

**Proposal for Development of Supportive Housing
& Teacher Housing**
for
3 Caltrans Parcels on Mandela Parkway

By
WOOD STREET COMMONS, INC.

Assisted by
Michael Pyatok, FAIA

SUMMARY of Development Options

3 Caltrans Parcels on Mandela Parkway

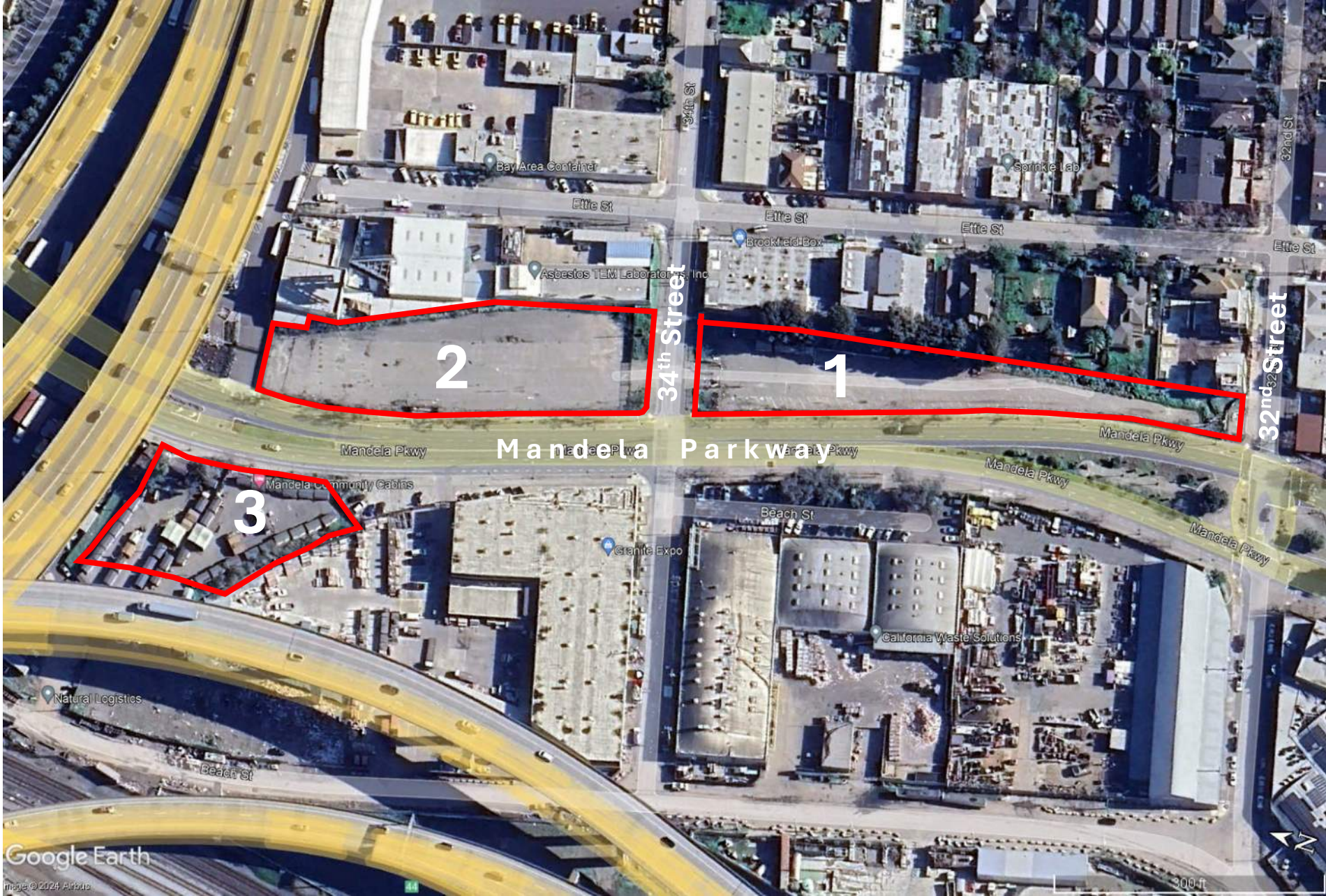


Lot 1 (south) .82 acres	
	Permanent Uses
Dwellings	96 (for Teachers)
	22 studios
	26 one bedroom
	32 two bedroom
	16 three bedroom
Services	
	study rooms, music practice rooms, craft room for teachers and their families

Lot 2 (middle) 1.2 acres	
	Permanent Uses
Dwellings	174 (for low-income families and singles)
	41 studios
	40 one bedroom
	47 two bedroom
	46 three bedroom
Services	
	The Academy: classrooms, meeting rooms, cafeteria, study lounges, presentation facilities, informal gatherings, faculty offices (for residents and unhoused people in the neighborhood)

Lot 3 (north lot) .78 acres	
	Permanent Uses
Dwellings	135 (for formerly unhoused singles and couples)
	66 studios
	66 one bedroom
	3 two bedroom
Services	
	The Wellness Center: Fitness Center Night Shelter Medical Clinic Dental Clinic Mental Health Clinic

