



Timber Senior Housing

**VAN METER
WILLIAMS
POLLACK** LLP



Development

Team Members

Eden Housing creates and sustains high-quality affordable housing communities that advance equity and opportunity for all.



Role: Affordable Housing Developer & Owner, Property Management and Resident Services

- California-based non-profit established in 1968
- 160+ properties in 15 counties & 50 cities across California comprising 11,000+ homes
- Operating 11 properties in the Tri-City Area of Fremont, Union City, and Newark

Local Projects



Cottonwood Place

Address: 3701 Peralta Boulevard in Fremont

Developer: Eden Housing

Architect: VMWP Architects

Project: 98 units, Senior Apartments and 10,000 s.f. Senior Health Clinic Award winning design.

Status: Completed 2012



Warm Springs Village

Address: 45108 & 45168 Tom Blalock Street in Fremont

Developer: Eden Housing & Toll Brothers

Project: Multi-project Hybrid - 132 units, funded by Master Developer contribution, land donation and 9% and 4% tax credits

Status: Completed 2021



Pauline Weaver

Address: 47003 Mission Falls Court in Fremont

Developer: Eden Housing

Architect: KTG Y

Project: 90 units, senior apartment homes funded by City of Fremont, County of Alameda and 4% and 9% tax credits

Status: Completed 2018

Timber Senior Housing

There is a strong need for senior housing

- Only 8.8% of eligible senior households live in affordable housing
- The 65-84 year old cohorts are the fastest growing age groups
- 54% of renters over 65 are cost-burdened by their rent
- Pauline Weaver Senior Apts received 2,000+ applications



Income Level	Household Income Limit	1-Bedroom Rent
20% AMI	\$19,180	\$450
50% AMI	\$47,950	\$1,221
60% AMI	\$61,650	\$1,477
80% AMI	\$82,200	\$1,991

Van Meter Williams Pollack (VMWP) Architects

Hana Gardens Senior Housing in El Cerrito - VMWP for EDEN



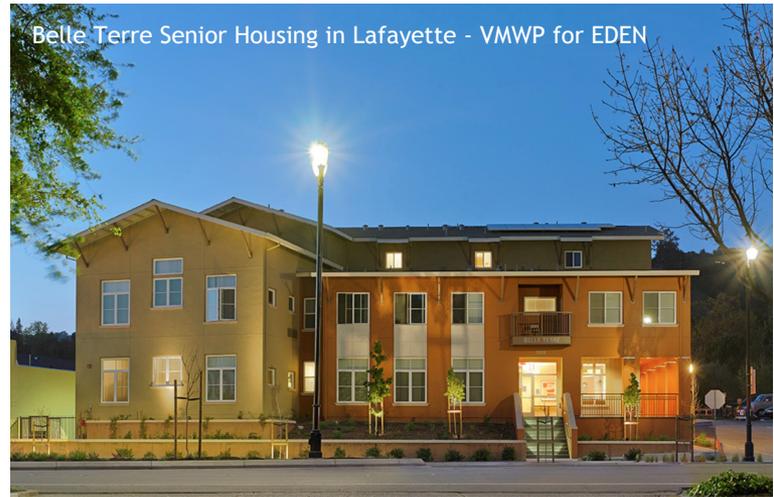
20+ years working with Eden Housing to provide 400+ affordable homes

- 4 Successful Senior Housing Communities:
 - Cottonwood Place, Fremont
 - Belle Terre, Lafayette
 - Hana Gardens, El Cerrito
 - Warner Creek, Novato

