

# The Poplar Development Plan

Community Meeting #2  
*Design Charette*

Wednesday, September 10, 2025  
7:00 - 9:00 pm

Edison Elementary School  
Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA  
94501



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# Welcome & Introduction



# Agenda



1. Welcome
2. Introduction - Alameda Housing Authority
3. Prior Meeting Recap
4. Housing Need in Alameda
5. Clement Tilden Improvements
6. Design Options: Site and Building Studies
7. Tabletop Discussion of Design Studies
8. Report Out
9. Next Steps



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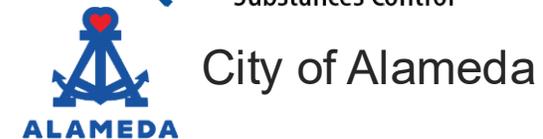
# The Partnership & Development Team

## The Partners

Owner	Alameda Housing Authority
Developer	Island City Development
Partners/Funders	Alameda Unified School District
	State of California (DTSC)
	City of Alameda
	FPI Property Management
	LifeSTEPS

## Consultant Team

Architect	TWM Architects + Planners
Civil Engineer	Luk and Associates

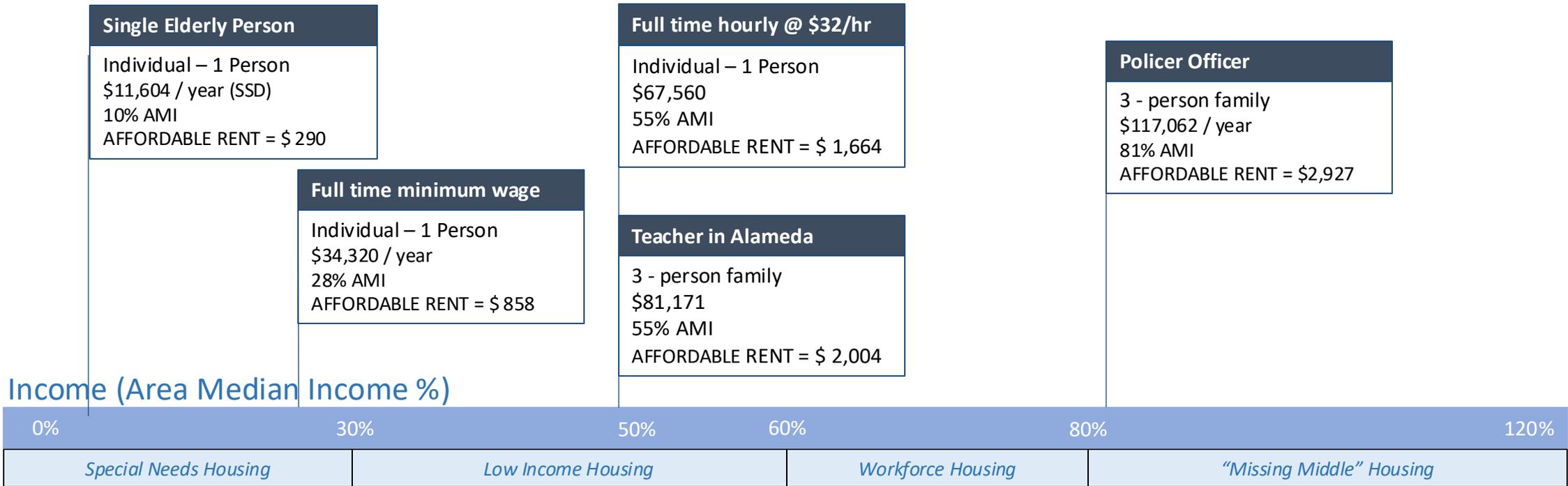


# Prior Meeting Recap: *What Concerns We heard*

1. Traffic: The existing Eagle/Broadway intersection is a problem. Tregloan is private and should not be accessed or parked.
2. Traffic Study: The community would like a traffic study to be performed.
3. Ingress/Egress: Desire access to/from Tilden
4. Building Height: Five stories is taller than the other buildings in the neighborhood and in Alameda. Building height will limit sun access.
5. Parking: Concerned about less available street parking.
6. Building Style / Character: The existing character of homes on Eagle (and the neighborhood) is important.
7. Density: 50 to 60 units contributes to concerns about traffic, height, and parking.



# Housing Needs in Alameda



## Resources available

Alameda Housing Authority program eligibility	
Low Income Housing Tax Credits	Limited use
Housing Choice Voucher program	Limited use
State and Local Priorities	

# Housing Needs in Alameda

## City of Alameda 2023-2031 Housing Element

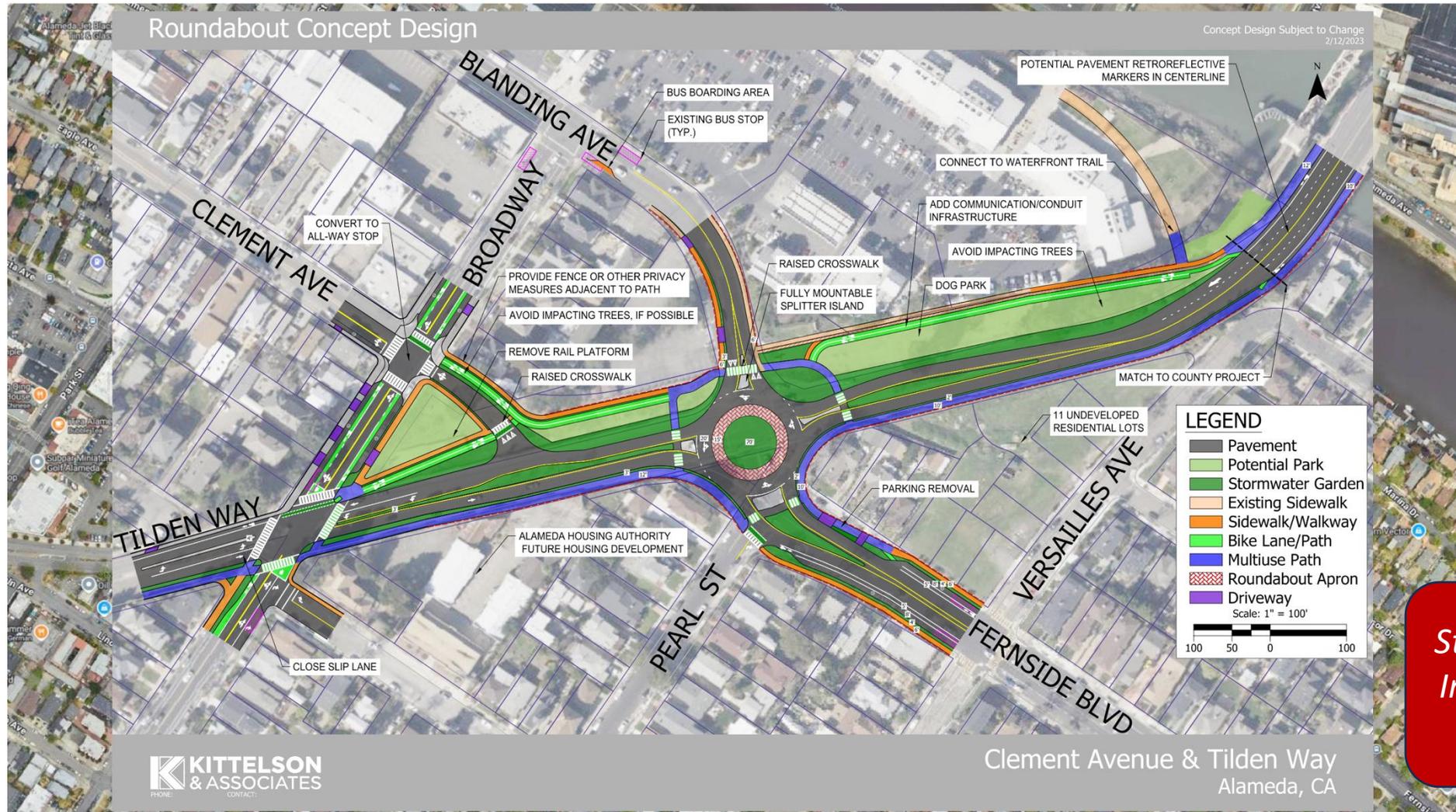
**Table E-4 Comparison of the Regional Housing Needs and Proposed Capacity**

Income Category	RHNA	Projects	Planned Sites	Infill Site Capacity	Projected ADUs	Total Capacity	Unit Surplus
Very Low	1,421	1,315	1,059	80	240	2,694	455
Low	818						
Moderate	868	202	535	40	120	892	29
Above Moderate	2,246	2,213	540	40	40	2,833	587
<b>Total</b>	<b>5,353</b>	<b>3,730</b>	<b>2,134</b>	<b>160</b>	<b>400</b>	<b>6,424</b>	<b>1,071</b>

Source: ABAG 2021, City of Alameda, March 2022

Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category.

