



# Housing Authority of the City of Alameda

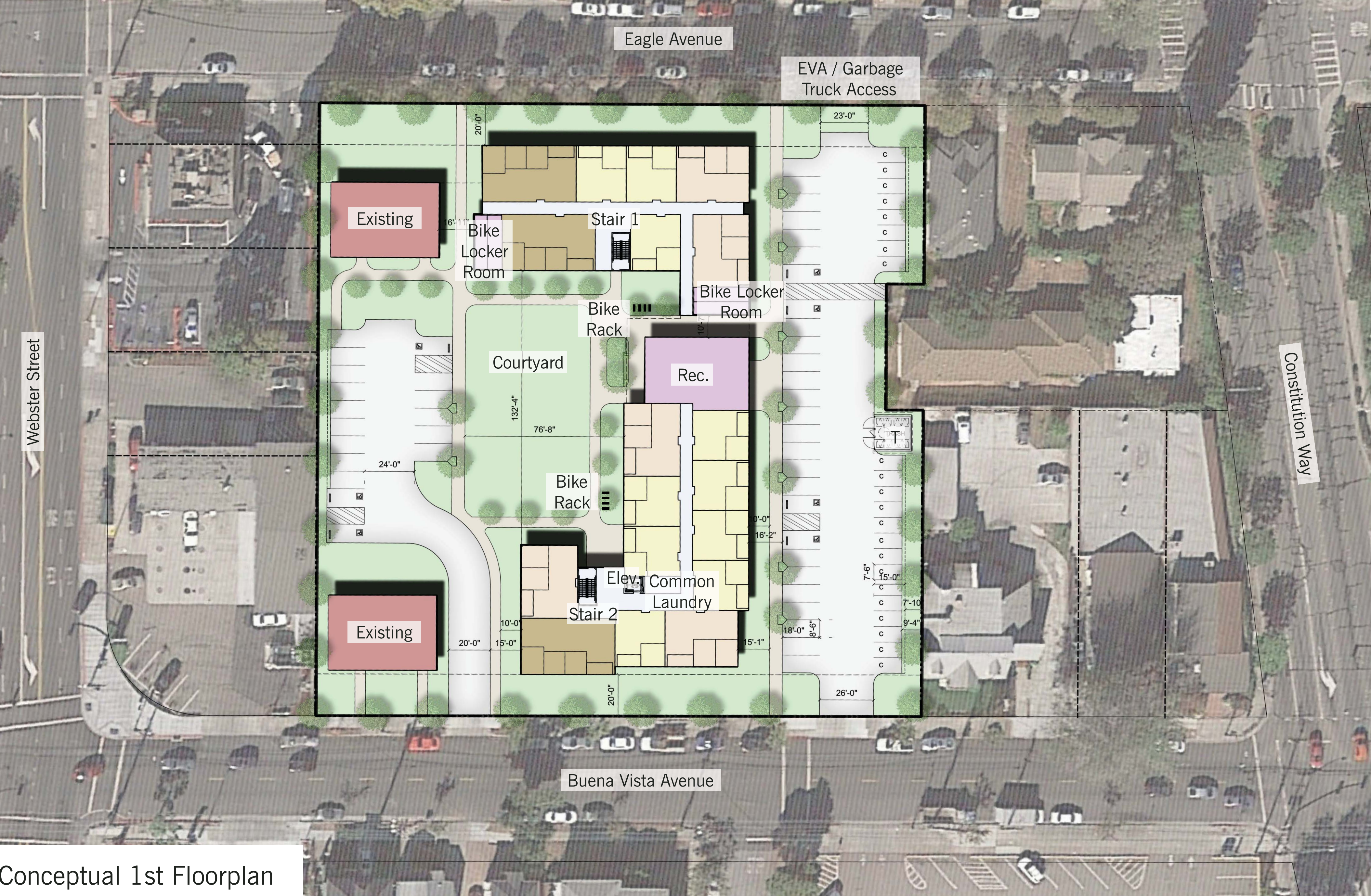
701 Atlantic Avenue, Alameda, CA 94501 ~ Phone: (510) 747-4300 ~ Fax: (510) 522-7848 ~ TDD: (510) 522-8467 ~ Web: [www.alamedahsg.org](http://www.alamedahsg.org)

