



# 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



Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





# 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



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda

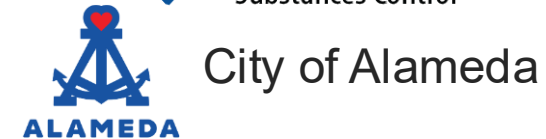
# The Partnership & Development Team

## 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





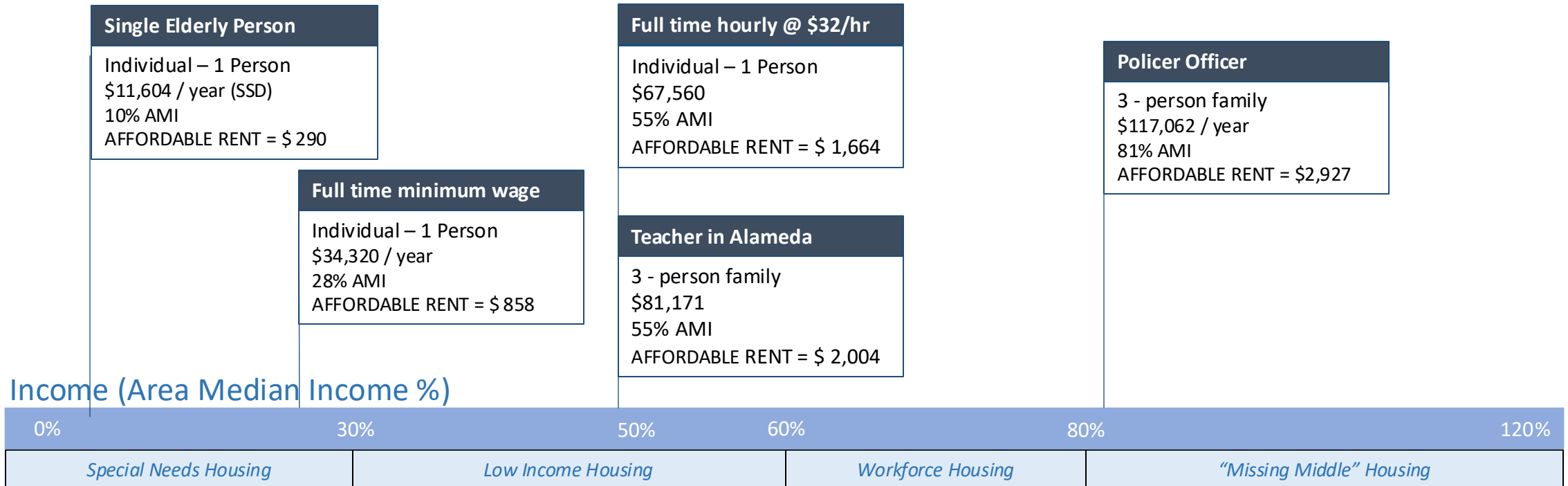
# Prior Meeting Recap: *What Concerns We heard*

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 Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



# 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.*



Housing Authority  
of the  
City of Alameda

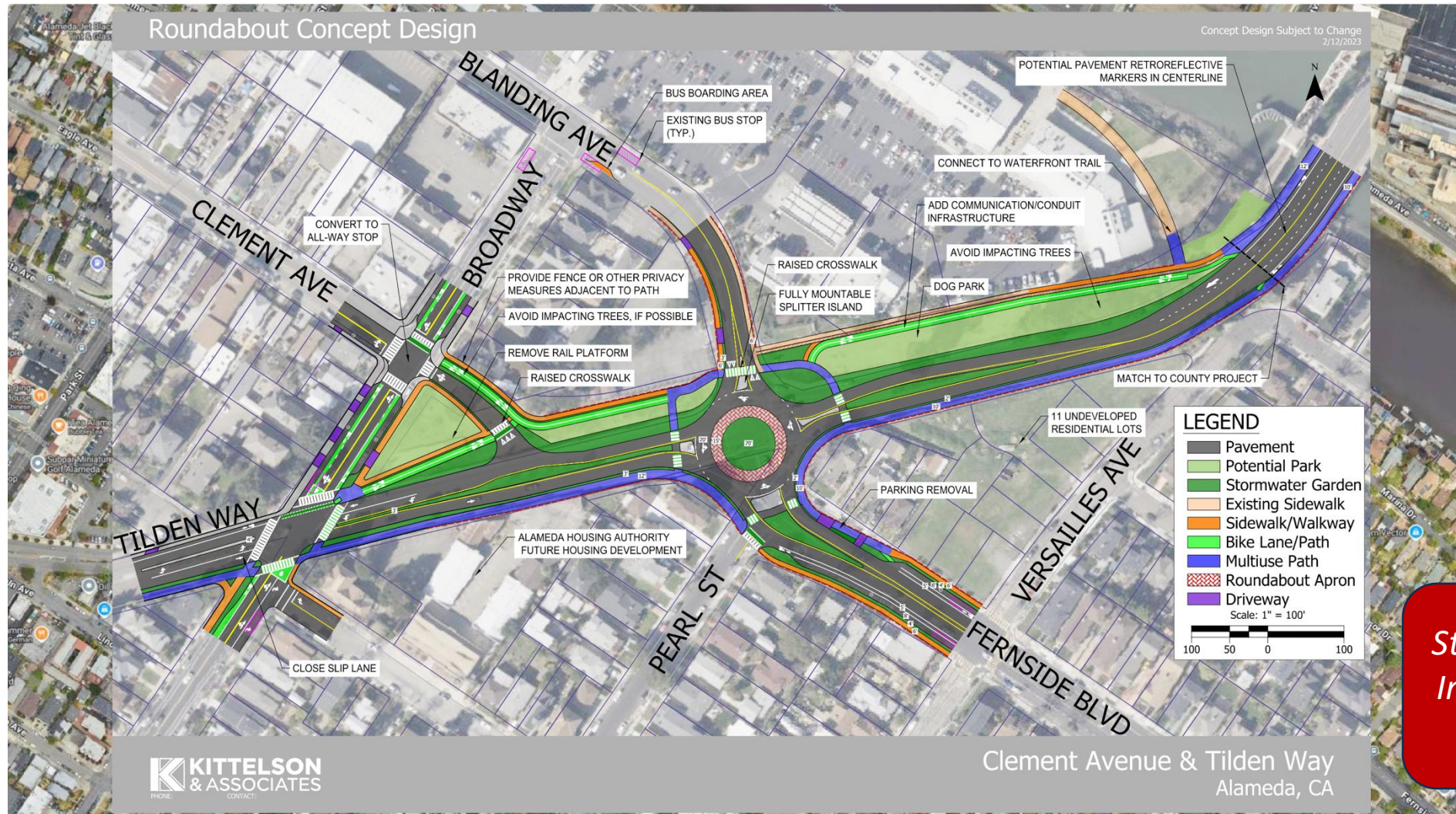
[www.alamedahsg.org](http://www.alamedahsg.org)



Housing Authority  
of the  
City of Alameda



# Clement Tilden Improvements



*Start of Capital  
Improvements  
Late 2025*



Housing Authority  
of the  
City of Alameda

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



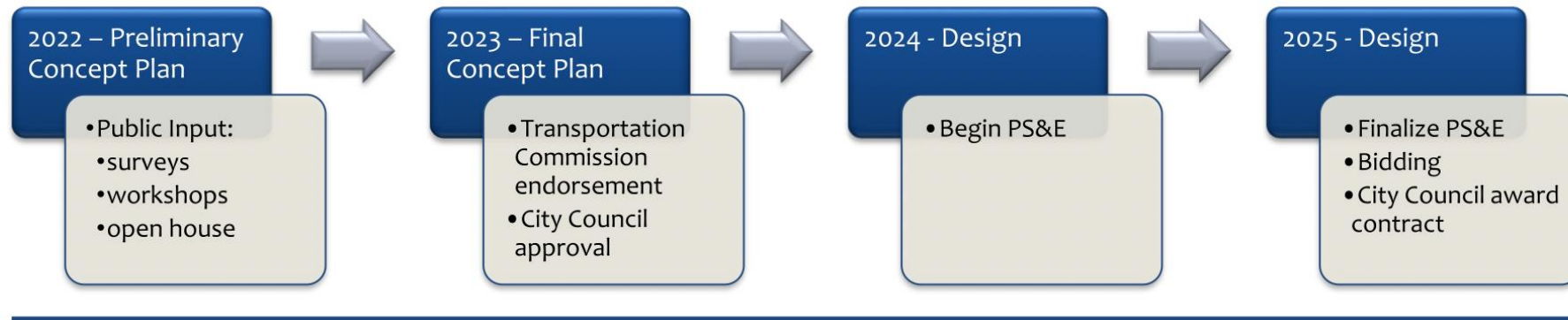
Housing Authority  
of the  
City of Alameda



# Clement Tilden Improvements

## Timeline

### WHERE WE'VE BEEN



### WHERE WE'RE GOING



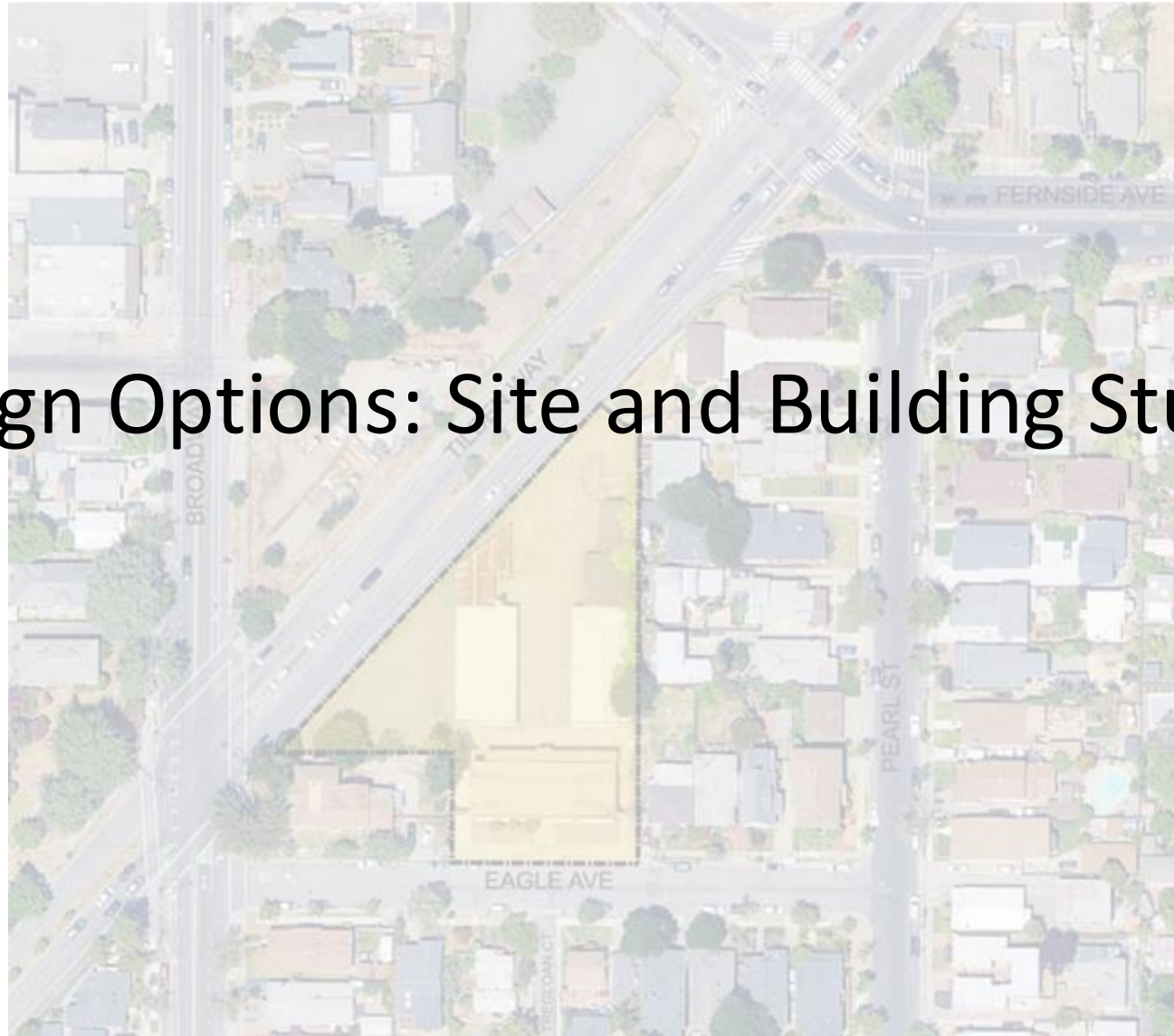
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda

# Design Options: Site and Building Studies



Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda



## 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



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda

## ALAMEDA FIRE CODE

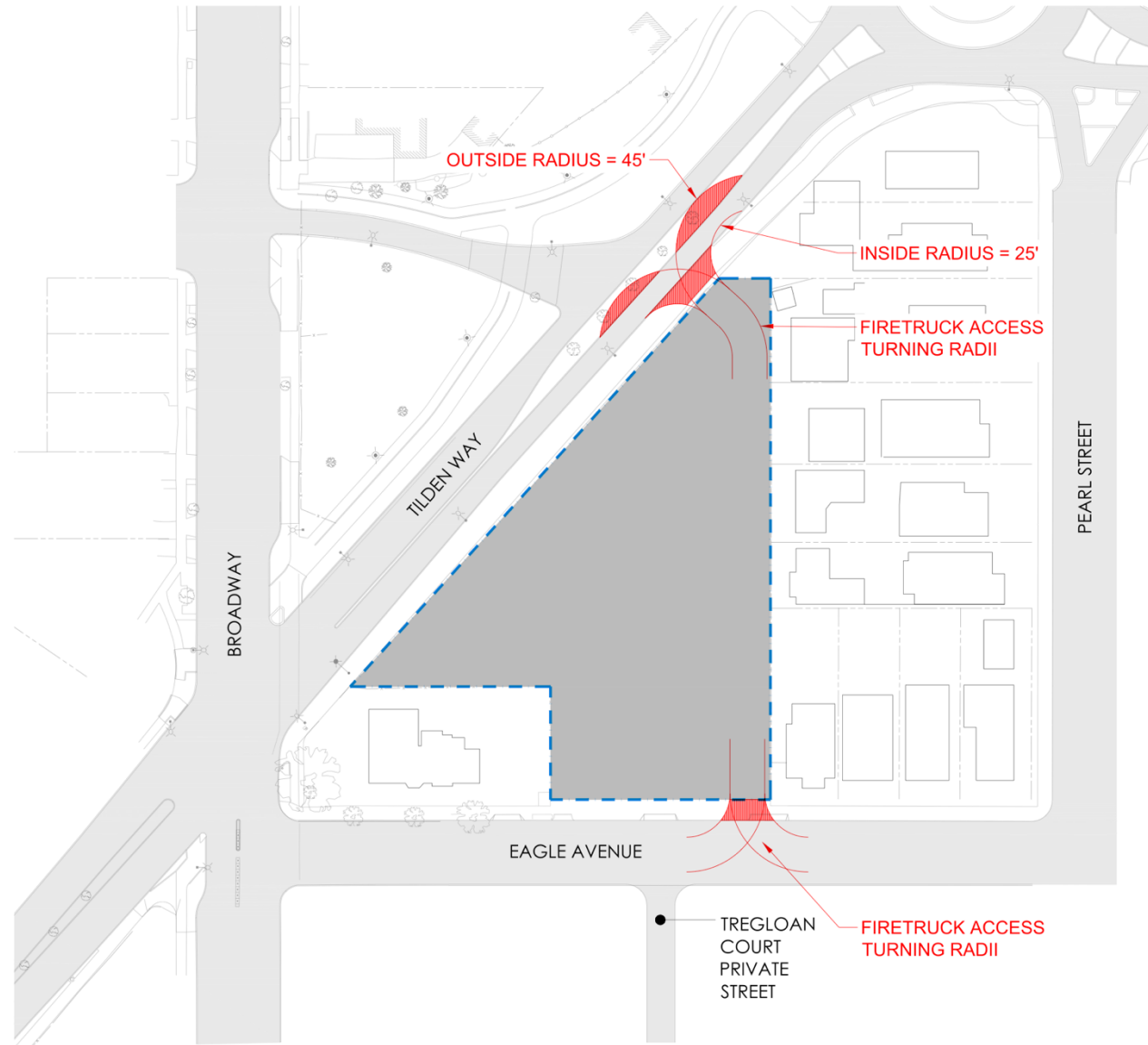
### FIRE APPARATUS ACCESS

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



Housing Authority  
of the  
City of Alameda

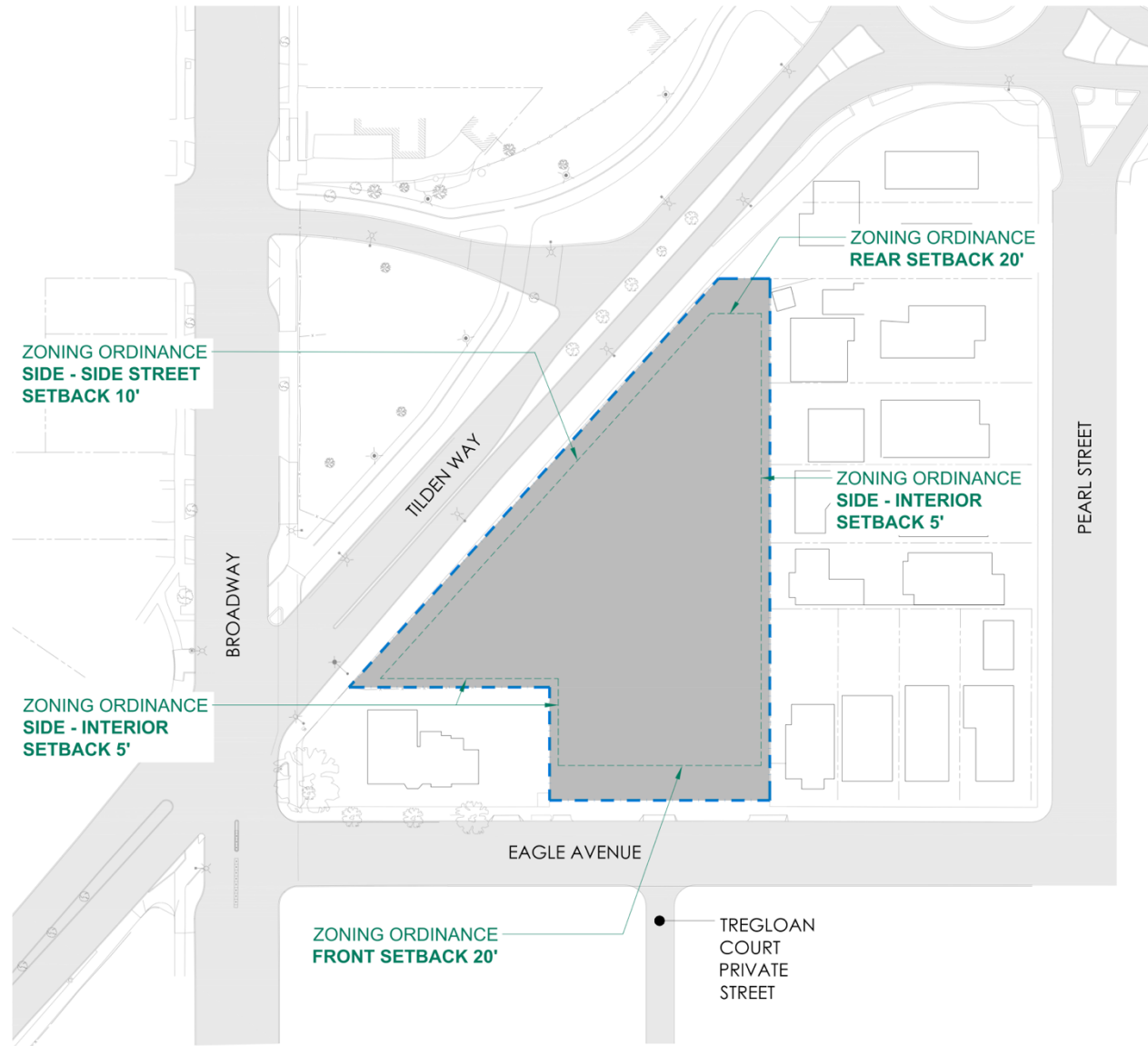
[www.alamedahsg.org](http://www.alamedahsg.org)



Housing Authority  
of the  
City of Alameda



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



Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda

### CA DENSITY BONUS LAW

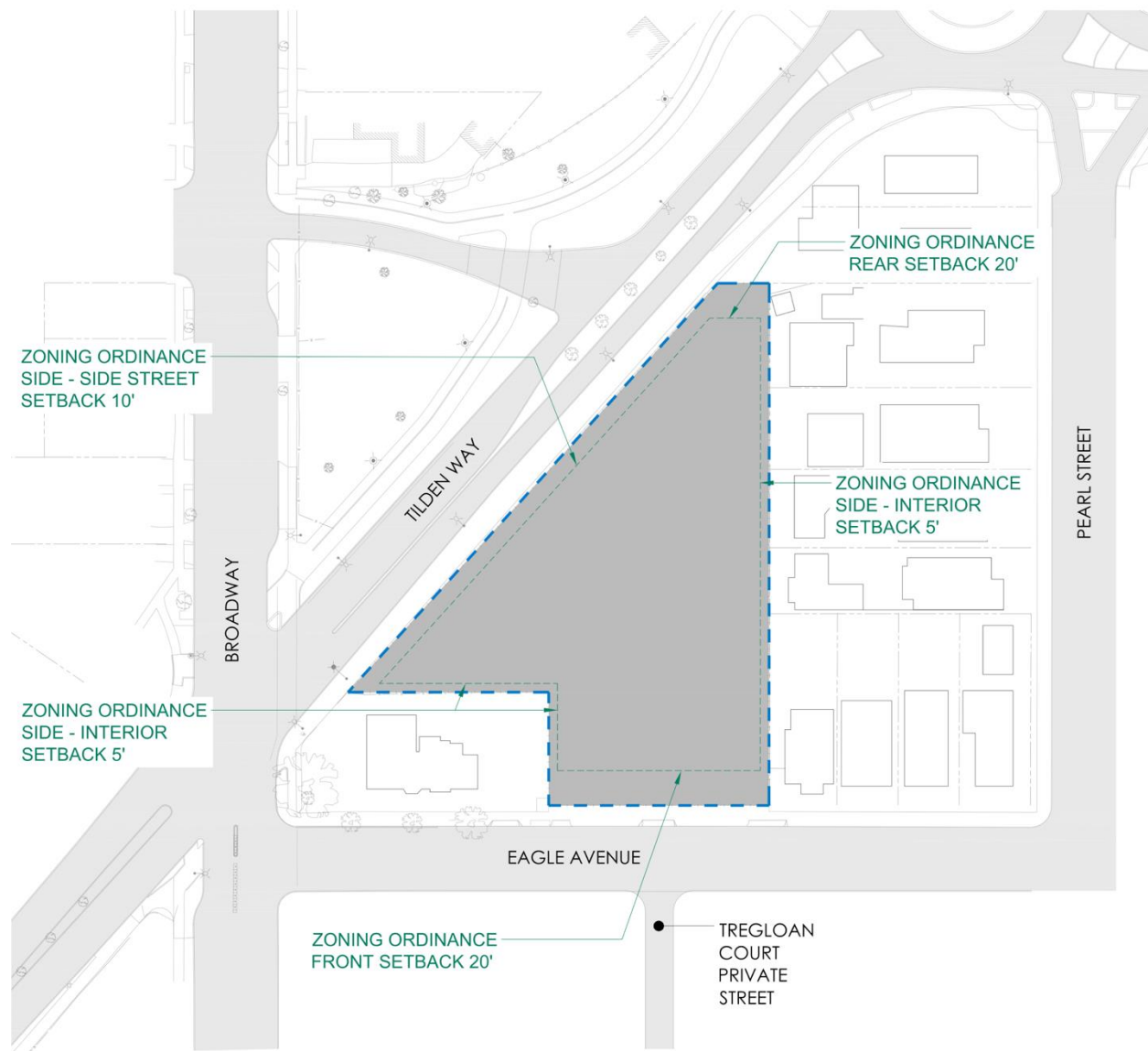
PROVIDES FOR HIGHER DENSITY AND ZONING REGULATION CONCESSIONS IN ORDER TO PROMOTE THE CONSTRUCTION OF AFFORDABLE HOUSING