# Clement Tilden Improvements

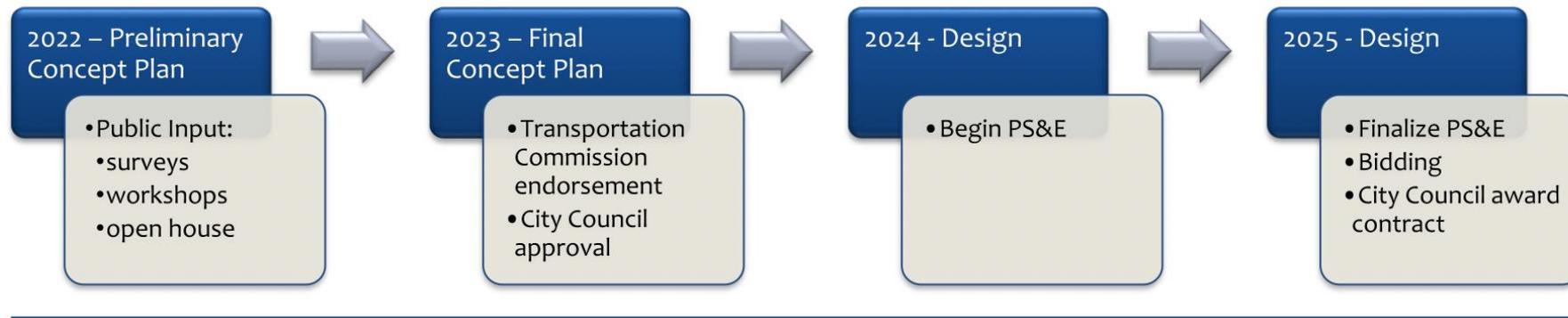


*Start of Capital Improvements  
Late 2025*

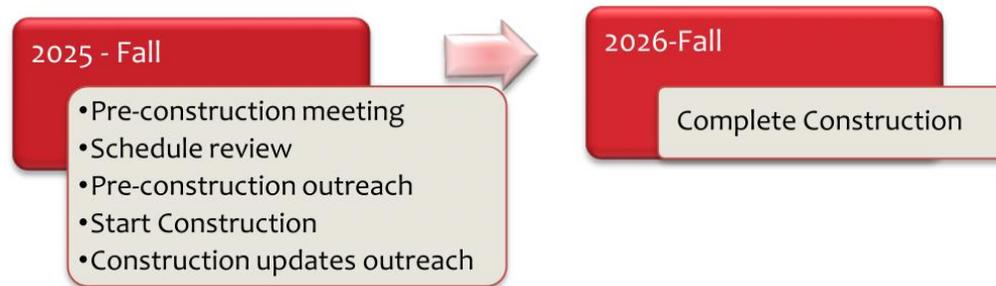
# Clement Tilden Improvements

## Timeline

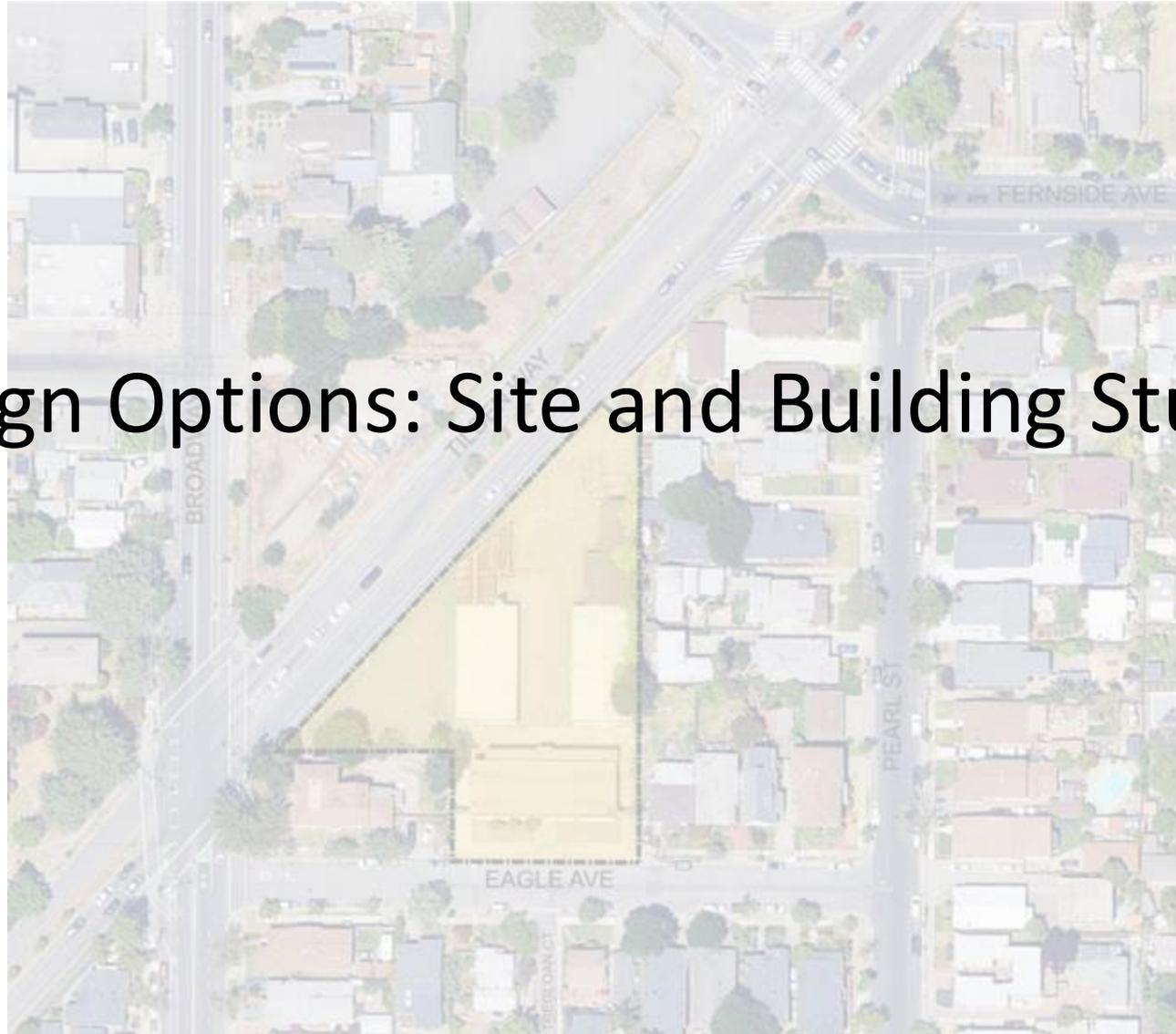
### WHERE WE'VE BEEN



### WHERE WE'RE GOING



# Design Options: Site and Building Studies



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### SITE INFORMATION

#### SITE AREA

0.93 ACRES

#### ZONING

R-4

#### PERMITTED USES INCLUDE:

ONE-FAMILY DWELLINGS

TWO-FAMILY DWELLINGS

MULTIFAMILY DWELLINGS

SHARED LIVING

SUPPORTIVE AND TRANSITIONAL HOUSING

RESIDENTIAL CARE FACILITIES

MULTIPLE HOUSES



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## ALAMEDA FIRE CODE

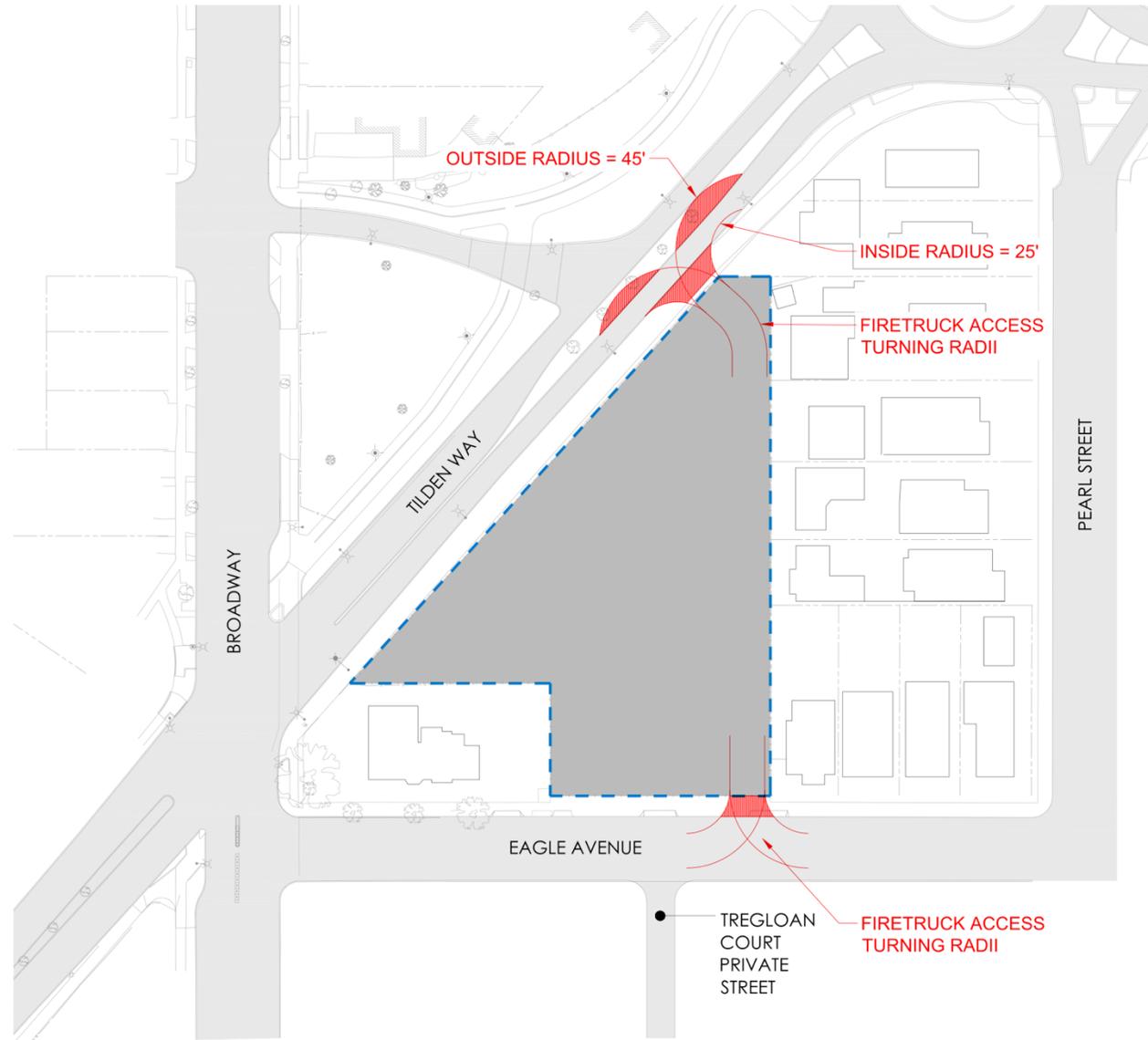
### FIRE APPARATUS ACCESS

ACCESS TO THE SITE IS REQUIRED TO PERMIT FIREFIGHTERS TO ACCESS TO THE ENTIRE BUILDING PERIMETER

NO POINT ALONG THE BUILDING PERIMETER CAN BE A DISTANCE GREATER THAN 150' FROM A FIRETRUCK

TO SATISFY THESE CRITERIA ACCESS ONTO THE SITE MUST BE PROVIDED FOR FIRETRUCKS

FIRETRUCKS REQUIRE ADEQUATE SPACE TO MAKE TURNS ONTO AND OFF OF THE SITE. THESE TURNS REQUIRE A 25' INSIDE TURNING RADIUS AND A 45' OUTSIDE TURNING RADIUS