## Statement of Owner Intent

The Housing Authority seeks to redevelop the Rosefield Village property to further its mission to provide high quality housing opportunities to low income households. The development plan is to replace 40 obsolete modular units, renovate 6 units in framed buildings and to construct 20 additional new units. This will extend the useful life of the property by many decades and will increase the supply of affordable units by nearly 50%. The range of tenant rents will be affordable to households earning between 20% and 60% of median income (approximately \$25,000 to \$55,000 for a family of four).

The proposed unit mix has been designed to meet the local community need, as indicated by the household size of those who have applied for the housing authority wait lists. All of the units will be accessible or adaptable to meet special mobility needs. The common area will function as a dynamic community space that offers educational classes, social and entertainment events, human services, and other specialized tenant programs.





Conceptual 1st Floorplan

**Concept Notes:**

- Central courtyard allows for variety of recreational opportunities (6,120 SF)
- Recreation Center faces on to central courtyard
- Existing Building Locations Based on Google Earth Image
- Private open space will be provided on site to meet city standards

**Development Summary Notes:**

Site Area: 1.95 AC  
Total units: 66 DU  
Gross Density: 33.85 DU/AC  
Building Height: 3-Story Walk-Up Apartments (Proposed Building)

**Existing Unit Mix:**

Existing Units: 46  
1-Bedroom (645 Gross SF/Unit): 28 DU  
2-Bedroom (768 - 1,418 Gross SF/Unit): 17 DU  
4-Bedroom (2,464 Gross SF/Unit): 1 DU  
Total Unit Count: 46 DU  
Note: All units on all floors to be accessible/  
adaptable per CBC 11A. 5% of units to comply with  
CBC 11B mobility requirements and 2% to comply  
with CBC 11B visual/hearing requirements.

**Proposed Unit Mix:**

Proposed Units: 66  
1-Bedroom (+/- 570 Gross SF/Unit): 34 DU  
2-Bedroom (+/- 860 Gross SF/Unit): 17 DU  
(Includes Manager's Unit)  
3-Bedroom (+/- 1,130 Gross SF/Unit): 9 DU  
Existing Units (4x2BD & 2x1BD): 6 DU  
Total Unit Count: 66 DU  
Rec. Center / Office Space: +/- 1,400 Gross SF

