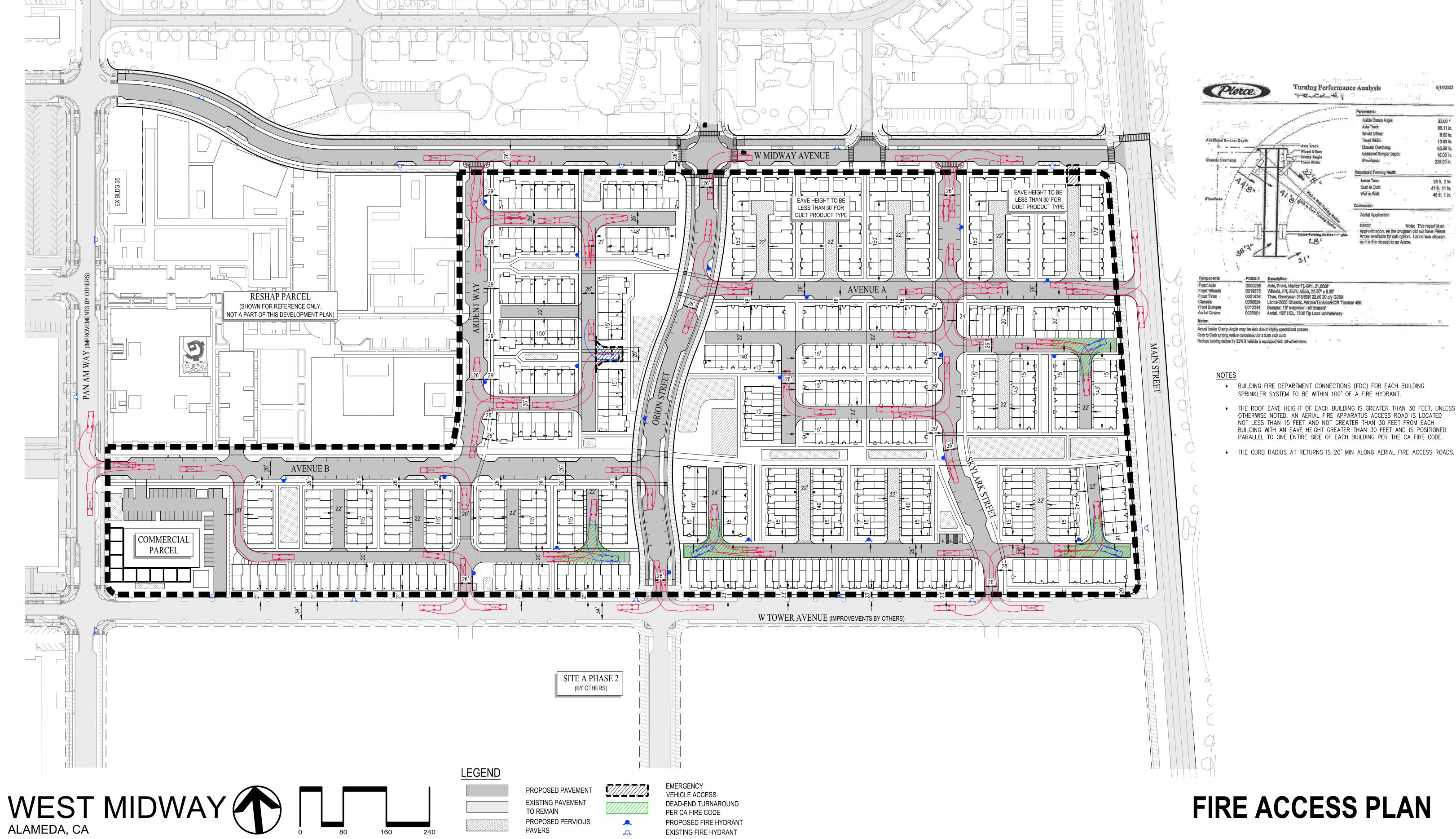


PROPOSED PERVIOUS PAVERS

EXISTING PAVEMENT

TO REMAIN

CONCEPTUAL STORMWATER TREATMENT PLAN





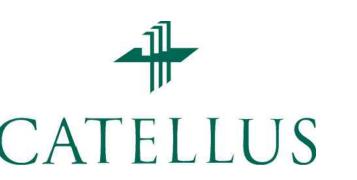








PROPOSED PERVIOUS



PROPOSED FIRE HYDRANT **EXISTING FIRE HYDRANT**



33,00 "

13.60 in. 65.99 in.

16.00 in.

28 ft. 2 in.

48 ft. 1 in.

41 ft. 31 in.

