

# 3706 San Pablo Avenue/1025 West MacArthur RFQ/P Pre-Submittal Meeting, October 17, 2012

- Catherine Firpo, Project Manager/Housing Coordinator
- Amber Evans, Economic Development Coordinator
- Miroo Desai, Senior Planner
- Michael Roberts, Senior Engineer
- Meghan Horl, Housing Development Coordinator, City of Oakland
- Jennifer Cato, Sr. Administrative Analyst, Housing Authority of the County of Alameda (HACA)

# Objectives of RFQ/P



- Selection of Qualified Developer
- Maximizing Affordable Housing
- Development of Family Friendly Housing
- Environmentally Friendly Project
- Development that Activates Ground Floor
- Detailed Financial Submittal Justifying Assistance

# The Site









# Financial Considerations

- The Property sold “As-Is”
- City of Emeryville Land Write-Down
- City of Oakland NOFA
- Alameda County HOME Consortium
- State and Federal Sources
- Housing Authority of the County of Alameda, Project Based Voucher RFP



# Design Considerations

- City of Oakland/City of Emeryville Entitlements and Zoning
- Minimum 100 Green Point Rated points plus all minimum requirements or
- LEED Silver Certification and solar panels and minimize VOCs and off-gassing.
- Family Friendly Design
- Public Art Ordinance



# Family Housing Elements: Unit

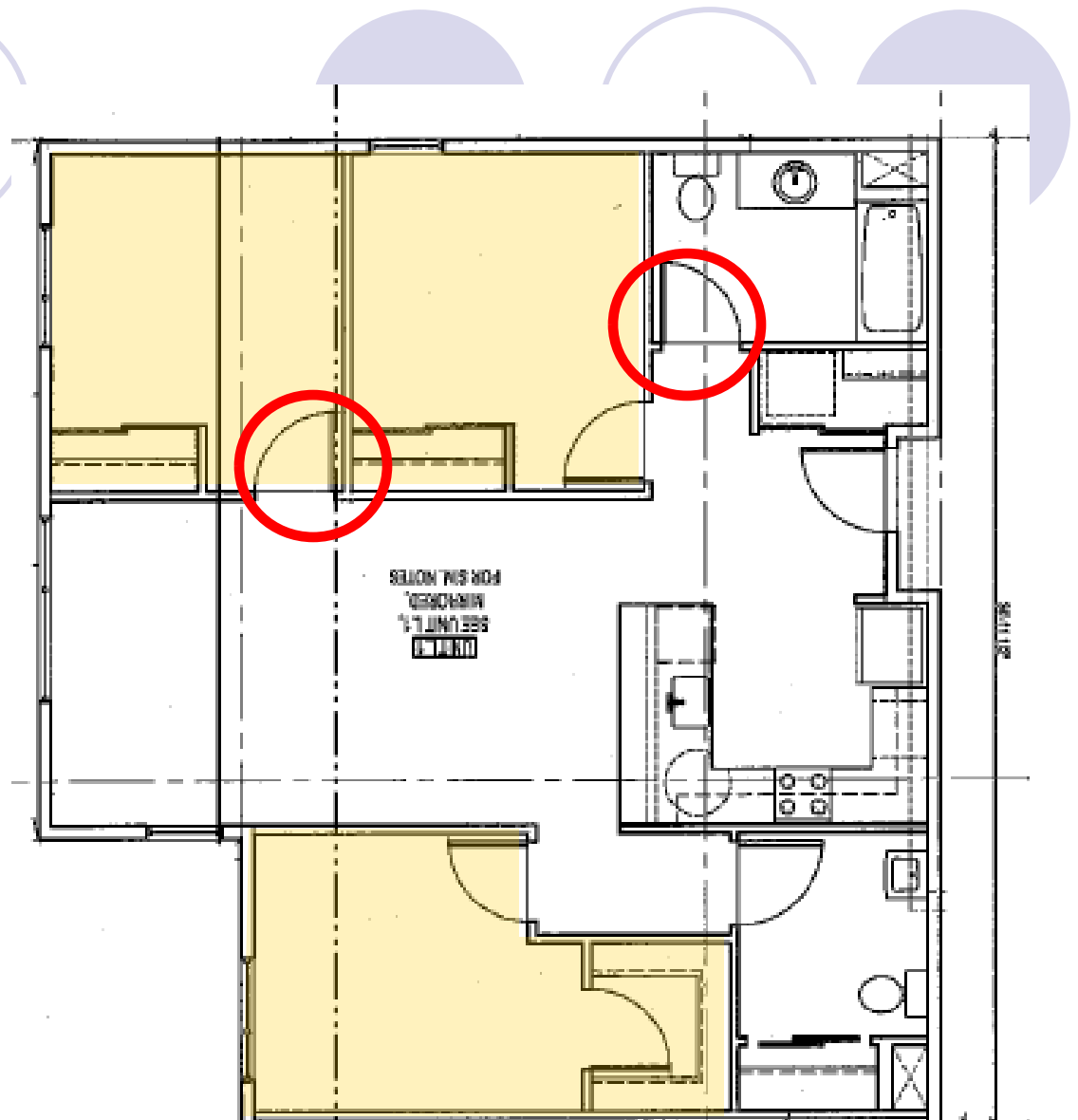
- Separation of private and public spaces
- Visual screening for bathrooms and kitchens
- Spaces conducive for multiple activities
- Private exterior space that is safe enough for children's play and visible from major spaces in the home
- Windows that allow for supervision of children outdoors
- Adaptable floor plans that can change as children and families grow