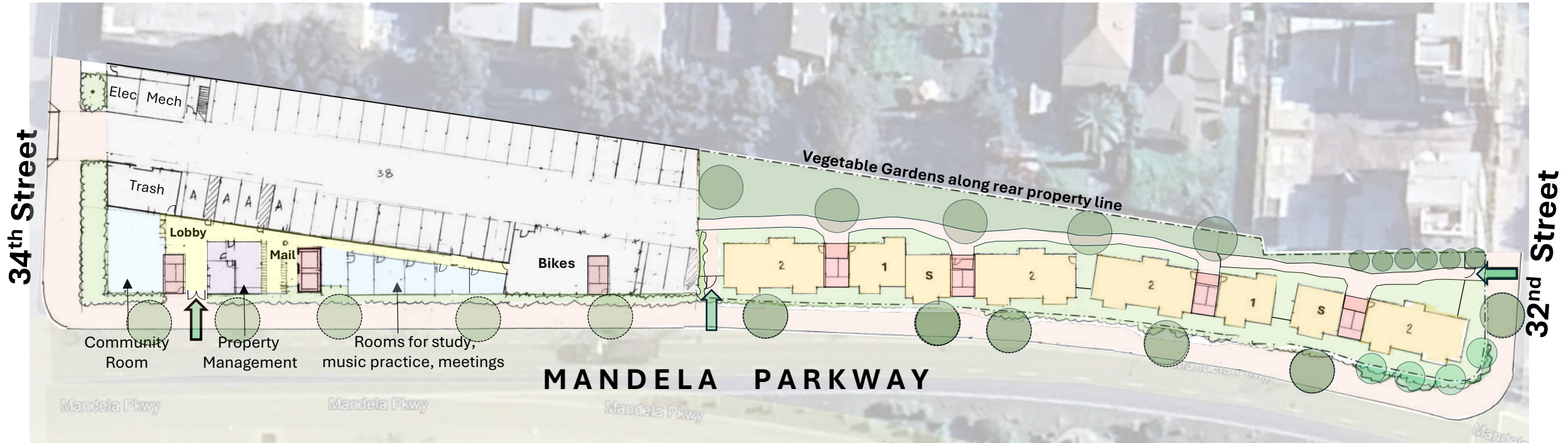




Caltrans Lots on Mandela: Sites 1, 2, 3



Caltrans Lots on Mandela: South Site 1 Existing Conditions



Caltrans Lots on Mandela: **South Site 1: Permanent Teacher Housing**

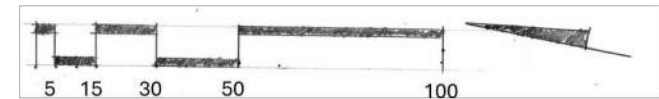
Ground Floor

← **Building A** (5 floors) →

- 16 Studios
- 20 One Bedroom
- 20 Two Bedroom
- 16 Three Bedroom
- 72 Apartments**