#### 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



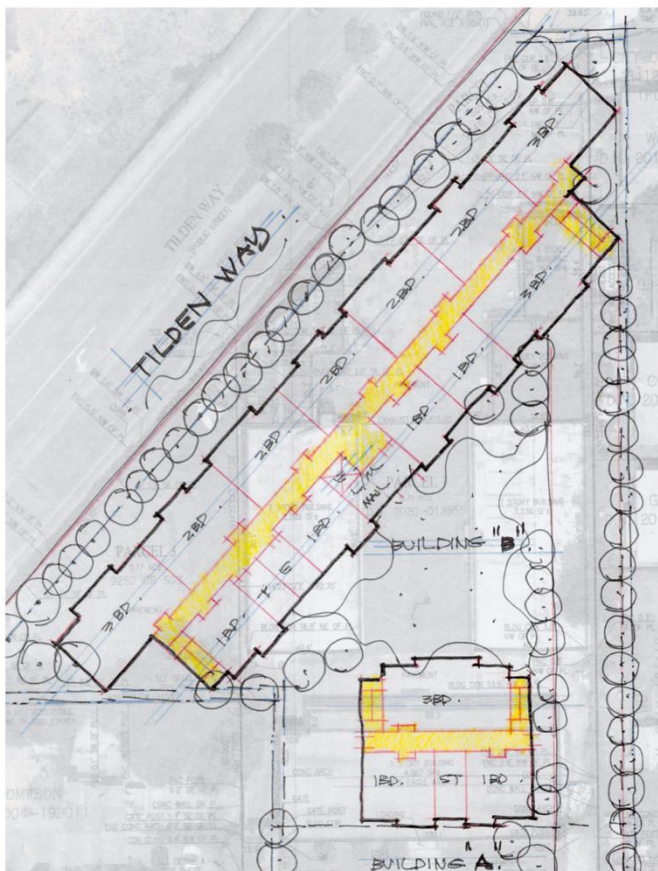
Housing Authority  
of the  
City of Alameda

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



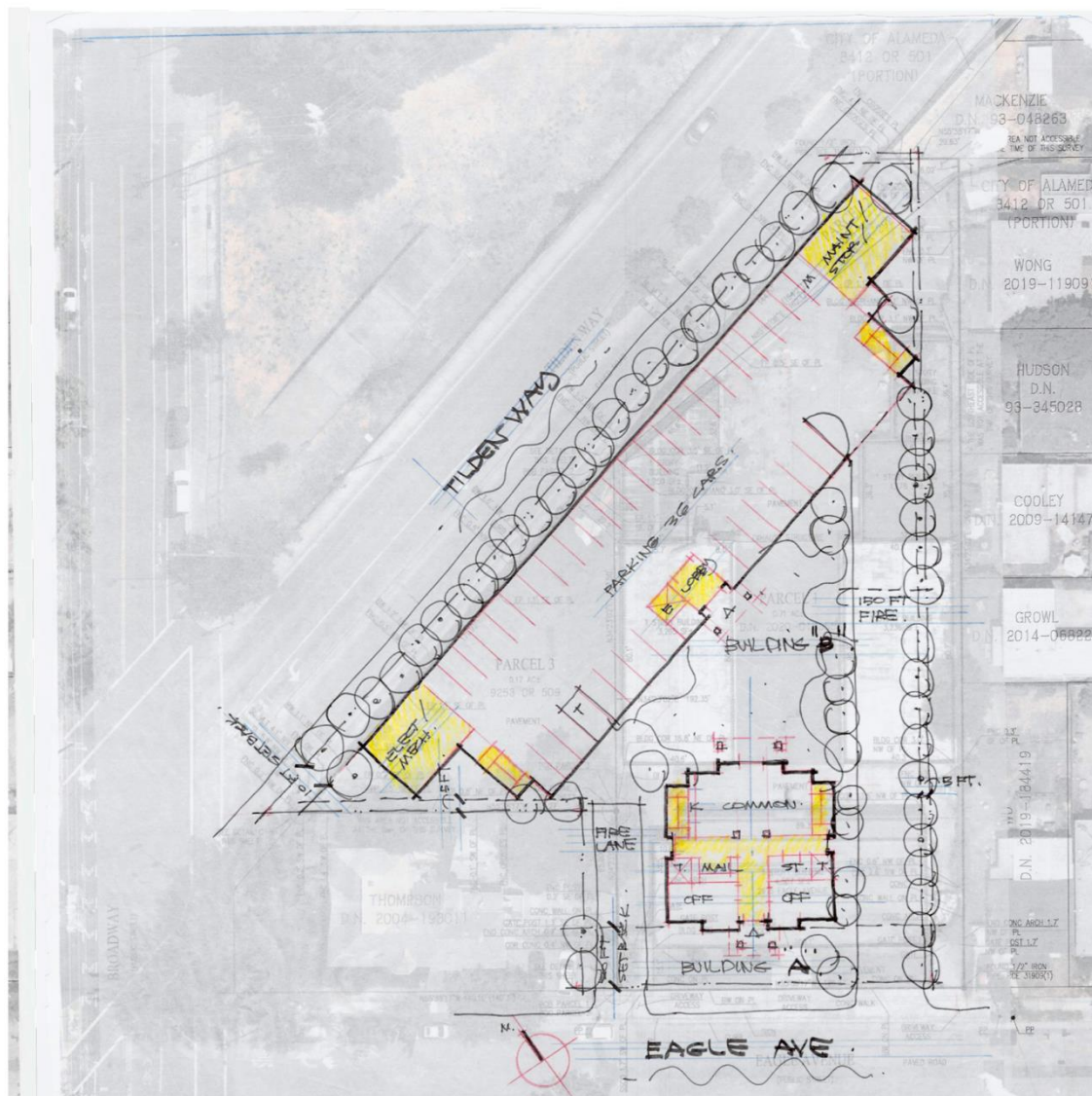
Housing Authority  
of the  
City of Alameda





### 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



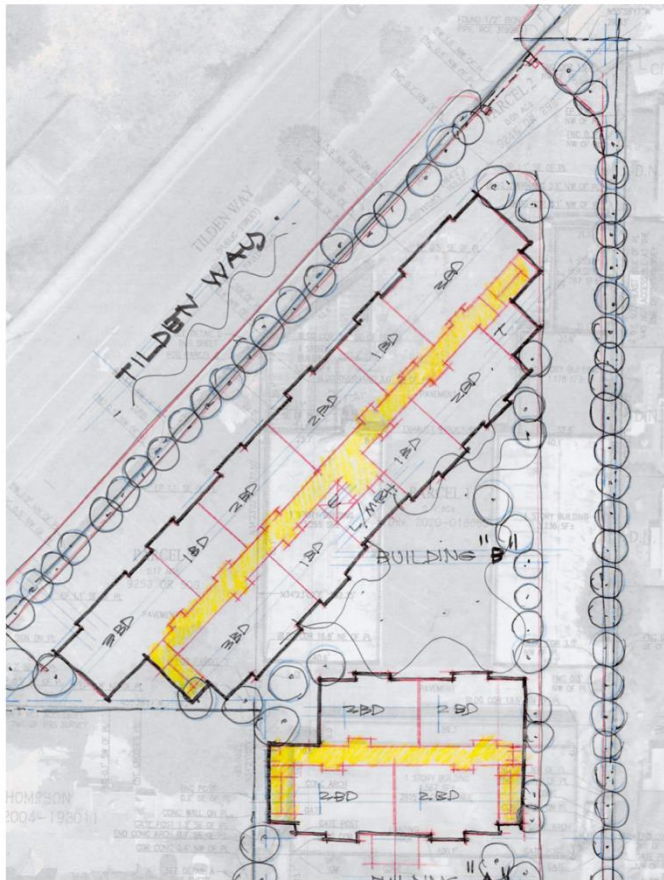
Housing Authority  
of the  
City of Alameda

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



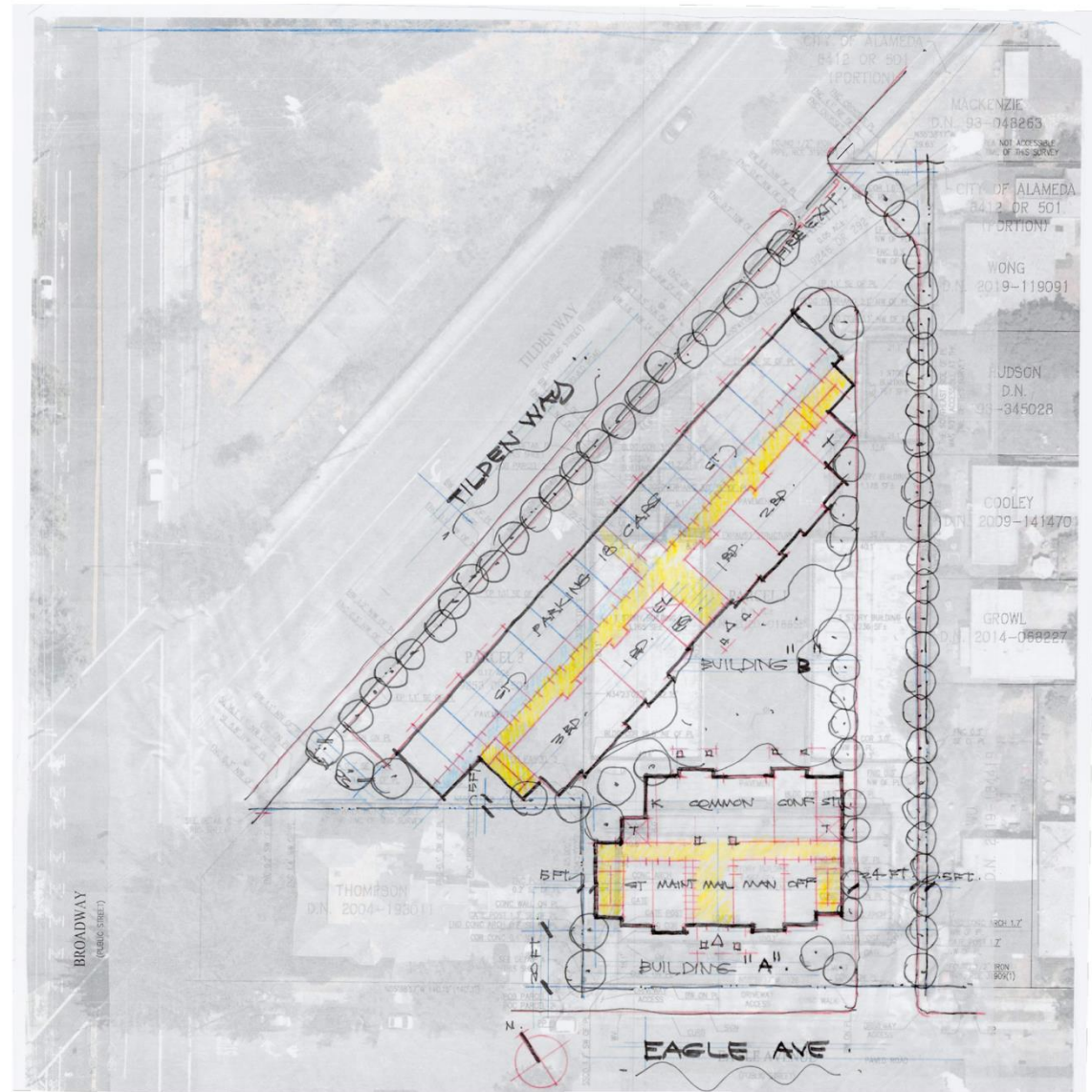
Housing Authority  
of the  
City of Alameda





