

Statement of Design Intent  
Rosefield Multi-Family Housing Project  
727 Buena Vista Ave.

July 9, 2018

Introduction/Overview:

The proposed family housing development is a 2.5 acre site located between Eagle and Buena Vista Avenues near Webster Street. The existing apartment complex is known as Rosefield Village and includes 40 existing pre-fab units in nine buildings, plus 13 units in 6 conventional buildings. The site has been owned by the Housing Authority since 1955. The site consists of two parcels zoned R-3 and R-5 respectively. This will allow for multifamily housing development of not greater than 22 units per acre for the R-3 property and 44 units per acre for the R-5 property.

The existing 40 modular units at Rosefield Village are over 40 years old and have significant physical needs and nine units have been taken out of service due to structural needs. Two independent structural engineering firms have confirmed that rehabilitation is infeasible.

The Housing Authority plans to demolish these 40 units and to construct 78 new units. The 13 existing non-modular units are in good shape and will undergo a modest rehabilitation. The new complete project will therefore include 91 total units (78 new & 13 existing). There will be one manager's unit and all other units will be rent restricted to households with incomes no higher than 80% of the Area Median Income. The Housing Authority intends to apply for at least 15 VASH (Veterans Affairs Supportive Housing) vouchers so that 15 units can benefit this special needs population.

The Rosefield site is located ½ block from the Webster Street business and retail corridor, the commercial backbone of West Alameda. There are six AC Transit lines within one block of the site, including direct connections to the Fruitvale BART station and Express bus service to San Francisco. The redevelopment of Rosefield is a timely and appropriate project that supports broader neighborhood goals in addition to the provision of affordable housing. With respect to the need for affordable rental housing, the last time the Housing Authority opened its Housing Choice Voucher waitlist (in 2015 and 2016), over 55,000 applications were submitted.

Architectural Design:

The architecture of the building exteriors have been inspired by design elements of the local neighborhood. The proposed new construction project is designed as a four-story building stepping down to three-story at street faces. Of the 78 new-construction units proposed, 7 Studio, 31 one-bedroom, 18 two-bedroom, and 22 three-bedroom units are proposed. The proposed design includes one apartment building with three wings and three and four-story towers. The development will contain

a community room with spaces for classes, resident services, after school tutoring, and social events. An outdoor play area will include space and equipment for children of all ages.

Exterior finishes are proposed to be a variety of materials using durable and environmentally friendly building materials in a neutral color palette accented with green. The exterior facades are clad in cementitious horizontal siding, of two different exposures, and cementitious board and batten. The project also features a mix of Juliet and full balconies, which front both the interior courtyard and the exterior street frontages. Along Eagle Avenue, stoops are provided along all ground floor units.

All of the units will incorporate universal design elements, which include but are not limited to the following; no-step entries, minimum 34-inch doorways and passageways, accessible bathrooms with reinforced grab bars, hallway widths of at least 42-inches, and levered door handles and faucets. In addition 5% of all first floor units will be fully accessible with the remainder fully adaptable for those individuals requiring adjustments in their units for ADA accessibility. There will be a centrally located elevator, providing wheelchair access to all units. Residents will directly benefit from standard features such as Energy Star rated refrigerators and dishwashers, low flow toilets sink disposals, ranges with ovens as well as generous counter cabinet and storage space throughout the unit.

#### Site Design:

The building is designed to make the most of the site, while also fitting in with the character of the surrounding neighborhood. There have been several public meetings to discuss Rosefield including meetings with existing tenants, AHA Board of Commissioners meetings, City Council in April 2018 and the previous hearing before the Planning Board (on September 11, 2017). At the Planning Board hearing, over one dozen community members spoke in favor of the project.

Existing mature street trees will be retained to ensure cohesiveness with the surrounding neighborhood. The main entrance to the building is at the west side of the building. The main entrance sits beside the community room, bike room, and management and social services office.

#### Landscape Design:

The landscape design programming respects the existing character of the neighborhood, while also adding greenery and usable open space. Existing street trees and landscaping along the buildings to be renovated will remain, retaining the age and character of the landscaping. Bay Friendly plantings will be utilized, highlighting native and drought tolerant species. Trees will line both parking areas to provide shade and greenery to paved areas.

Internally, the property will include outdoor seating and innovative play areas for children that promote imagination and creative play. A seating wall will line the play area to allow seated spaces to watch children play. Exterior bike parking will be provided at the edge of the building for visitors. Seating areas of different types will create multiple intimate spaces for lounging, working, and gathering.

#### Sustainability:

This project is designed to incorporate green building features per Green Point Rated multi-family checklist. Key features include building performance exceeding Title 24 energy compliance by 15% and photovoltaics to offset 60% or more of the common electrical load. Project will also comply to Cal Green code requirements.

All units will have Energy Star rated refrigerators and dishwashers, low flow toilets, and sink disposals.

Key Design Features:

- Bicycle Parking
- Access to Public Transportation
- Energy Star Appliances
- Ceiling Fans
- High Performance Building Envelope
- High Efficiency Heat Pump Water Heaters
- Low VOC & Recycled Materials
- Stormwater Management
- Drought Tolerant Plants
- Low Flow Plumbing Fixtures
- Oversize Windows to provide ample daylighting
- Natural through ventilation for Healthy Indoor Air Quality
- Cement Board siding, panels and trim
- High Ceilings to allow natural light to penetrate deeper into units
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