

# ALAMEDA POINT SITE A EDEN'S AFFORDABLE HOUSING COMMUNITY

QUALITY AFFORDABLE HOUSING COMMUNITIES



Eden Housing, Inc.  
22645 Grand Street  
Hayward, California 64541  
510.582.1460  
[www.edenhousing.org](http://www.edenhousing.org)



# **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)

Unit Type	Unit Sizes	Senior	Family
1 bedroom	600 – 630 sf	50	14
2 bedroom	850 – 885 sf	10	36
3 bedroom	1085 -1150 sf		20
Total		60	70

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

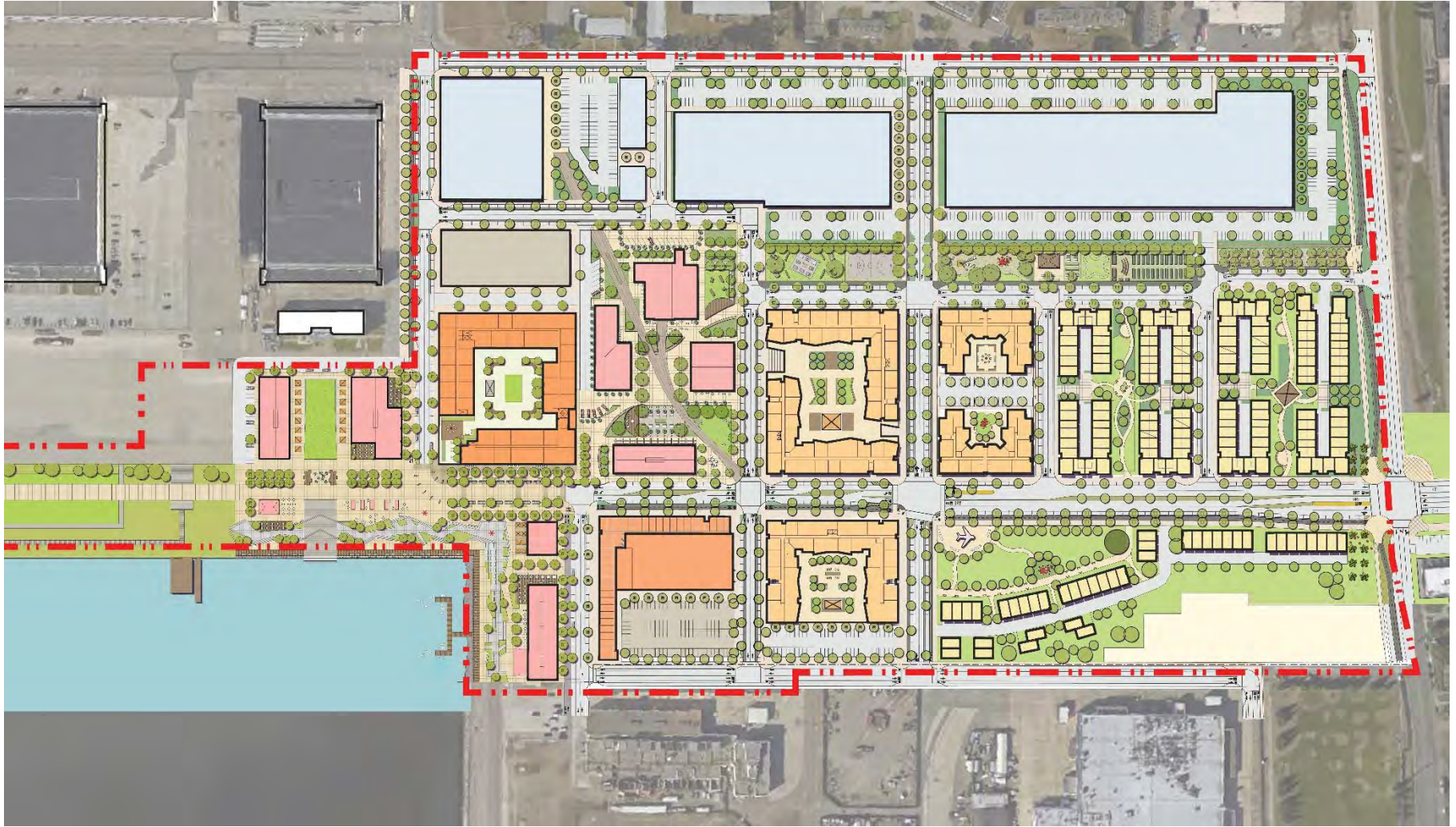
# CONVENIENCE

- 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

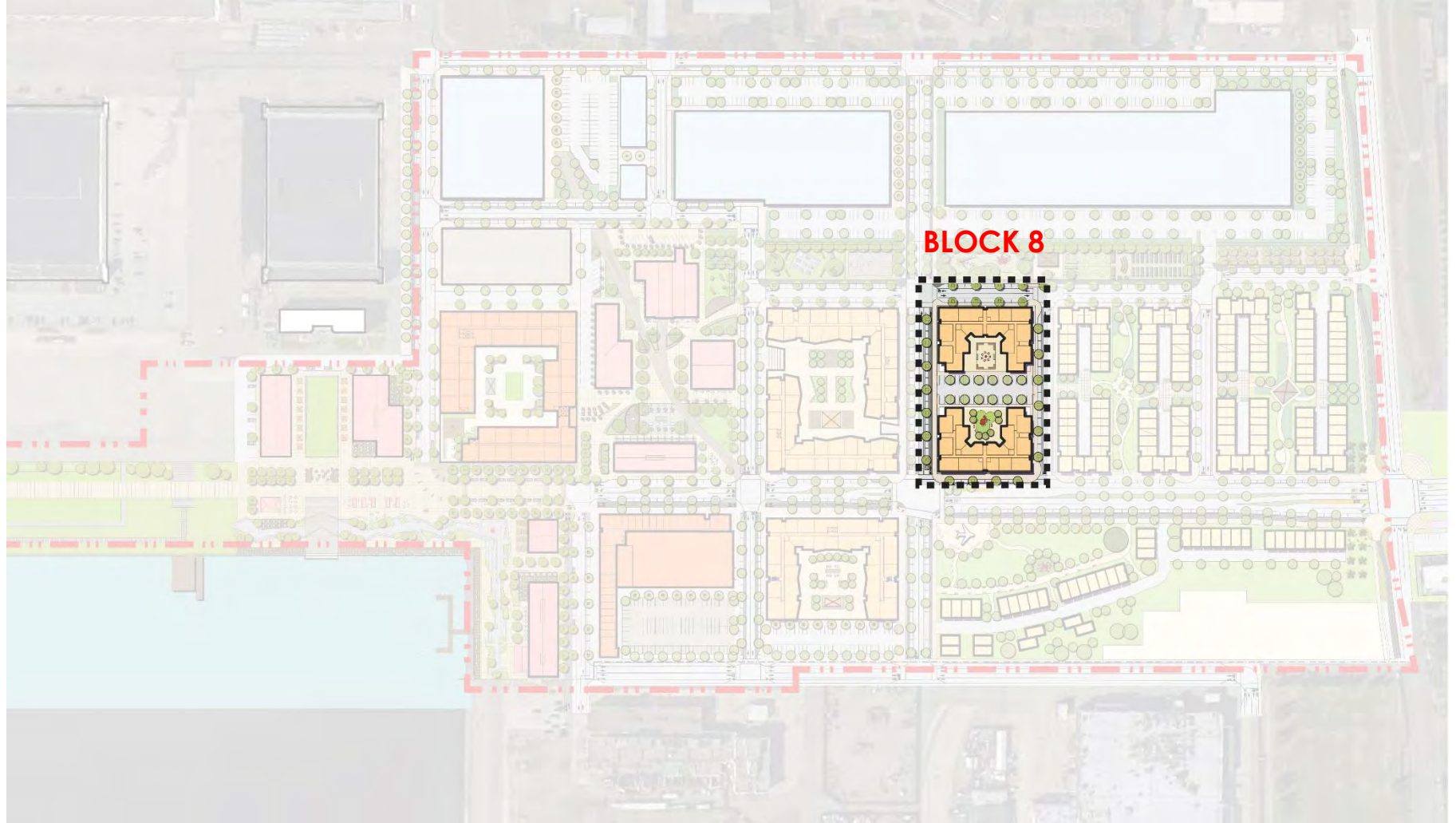
- Eden will provide on-site management and on-site supportive services for both buildings (Eden currently has 7,000 homes under management throughout California )
- Support services include after school programs, financial literacy, technology, one-on-one support and referrals
- Community rooms for community 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

