

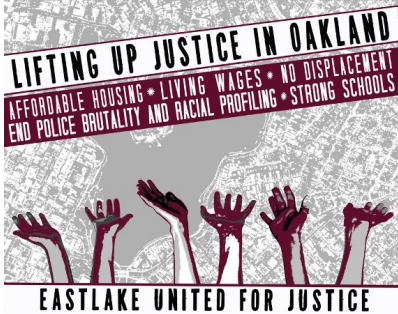


East 12th Street Remainder Parcel 2

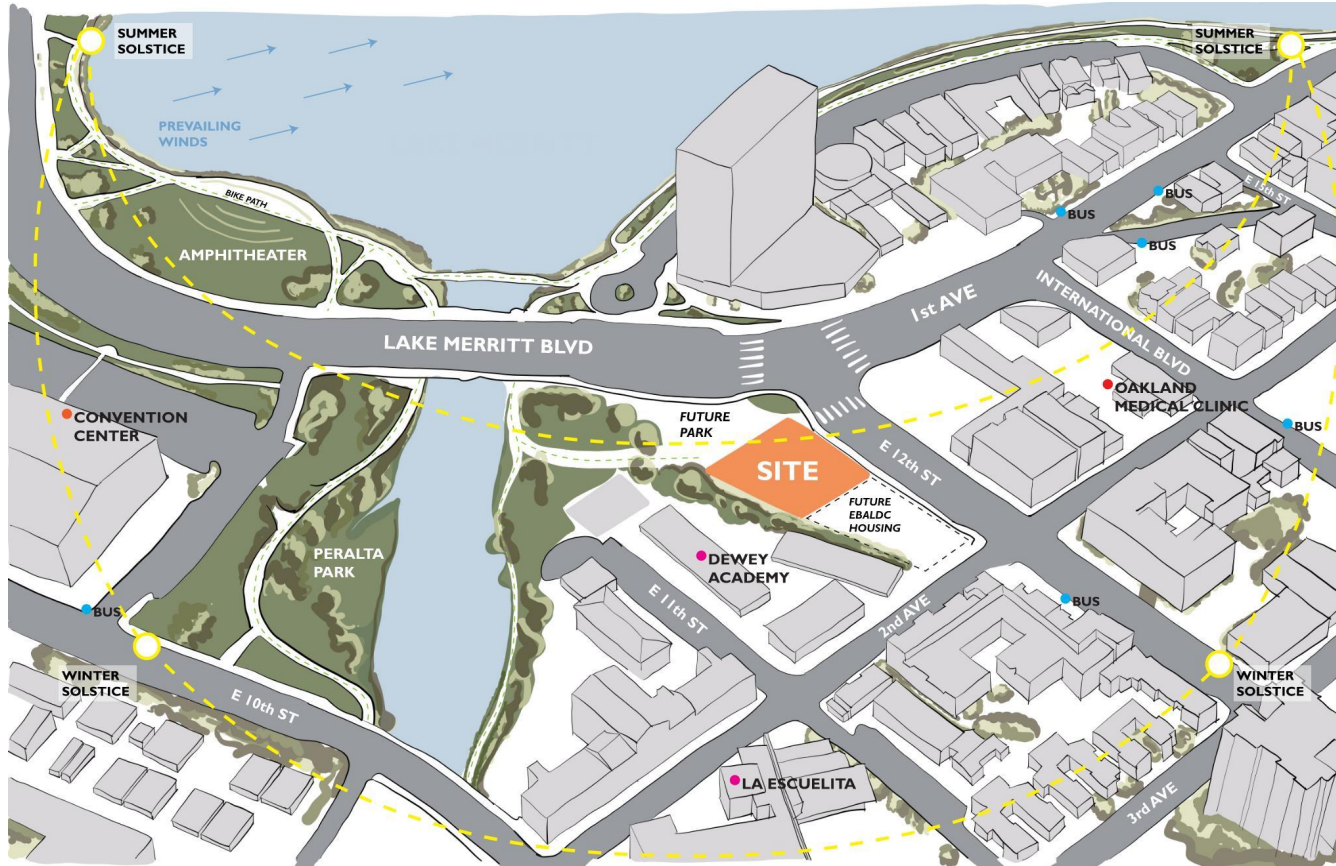
Planning Commission Information Session

November 20, 2024

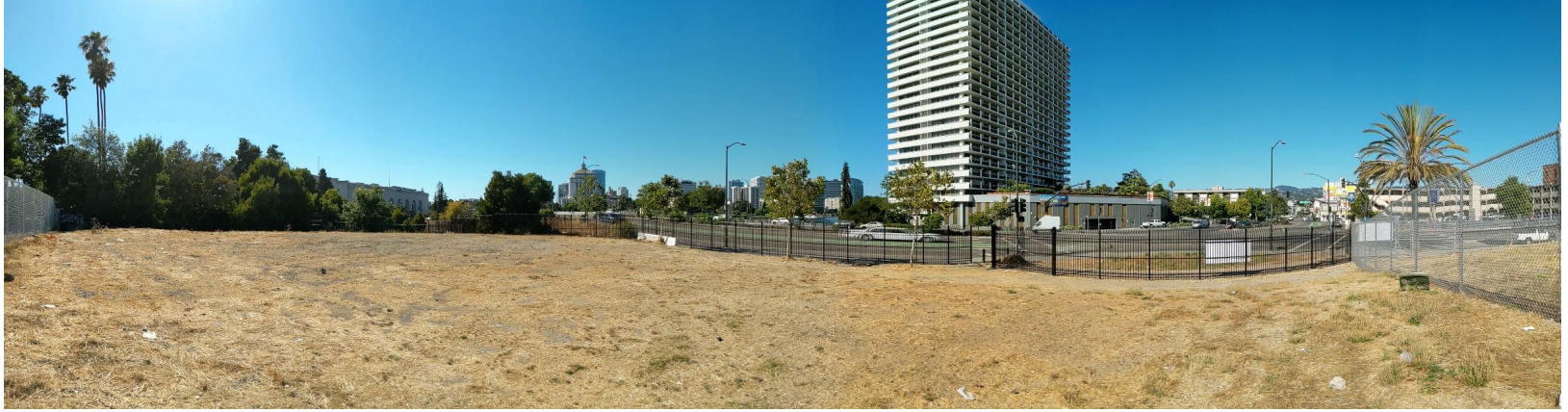
Development & Design Team



Context & Opportunity

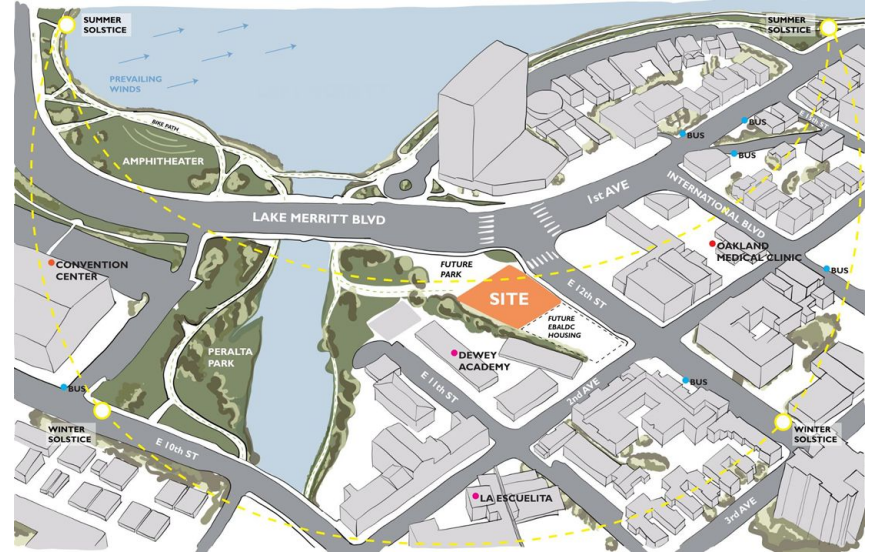


Context & Opportunity



Context & Opportunity

- Subject site (“Parcel 2”) is City owned, currently used for temporary construction staging
- Portion of site (“Parcel 1”) currently under construction by another developer
- SAHA has ENA with City to develop affordable housing on Subject site
- Land area closest to the estuary will be retained by City



Local Activism & the People's Proposal

- Grass-roots coalition formed in 2015
- Led by Eastlake United for Justice (EUJ)
- Over 200 organizations and stakeholders
- Advocates for community-driven design and 100% affordable housing



Community Outreach

- **April 2023** - Community picnic/vision session at Lake Merritt
