

MacArthur Transit Village

June 4, 2008

Preliminary
Development Plan/
Planning Commission

Development Information

Description	Existing	New
Total Lot Area (acres)	7.76	7.76
Net Total Lot Area without Streets (sf)	NA	5,66
Net Total Lot Area with BART Plaza (sf)	NA	8.2
Total Building Footprint Area (sf)	32,500	220,800
Total Floor Area Living Space (sf)	NA	750,000
Total Floor Area Resid. Parking (sf)	NA	330,000
Total Floor Area BART Parking (sf)	NA	170,000
Building Height	25' (2 stories)	50'-85' (up to 6 stories)*
Number of Dwelling Units	NA	624
Number of Live-Work Units	NA	8
Density (units per gross acre)	NA	80
Density (units per net acre)	NA	110
Number of Parking Spaces	600	1024**
Total Building Open Space (sf)	NA	54,000 (87sf/unit)
Total Commercial/Retail (sf)	NA	35,500
Total Live/Work Space (sf)	NA	7,000
Grading - Proposed Cut (cy)	NA	31,500
Grading - Proposed Fill (cy)	NA	11,170
Grading - Net Export (cy)	NA	20,330

* Height not to exceed 6 stories and not to exceed an average of 75' for the entire development.
Where appropriate height to reach as high as 85'. ** including on-street parking 44 stalls

Development Detail

Building A	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	213 units	3,000 (3 units)	213	
Live Work Units	20,500	2,500 (3 units)	25	
Retail	213 units	23,500	242	1.79 ac.
TOTAL				
Building B	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	132 units	1,500 (2 units)	132	
Live Work Units	3,500	3,500	2	
Retail	132 units	5,000	134	1.03 ac.
TOTAL				
Building C	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	189 units	5,000	189	
Community/Child Care		2,500 (3 units)		
Live/Work Space		6,500		
Retail	189 units	14,000	189	1.35 ac.
TOTAL				
Building D	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	80 units	NA		
Retail	80 units	NA	91	0.91 ac.
TOTAL				
Building E	Unit Count	Area (sf)	Parking	Net Site Area***
BART Parking		5,000	324	0.58 ac.
Commercial/Retail		5,000		
TOTAL				

*** Area of building pad excluding streets

Developer:
MacArthur Transit Community Partners, LLC
Contact: Joe McCarthy, (510) 273-2009

Architect:
Mc Leland Vazquez Enisek & Partners, Inc.
350 Frank Ogawa Plaza, Suite 100
Oakland, CA 94612
Contact: Chek F. Tang, (510) 267 3188

Architect for Affordable Component:
Van Meter Williams Pollack, LLP
18 De Boom Street
San Francisco, CA 94107
Contact: Fred Pollack, (415) 974 5352

Landscape Architect:
PGA Design, Inc.
444 17th Street
Oakland, CA 94612
Contact: Chris Kant, (510) 465 1284

Urban Landscape and Site Architecture
Hood Design
3016 Filbert Street, Studio 2
Oakland, CA 94608
Contact: Walter Hood, (510) 595-0688

Civil Engineer:
Sandis
1721 Broadway, Suite 201
Oakland, CA 94612
Contact: Michael A. Kuykendall, (510) 873-8898

Traffic Consultant:
Dowling Associates, Inc.
180 Grand Avenue, Suite 250
Oakland, CA 94612
Contact: Mark Bowman (510) 839-1742

Partners:
M & P
Partners

Appendix: BART Plaza Concept

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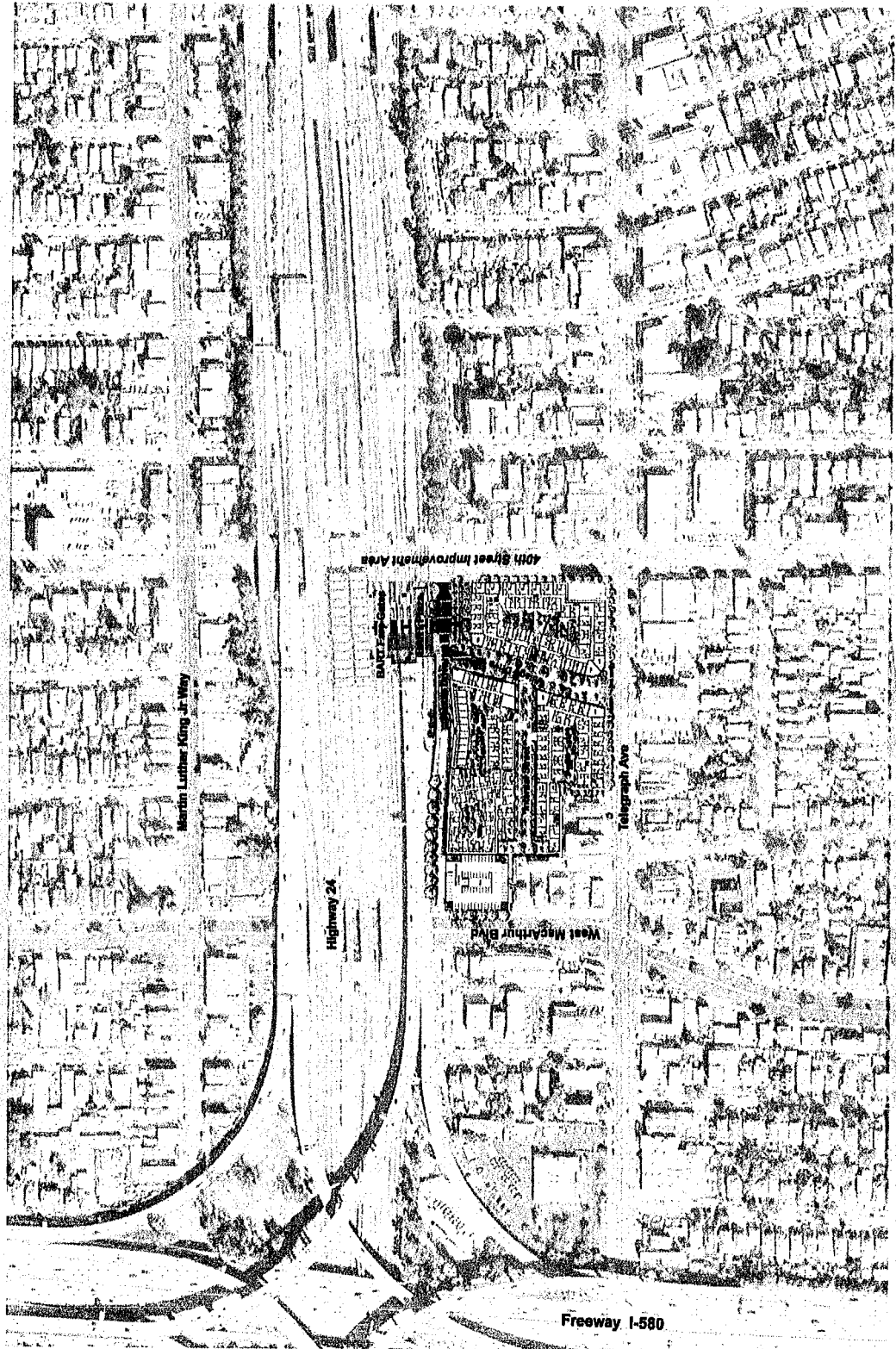
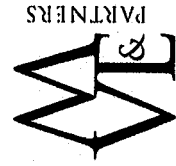
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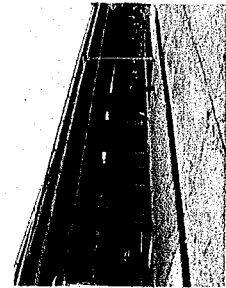
7-02
Neighborhood Plan



MacArthur Transit Community Partners, LLC

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BART Plaza with Fare Gates



Frontage Rd. near BART Plaza.



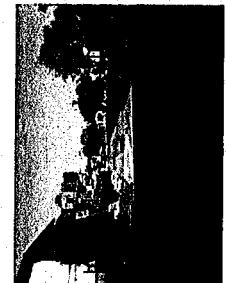
Frontage Rd. with Shuttle Stop.



Northwest corner of BART Parking lot with BART Plaza in background.



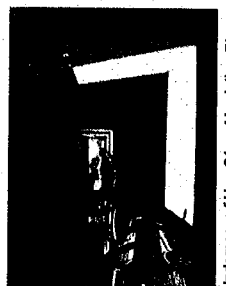
Frontage Rd. near MacArthur Biv. looking North.



MacArthur Biv. near Frontage Rd. with Motel.



MacArthur Biv. looking South.



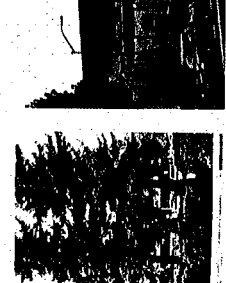
Underpass of Hwy 24 on MacArthur Biv.



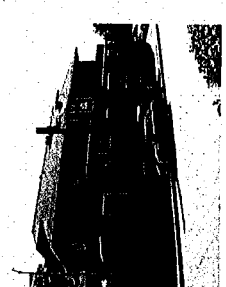
MacArthur Biv. near Frontage Rd. looking East.



West Telegraph Ave. between Aggar St. and MacArthur Biv.



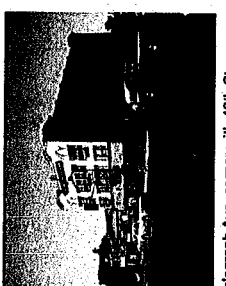
Redwood trees on Telegraph Ave.



Aggar St. at Telegraph Ave.



Telegraph Ave. looking North.



Telegraph Ave. corner with 40th St.



40th St. looking West.



40th St. underpass/BART Plaza.



40th St. looking West from Telegraph Ave.



40th St. crosswalk near BART Plaza looking North.



40th St. looking East.

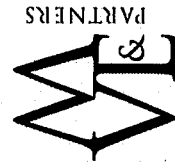
T-03
Photographs



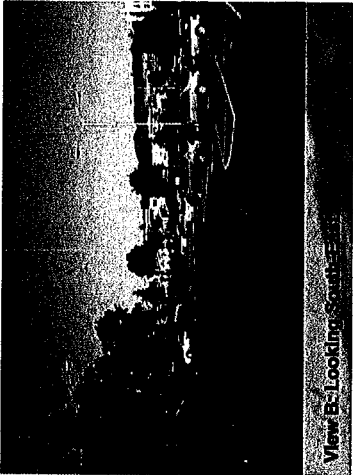
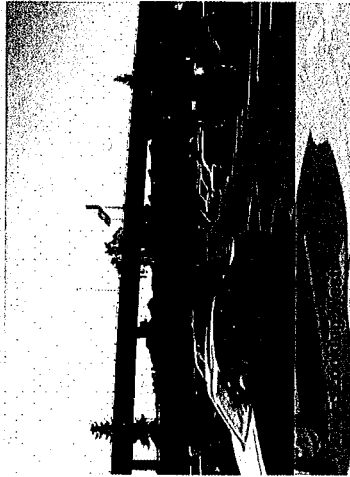
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T-04
 Site Photographs



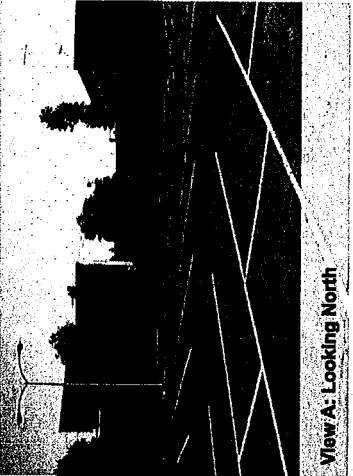
View C: Looking West



View B: Looking South



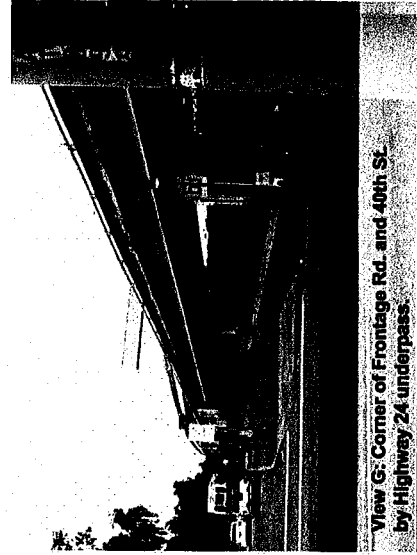
View D: Frontage Road and Highway 24 towards MacArthur Blv.



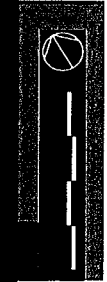
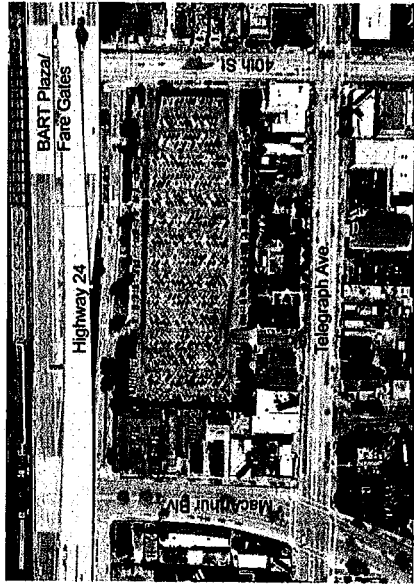
View A: Looking North



View E: Frontage Road and Highway 24 towards Jun St.



