

June 11, 2024

City of Alameda Planning Division
2263 Santa Clara Ave # 190
Alameda, CA 94501

RE: Alameda Food Bank Renovation and New Addition

To Planning Staff:

SRM Partners is submitting this planning application on behalf of Alameda Food Bank for Design Review approval for the renovation of an existing building at 677 W. Ranger along with a one-story 10,000sf addition. Please read below for an overview of the project and design highlights.

Project and Owner Overview:

The proposed project is the culmination of years of searching for a new home for the Alameda Food Bank. The Alameda Food Bank, founded in 1977, is a non-profit organization that offers assistance to the Alameda community by providing nourishing food in a compassionate and respectful manner with the support of dedicated volunteers and local partners. Their new facility at 677 W. Ranger, which is entirely self-funded, will support their mission by creating a more dignified experience for those seeking food assistance while stabilizing food bank operations, allowing them to continue to meet their role as an essential service while preparing for future need. The new building will increase the size of their food pantry and warehouse as well as provide improved and enlarged waiting areas.

Building Design:

The existing building will house the offices, administrative and waiting areas and the new addition will house the warehouse area with square footages as follows:

Food Pantry / Office:	9,218	sf
Warehouse:	<u>10,642</u>	sf
Total:	19,860	sf

The new addition will be built using a corrugated metal panel skin system that matches the existing, adjacent building at 677 W. Ranger. The massing of the new addition will be rectangular in shape and stretch from east to west with a height of ±34'. The buildings front on West Ranger, however the main entrance to the building for both employees and clients will be on the north side of the building, accessed from the parking lot.

The building will convert an old mechanical yard on the southwest corner of the building to an outdoor patio for employees and add a covered waiting area at the northwest corner for clients who arrive prior to opening hours.

The new building addition has been designed to minimize the structural impact on the existing building and will be separated from the existing building with a seismic joint and their rooflines will be separated, however the building will feel and operate like one contiguous building on the interior.

The building is located on a non-contributory site in the historic Shops District at Alameda Point. The building design follows the City of Alameda's Planning Department's draft guidelines for new construction buildings within the Alameda Point historic district, such as:

- Horizontal orientation
- Continuous horizontal bands
- Metal double-hung, two-over-two pattern windows
- Stacked windows

Site / Civil / Stormwater:

The site at 677 W. Ranger is L-shaped and approximately 72,950sf, or 1.67 acres. The proposed project includes two driveways plus the use of a 3rd, shared driveway: 1) a driveway entrance on W. Ranger near the corner of Pan Am Way, a driveway on Pan Am Way and then use of a 3rd shared driveway at Midway. Public Works requested that we use the new, shared driveway that they constructed on Midway rather than add an additional curb cut and driveway on AFB's parcel at Midway. These driveways were placed and studied to ensure that they would meet Alameda Fire's fire truck turning radius guidelines, Garbage truck access requirements and semi-truck deliveries.

There is an existing cell tower on site that will remain. Alameda Food Bank has been in touch with the cell tower leaseholder, and they have reviewed and approved all of the setbacks between the cell tower and the building.

The site will not have heavy truck circulation. A semi-truck comes early in the morning one (1) time per week from the Alameda County Community Food Bank. Otherwise, most deliveries will be via vans.

We will not be re-grading the site, instead AFB will perform basic required repairs and maintenance to spot treat areas of degraded asphalt and then slurry-seal, re-pave and re-stripe the parking lot.

Alameda Food Bank will be updating the sidewalk, curb and paving/stripping to the centerline of W. Ranger to match Public Works' standards and match the configuration built in front of Building 8, kitty-corner from 677 W. Ranger. However, AFB has requested that the timing of this work be deferred so that it is completed concurrently with the Building 92 W. Ranger street improvements.

A bioswale, which will be located on the W. Ranger façade of the building, has been sized per Code to accommodate the square footage of all impervious area that is being removed and replaced or excavated to or beyond the asphalt base layer. The bioswale will treat approximately 15,000sf of disturbed site area. Our Civil engineer has provided C3 stormwater calculations to confirm compliance.

Landscape Design:

The existing building at 677 W. Ranger has a mature, predominantly native landscape. The design intent is to preserve some of the existing landscape around 677 where feasible and supplement as needed. The plant palette will consist of Bay-Friendly native shrubs, grasses and succulents. Low shrubs and new trees will form a border along the perimeter of the site and trees on the parking lot islands will help provide shade and reduce the heat-island effect of asphalt. The total square footage of landscaped area on the site is 17,890sf.

A new wooden fence will be added to form an employee break area at the southwestern corner of the building, and a wooden fence, lined with shrubs will enclose the new mechanical equipment on the north side of the building. Benches will be provided next to the main entry at the north side of the building.

Parking:

The Alameda Food Bank will provide 48 parking spaces, 30 of which are standard stalls, 18 are compact. Of the 48 stalls, there are 6 EV charging stations and 5 EV capable stalls. In an agreement with the City, those parking spaces will be available to the community during off-hours.

Planning Application Submittal Package:

The Planning Application Submittal Package transmitted to the City today includes the following documents:

- 1) Planning Submittal pdf
- 2) Exhibit A - Bike rack cutsheet
- 3) Exhibit B - Lighting cutsheets
- 4) Exhibit C – Truck Turning Radius Template Document provided by Stephen Floyd (Alameda Fire Dept.) on 5.24.24.
- 5) Exhibit D - Preliminary Title Report
- 6) Exhibit E – WELO Landscape Document Package
- 7) Exhibit F - C3 Stormwater Checklist

If you have any questions, please do not hesitate to call me at (510) 390-3179.

Thank you,



Laura Billings
srmErnst Development Partners