# Family Housing Elements: Unit

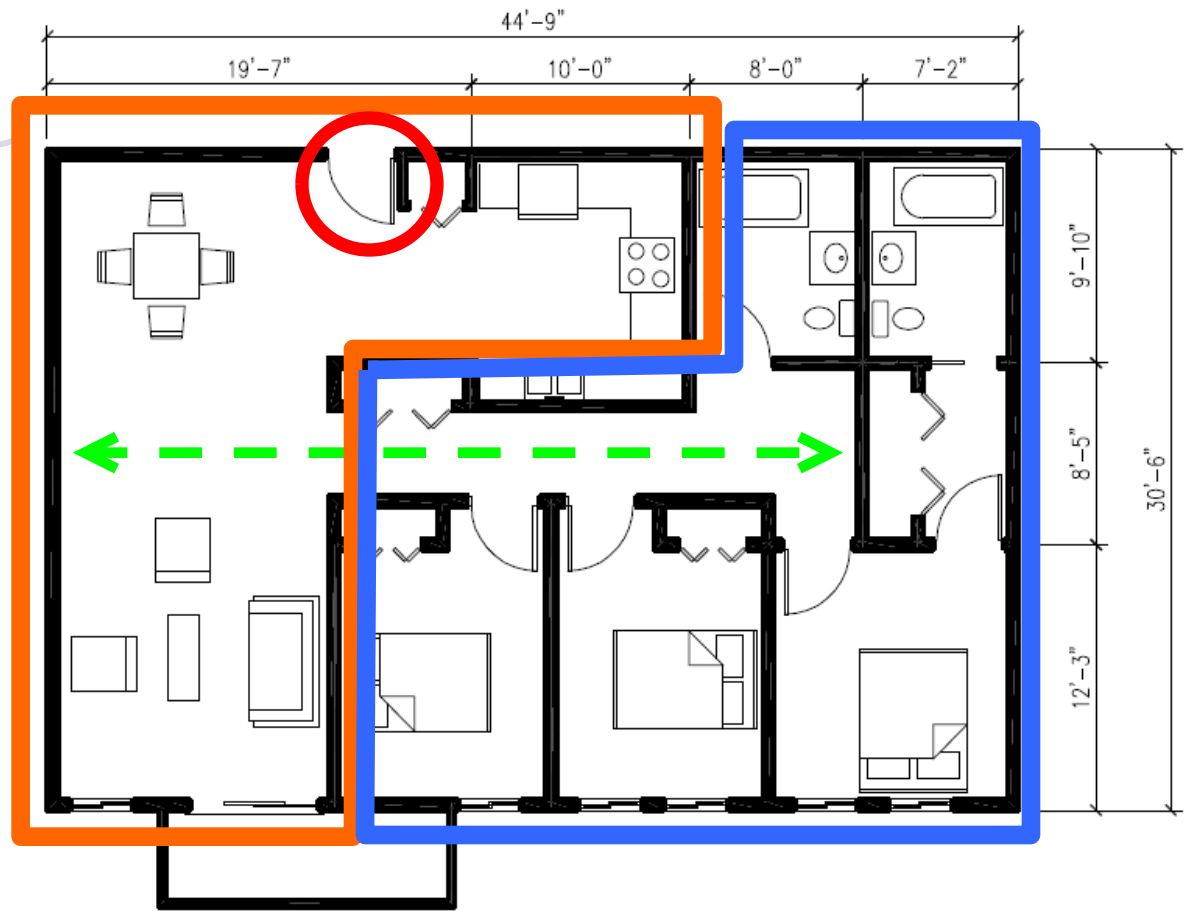
- Entryways that are visible from inside the home and wider hallways with storage to accommodate indoor play and strollers, bicycles, etc.
- Adequate and accessible storage/bulk storage space
- In-unit laundry where possible
- High-quality sound-proofing materials and landscaping to minimize noise from adjacent units and exterior spaces
- Units with “tracks”—hallways linked throughout the home—to help address children’s need to run

