

ALAMEDA POINT - WEST MIDWAY SITE DEVELOPMENT PLAN

Project Sponsor: Brookfield Properties, Catellus Development Corp., RESHAP Partners

Prepared by: KTGy, INC., Woodley Architectural Group, INC., David Baker Architects, CBG Engineers, Kay Victor, INC.

WEST MIDWAY
ALAMEDA, CA

Exhibit 1
Item 7-A, November 3, 2022
Historical Advisory Board Meeting

COVER SHEET



SITE DEVELOPMENT PLAN
August 31, 2022

WEST MIDWAY SITE DEVELOPMENT PLAN TABLE OF CONTENTS

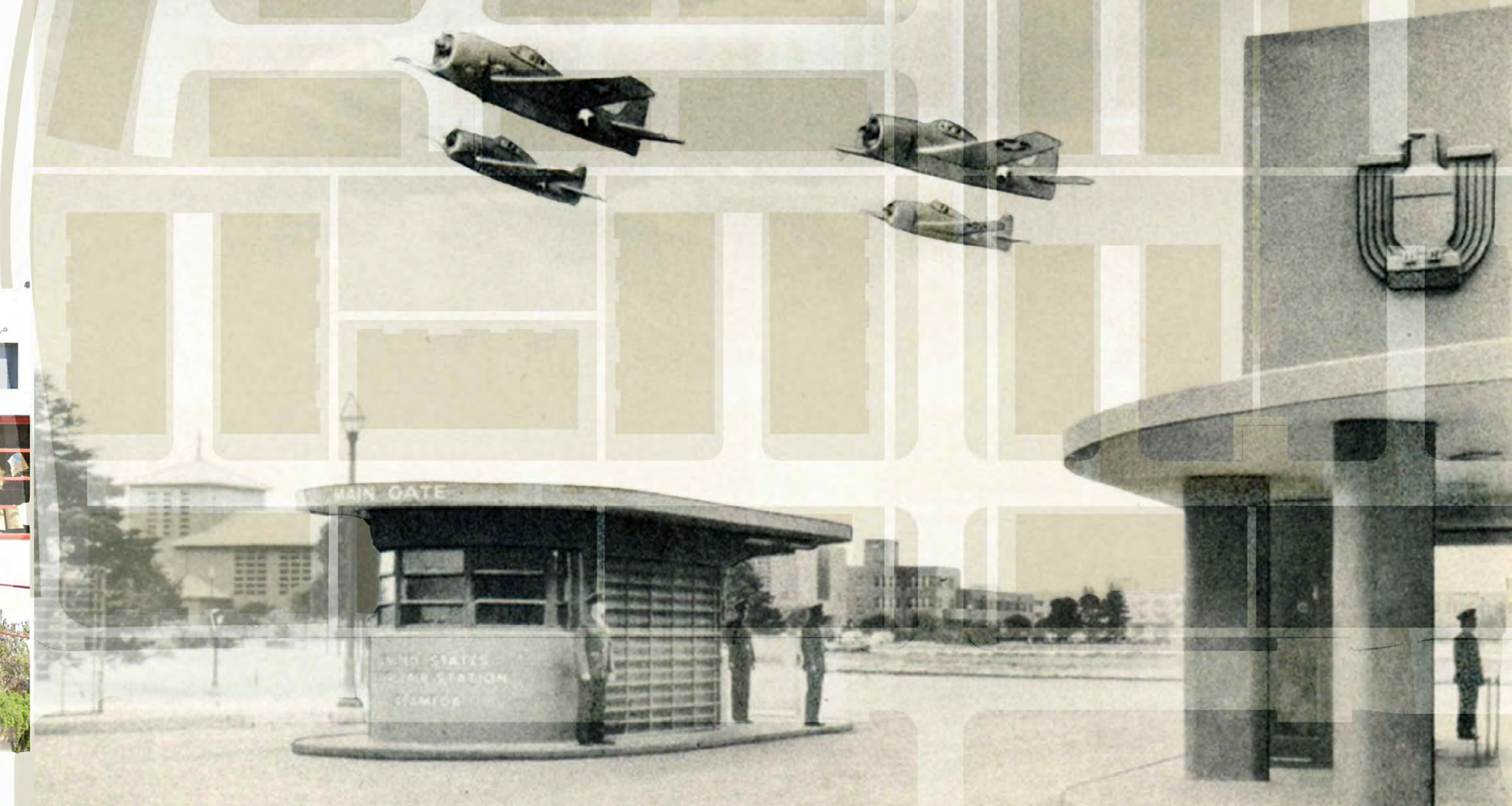
CONTEXT	LAND USE & DEVELOPMENT	TRANSPORTATION & CIRCULATION	OPEN SPACE
Site Photo- Existing Conditions.....04	Land Use Diagram.....09	Proposed Street Classification Plan.....18	Illustrative Site Plan24
Site Photo- Neighboring Context.....05	Illustrative Site Plan - All Phases.....10	Bike & Pedestrian Circulation Plan.....19	Open Spaces and Connectivity Framework.....25
Site Photos- Neighboring Context.....06	Phasing Plan.....11	Proposed Vehicular Access.....20	Linear Park and Active Park26
Planned Land Use & Open Space..... 07	Affordable Housing and UDO Plan.....12	Transit Plan.....21	Greenway Corridor.....27
	Architectural Character - RESHAP.....13a	Street Sections.....22	Commercial Corner28
	Architectural Character - RESHAP.....13b		Project Sustainability29
	Architectural Character - RESHAP.....13c		Conceptual Stormwater Treatment Strategy30
	Architectural Character - RESHAP.....13d		
	Architectural Character - RESHAP.....13e		
	Architectural Character - RETAIL.....14a		
	Architectural Character - RETAIL.....14b		
	Architectural Character		
	- 3 STORY DUETS.....15a		
	Architectural Character		
	- 3 STORY TH-A & 3 STORY CONDOS.....15b		
	Architectural Character		
	- 3 STORY TH-B.....15c		
	Architectural Character		
	- 4 STORY CONDOS.....15c		
	Aerial View of Site.....16		

WEST MIDWAY
ALAMEDA, CA

SHEET INDEX

CONTEXT

Site Photo- Existing Conditions.....	04
Site Photo- Existing Conditions.....	05
Site Photo- Neighboring Context.....	06
Site Photos- Neighboring Context.....	07
Planned Land Use & Open Space.....	08



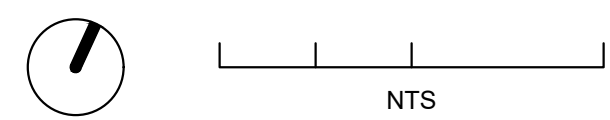
WEST MIDWAY

ALAMEDA, CA

CONTEXT



SITE DEVELOPMENT PLAN
August 31, 2022



1. BUILDING 35

WEST MIDWAY

ALAMEDA, CA



2. PG&E GAS FACILITY



3. OPERATION DIGNITY

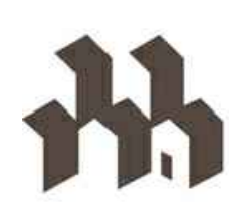


4. BUILDING 8



5. BUILDING 152- COMMISSARY

SITE PHOTOS- EXISTING CONDITIONS

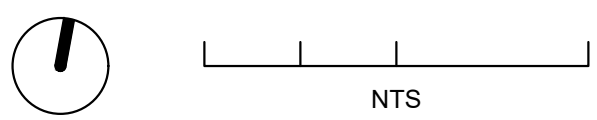


SITE DEVELOPMENT PLAN
August 30, 2022



- 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 MUSEUM
- 9. ALAMEDA WATERFRONT PARK

WEST MIDWAY ALAMEDA, CA



SITE PHOTOS- NEIGHBORING CONTEXT



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 MUSEUM



3. ALAMEDA FOOD BANK & RED CROSS



6. BUILDING 41

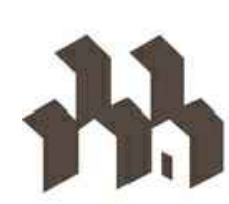


9. ALAMEDA WATERFRONT PARK

WEST MIDWAY

ALAMEDA, CA

SITE PHOTOS- NEIGHBORING CONTEXT



SITE DEVELOPMENT PLAN
August 31, 2022



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



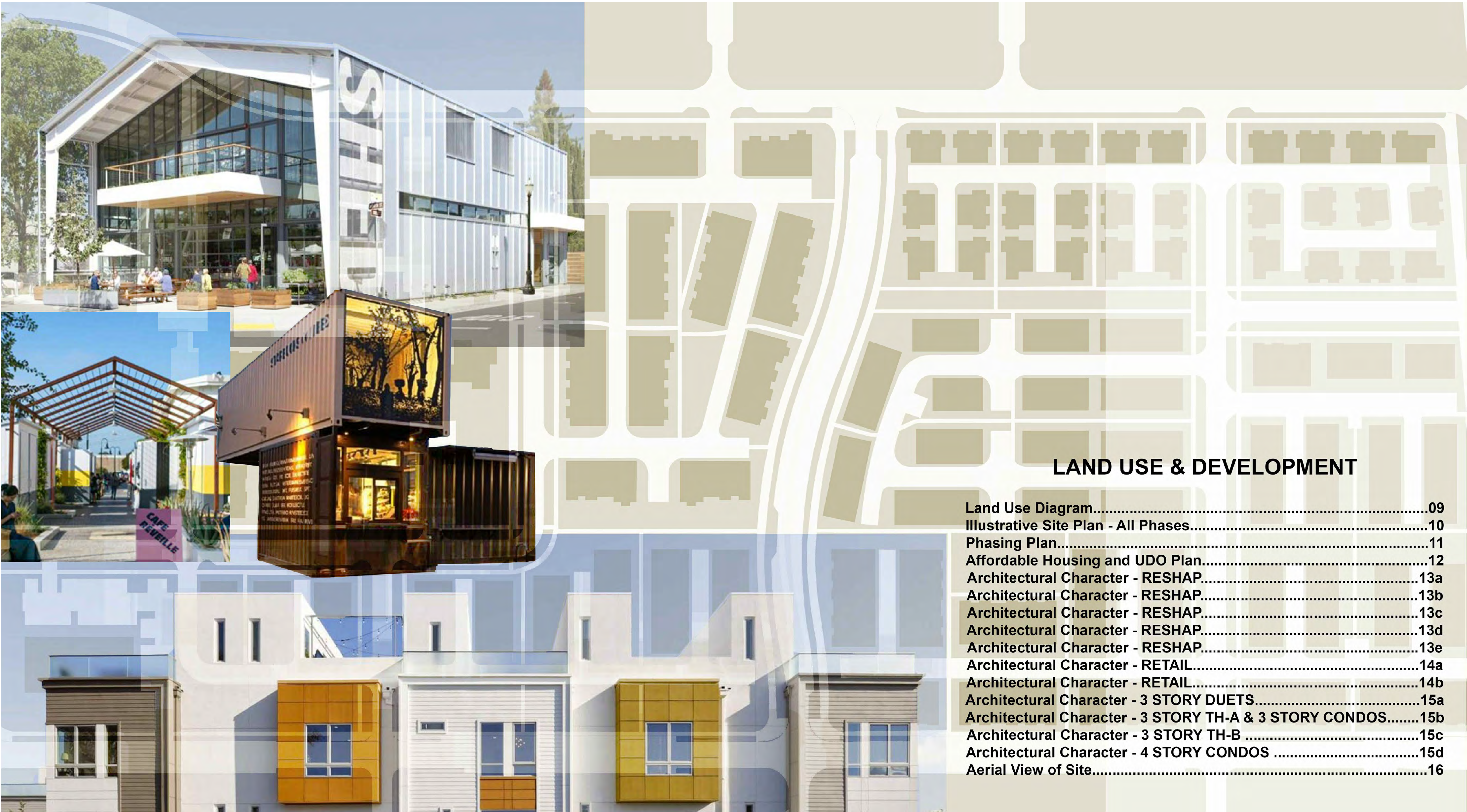
ILLUSTRATIVE SITE PLAN - ALL PHASES

DRAWING FROM ALAMEDA POINT MAIN ST. NEIGHBORHOOD SPECIFIC PLAN

WEST MIDWAY

ALAMEDA, CA

PLANNED LAND USE & OPEN SPACE



LAND USE & DEVELOPMENT

Land Use Diagram.....09

Illustrative Site Plan - All Phases.....10

Phasing Plan.....11

Affordable Housing and UDO Plan.....12

Architectural Character - RESHAP.....13a

Architectural Character - RESHAP.....13b

Architectural Character - RESHAP.....13c

Architectural Character - RESHAP.....13d

Architectural Character - RESHAP.....13e

Architectural Character - RETAIL.....14a

Architectural Character - RETAIL.....14b

Architectural Character - 3 STORY DUETS.....15a

Architectural Character - 3 STORY TH-A & 3 STORY CONDOS.....15b

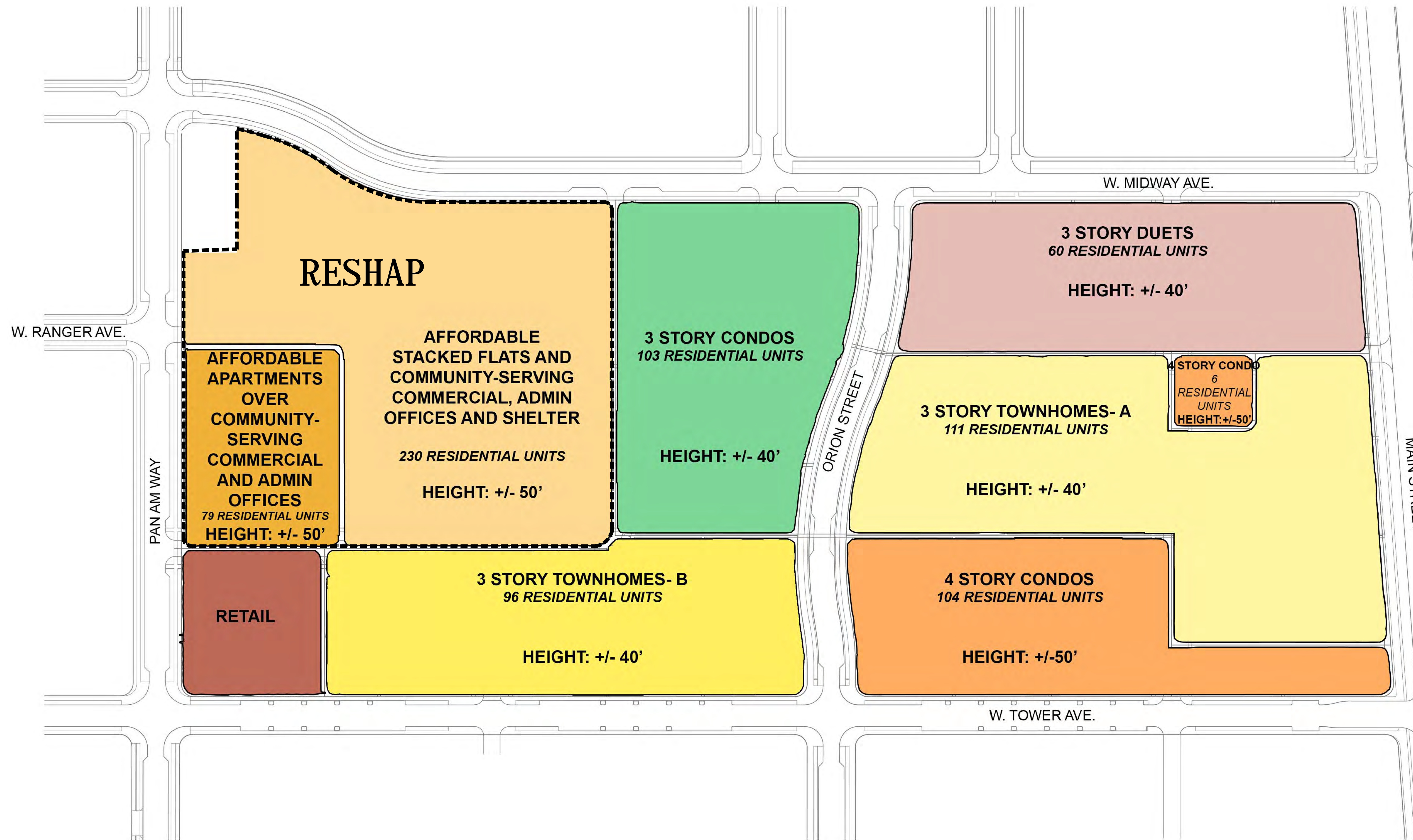
Architectural Character - 3 STORY TH-B15c

