

# SPUR

**Ideas + Action for a Better City**

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# SITE CONSTRAINTS





# INDUSTRIAL CONDITIONS





# SHORELINE CONDITIONS







# BROOKLYN BASIN





# THE OPPORTUNITY



**SIGNATURE  
DEVELOPMENT  
GROUP**



# URBAN COMMUNITY DESIGN



**SIGNATURE  
DEVELOPMENT  
GROUP**



# CONNECTING BROOKLYN BASIN WITH LINKAGES



- Brooklyn Basin will fund a private shuttle that will provide connections to BART, Jack London Square/Ferry Terminal, and Downtown/Uptown Employment locations
- Exploring water shuttle/ferry opportunities

- Brooklyn Basin provides key linkages to existing bicycle and pedestrian trails
- Provides approximately 1.5 miles of Bay Trail



# URBAN DESIGN – ACTIVATED STREETS



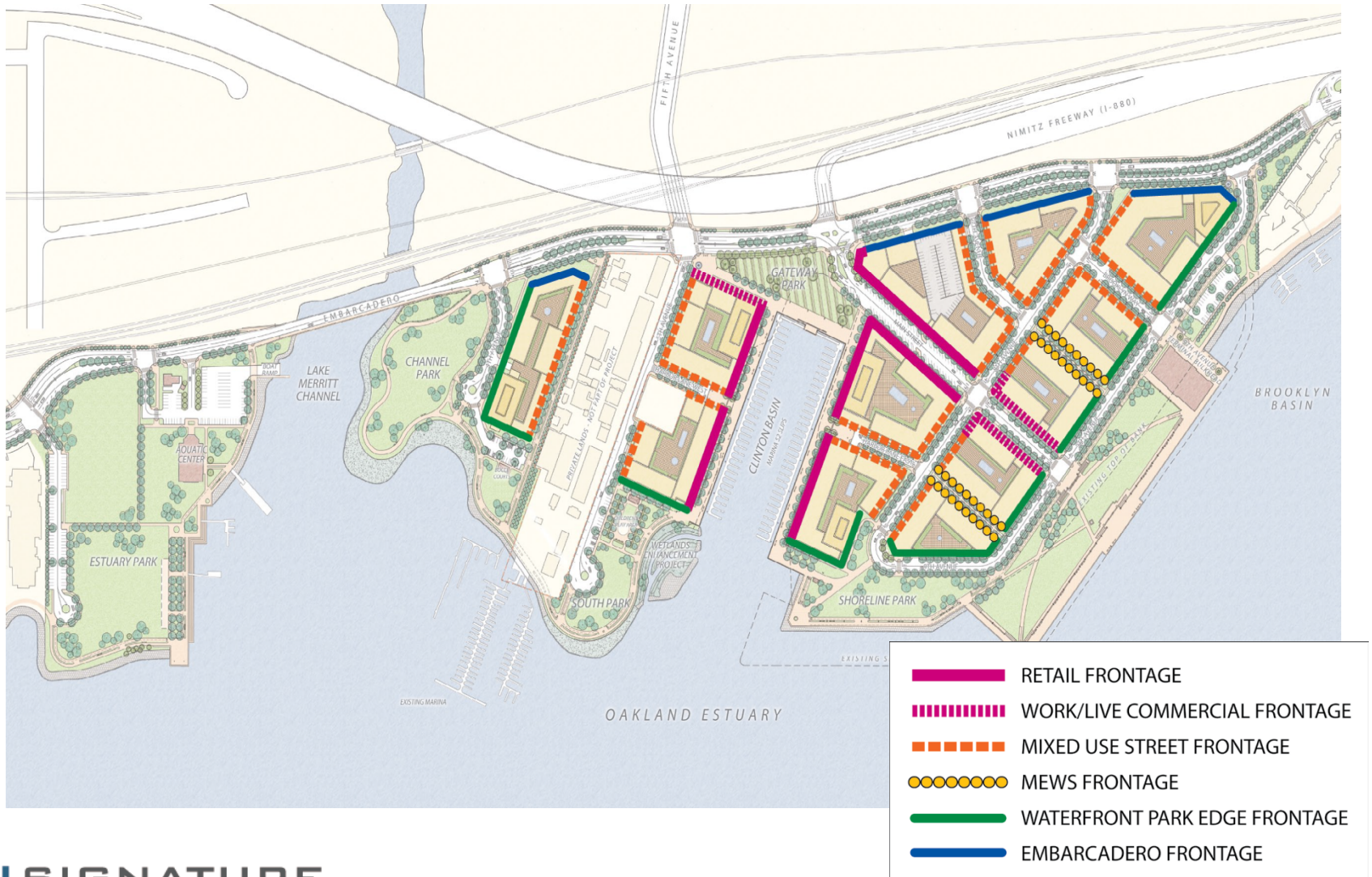
**TYPICAL MIXED-USE STREET**



**MAIN STREET RETAIL FRONTAGE**



# URBAN DESIGN - STREETSCAPE





# **BROOKLYN BASIN AFFORDABLE HOUSING PROGRAM**

Matthew O. Franklin  
MidPen Housing Corporation  
September 14, 2016

# MidPen Housing

## Real Estate Development:

- 8,000 affordable homes;  
2,500 units in pipeline (1,219  
in Alameda County);  
720 homes under  
construction.



## Property Management:

- 102 properties; 7,000 units  
(716 in Alameda County);  
17,500 residents.

## Resident Services:

- \$7 million annually; 300  
service partners.









# Master Site Plan



**BROOKLYN BASIN ILLUSTRATIVE PLAN**



# Key MidPen Partners

- ❖ Zarsion-OHP I, LLC (ZOHP) / Signature Group
- ❖ Oak to Ninth Community Benefits Coalition
  - East Bay Asian Youth Center (EBAYC)
  - Asian Pacific Environmental Network (APEN)
  - Oakland Community Organizations (OCO)
  - Urban Strategies Council
- ❖ City of Oakland
- ❖ Oakland Housing Authority (O.H.A.)





# Affordable Housing Program

❖ Parcel 1 to include two phases:

- 110 unit Senior development (9%)
- 101 unit Family development (4%)



❖ Parcel 2 to include two phases:

- 124 unit family development (4%)
- 130 unit family development (4%)



❖ Financing:

- City of Oakland owns the two affordable housing parcels
- City has DOF approval for approximately \$35m in funding for improvements
- O.H.A. will be a co-developer, contribute capital & project-based Section 8
- Blend of 9% and 4% LIHTC



# Predevelopment

## Approvals:

- Master developer has obtained land use/CEQA approvals
- Environmental mitigation by the master developer
- NEPA environmental assessment in progress
- Initiate design review/final development permit for parcel 1 this year

## Design:

- Master developer is responsible for off-site improvements & underground utilities
- Preliminary design concept includes 4 stories of Type V over podium parking. Podiums interconnect at the lot line for two phases on each parcel





# MidPen Project Schedule

Parcel 1* Schematic Design (SD) and Design Review	2017 Q1
Parcel 1 DD, CD design	2017 Q2 – 2018 Q1
Parcel 1 secure financing / begin construction	2018 Q2
Parcel 1 construction completion / begin lease up	2019 Q3
Parcel 2 (phase 1) secure financing / begin construction	2019 Q3
Parcel 2 (phase 1) construction completion	2020 Q4
Parcel 2 (phase 2) Secure financing / begin construction	2020 Q3
Parcel 2 (phase 2) construction completion	2021 Q4

\* Parcel 1 contains a family & a senior component that will be financed separately but designed & built concurrently