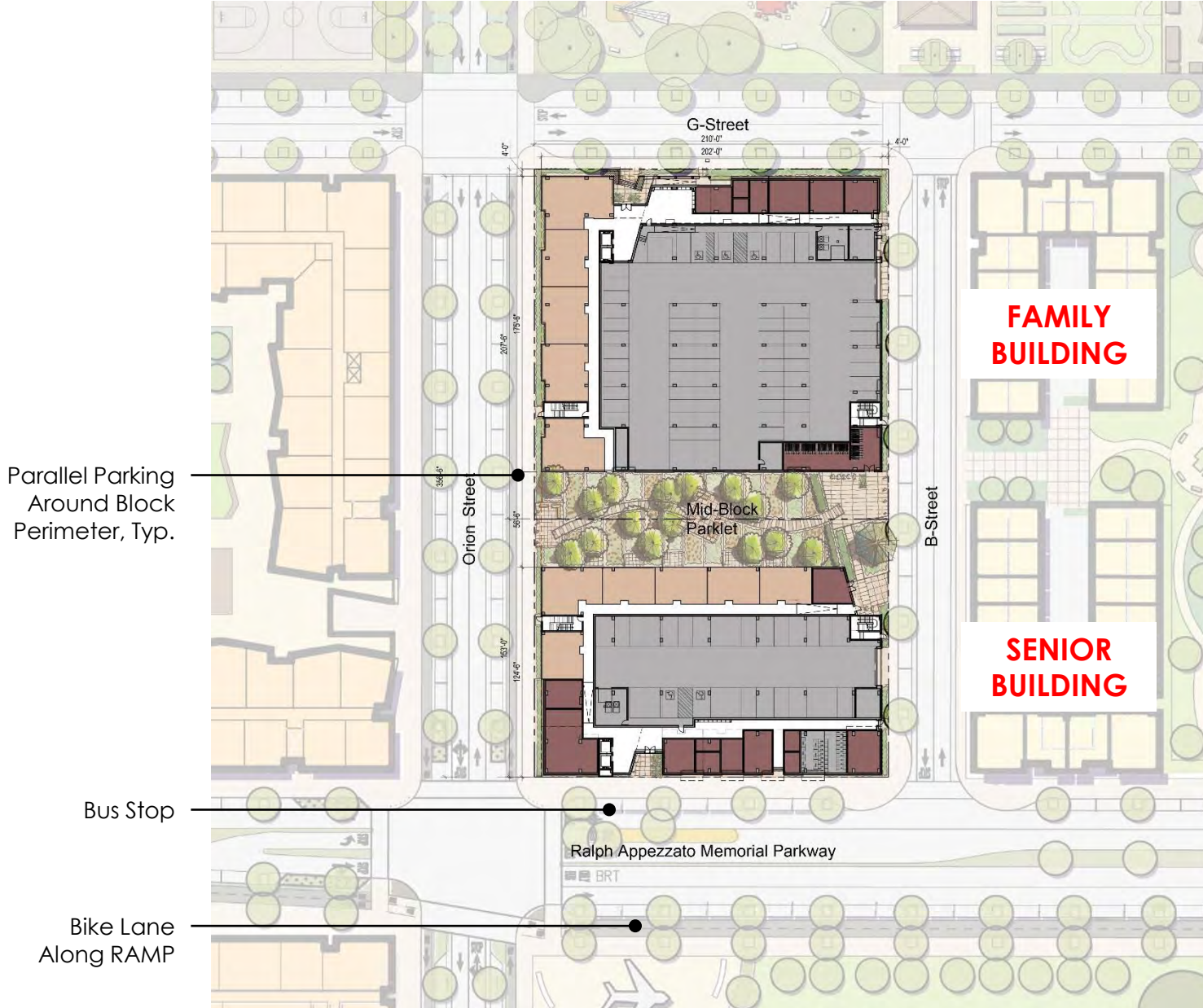




# SITE A OVERALL SITE PLAN



# BLOCK 8 – SITE PLAN



**FAMILY  
BUILDING**

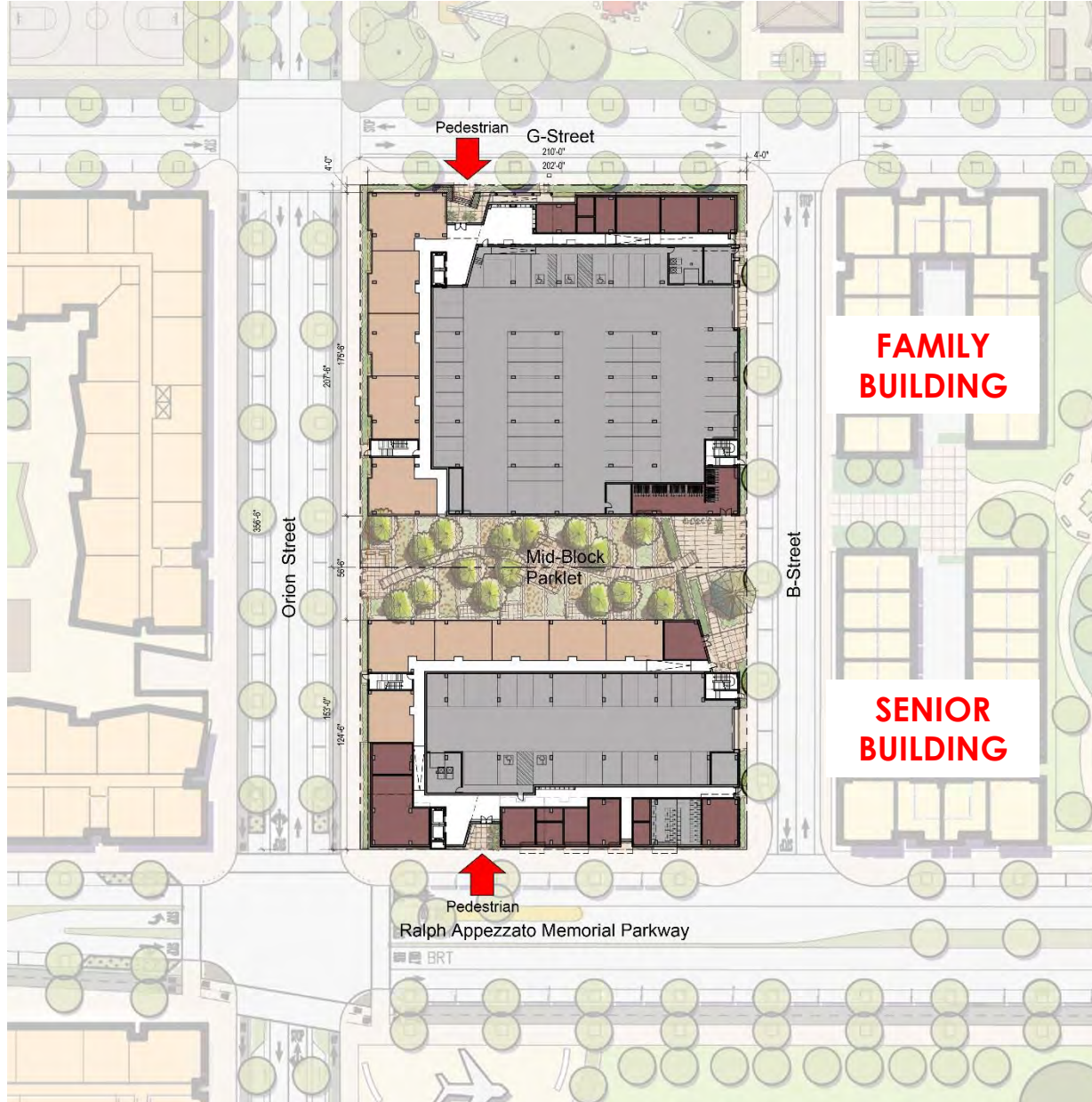
**Family Building:**  
Total Units: 70 units  
Total Parking: 70 stalls

**SENIOR  
BUILDING**

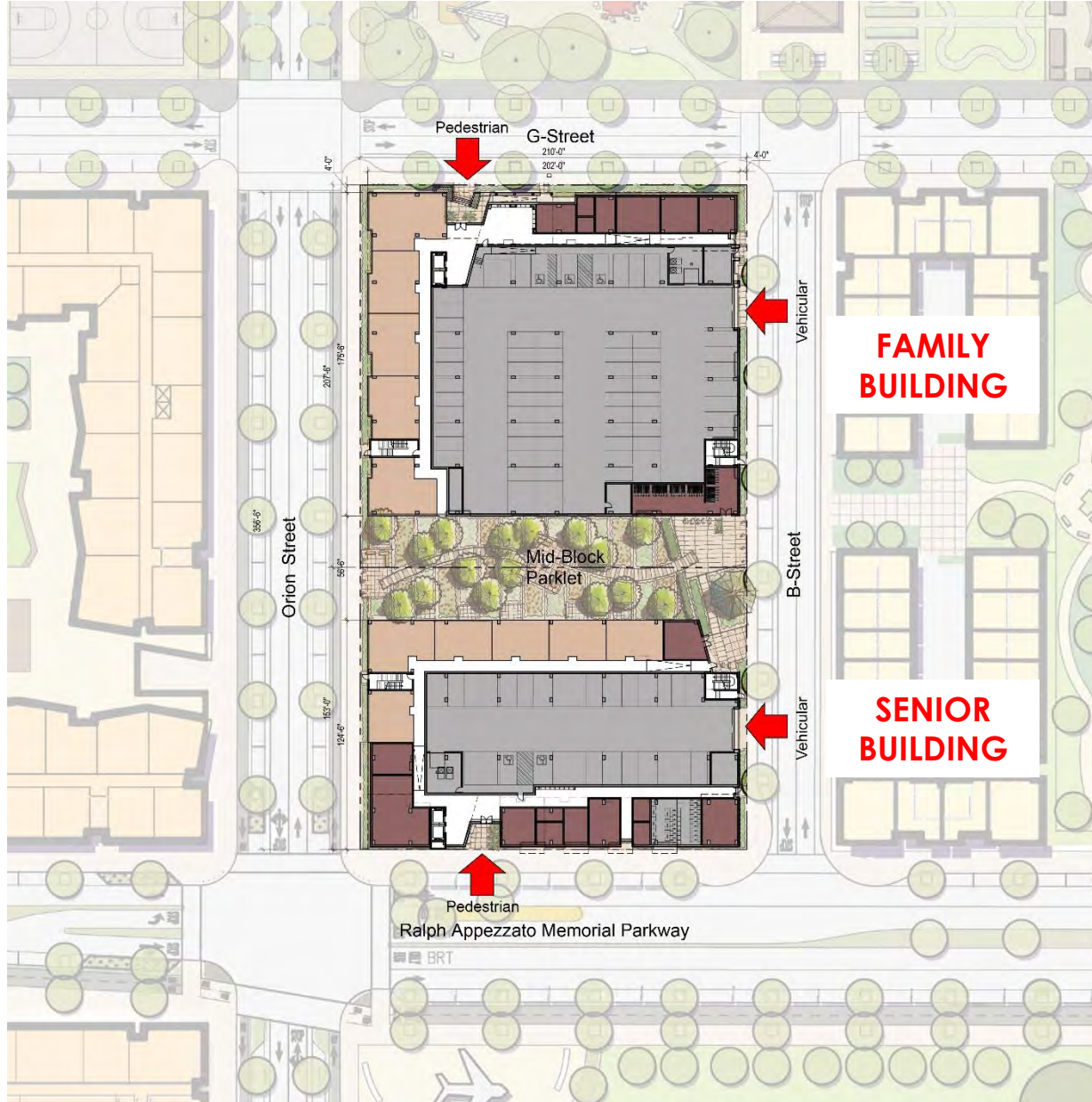
**Senior Building:**  
Total Units: 60 units  
Total Parking: 28 stalls



