ALAMEDA POINT SITE A
EDEN’S AFFORDABLE HOUSING COMMUNITY
EDEN HOUSING

• For the past 47 years, Eden Housing has revitalized California neighborhoods and improved lives

• Long Term Owner and Manager
  128 affordable properties owned and/or managed
  8,310 homes under management

• Resident Services
  Resources/education, after school, technology, one-on-one support
ALAMEDA POINT SITE A

- 128 homes affordable to low and very low income households
- 2 manager’s units
- Senior building: 60 units (one & two bedrooms)
- Family building: 70 units (one, two and three bedrooms)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Sizes</th>
<th>Senior</th>
<th>Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>600 – 630 sf</td>
<td>50</td>
<td>14</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>850 – 885 sf</td>
<td>10</td>
<td>36</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>1085 -1150 sf</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>60</td>
<td>70</td>
</tr>
</tbody>
</table>

- Parking ratio on family: 1:1 and 1:.47 for senior
CONVENIENCE

• ¼ mile from a bus rapid transit service with connections to the rest of Alameda and Oakland/BART

• 1 mile to existing parks (Bayport and Woodstock parks)

• Within 1.5 miles of the new Safeway grocery store and Alameda Landing shopping complex

• 1 – 2 miles from schools (Encinal High, Ruby Bridges Elementary School, College of Alameda)

• ½ mile from the planned ferry terminal, the parks, pedestrian walkways, bicycle pathways, shopping and employment opportunities offered by Site A
ON-SITE AMENITIES

• Eden will provide on-site management and on-site supportive services for both buildings (Eden currently has 7,000 homes under management throughout California)

• Support services include after school programs, financial literacy, technology, one-on-one support and referrals

• Community rooms for community activities

• Computer rooms

• Lounge/library in the senior building

• Fitness centers

• Large courtyards offering open space for residents (community gardens, and kids play structure)

• Bicycle parking that opens out onto the parklet (family building) and RAMP (senior building)
SITE A OVERALL SITE PLAN
SITE A OVERALL SITE PLAN

BLOCK 8
Family Building:
Total Units: 70 units
Total Parking: 70 stalls

Senior Building:
Total Units: 60 units
Total Parking: 28 stalls
BLOCK 8 – SITE PLAN

FAMILY BUILDING

SENIOR BUILDING

Pedestrian

G-Street

Ralph Appezzato Memorial Parkway
BLOCK 8 – SITE PLAN

FAMILY BUILDING

SENIOR BUILDING
BLOCK 8 – SITE PLAN
1. Partial Street Scene Along RAMP

Notes:
• Transition in scale and massing along RAMP and G Street
• 4 Story Building
• Height: ± 49’-7”
BLOCK 8 – SENIOR BUILDING
1. View from RAMP and Orion Street

Notes:
- Main goal: To activate RAMP Street
- Block Width: ± 200’
- Project entry allows break in elevation and transition for architectural character
- Massing changes from horizontal to vertical at project entry
BLOCK 8 – SENIOR BUILDING

- Vertical Paneling
- Ribbon Windows
- Tower Element
- Building Entry
BLOCK 8 – SENIOR BUILDING
1. View from RAMP

Notes:
- Architectural emphasis on movement

Materials List:
- Stucco
- Lap Siding
- Cementitious Panel
- Profiled Metal Panel
- Stone Veneer
BLOCK 8 – SENIOR BUILDING
1. View of Mid-Block Parklet from B Street

Notes:
• Parklet Width: ± 56’-6”
• Activate parklet with Senior amenity spaces, Senior units, and Family bike storage
• Eye on Parklet
BLOCK 8 – FAMILY BUILDING

1. View from Orion Street and G Street

Notes:
• Family building faces existing warehouse buildings to be repurposed
• Massing and materials relate to Senior building architecture but is not identical
BLOCK 8 – FAMILY BUILDING

Vertical Paneling

Window Grouping

Window Grouping

Window Rhythm
BLOCK 8 – FAMILY BUILDING

1. View from G Street and B Street

Materials List:
• Stucco
• Lap Siding
• Cementitious Panel
• Profiled Metal Panel
• Stone Veneer
BLOCK 8 – FAMILY BUILDING
BLOCK 8 – FAMILY BUILDING

1. View of Mid-Block Parklet from Orion Street

Notes:
• Architecture shapes gateway to Parklet off Orion Street
• Family and Senior building architecture relates but not identical
• Scale of architecture activates the Parklet
THANK YOU
1. Section A
1. Elevation at Orion Street

2. Elevation at B Street
BLOCK 8 – SENIOR BUILDING

1. Elevation at Orion Street

2. Elevation at B Street
1. Elevation at Mid-Block Parklet
BLOCK 8 – FAMILY BUILDING

Window Grouping

Vertical Paneling

Window Rhythm

1. Elevation at G Street
BLOCK 8 – FAMILY BUILDING

1. Elevation at Orion Street

2. Elevation at B Street
1. Elevation at Mid-Block Parklet
BLOCK 8 – UNIT PLANS

Unit Plan 2-2 (Accessible)
2 BR / 1 BA
902 SF
983 NSF

Occurrence:
Building A: "Family" 0/70 0%
Building B: "Senior" 6/60 10%
Total 6/130 5%

Unit Plan 3-0
3 BR / 2 BA
1226 SF
1148 NSF

Occurrence:
Building A: "Family" 14/70 20%
Building B: "Senior" 0/60 0%
Total 14/130 11%

Unit Plan 3-1 (Accessible)
3 BR / 2 BA
1148 SF
1088 NSF

Occurrence:
Building A: "Family" 9/70 9%
Building B: "Senior" 0/60 0%
Total 9/130 5%