### 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



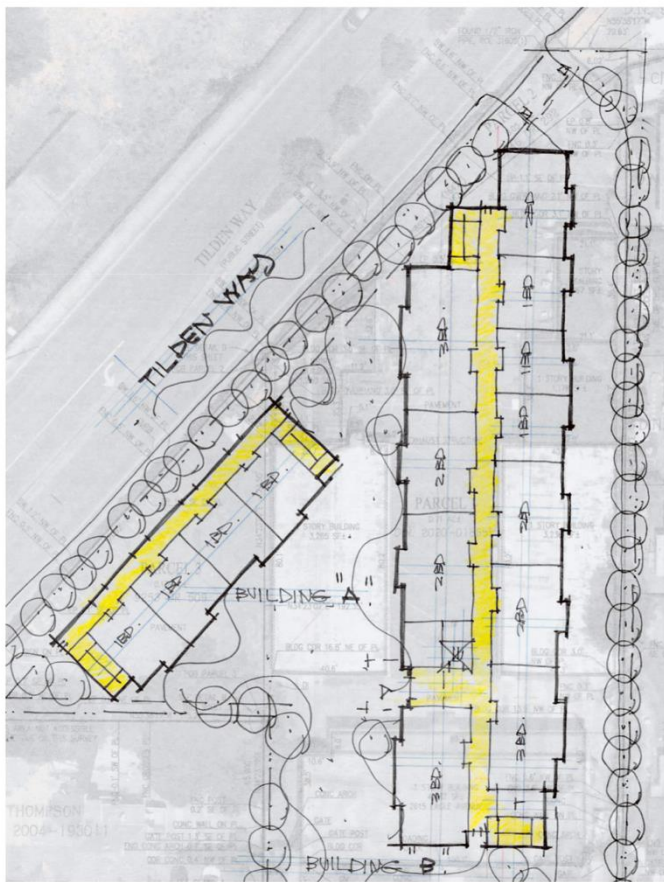
Housing Authority  
— of the —  
City of Alameda

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



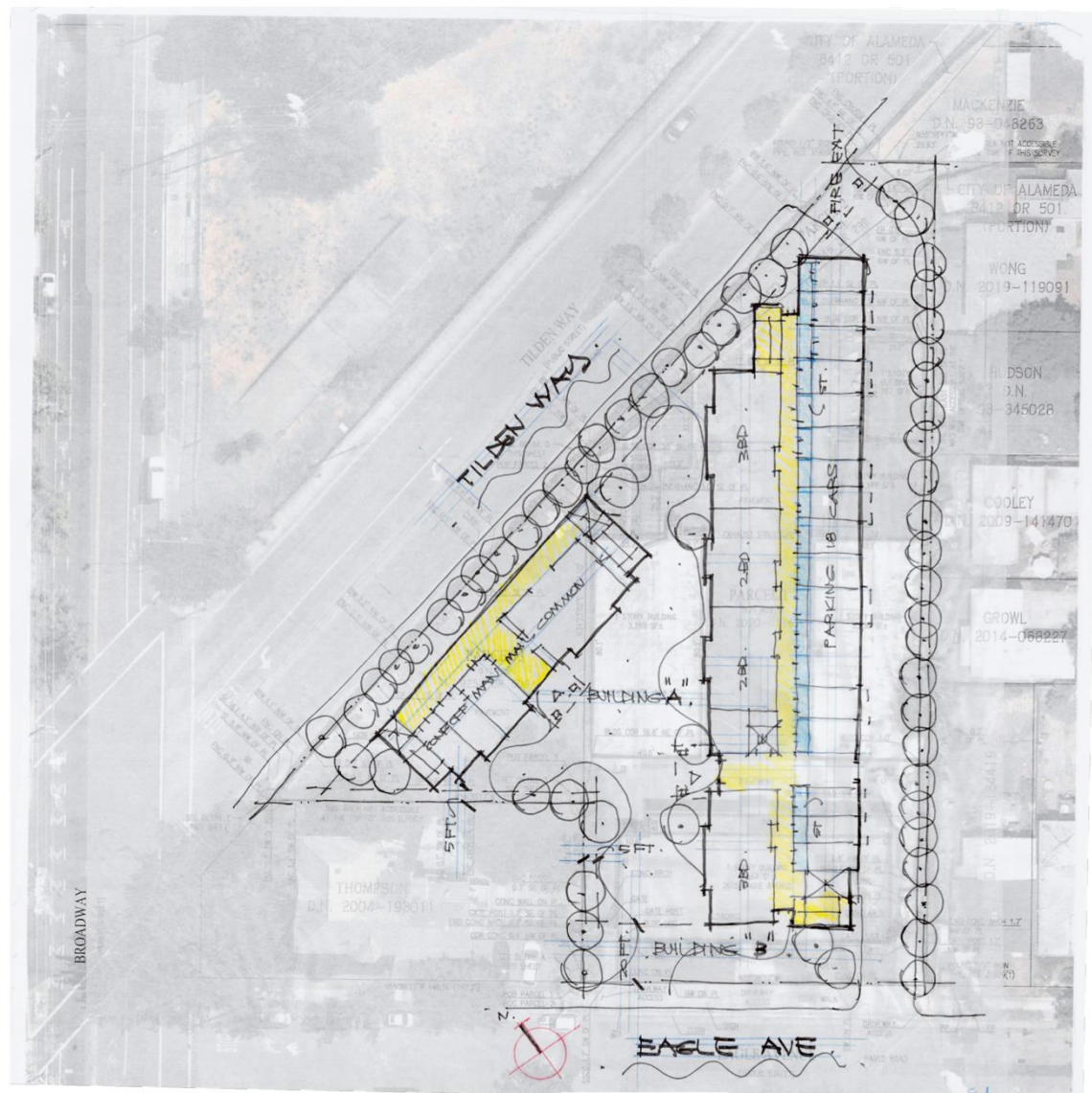
Housing Authority  
— of the —  
City of Alameda





### 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



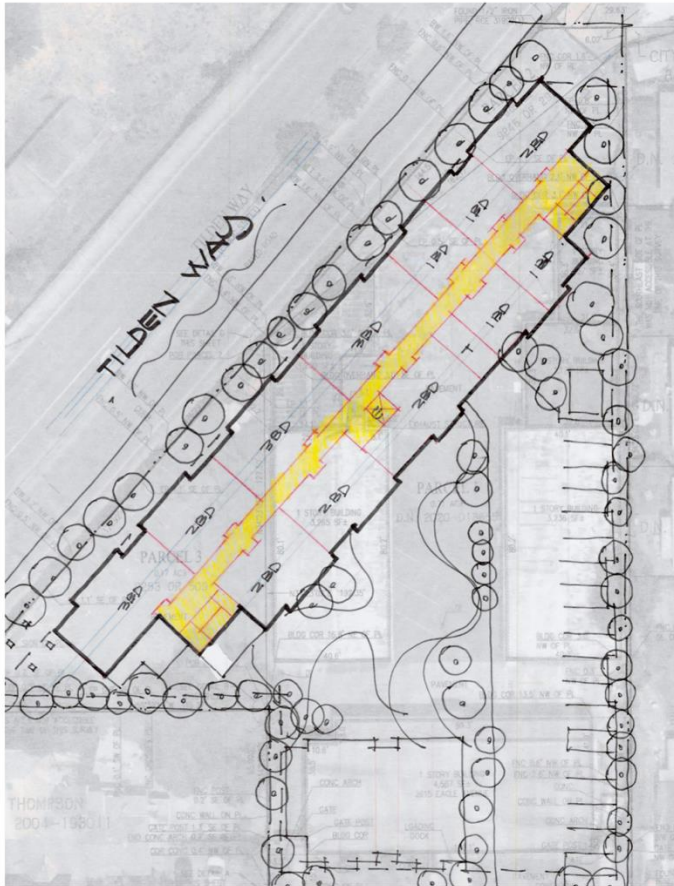
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