Architectural Character - 4 STORY CONDOS15d

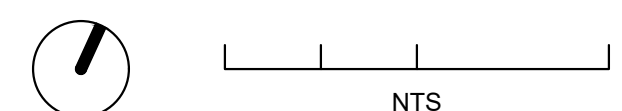
Aerial View of Site.....16

WEST MIDWAY
ALAMEDA, CA

LAND USE & DEVELOPMENT



- RESHAP:**
Please see Sheets 13a-13e for Architectural Character
- RETAIL:**
Please see Sheet 14a & 14b for Architectural Character
- 3 STORY DUETS:**
Please see Sheet 15a for Architectural Character
- 3 STORY TOWNHOMES -A & 3 STORY CONDOS:**
Please see Sheet 15b for Architectural Character
- 3 STORY TOWNHOMES -B**
Please see Sheet 15c for Architectural Character
- 4 STORY CONDOS:**
Please see Sheet 15d for Architectural Character



WEST MIDWAY

ALAMEDA, CA

LAND USE DIAGRAM & BUILDING HEIGHTS





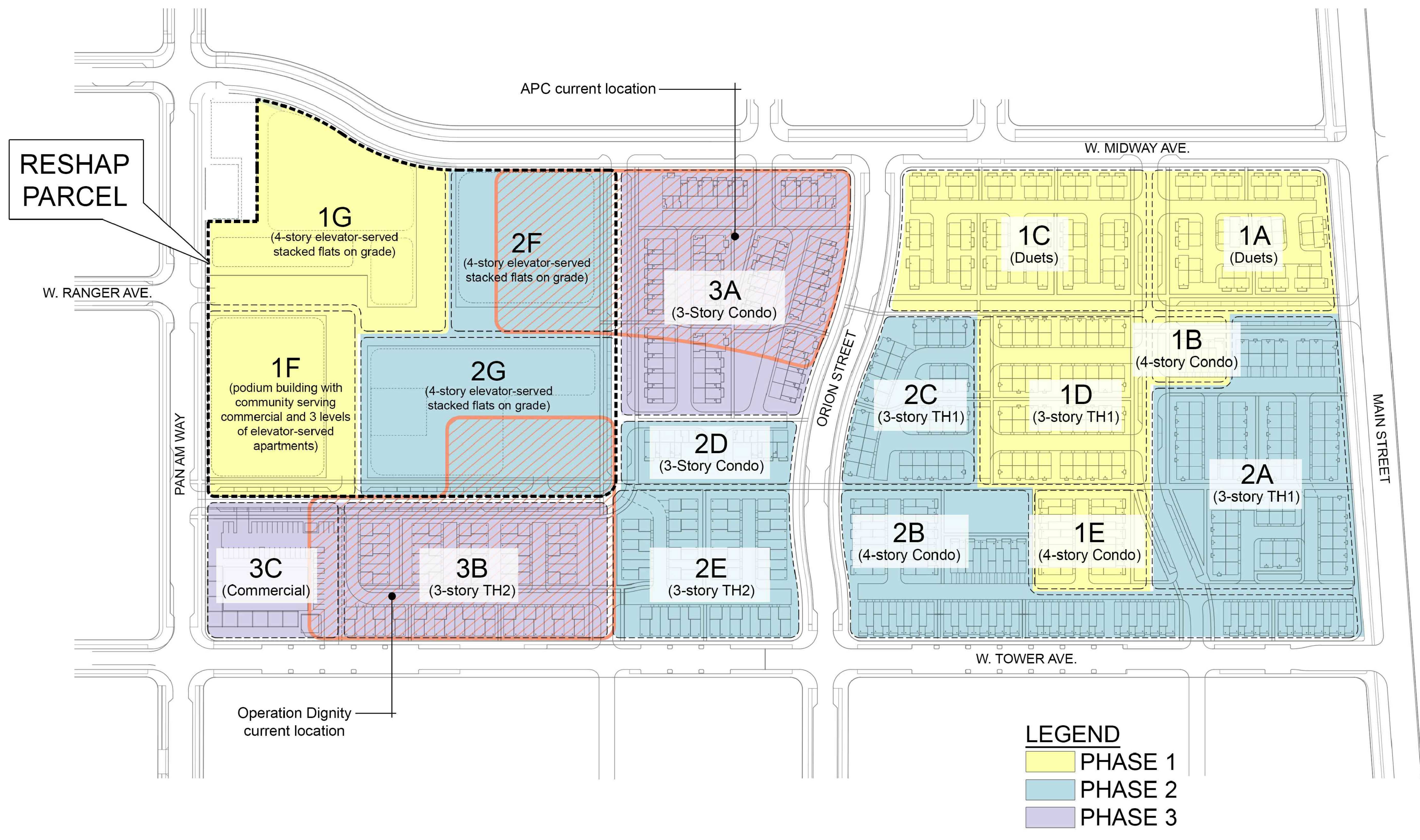
WEST MIDWAY

ALAMEDA, CA

ILLUSTRATIVE SITE PLAN- ALL PHASES



SITE DEVELOPMENT PLAN
August 31, 2022



WEST MIDWAY

ALAMEDA, CA

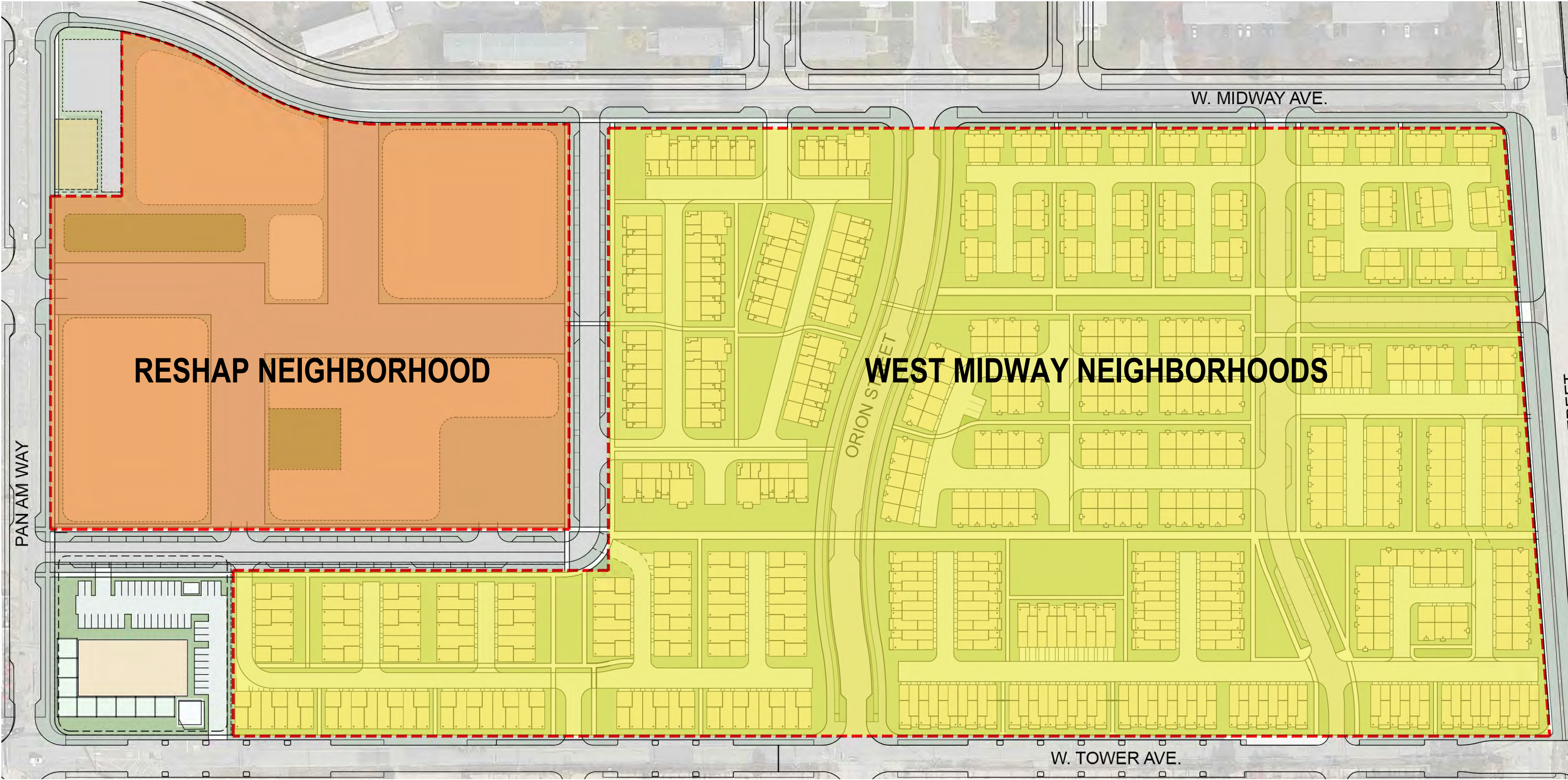
PHASING PLAN

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 Sitewide Compliance								
		Unit Count	Universal Design Ordinance Compliance					
			Visitable	Universal Access	Exempt*	Noncompliant	Waiver	
West Midway Neighborhoods	Duets	60	25	25	-	-	10	
	3 Story TH - A	111	57	44	-	-	12	
	4 Story Condos	110	44	-	-	43	21	
	3 Story TH - B	96	83	-	-	-	13	
	3 Story Condos	103	38	9	18	38	-	
	Surface Spaces	-	-	-	-	-	-	
RESHAP Neighborhood	Parcel E1 (APC)	79	-	79	-	-	-	
	Parcel F1 (Oper. Dignity)	86	-	86	-	-	-	
	Parcel G2 (Building Futures)	66	-	66	-	-	-	
	Parcel E3 (APC Phase 2)	78	-	78	-	-	-	
	Total Units	789	247	387	18	81	56	
			31.31%	49.05%	2.28%	10.27%	7.10%	
			Total Visitable Units (Visitable + Univ. Access)			634	80.35%	
			Total Universal Access Units			387	49.05%	
			* Section 30.18.3.c.6 exempts from compliance "New residential units located directly above a ground floor unit that meets the requirements of subsection 30-18.4.b"					
			Note: Total calculations are based on a total unit count of 771 (subtracting out exempt units from the total number of units)					



WEST MIDWAY

ALAMEDA, CA

ARCHITECTURAL CHARACTER- RESHAP



SITE DEVELOPMENT PLAN
August 31, 2022

13a



LIVING IN DIGNITY AND HIGH QUALITY HOUSING



WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- RESHAP



DYNAMIC OPEN SPACES TO BUILD COMMUNITY

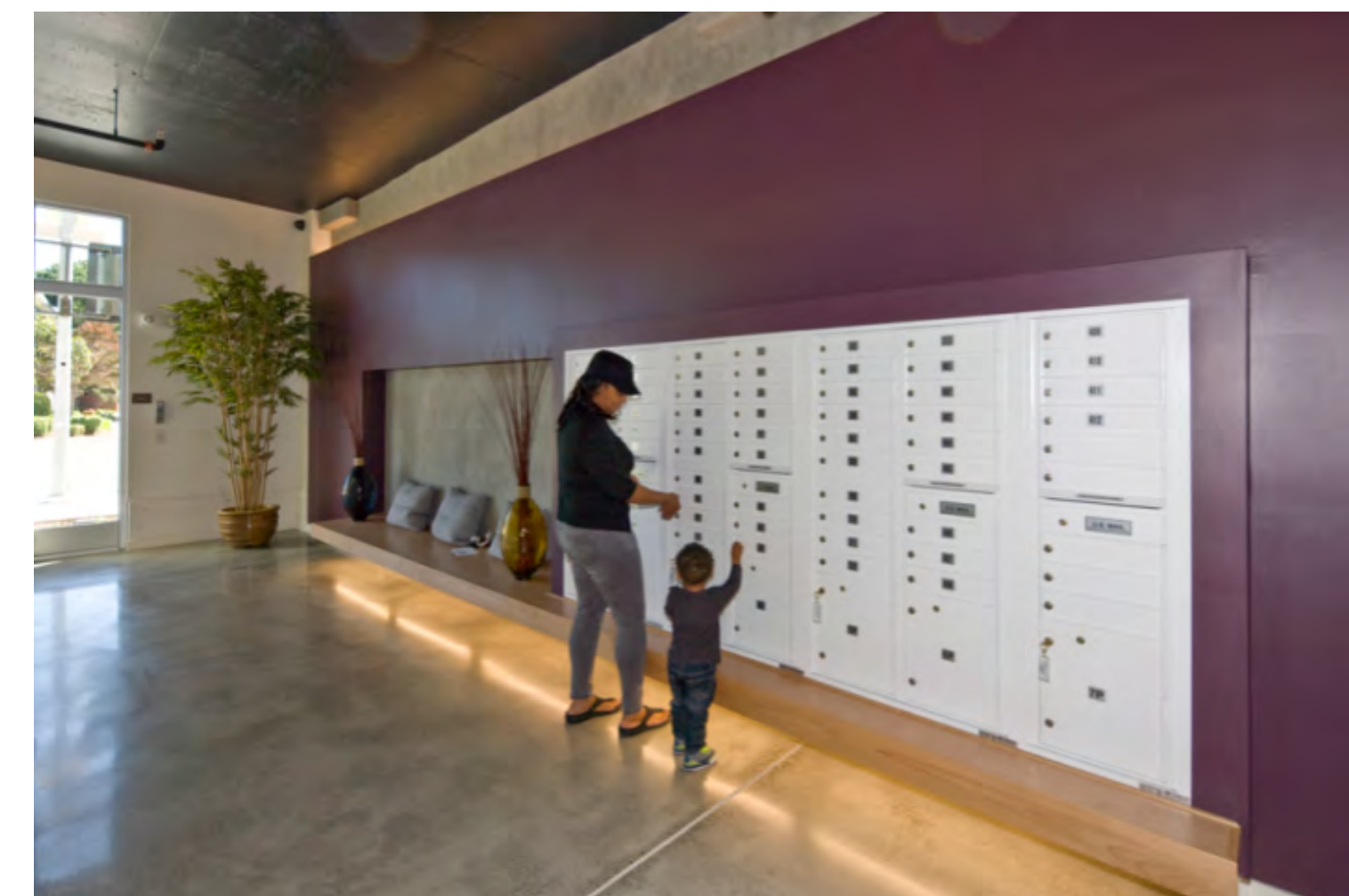
WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- RESHAP



SITE DEVELOPMENT PLAN
August 31, 2022

13c



CULTIVATING COMMUNITY WITH ACTIVITIES & OPPORTUNITIES TO SOCIALIZE

WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- RESHAP



SITE DEVELOPMENT PLAN
August 31, 2022

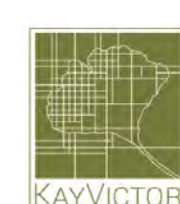
13d



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

WEST MIDWAY
ALAMEDA, CA

ARCHITECTURAL CHARACTER- RESHAP



SITE DEVELOPMENT PLAN
August 31, 2022

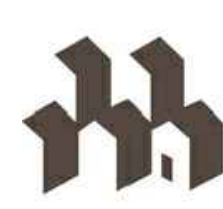
13e



NIMBLE, FLEXIBLE COMMERCIAL SPACE TO EXPERIMENT AND SEE WHAT CREATES GREATEST SYNERGY WITH ADJACENT BREWERIES

WEST MIDWAY ALAMEDA, CA

ARCHITECTURAL CHARACTER- RETAIL "PHASE ONE"