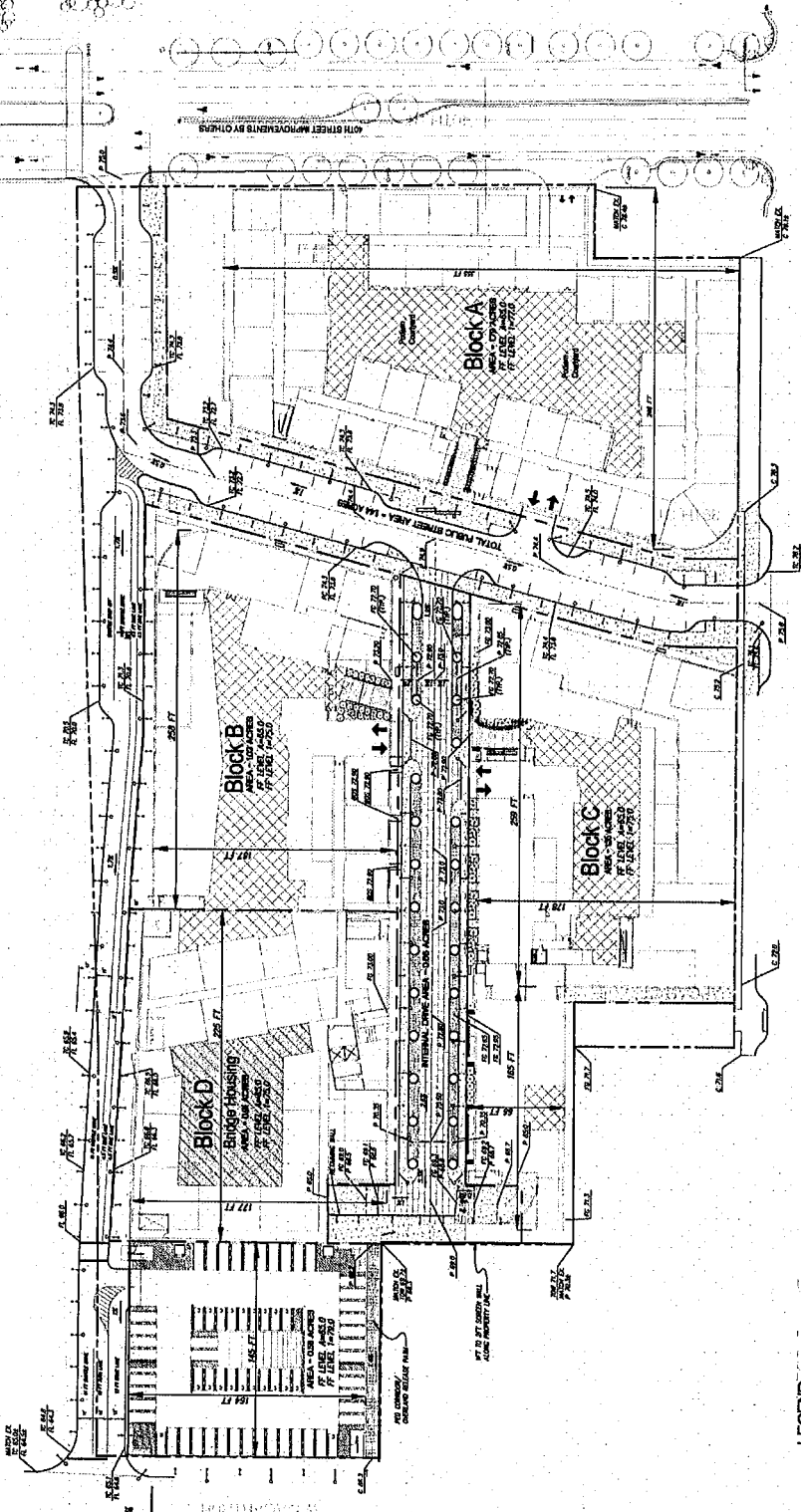
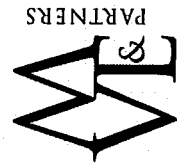
View G: Corner of Frontage Rd. and 40th St. by Highway 24 underpass.



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C-01 Preliminary
Grading Plan



LEGEND

[Symbol]	CONCRETE FOOTING
[Symbol]	OPEN TRENCH
[Symbol]	APPROX. FINISH
[Symbol]	NOT FINISH

NOTES

1. PER SE GRADE SHOWN FOR CONCRETE ONLY.
2. REFER TO LANDSCAPE PLAN FOR MORE INFORMATION.

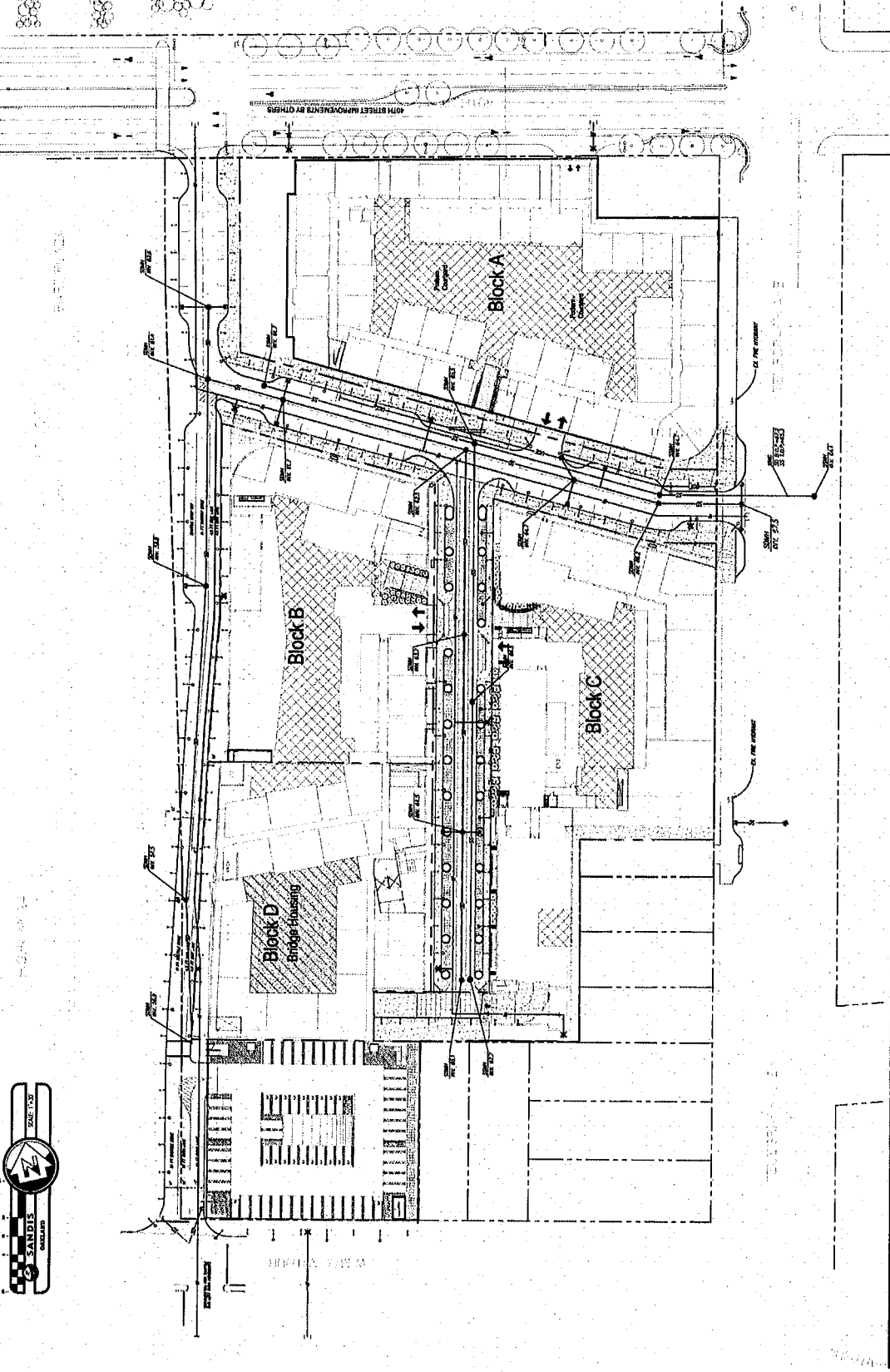
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C-02 Preliminary
Utility Plan



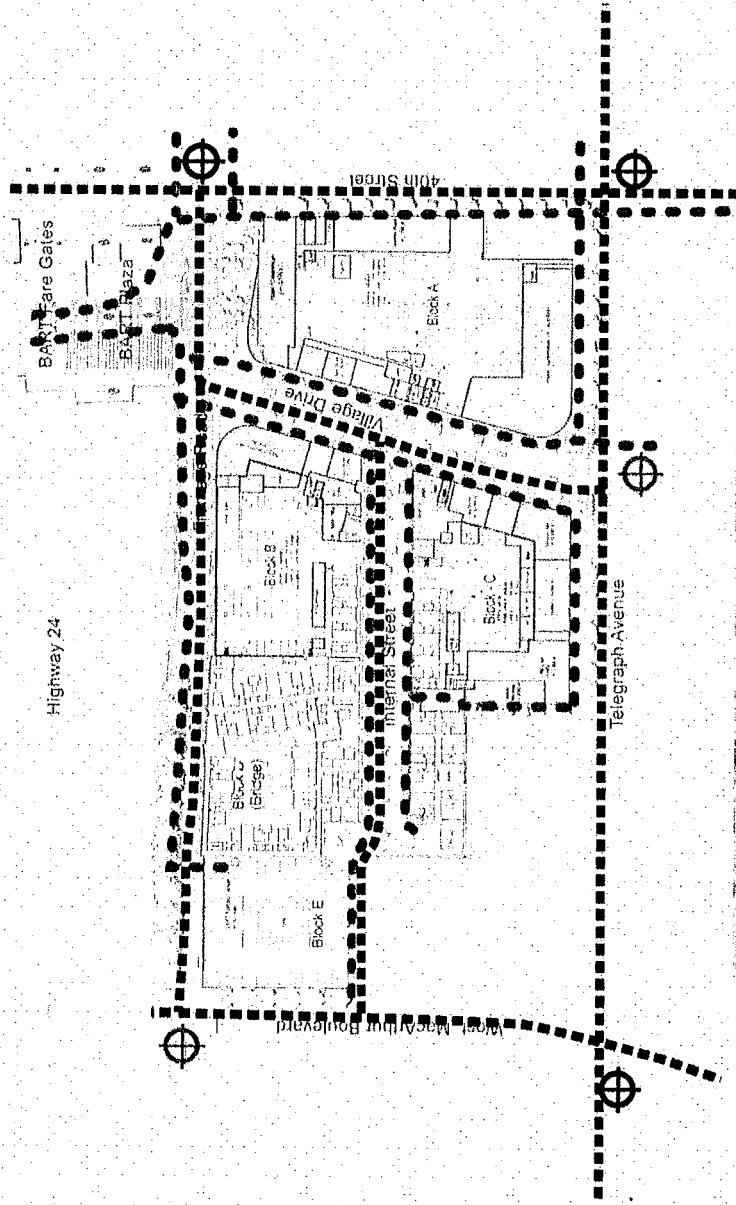
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A-0.01
Pedestrian & Bike
Circulation



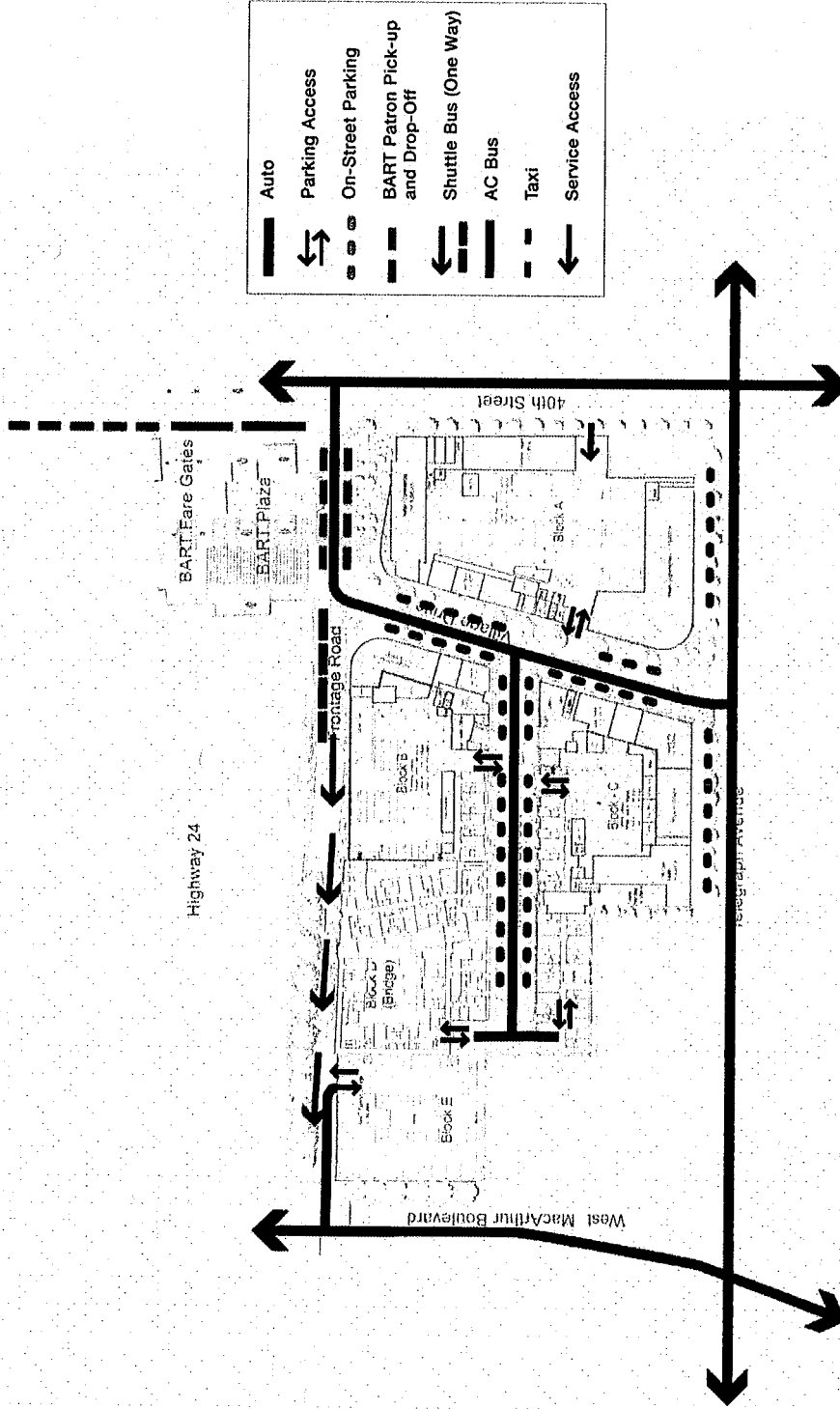
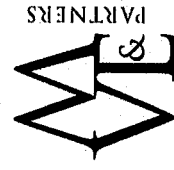
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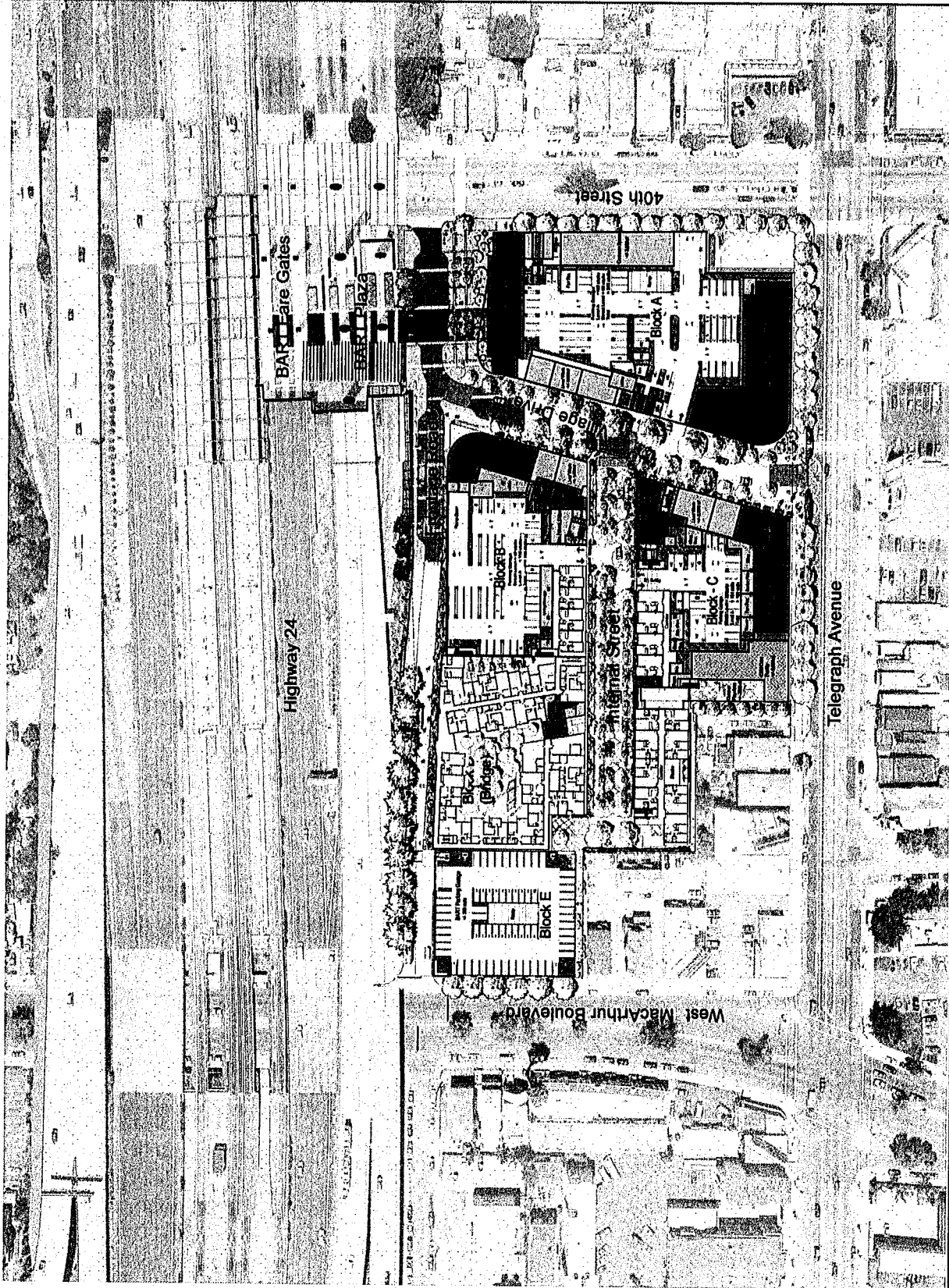
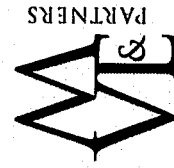
A-0.02
Vehicular Circulation