Buildings B, C, D (3 floors) →

- 6 Studios
- 6 One Bedrooms
- 12 Two Bedroom
- 24 Apartments**

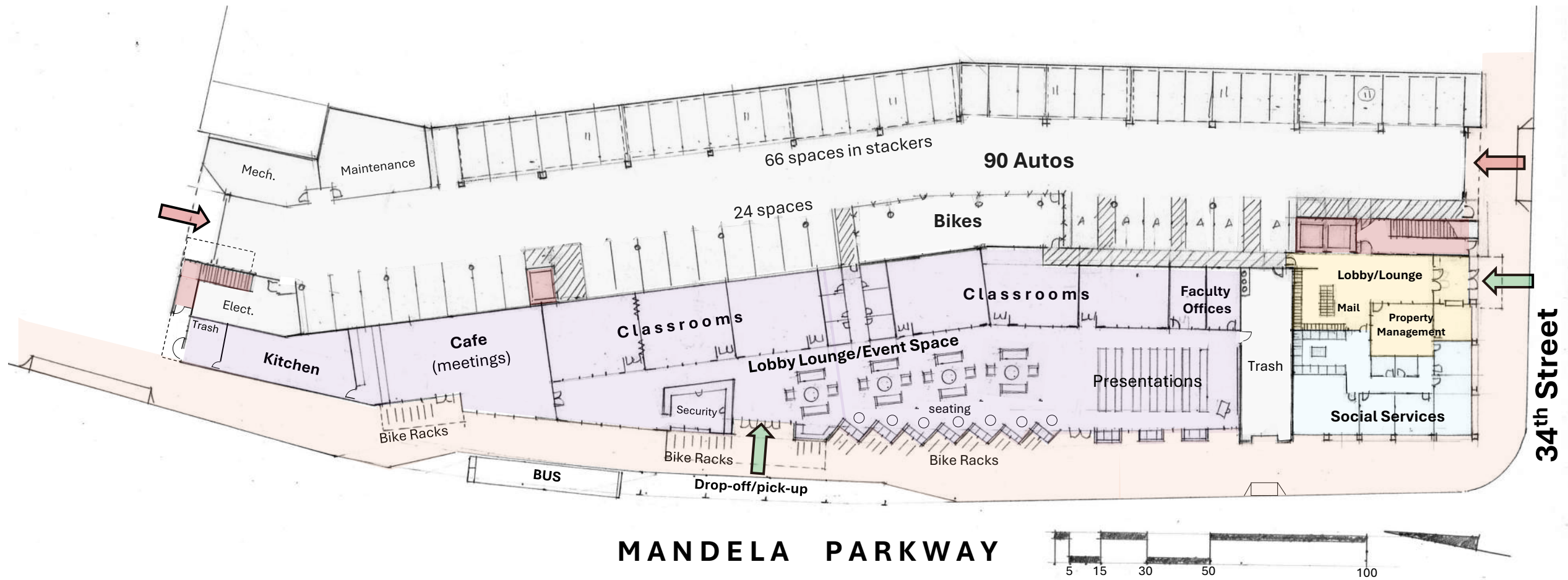




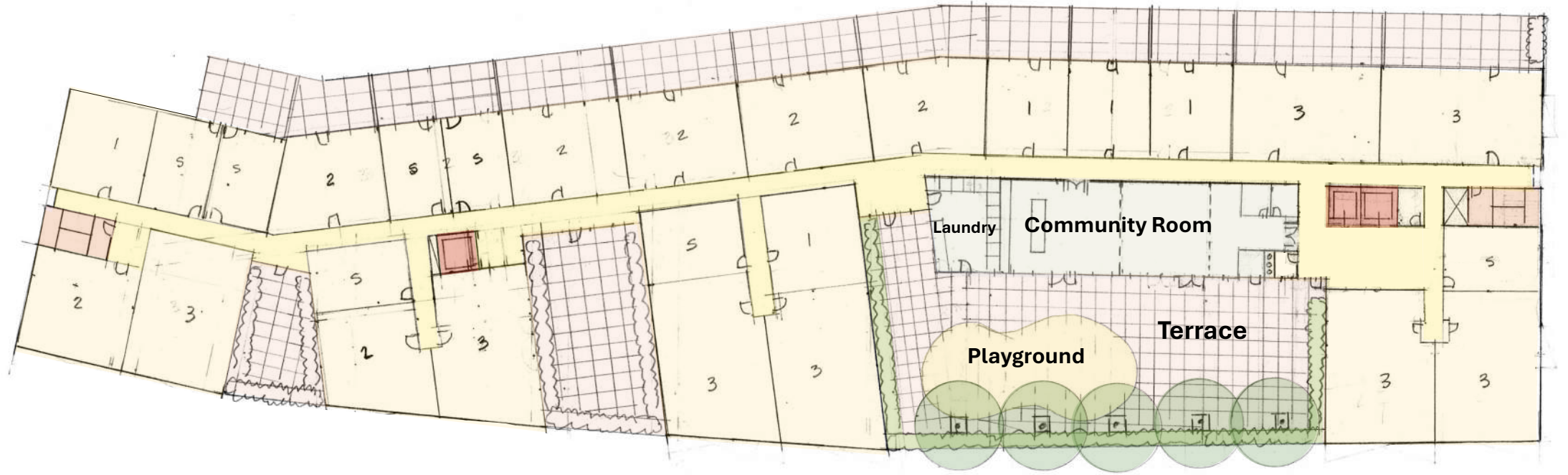
Caltrans Lots on Mandela: South Lot **1**: **Permanent Teacher Housing**: Aerial View



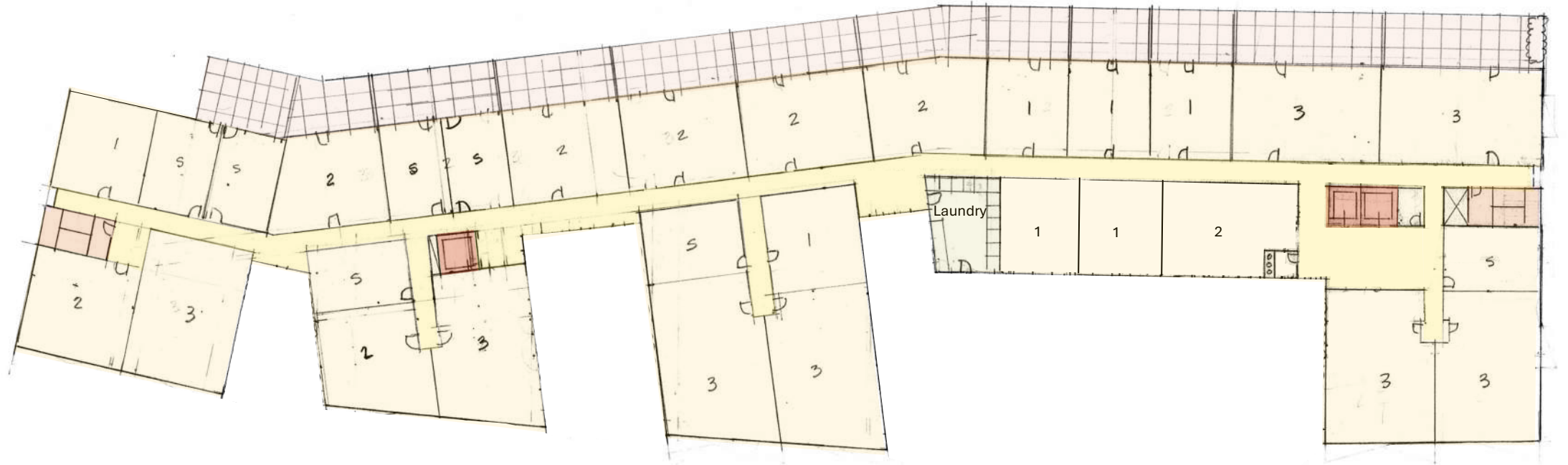
Caltrans Lots on Mandela: North Site 2: Existing Conditions



Caltrans Lots on Mandela: **1st Floor: The Academy**
North Site 2, Permanent Supportive Hsg. for Families: (6 classrooms, lobby lounge/event space, cafe, faculty offices)