### THE POPLAR - SCHEME 'D'

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

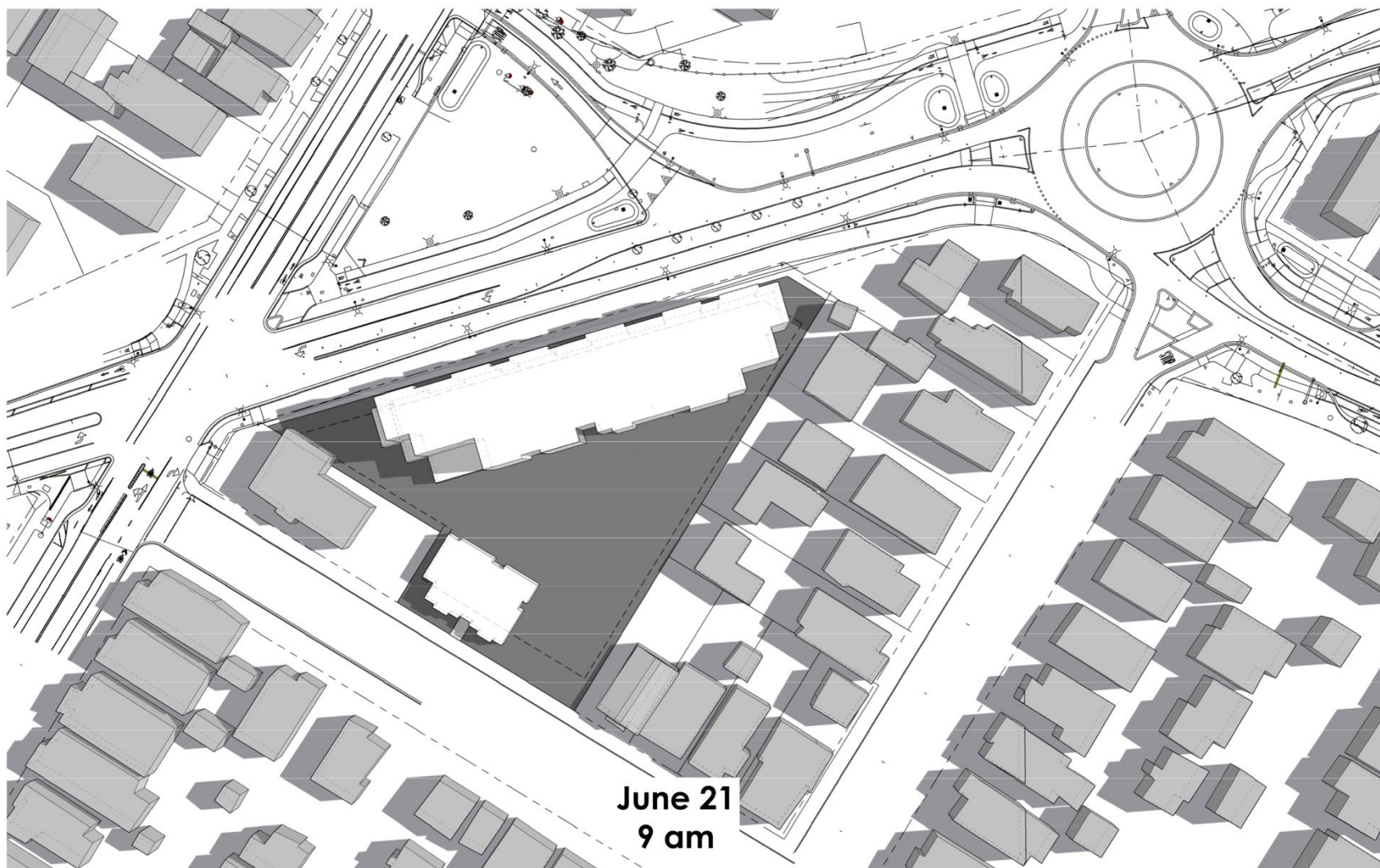


Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda



June 21  
9 am



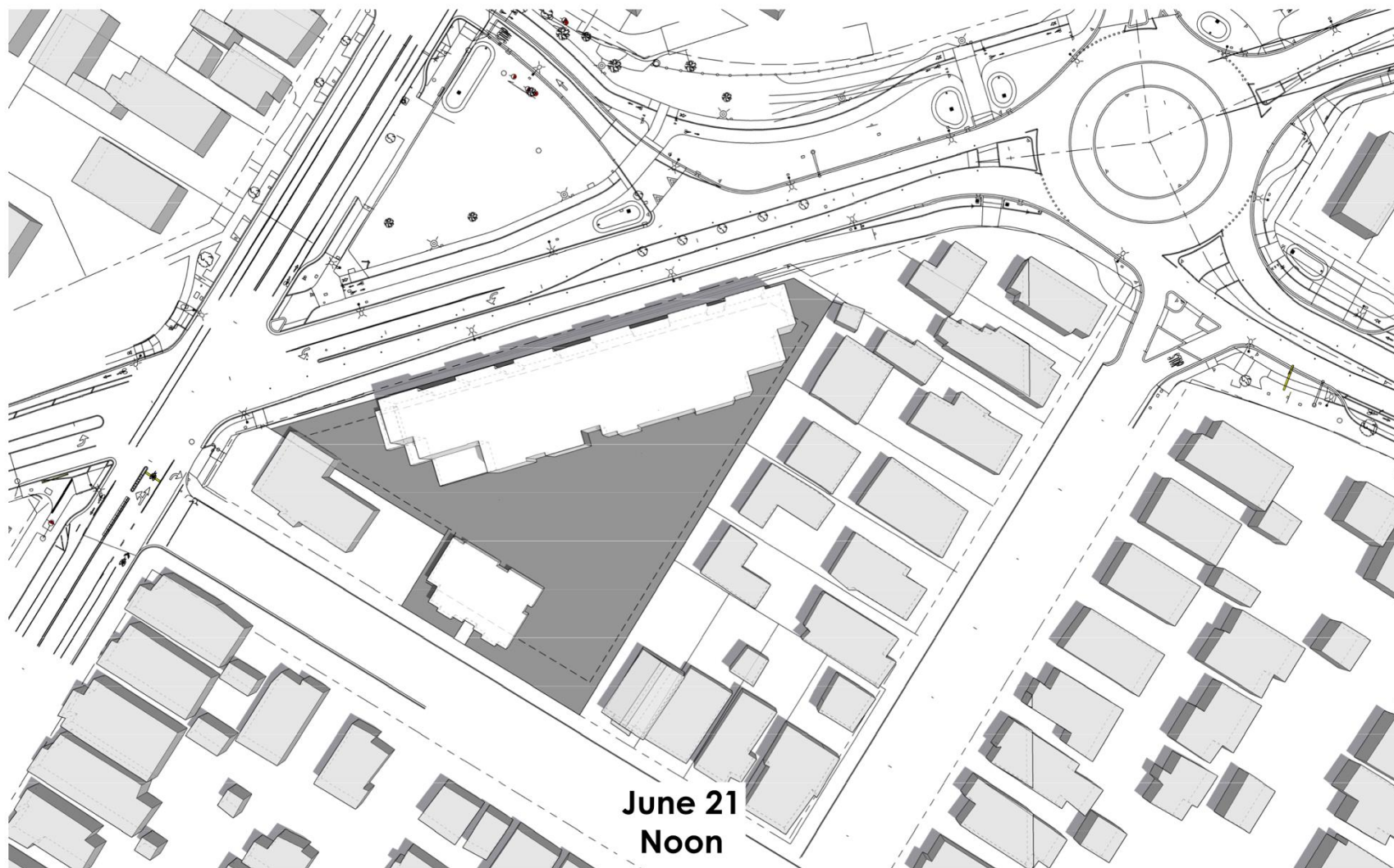
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





June 21  
Noon

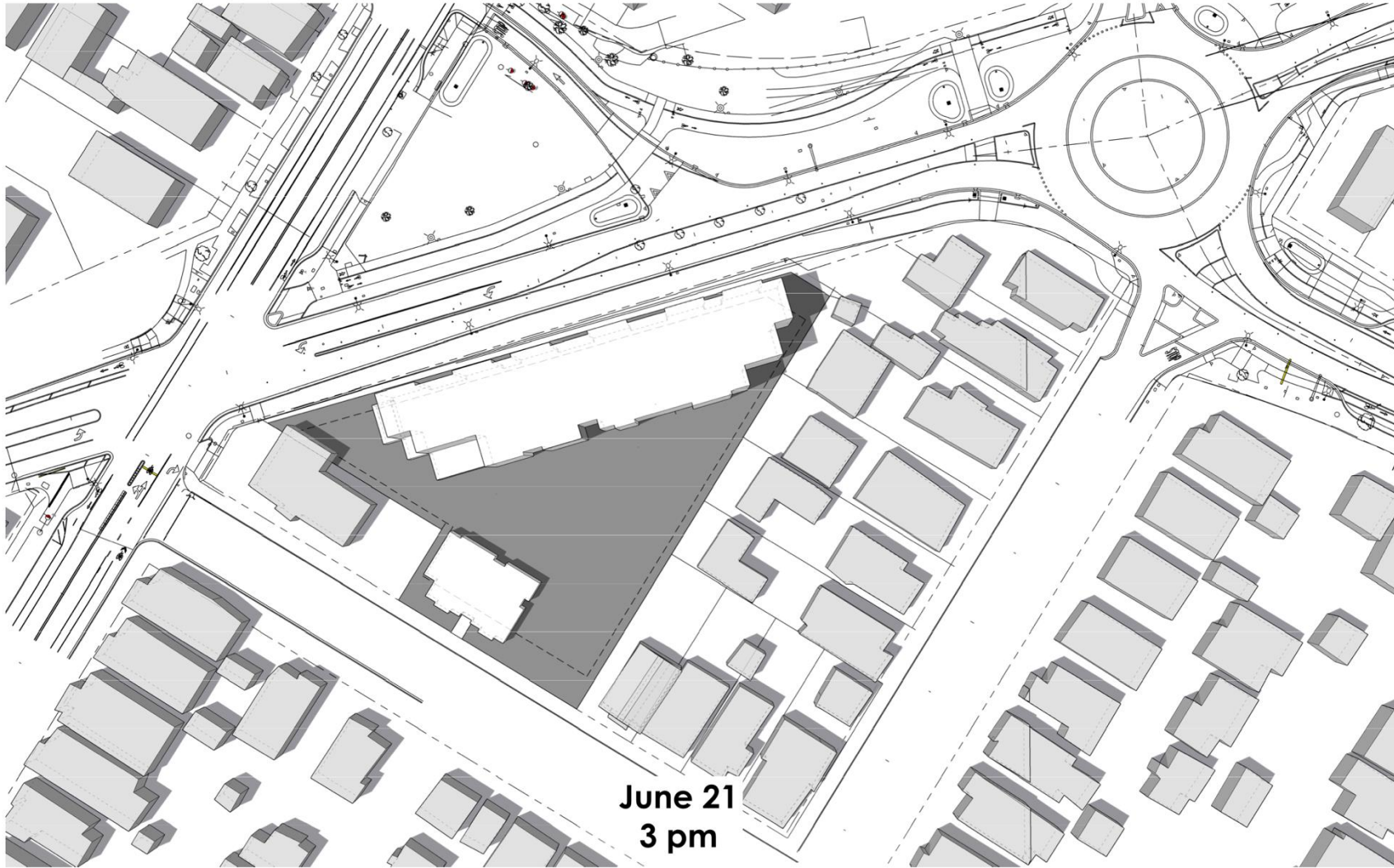


Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda



June 21  
3 pm



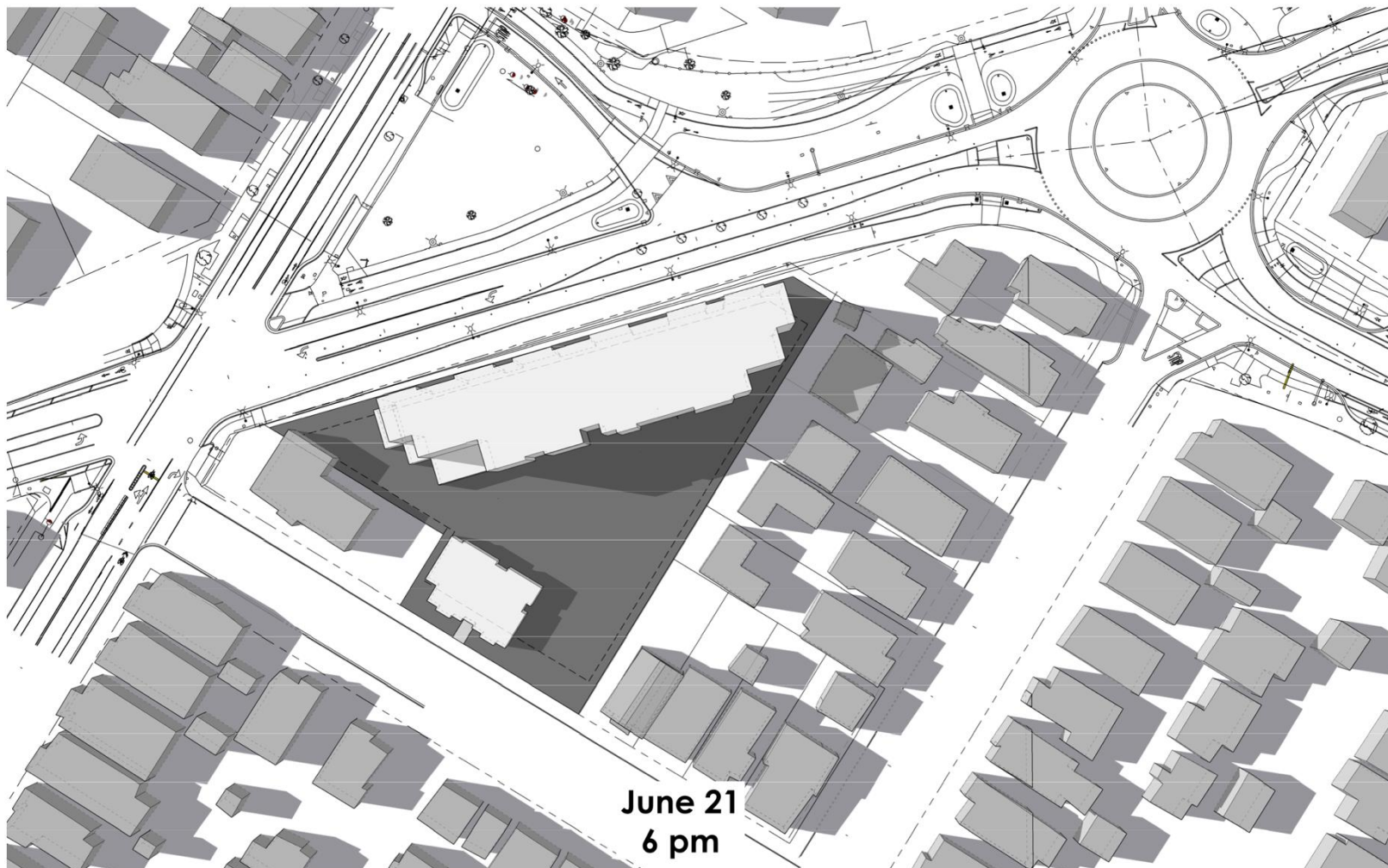
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





