



The Poplar Development Plan

Community Meeting #3
Site Reuse & Resiliency

Wednesday, October 7, 2025
6:30 - 8:30 pm

Virtual Meeting and Watch Party

Independence Plaza - Community Room
703 Atlantic Avenue
Alameda, CA 94501



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City of Alameda

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Welcome & Introduction



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Agenda

1. Welcome
2. Introduction - Alameda Housing Authority
3. Purpose of Meeting
4. Prior Meeting Recap & Responses
5. Property Management
6. Site Reuse and Resiliency Goals
7. Green Building Measures
8. Site Condition and Equitable Community Revitalization Grant
9. Next Steps



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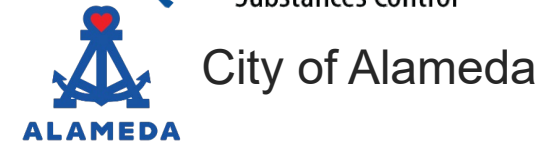
The Partnership & Development Team

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



Purpose of Meeting

1. Respond to Questions or Requests from Community:
 - Property Management
 - Emergency Preparedness
2. Site Reuse and Resiliency
 - Green Building Measures
 - Site Clean Up

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000021364



Prior Meeting Recap: *What Concerns AHA heard*

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

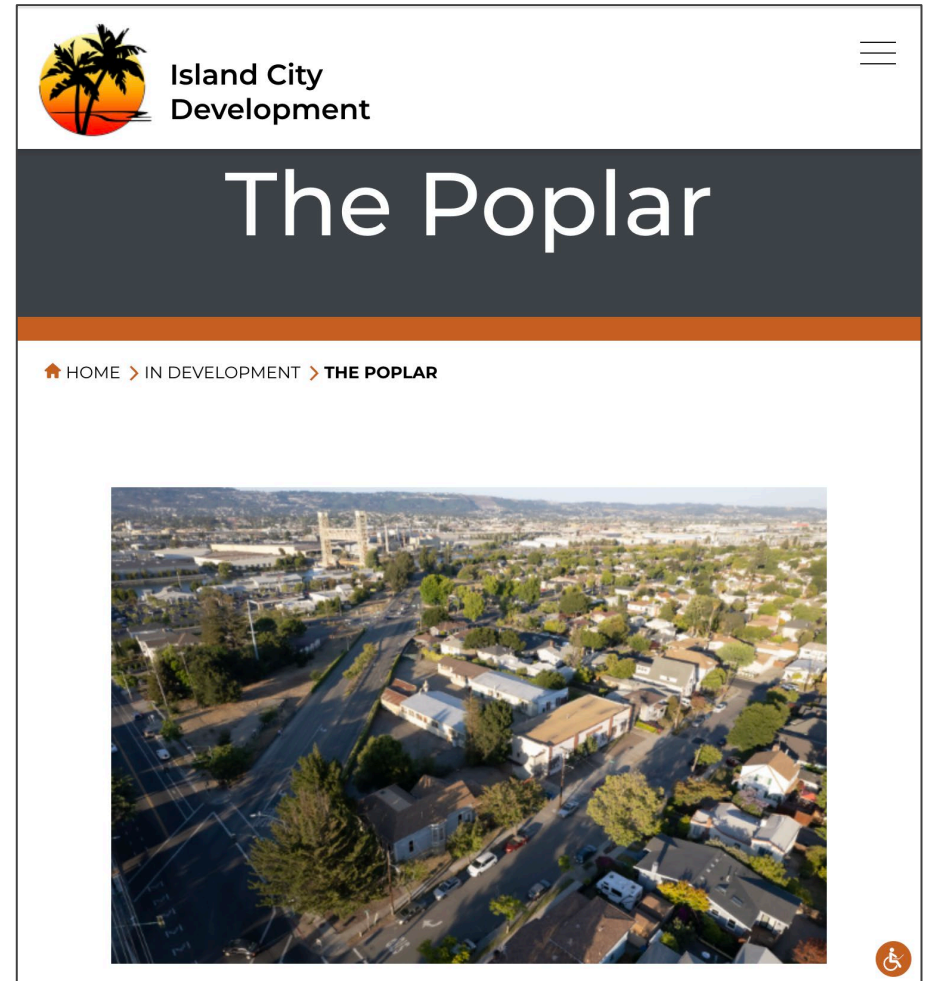


Prior Meeting Recap: *Accessible Information*

Project Website

- Fact Sheet
- Frequently Asked Questions
- Community Meeting #1 Materials
 - Slides
 - Community comments
- Community Meeting #2 Materials
 - Slides
 - Community comments