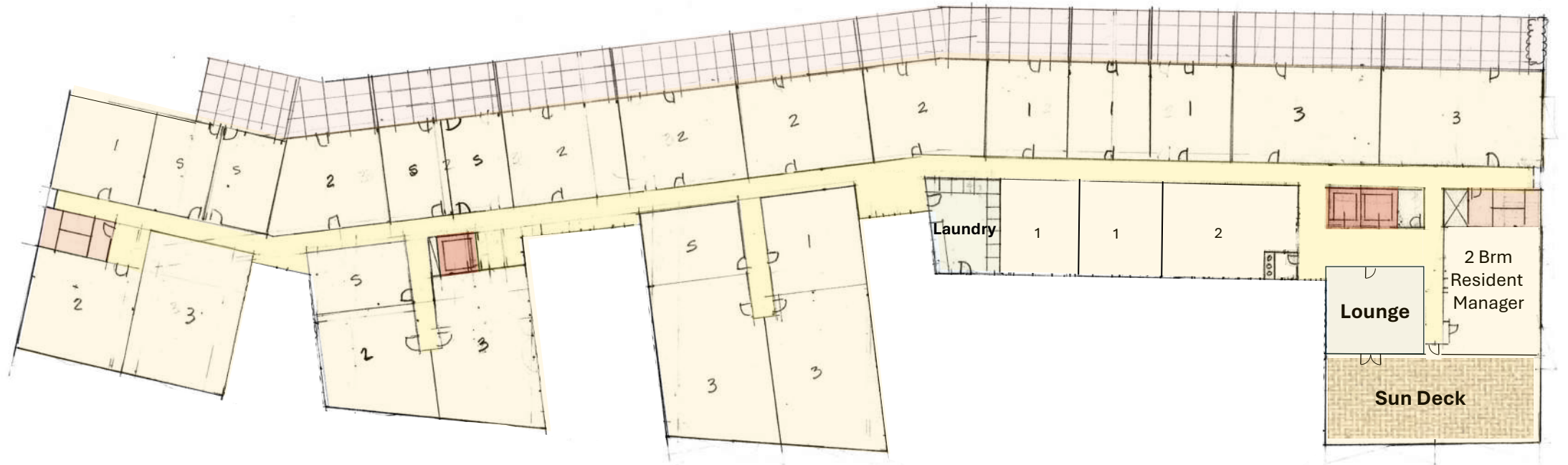


Caltrans Lots on Mandela: 175 apartments
North Lot 2, Permanent Supportive Hsg. for Families: 2nd Floor: families & singles with Community Room, Laundry, Terrace