# BLOCK 8 – SITE PLAN

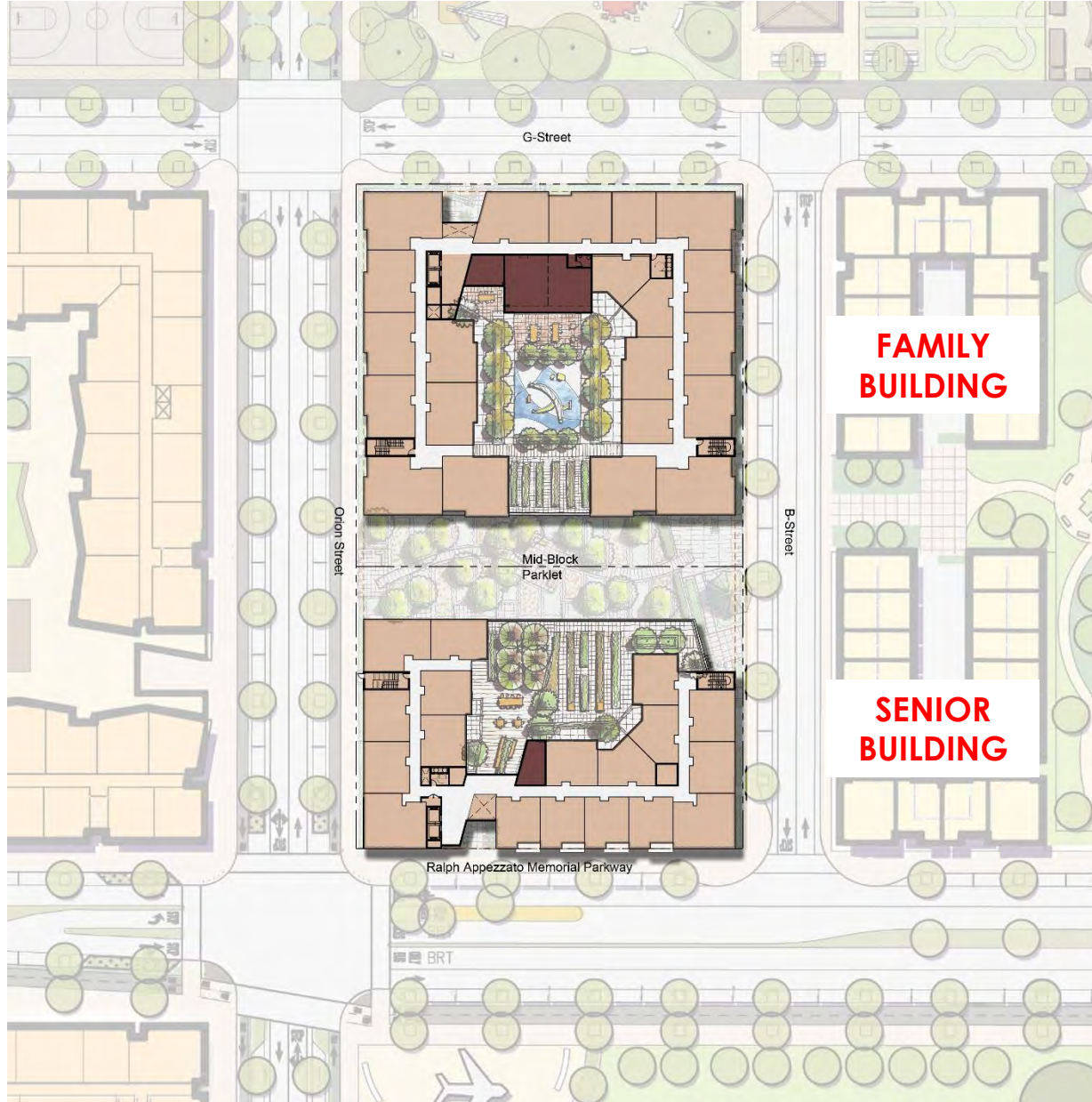


# BLOCK 8 – SITE PLAN

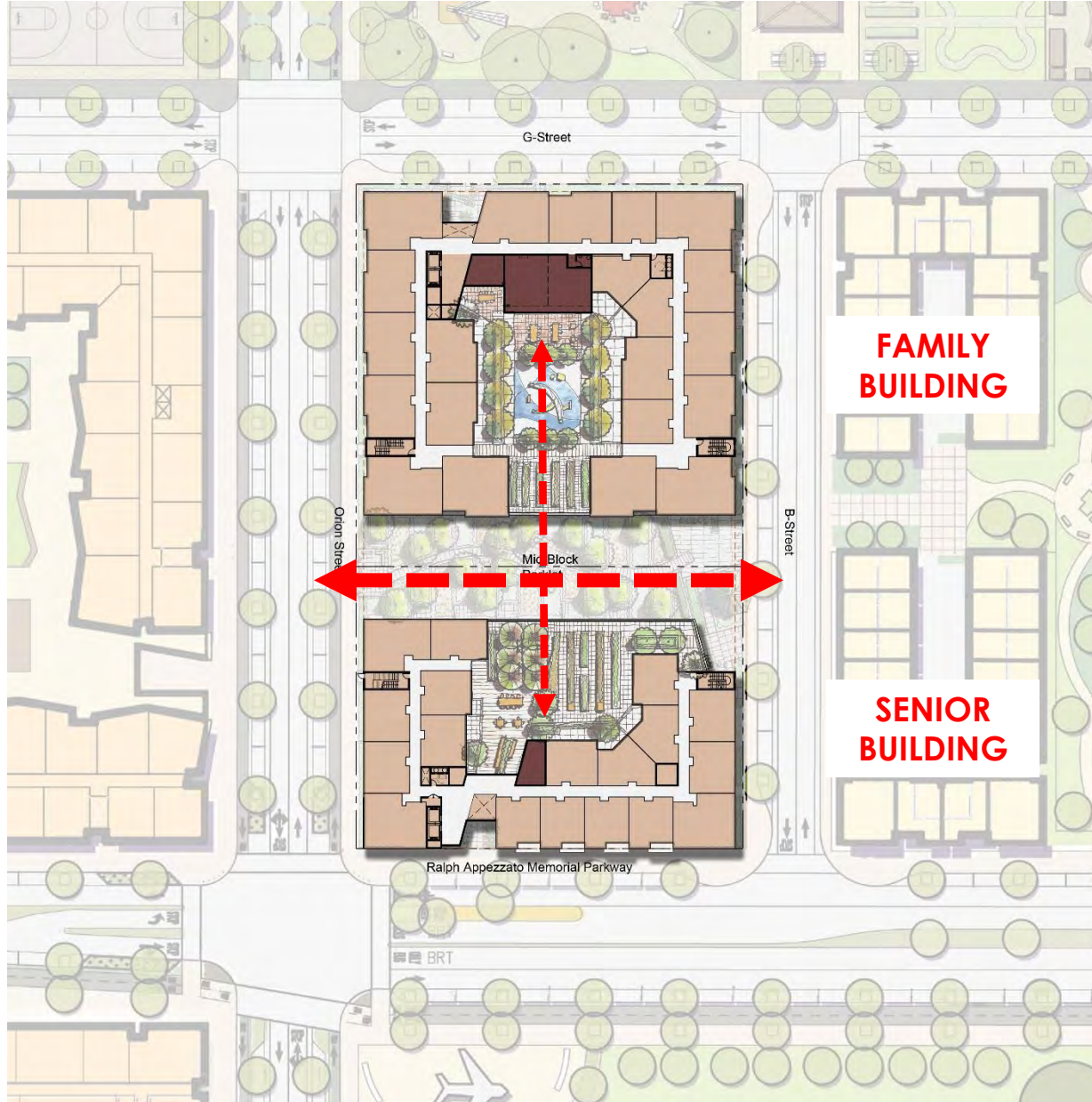




# BLOCK 8 – SITE PLAN



# BLOCK 8 – SITE PLAN





# BLOCK 8 – PARTIAL STREET SCENE

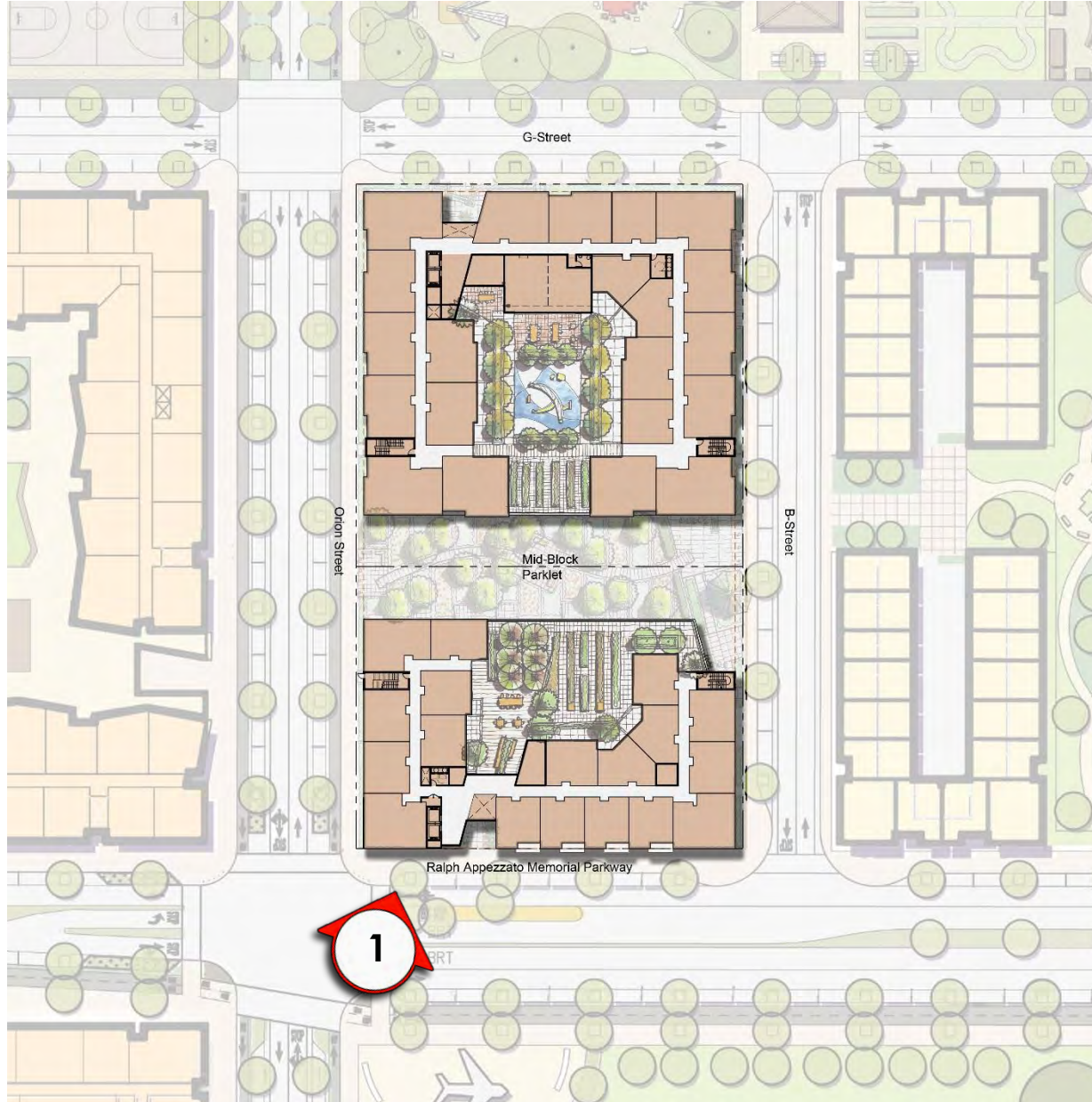


## 1. Partial Street Scene Along RAMP

### Notes:

- Transition in scale and massing along RAMP and G Street
- 4 Story Building
- Height:  $\pm 49'-7"$

# BLOCK 8 – SENIOR BUILDING





# BLOCK 8 – SENIOR BUILDING



## 1. View from RAMP and Orion Street

### Notes:

- Main goal: To activate RAMP Street
- Block Width:  $\pm 200'$
- Project entry allows break in elevation and transition for architectural character
- Massing changes from horizontal to vertical at project entry