SITE DEVELOPMENT PLAN
August 31, 2022

14a

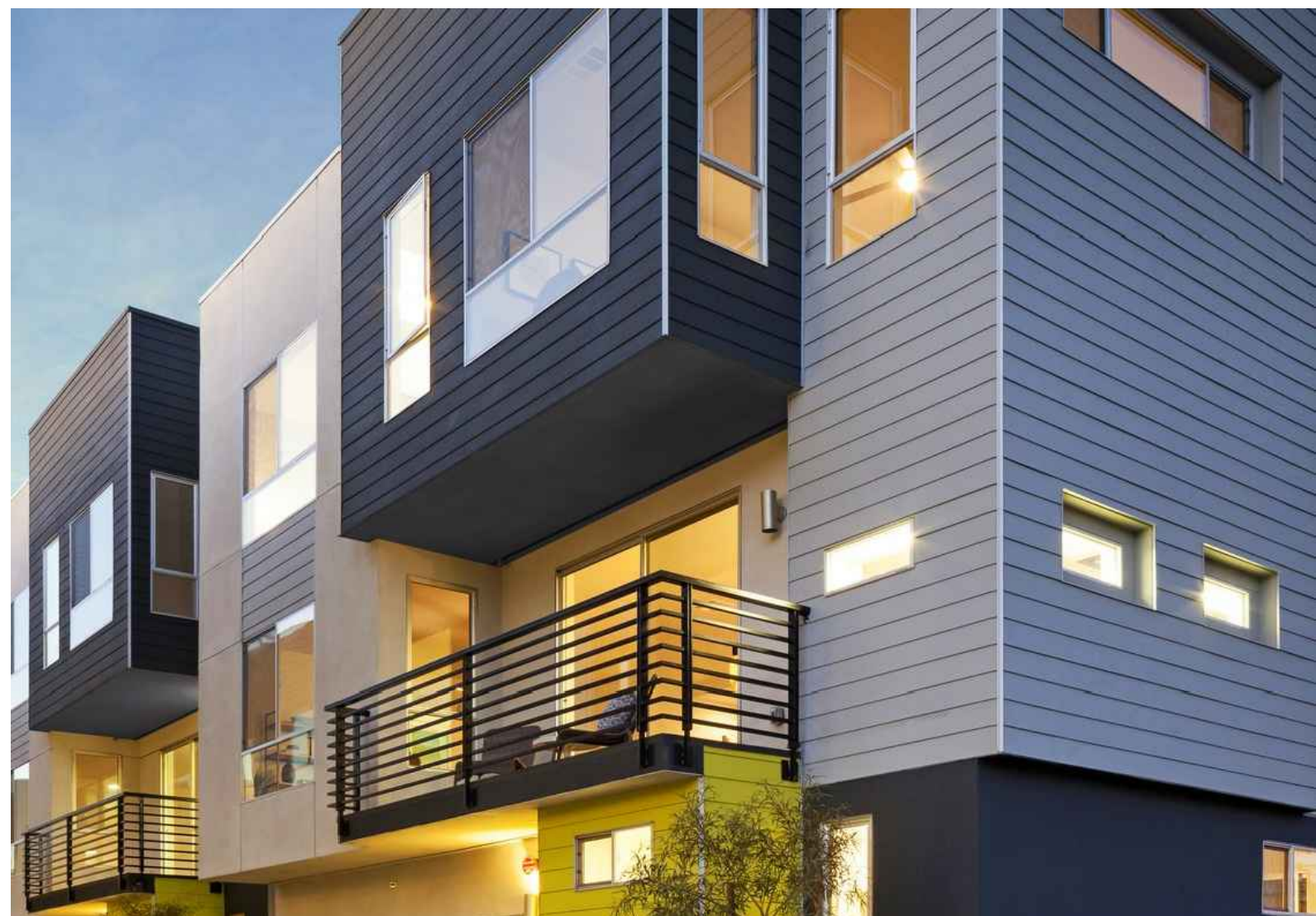


MORE PERMANENT
STRUCTURES REPLACE PHASE
ONE AS COMMERCIAL HUB AND
NEIGHBORHOOD MATURES

WEST MIDWAY

ALAMEDA, CA

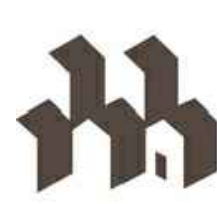
ARCHITECTURAL CHARACTER- RETAIL "PHASE TWO"



WEST MIDWAY

ALAMEDA, CA

ARCHITECTURAL CHARACTER- 3 STORY DUETS



SITE DEVELOPMENT PLAN
August 31, 2022

15a



WEST MIDWAY ALAMEDA, CA

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



SITE DEVELOPMENT PLAN
August 31, 2022

15b

REMOVE WINDOW-#3
 EXTEND WALL-#3
 RECONFIGURE WINDOW-#1



LOWER GLAZING REMOVED-#5

LOWER GLAZING REMOVED-#5



KEY MAP



WEST MIDWAY

ALAMEDA, CA

ARCHITECTURAL CHARACTER- 3 STORY TOWNHOMES - B



SITE DEVELOPMENT PLAN
 August 31, 2022

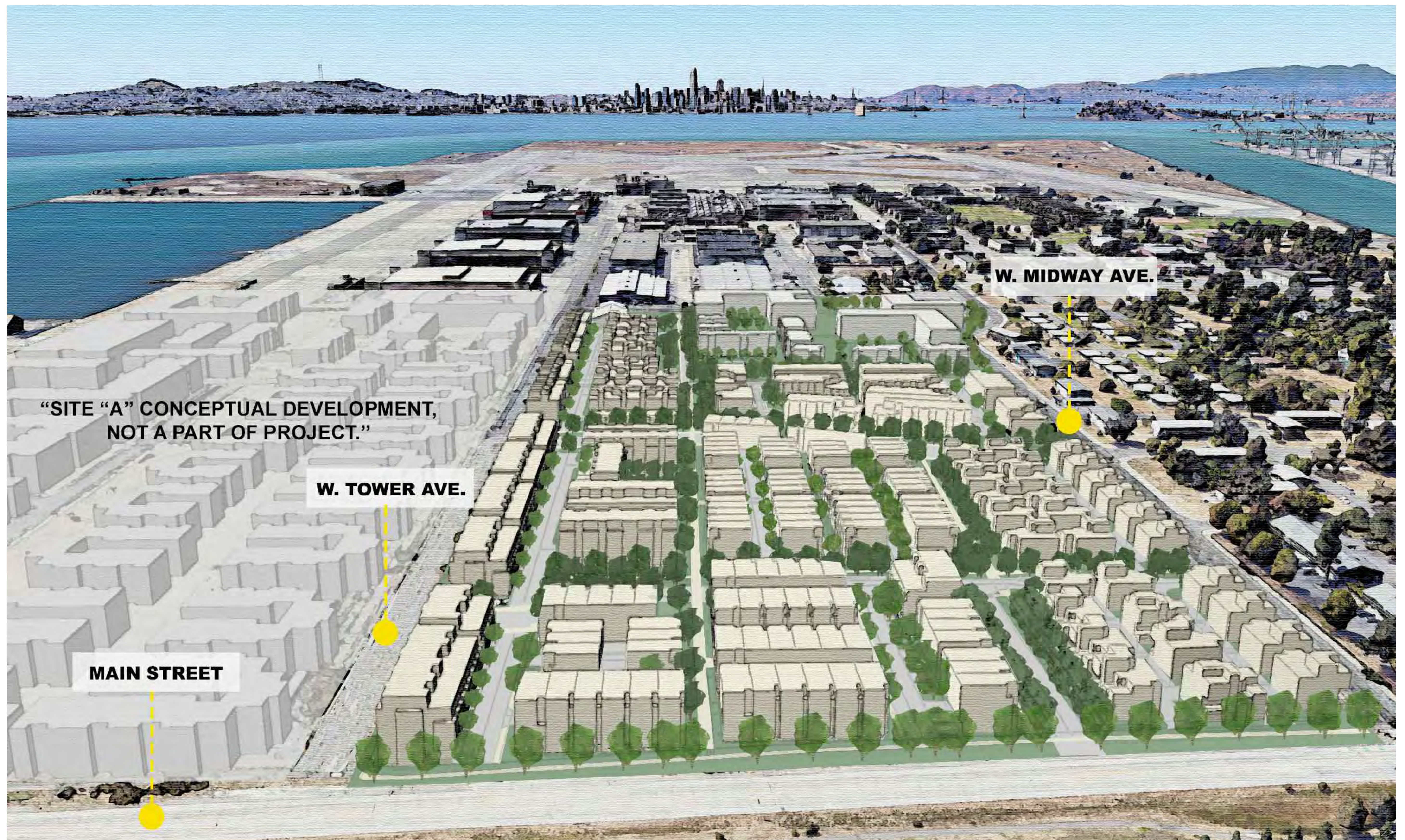
15c



WEST MIDWAY

ALAMEDA, CA

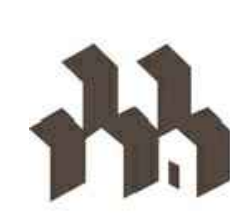
ARCHITECTURAL CHARACTER- 4 STORY CONDOS



WEST MIDWAY

ALAMEDA, CA

CONCEPTUAL AERIAL VIEW OF SITE LOOKING WEST



SITE DEVELOPMENT PLAN
August 31, 2022



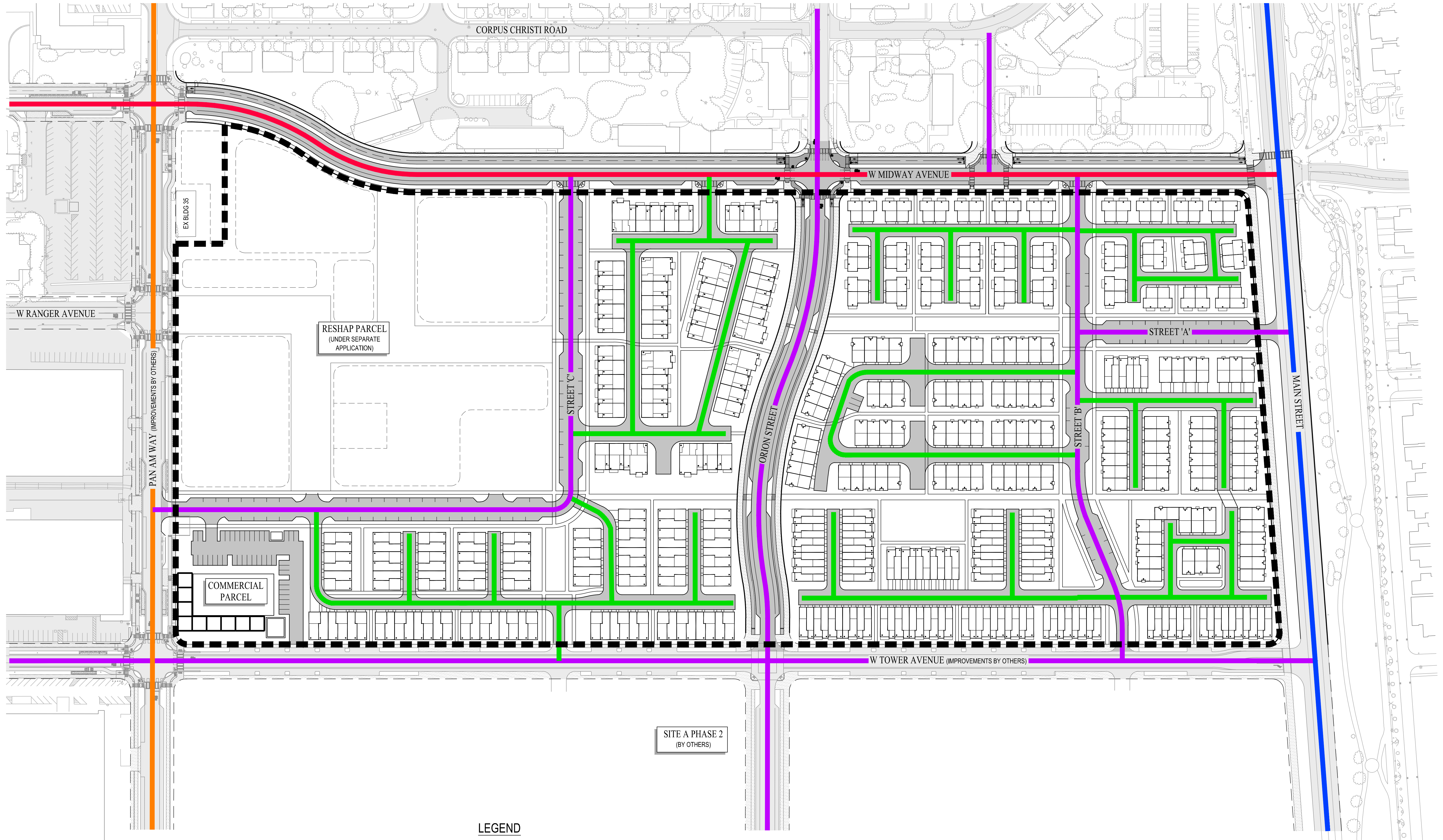
TRANSPORTATION & CIRCULATION

Proposed Street Classification Plan.....	18
Bike & Pedestrian Circulation Plan.....	19
Proposed Vehicular Access.....	20
Transit Plan.....	21
Street Sections.....	22

WEST MIDWAY

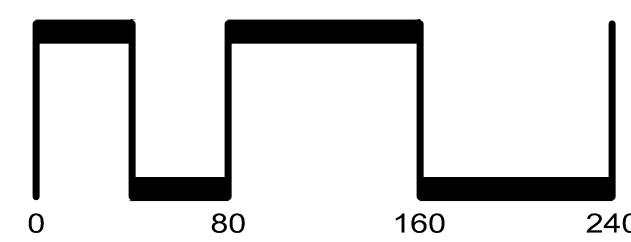
ALAMEDA, CA

TRANSPORTATION & CIRCULATION



WEST MIDWAY

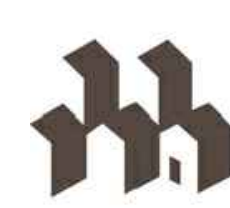
ALAMEDA, CA



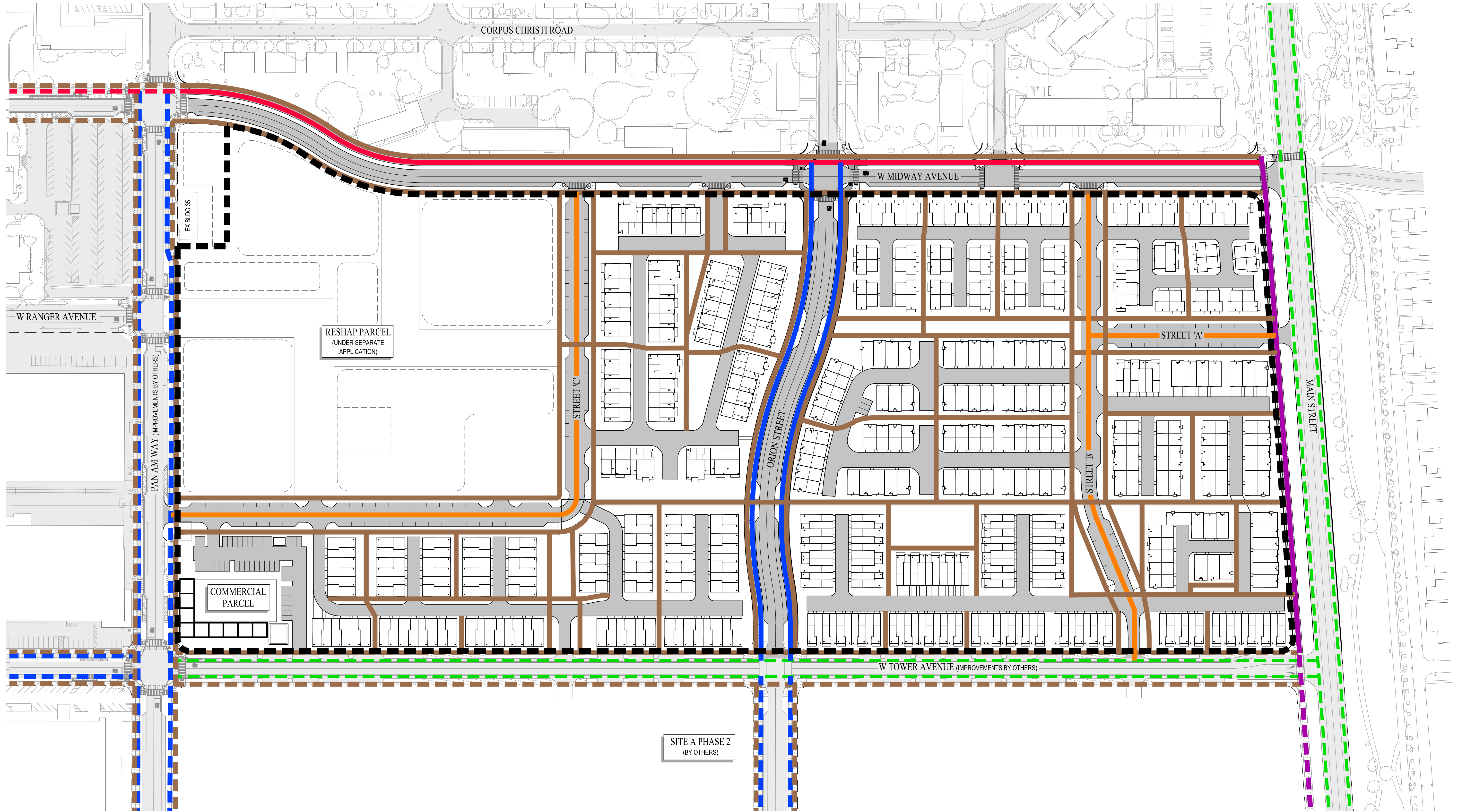
LEGEND

—	REGIONAL ARTERIAL		PROPOSED PAVEMENT
—	ISLAND ARTERIAL		EXISTING PAVEMENT TO REMAIN
—	ISLAND COLLECTOR		
—	LOCAL STREET		
—	ALLEY		