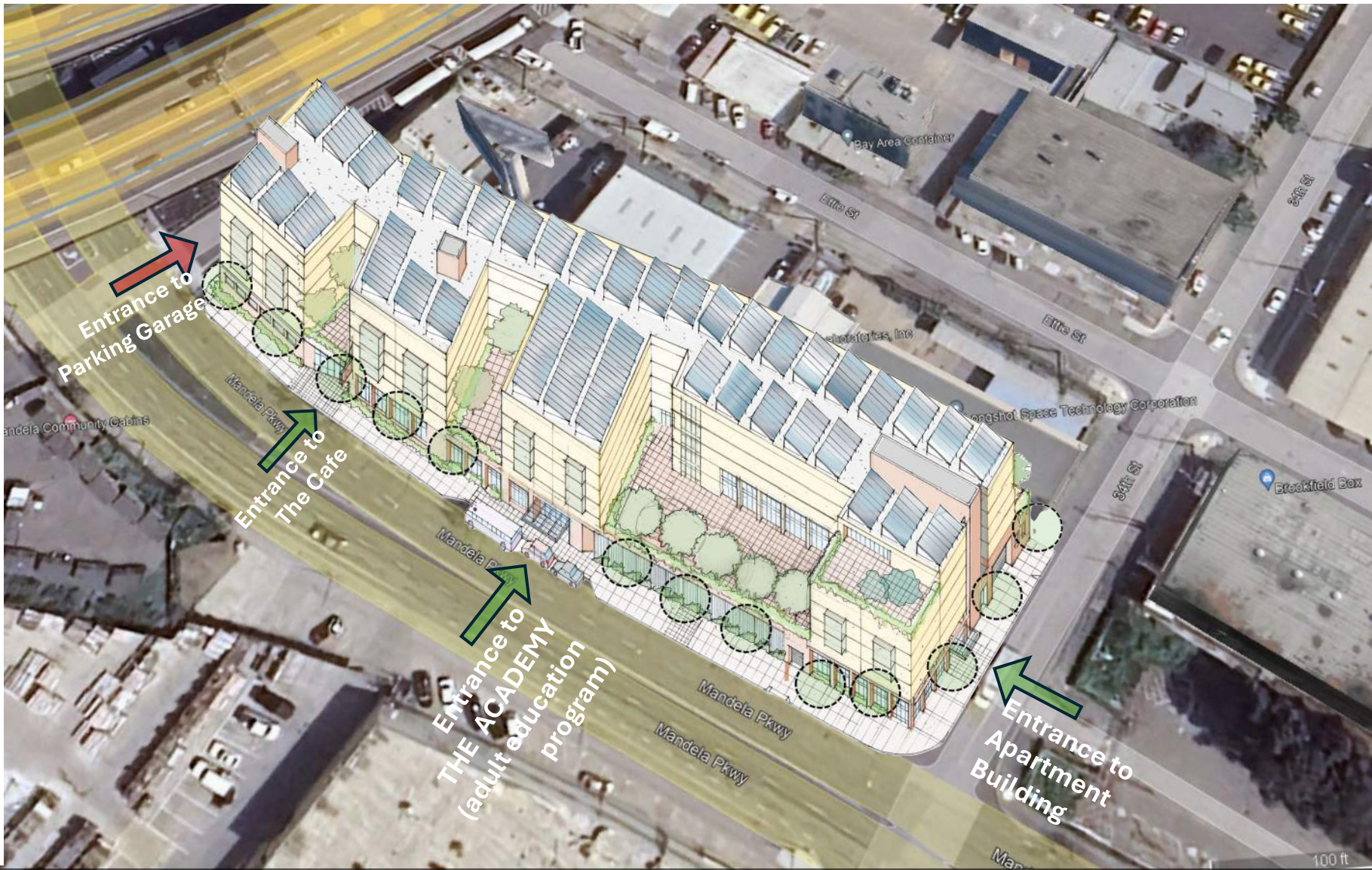


Caltrans Lots

on Mandela: **North Site 2, Permanent Supportive Hsg. for Families:** 3rd, 4th, 5th Floors



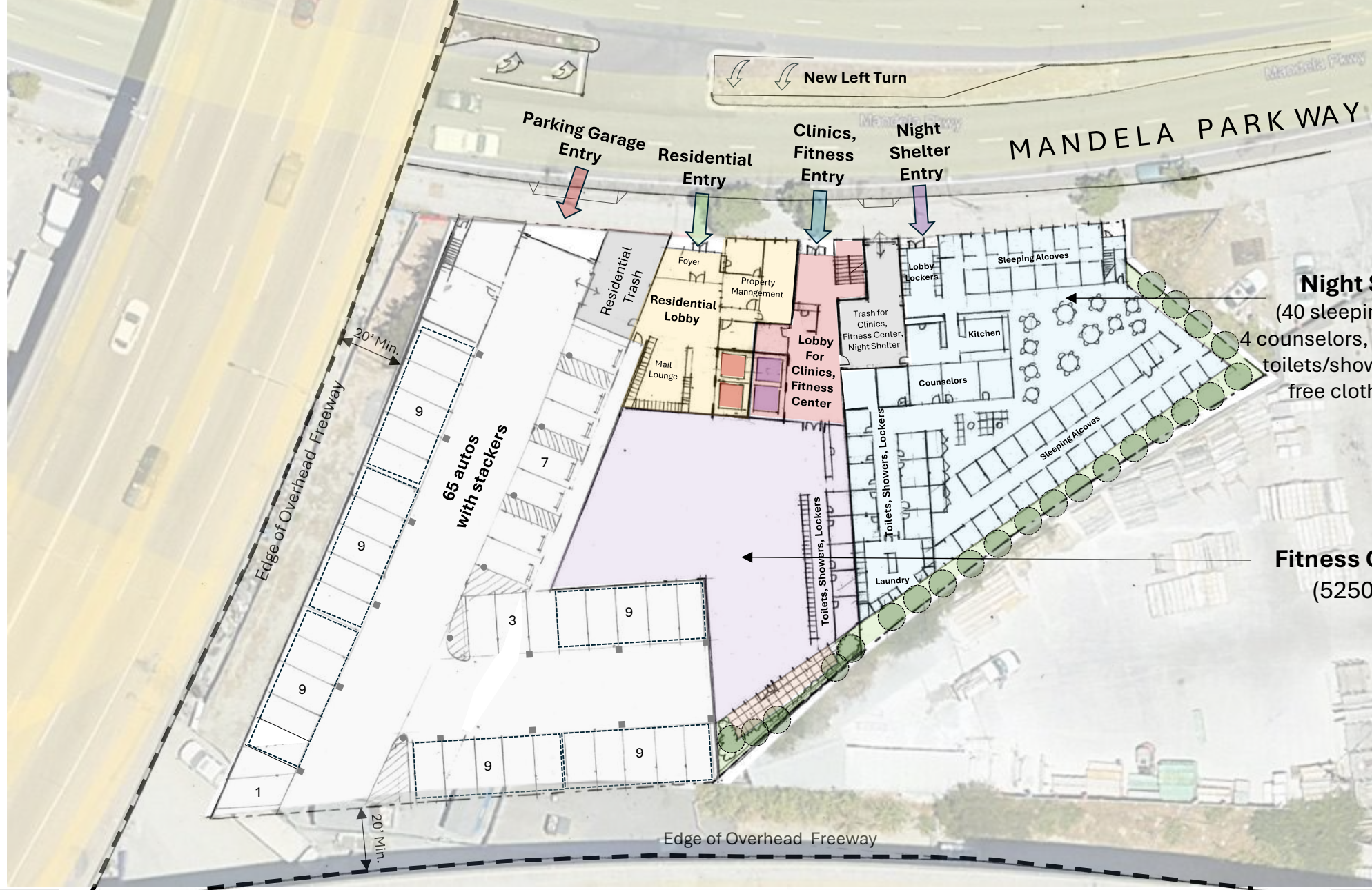
Caltrans Lots
 on Mandela: **North Site 2, Permanent Supportive Hsg. for Families** : 6th Floor



Caltrans Lots on Mandela: **North Site 2, Permanent Supportive Hsg. for Families** : **Aerial View**