- bedrooms are not grouped into a single private area of the unit, single bedroom at the bottom will have to cross into the private space to get into the bathroom
- private spaces opening into the main public space
- bathroom door opening into the kitchen
- not much room for separate dining



## Problematic Unit Layout for Families

- separation of public and private uses
- entry visible from public spaces
- separate dining area
- private exterior open space
- private spaces open into a private corridor




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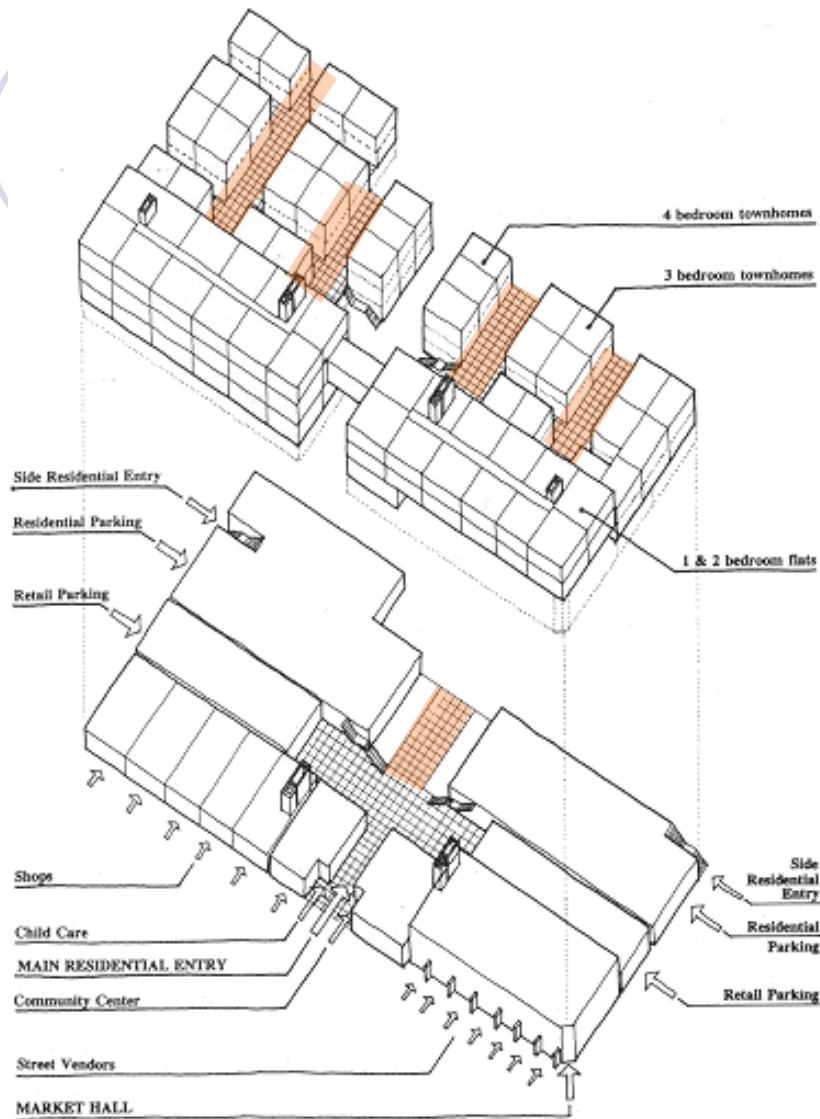
## Suitable Unit Layout for Families