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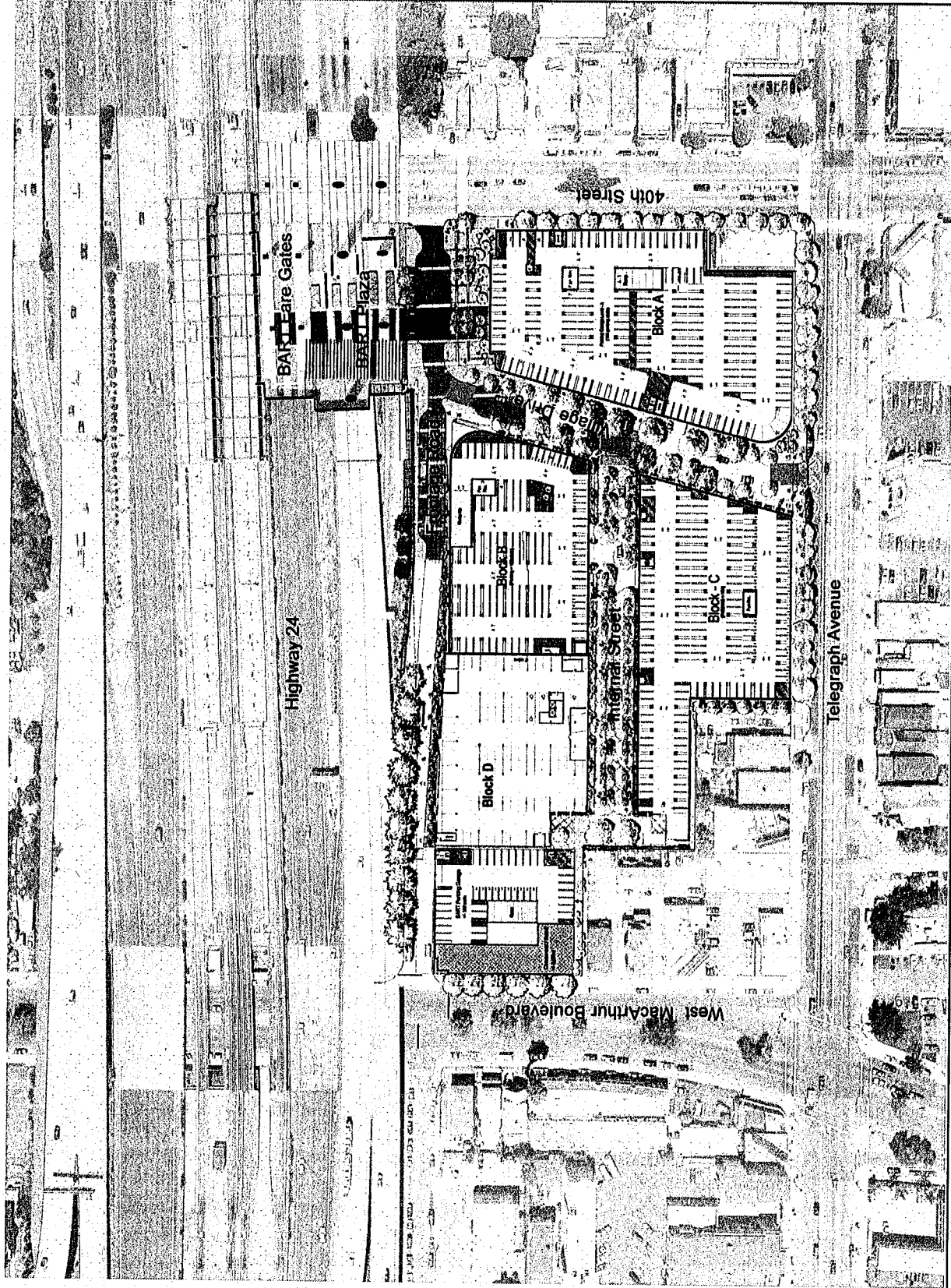
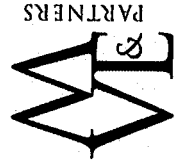
A-1.01
Street Level



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A-1.0A
Garage Level Plan



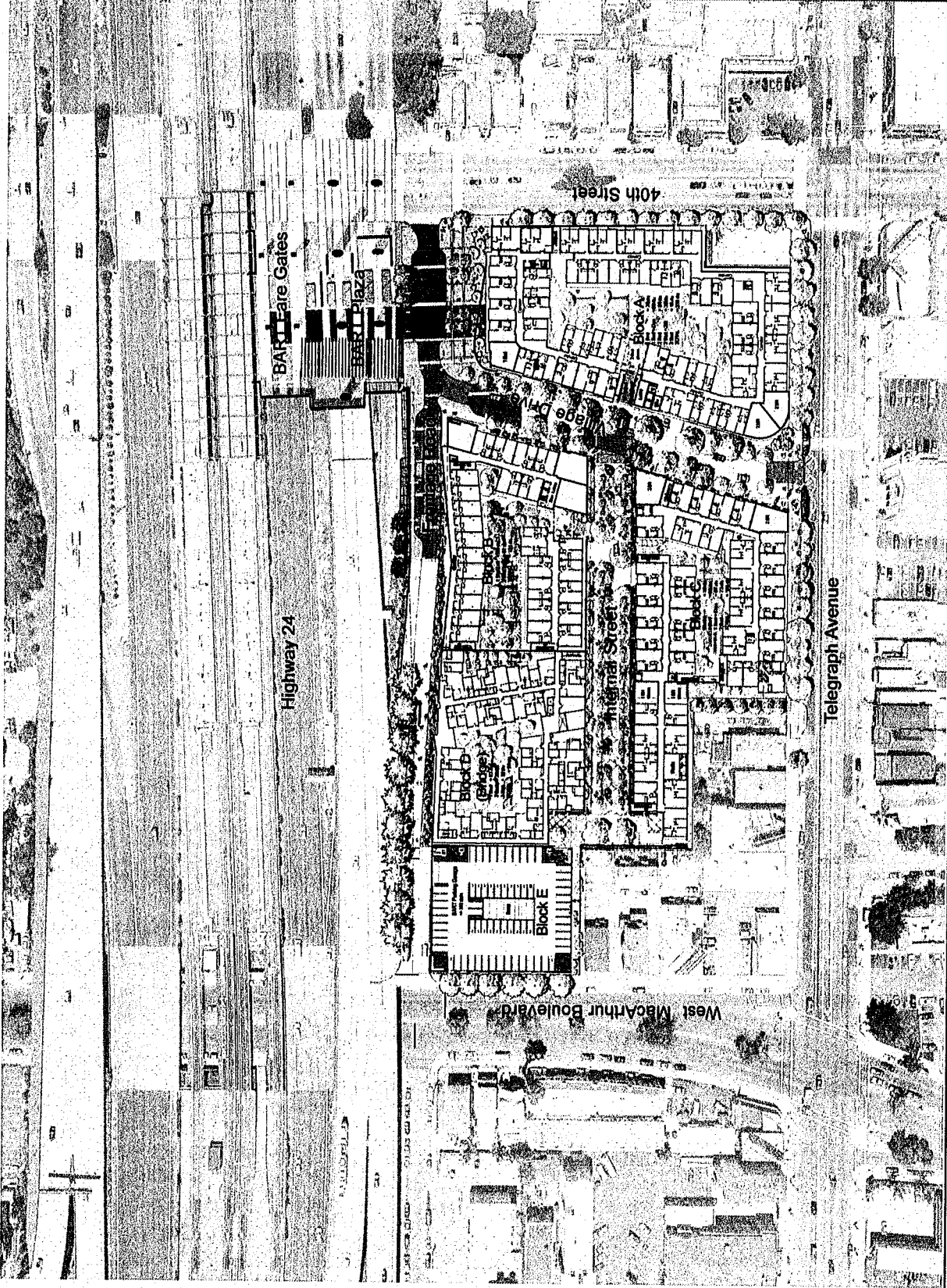
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A-1.02 Typical
Upper Level Plan

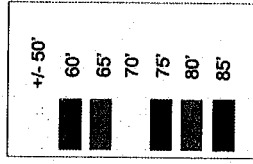


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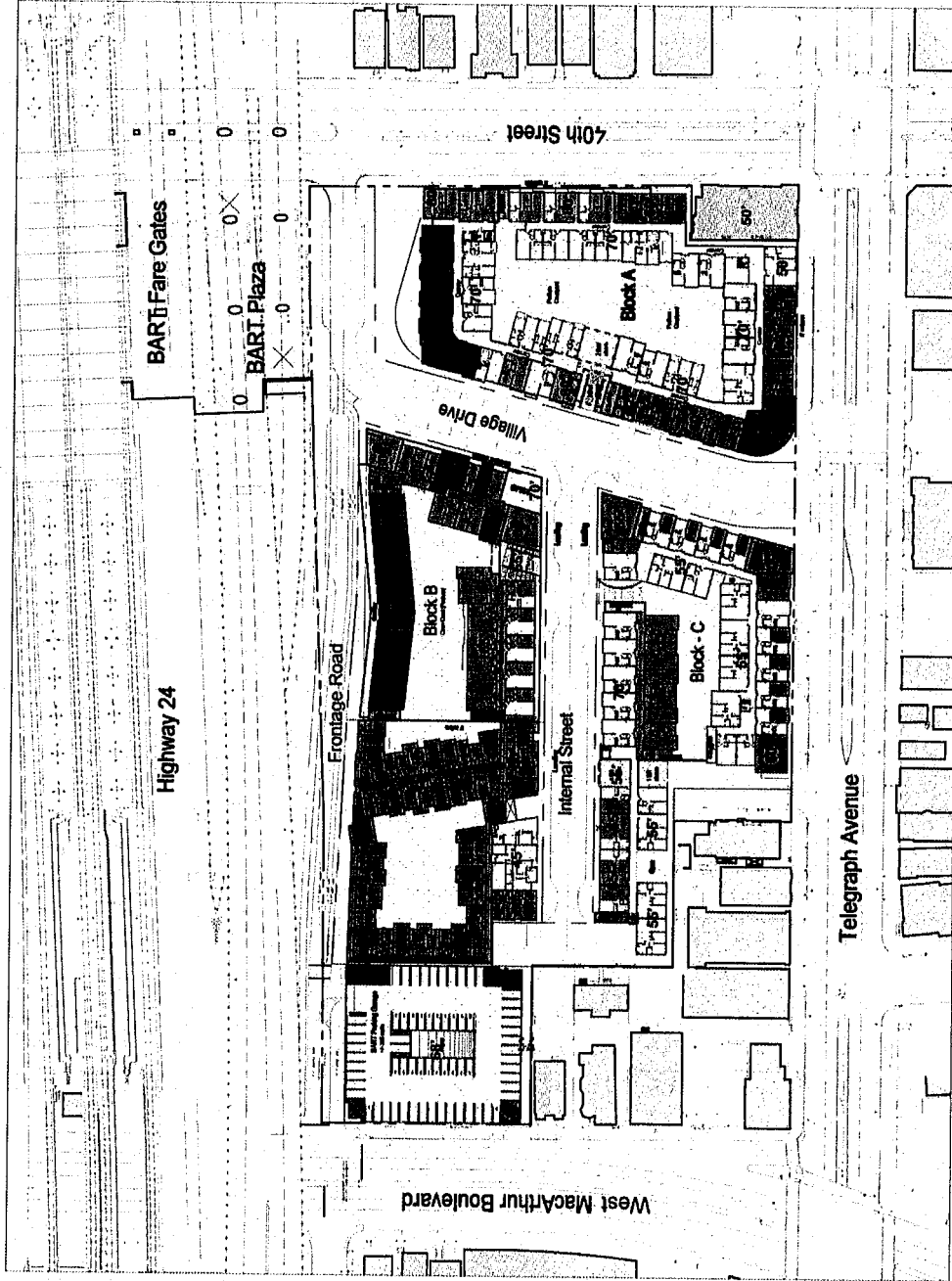
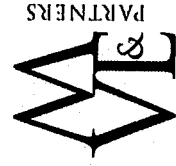