**ALAMEDA ZONING ORDINANCE**

**ZONING DESIGNATION - R-4**

**SITE COVERAGE**

PERMITTED 53%

**FAR**

PERMITTED 1.50

**DENSITY (40 UNITS PER ZONING ORDINANCE)**

PERMITTED 37 units

**BUILDING HEIGHT**

PERMITTED 35 ft

**SETBACKS**

FRONT

REQUIRED 20 ft

REAR

REQUIRED 20 ft

SIDE - INTERIOR

REQUIRED 5 ft

SIDE - SIDE STREET

REQUIRED 10 ft

**USABLE OPEN SPACE**

REQUIRED 60 sf per unit

**PARKING**

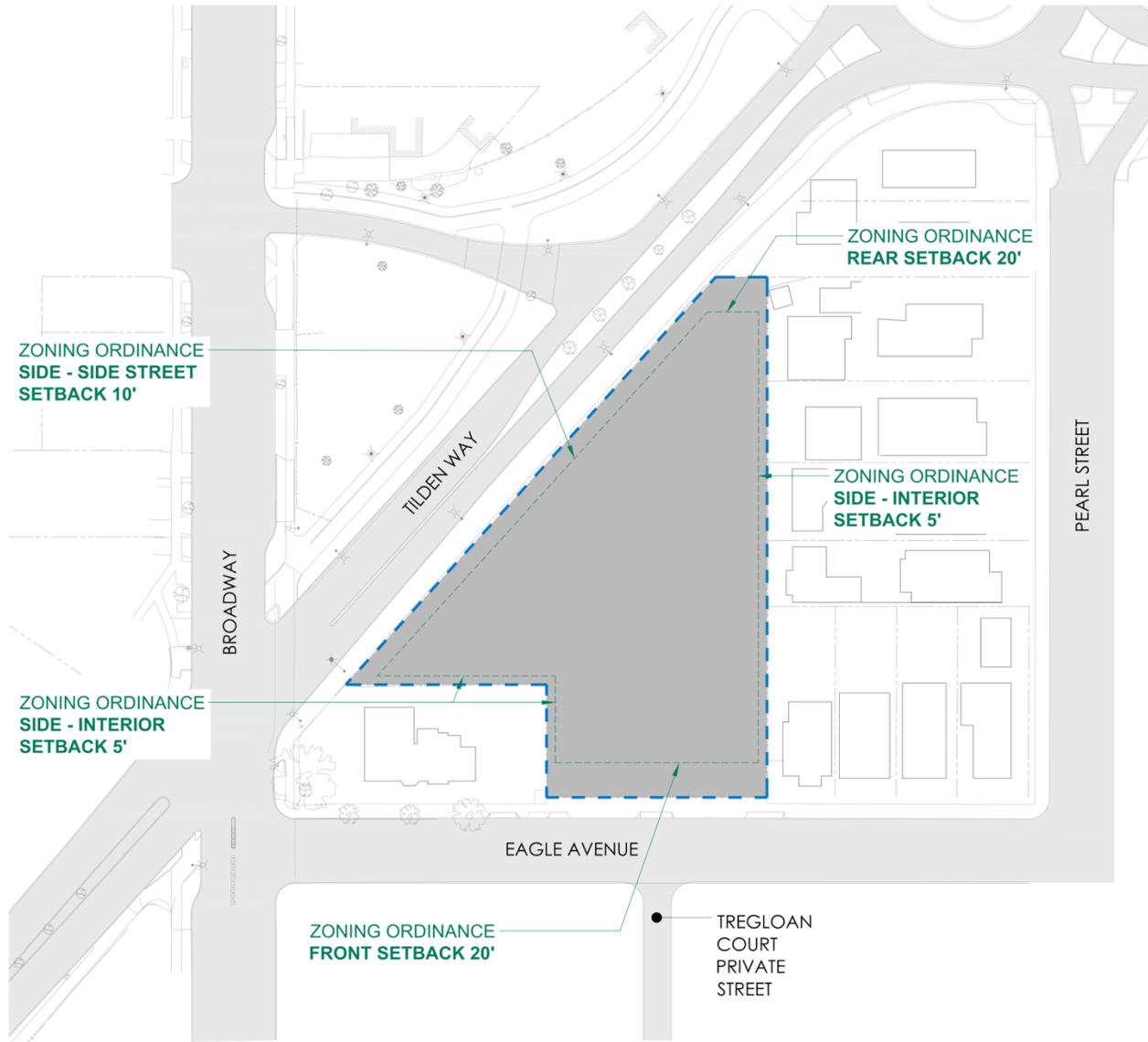
REQUIRED 0 spaces

**BIKE PARKING - LONG TERM**

REQUIRED 1 bike per unit

**BIKE PARKING - SHORT TERM**

REQUIRED 1 bike per 5 units



**CA DENSITY BONUS LAW**

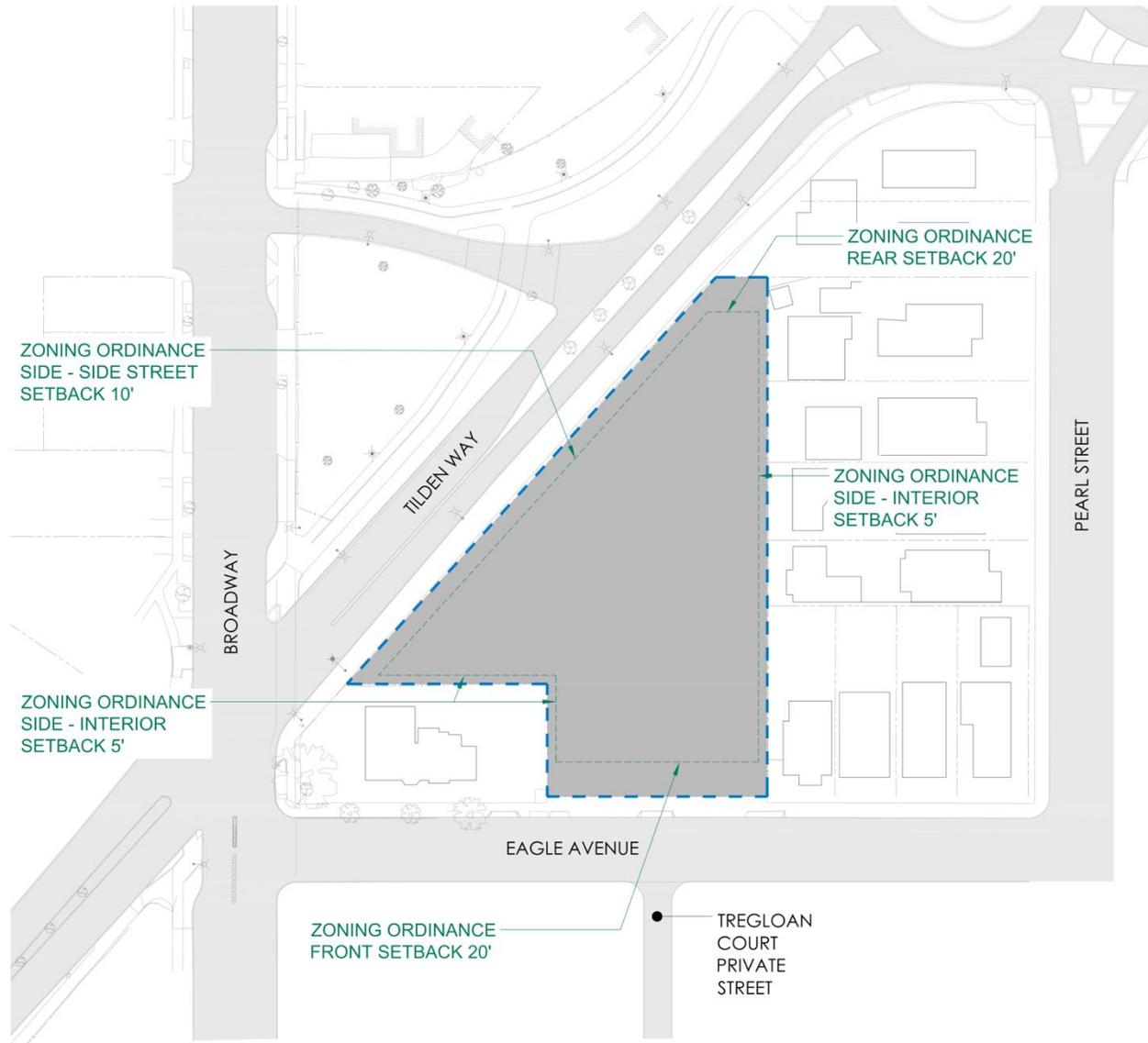
PROVIDES FOR HIGHER DENSITY AND ZONING REGULATION CONCESSIONS IN ORDER TO PROMOTE THE CONSTRUCTION OF AFFORDABLE HOUSING

**DENSITY BONUS FOR 100% AFFORDABLE PROJECT**

DENSITY BONUS = 80%

**ZONING CONCESSIONS MAY INCLUDE**

- INCREASE IN BUILDING HEIGHT
- INCREASE IN LOT COVERAGE
- INCREASE IN FAR
- DECREASE IN SETBACKS
- DECREASE IN PARKING

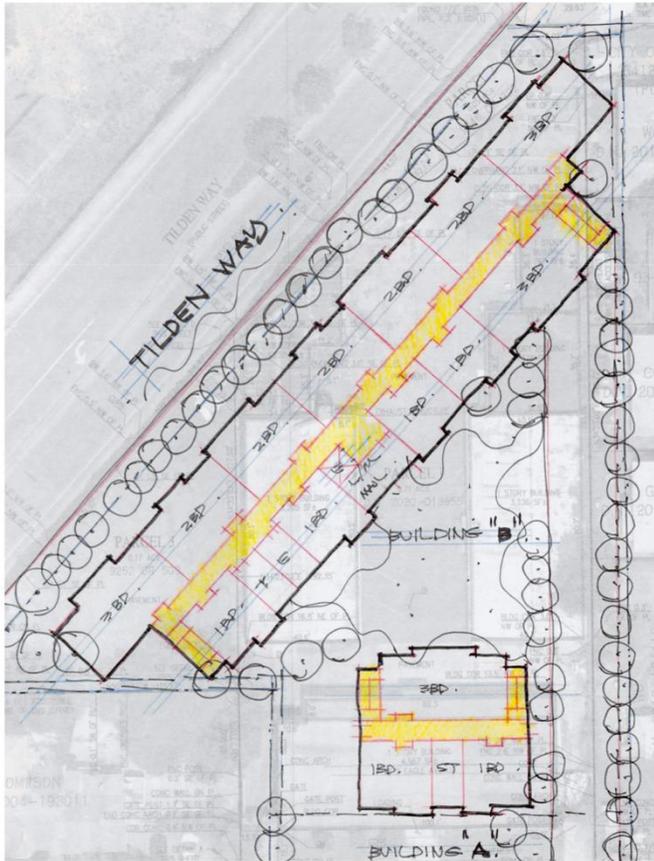


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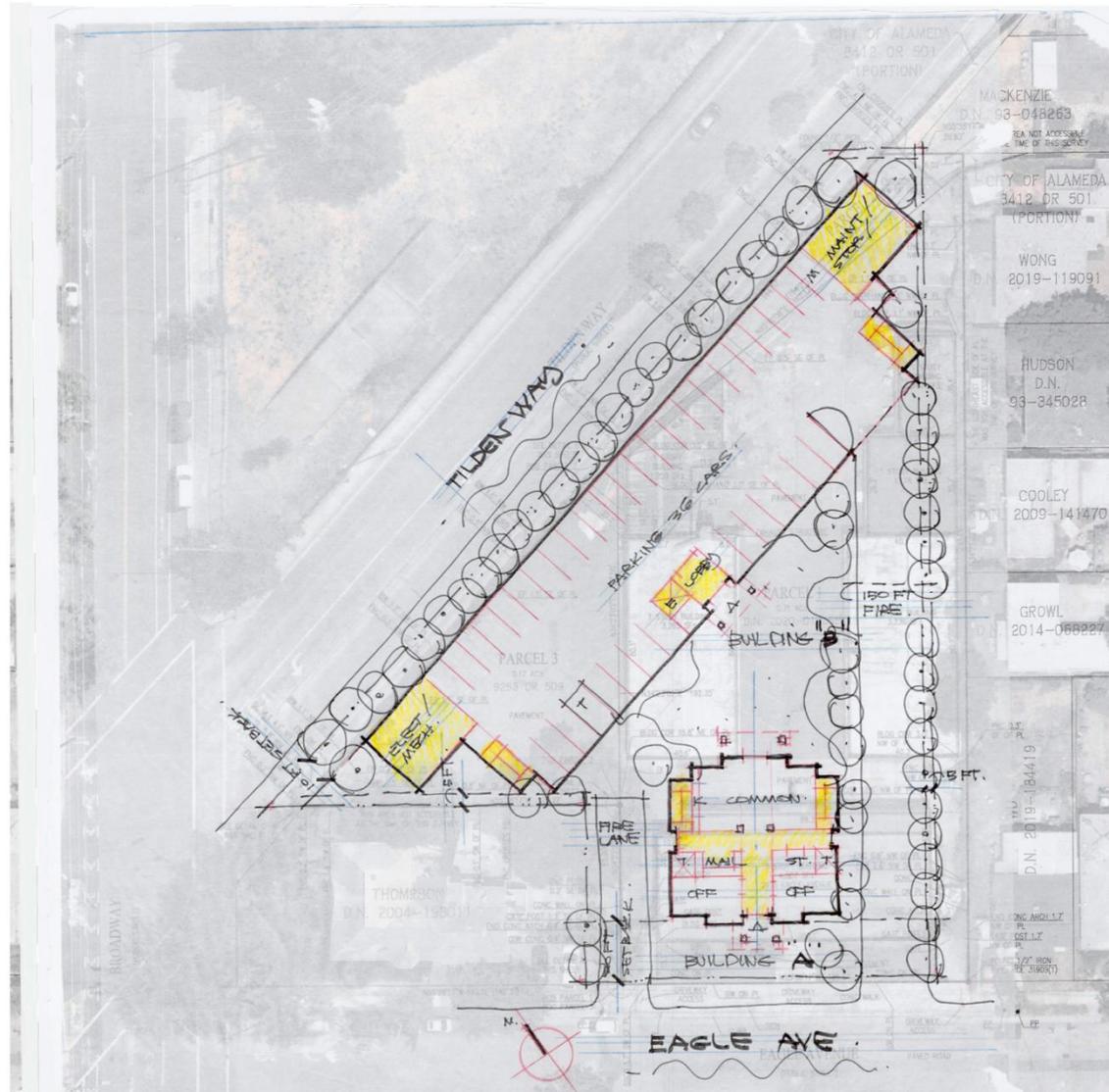


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### THE POPLAR - SCHEME 'A'

- GROUND FLOOR PARKING - 37 SPACES
- FIVE STORIES ABOVE - 60 APARTMENTS
- TWO STORY COMMUNITY BUILDING W/ 4 APARTMENTS
- SIX STORIES TOTAL
- 64 APARTMENTS TOTAL