- **May 2023** - Tabling at City of Oakland's Commission on Aging Senior Day
- **October 2023** - Launched project web page <https://www.e12parcel2.org>
- **October 2023** - Community Meeting #1
- **February 2024** - Community Meeting #2
- **April 2024** - Virtual Community Meeting
- **May 2023** - Community Meeting #3
- Created an online design feedback survey



What We Heard

Green Space:

Desire for **outdoor spaces**. Support of **transparency** to those spaces. Building should feel **safe** and **welcoming**.

Opportunities for Art:

Desire to engage **local community** for art opportunities with specific emphasis on **student involvement**.

Transparency:

Interest in transparent fences and gates, open air bridges and open spaces. Desire for **connectivity**, while providing **security**.

Safety:

Desire for the building to feel **safe** and avoid spaces for people to hide.

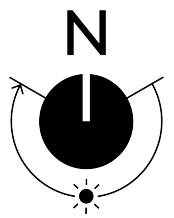
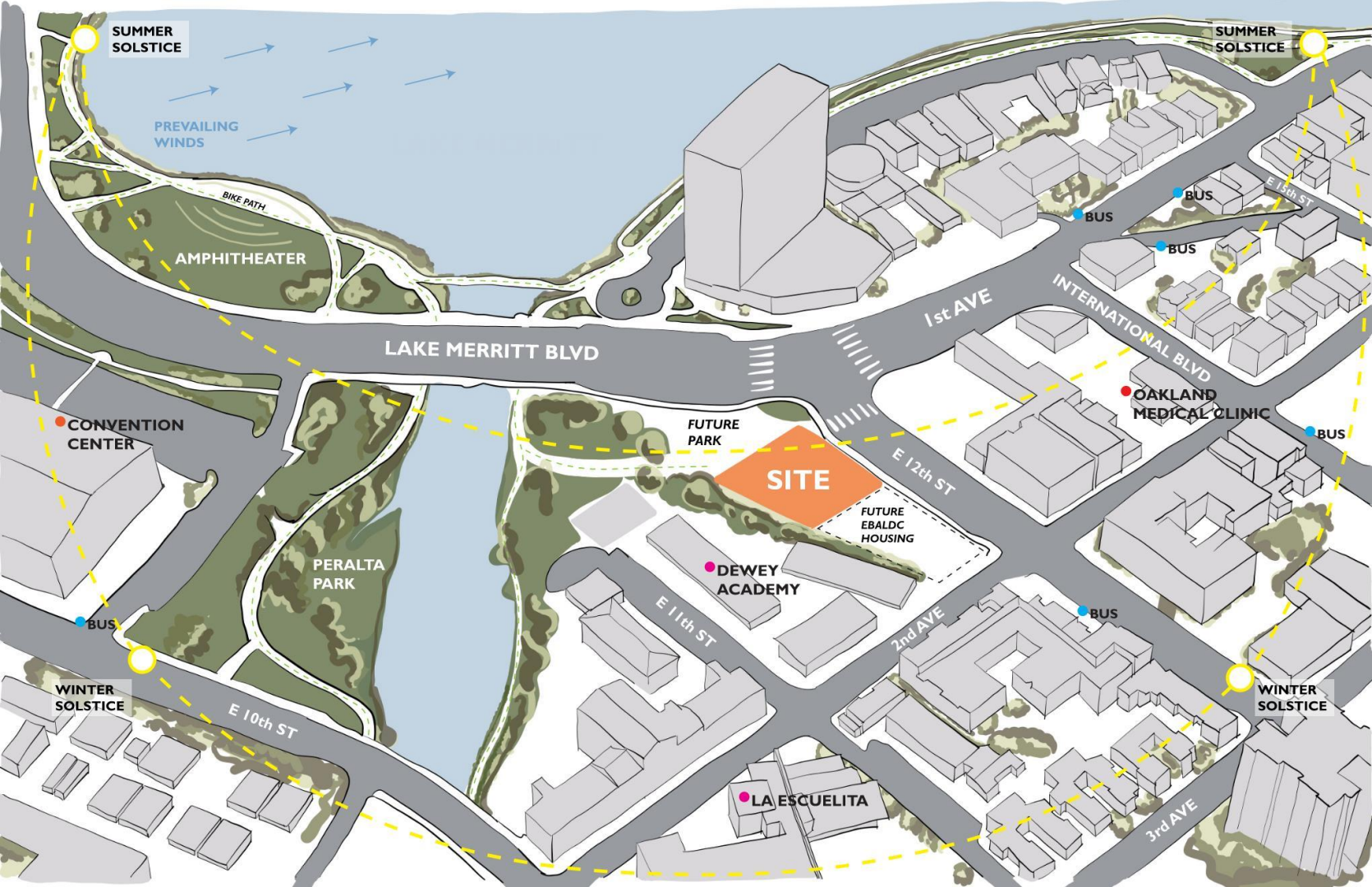
Community:

Desire for opportunities for the community to **gather** and **connection** to adjacent housing building.



BUILDING DESIGN





LAKE MERRITT BLVD

E 12TH ST





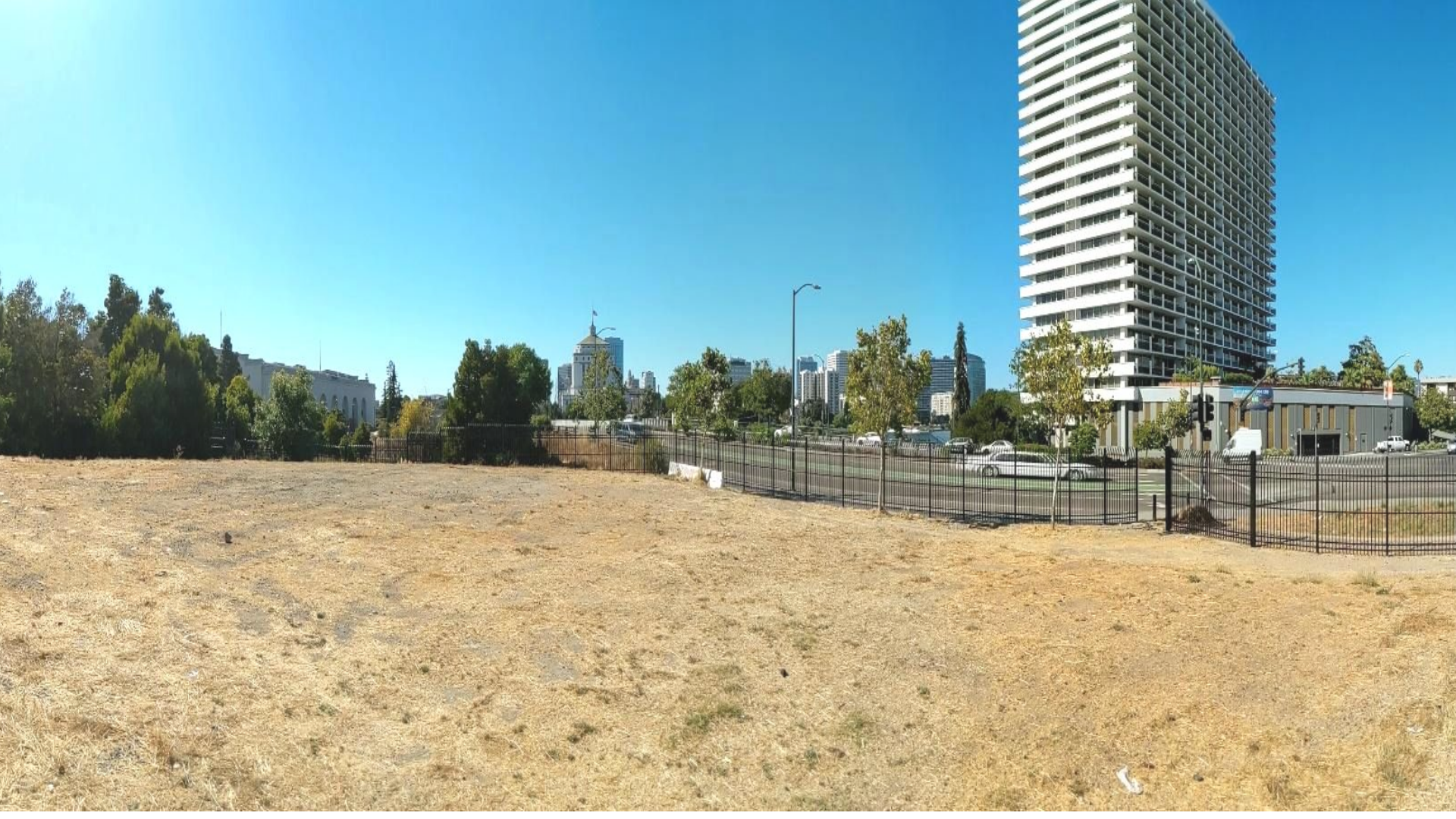
LAKE MERRITT BLVD

OPEN
SPACE

SITE

E 12TH ST





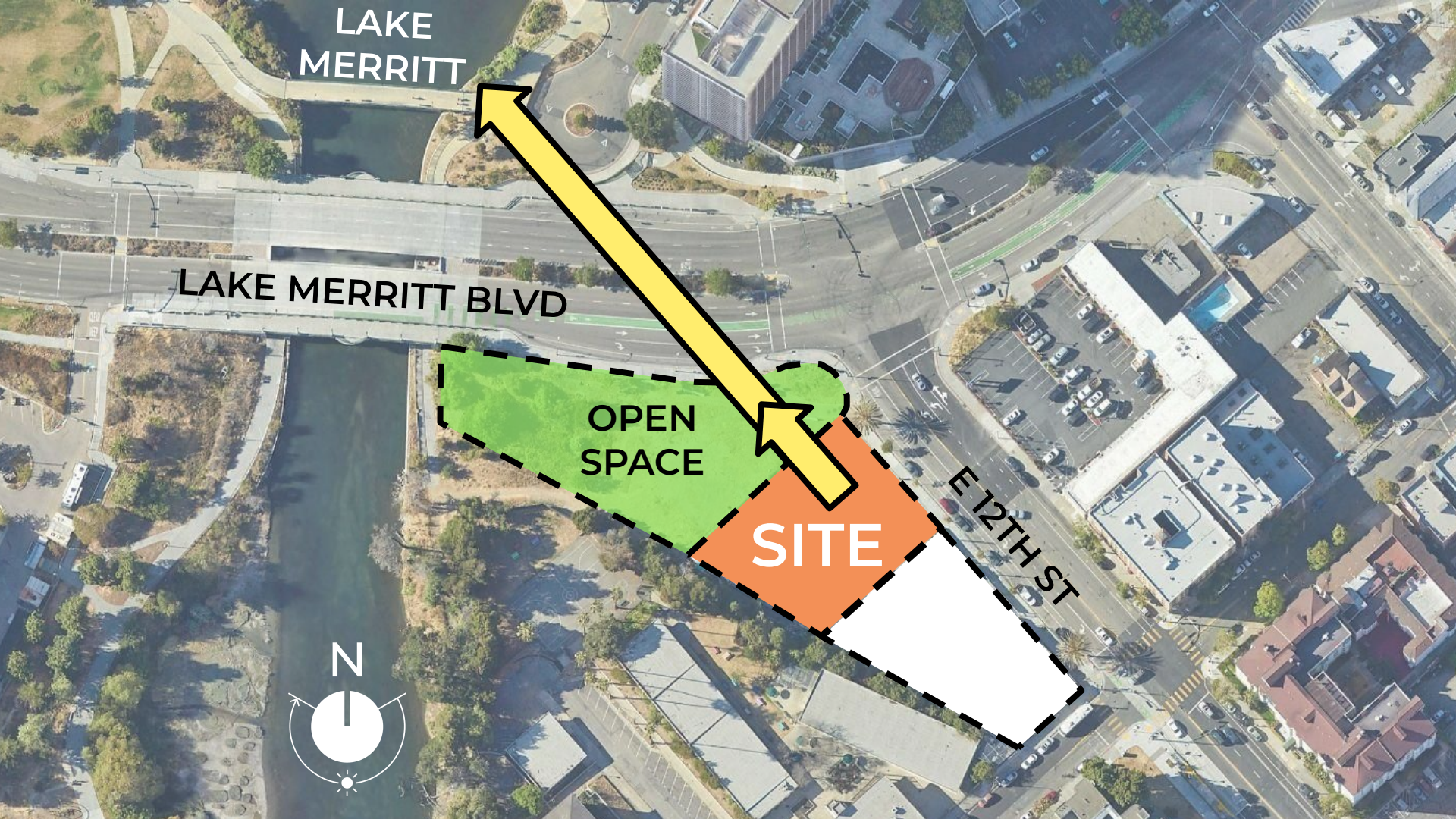
LAKE MERRITT

LAKE MERRITT BLVD