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A-1.0H
Building Height
Diagram



Scale: 1" = 40'



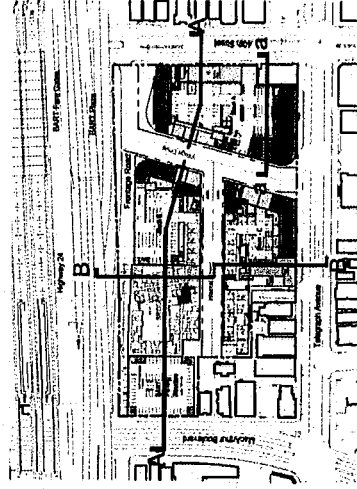
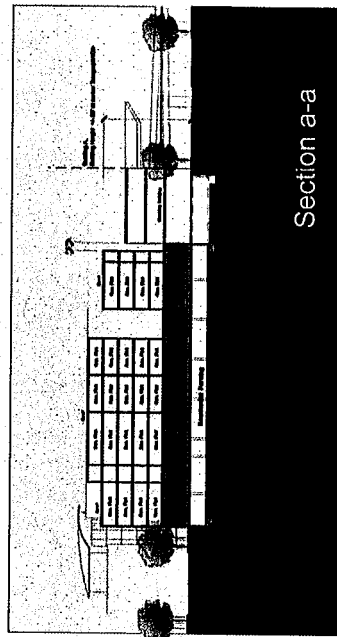
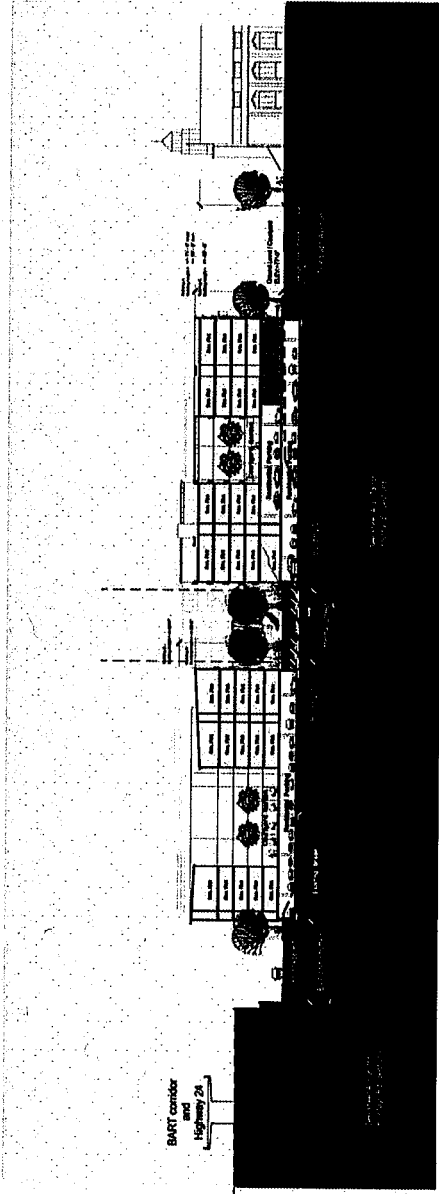
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A-3.01a
Building Sections



Key Plan

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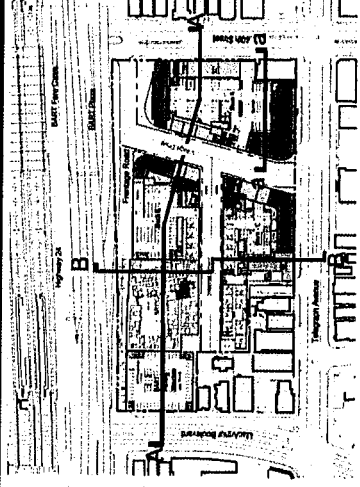
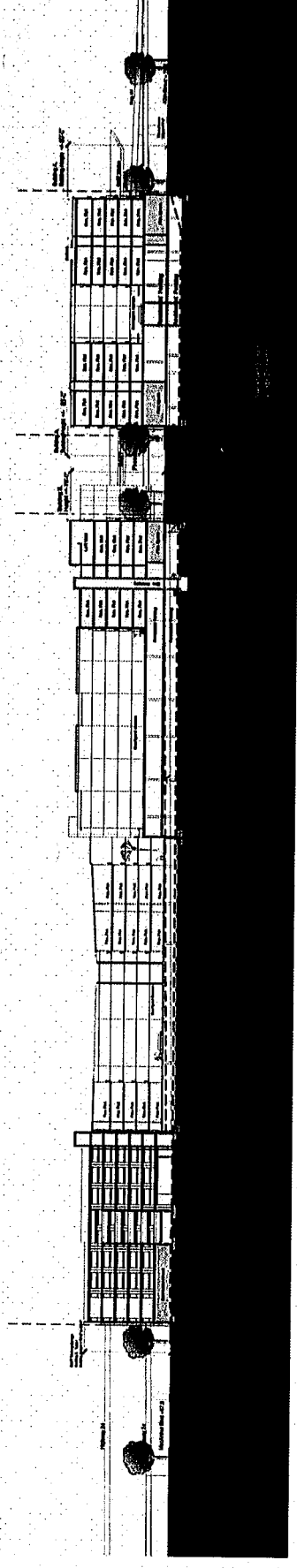


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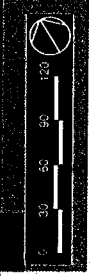
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Key Plan

A-3.01b
Building Sections



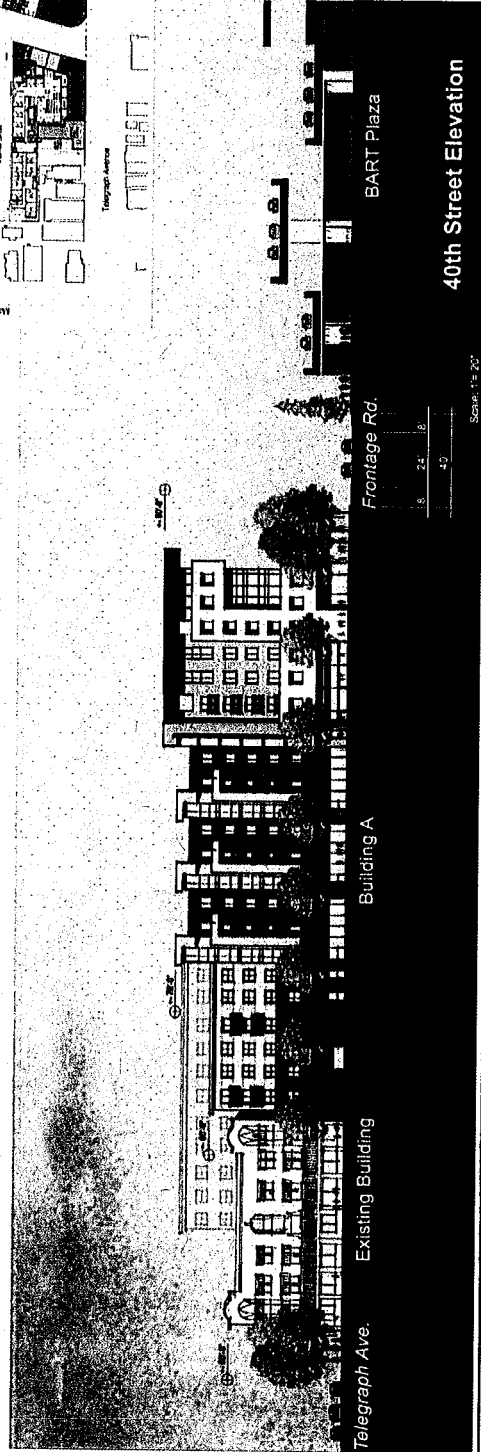
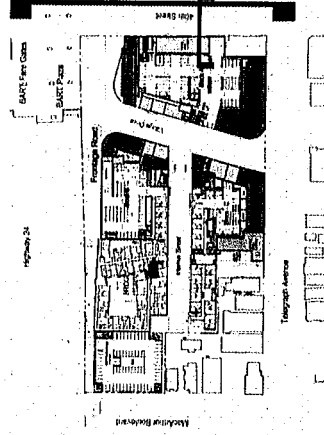
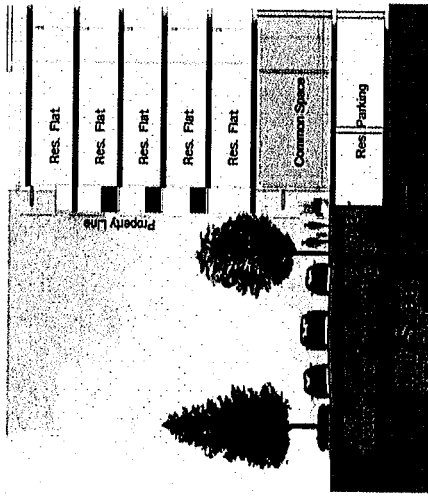
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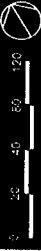
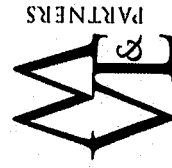
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Building A
 Building Height +/- 60'-0" to 75'-0"



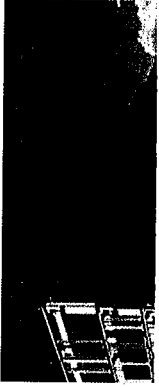
A-3.03
 Edges: 40th St.



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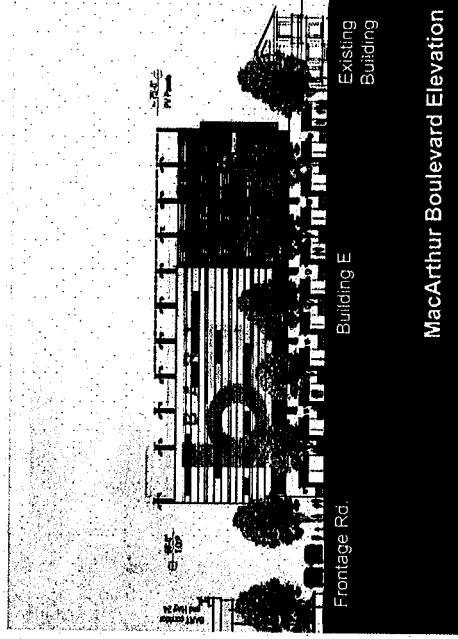
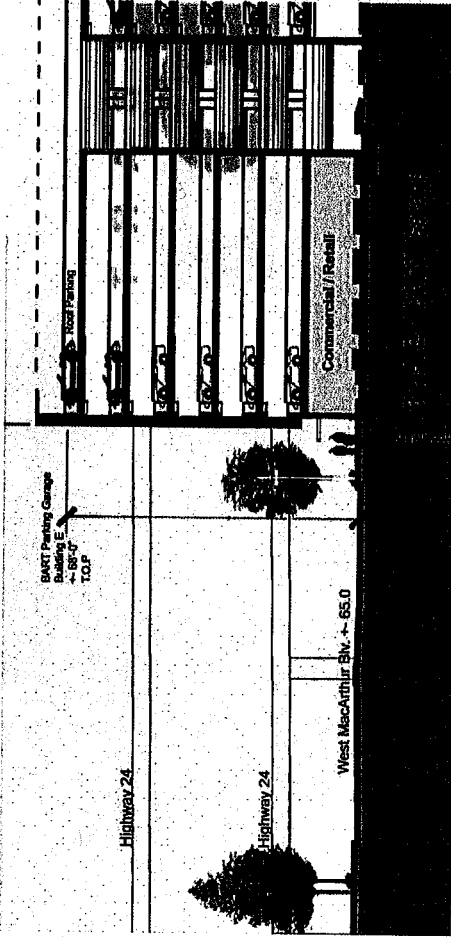


Perforated Metal Sun Screens

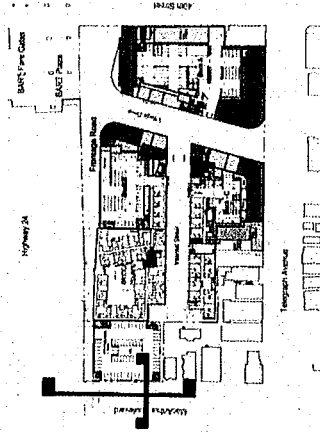


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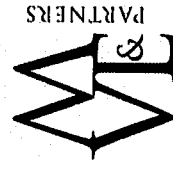
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MacArthur Boulevard Elevation