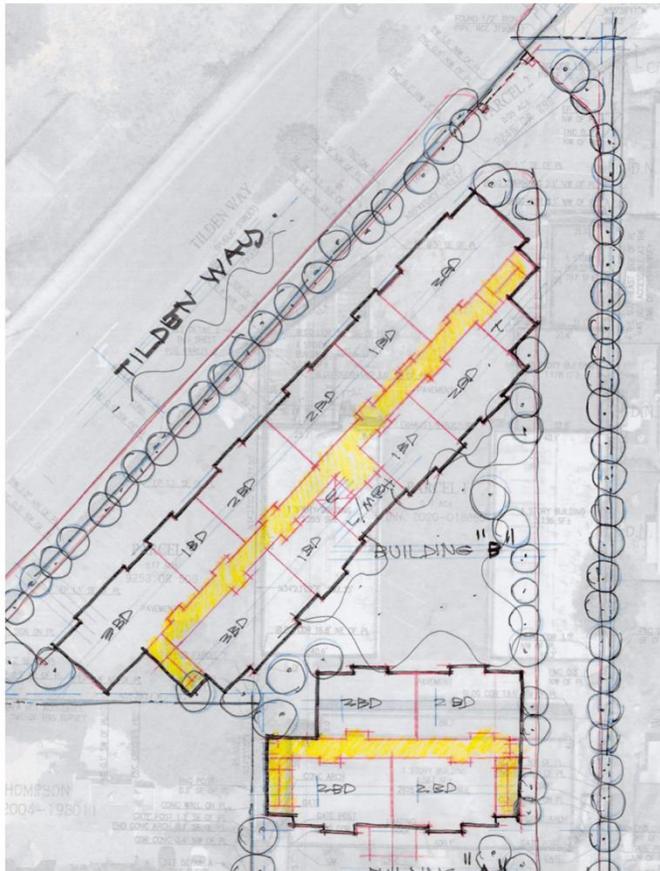


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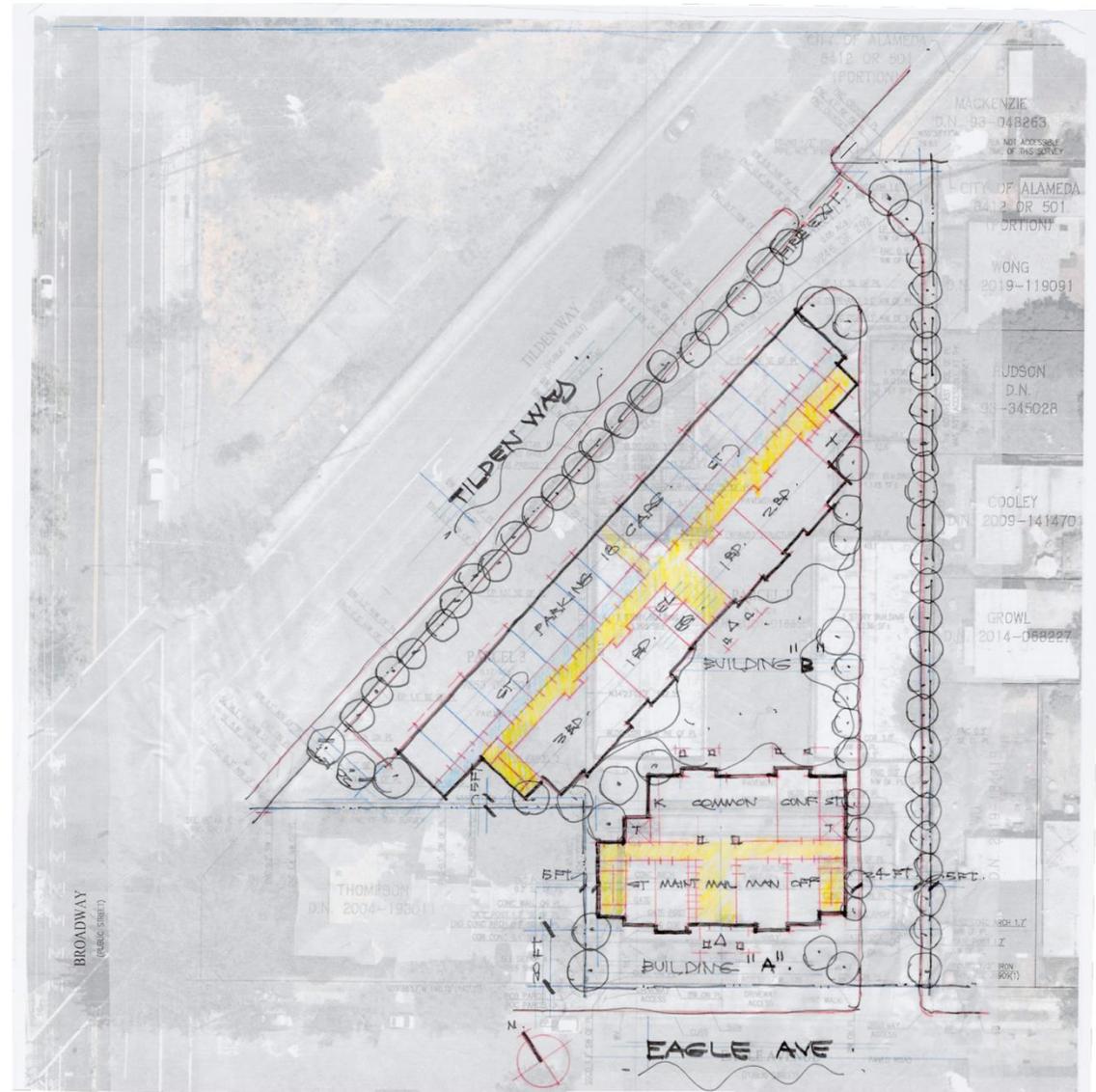


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### THE POPLAR - SCHEME 'B'

- GROUND FLOOR PARKING - 18 SPACES
- FIVE STORIES ABOVE - 54 APARTMENTS
- TWO STORY COMMUNITY BUILDING W/ 4 APARTMENTS
- SIX STORIES TOTAL
- 58 APARTMENTS TOTAL

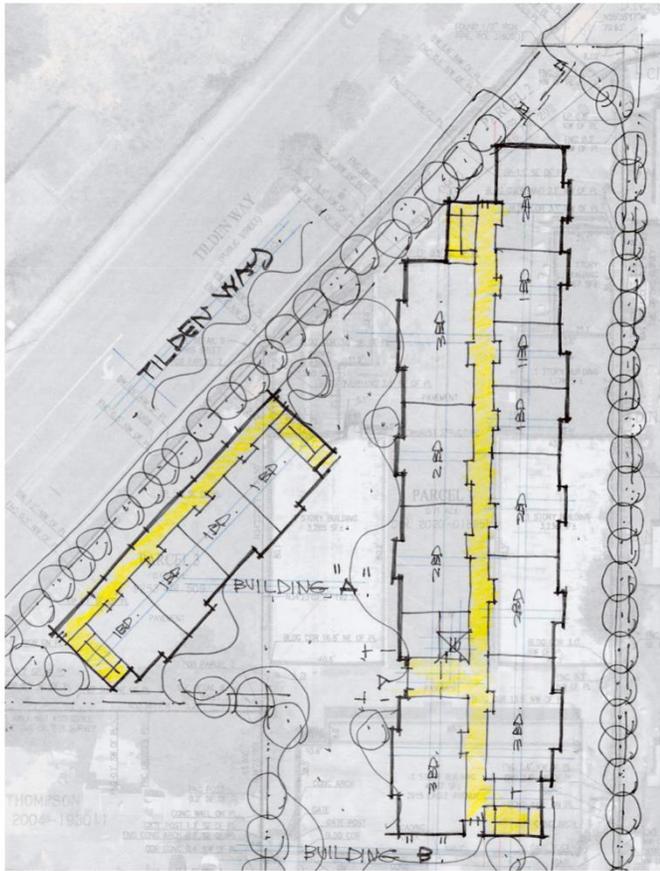


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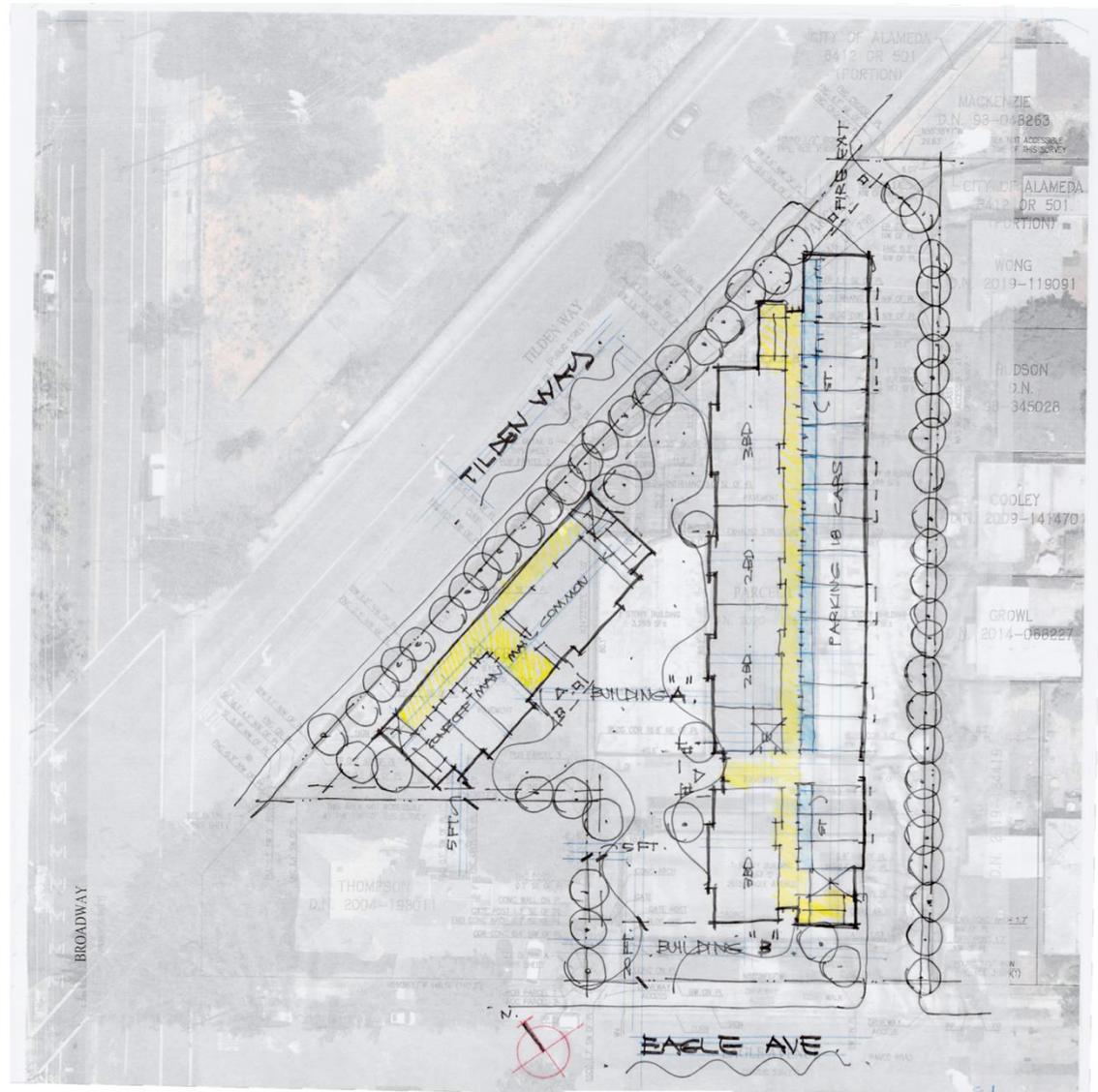


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### THE POPLAR - SCHEME 'C'

- GROUND FLOOR PARKING - 18 SPACES
- FIVE STORIES ABOVE - 59 APARTMENTS
- TWO STORY COMMUNITY BUILDING W/ 4 APARTMENTS
- SIX STORIES TOTAL
- 63 APARTMENTS TOTAL

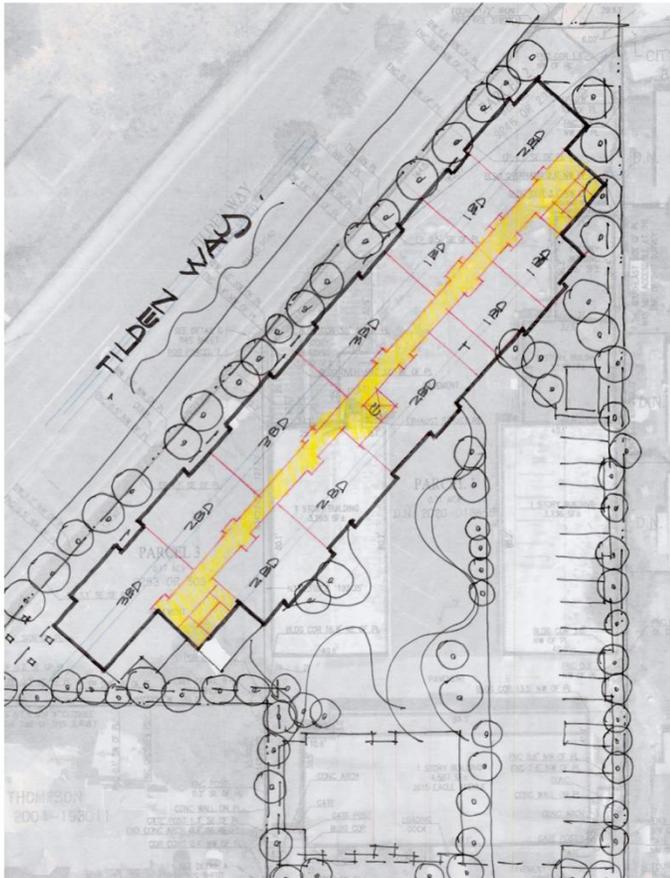


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### THE POPLAR - SCHEME 'D'

- SURFACE PARKING - 17 SPACES
- FIVE STORIES - 57 APARTMENTS
- ONE STORY COMMUNITY BUILDING
- FIVE STORIES TOTAL
- 57 APARTMENTS TOTAL