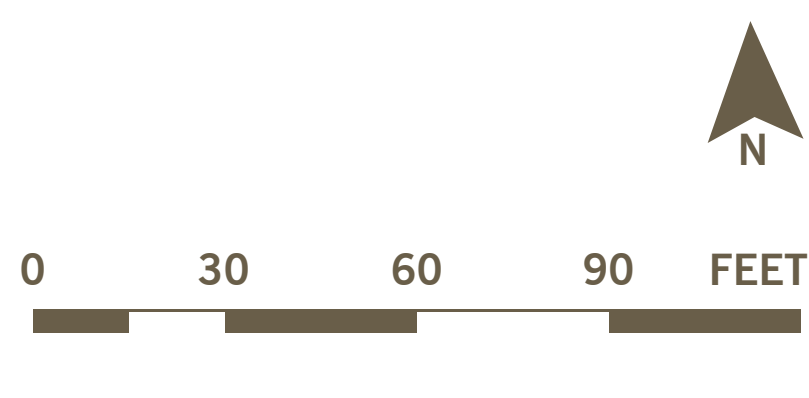


Building 2nd & 3rd Floorplans

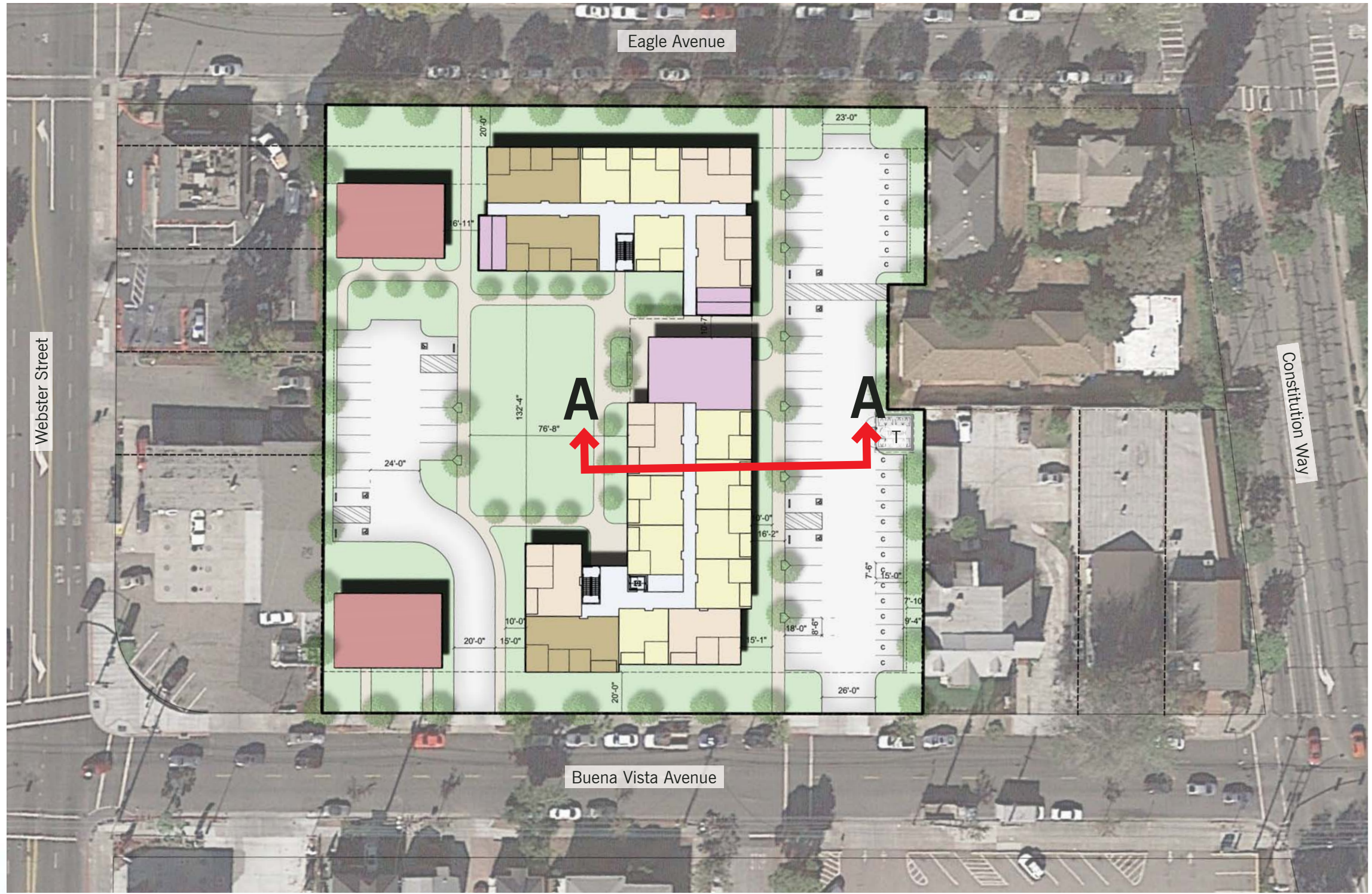
**Parking Provided:**

Existing Parking: 42 spaces  
Proposed Parking: 66 Spaces  
66 DU x 1 Space / Unit = 66 Spaces  
(22 Compact Spaces = 33.3%)