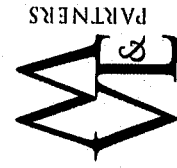
A-3.04
Edges: West
MacArthur Blvd



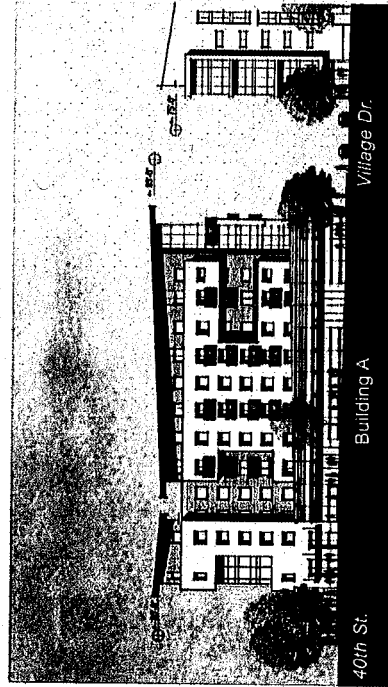
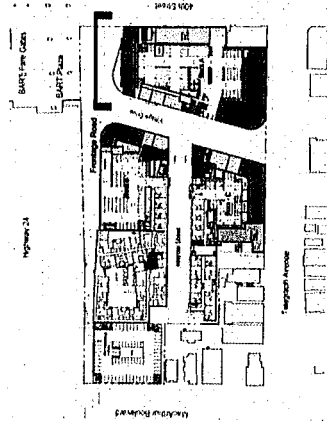
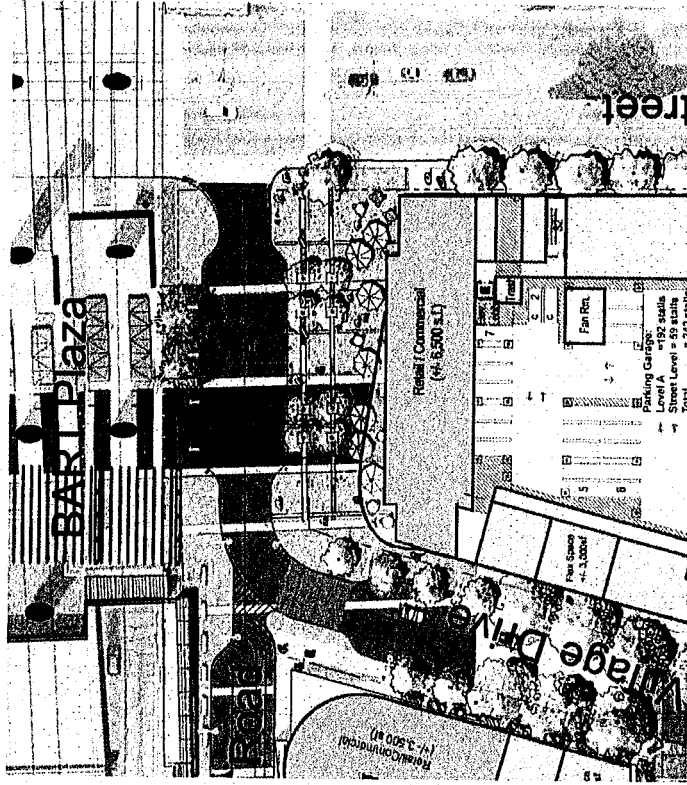
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A-3.05
 Edges: BART
 Plaza



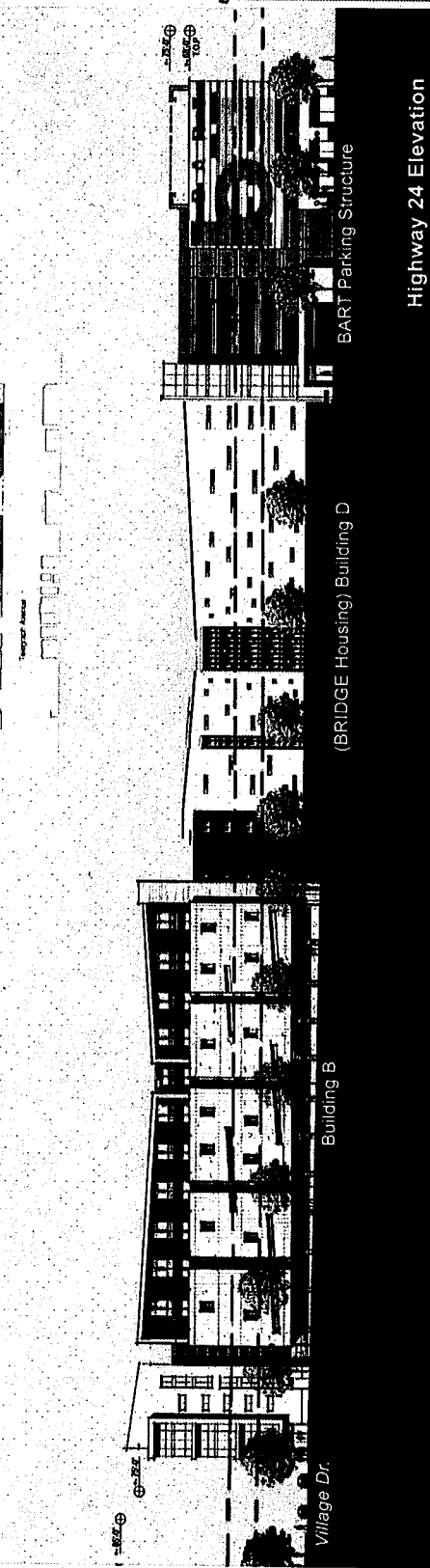
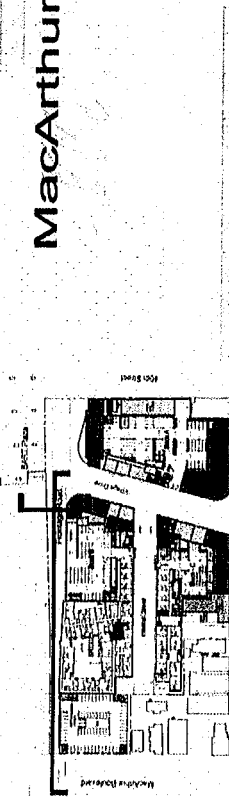
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Upper On-Ramp
 Northbound Lane



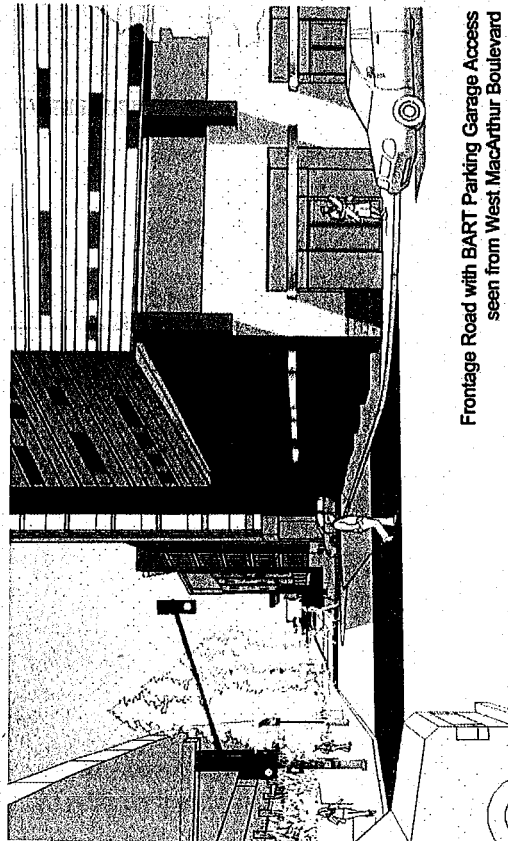
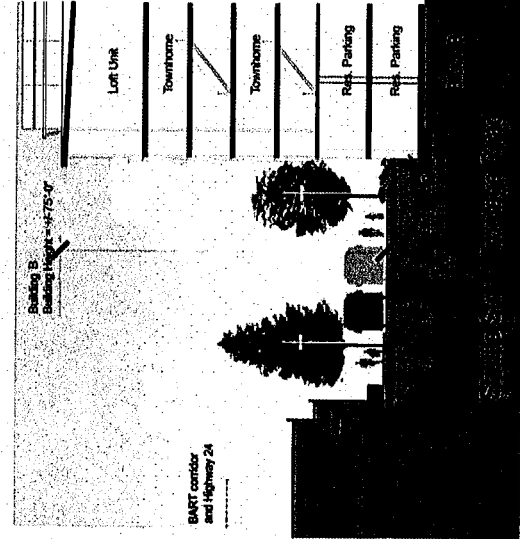
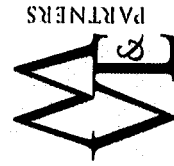
Highway 24 Elevation

(BRIDGE Housing) Building D

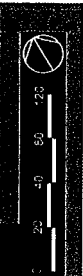
Building B

Village Dr.

A-3.06
 Edges: Frontage
 Road / Hwy 24



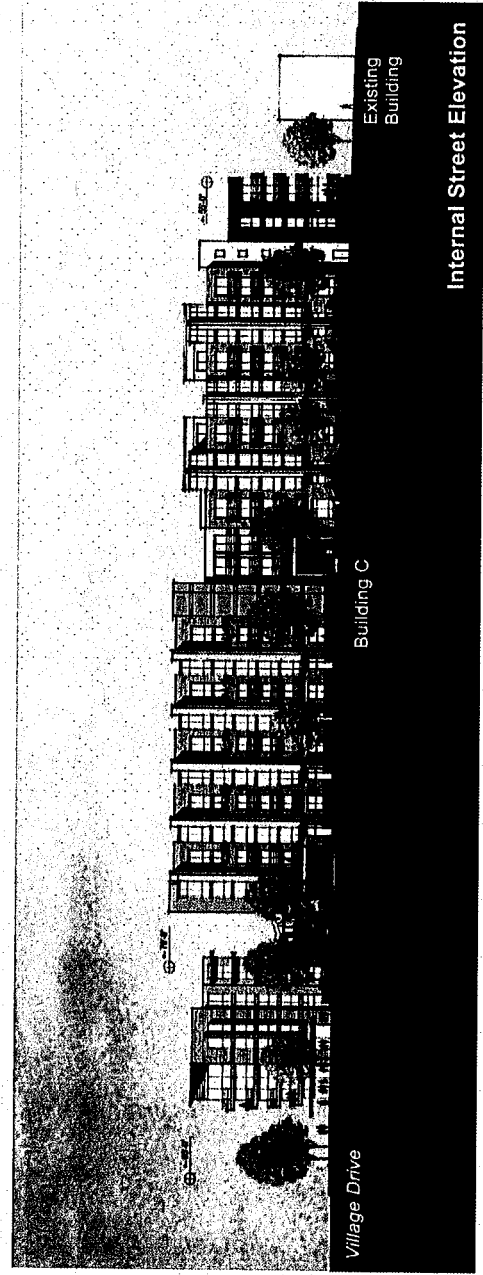
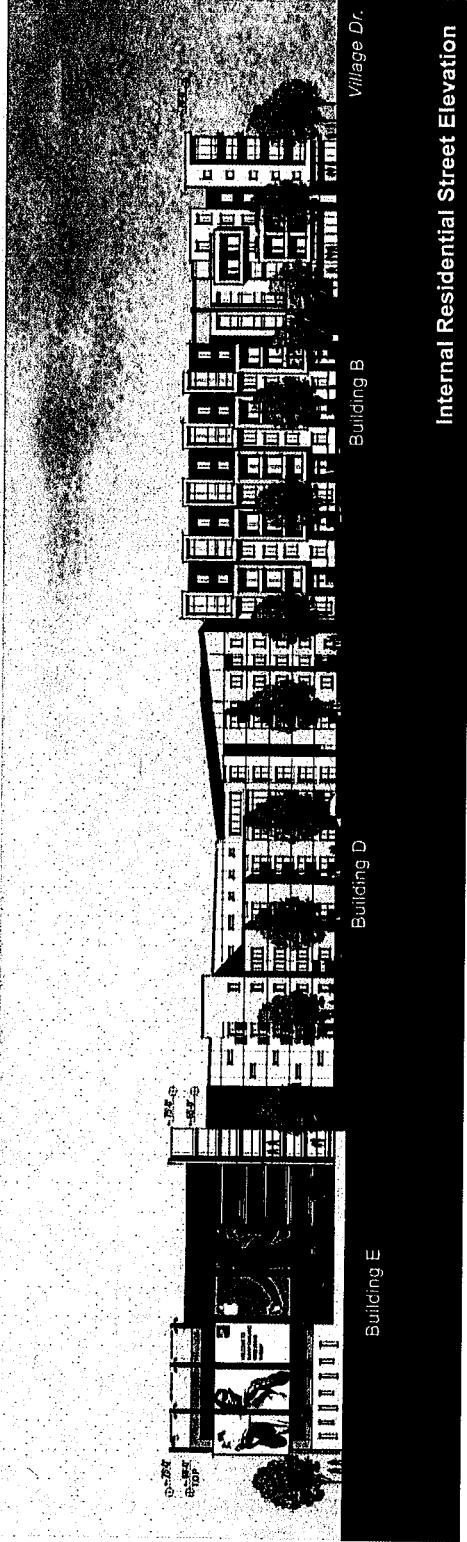
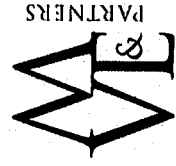
Frontage Road with BART Parking Garage Access
 seen from West MacArthur Boulevard



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A-3-07b
Internal Street



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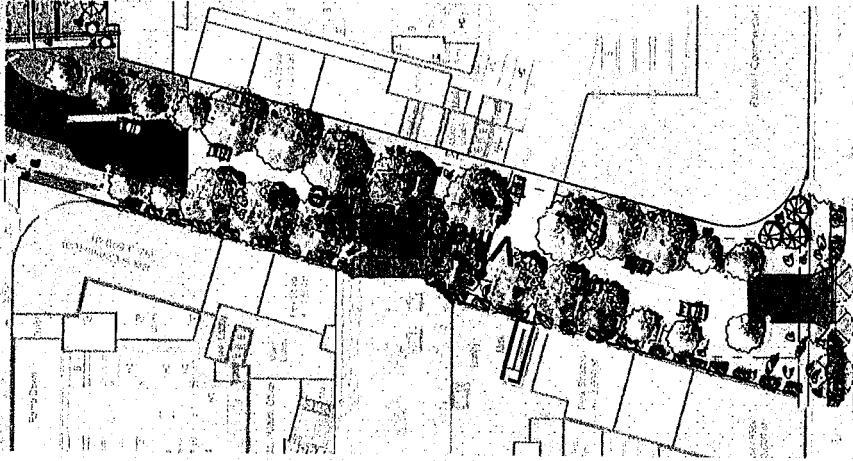
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A-3.08a
Village Drive