PROPOSED STREET CLASSIFICATION PLAN



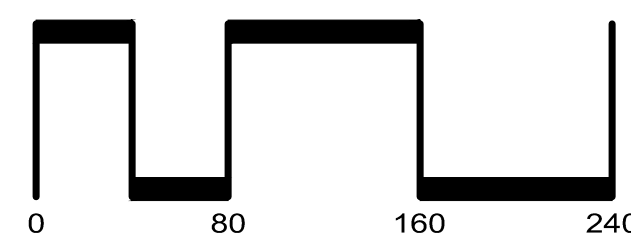
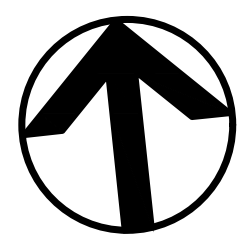
SITE DEVELOPMENT PLAN
August 31, 2022



LEGEND

- | | | | |
|--|----------------------------|--|----------------------------------------|
| | CLASS I TRAIL | | CLASS I TRAIL (BY OTHERS) |
| | RAISED TWO WAY CYCLE TRACK | | RAISED TWO WAY CYCLE TRACK (BY OTHERS) |
| | RAISED ONE WAY CYCLE TRACK | | RAISED ONE WAY CYCLE TRACK (BY OTHERS) |
| | SHARROWS | | STRIPED BIKE LINE (BY OTHERS) |
| | SIDEWALK / PATHWAY | | SIDEWALK / PATHWAY (BY OTHERS) |
| | PROPOSED PAVEMENT | | EXISTING PAVEMENT TO REMAIN |

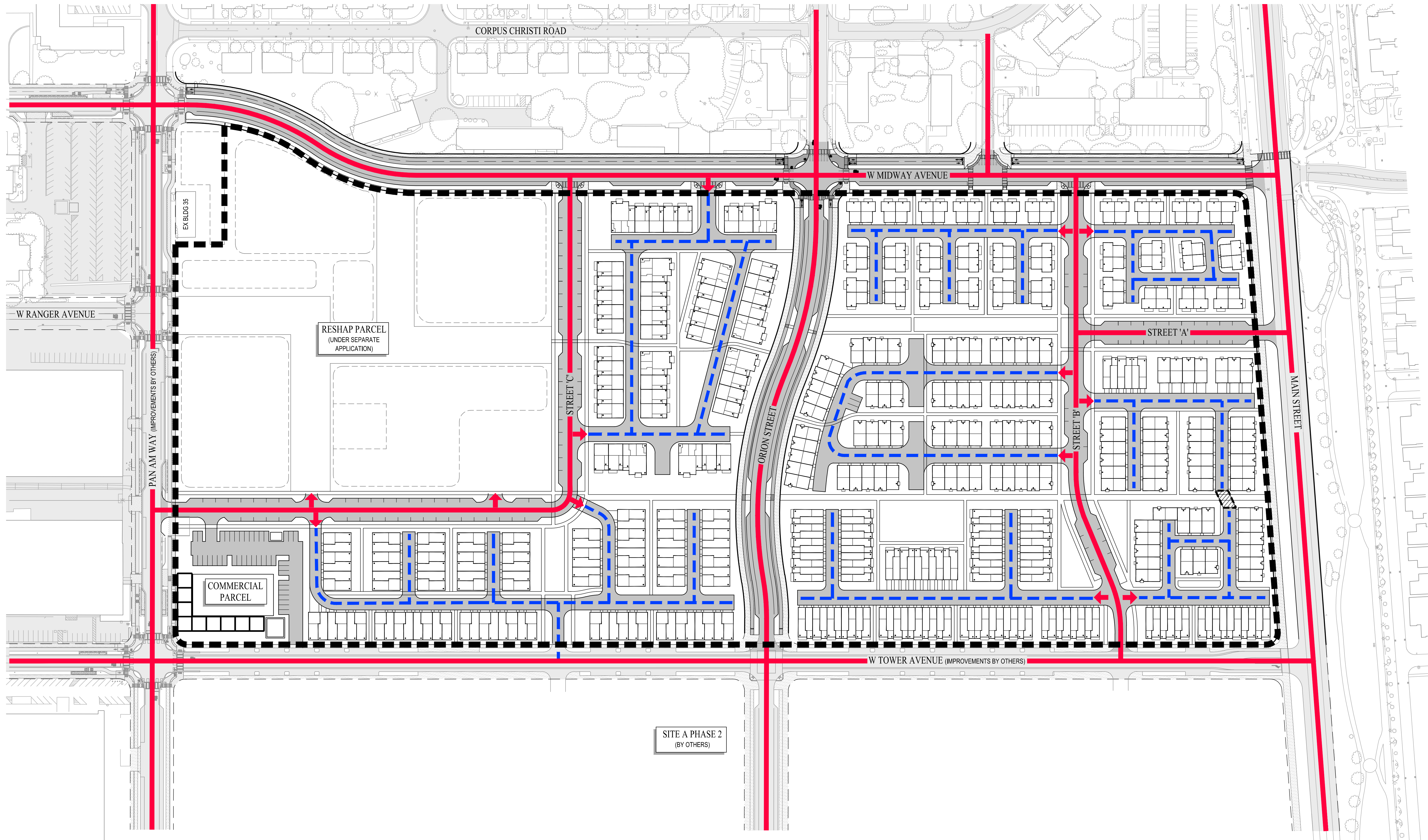
WEST MIDWAY
ALAMEDA, CA



BIKE & PEDESTRIAN CIRCULATION PLAN

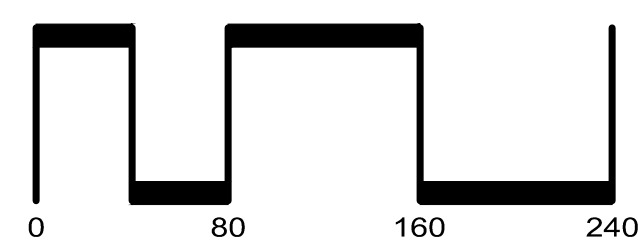


SITE DEVELOPMENT PLAN
August 31, 2022

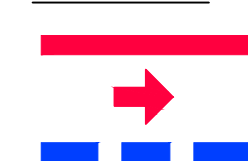


WEST MIDWAY

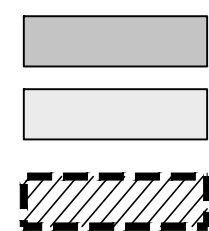
ALAMEDA, CA



LEGEND

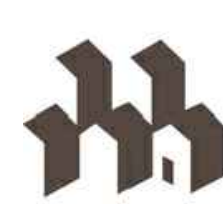


VEHICLE CIRCULATION
DRIVEWAY ACCESS
PRIVATE ROAD

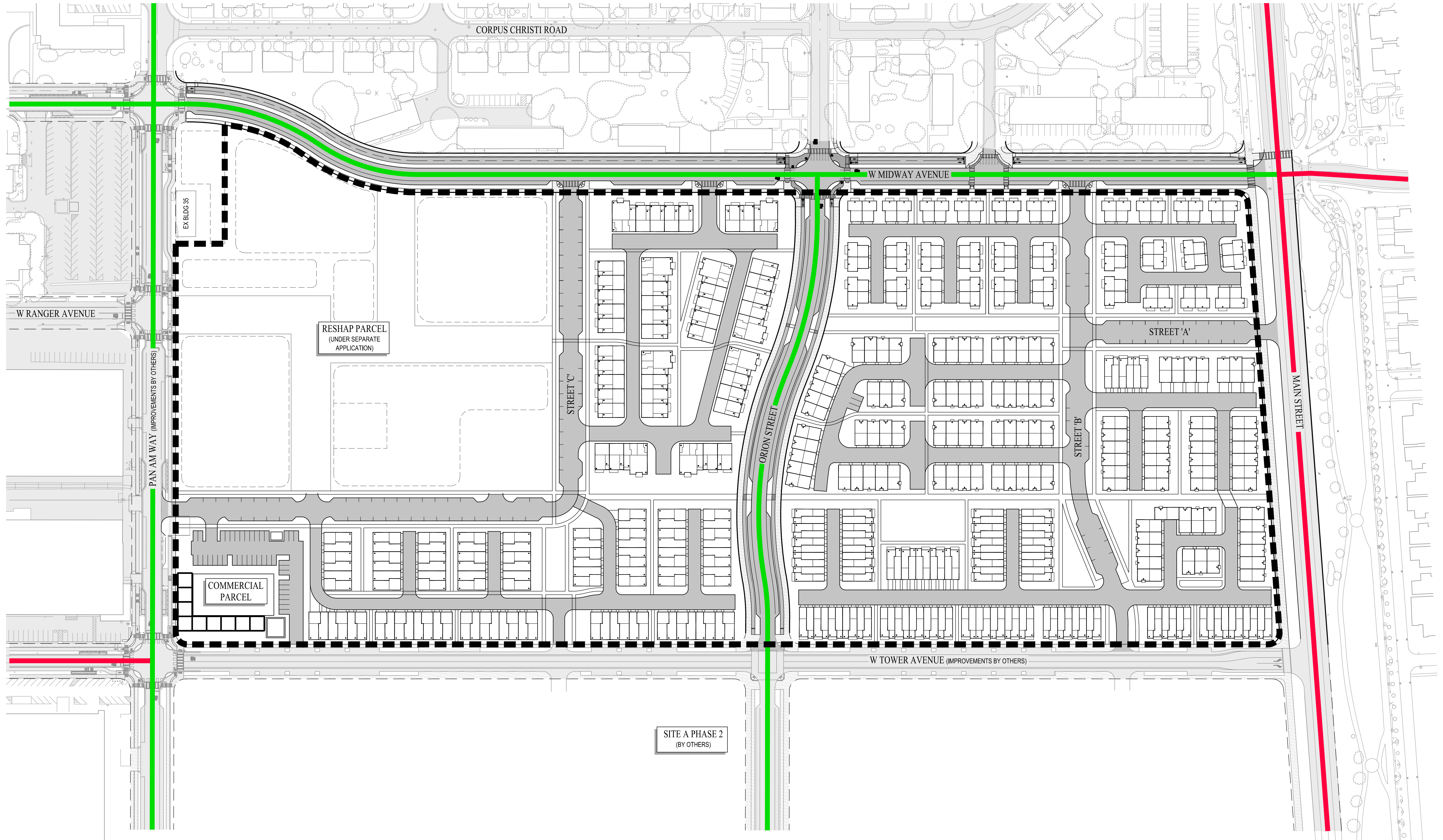


PROPOSED PAVEMENT
EXISTING PAVEMENT
TO REMAIN
EMERGENCY
VEHICLE ACCESS

PROPOSED VEHICLE ACCESS

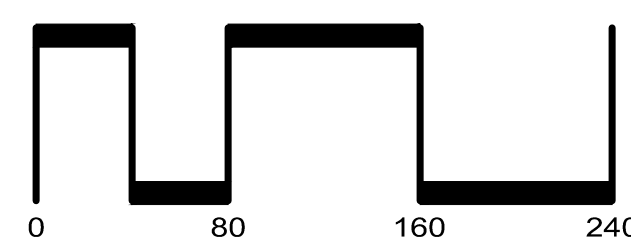
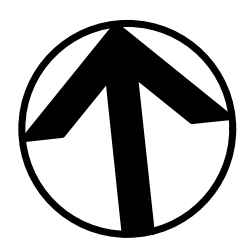