Cottonwood Place Senior Housing in Fremont - VMWP for EDEN



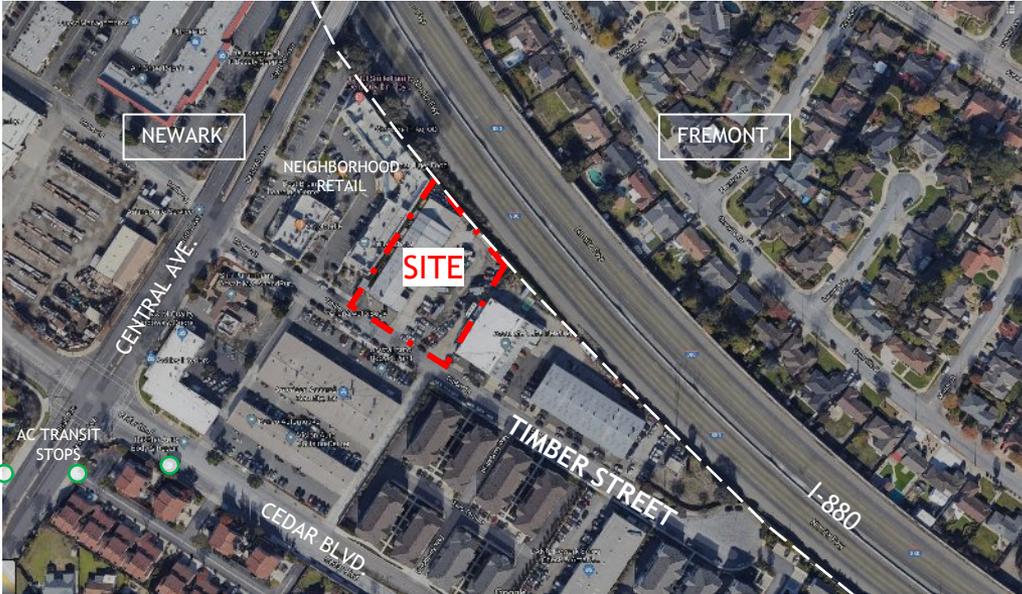
Belle Terre Senior Housing in Lafayette - VMWP for EDEN