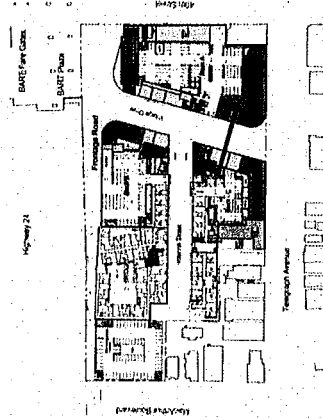
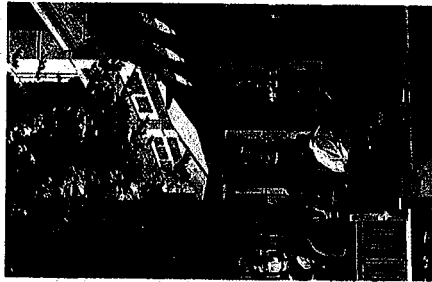
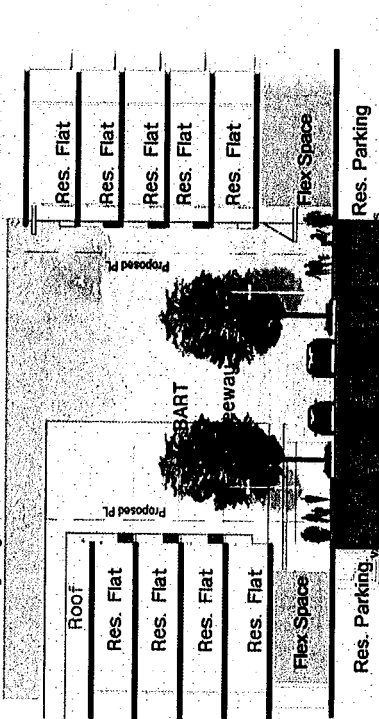
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Frontage Road



Buildings B and C,
Building Height: +/- 60'-0"

Building A,
Building Height: +/- 75'-0"

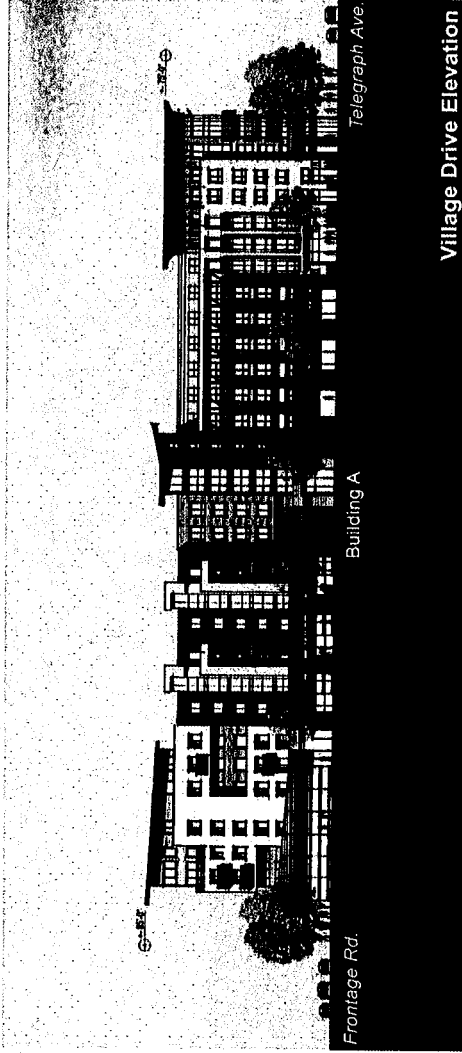


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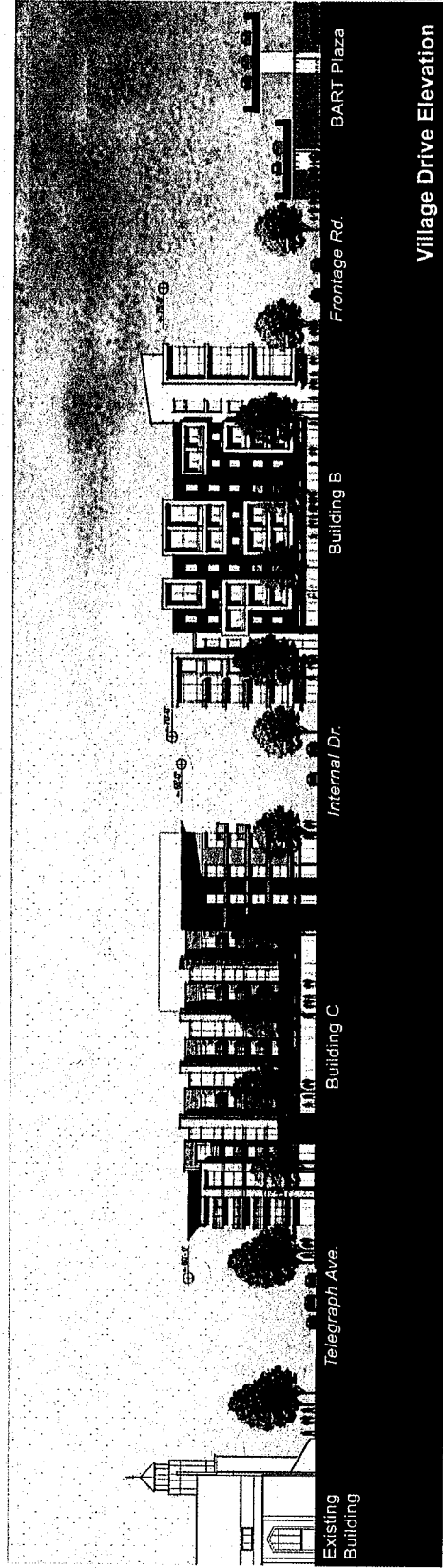


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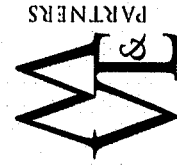


Village Drive Elevation



Village Drive Elevation

A-3.08b
Village Drive



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A-6.01 Perspective/
Village Drive



Village Drive viewed from Telegraph Avenue

MacArthur Transit Community Partners, LLC

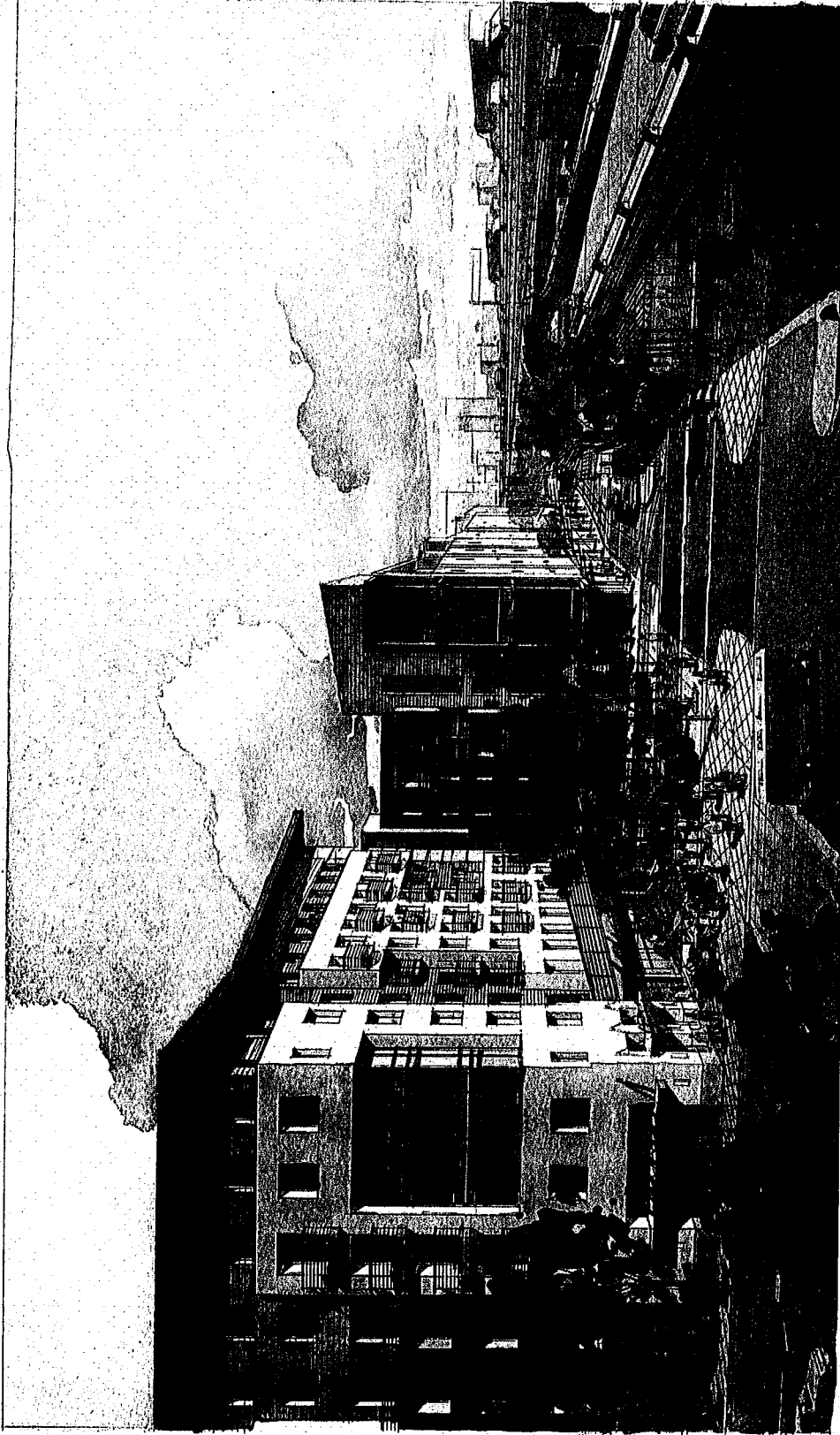
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workshop

A-6.02 Perspective/
BART Plaza



View of BART Plaza

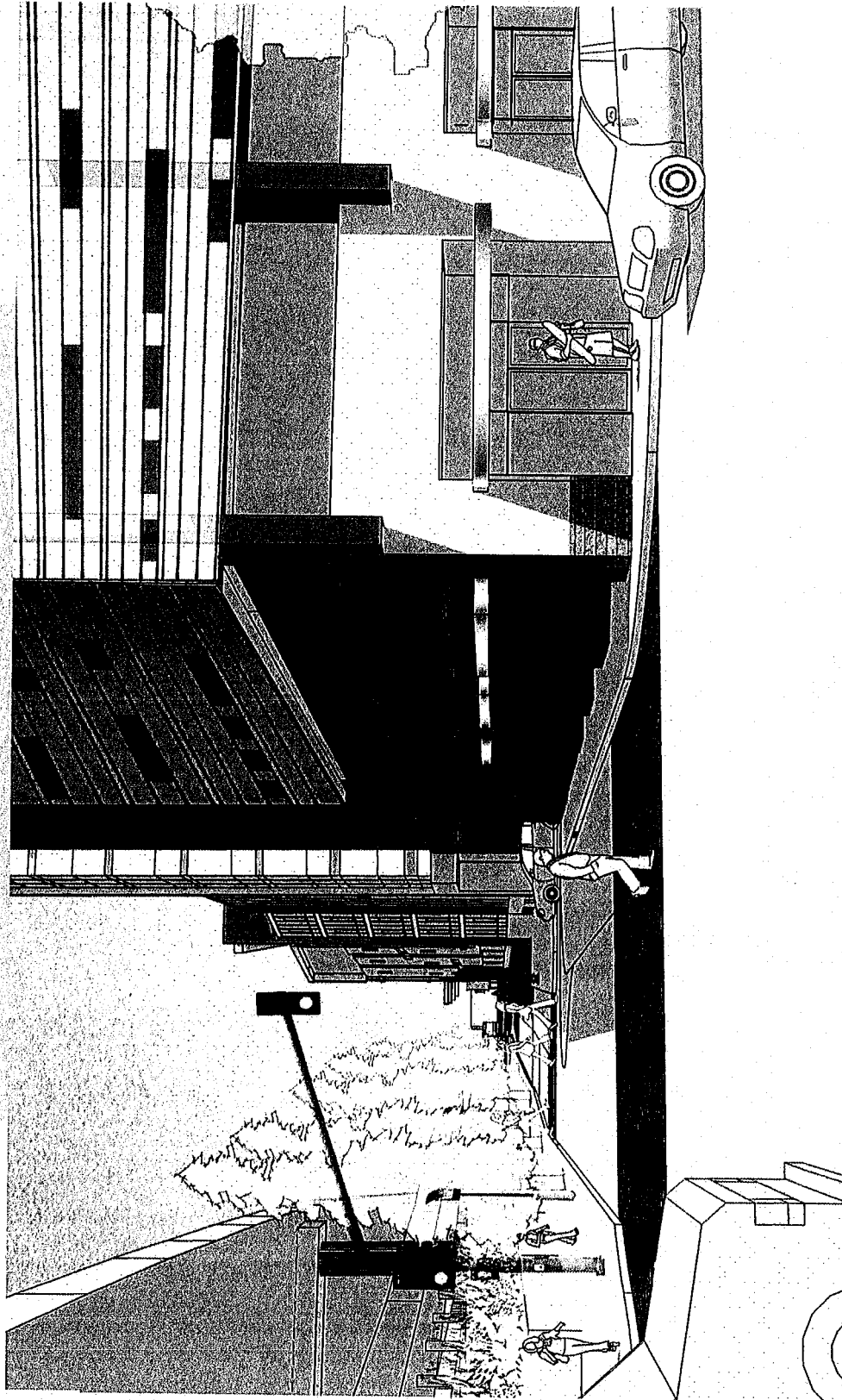
MacArthur Transit Community Partners, LLC

MacArthur

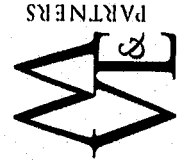
MacArthur Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission



A-6.03 Perspective
Frontage Road



View of Frontage Road from MacArthur Boulevard

MacArthur Transit Community Partners, LLC

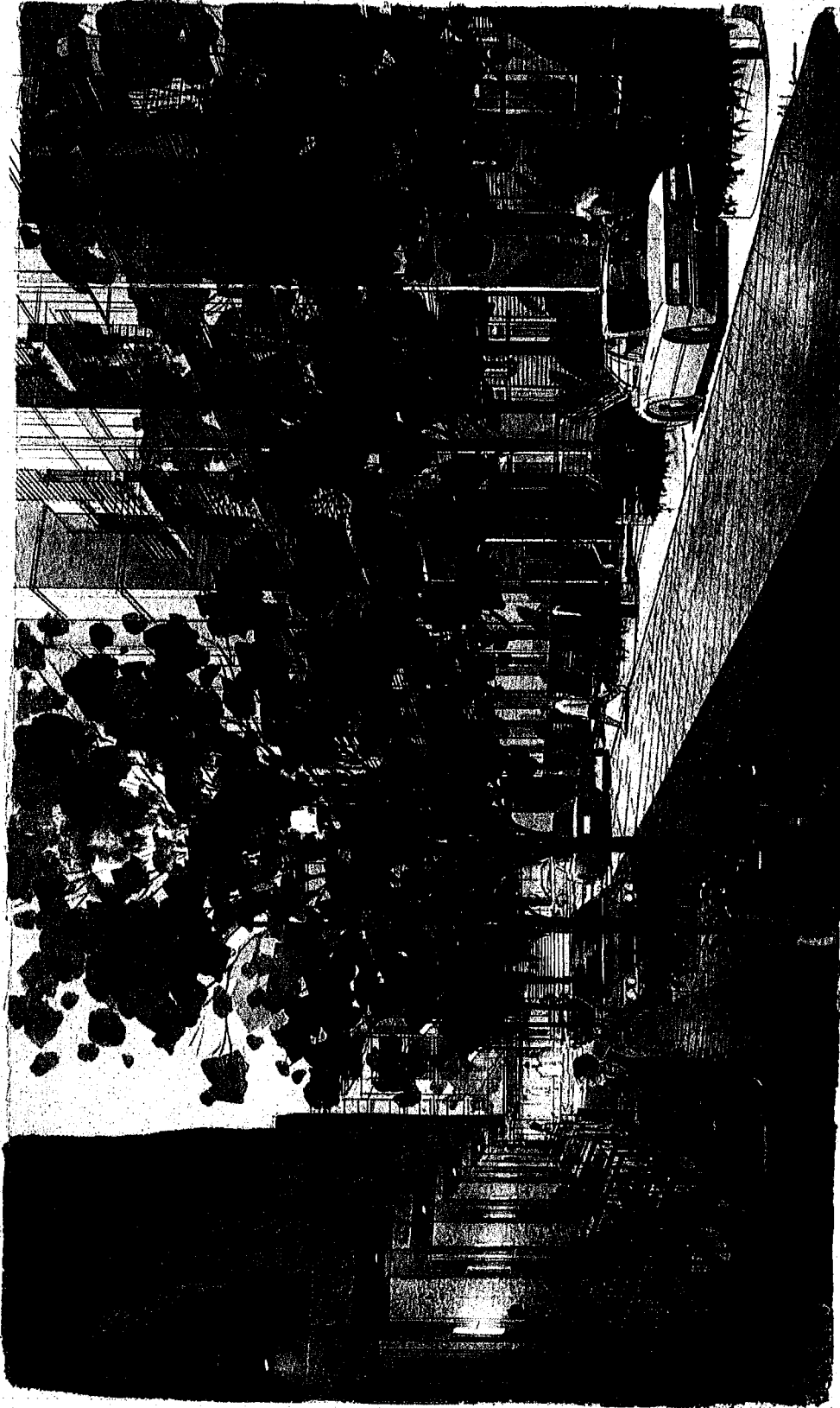
MacArthur

MacArthur Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

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Development Plan/
Planning Commission

A-6.04 Perspective/
Internal Street



View of Internal Street Looking North

MacArthur Transit Community Partners, LLC

June 4, 2008

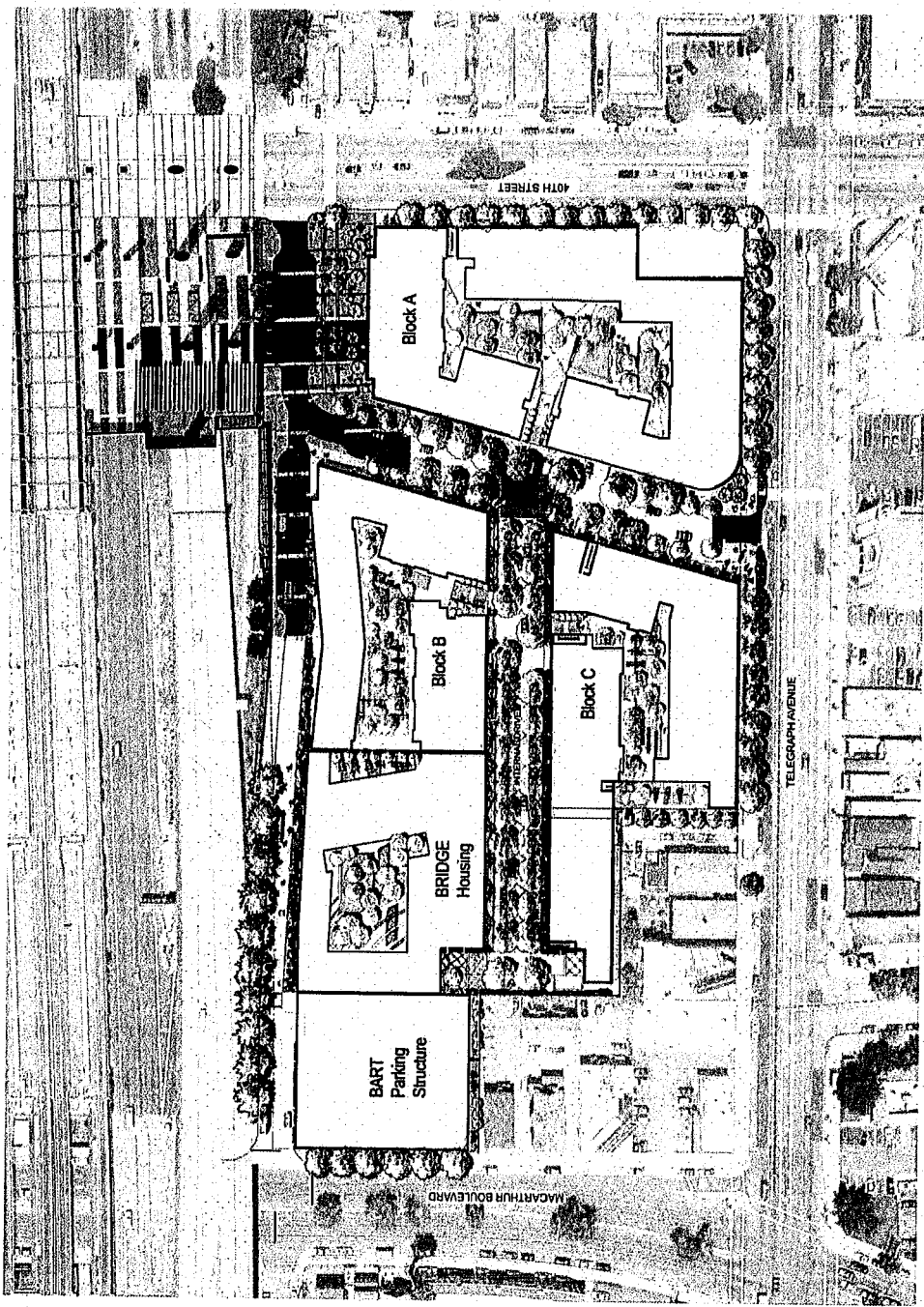
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Planning Commission

L-01
Landscape
Master Plan



PGA design

MacArthur



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 Development Plan/
 Planning Commission

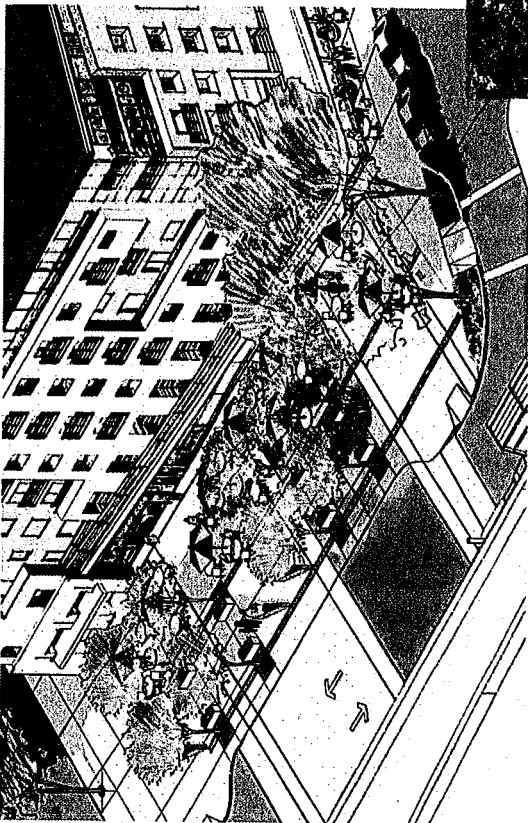
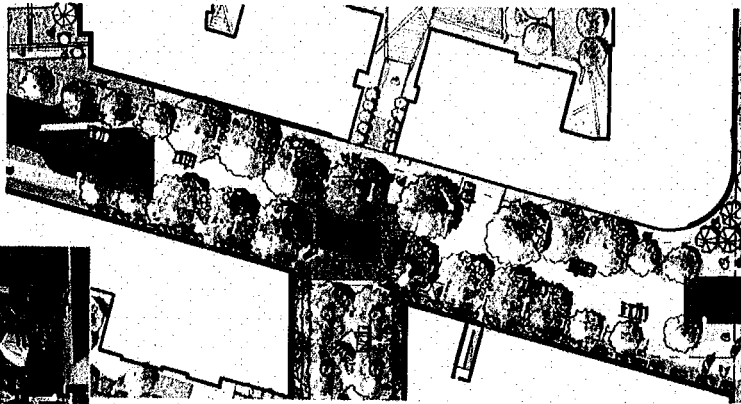
L-02
 Landscape
 Concept
 BART Plaza/
 Village Dr.



PGA design

MacArthur

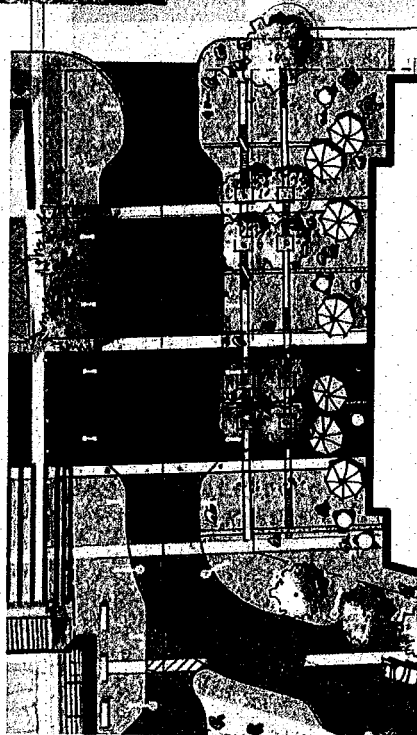
Village Drive
 urban
 commercial
 tree-line
 pedestrian friendly
 engaging



BART PLAZA FACING EAST



Transit Plaza
 urban
 welcoming
 safe
 inviting planting



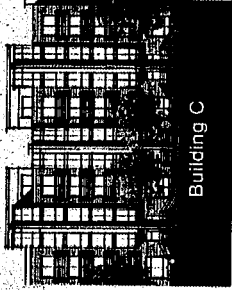
MacArthur

Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

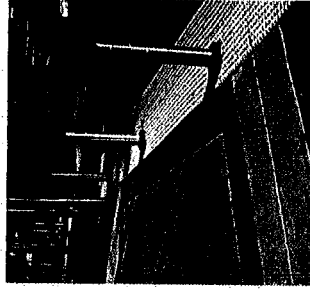
Preliminary
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Internal Street
pedestrian scale
friendly/ welcoming
warm, residential

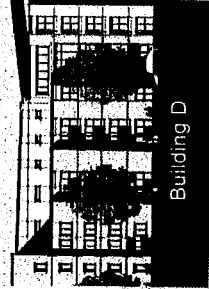


Building C

INTERNAL STREET
FACING EAST



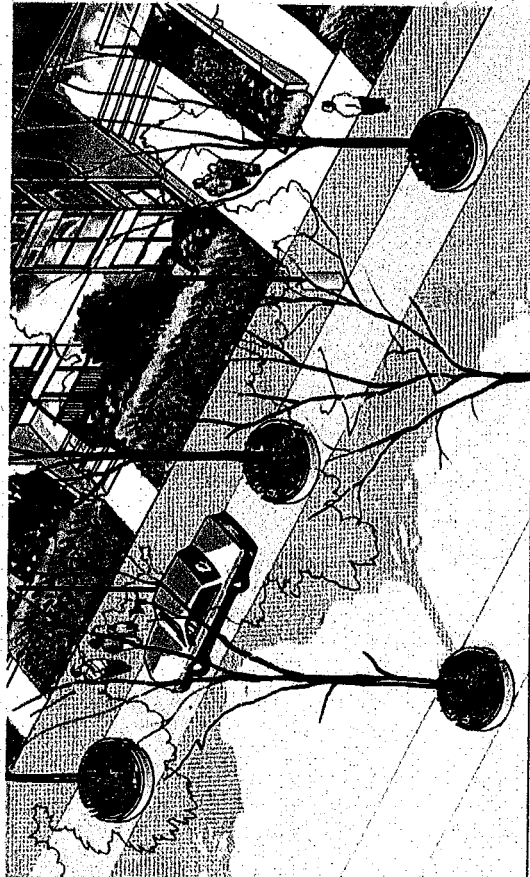
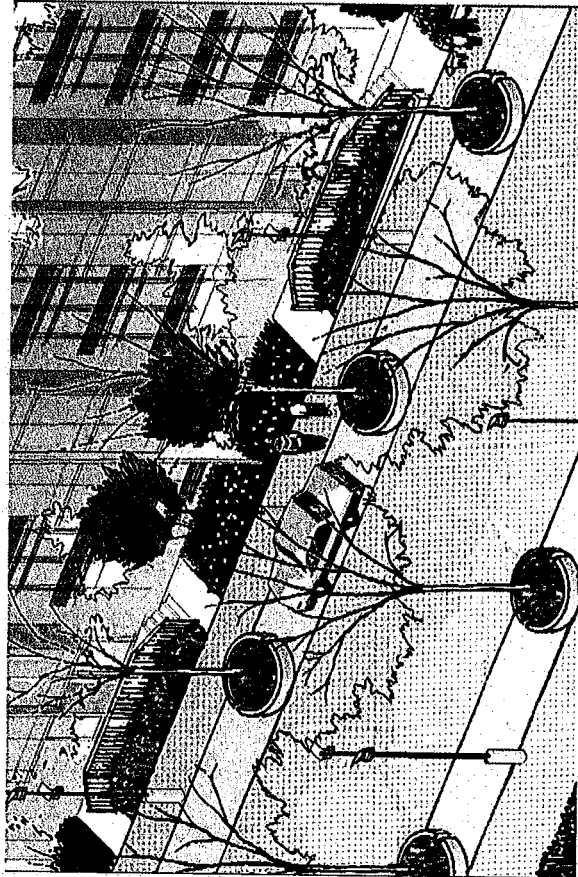
INTERNAL STREET
FACING WEST