# Family Housing Elements: Development

- Direct access to open space in the development
- Auditory & visual privacy between units
- Age appropriate play equipment
- Buffers between open space and unit entries as well as the street
- Opportunities for open space ownership (territory)

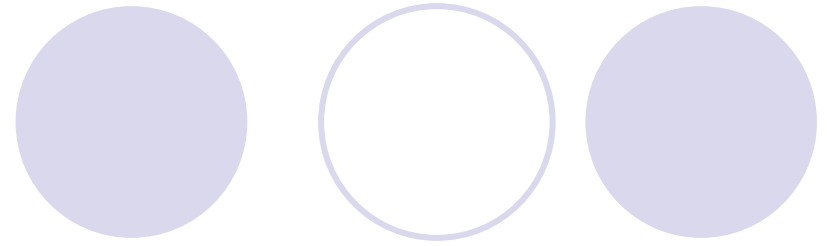


Open Space Treatment in a Development



Project organization Michael Pyatok

## Open Space Treatment in a Development



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Open Space Treatment in a Development



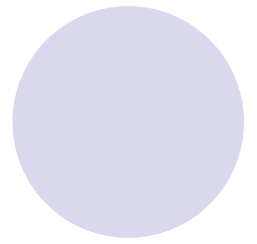
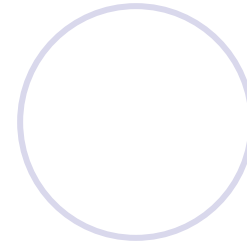
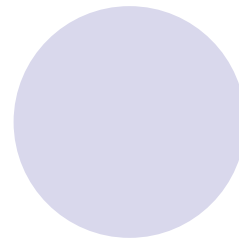
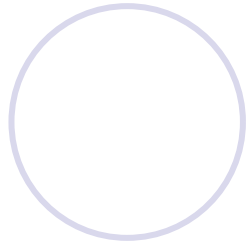
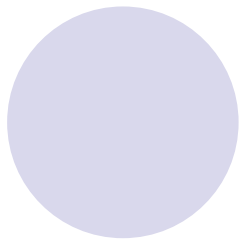
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## Open Space Treatment in a Development





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Problematic Open Space Layout