June 21  
6 pm



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



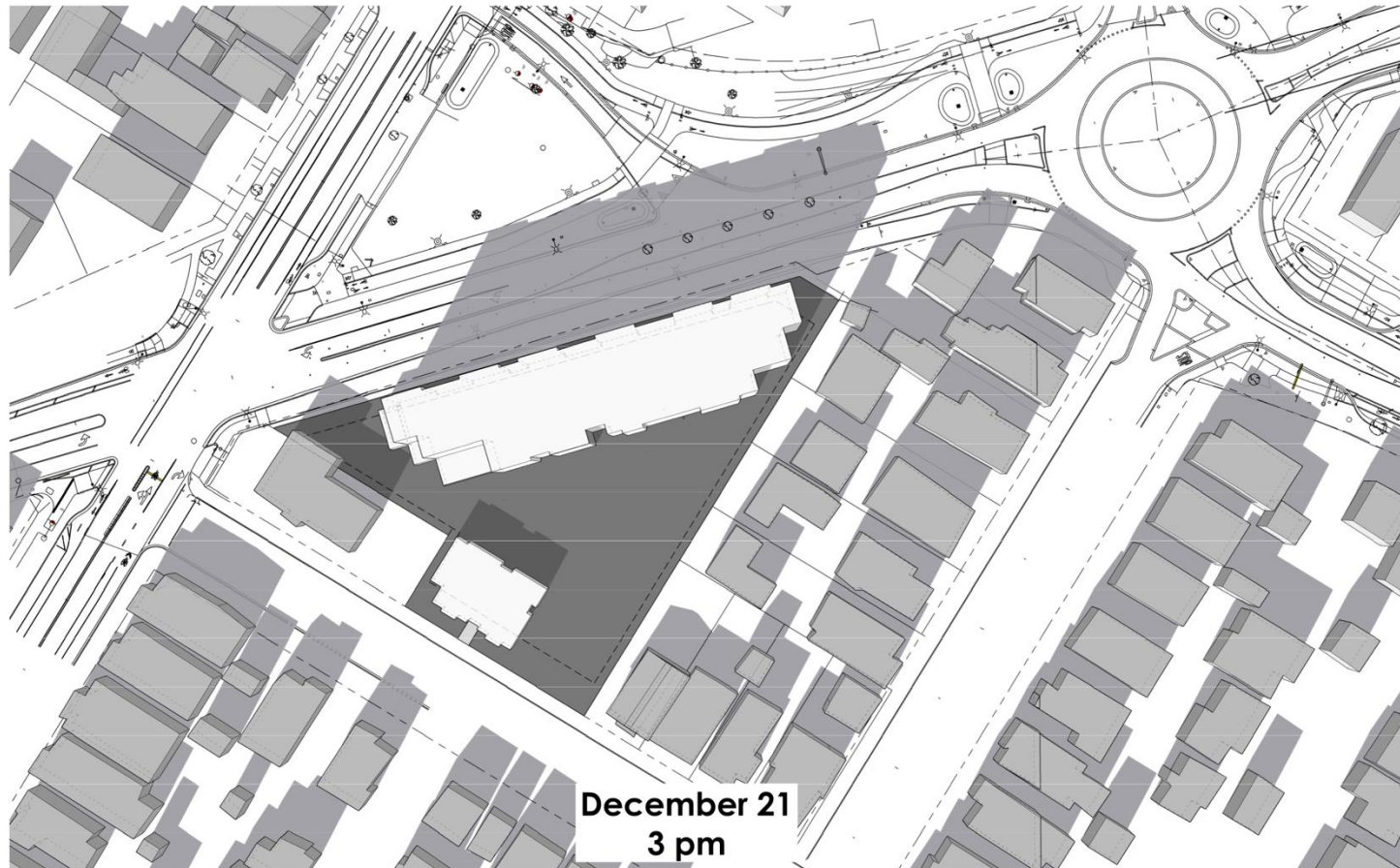


Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda



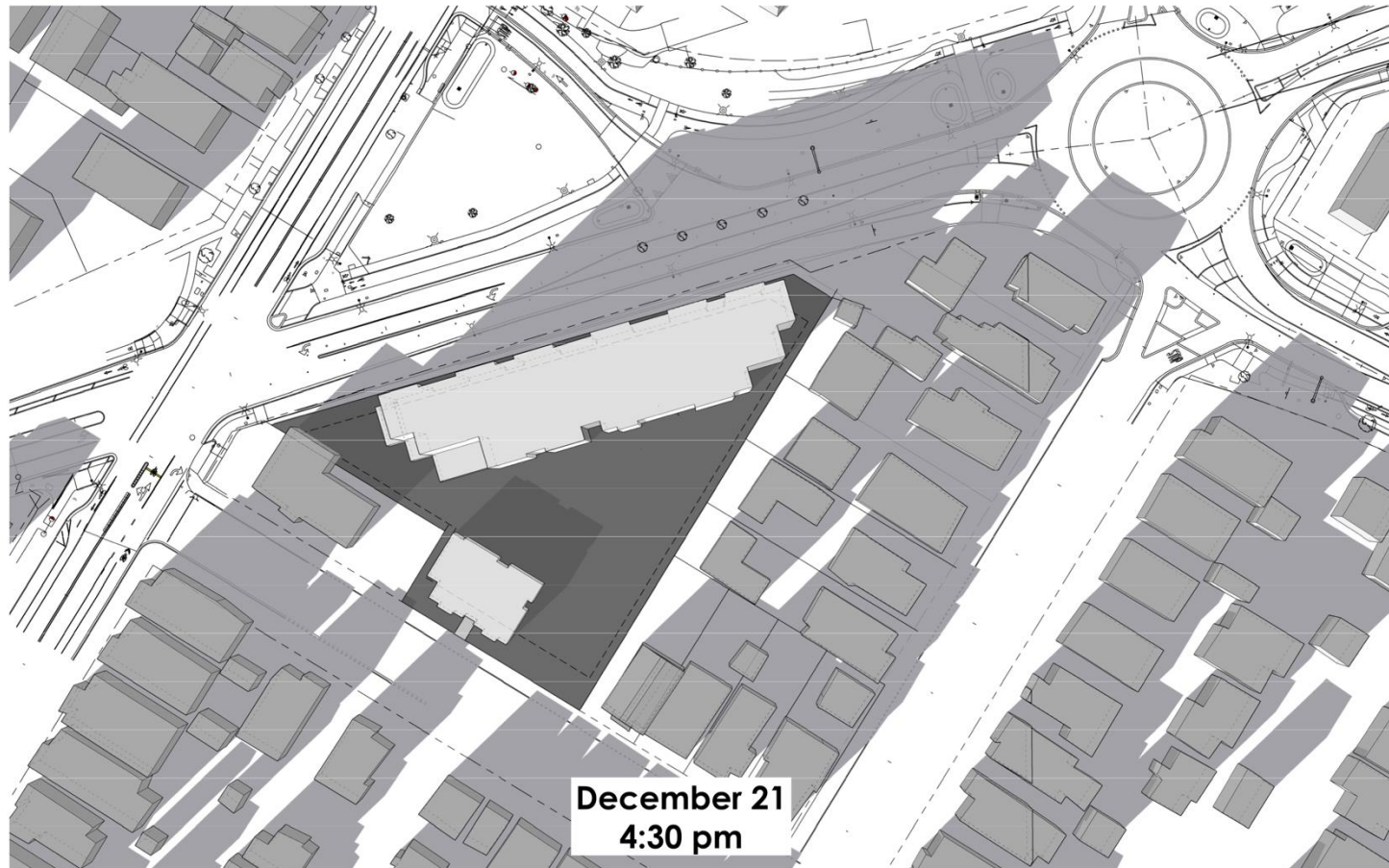
Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda







June 21  
9 am



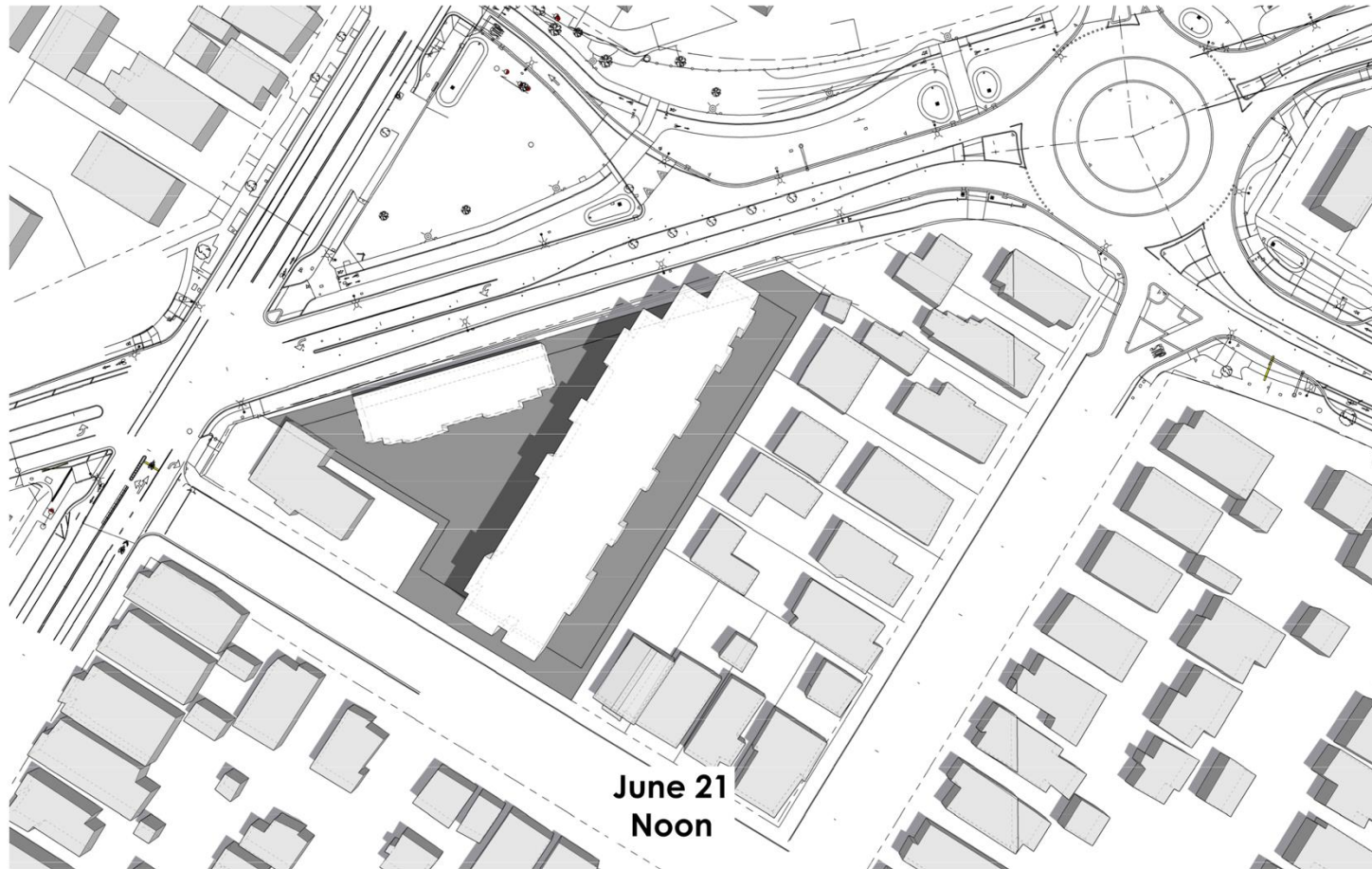
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda



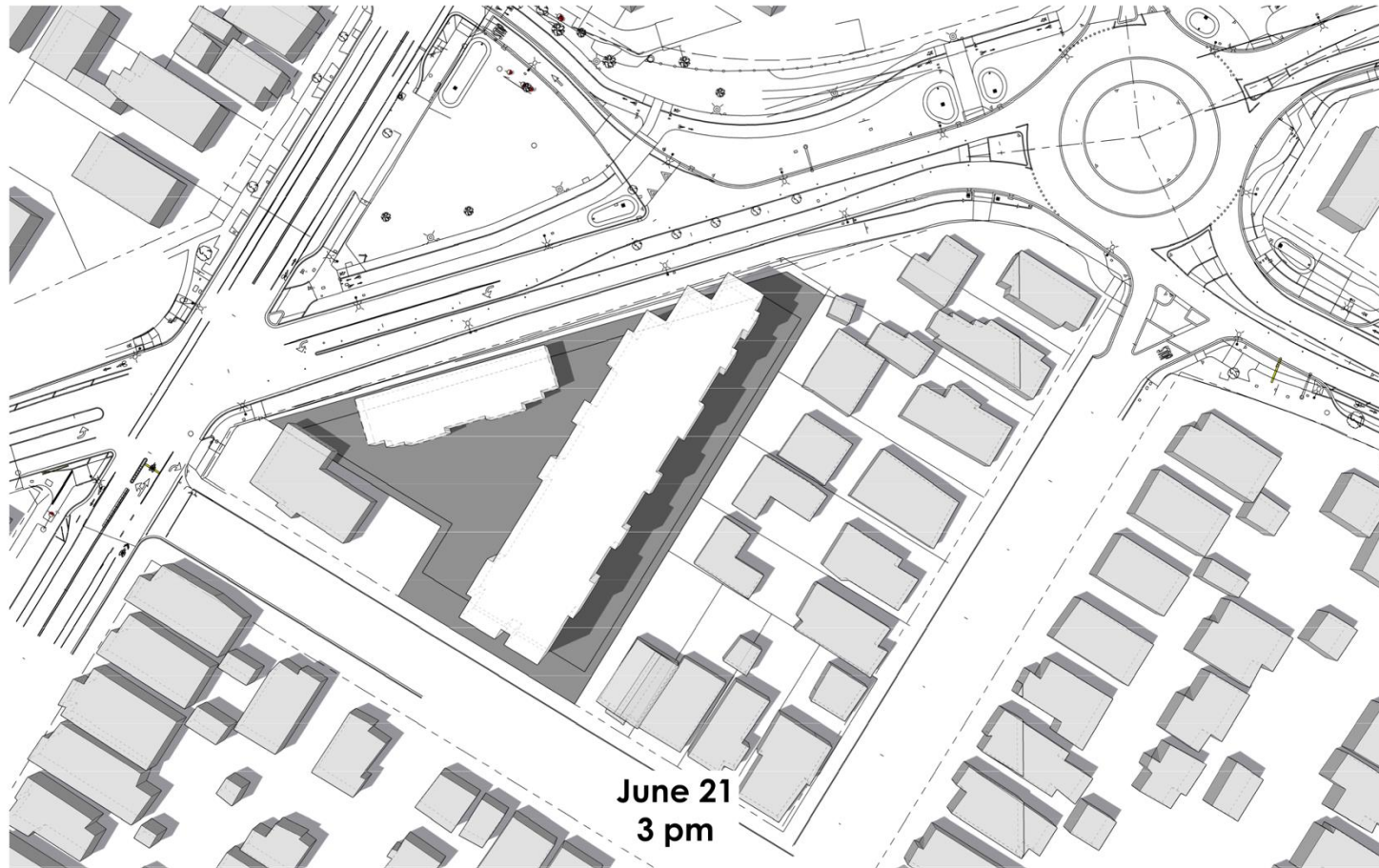


Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda



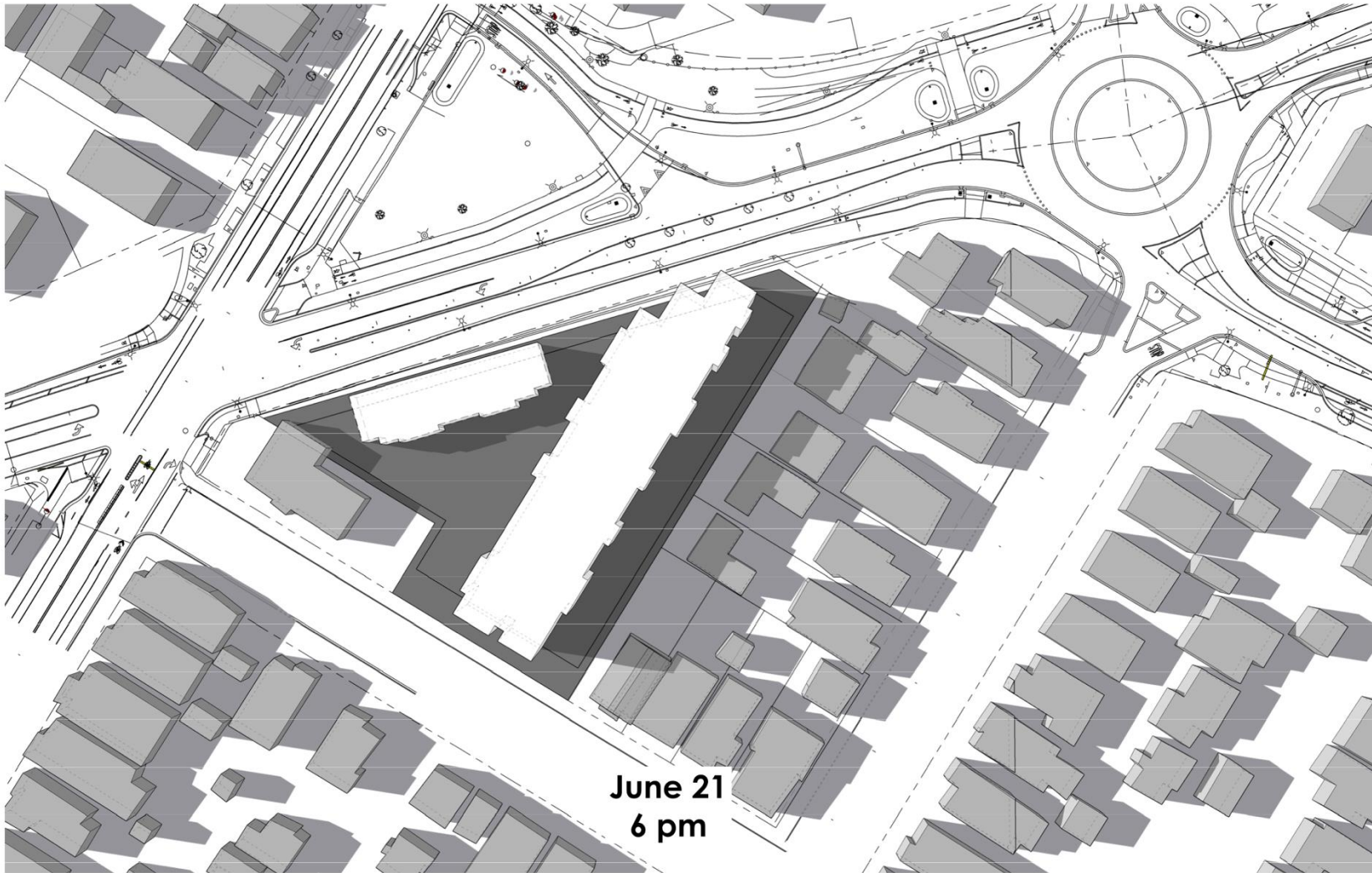
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



December 21  
9 am



Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





December 21  
Noon



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



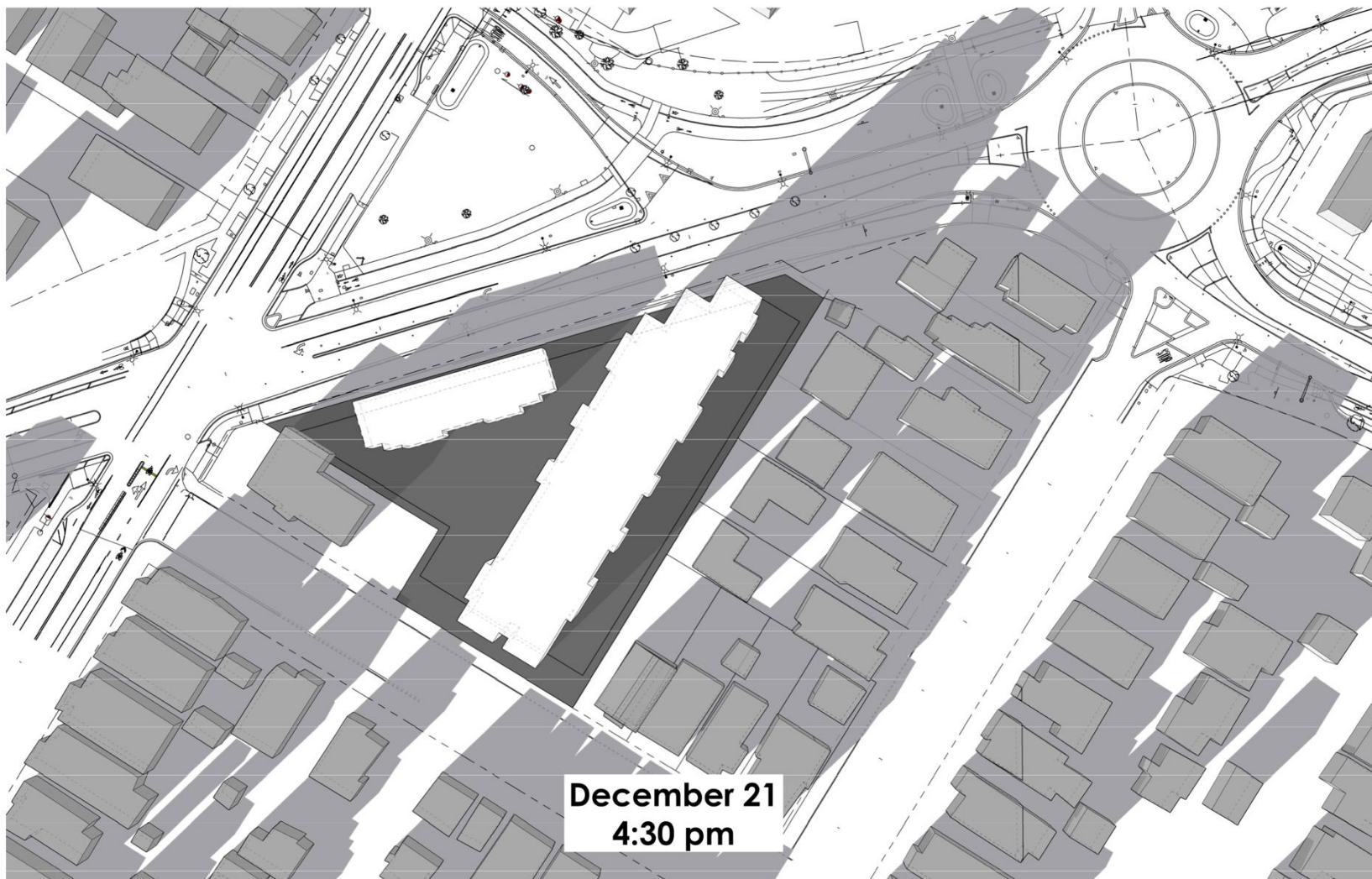
Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda





December 21  
4:30 pm



Housing Authority  
— of the —  
City of Alameda

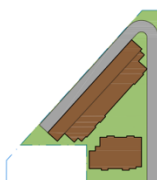
[www.alamedahsg.org](http://www.alamedahsg.org)



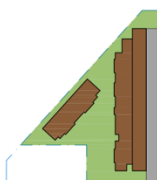
Housing Authority  
— of the —  
City of Alameda



SCHEME 'A'



SCHEME 'B'



SCHEME 'C'

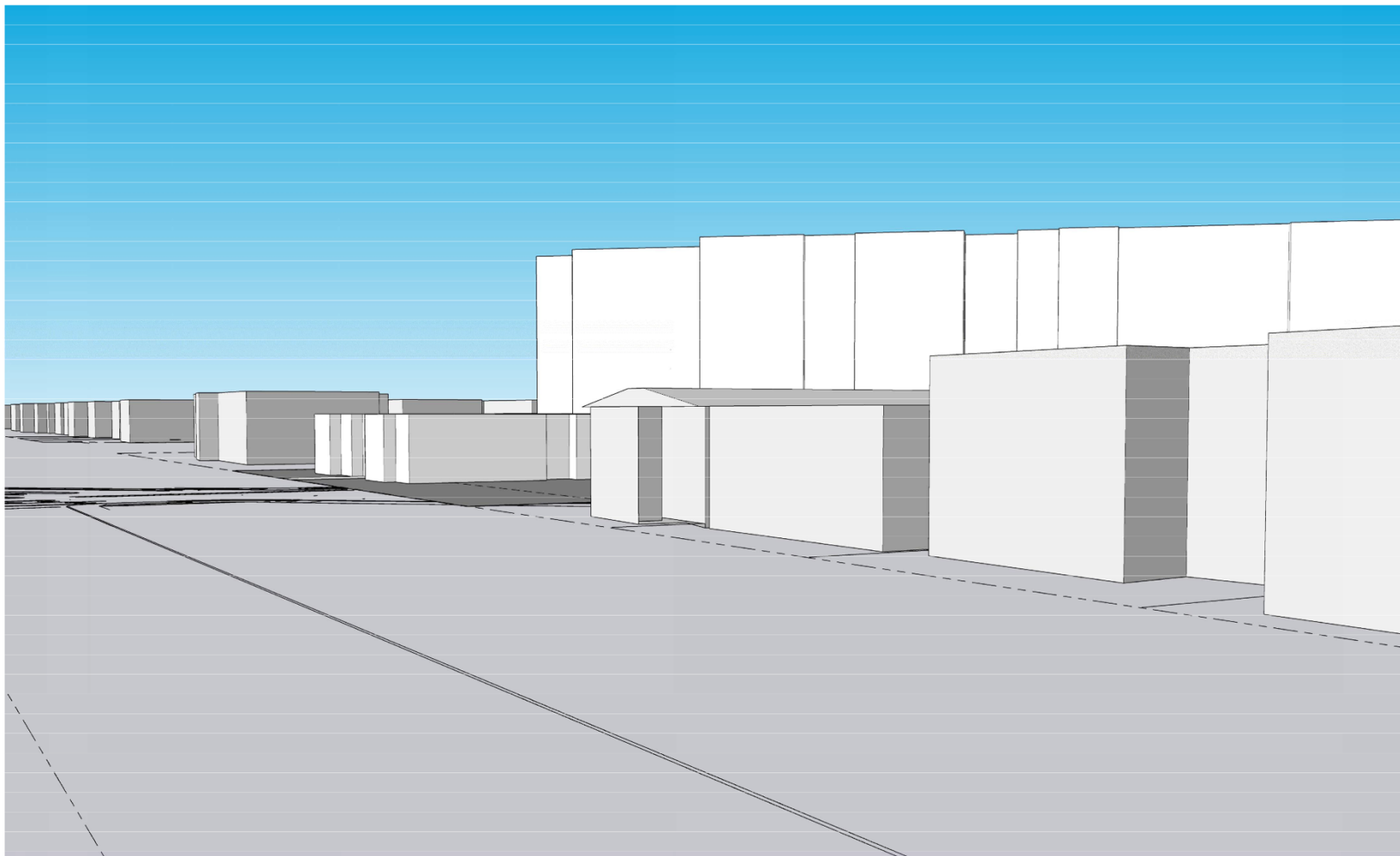


SCHEME 'D'

COMPARISON				
BUILDINGS	SCHEME A	SCHEME B	SCHEME C	SCHEME D
<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	HEIGHT	HEIGHT	HEIGHT
	FAR REAR SETBACK	FAR	FAR	FAR FRONT SETBACK REAR SETBACK







VIEW FROM EAGLE AVENUE LOOKING WEST

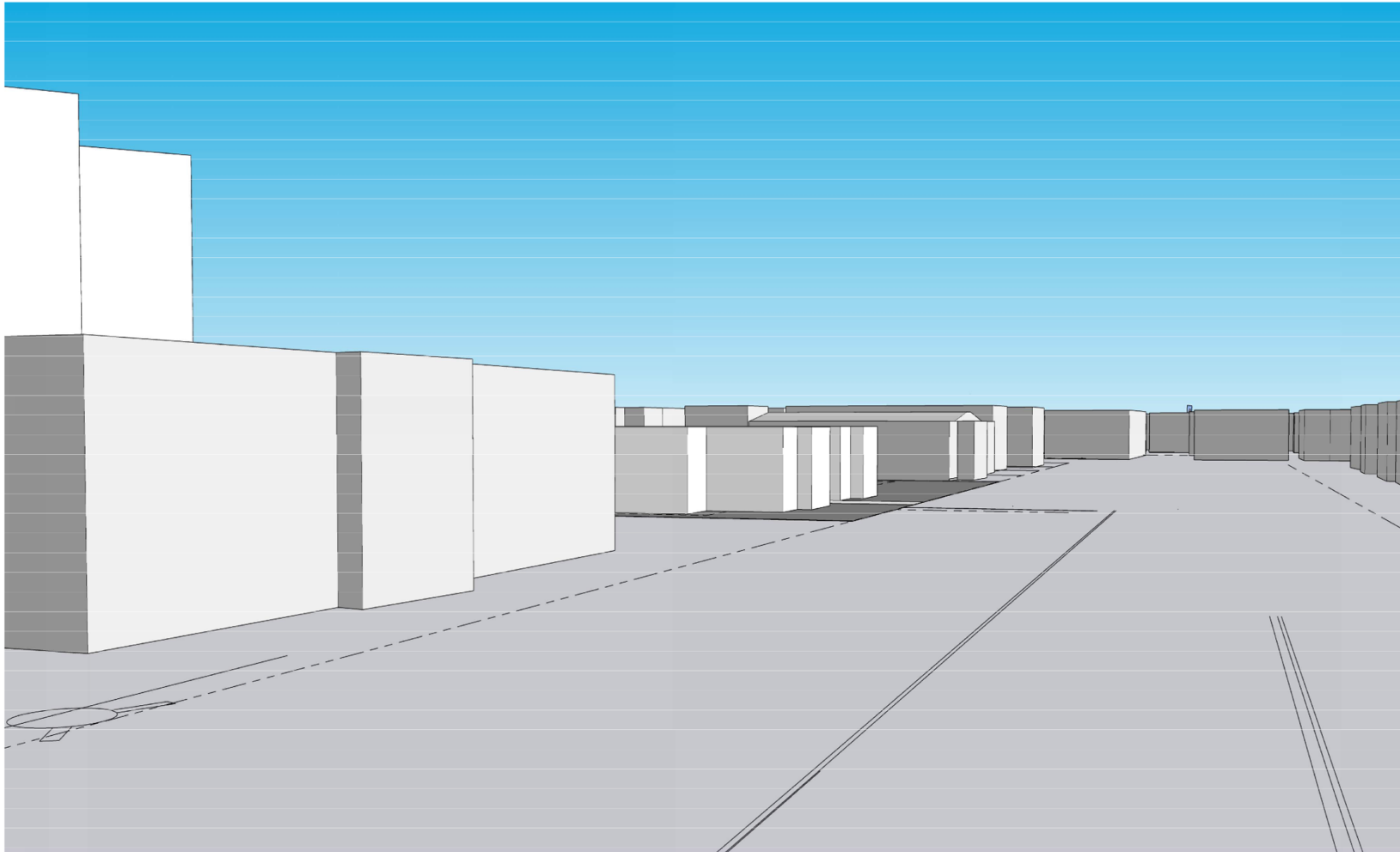


Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



VIEW FROM EAGLE AVENUE LOOKING EAST



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda





VIEW FROM TREGLOAN COURT LOOKING NORTH



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda



VIEW FROM TREGLOAN COURT LOOKING NORTH



Housing Authority  
— of the —  
City of Alameda

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



Housing Authority  
— of the —  
City of Alameda









## 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> <li>Minimize visual clutter by locating mechanical and electrical equipment away from public view, coordinating and integrating such equipment into the design of buildings, or screening it with materials</li> </ul>	<div data-bbox="1867 943 2328 979">NEIGHBORHOOD CONTEXT</div> <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>



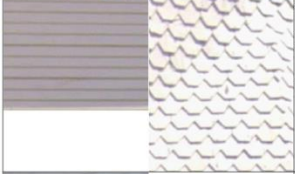
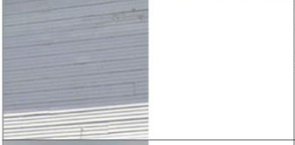


## NEIGHBORHOOD CONTEXT







### ROOF FORMS

	<b>2623 Eagle</b> Hip w/ gable over porch ~ 3:12 SLOPE 8" overhang (estimated)
	<b>2625 Eagle</b> Gable ~ 3:12 SLOPE 24" overhang?
	<b>2627 Eagle</b> Steep Gable Shingle ~18:12 SLOPE 12-18" overhang
	<b>2629 Eagle</b> Corner of pear and eagle HP w/ dormers + / Flat over porch ~ 24" overhang?
	<b>2628 Eagle</b> Gable 4:12 slope 1:12 slope @ porch
	<b>2626 Eagle</b> Gable 6:12 slope 24" overhang
	<b>2624 Eagle</b> Hip w/ dormers Shingle 7:12 slope 12" overhang?
	<b>2622 Eagle</b> Gable 5:12 slope 8-10" overhang?

	<b>2620 Eagle</b> Gable Shingle 10:12 slope 3:12 slope overhang
	<b>2614 Eagle</b> Gable Rolled roofing w/ Terracotta tile ~4:12 slope Overhang of just the tile.
	<b>2608 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>2623 Eagle</b> Stucco Pale blue
	<b>2625 Eagle</b> Shingle w/ stucco accent Green
	<b>2627 Eagle</b> Horizontal wood siding w/ octagon or hexagon shingle accents Pinkish white
	<b>2629 Eagle</b> Wood siding Greyish green w. yellow and reddish brown accents
	<b>2628 Eagle</b> Stucco Dark grey + black
	<b>2626 Eagle</b> Shingle on main body Horizontal wood siding (skitboard) over crawl space Greenish w/ dark accents

	<b>2624 Eagle</b> Shingle on main body Horizontal wood siding (skitboard) over crawl space Lattice over crawl space opening Beige
	<b>2620 Eagle</b> Horizontal Wood siding Off white
	<b>2614 Eagle</b> Spanish style stucco Yellowish white with blue accents
	<b>2608 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

	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)

	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

---

## **Incorporate Community Feedback**

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

---

## **Stay Connected Sign Up for Newsletter**

poplar@alamedahsg.org

(510) 747-4300



---

## **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

---



Housing Authority  
of the  
City of Alameda

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



Housing Authority  
of the  
City of Alameda