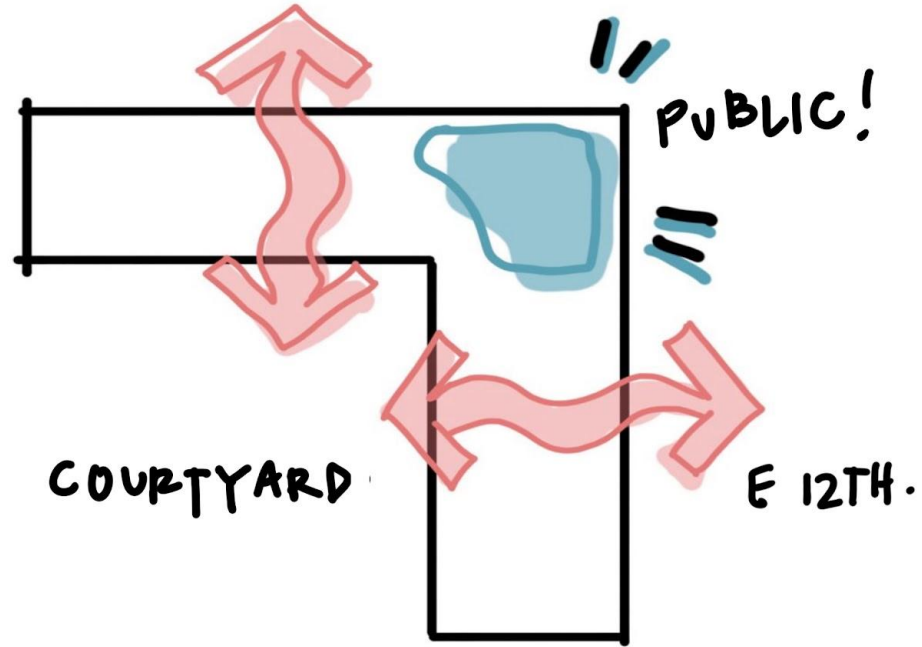
OPEN SPACE

SITE

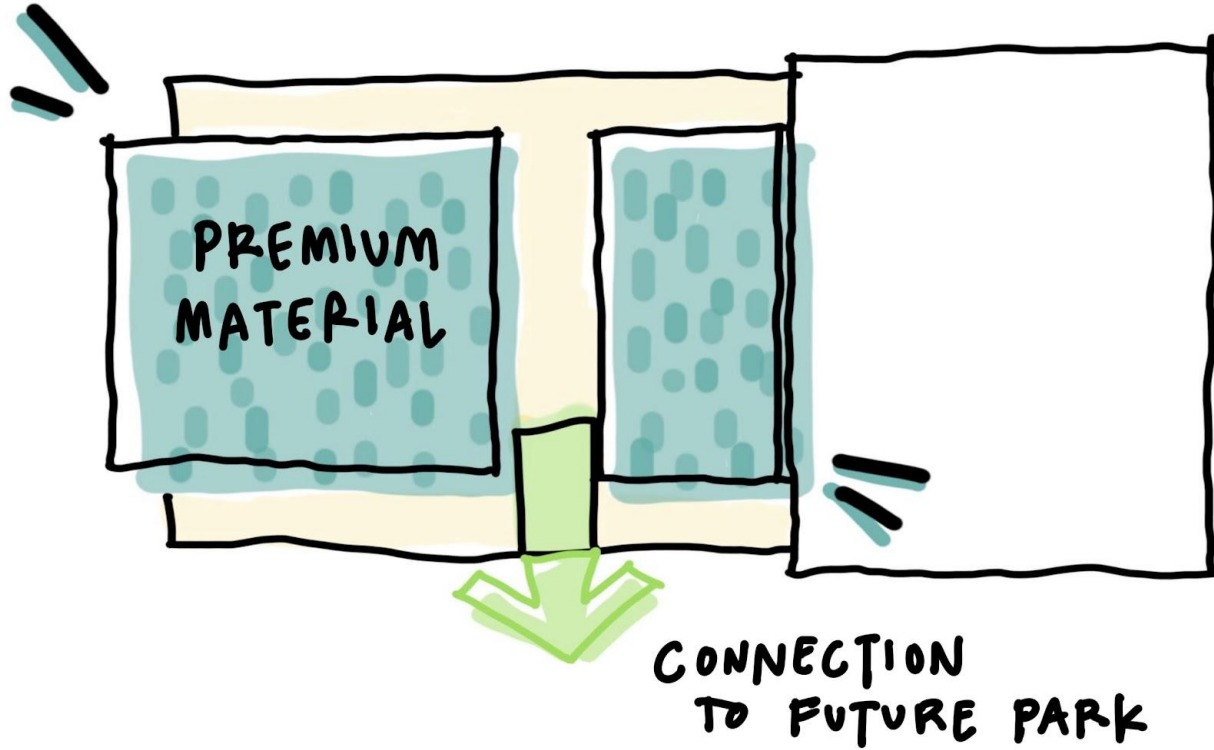
E 12TH ST

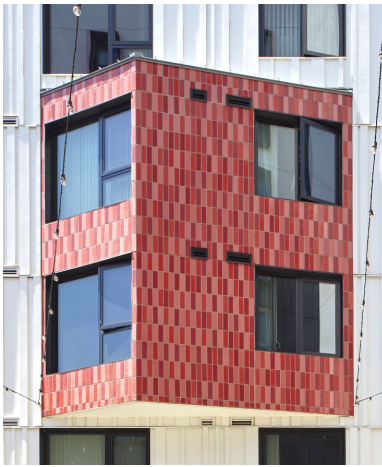


LAKE MERRITT & FUTURE PARK



LAKE MERRITT FACADE





Glazed Tile



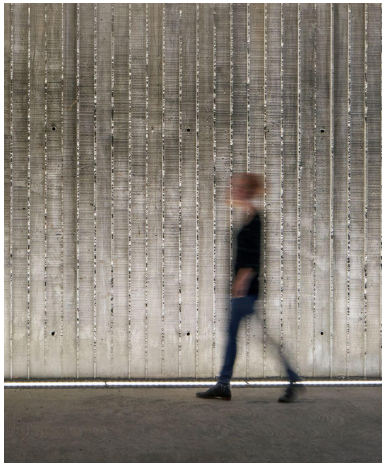
White Plaster



Wood Siding



Steel Trellis



Textured Concrete



Weathered Steel