Development Proposal

Design Site Plan and Features

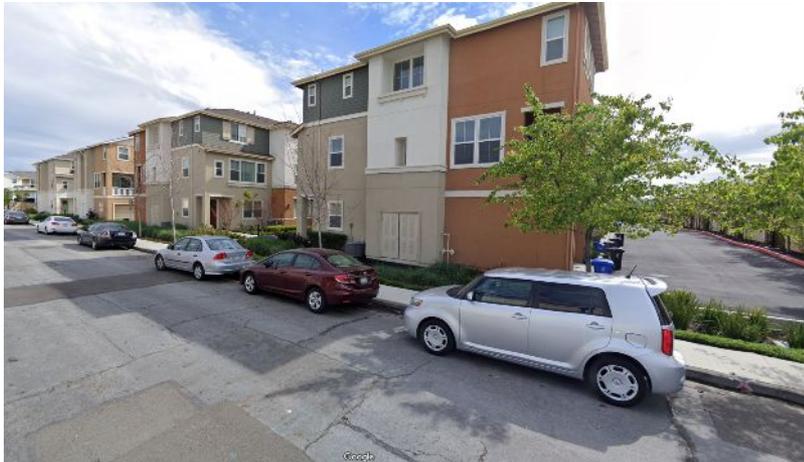
Context



AREA MAP

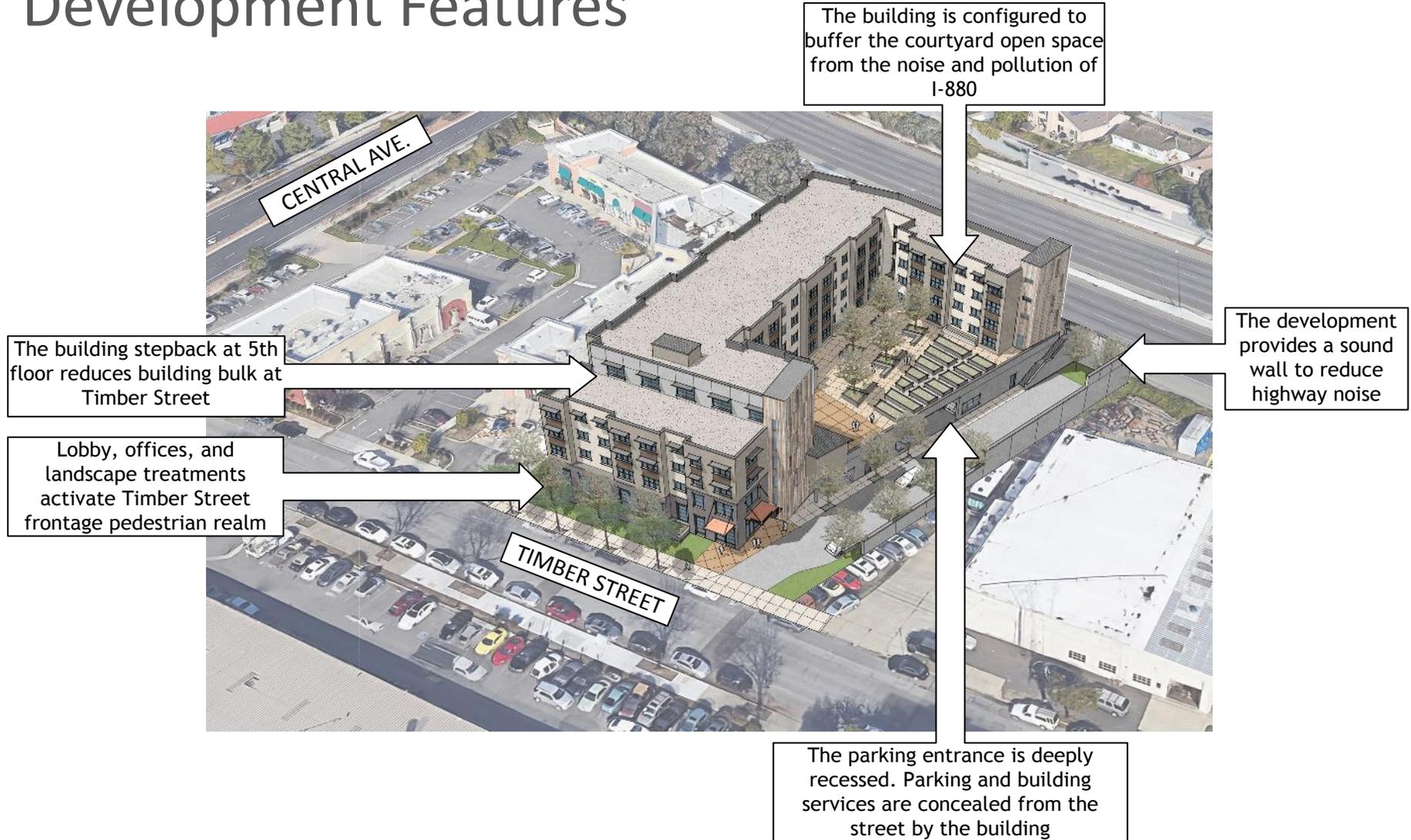


Existing Light Industrial and auto-oriented businesses on Timber St.



Previously-approved Residential development on Timber St.

Development Features



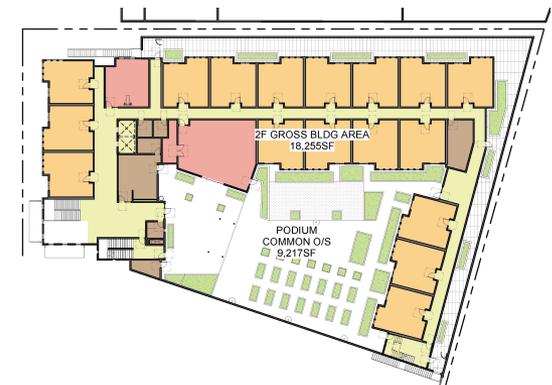
Development Statistics

- Density

- Proposed Size: 79 units
- Site Area: 0.99 acres
- Proposed Density: 80 units/acre

- Parking

- Proposed: 65 spaces (58 resident and 7 guest)
- Proposed parking ratio: 0.7 spaces : unit
- Required parking ratio: 0.0 spaces : unit (State Density Bonus exemption for senior housing near transit)
- Proposed bicycle parking: 0.6 spaces : unit