<https://www.islandcitydevelopment.org/project/the-poplar/>



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Property Management

The Operations Department at the Housing Authority of the City of Alameda is responsible for overseeing and managing the contract with the third-party management company, Asset Living/FPI Management. As a hands-on owner, it is imperative to work closely with the management company to ensure that we provide safe, quality, and affordable housing for our residents and that we are good neighbors in the community.

Through regular collaboration with Asset Living/FPI Management and our on-site social services provider, LifeSTEPS, we strive to improve the lives of our residents not only through the quality housing our communities offer but also through the additional services we support, such as after school programs, job placement assistance, life skills training, and transportation resources.

Our Ombudsman Program offers a solution-oriented community resource available to all AHA residents, AHA landlords, and other community organizations that represent our residents or clients. This role also serves as a liaison with our neighbors to address community concerns.

Property Management

Asset Living/FPI Management directly oversees the day-to-day operations of the community. As the first point of contact, FPI manages the maintenance and physical assets as well as is responsible for the enforcement of the lease requirements, applicant screening, and general operations of the community.

- On-site Management Leadership
 - Community Director
 - Maintenance Manager
 - After hours protocol and support
- Regional Leadership and Oversight
 - Regional Manager
 - Director of Property Operations



Disaster Preparedness

AHA Disaster Preparedness Measures:

- AHA creates disaster preparedness plans and holds training for tenants
- Per City of Alameda guidelines, the site does not need to be raised for sea level rise
- All buildings will be equipped with smoke alarms and fire sprinklers
- In the event of a disaster, all tenants will be advised to shelter in place, per City guidance
 - Unless there is an advanced warning, i.e., a tsunami warning with >13-hour notice
- On-site manager, on-call maintenance, 24/7 live answering service
- For more information, please visit the [City's website](http://www.alamedahsg.org).

Site Reuse and Resiliency Goals & Measure

Equitable Community Revitalization Grant

- Minimum 5,000 square feet of outdoor space + 1,000 square feet of indoor amenity

Site Clean-Up

- Mitigated to meet Residential Standards

Accessibility

- Minimum of 10 % of units are accessible for physical disabilities
- Minimum of 5 % of units are accessible for vision disabilities
- Off-street parking to include accessible parking

Sustainability Measures

- Project to be Greenpoint Rated (Gold level) and Baywise Certified.



GreenPoint Rated Homes

AHA collaborates with **Build It Green**, an independent, non-profit organization, to meet **rigorous green building standards that go above and beyond what is required** by the State of California's building codes.

- California's green building codes are among the **strictest** in the nation



GreenPoint Rated Homes

Build It Green's **GreenPoint Rated (GPR)** system is one of the country's most **established and credible** residential green building rating systems. GPR's system has four tiers of certification:

1. **Platinum**
2. **Gold**
3. **Silver**
4. **Rated**

AHA's newest developments are certified **Gold** or **Platinum**



AHA's GreenPoint Rated Homes

Indoor Air Quality



- AHA's homes use **Low-Volatile Organic Compound (VOC)** paints, caulking, interior finishing, and installed products to meet current CARB Airborne Toxic Control Measures (ATCM)

Energy Efficiency



- Photovoltaic systems supply **~20% of communal space energy usage**
- Energy star appliances, high-efficiency lighting, and dual pane windows **increase energy efficiency.**
- AHA works with ItsElectric to provide **public electric car charging stations** at multiple AHA properties
 - [Everett Commons recently celebrated](#) new EV charging stations

AHA's GreenPoint Rated Homes

Water Conservation



- Bay-Friendly landscaping, weather-based controlled irrigation systems, and bio-retention measures
- Water-efficient fixtures such as high-efficiency toilets, showerheads, and bathroom and kitchen faucets minimize excess water usage.