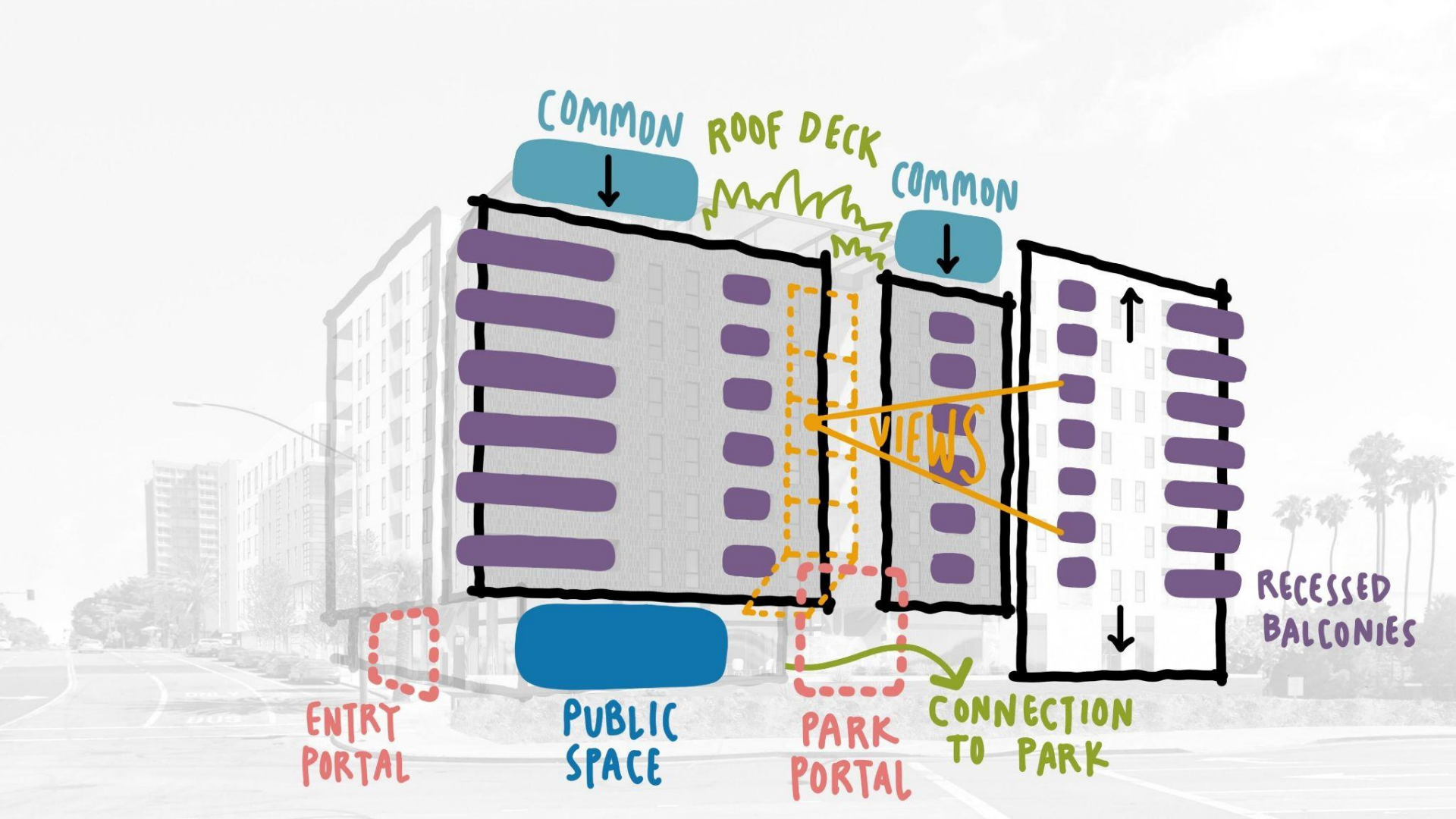


Community Murals



Glazing





COMMON ROOF DECK

COMMON

VIEWS

RECESSED BALCONIES

ENTRY PORTAL

PUBLIC SPACE

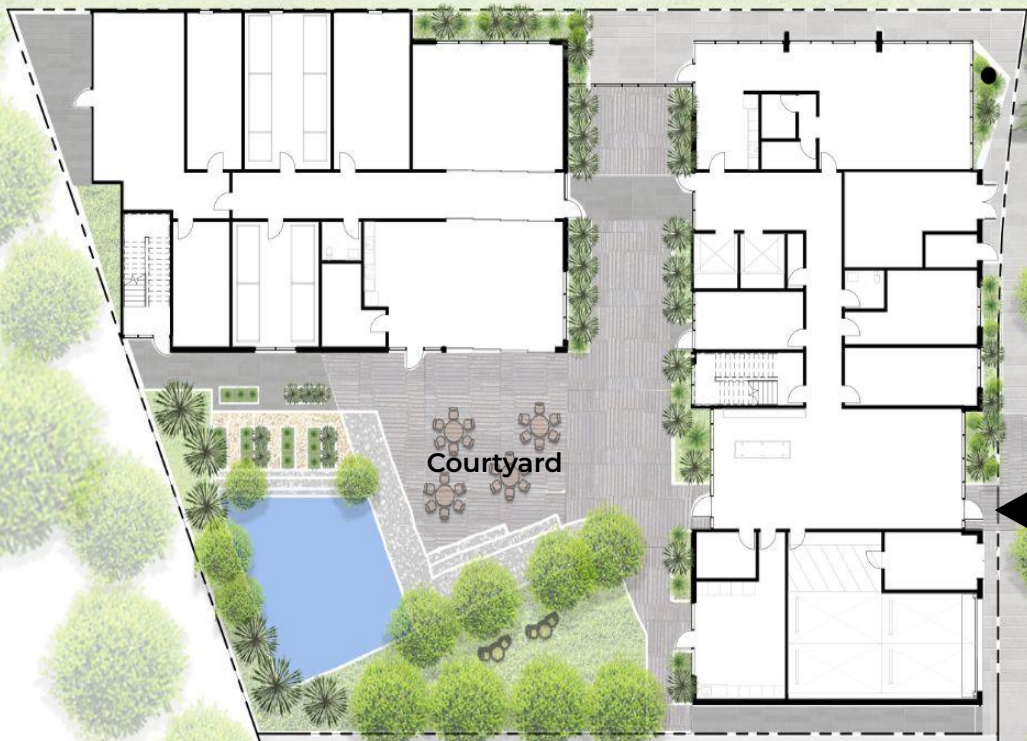
PARK PORTAL

CONNECTION TO PARK





Adjacent Open Space
(Potential Future Park)



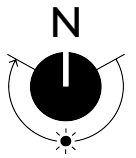
Courtyard