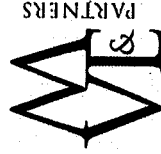
Building D



INTERNAL STREET PLAN VIEW



L-03
Landscape
Concepts
Internal Street



PARTNERS

SCALE: 1" = 20'-0"

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PGA design

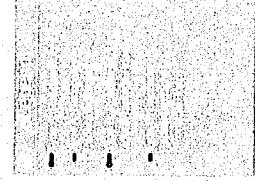
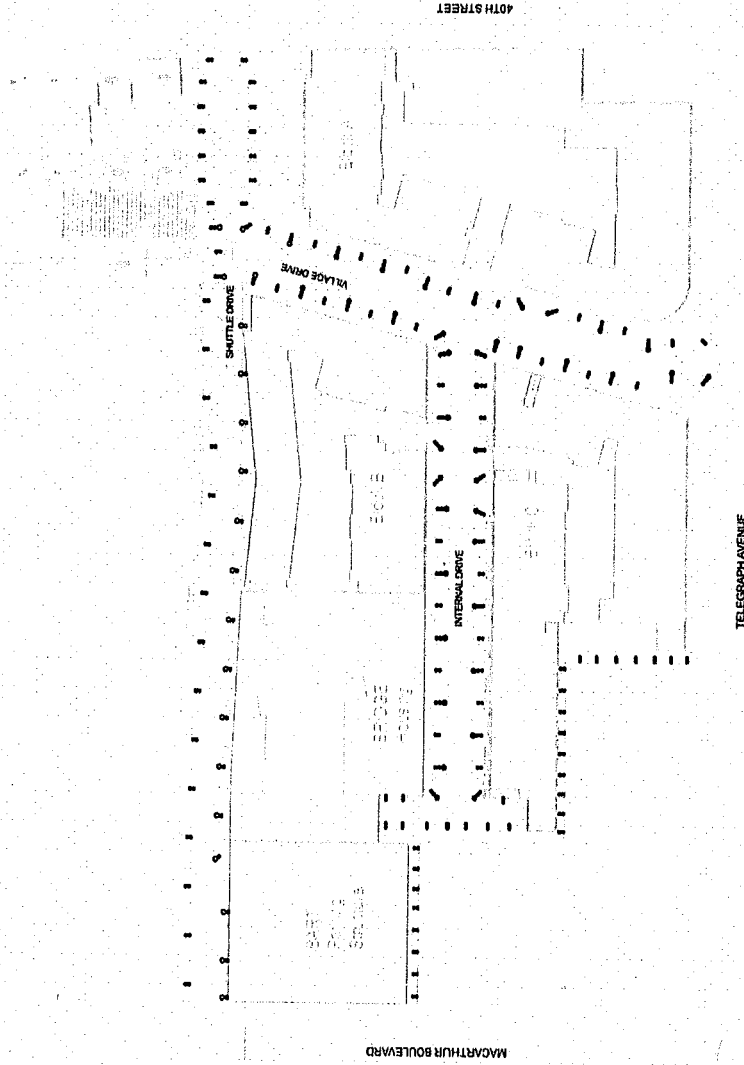
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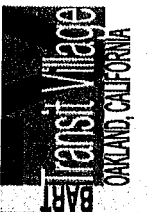
L-04
Street Lighting
Concept



PGA design



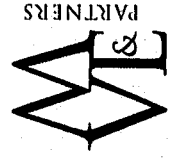
MacArthur



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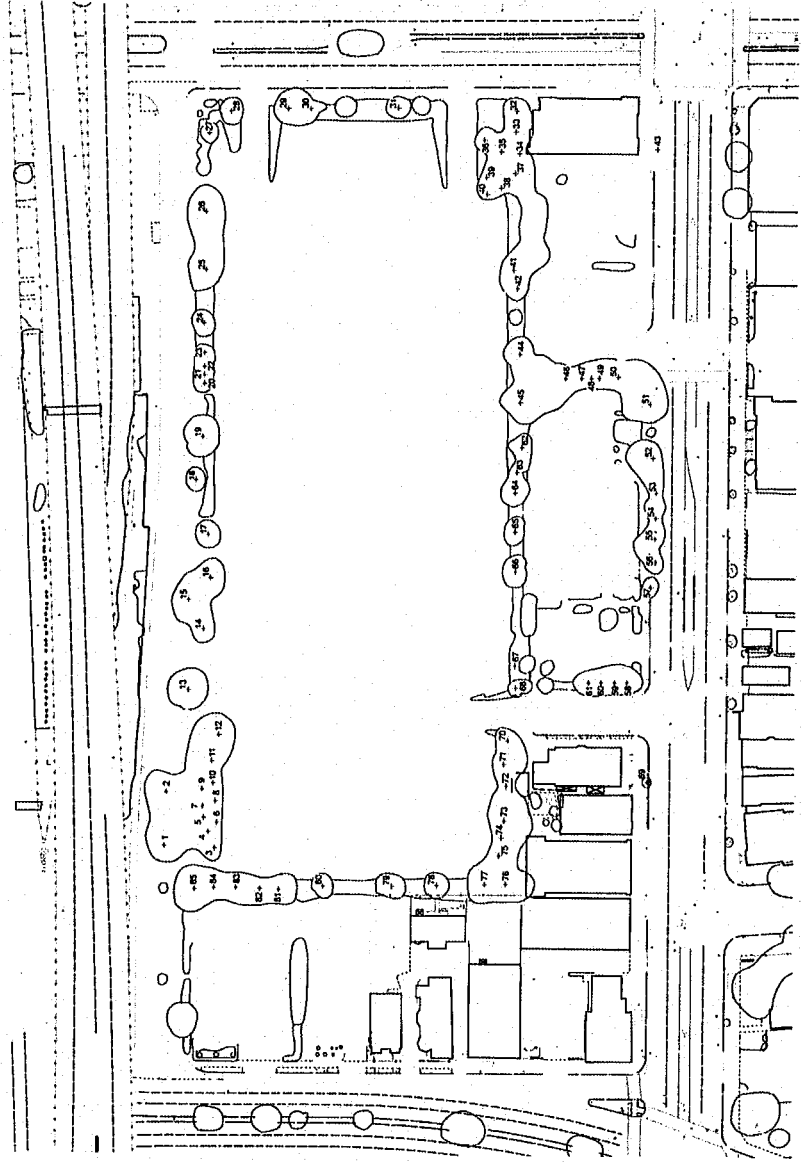
L-05
Existing Tree
Inventory



PGA design

Tree Preservation Ordinance

Tree ID	Tree Species	Tree Size	Tree Location	Tree Status
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100



*Tree inventory based upon field visit by PGA design on 9.27.07.

MacArthur Transit Community Partners, LLC



Preliminary Plant List

Latin Name	Common Name
PERENNIALS	
<i>Agrostis ornata</i>	Jay-of-the-Hill
<i>Citrus vespa</i>	Pomelo Ly
<i>Hebe</i>	Hebe
<i>Iris douglasiana</i>	Douglas Iris
<i>Limnium parrotii</i>	Sea Lavender
<i>Liriodendron muscari</i>	Lily Turf
GROUNDCOVER	
<i>Ceanothus leucanthemum</i>	Shrub-in-Summer
<i>Eucalyptus fortunei</i>	Eucalyptus
<i>Helianthemum nummularium</i>	Summer
<i>Polystichum muratum</i>	Sword Fern
<i>Polystichum chinensis</i>	Germander
SHRUBS	
<i>Banksia laevifolia</i>	Downy Barkberry
<i>Canthus greus</i>	Bushy Bush
<i>Celastrus scandens</i>	Tree Lilac
<i>Hebe Adamsii</i>	Sheep Hair Rose
<i>Hebe Adamsii</i>	Hebe
<i>Myrica communis</i>	Tree Myrtle
<i>Phormium tenax</i>	New Zealand Flax
<i>Pittosporum crassifolium 'Nana'</i>	Pittosporum
<i>Rosemaria officinalis 'Collingwood Ingram'</i>	Rosemary
<i>Salvia leucantha</i>	Mexican Bush Sage
TREES	
<i>Carex occidentalis</i>	Western Ribwort
<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash
<i>Platanus racemosa</i>	California Sycamore
<i>Prunella serotina</i>	Purpleleaf Plum
<i>Pyrus calleryana 'Charadee'</i>	Callery Pear
<i>Senecio sargentianus</i>	Coast Redwood
<i>Ulmus parvifolia</i>	Chinese Elm
VINES	
<i>Cissus antarctica</i>	Kurpanco Ivy
<i>Cyclostema callistegoides</i>	Lavender Trumpet Vine
<i>Jasminum polyanthum</i>	Pink Jasmine
GRASS	
<i>Miscanthus sinensis 'Purpureascens'</i>	Flame Grass
<i>Neuhoffia rigens</i>	Deer Grass
<i>Panicum orientale</i>	Fountain Grass

Lighting Goals

- Emphasize the pedestrian nature of the Transit Center through the use of lighting fixtures that are human-scaled, and of high quality.
- Ensure that there is adequate light levels to provide a safe environment for pedestrian, bicycle, and automobile traffic.
- Ensure a consistent streetscape character through the use of a unified family of light fixture elements.

Lighting Guidelines

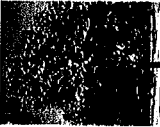
- Place lighting standards near the street curb in order to provide pedestrians with a sense of security and comfort, as well as a physical barrier from cars.
- Arrange and locate light fixtures to ensure safe and consistent levels of illumination along pedestrian walkways. Provide extra lighting at intersections and transit stops.
- Use accent lighting to highlight specimen vegetation, fountains, public art, central gathering areas, and important building features.
- Shield or direct all lighting to minimize glare around residential areas.

MacArthur Transit Community Partners, LLC

Trees / Shrubs



Coast Redwood



California Sycamore



Wild Lilac

MacArthur



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Douglas Iris

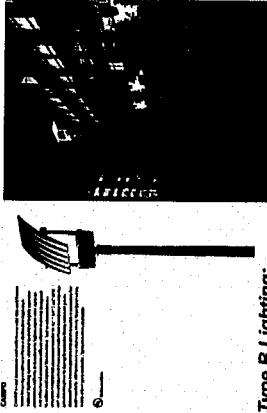


Sword Fern

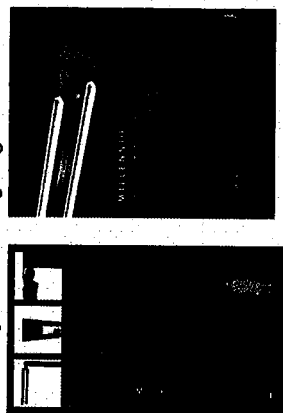


Deer Grass

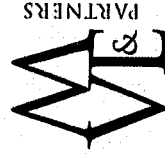
Type A Lighting: Roadway Light and Secondary Pedestrian Light



Type B Lighting: Roadway Light and Secondary Pedestrian Lighting



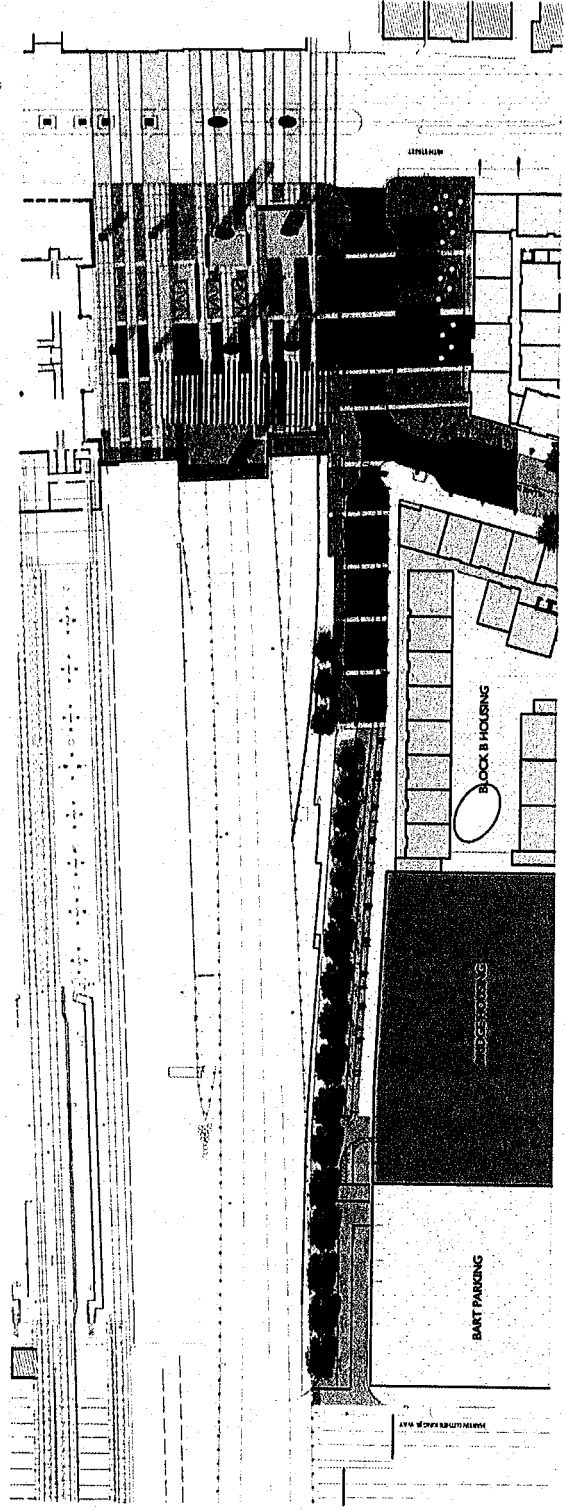
L-06
Planning and
Lighting Concept



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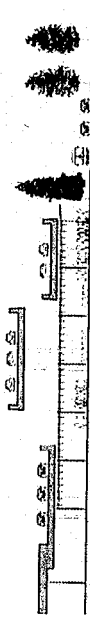
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Planning Commission



Site Plan
Scale: 1" = 60'



Elevation of BART Plaza
Scale: 1" = 40'



Section through plaza
Scale: 1" = 40'



Perspective along edge of BART Plaza



Perspective looking out of BART Plaza

Conceptual BART Plaza
Design

HOOD DESIGN
URBAN UNDERLAY AND SITE ARCHITECTURE

Conceptual BART Plaza
Design is included for
informational purpose only
and not for City review.