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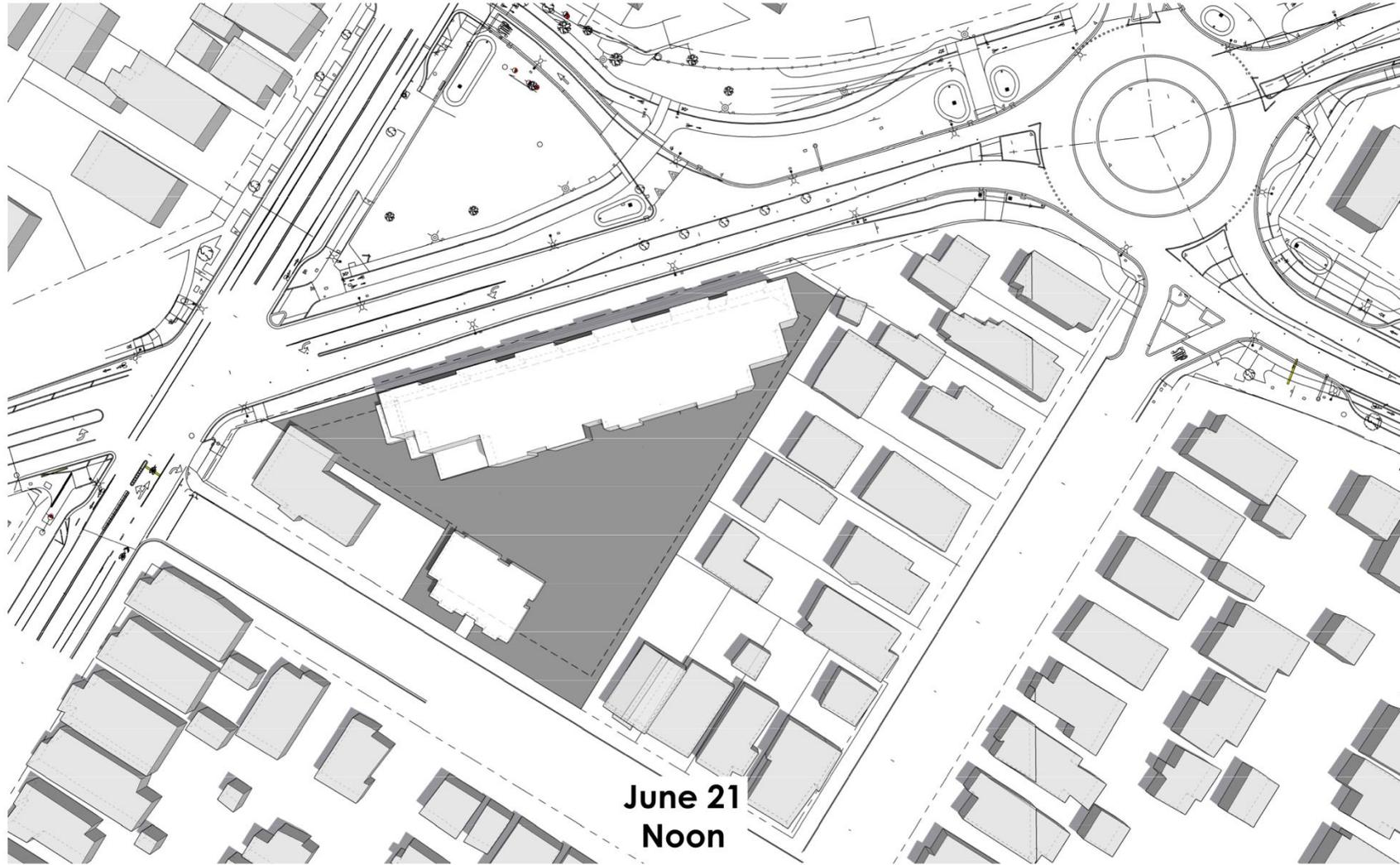


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June 21  
Noon

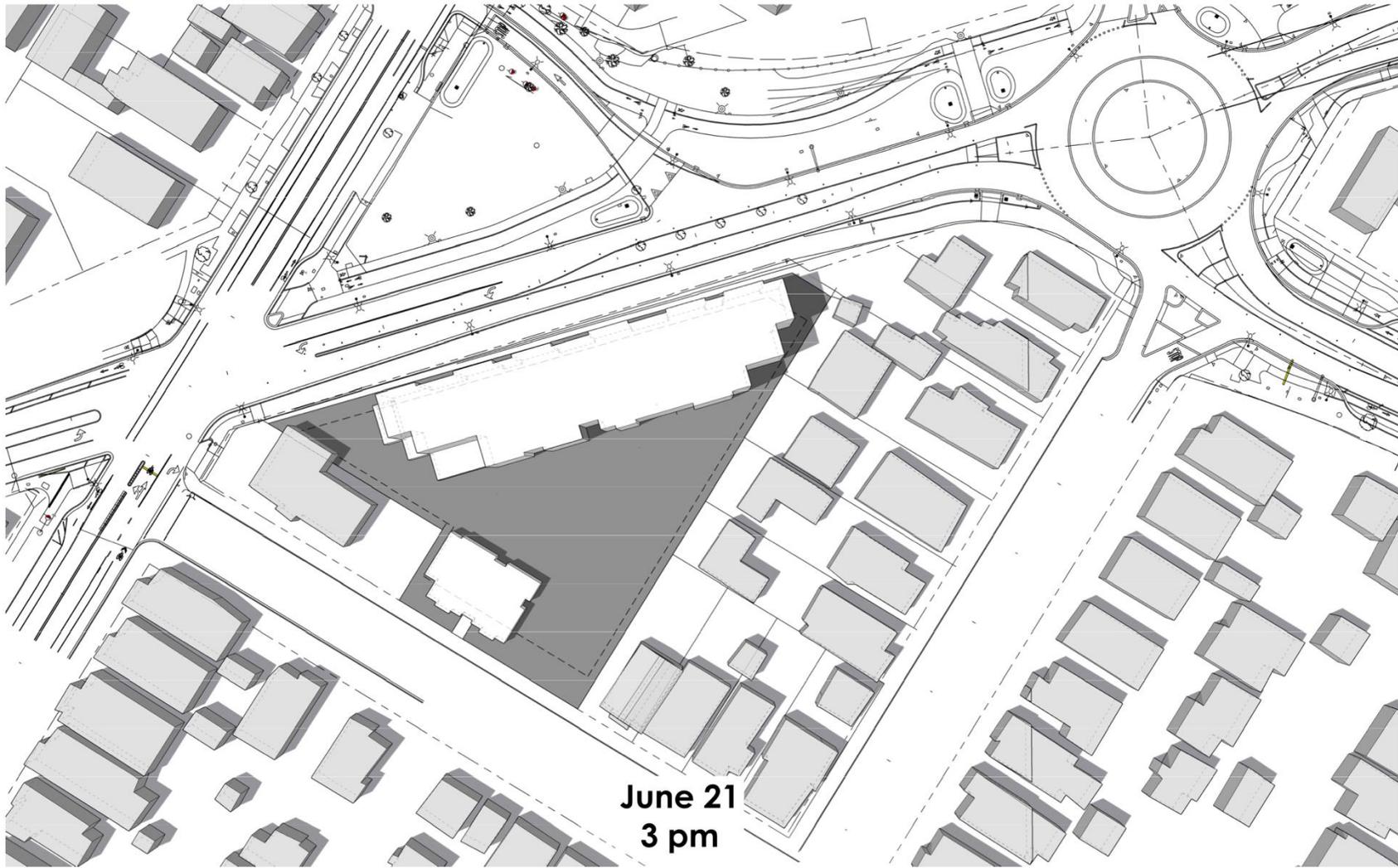


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June 21  
3 pm



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June 21  
6 pm



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December 21  
Noon



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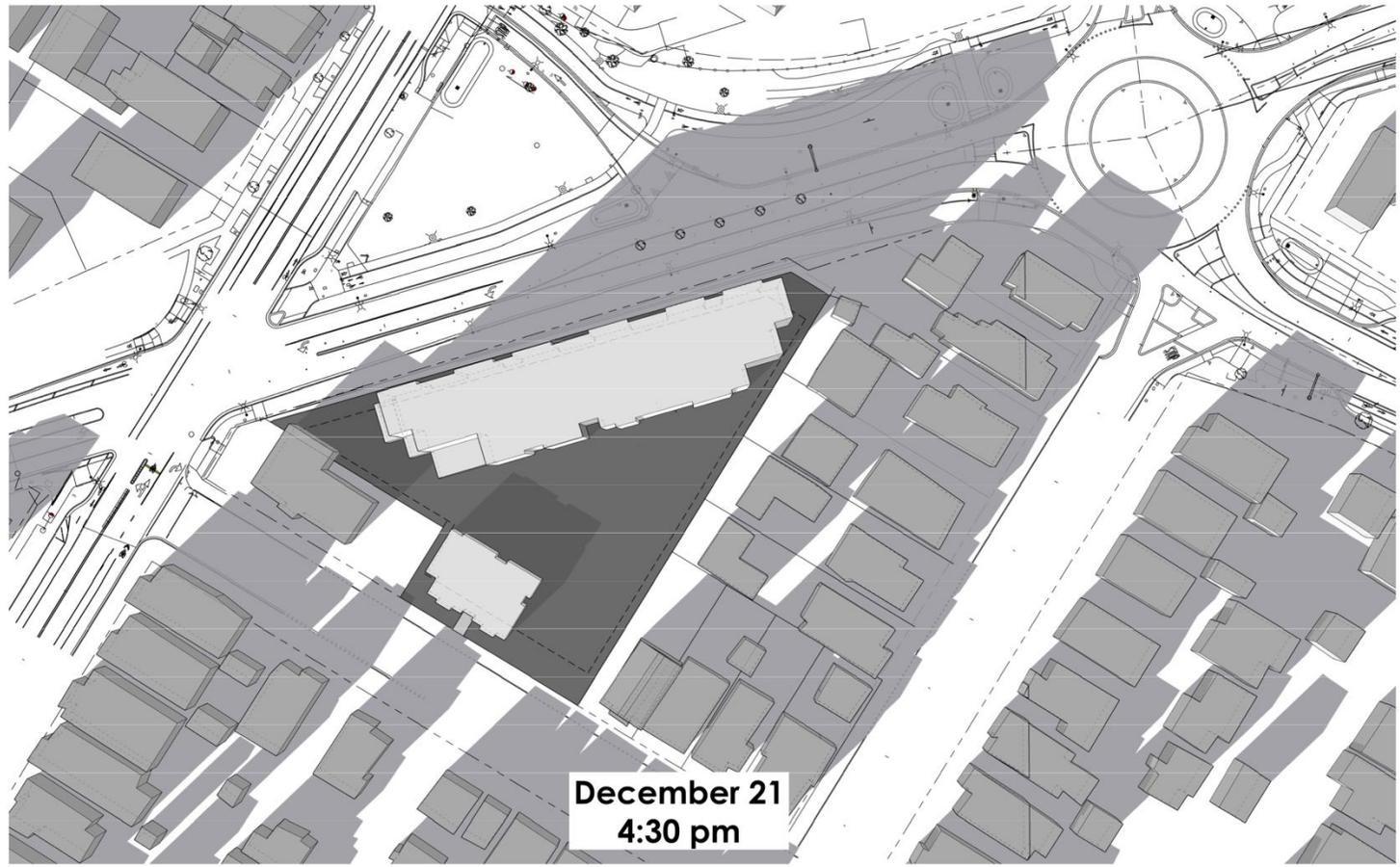
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December 21  
3 pm