Entry

E 12TH ST

Adjacent Housing

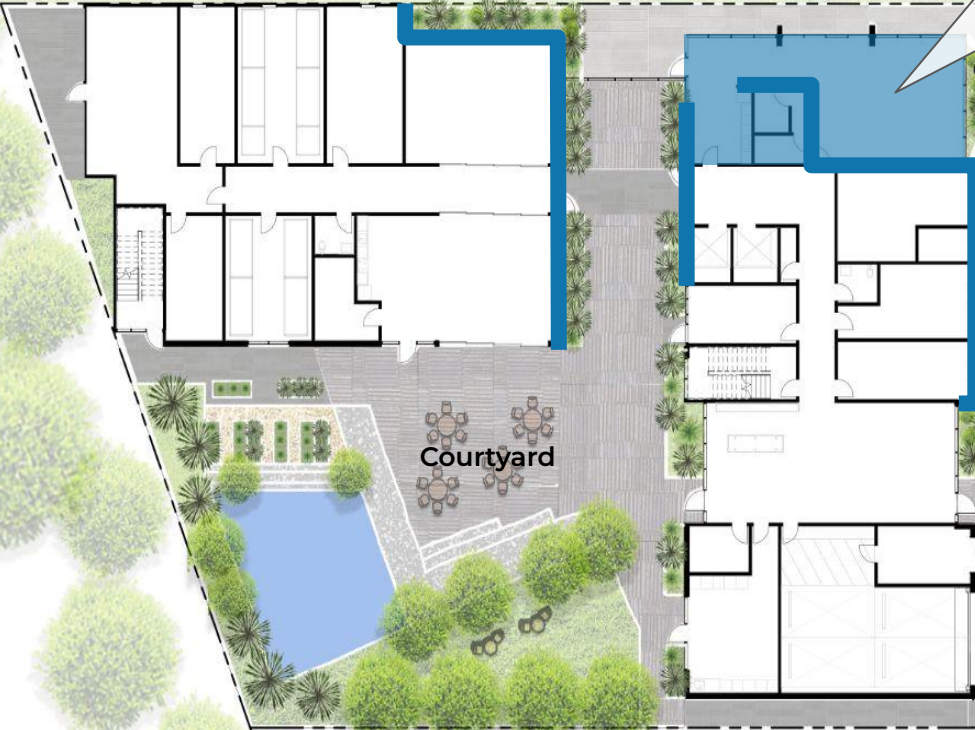
LEVEL 1



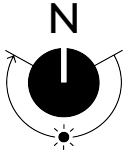
Mural

Adjacent Open Space
(Potential Future Park)

Public Meeting Room



E 12TH ST



LEVEL 1

Adjacent Housing



RIGHT LANE
BUSES
RIGHT TURNS
ONLY
24 HOURS



Adjacent Open Space
(Potential Future Park)