# BLOCK 8 – SENIOR BUILDING



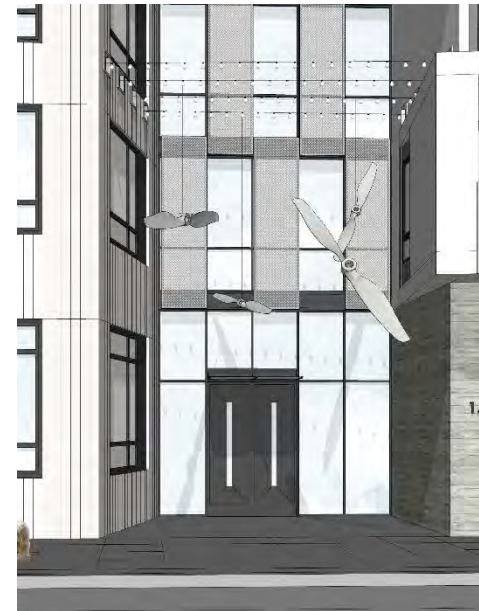
**Vertical Paneling**



**Ribbon Windows**



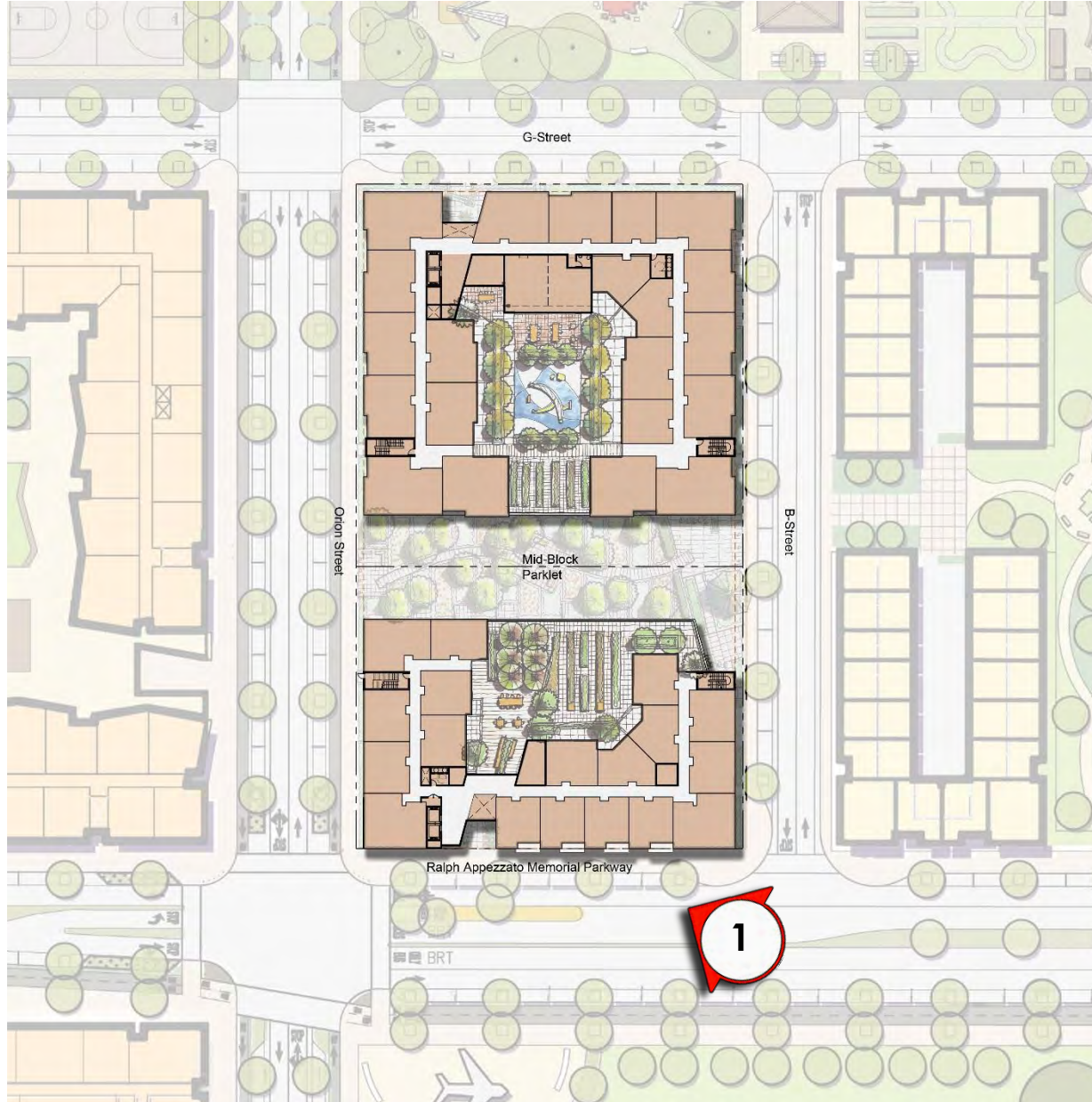
**Tower Element**



**Building Entry**



# BLOCK 8 – SENIOR BUILDING



# BLOCK 8 – SENIOR BUILDING



## 1. View from RAMP

### Notes:

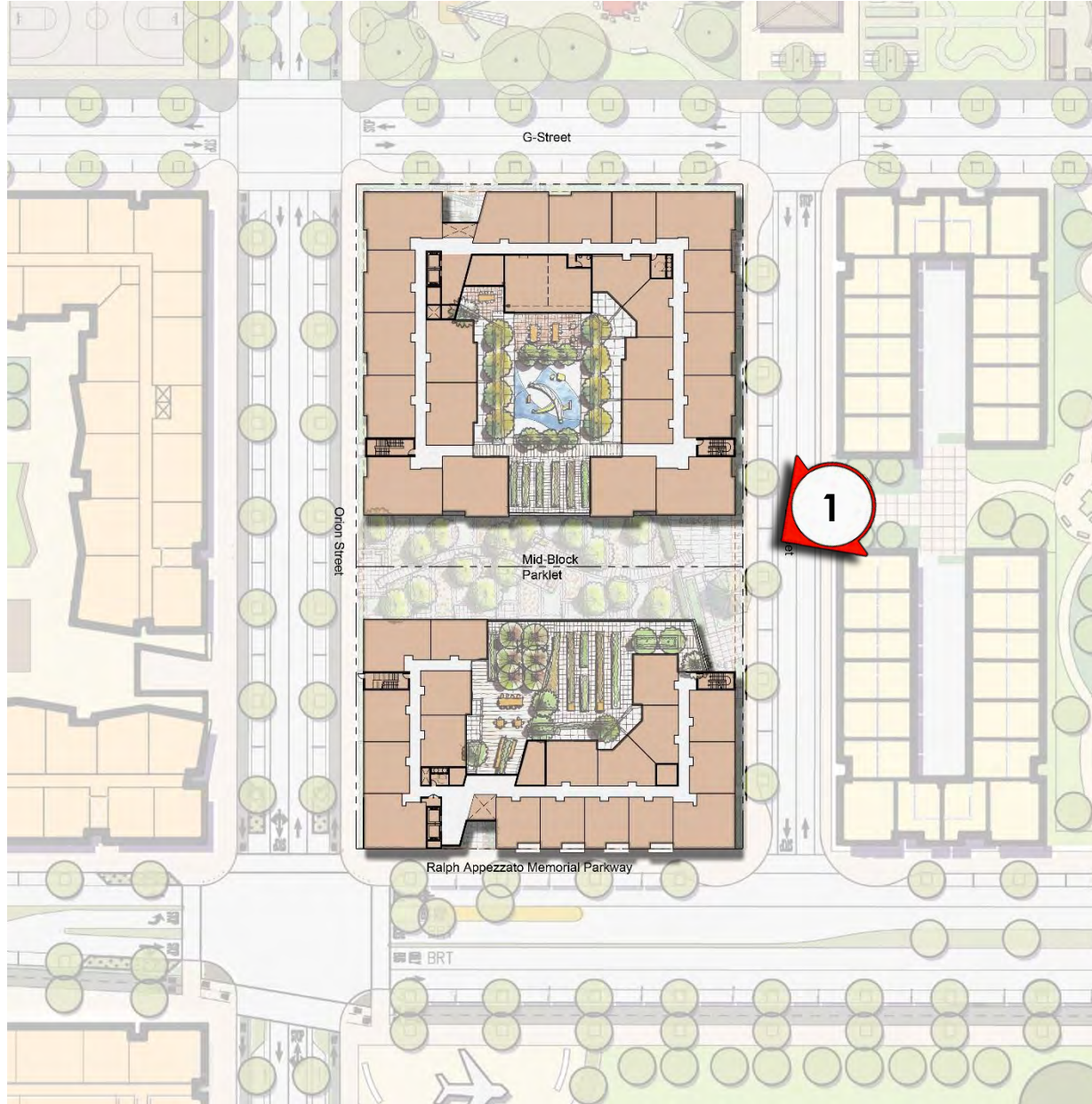
- Architectural emphasis on movement

### Materials List:

- Stucco
- Lap Siding
- Cementitious Panel
- Profiled Metal Panel