June 21  
9 am

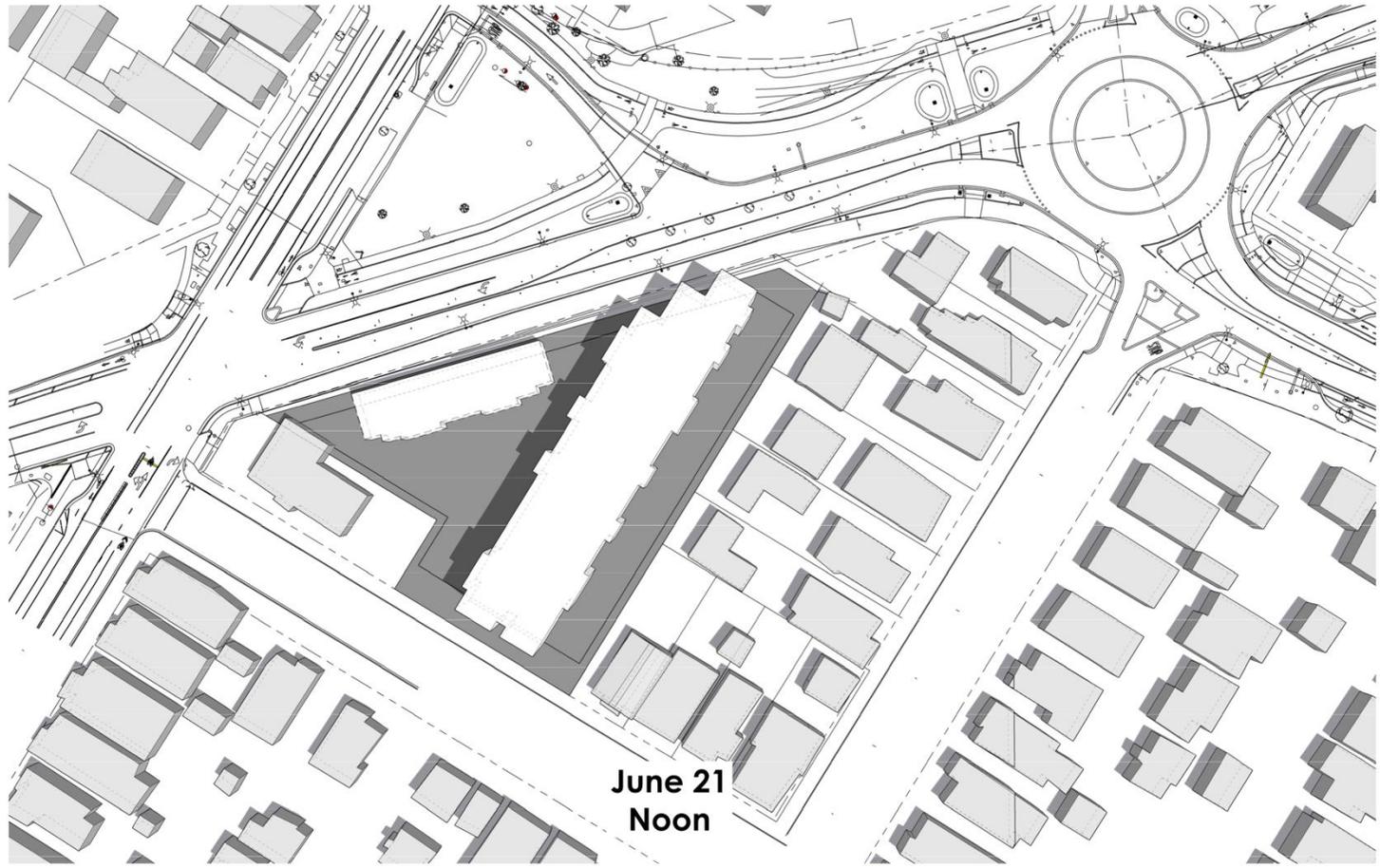


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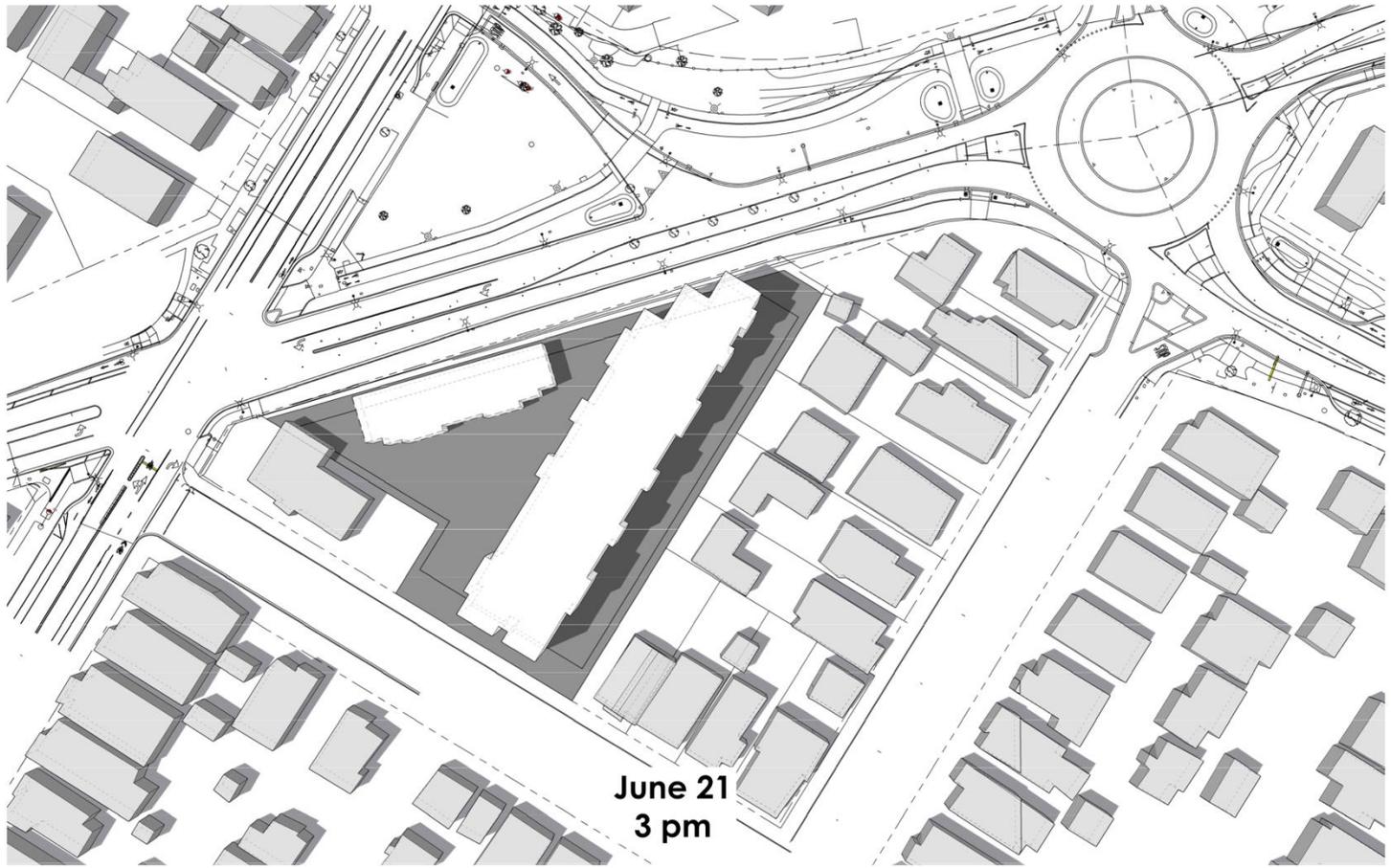
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June 21  
Noon