Park Portal

Courtyard

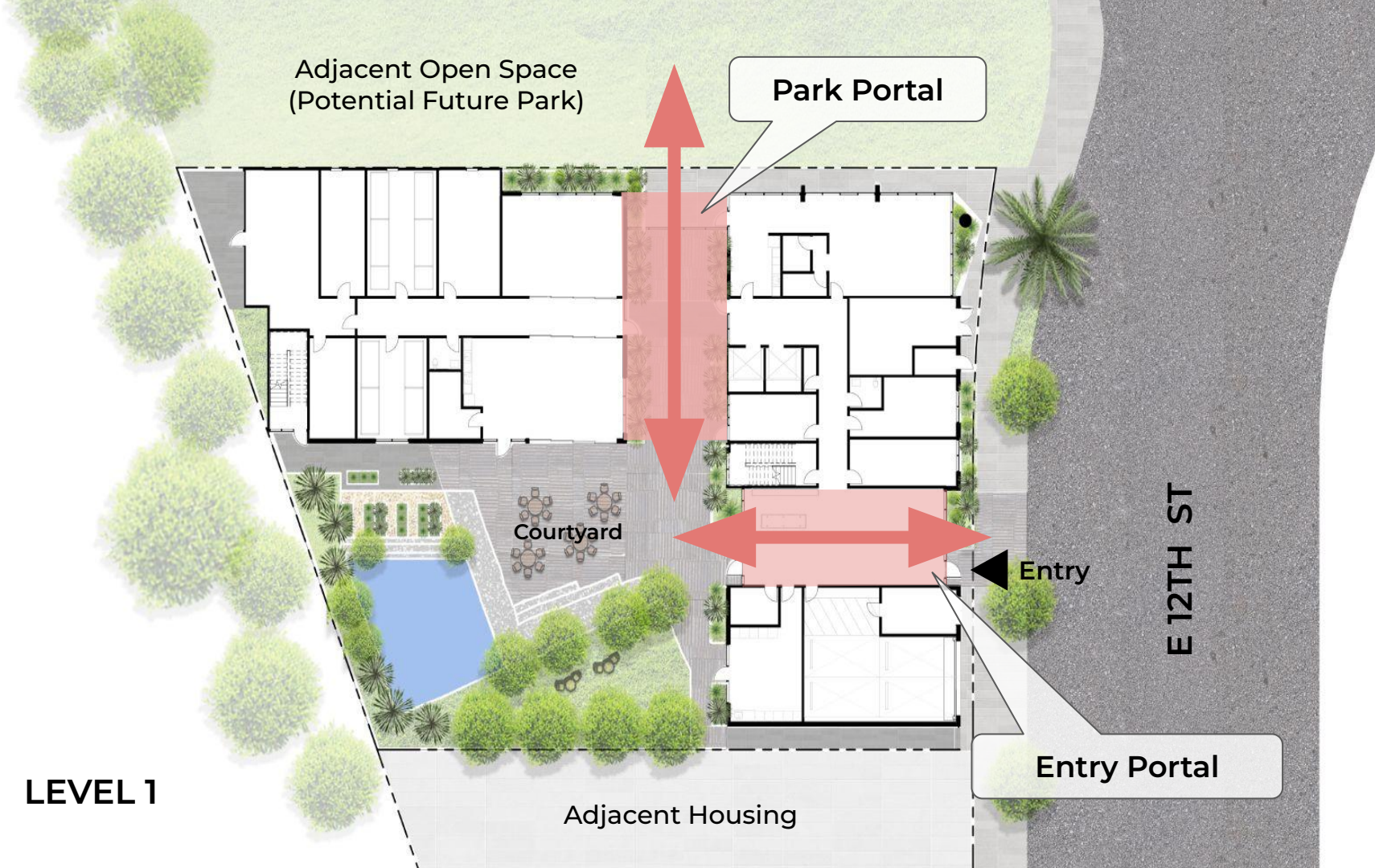
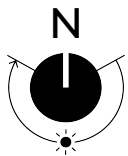
Entry

E 12TH ST

Entry Portal

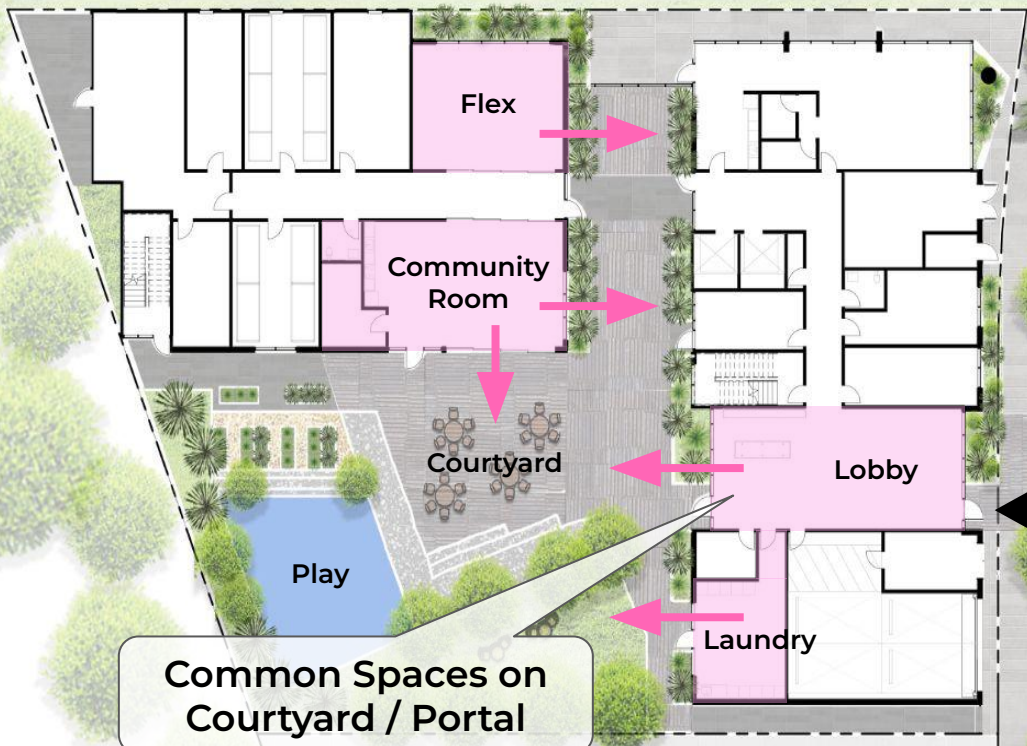
Adjacent Housing

LEVEL 1





Adjacent Open Space
(Potential Future Park)



