

11 May 2016

Westmont at Harbor Bay Statement of Design Intent

Introduction/Overview:

Pacific Union is an established privately owned award winning company that has developed land, multi-family and commercial projects in the greater bay area for the past forty years. Westmont Living is a family business with twenty years of experience in senior care and nine properties in California. We are partnering to bring Alameda a new assisted living and memory care facility that will set an example of design excellence for the entire community and provide much needed senior care.

Use:

This commercial project will serve assisted living and memory care seniors and be fully licensed by the State of California Department of Social Services. Professionally managed social programs, housekeeping and additional living assistance (ie. bathing, dressing, feeding and mobility) will be available. Meals are served throughout the day from the central commercial kitchen to residents and guests in an elegant bay facing restaurant. Staff will be on site 24 hours a day 7 days a week. The property will have its own dedicated bus to take seniors to appointments as well as on local outings to restaurants, museums and other enrichment activities.

Site Design:

The two story building will be about 105,000 square feet of space on 4.8 gross acres of land. There will be a mix of 87 studio, one bedroom and two bedroom assisted living units, and 30 memory care beds. Common areas include a restaurant, library, meeting rooms, movie room, and living rooms in addition to a beauty parlor and more casual café. There will be a glassed in pool area and physical therapy space as well as back of house spaces including offices, a commercial laundry and kitchen.

Access is from Adelphian Way via a circular driveway serving a covered entryway and visitor parking. Additional parking is located on the two ends of the site, as well as five dedicated bay access parking spaces.

The building is centered on the site with a setback from the existing pedestrian and bicycle paths and landscaping fronting the bay. It is organized around two courtyards on the ends and a center common services area in the middle. The ground floor center core is designed with public spaces oriented to take advantage of the dramatic bay frontage. The second floor has senior units, a gather space and an outdoor bay view terrace. It is also narrowed on both front and bay sides to give relief to the building façade, stepping back from one story to two stories on the bay frontage. There are two interior courtyards for controlled use.

The building exteriors will be brick and stucco with a glass façade in the center on both bay front and lagoon facing sides. Landscaping will feature drought tolerant species that will work in this bay side setting. Site coverage and FAR are 25.7% and 49%, and landscaped areas 55%. There will be 60 parking spaces (17 more than required by city code) plus five dedicated spaces for coastal park access.

A lot line will be processed that will create a 27,000 square foot future development parcel on the south side as indicated by the dashed line on the site plan. This can be used for a variety of permitted commercial uses at some time in the future.

Project timing:

It is anticipated that construction will commence the first quarter of 2017, with completion and initial occupancy 18 months later.