Site Plan – Ground Floor Building Plan



New Active Street Frontage

- Side Drive Access minimizes disruption to Timber Street
- New Street Frontage with Underground Utilities
- Small plaza and bicycle parking at lobby

View looking West along Timber Street



View looking East along Timber Street



Courtyard Level Building Plan



Large Private Residential Courtyard Oriented to the Winter Sun

- Outdoor rooms for resident activities and socialization
- Community garden beds for Residents
- Building orientation shields courtyard from highway noise

Courtyard Design Inspiration



- Elevated courtyard provides sunny and shaded landscaped outdoor rooms and active spaces for residents
- Community Gardens builds strong bonds, socialization, and can provide healthy foods.

Design Features - Rear Facade



- A playful rhythm of bay windows helps to animate the rear façade and enliven the existing highway frontage
- The sound wall will be landscaped to minimize its bulk.

Design Inspiration

Cottonwood Place, Fremont



Proposed Design



Ohlone Gardens, El Cerrito



- Strong Corner Entry
- Forecourt Seating Gathering Area
- Nicely Landscaped Street Frontage

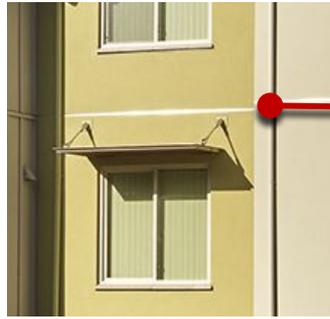
Detail and Material Quality

Randomized Board and Batten Fiber Cement Siding

On-site Rooftop Photovoltaics



Perforated Metal Sunshades on Upper Floors



Fiber Cement Lap Siding With Alternating Exposure



Perforated Metal Entrance Canopy



Design Interiors



- Gracious Lobby
- Lobby Stair Encouraging Active Living
- Spacious Common Activity Room
- Sunlit Corridors
- Unit Entries allow for personal touch

Residential Units



- All Bathrooms are Designed as Accessible & Supportive
- Quality Kitchens provide Ample Cooking Space
- Spacious Resident Storage

1 TYP. 1BD UNIT
525 SQFT NET (PAINT TO PAINT)
SCALE: 1/4" = 1'-0"

Sustainability Features



LOW FLOW PLUMBING FIXTURES



BAY FRIENDLY
LANDSCAPE

WATER CONSERVATION



STORMWATER FILTRATION &
DETENTION THROUGH
BIOSWALES AND PLANTERS



SECURE INDOOR BIKE PARKING



Money Isn't All You're Saving
ENERGY STAR APPLIANCES
BUILDING ENVELOPE EFFICIENCY

SOLAR HOT WATER



RENEWABLE ENERGY

ENERGY EFFICIENCY



NATURAL VENTILATION
LOW EMITTING FINISHES
FORMALDEHYDE FREE
PRODUCTS

INDOOR AIR QUALITY





Thank You!

**VAN METER
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Land Use

NEWARK GENERAL PLAN
LAND USE



Source Data: City of Newark, 2012; The Planning Center, LCS&L, 2013; Tiger Roads 2010; ESRI, 2010; FIC, 2010.

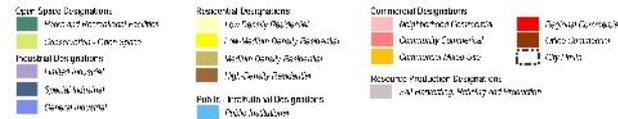
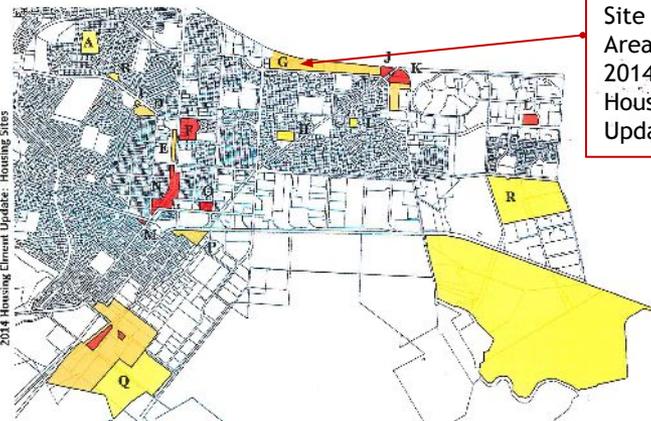