Section Looking West through Courtyard

0 16 feet

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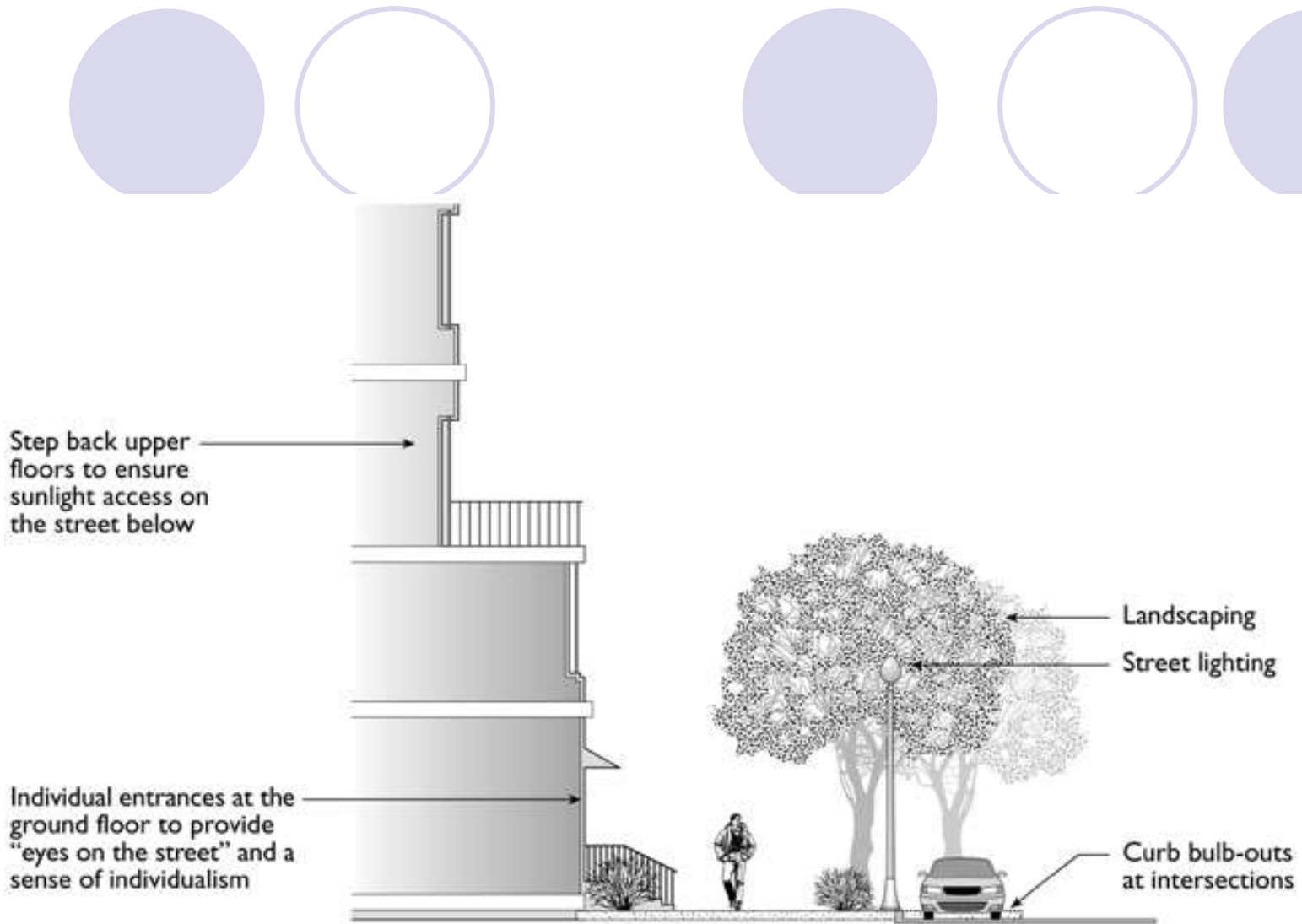
## Security and Open Space

# Family Housing Elements: Neighborhood

- ❑ Increasing capacity of the sidewalk
- ❑ Provide a safe environment on the sidewalks, streets & neighborhood
- ❑ Provide places for adult socializing near the development
- ❑ Slow down traffic near development via speed bumps or other traffic controlling mechanisms
- ❑ Ensure alternative play locations, quality schools and child care options within “stroller radius” of homes (approximately 1/4 mile)

# Family Housing Elements: Neighborhood

- ❑ Increase capacity of the sidewalk and enhance neighborhood walkability
- ❑ Encourage neighborhoods that are multi-generational and can adapt to growing families
- ❑ Allow for a critical mass of other families
- ❑ Encourage locating grocery stores and other daily goods and services in clusters nearby so that families can link trips




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## Relationship Between Street & Development

# Emeryville Public Art Ordinance

- 3706 San Pablo is an Agency Sponsored Commercial Property
  - 1% of valuation from Building Department to be used as Public Art (\$25M Development, Art Fee would be \$250,000)
  - 40% to Public Art Fund (\$100,000)
  - 60% for on-site Art (\$150,000)