SITE DEVELOPMENT PLAN
August 31, 2022



WEST MIDWAY

ALAMEDA, CA



LEGEND

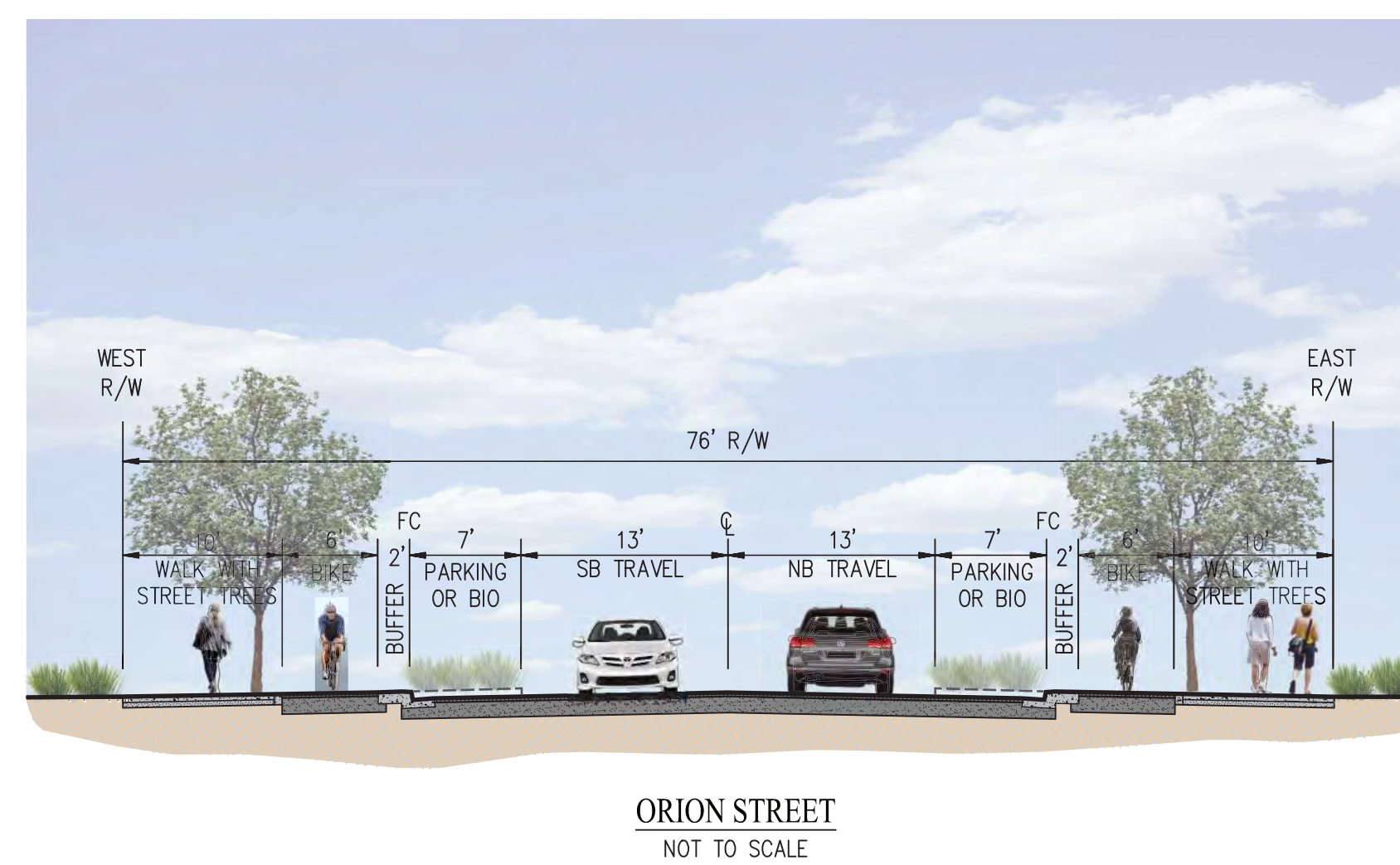
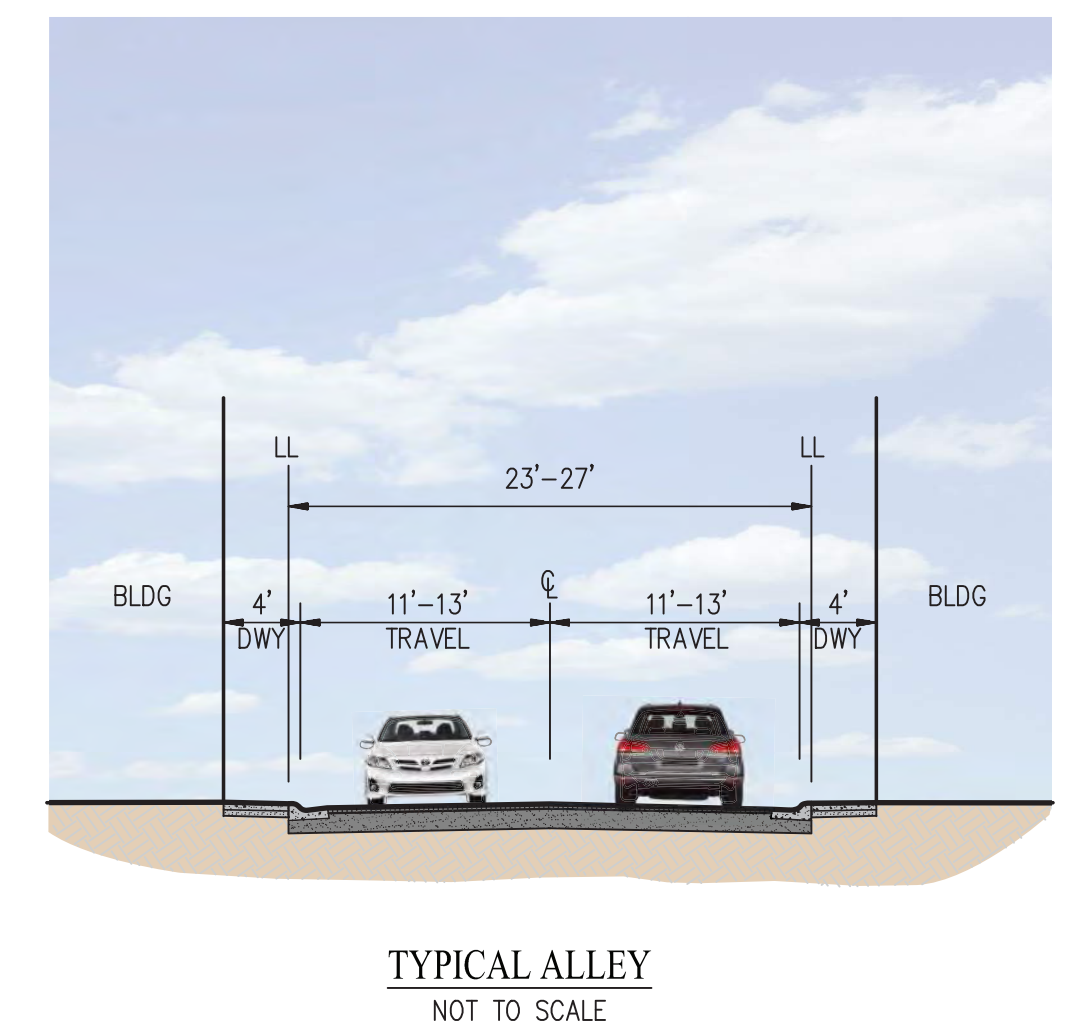
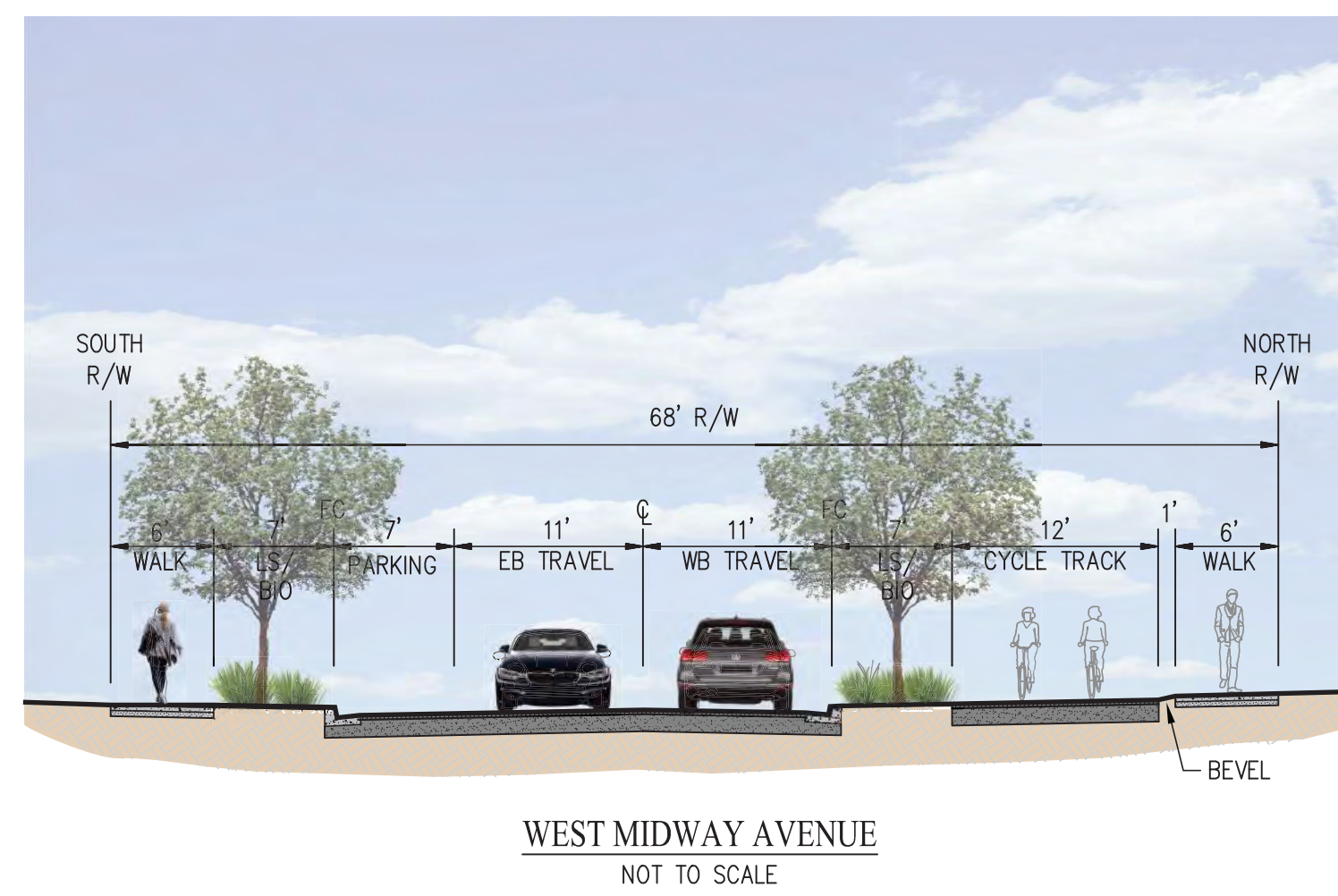
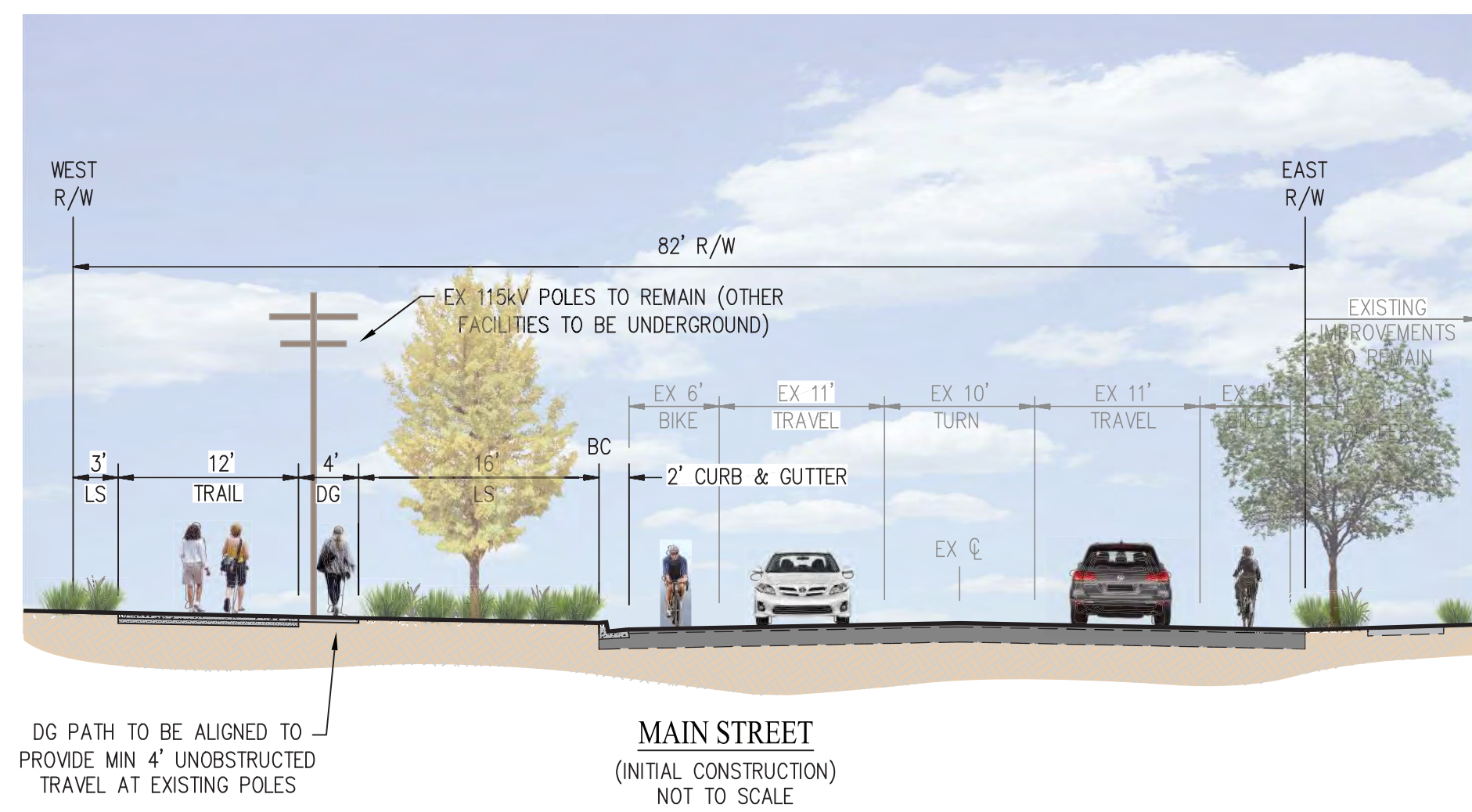
PRIMARY TRANSIT
SECONDARY TRANSIT

PROPOSED PAVEMENT
EXISTING PAVEMENT TO REMAIN

TRANSIT PLAN



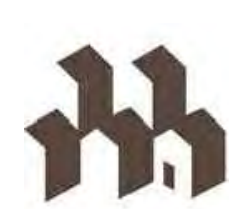
SITE DEVELOPMENT PLAN
August 31, 2022



WEST MIDWAY

ALAMEDA, CA

STREET SECTIONS





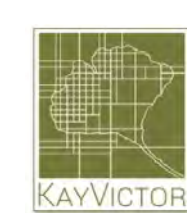
OPEN SPACE

Illustrative Site Plan	24
Linear Park- Detail Plan & Perspective	25
Linear Park- Imagery	26
Greenway and Park - Detail Plan & Perspective....	27
Greenway and Park - Imagery	28
Urban Plan and Character	29
Commercial Corner - Detail Plan & Perspective....	30
Commercial Character - Imagery.....	31
Project Sustainability	32
Conceptual Stormwater Treatment Strategy	33

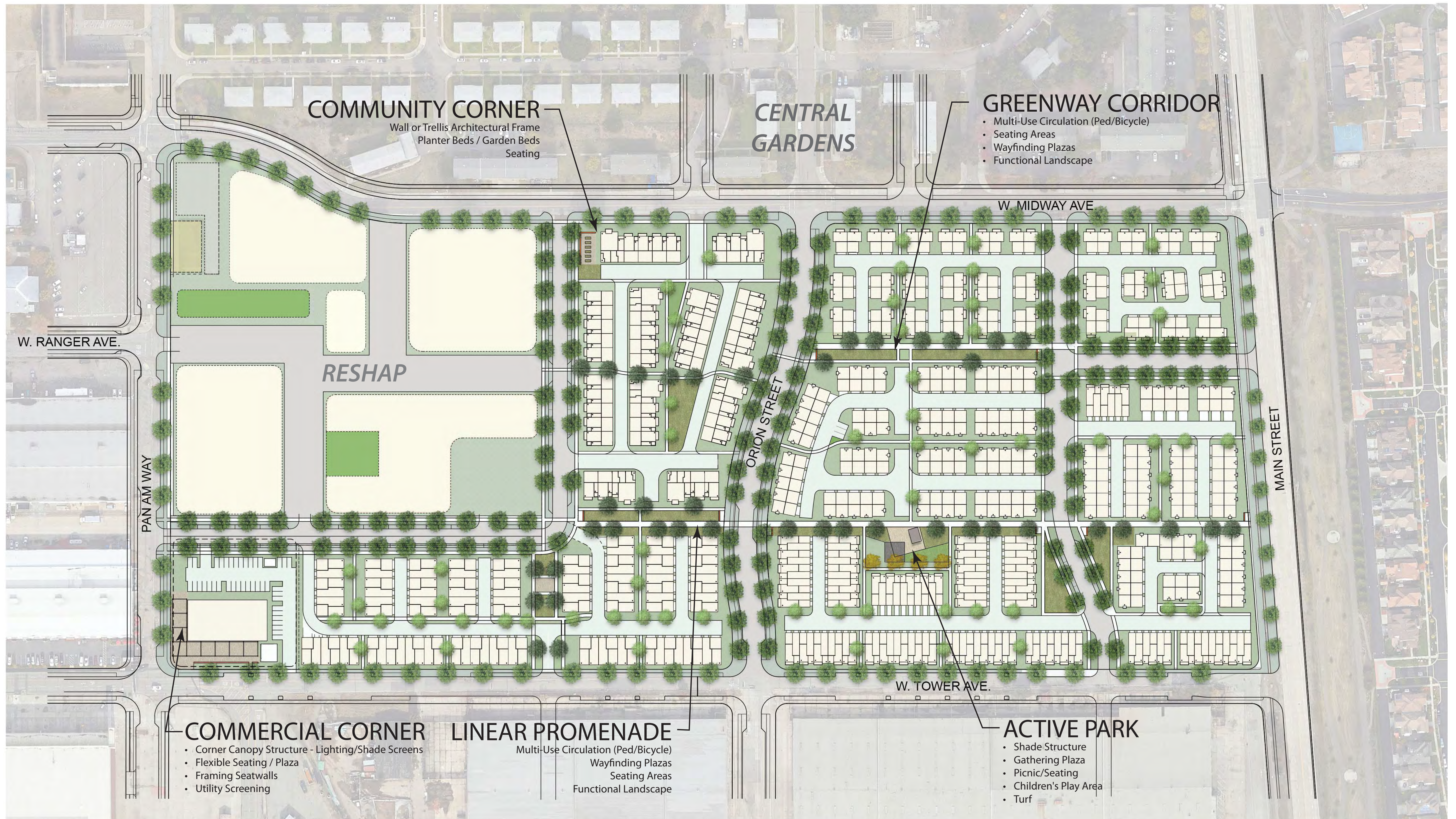
WEST MIDWAY

ALAMEDA, CA

OPEN SPACE



SITE DEVELOPMENT PLAN
August 31, 2022



WEST MIDWAY
ALAMEDA, CA



ILLUSTRATIVE SITE PLAN



SITE DEVELOPMENT PLAN
August 31, 2022

DIAGRAM LEGEND:

STREET GRID

LANDSCAPE GRID

GENERAL LANDSCAPES

FUNCTIONAL LANDSCAPES



WEST MIDWAY
ALAMEDA, CA



OPEN SPACES AND CONNECTIVITY FRAMEWORK



SITE DEVELOPMENT PLAN
August 31, 2022

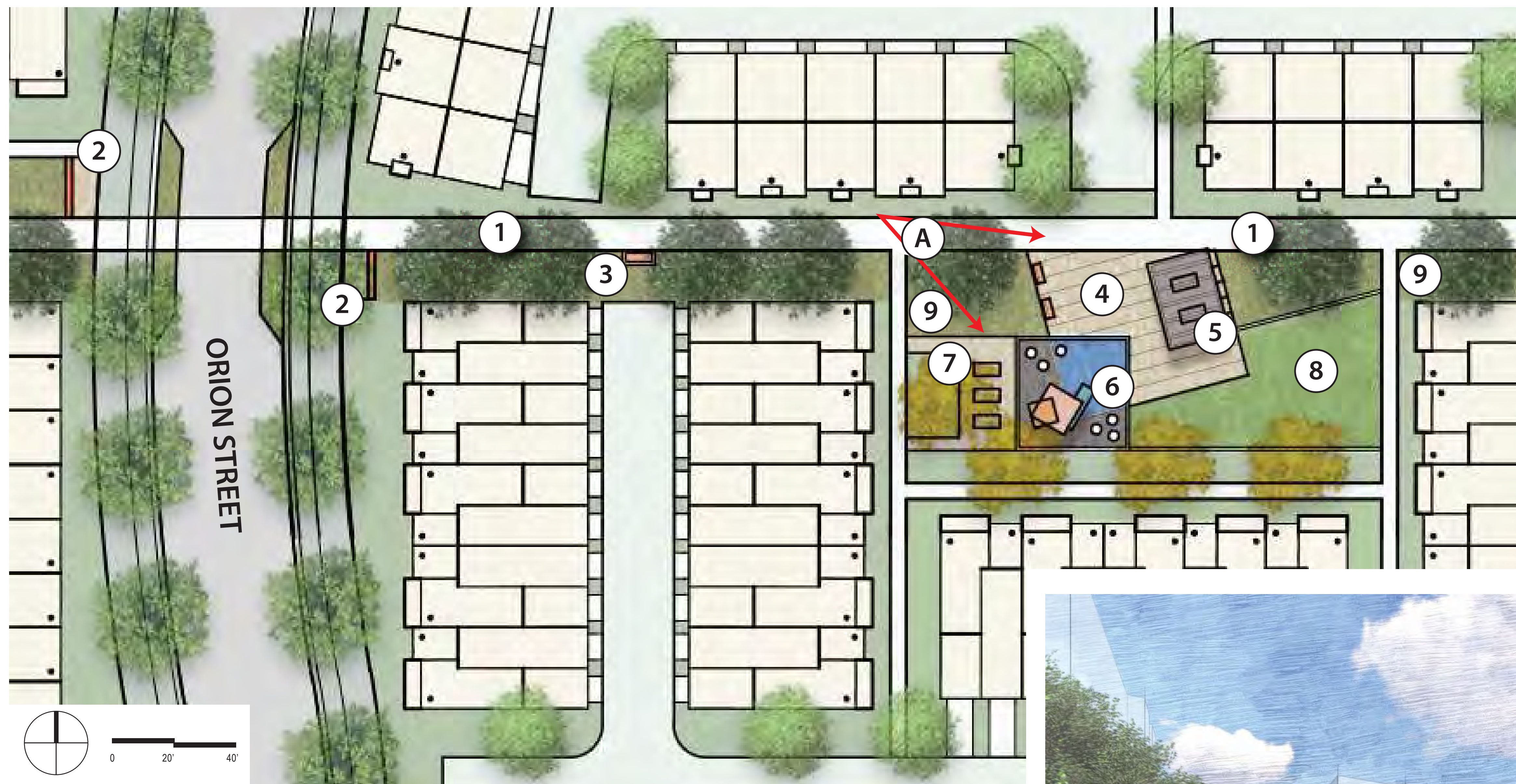
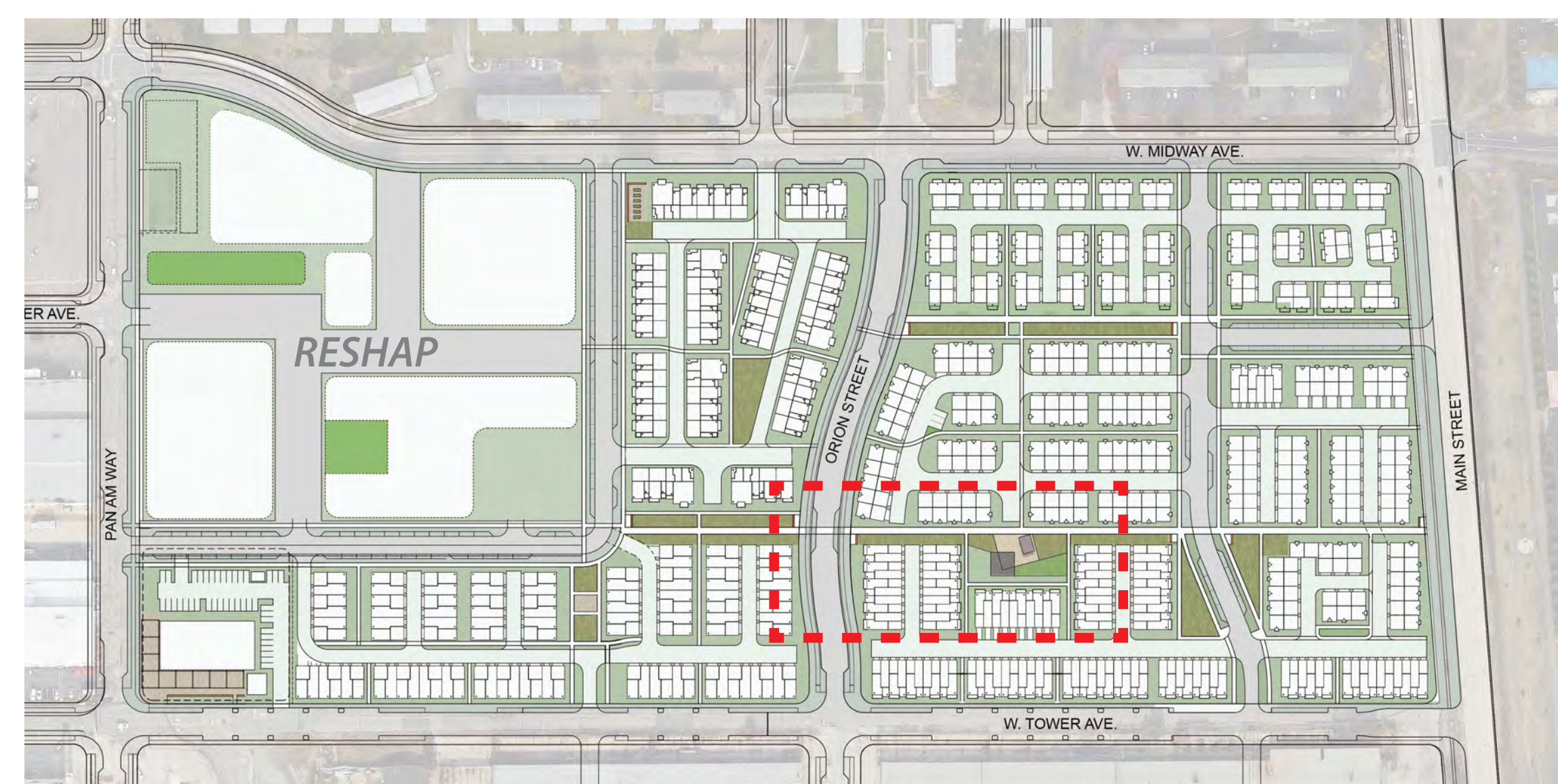


DIAGRAM LEGEND:

- ① 10' WIDE PED/BICYCLE PATH
- ② ENTRY/WAYFINDING ELEMENTS
- ③ BENCHES/SEATING
- ④ GATHERING PLAZA
- ⑤ SHADE STRUCTURE AND TABLES
- ⑥ CHILDRENS' PLAY AREA
- ⑦ SHADED PICNIC
- ⑧ TURF / PLAY
- ⑨ FUNCTIONAL LANDSCAPES/
STORM WATER GARDENS



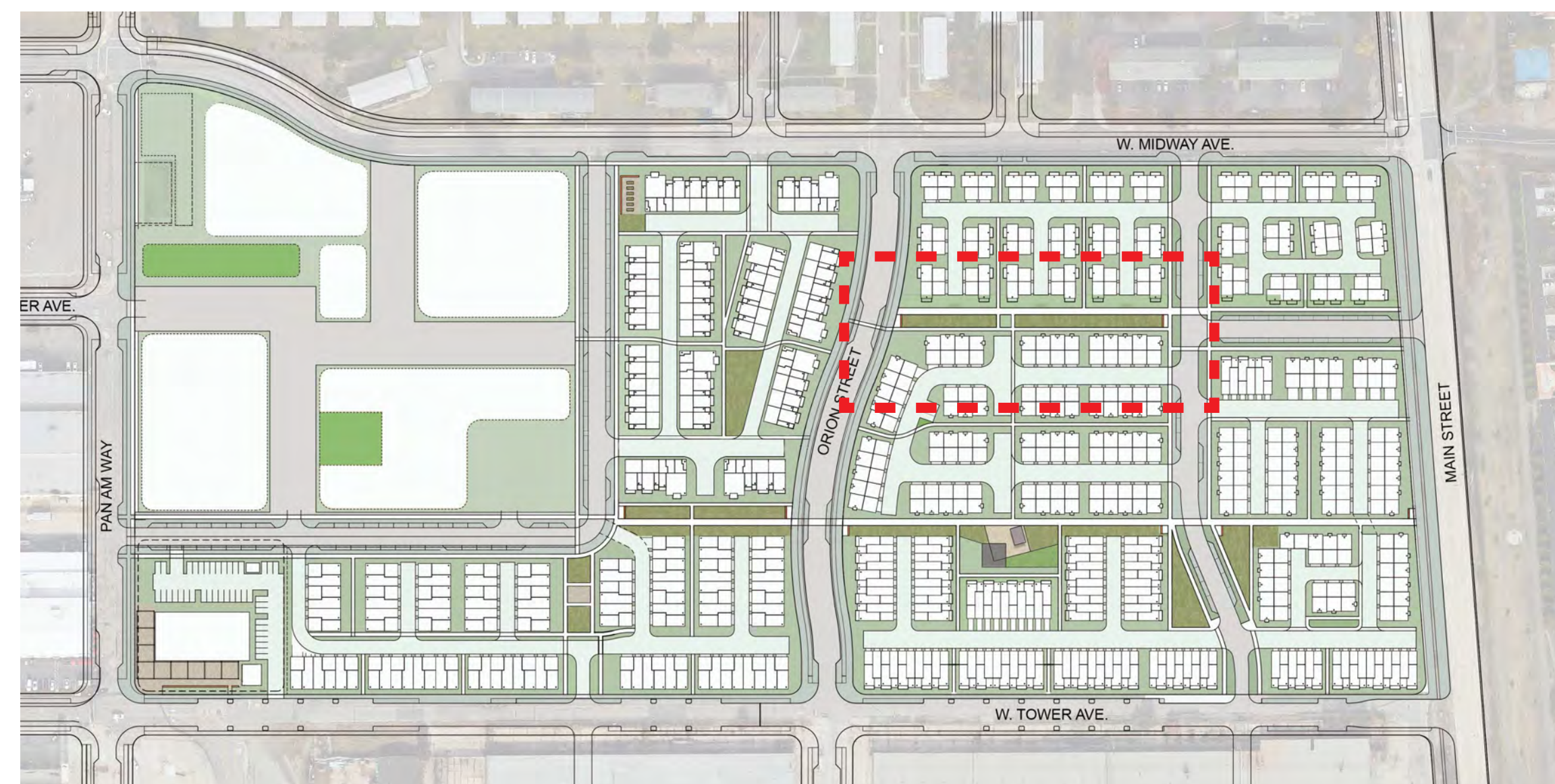
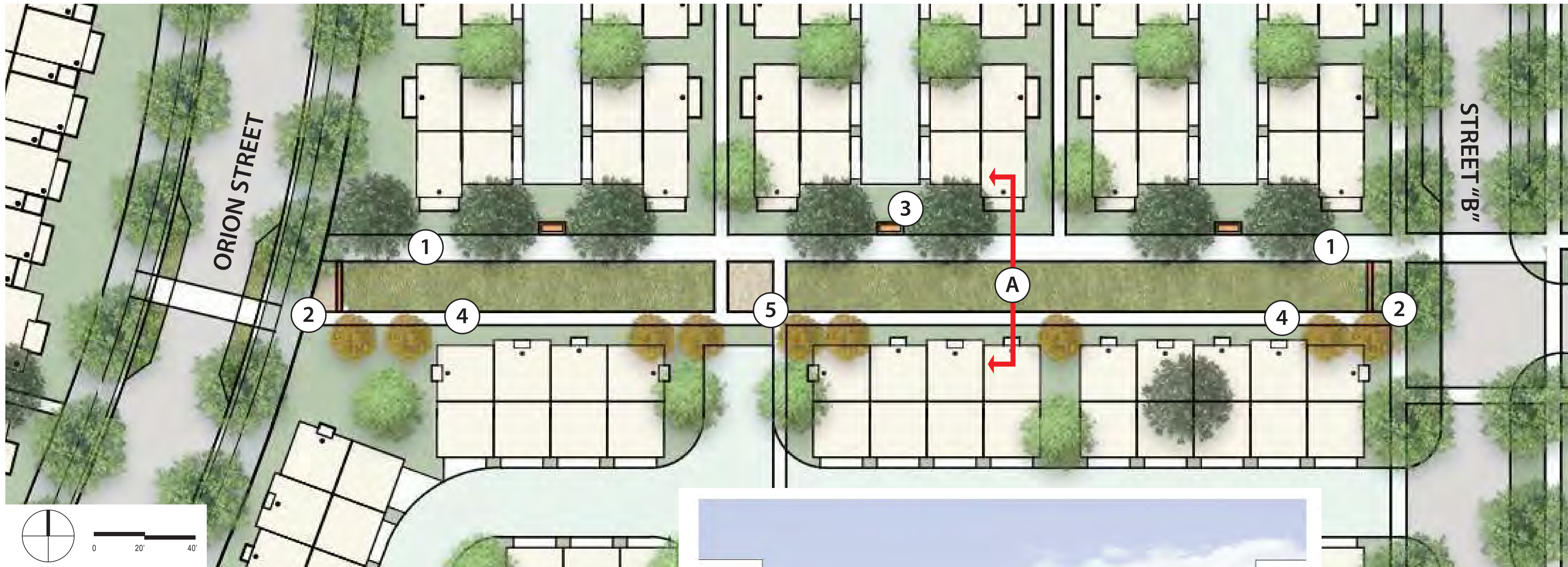
WEST MIDWAY