- Stone Veneer



# BLOCK 8 – SENIOR BUILDING



# BLOCK 8 – SENIOR BUILDING



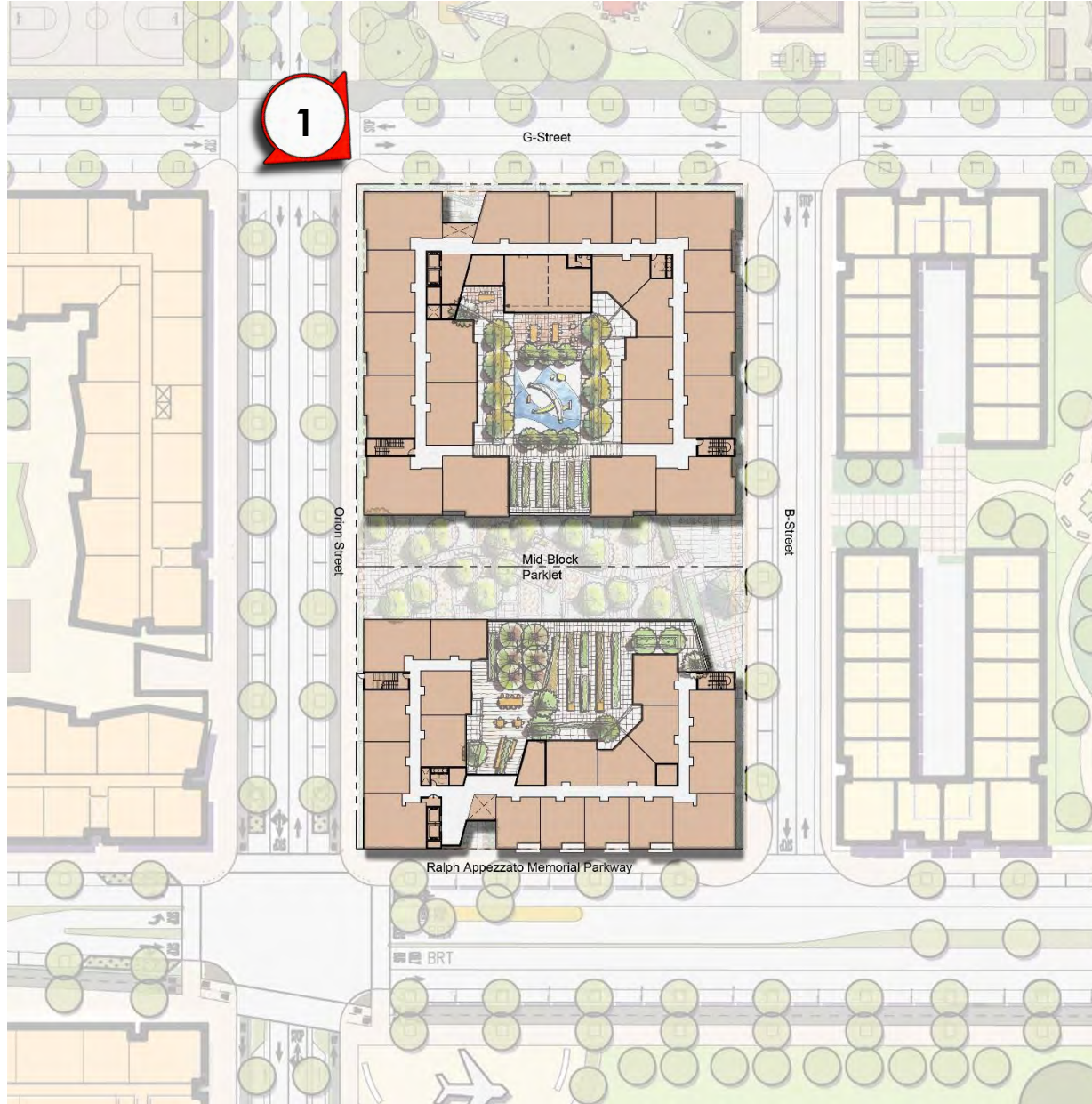
**1. View of Mid-Block Parklet from B Street**

Notes:

- Parklet Width:  $\pm 56'-6"$
- Activate parklet with Senior amenity spaces, Senior units, and Family bike storage
- Eye on Parklet



# BLOCK 8 – FAMILY BUILDING



# BLOCK 8 – FAMILY BUILDING



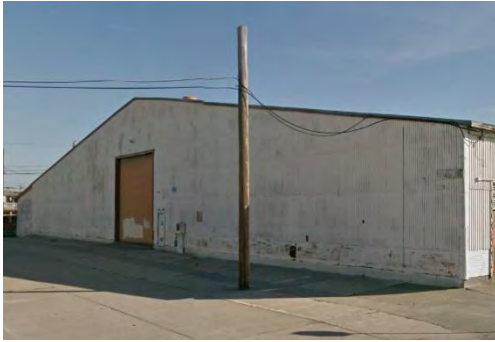
## 1. View from Orion Street and G Street