# Environmental Considerations

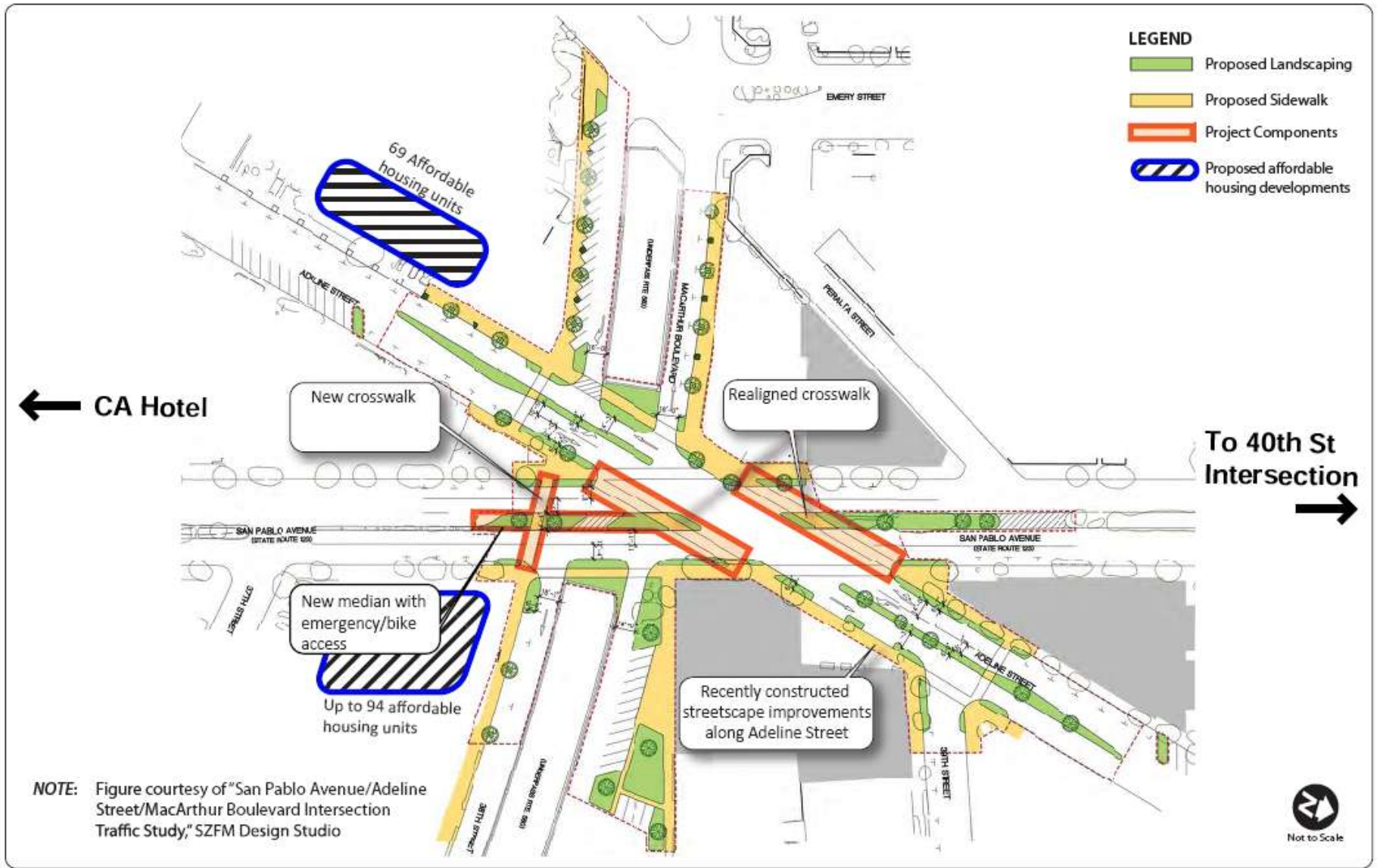
- Brownfield Site \$240,000 EPA/City Funding
- Phase I and II Completed
  - Prior Uses included Auto Service Business
- A 2011 Targeted Site Assessment conducted by DTSC estimated cleanup would cost approximately \$240,000 conclusions were:
  - **Soil:** Primary soil contaminant is lead
  - **Groundwater:** Primary ground water contaminant is TCE
  - **Soil Gas:** TCE/PCE results indicated vapor intrusion is not a threat to the site