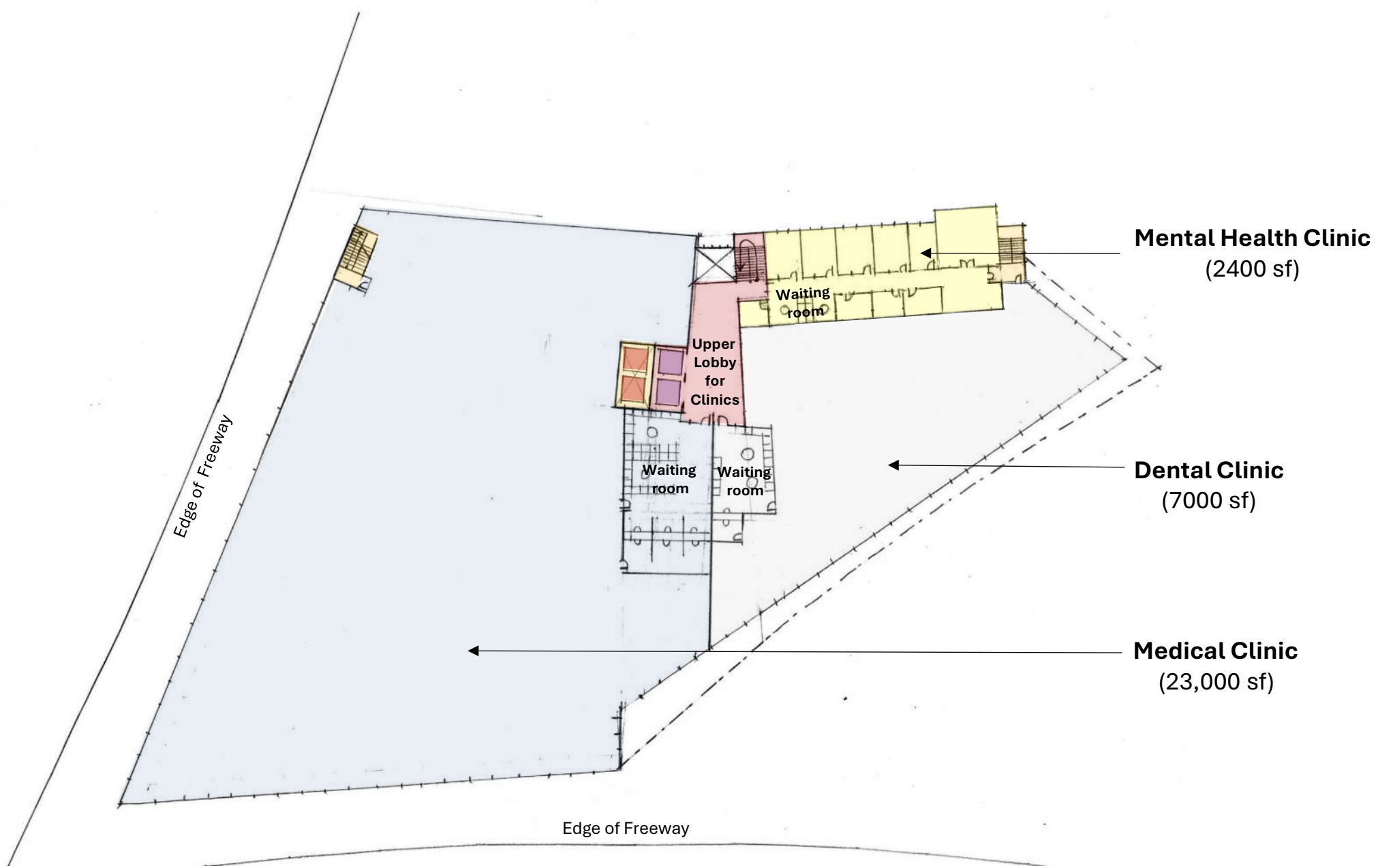
Caltrans Lots on Mandela: **North Site 3**, **Permanent Supportive Hsg. for Singles**: Existing Conditions



Night Shelter
 (40 sleeping alcoves,
 4 counselors, kitchen/dining,
 toilets/showers, laundry,
 free clothing shop)

Fitness Center
 (5250 sf)

Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles : 1st Floor**



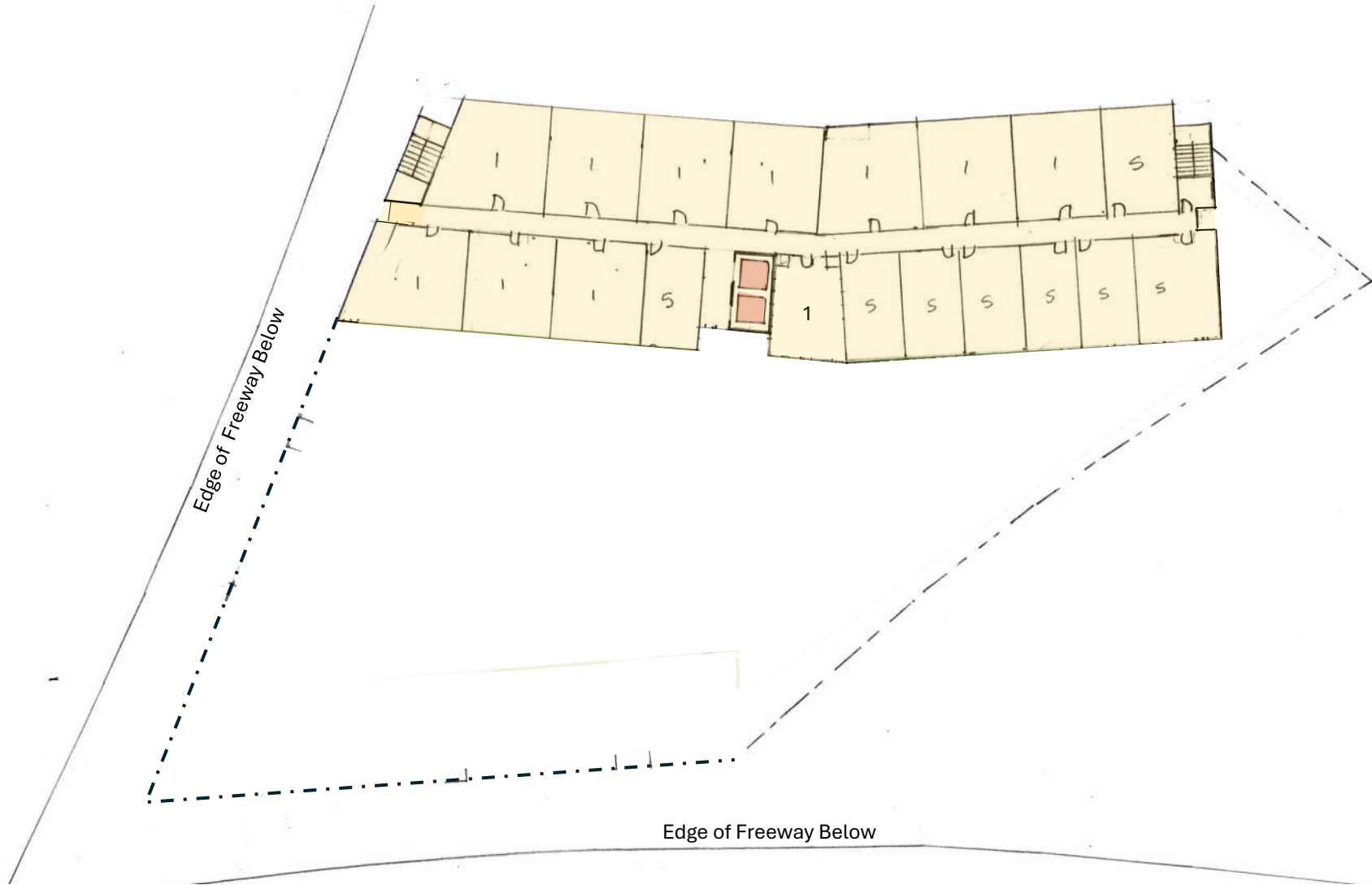
Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles** : 2nd Floor



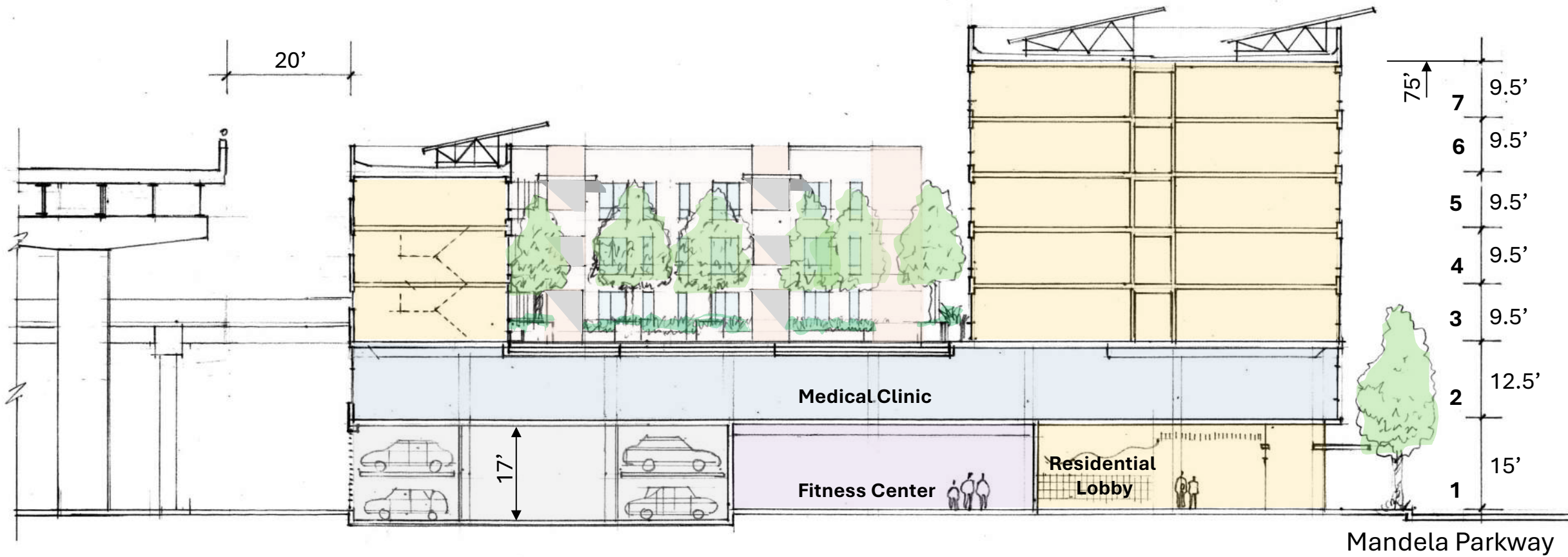
Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles** : 3rd Floor, Courtyard



Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles** : 4th & 5th Floors



Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles** : 6th & 7th Floors



Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles** : Building Section



Caltrans Lots on Mandela: **North Site 3, Permanent Supportive Hsg. for Singles :** Aerial View

Site 3: Supportive Housing for Singles & Couples (135)

- 1st Floor:**
- Night Shelter (40 people, with services)
 - Fitness Center (5200 sf)
 - Parking Garage (65 autos)
- 2nd Floor:**
- Medical Clinic (23,000 sf)
 - Dental Clinic (7200 sf)
 - Mental Health Clinic (2500 sf)
- 3rd - 7th Floors**
- 66 studios
 - 66 one bedroom
 - 3 two bedroom

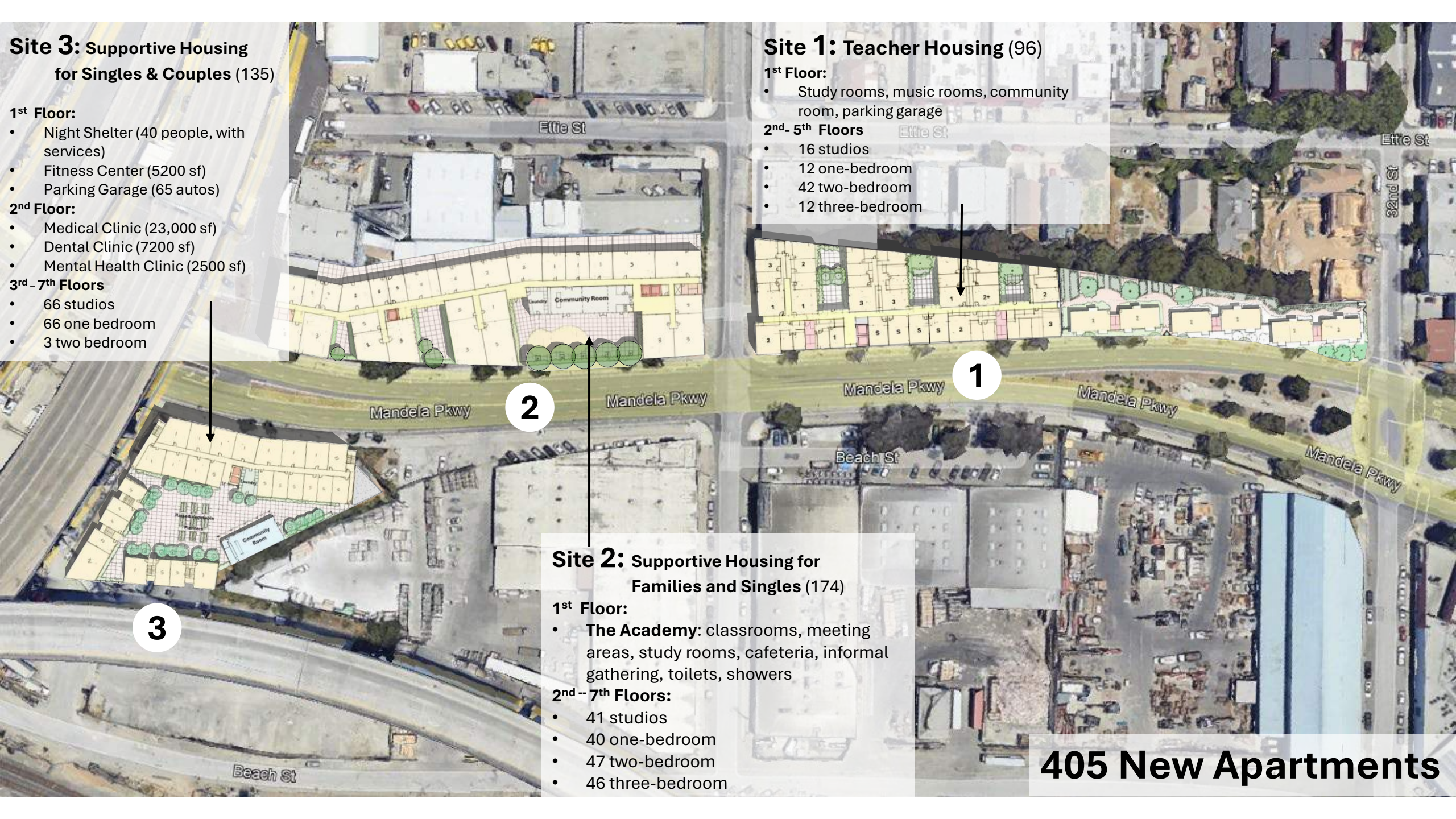
Site 1: Teacher Housing (96)

- 1st Floor:**
- Study rooms, music rooms, community room, parking garage
- 2nd - 5th Floors**
- 16 studios
 - 12 one-bedroom
 - 42 two-bedroom
 - 12 three-bedroom

Site 2: Supportive Housing for Families and Singles (174)

- 1st Floor:**
- **The Academy:** classrooms, meeting areas, study rooms, cafeteria, informal gathering, toilets, showers
- 2nd - 7th Floors:**
- 41 studios
 - 40 one-bedroom
 - 47 two-bedroom
 - 46 three-bedroom

405 New Apartments





Representatives of the Wood Street Commons, whose ideas, dreams and compassion toward each other and all of humanity, inspired this proposal.

-Michael Pyatok, FAIA