### 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

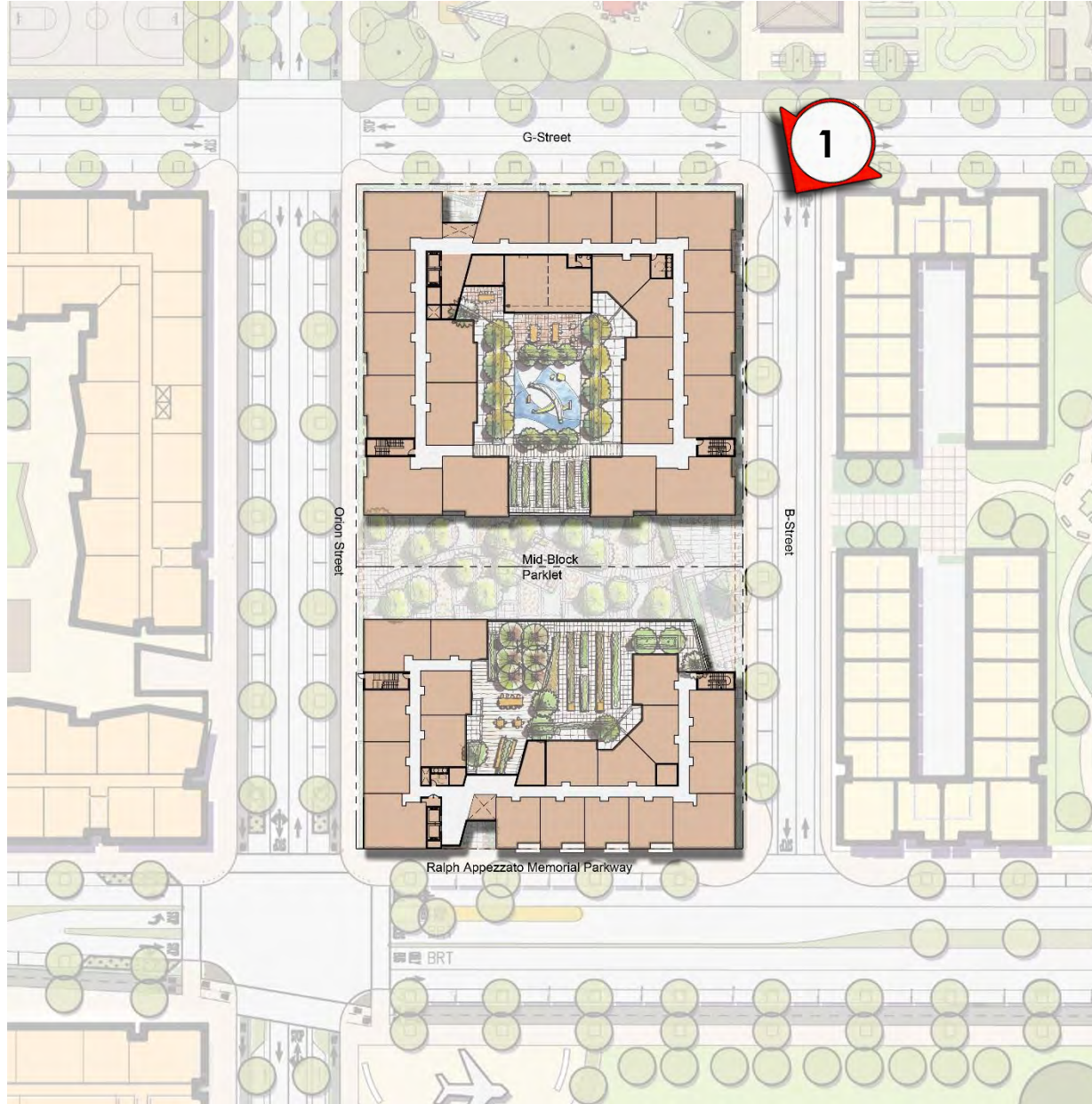


Window Grouping



Window Rhythm

# BLOCK 8 – FAMILY BUILDING





# BLOCK 8 – FAMILY BUILDING



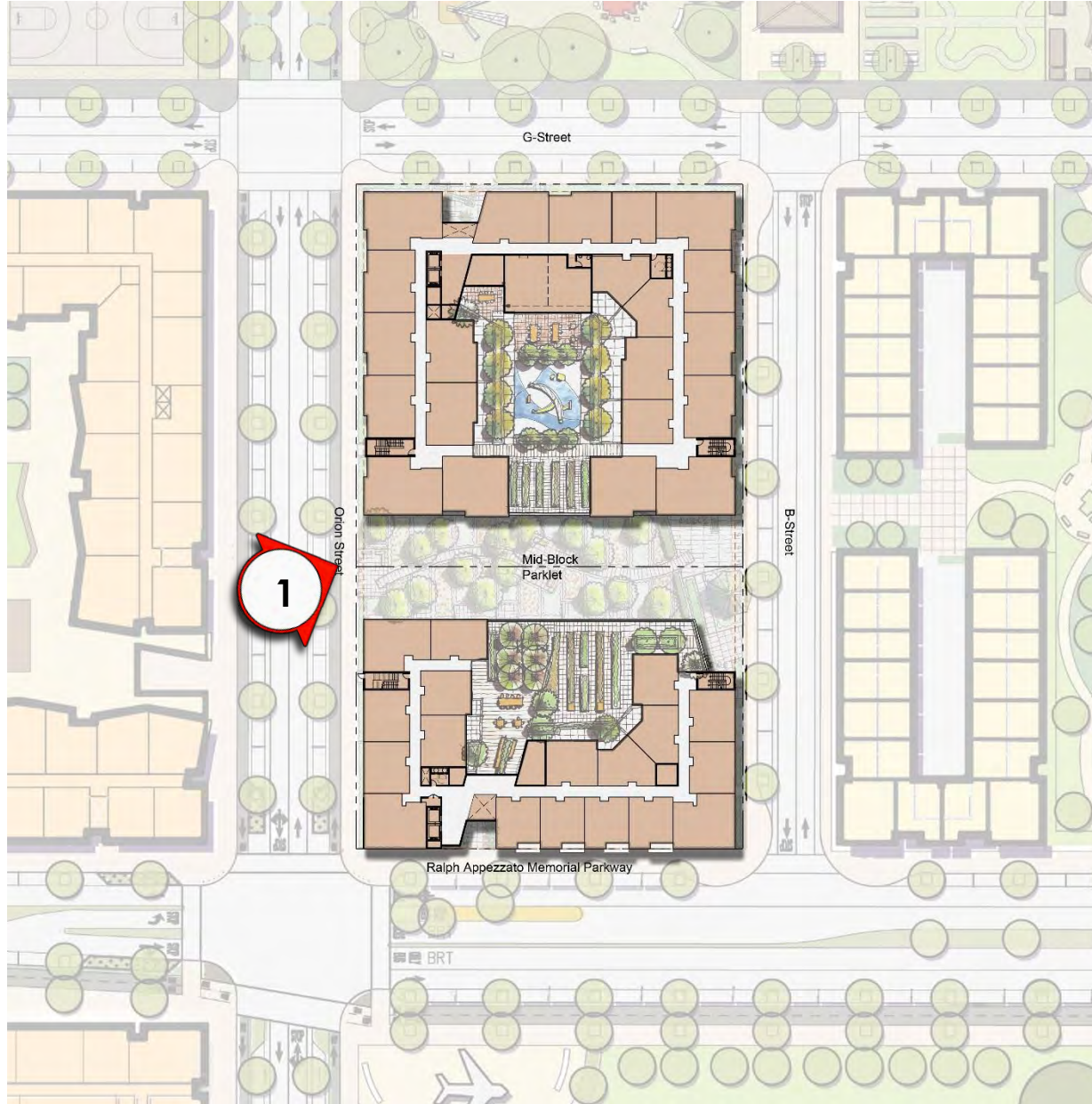
1. View from G Street and B Street

## 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**

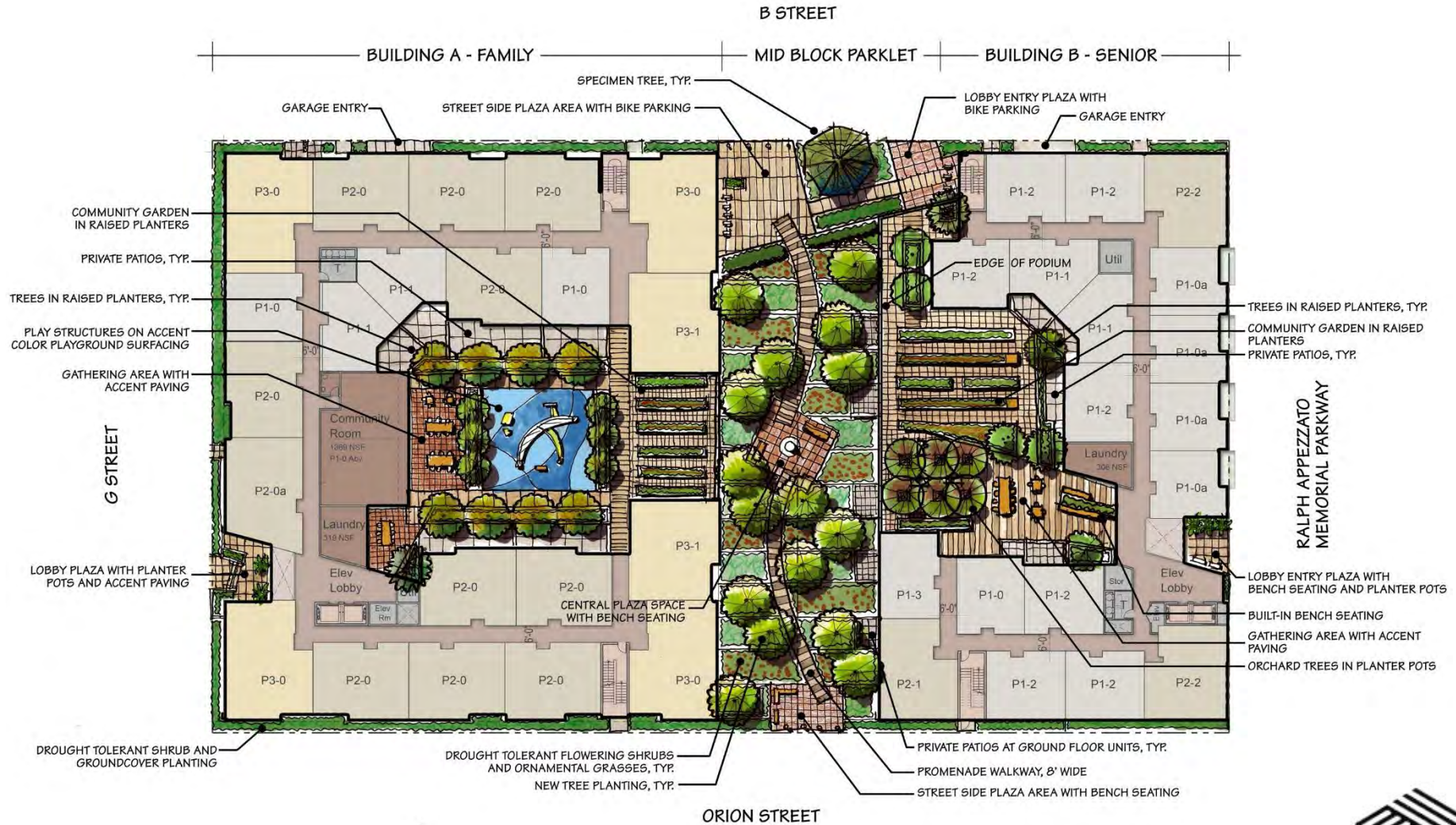
Notes:

- Architecture shapes gateway to Parklet off Orion Street
- Family and Senior building architecture relates but not identical
- Scale of architecture activates the Parklet