Equitable Community Revitalization Grant (ECRG)

- Pursuant to Senate Bill 158, the Department of Toxic Substances Control (DTSC) established ECRG, which provides financial assistance to communities via reimbursable grants to support environmental site assessments and cleanup plans of brownfield sites across California.
- A brownfield site is a property with existing or suspected contamination that hinders its potential for expansion, redevelopment, or reuse
- DTSC awards ECRG funds through a highly competitive application process
- AHA was awarded \$534,565 in ECRG funding for The Poplar in March 2024
- The Poplar project is aligned with ECRG's overarching goals to provide opportunities for community revitalization, create accessible, affordable housing, strengthen the environmental cleanup process, and encourage climate-smart development



2615 Eagle Avenue

Environmental Conditions



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About Rincon



Alex Cruz, PG
Senior Environmental
Geologist



James "Jym" Schwartz
Principal

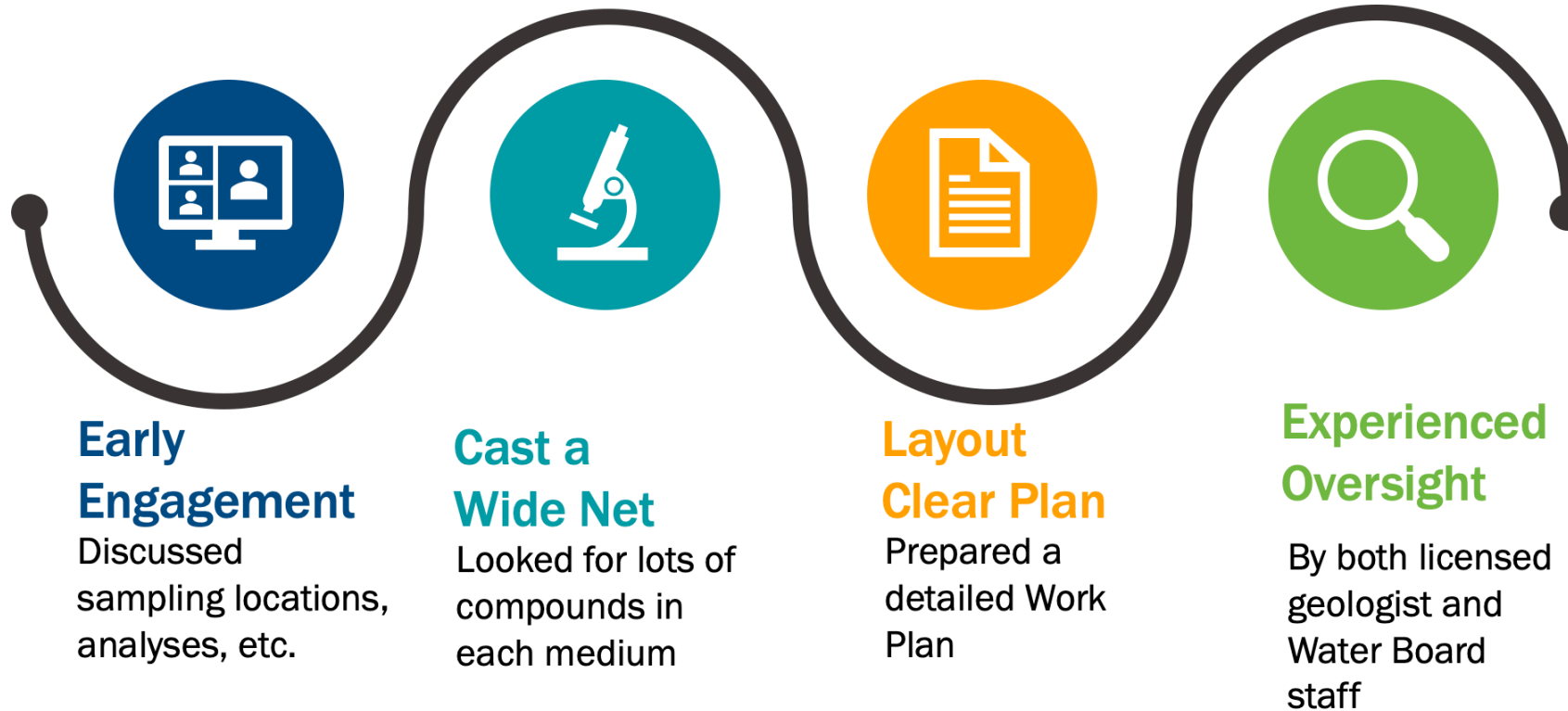
- 30+ years in the industry
- Local office in Oakland
- Similar projects throughout the Bay Area and state
- Staff of 500+ environmental scientists, engineers, toxicologists, geologists, and more.