ALAMEDA, CA

LINEAR GREENWAY AND ACTIVE PARK



SITE DEVELOPMENT PLAN
August 31, 2022



WEST MIDWAY

ALAMEDA, CA

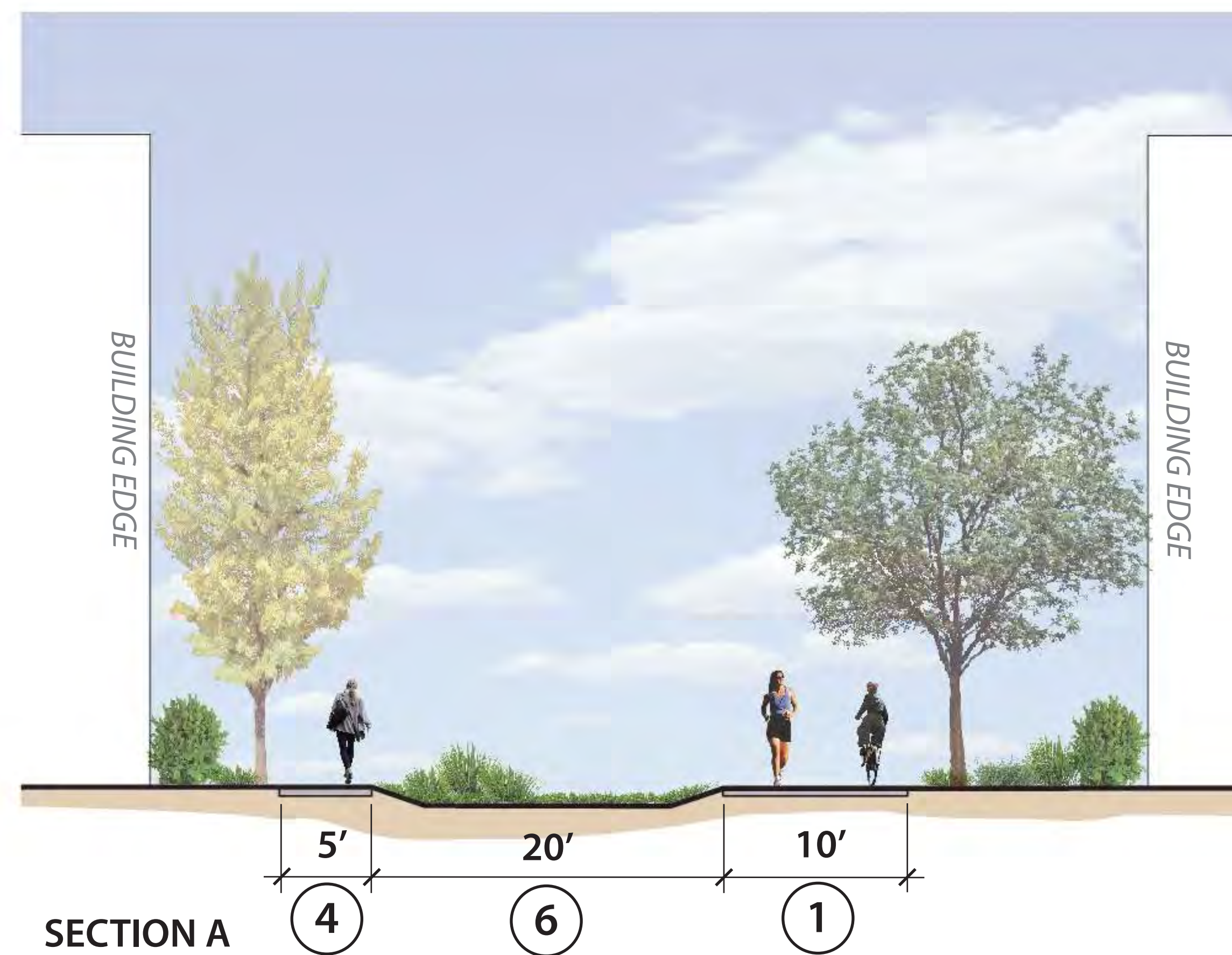


DIAGRAM LEGEND:

- ① 10' WIDE PED/BICYCLE PATH
- ② ENTRY/WAYFINDING ELEMENTS
- ③ BENCHES/SEATING
- ④ 5' SIDEWALK
- ⑤ GATHERING PLAZA
- ⑥ FUNCTIONAL LANDSCAPES/
STORM WATER GARDENS

GREENWAY CORRIDOR



TRANSITIONAL

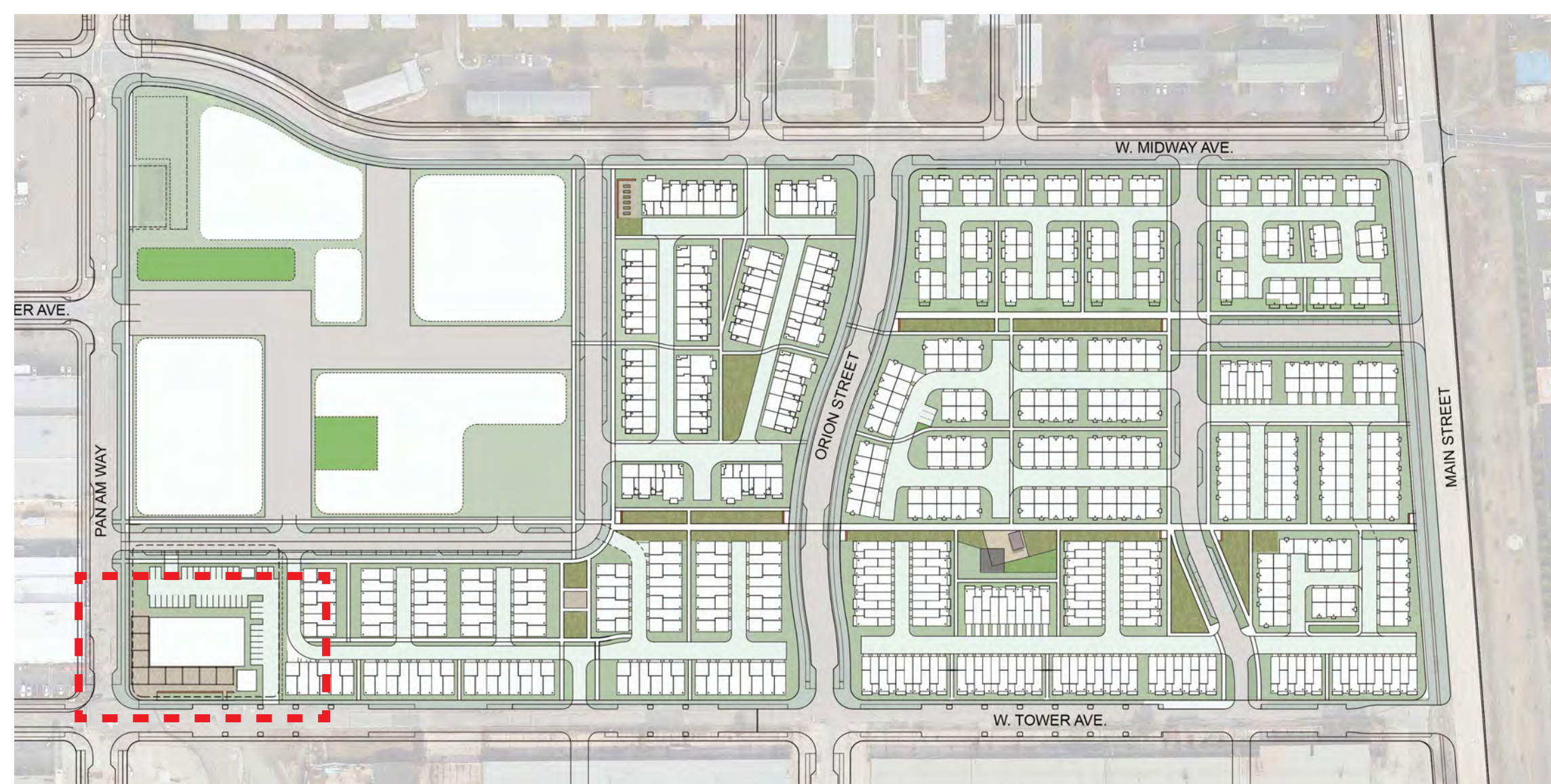


PERMANENT

PHASED APPROACH TO COMMERCIAL / SERVICES



ENERGIZE PAN-AM/TOWER CORNER



WEST MIDWAY

ALAMEDA, CA

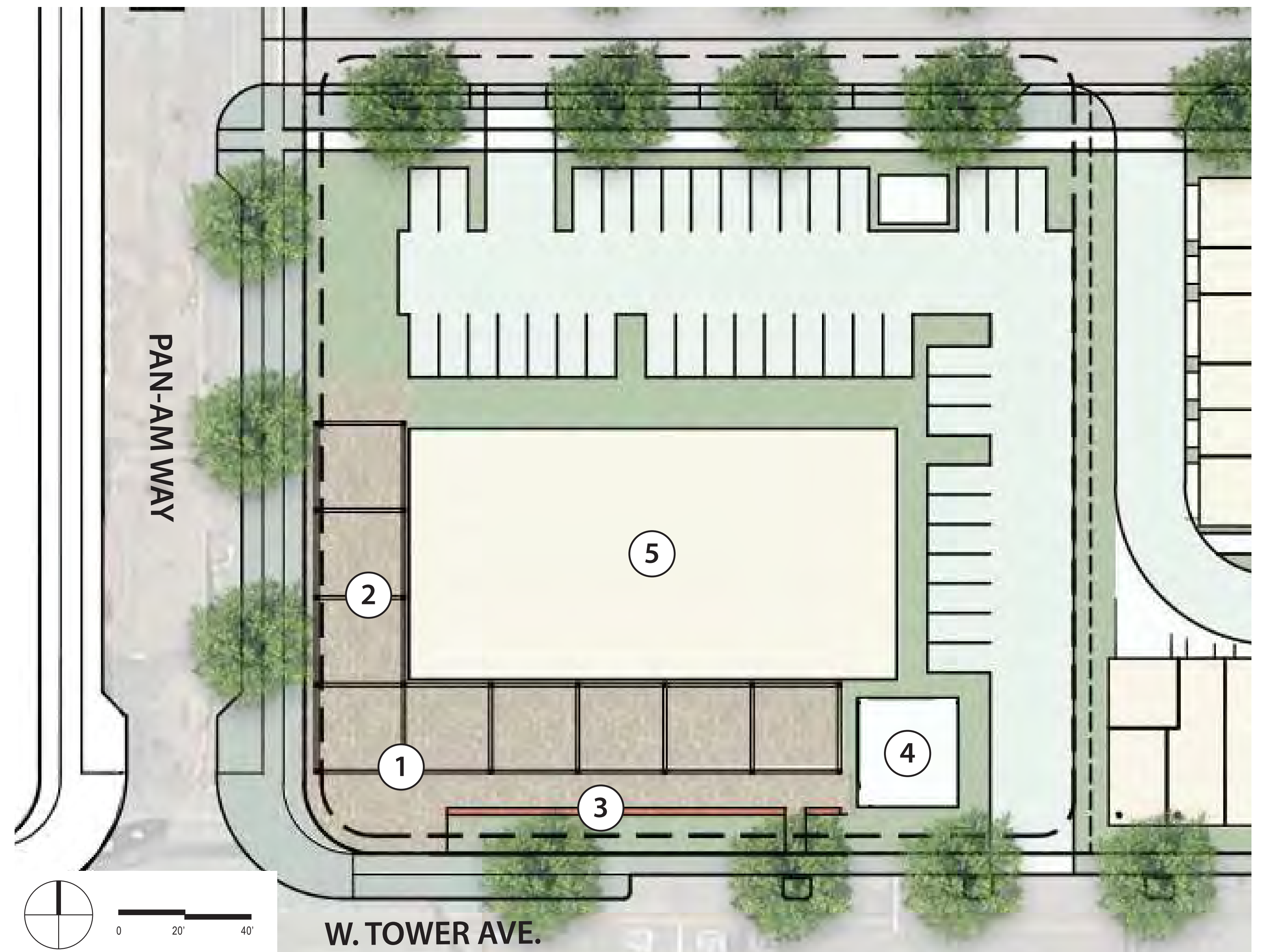
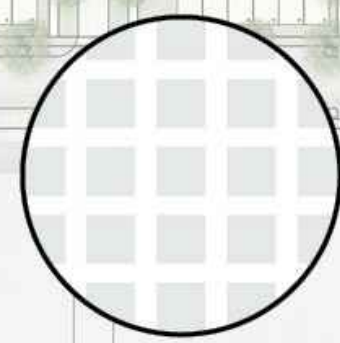
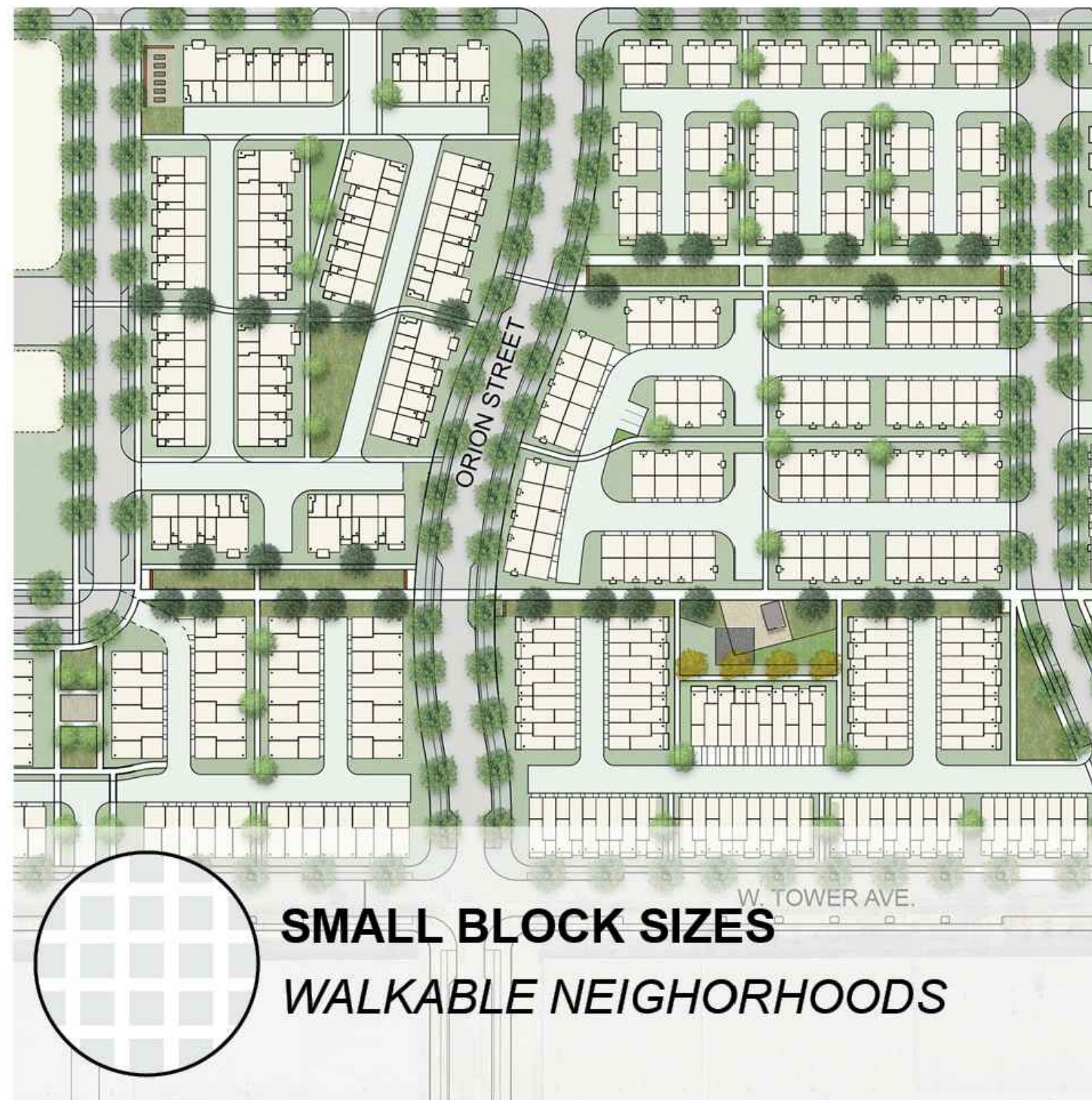


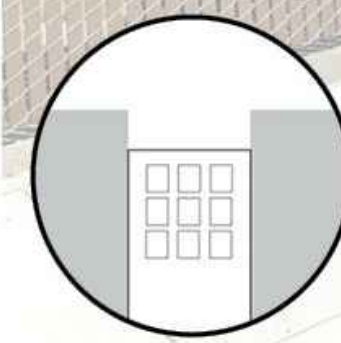
DIAGRAM LEGEND:

- | | |
|--------------------------------------------|-----------------------------|
| ① SEATING PLAZA | ④ UTILITY SCREENING |
| ② CANOPY STRUCTURE WITH SHADE AND LIGHTING | ⑤ PHASED COMMERCIAL CONCEPT |
| ③ LOW LANDSCAPE WALLS | |

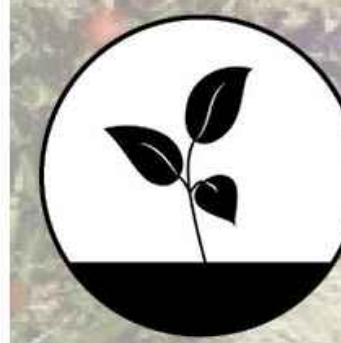
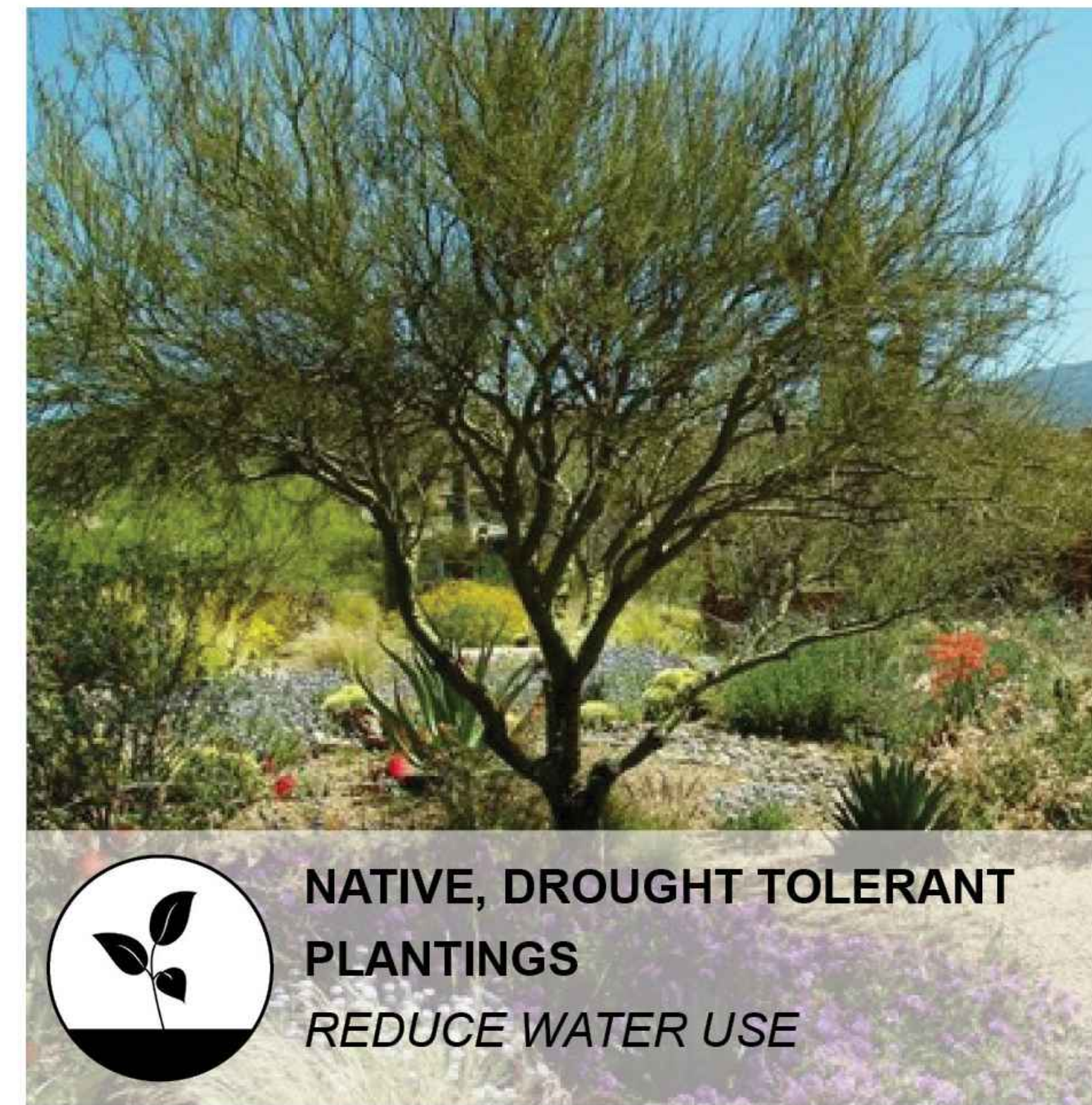
COMMERCIAL CORNER



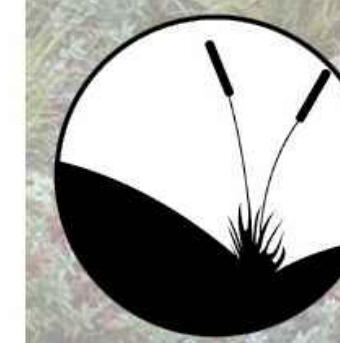
SMALL BLOCK SIZES
WALKABLE NEIGHORHOODS



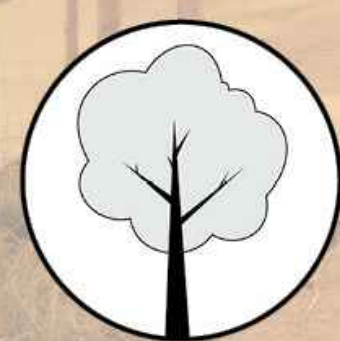
ADAPTIVE REUSE
PRESERVE OUR HISTORY



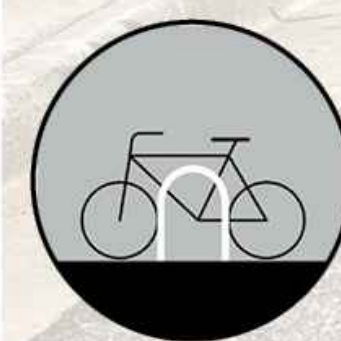
NATIVE, DROUGHT TOLERANT PLANTINGS
REDUCE WATER USE



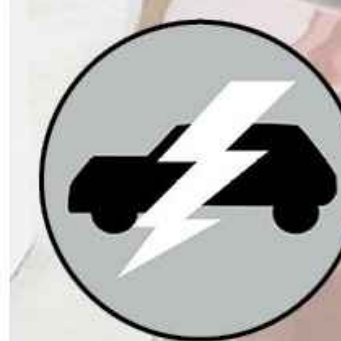
STORMWATER GARDENS
FOR A CLEAN BAY



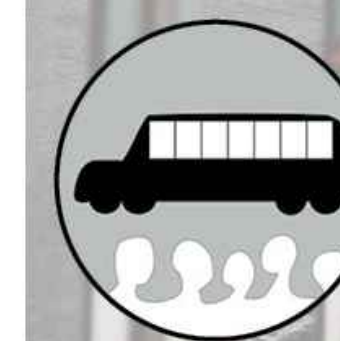
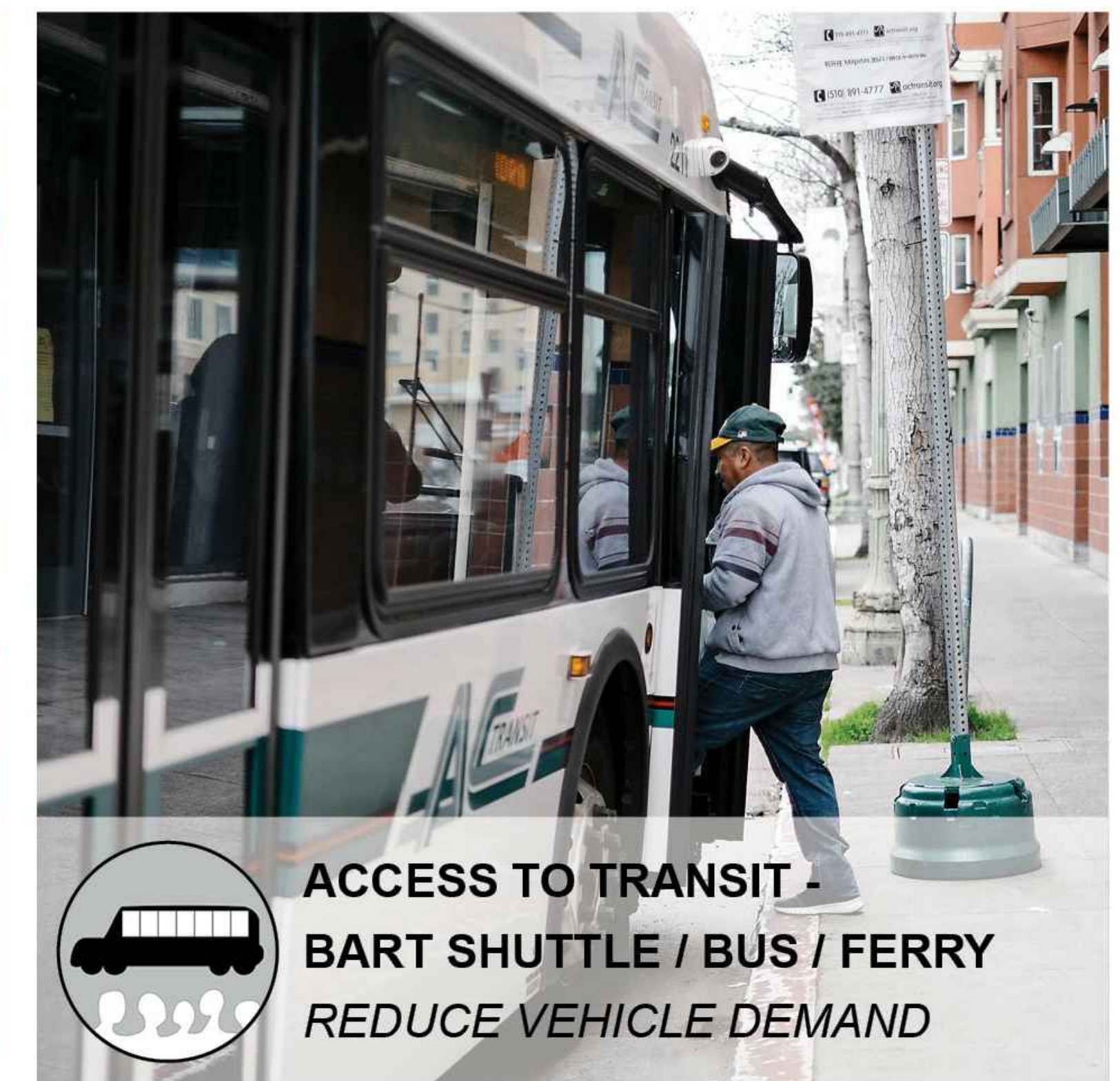
MAXIMIZE OPEN SPACE/PARKS
TO BUILD COMMUNITY



DEDICATED BIKE PATHS & BIKE PARKING
REDUCE VEHICLE DEMAND



CAR CHARGING STATIONS
REDUCE FOSSIL FUEL USE



ACCESS TO TRANSIT - BART SHUTTLE / BUS / FERRY
REDUCE VEHICLE DEMAND

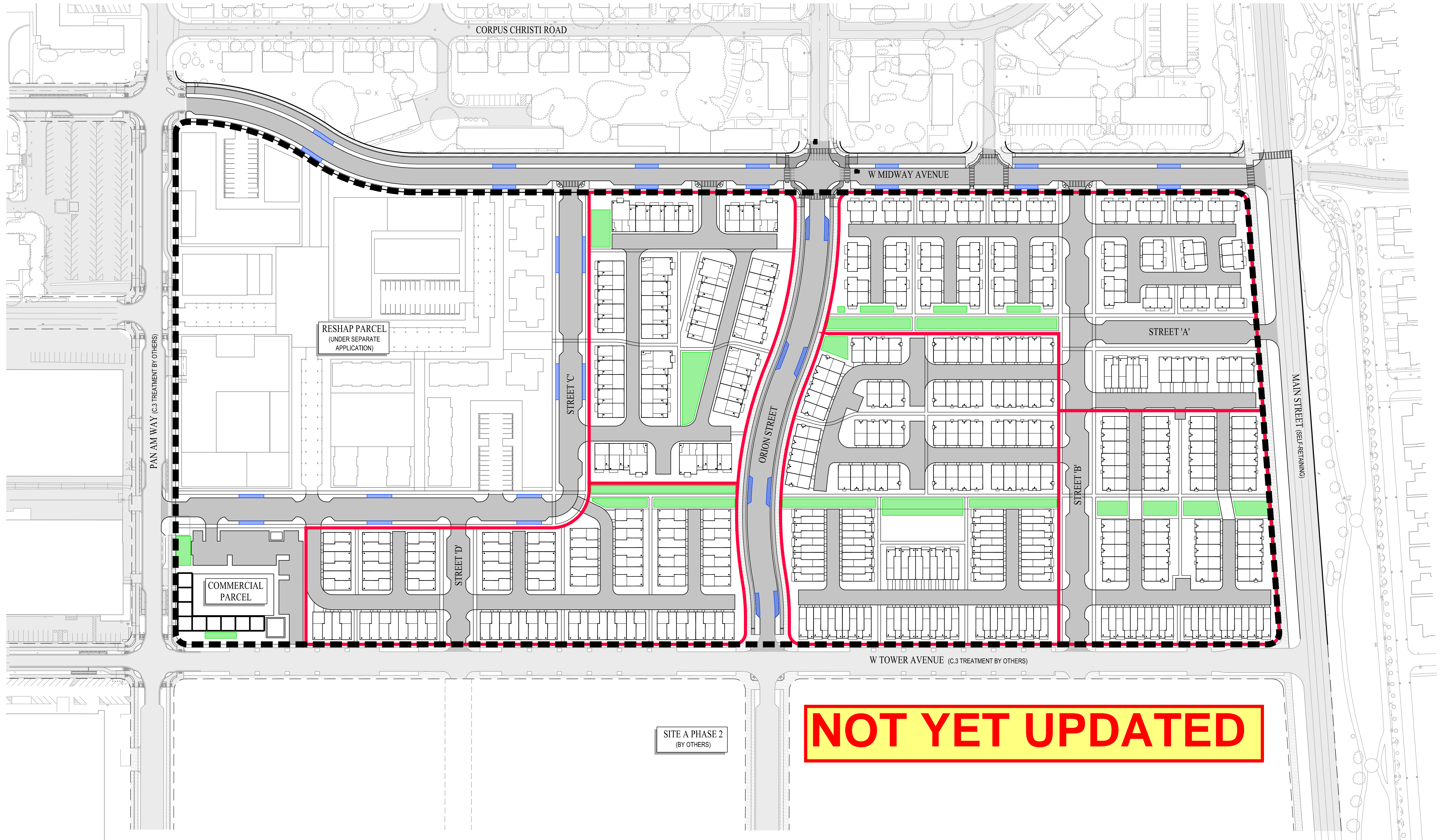
WEST MIDWAY

ALAMEDA, CA

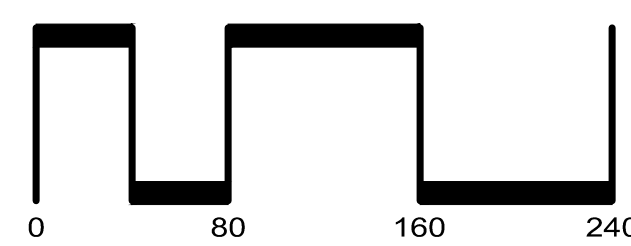
PROJECT SUSTAINABILITY



SITE DEVELOPMENT PLAN
August 31, 2022

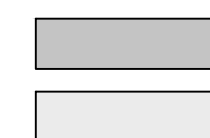


WEST MIDWAY
ALAMEDA, CA



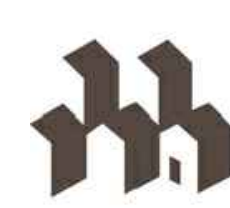
LEGEND

- DEVELOPMENT PARCEL
- DRAINAGE AREA BOUNDARY
- BIORETENTION PLANTER
- STREET SIDE BIORETENTION PLANTER / RAIN GARDEN



- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

CONCEPTUAL STORMWATER TREATMENT STRATEGY



SITE DEVELOPMENT PLAN
August 31, 2022