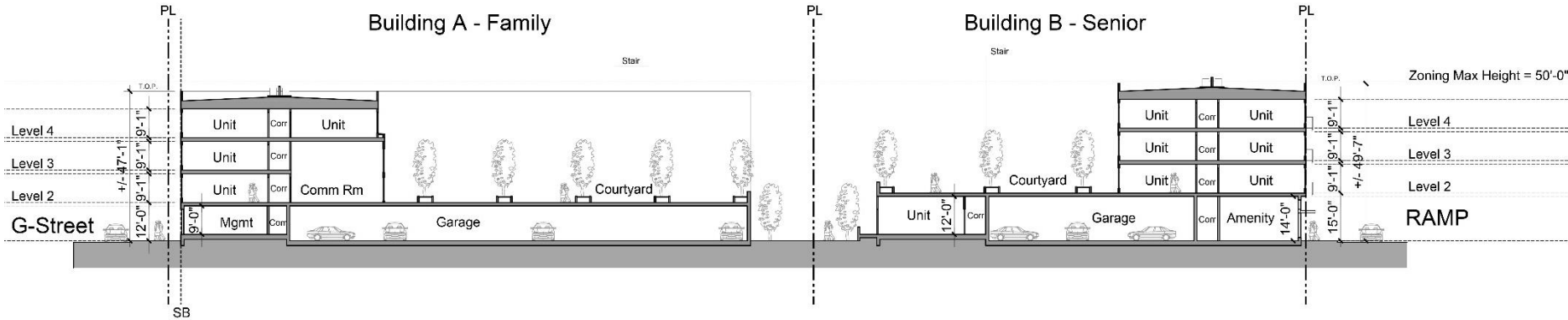
**THANK YOU**



# BLOCK 8 – LANDSCAPE PLAN



# BLOCK 8 – BUILDING SECTION



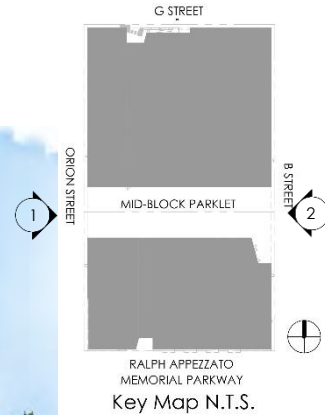
1. Section A



# BLOCK 8 – STREET ELEVATION



1. Elevation at Orion Street



2. Elevation at B Street

# BLOCK 8 – SENIOR BUILDING

Vertical Paneling



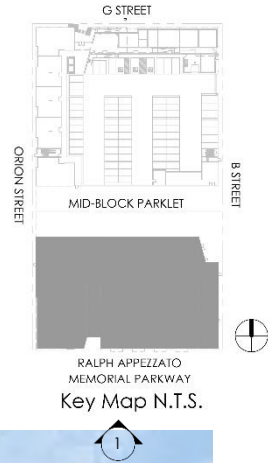
Tower Element



Ribbon Windows



Weathered Concrete



1. Elevation at RAMP



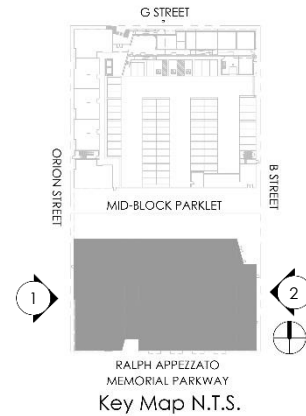
# BLOCK 8 – SENIOR BUILDING



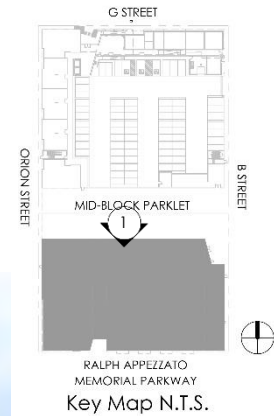
1. Elevation at Orion Street



2. Elevation at B Street



# BLOCK 8 – SENIOR BUILDING



1. Elevation at Mid-Block Parklet



# BLOCK 8 – FAMILY BUILDING

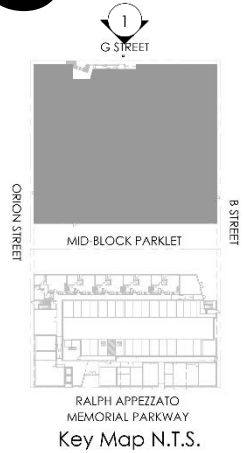
Window Grouping



Vertical Paneling



Window Rhythm

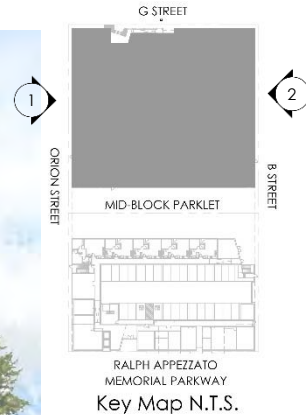


1. Elevation at G Street

# BLOCK 8 – FAMILY BUILDING



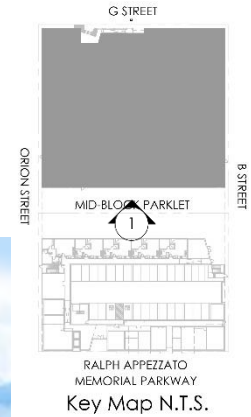
1. Elevation at Orion Street



2. Elevation at B Street

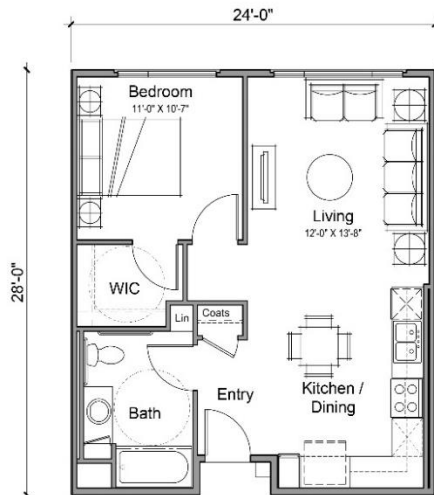


# BLOCK 8 – FAMILY BUILDING



1. Elevation at Mid-Block Parklet

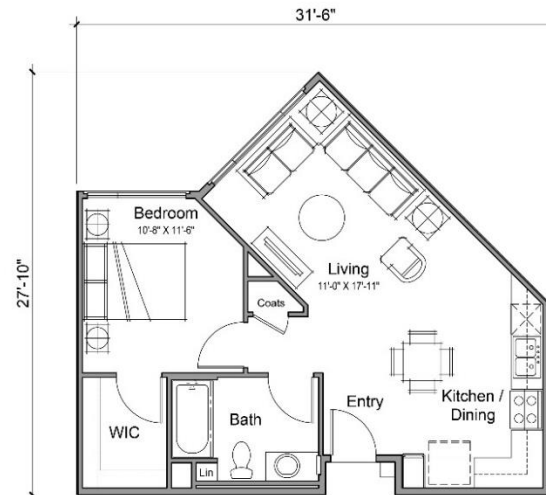
# BLOCK 8 – UNIT PLANS



**Unit Plan 1-0 (Accessible)**  
1 BR / 1 BA  
662 GSF  
604 NSF

**Occurrence:**

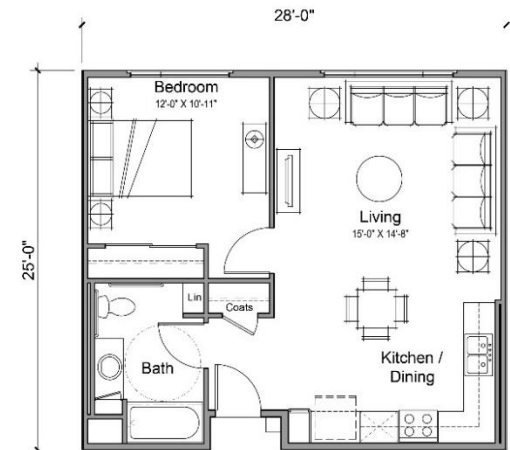
Building A "Family"	8/70	11%
Building B "Senior" (1-0a)	12/60	20%
<b>Total</b>	<b>20/130</b>	<b>15%</b>



**Unit Plan 1-1**  
1 BR / 1 BA  
653 GSF  
596 NSF