Equitable Community Revitalization Grant

- Geared towards under-used or blighted properties that can be clean-up and repurposed for the benefit of the community
- Administered through the Department of Toxic Substances Control
- Offers not only grant money for site assessment, but layers of protection and oversight
 - DTSC plays an active role in reviewing reimbursement requests and approving environmental actions
 - The project must be completed under a local oversight agency (the Water Board), who reviews and approves all environmental submittals

Our Approach to the Project

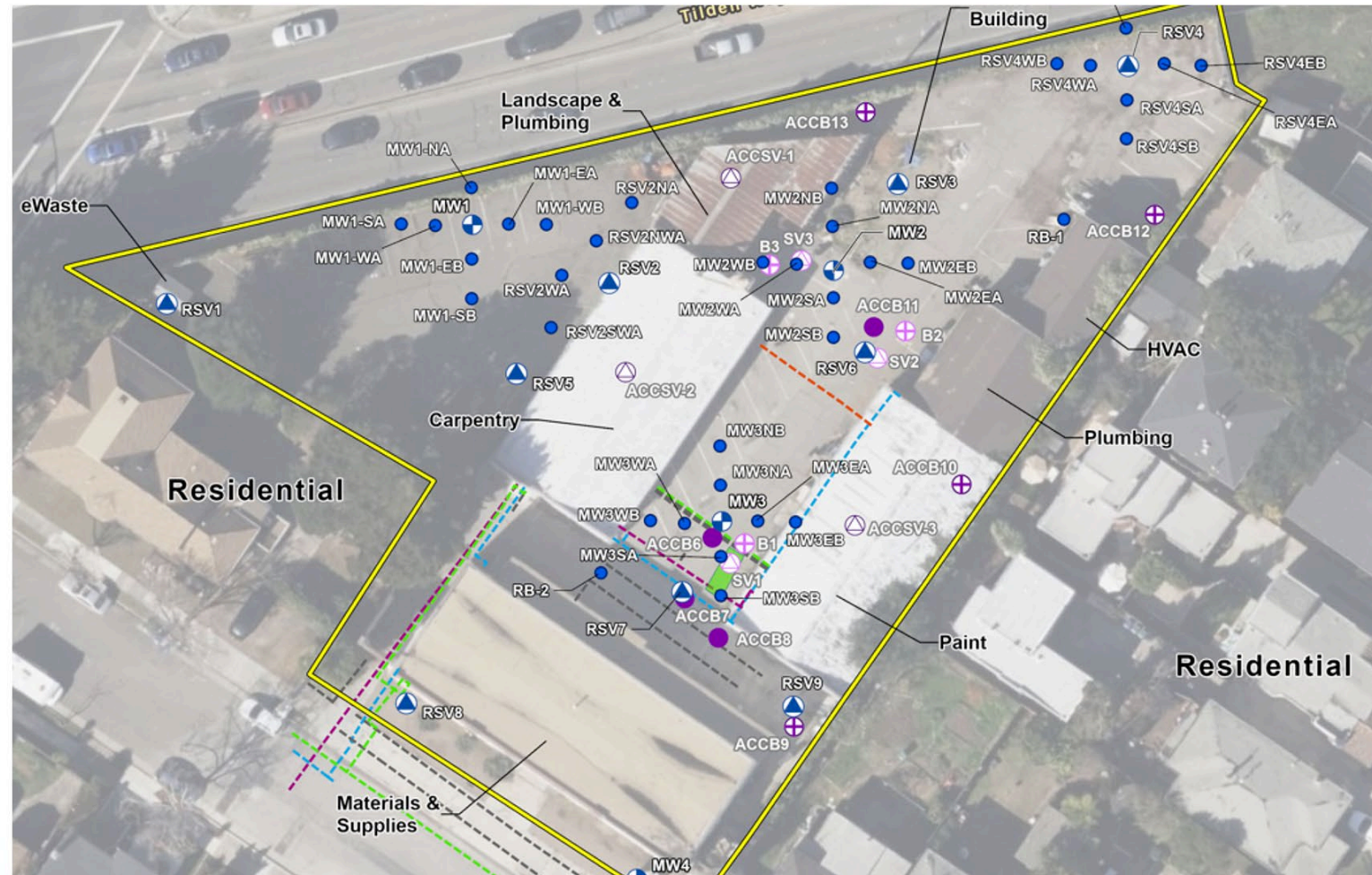


- **49 Borings**
- **128 Soil Samples**
- **9 Soil Vapor Probes**
- **4 Monitoring Wells**