June 21  
3 pm



June 21  
6 pm

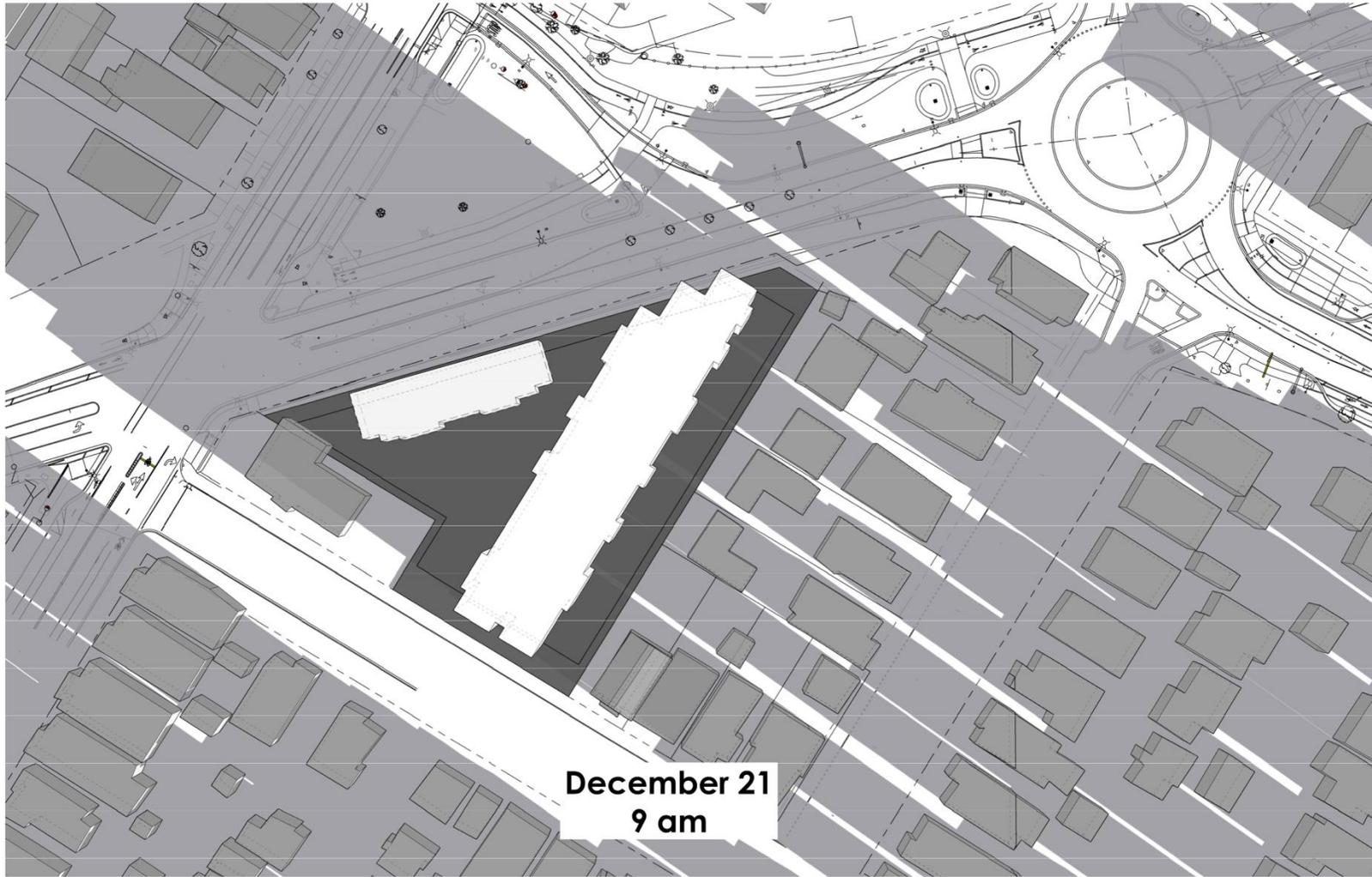


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December 21  
3 pm

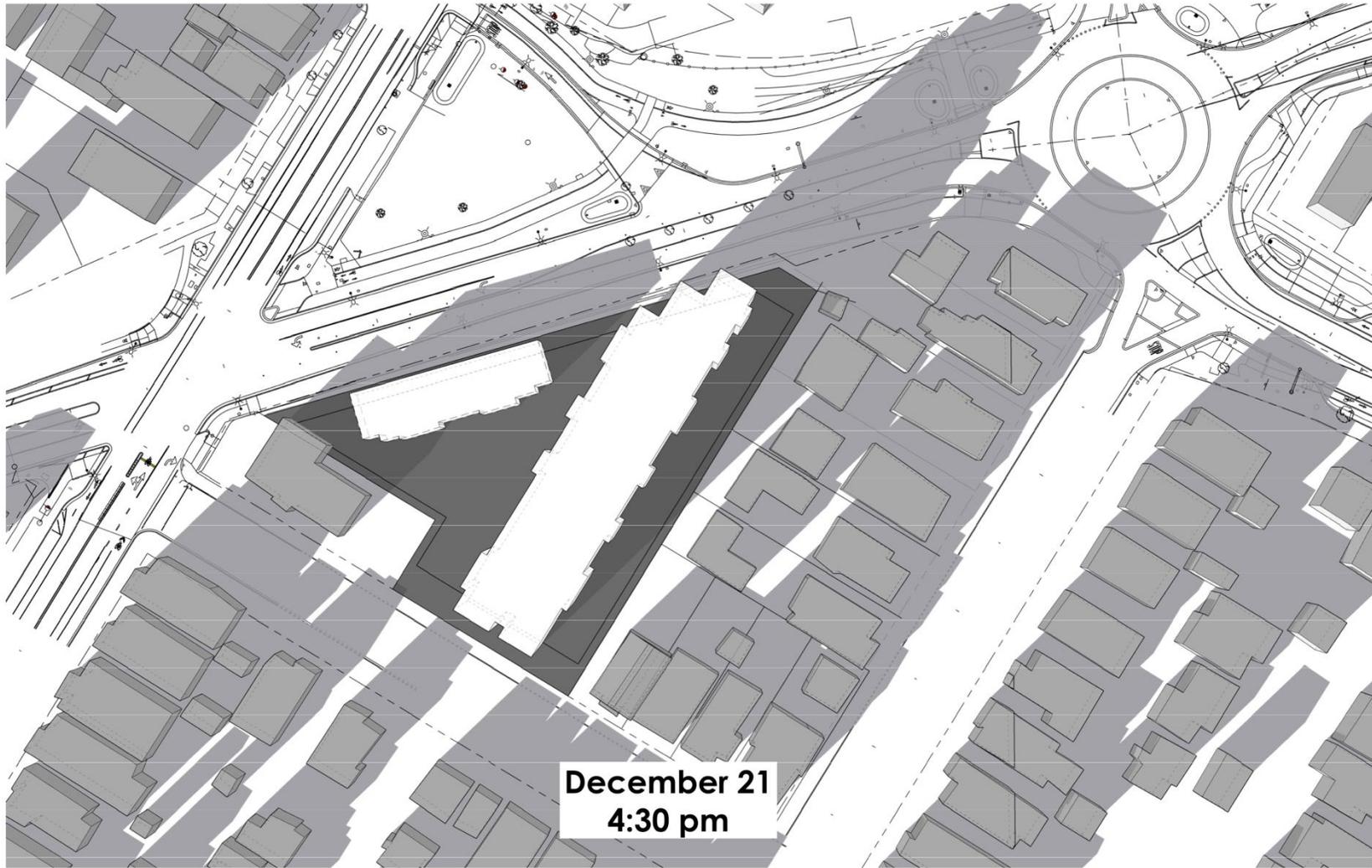


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December 21  
4:30 pm

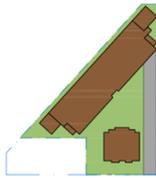


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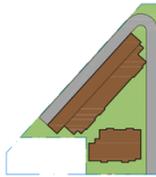
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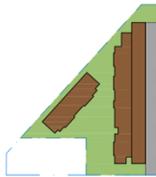
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SCHEME 'A'



SCHEME 'B'



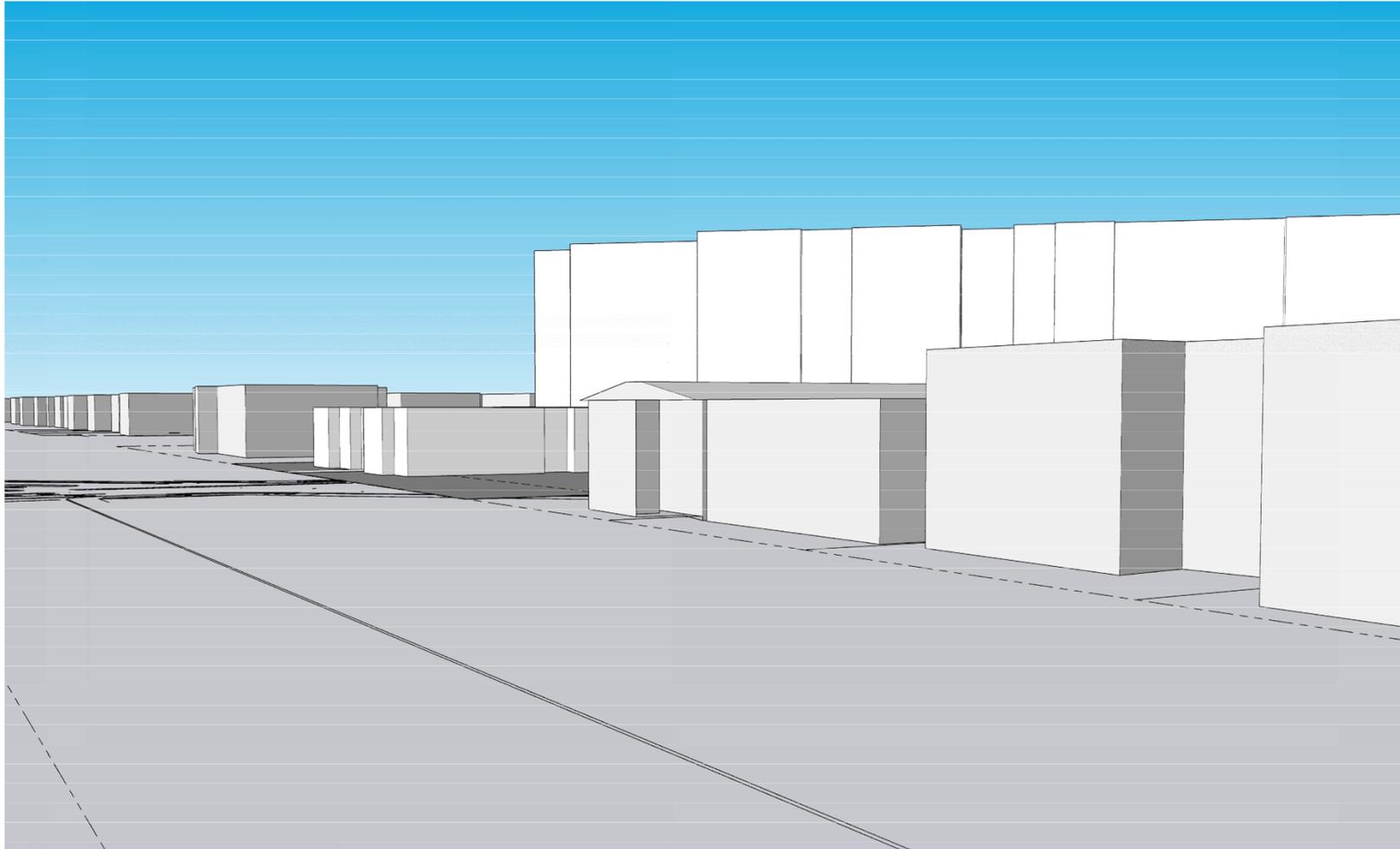
SCHEME 'C'



SCHEME 'D'

<b>COMPARISON</b>				
<b>BUILDINGS</b>	<b>SCHEME A</b>	<b>SCHEME B</b>	<b>SCHEME C</b>	<b>SCHEME D</b>
<b>NUMBER OF STORIES</b>				
RESIDENTIAL BUILDING	6	6	6	5
COMMUNITY BUILDING	2	2	2	1
<b>NUMBER OF UNITS</b>				
RESIDENTIAL BUILDING	60	54	59	57
COMMUNITY BUILDING	4	4	4	0
<b>TOTAL NUMBER OF STORIES</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>5</b>
<b>TOTAL NUMBER OF UNITS</b>	<b>64</b>	<b>58</b>	<b>63</b>	<b>57</b>
<b>PARKING</b>	<b>37</b>	<b>18</b>	<b>18</b>	<b>17</b>
<b>COST FACTORS</b>	CONCRETE PODIUM STRUCTURE ADDS +/- \$2M TO PROJECT COST		SURFACE PARKING CONTRIBUTES TO AFFORDABILITY	
	TWO STORY COMMUNITY BUILDING INCREASES FOUNDATION COSTS OF SMALLER BUILDING		SINGLE STORY COMMUNITY BUILDING CONTRIBUTES TO AFFORDABILITY	
<b>FRONTAGE ON EAGLE</b>	2 STORY COMMUNITY BUILDING WITH UNITS ON 2ND FLOOR	6 STORY RESIDENTIAL BUILDING	SINGLE STORY COMMUNITY BUILDING	
<b>SOLAR IMPACT - SHADOW EFFECTS</b>	LOCATING TALLER STRUCTURE ALONG TILDEN WAY CASTS THE MAJORITY OF SHADOWS ONTO TILDEN WAY AND AWAY FROM SURROUNDING NEIGHBORS	LOCATING TALLER STRUCTURE PERPENDICULAR TO EAGLE CASTS SOME AFTERNOON SHADOWS ONTO EAGLE AND PEARL STREET NEIGHBORS	LOCATING TALLER STRUCTURE ALONG TILDEN WAY CASTS THE MAJORITY OF SHADOWS ONTO TILDEN WAY AND AWAY FROM SURROUNDING NEIGHBORS	
			FIVE STORY BUILDING CASTS LESS SHADOW THAN SIX STORY BUILDING	
<b>DENSITY BONUS</b>	73%	57%	70%	54%
<b>CONCESSIONS</b>	HEIGHT FAR REAR SETBACK	HEIGHT FAR	HEIGHT FAR	HEIGHT FAR FRONT SETBACK REAR SETBACK





VIEW FROM EAGLE AVENUE LOOKING WEST

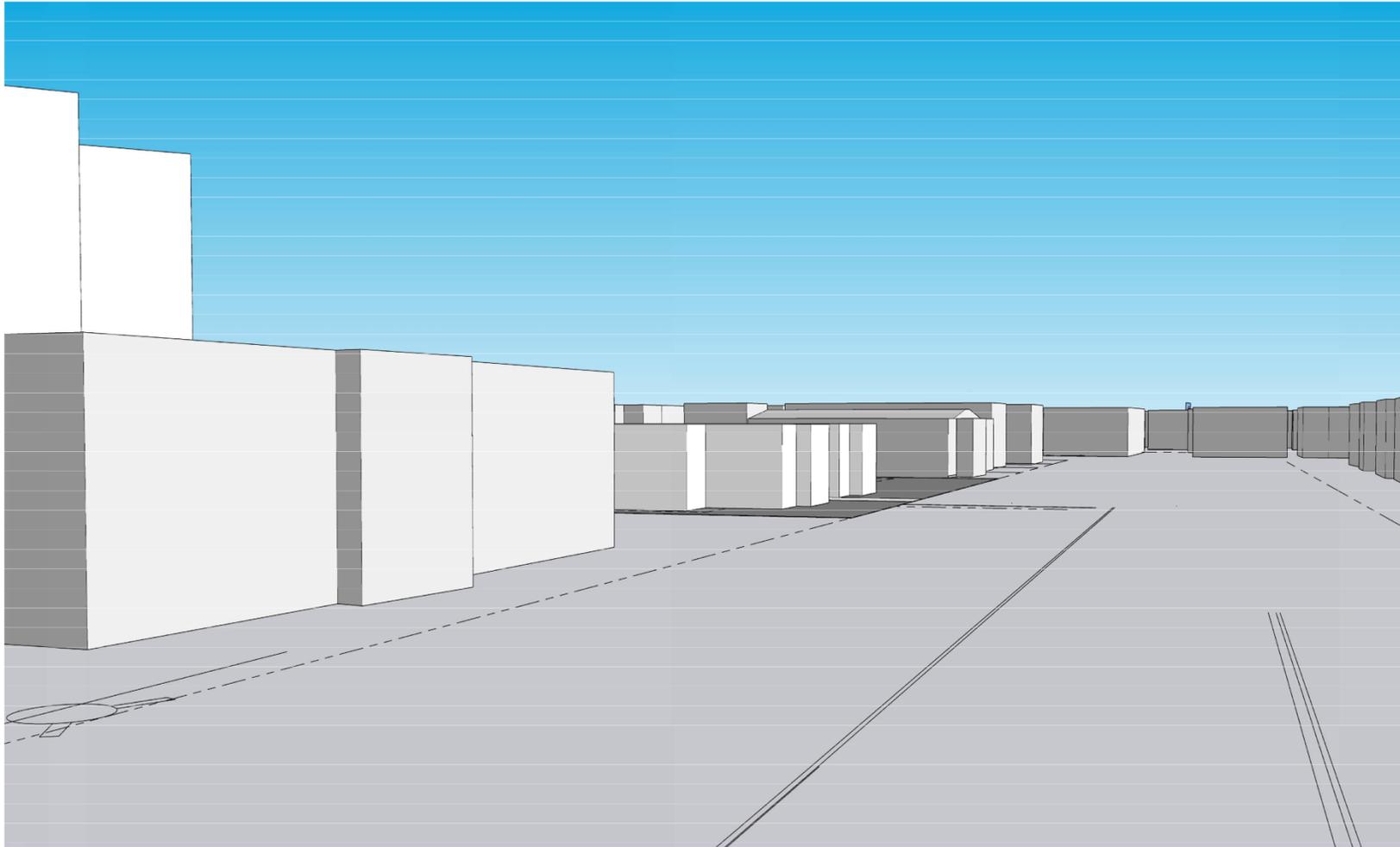


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VIEW FROM EAGLE AVENUE LOOKING EAST