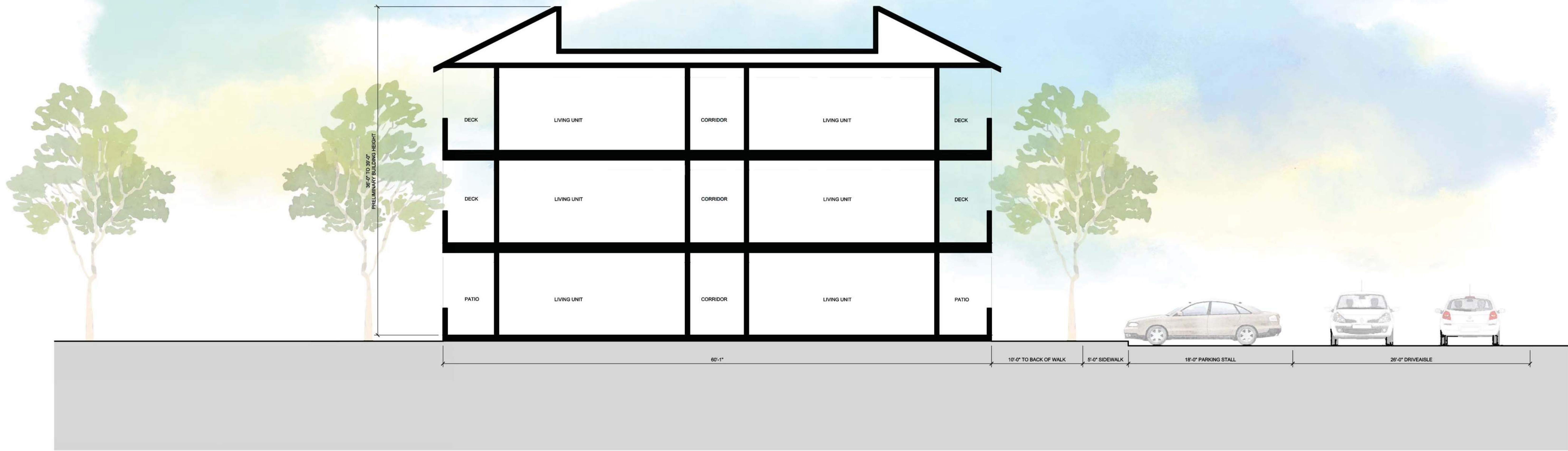
Bike Lockers (Long Term): +/- 66 Bikes (High  
Density Stack Format)  
- Short term bike storage will be accommodated  
by 10 racks located on site.



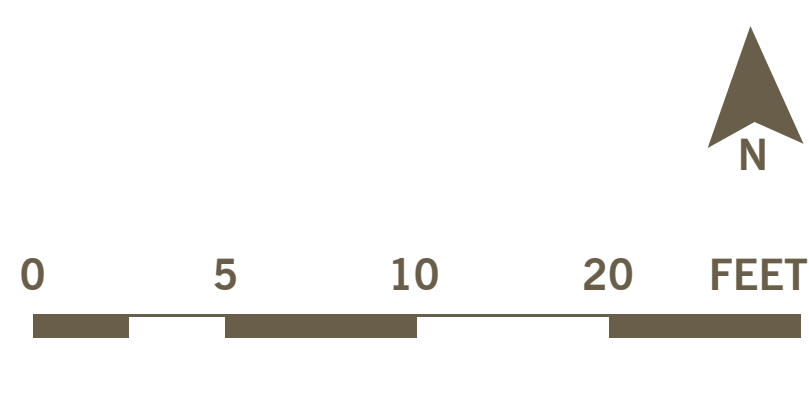




Key Map NTS



ROSEFIELD VILLAGE - BUILDING SECTION A-A  
Housing Authority of the City of Alameda