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Multiple Assessments

- **49 Borings**
- **128 Soil Samples**
- **9 Soil Vapor Probes**
- **4 Monitoring Wells**
- **33 Passive Samplers**

Project or Client Name



Environmental Screening Levels

- Thresholds for swiftly determining if a contaminant could pose an unacceptable health risk
- Exposure assumptions are health conservative and correspond to different site uses:
 - Residential
 - Commercial/Industrial
 - Construction Workers
- One in a Million Cancer Risk
- ESL = Concentration (in milligrams per kilogram or parts per million) over which you have more than a one in a million cancer risk
- Background Concentrations for Metals

				Antimony	Arsenic ¹	Soluble STLC (mg/L)	Barium	Beryllium
Boring ID		Sample Date	Sample Depth (ft bgs)					
Screening Levels	Residential ESLs			11	0.067	--	15,000	16
	Construction Worker ESLs			50	0.98	--	3,000	27
	Commercial/Industrial ESLs			160	0.31	--	220,000	230
	Background Levels			0.15 - 1.95	0.60 - 11	--	133 - 1,400	0.25 - 2.7
Rincon Results								
MW1		10/21/2024	1.0	<1.5	59	--	140	0.17 J
			3.0	<1.5	1.2 J	--	26	0.10

What Did We Find?

Soil Vapor

- **Tetrachloroethene (PCE)**
 - Trichloroethene (TCE)
 - Cis-1,2 dichloroethane
 - Vinyl chloride
- **Petroleum Hydrocarbons**
 - Benzene
 - Total petroleum hydrocarbons in the gasoline range
- **Other VOCs**
 - Chloroform
 - Naphthalene

What Did We Find?

Groundwater



**No chemicals detected above drinking
water levels or vapor intrusion ESLs**

What Did We Find?

Soil

- **Arsenic**
 - **Above Background Levels**
- **Lead**
 - **Above ESLs**
 - **Classifies as California Hazardous Waste (requires special disposal but does not pose elevated health risk)**
- **Did not detect petroleum hydrocarbons or volatile organic compounds**
- **Good news is that impacts are in the upper 3 feet of soil**