FIGURE LU-1
GENERAL PLAN LAND USES

• Dense Senior Housing at the Timber Street Site meets the Newark 2013 General Plan Vision

- Focus future growth in key areas of opportunity for development and redevelopment while preserving the character of existing residential neighborhoods.
- Meet the regional need for housing, as defined in state legislation and the Bay Area's Sustainable Community Strategy (SCS), and provide a wide range of housing opportunities for all housing types and income levels.
- Provide new, higher density housing options that address the needs of senior citizens and cater to the preferences of younger generations, while maintaining the single-family residential neighborhoods that Newark residents value.
- Develop a more sustainable and healthy community and promote walking and biking through focused transit-oriented development (TOD) and focused high-density housing in proximity to commercial uses.



Site is located in Area G of the 2014 Newark Housing Element Update

• The site is a Designated Housing Site in the 2014 Housing Element,

• General Plan designated as Medium Density Residential,

- Requires GPA and Rezoning to High Density Residential,
- Provides 78 Affordable Housing Units towards City RHNA (79 total units)



2 WEST ELEVATION (TIMBER ST.)

SCALE: 1" = 10'-0"



1 SOUTH ELEVATION

SCALE: 1" = 10'-0"

MATERIALS AND SYSTEMS

- 1 ADDRESS SIGNAGE
- 2 ENTRY CANOPY AND ADDRESS SIGNAGE
- 3 ALUMINUM STOREFRONT WINDOWS
- 4 VINYL WINDOWS
- 5 FIBER CEMENT WINDOW TRIM
- 6 SUNSHADE
- 7 PARAPET COPING
- 8 STUCCO
- 9 FIBER CEMENT HORIZONTAL SING, ALTERNATING 4' & 6' EXPOSURE
- 10 FIBER CEMENT PANEL
- 11 FIBER CEMENT BATTEN, RANDOM PATTERN
- 11.1 FIBER CEMENT BOARD, RANDOM PATTERN
- 12 EXISTING CMU SITE WALL OF RETAIL CENTER
- 13 CONCRETE POOLUM WALL CAP
- 14 EXTERIOR OVERHEAD DOOR
- 15 EXTERIOR OVERHEAD PARKING GATE
- 16 WALL-MOUNTED LIGHT
- 17 POLE-MOUNTED LIGHT
- 18 EXTERIOR STAIR
- 19 POST AND PANEL SITE WALL
- 20 AT-GRADE STORMWATER PLANTER
- 21 RAISED CMU STORMWATER PLANTER
- 22 CONCRETE POOLUM WALL
- 23 PAINTED METAL FENCE
- 24 CMU SITE WALL

COLORS

- A SHERWIN-WILLIAMS 7023 REQUISITE GREY
- B SHERWIN-WILLIAMS 694 MODEST WHITE
- C SHERWIN-WILLIAMS 7062 STUNNING SHADE
- D SHERWIN-WILLIAMS 628 FEWTER GREEN
- E SHERWIN-WILLIAMS 7055 ENDURING BRONZE / BRONZE VINYL WINDOWS

Elevations

A3.1



2 NORTH ELEVATION
SCALE: 1" = 10'-0"

- MATERIALS AND SYSTEMS**
- 1 ADDRESS SIGNAGE
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1 EAST ELEVATION (I-880 FRONTAGE)
SCALE: 1" = 10'-0"

- COLORS**
- A SHERWIN-WILLIAMS 7023 REQUISITE GREY
 - B SHERWIN-WILLIAMS 9084 MODEST WHITE
 - C SHERWIN-WILLIAMS 7082 STUNNING SHADE
 - D SHERWIN-WILLIAMS 8208 PEWTER GREEN
 - E SHERWIN-WILLIAMS 7055 ENDURING BRONZE / BRONZE VINYL WINDOWS

Elevations