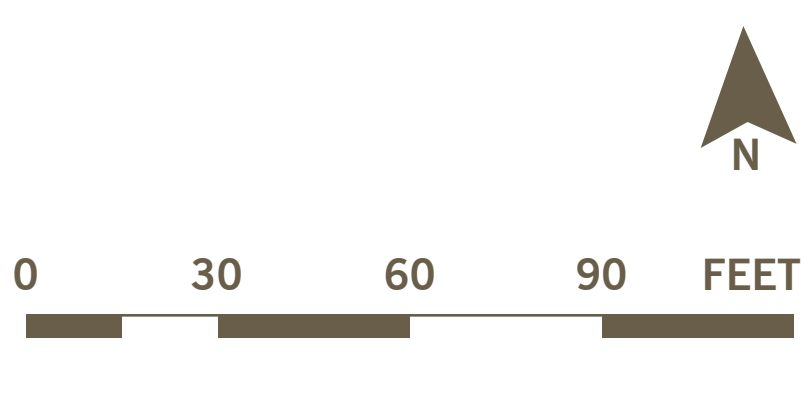


ZONING CODE REGULATIONS

PROJECT NAME:	Rosefield Village				DATE:	17_0303
LOCATION:	Alameda Ca					
PROJECT NUMBER:	1405-001					
CLIENT:	Housing Authority of the City of Alameda					
GENERAL SITE INFORMATION		DESCRIPTION				COMMENTS
ACCESSOR'S PARCEL NUMBER:	GROSS ACRES	GROSS SF	NET ACRES	NET SF		
073-0426-005; 073-0426-006	1.94	84,703	0	0		
GENERAL PLAN DESIGNATION:	Medium Density Residential					
ZONING DESIGNATION:	R-5-G General Residential / R-3-PD Garden Residential					
DEVELOPMENT REGULATIONS		REQUIREMENT		CODE REFERENCE		COMMENTS
MAXIMUM DENSITY (DU/AC):	40 du/ac		per RFP			
MAXIMUM LOW INCOME DENSITY BONUS:	35%		30-17.7			
MAXIMUM TOTAL DENSITY (DU/AC):						
MAXIMUM FLOOR AREA RATIO (FAR):						
MAXIMUM BLDG. COVERAGE:	50% of lot area		30-4.5 - R-5			
MINIMUM LOT AREA (SF):	5,000 sf		30-4.5 - R-5			
MINIMUM LOT WIDTH (FT):	50'		30-4.5 - R-5			
MINIMUM STREET FRONTAGE (FT):	NA					
MINIMUM LOT DEPTH (FT):	NA					
MINIMUM FRONT SETBACK (FT):	20'		30-4.5 - R-5			
MINIMUM REAR SETBACK (FT):	20'		30-4.5 - R-5			
MINIMUM SIDE SETBACK (FT):	>5', <10'; 20% of lot width		30-4.5 - R-5			
MINIMUM CORNER SETBACK (FT):	>10'		30-4.5 - R-5			
MINIMUM BLDG. TO BLDG. SETBACK (FT):	20'		30-4.5 - R-5			
MINIMUM DAYLIGHT SETBACK (FT):	NA					
MINIMUM HEIGHT SETBACK (FT):	NA					
MAXIMUM BUILDING HEIGHT (FT):	40'		30-4.5 - R-5			
PRIVATE OPEN SPACE (SF):	120 sf/ground unit, 60 sf/upper unit		30-4.5 - R-5			
COMMON OPEN SPACE (SF):	60 sf/unit		30-4.5 - R-5			
USABLE OPEN SPACE (SF):	200 sf/unit		30-4.5 - R-5		Usable is a combination of private AND common open space	
PARKING STALL REQUIREMENTS	2/unit		30-7.6		Per client, we are providing 1/unit	
SRO:						
1-BD:						
2-BD:						
3-BD:						
GUEST:						
STANDARD PERP. STALL DIMENSIONS:	8.5' x 18'		30-7.9			
COMPACT PERP. STALL DIMENSIONS:	7.5' x 15'		30-7.9			
MAXIMUM COMPACT STALLS:	50%		30-7.9			
OBSTRUCTED STALL DIMENSIONS:						
PARALLEL STALL DIMENSIONS:	8.5' x 21'		30-7.9			
TANDEM STALL DIMENSIONS:						
STALL OVERHANG:	1.5'		30-7.9			
DRIVE ISLE WIDTH:	24'		30-7.9			
BICYCLE:	LT: 0.5/bed (1/unit min) ST: 0.1/bed		30-7.15			
UNIT STORAGE:	100 cubic ft/unit + 50 cubic ft/bed		30-5.13			
FIRE TRUCK MINIMUM ACCESS WIDTH:	20'		Cal Fire Code			
FIRE TRUCK MINIMUM TURNAROUND:	as per design - refer to code		Cal Fire Code			