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VIEW FROM TREGLOAN COURT LOOKING NORTH

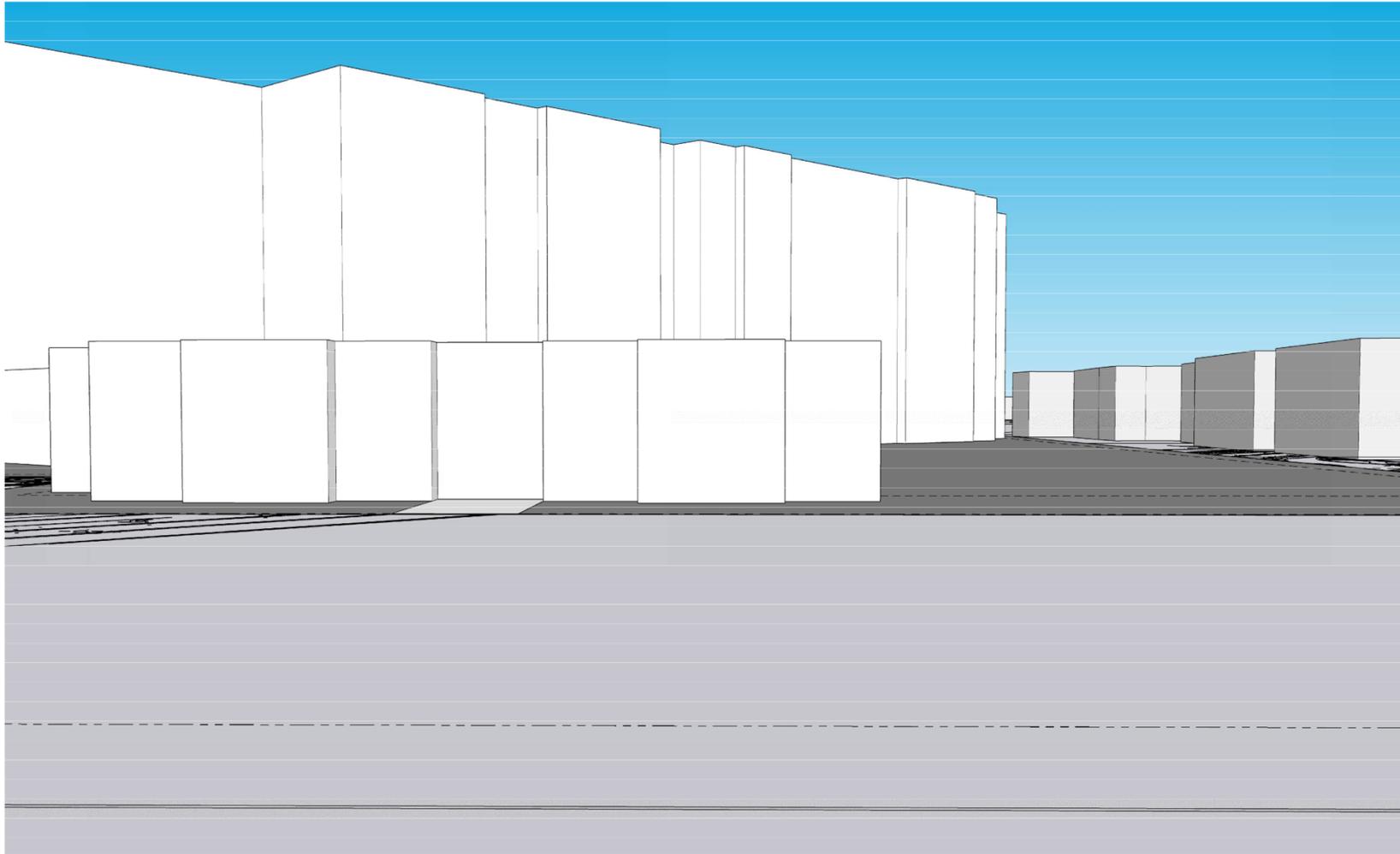


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VIEW FROM TREGLOAN COURT LOOKING NORTH



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## CITY OF ALAMEDA - OBJECTIVE DESIGN REVIEW STANDARDS

SITE DESIGN	BUILDING MASS AND ARTICULATION	ARCHITECTURAL DESIGN, DETAILS, & MATERIALS	BUILDING ORIENTATION AND ENTRY
<ul style="list-style-type: none"> <li>Facilitates pedestrian access, interaction between the public and private realms, and attractive streetscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Provide façade articulation or significant architectural details in order to create visual interest. Avoid buildings with a bulky or monolithic appearance.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate architectural details in order to create visual interest and avoid flat or monolithic-looking building facades.</li> </ul>	<ul style="list-style-type: none"> <li>Orient buildings to face public streets or public open space in order to create a sense of interaction between residential uses and the public realm.</li> </ul>
<ul style="list-style-type: none"> <li>Vehicle access and parking do not dominate street frontages. Instead, vehicle access and parking are subordinate in location and appearance to other site elements such as buildings, pedestrian facilities, landscaping, and yards.</li> </ul>	<ul style="list-style-type: none"> <li>To create articulation, building facades can be varied in depth through a pattern of offsets, recesses, or projections. Façade articulation elements should be in proportion to building mass. Create buildings that are well proportioned, elegant, cohesive, and harmonious with their surroundings.</li> </ul>	<ul style="list-style-type: none"> <li>Create shadow lines around windows.</li> </ul>	<ul style="list-style-type: none"> <li>Include prominent building entries that contribute to visual interest and are welcoming and pedestrian friendly. Facilitate pedestrian access to buildings by providing direct connections to primary entrances.</li> </ul>
<ul style="list-style-type: none"> <li>Appropriate landscaping enhances the built environment and provides environmental benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate features that generate interest at the pedestrian level. Avoid blank walls and dull facades that create an uninviting pedestrian environment.</li> </ul>	<ul style="list-style-type: none"> <li>Provide exterior materials that enhance architectural character and quality.</li> </ul>	
<ul style="list-style-type: none"> <li>Children's play areas are designed with adequate facilities and protection. Residential projects are designed to provide visibility into children's play areas.</li> </ul>	<ul style="list-style-type: none"> <li>Utilize windows and other transparent openings to provide sufficient light for occupants and create a sense of interaction between residential uses and the public realm.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate balconies as integral components of building facades. Avoid balconies that appear simply attached to or hanging from the exterior.</li> </ul>	<p style="text-align: center;"><b>NEIGHBORHOOD CONTEXT</b></p> <ul style="list-style-type: none"> <li>New development within older neighborhoods reflects the architectural context by incorporating forms and features from existing buildings in the surrounding area.</li> </ul>



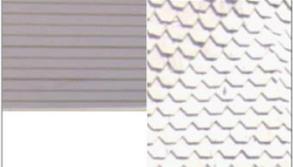
# NEIGHBORHOOD CONTEXT

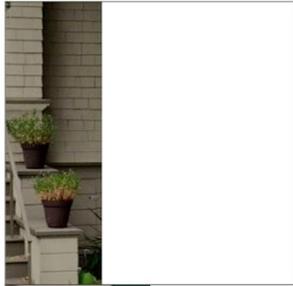
## ROOF FORMS

	<b>2423 Eagle</b> Hip w/ gable over porch ~ 3:12 SLOPE 8" overhang (estimated)
	<b>2425 Eagle</b> Gable ~ 3:12 SLOPE 24" overhang?
	<b>2427 Eagle</b> Steep Gable Shingle ~18:12 SLOPE 12"-18" overhang
	<b>2429 Eagle</b> Corner of pear and eagle HIP w/ domers + / Flat over porch ~ 24" overhang?
	<b>2428 Eagle</b> Gable 4:12 slope 1:12 slope @ porch
	<b>2426 Eagle</b> Gable 6:12 slope 24" overhang
	<b>2424 Eagle</b> Hip w/ domers Shingle 7:12 slope 12" overhang?
	<b>2422 Eagle</b> Gable 5:12 slope 8-10" overhang?

	<b>2420 Eagle</b> Gable Shingle 10:12 slope 3:12 slope overhang
	<b>2414 Eagle</b> Gable Rolled roofing w/ Terracotta tile ~4:12 slope Overhang of just the tile.
	<b>2408 Eagle</b> Gable Shingle ~2:12 slope?
	<b>1736 Broadway (corner)</b> Gable ~2:12 Slope 18" overhang
	<b>1800 Broadway (corner)</b> Hip Shingle ~4:12 slope

## SIDING MATERIALS

	<b>2423 Eagle</b> Stucco Pale blue
	<b>2425 Eagle</b> Shingle w/ stucco accent Green
	<b>2427 Eagle</b> Horizontal wood siding w/ octagon or hexagon shingle accents Pinkish white
	<b>2429 Eagle</b> Wood siding Greish green w. yellow and redish brown accents
	<b>2428 Eagle</b> Stucco Dark grey + black
	<b>2426 Eagle</b> Shingle on main body Horizontal wood siding (skitboard?) over crawl space Greenish w/ dark accents

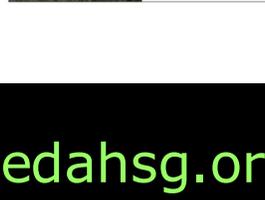
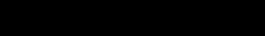
	<b>2424 Eagle</b> Shingle on main body Horizontal wood siding (skitboard?) over crawl space Lattice over crawl space opening Beige
	<b>2420 Eagle</b> Horizontal Wood siding Off white
	<b>2414 Eagle</b> Spanish style stucco Yellowish white with blue accents
	<b>2408 Eagle</b> Stucco Blue with dark blue accents
	<b>1736 Broadway (corner)</b> Stucco Light blue
	<b>1800 Broadway (corner)</b> Horizontal wood siding Light blue at main body Light green at base

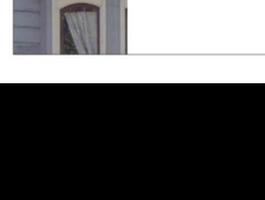


## NEIGHBORHOOD CONTEXT

WINDOWS	
	2623 Eagle
	2625 Eagle
	2627 Eagle
	2629 Eagle
	2628 Eagle
	2626 Eagle

	2624 Eagle
	2622 Eagle
	2620 Eagle
	2614 Eagle
	2608 Eagle
	1736 Broadway (corner)
	1800 Broadway (corner)

TRIM / DETAILS	
	2623 Eagle
	2625 Eagle
	2627 Eagle
	2629 Eagle
	2628 Eagle
	2626 Eagle
	2624 Eagle

	2622 Eagle
	2620 Eagle
	2614 Eagle
	2608 Eagle
	1736 Broadway (corner)
	1800 Broadway (corner)



# Community Engagement: Community Input

1. Break into small groups for a tabletop conversation
2. Discuss the design options. Provide constructive feedback.
3. A Development Team member will facilitate the conversation, and another will take notes.
4. Groups report out.



Report out from each table

# Community Engagement: Community Meetings

## Meeting #1

**Overview of Project Site & Development Process**

Tuesday, August 19, 2025, at 6:00 pm - 7:30 pm  
Rosefield Village - Community Room  
727 Buena Vista Ave., Alameda, CA 94501

## Meeting #2

**Design Charette**

Wednesday, September 10th, 2025, at 7:00 pm - 9:00 pm  
Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

## Meeting #3

**Site Reuse and Resiliency**

Wednesday, October 1st, 2025, at 7:00 pm - 8:30 pm  
Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

## Meeting #4

**Final Development Plan**

Wednesday, October 16th, 2025, at 7:00 pm - 8:30 pm  
Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

## Meeting #5

**Environmental Conditions and Remediation**

Wednesday, October 29th, 2025, at 12:00 pm - 1:30 pm  
Virtual meeting



Housing Authority  
of the  
City of Alameda

[www.alamedahsg.org](http://www.alamedahsg.org)



Housing Authority  
of the  
City of Alameda

# Next Steps

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## Incorporate Community Feedback

AHA will share community input with the development team and address input in the plan

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## Stay Connected Sign Up for Newsletter

poplar@alamedahsg.org

(510) 747-4300



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## Attend Community Meeting #3

### Site Reuse and Resiliency

Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

Wednesday, October 1st, 2025, at 7:00 pm - 8:30 pm