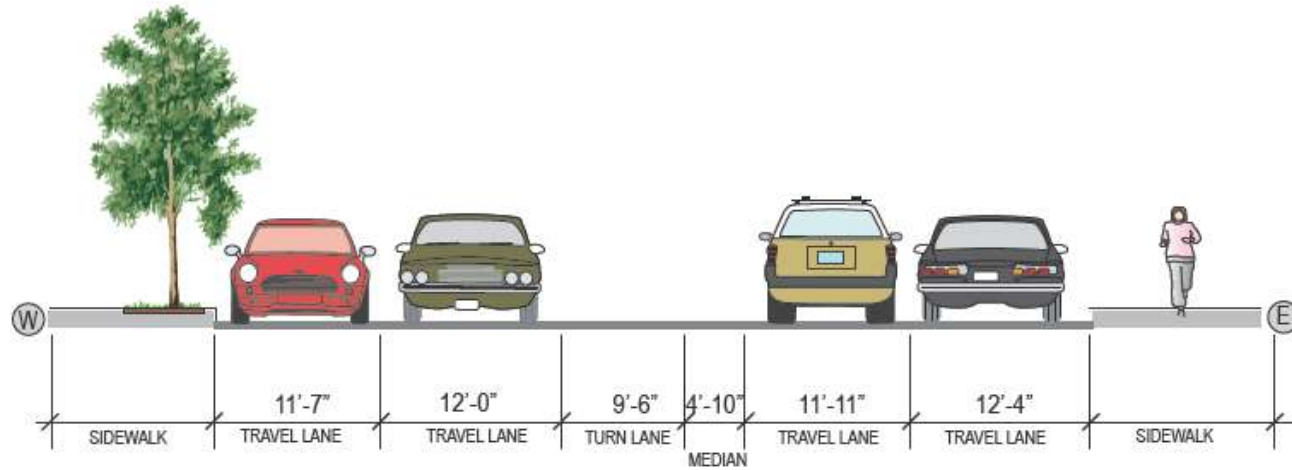
# Safe Routes to Transit Grant

- \$450,000 awarded to the City of Emeryville for the “Star Intersection”
- Improvements include
  - Two new crosswalks and enhanced crosswalk
  - Removal of Left hand turn pocket from Southbound San Pablo to MacArthur
  - Widened and extended Medians

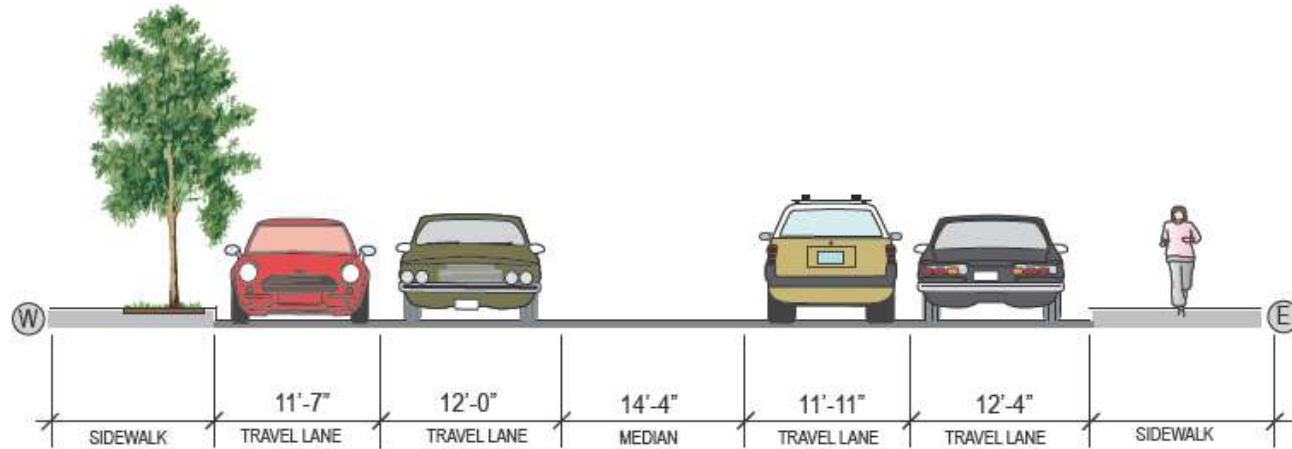




# EXISTING CONDITIONS



# PROPOSED CONDITIONS





# San Francisco Estuary Grant

- \$250,000 improvement to North Side of MacArthur adjacent to MAZ building
- Rain Garden Design

# Estimated Developer Selection Process and Project Schedule

- Pre-Submittal Meeting and Site Walk
- Submittals due January 14, 2013
- Staff Review January 2013
- Interview Short List April 2013
- Housing Committee May 2013
- City Council June 2013
- ENATBD
- DDATBD