ROSEFIELD VILLAGE - ZONING CODE REGULATIONS

Housing Authority of the City of Alameda







1 - THE VALE



2 - ARTISAN



3 - MONTEVERDE



4 - MAGNOLIA COURTS



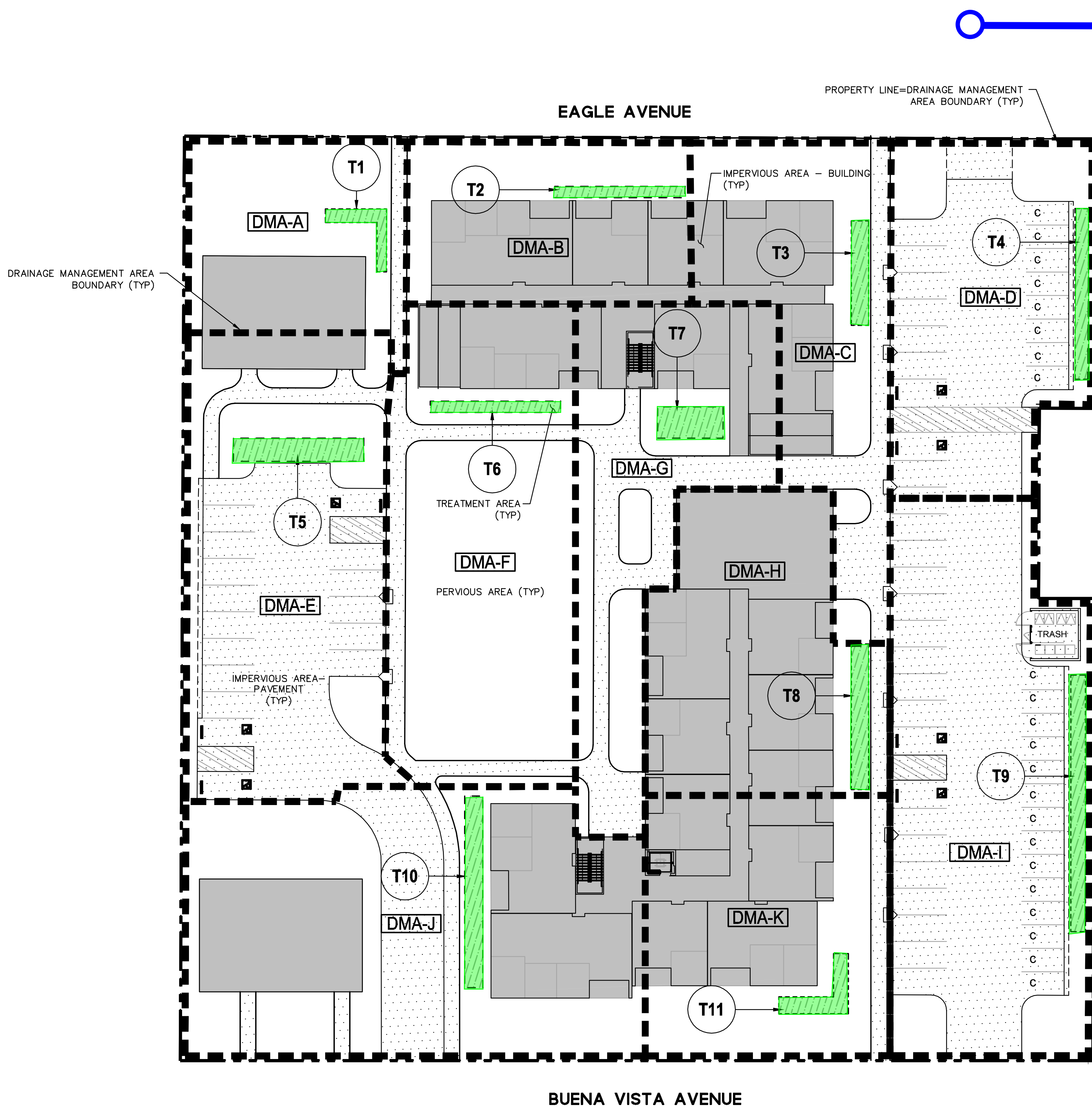
5 - KOTTINGER



6 - 490 EL CAMINO



DRAWING NAME: \\BKF-PL\\Vol 4\\2016\\167140 Rosefield Village\\ENG\\PLANNING\\SHEETS\\01\_ROPLSW.dwg  
PLOT DATE: 04-13-17 PLOTTED BY: sorw



**STORMWATER CONTROL LEGEND:**

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA BOUNDARY
- IMPERVIOUS AREA - BUILDING ROOF
- IMPERVIOUS AREA - PAVEMENT
- PERVIOUS AREA
- TREATMENT AREA

PROJECT CONDITION	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
EXISTING	49,392	35,260	-	-
PROPOSED	53,639	31,013	2,146	2,544

DMA ID	PROPOSED IMPERVIOUS AREA (SF)	PROPOSED PERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT AREA DESIGNATION