**Occurrence:**

Building A "Family"	6/70	9%
Building B "Senior"	6/60	10%
<b>Total</b>	<b>12/130</b>	<b>9%</b>



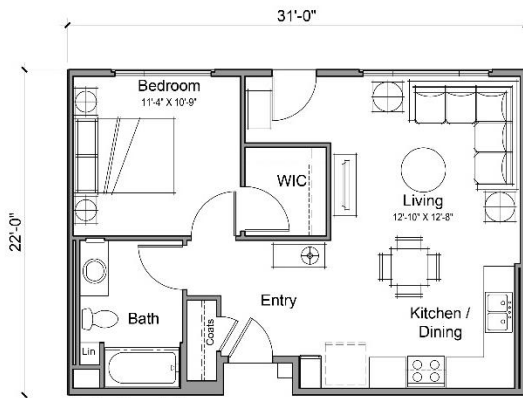
**Unit Plan 1-2 (Accessible)**  
1 BR / 1 BA  
690 GSF  
626 NSF

**Occurrence:**

Building A "Family"	0/70	0%
Building B "Senior"	22/60	37%
<b>Total</b>	<b>22/130</b>	<b>17%</b>

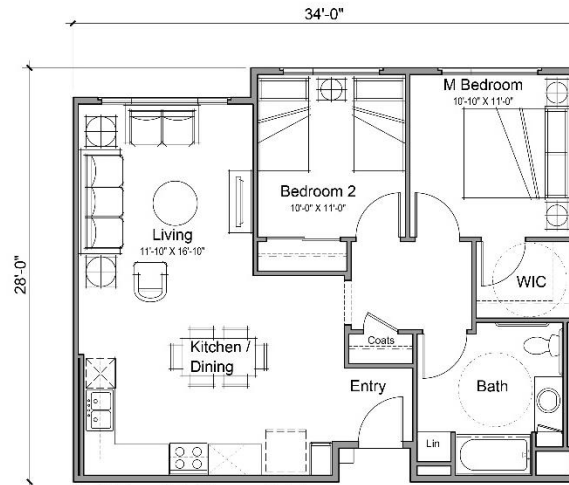


# BLOCK 8 – UNIT PLANS



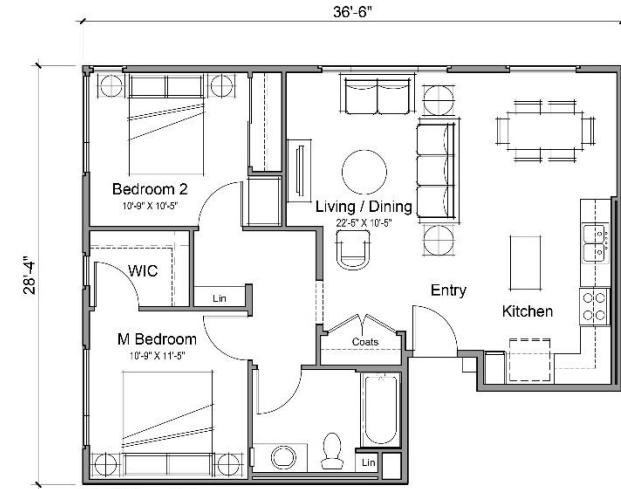
**Unit Plan 1-3**  
1 BR / 1 BA  
672 GSF  
618 NSF

<b>Occurrence:</b>		
Building A "Family"	0/70	0%
Building B "Senior"	7/60	12%
<b>Total</b>	<b>7/130</b>	<b>5%</b>



**Unit Plan 2-0 (Accessible)**  
2 BR / 1 BA  
917 GSF  
848 NSF

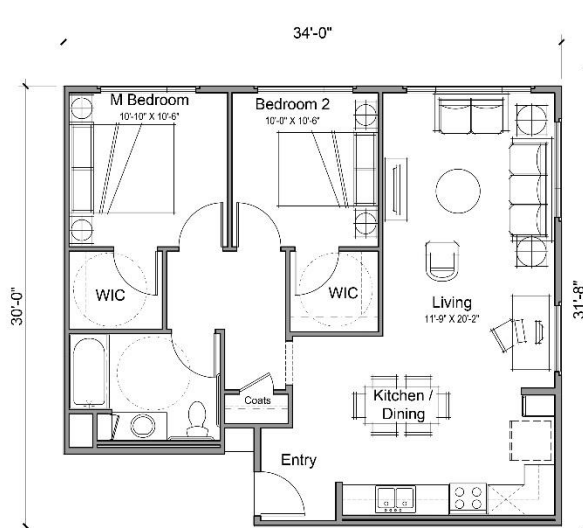
<b>Occurrence:</b>		
Building A "Family" (2-0 + 2-0a)	36/70	51%
Building B "Senior"	0/60	0%
<b>Total</b>	<b>36/130</b>	<b>27%</b>



**Unit Plan 2-1**  
2 BR / 1 BA  
932 GSF  
862 NSF

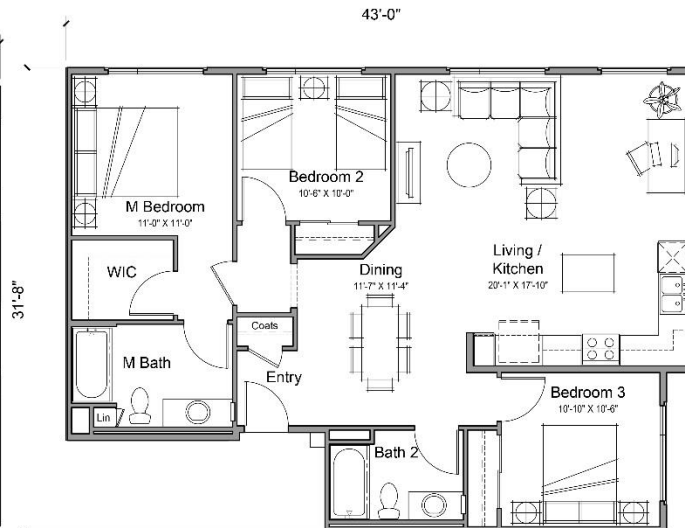
<b>Occurrence:</b>		
Building A "Family"	0/70	0%
Building B "Senior"	4/60	7%
<b>Total</b>	<b>4/130</b>	<b>3%</b>

# BLOCK 8 – UNIT PLANS



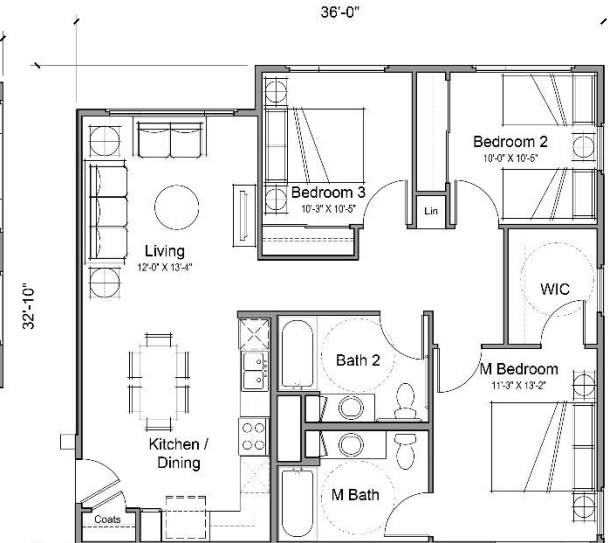
**Unit Plan 2-2 (Accessible)**  
2 BR / 1 BA  
952 GSF  
883 NSF

<b>Occurrence:</b>		
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 GSF  
1148 NSF

<b>Occurrence:</b>		
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 GSF  
1088 NSF

<b>Occurrence:</b>		
Building A "Family"	6/70	9%
Building B "Senior"	0/60	0%
Total	6/130	5%