Evidence Based Conclusions and Recommendations

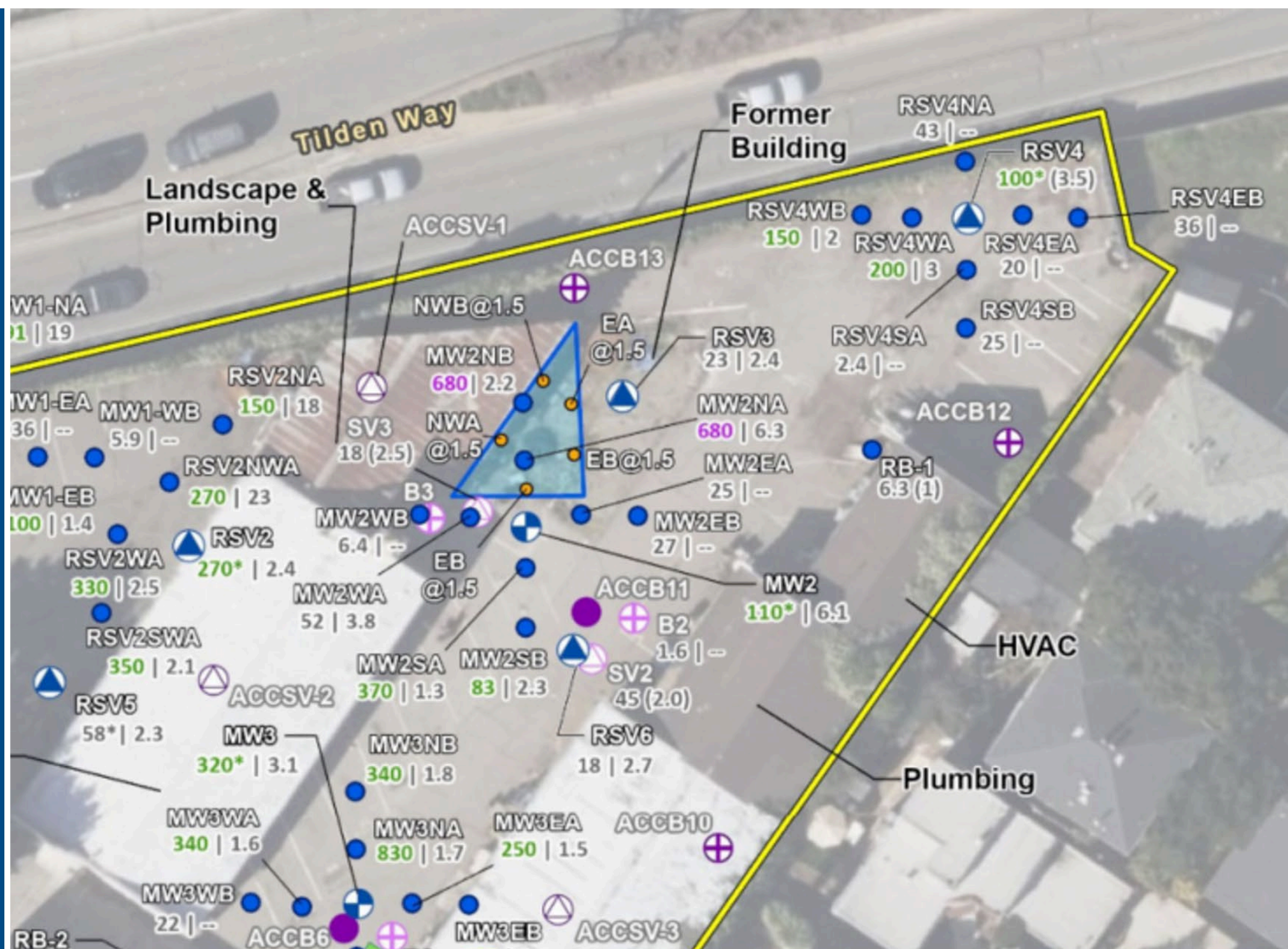
Conclusions

1**Groundwater does not appear to be impacted****2****Soil impacts confined to shallow soil (upper 3 feet)****3****Limited California Hazardous Waste****4****Limited Soil Vapor Impacts**

Recommendations

- **Prepare a Soil and Groundwater Management Plan for safe soil handling**
- **Segregate California hazardous waste from non-hazardous soil for proper handling and disposal**
- **Prepare a Corrective Action Plan to address soil and soil vapor impacts**

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Interim Removal Action



Proposed Actions

- Full site excavation to 3 feet below grade
 - Expected to address soil and soil vapor impacts
- Post-remediation verification monitoring
- Implement VIMS as a contingency measure and prudentially



Corrective Action Plan

The Poplar at 2615 Eagle Avenue, Alameda, California

prepared for
San Francisco Bay Regional Water Quality Control Board

prepared on behalf of
Housing Authority of the City of Alameda

prepared by
Rincon Consultants, Inc.

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 7th, 2025, at 6:30 pm - 8:30 pm Virtual Meeting & Watch Party Independence Plaza - Community Room 703 Atlantic Avenue Alameda, CA 94501
Meeting #4	Final Development Plan	Wednesday, October 16th, 2025, at 6:30 pm - 8:30 pm Virtual Meeting & Watch Party Independence Plaza - Community Room 703 Atlantic Avenue Alameda, CA 94501
Meeting #5	Environmental Conditions and Remediation	Wednesday, October 29th, 2025, at 12:00 pm - 1:30 pm Virtual meeting
Meeting #6	Project Review	Wednesday, November 12th, 2025, at Time and location TBD Virtual Meeting & Watch Party

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 #4

Final Development Plan

Virtual Meeting and Watch Party
Independence Plaza - Multi-Purpose Room
703 Atlantic Ave., Alameda, CA 94501

Wednesday, October 16th, 2025, at 6:30 pm - 8:30 pm



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