DMA-A	1,640	2,872	66	132	T1
DMA-B	2,732	2,100	109	149	T2
DMA-C	3,910	2,424	156	184	T3
DMA-D	5,349	1,649	214	238	T4
DMA-E	6,956	2,748	278	310	T5
DMA-F	2,676	6,425	107	149	T6
DMA-G	4,295	2,343	172	209	T7
DMA-H	5,841	595	234	257	T8
DMA-I	9,028	2,078	361	378	T9
DMA-J	7,180	5,199	287	355	T10
DMA-K	4,031	2,580	161	184	T11

NOTE: REQUIRED TREATMENT AREA IS CALCULATED USING THE 4% TREATMENT METHOD.

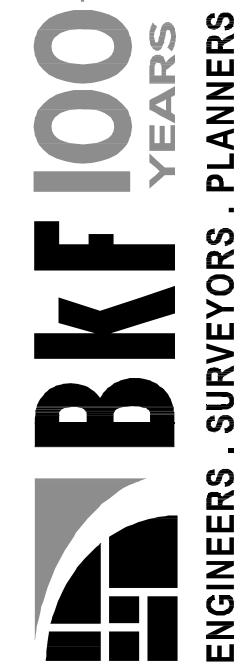
Date	04/10/17	No.		Revisions
Scale				
Design				
Drawn				
Approved				
Job No				
Drawing Number:				
C1.0				
1 OF 1				

**ROSEFIELD VILLAGE  
STORMWATER CONTROL PLAN**

**SD SUBMITTAL - NOT FOR CONSTRUCTION**

ALAMEDA

CALIFORNIA



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