Flex

Community Room

Courtyard

Play

Lobby

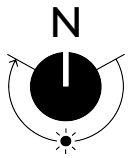
Entry

Laundry

Common Spaces on
Courtyard / Portal

Adjacent Housing

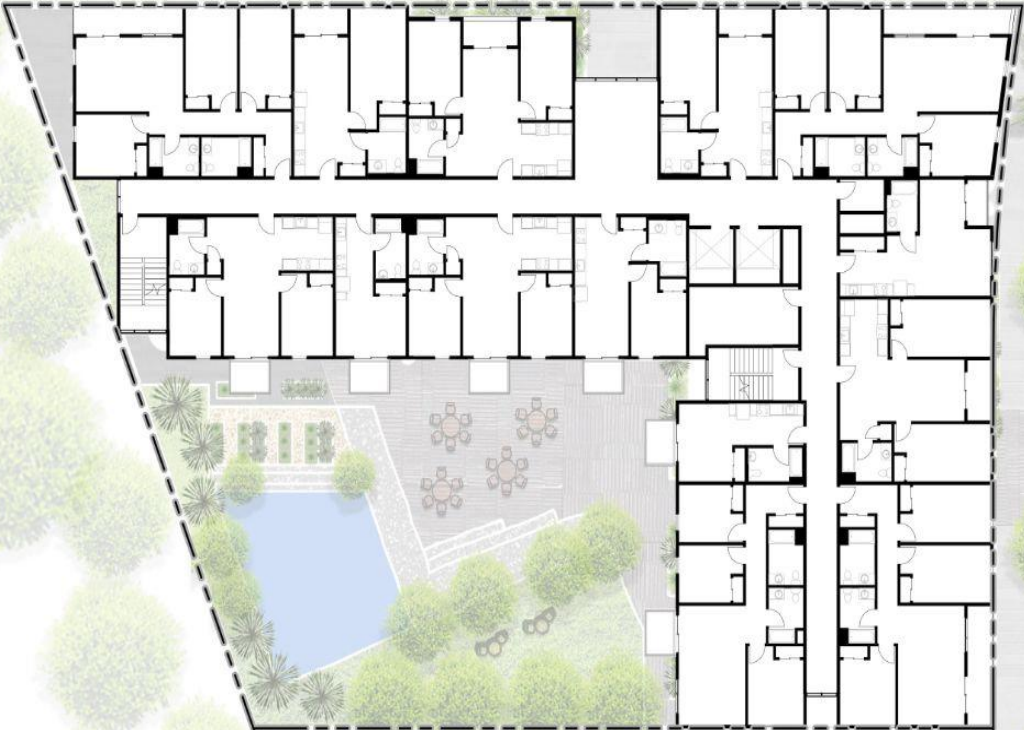
E 12TH ST



LEVEL 1



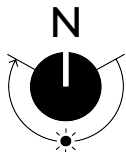
Adjacent Open Space
(Potential Future Park)



E 12TH ST

Adjacent Housing

LEVELS 2-7



Adjacent Open Space
(Potential Future Park)

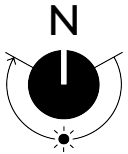
95 Homes !



E 12TH ST

Adjacent Housing

LEVELS 2-7



Adjacent Open Space
(Potential Future Park)

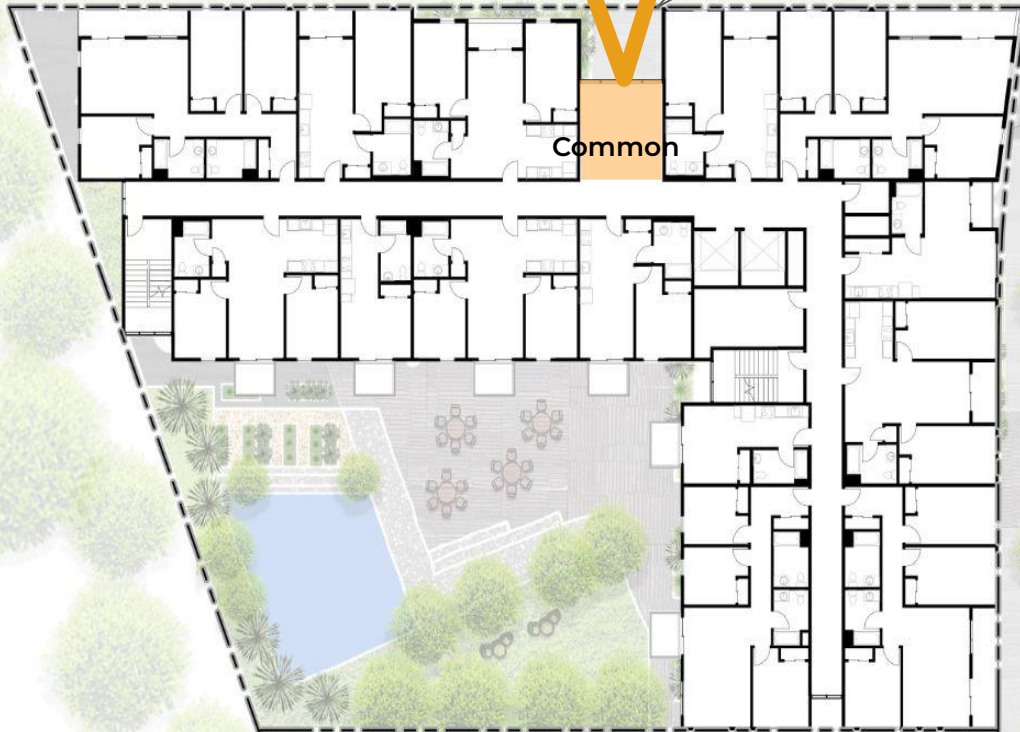
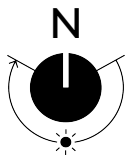
Lake View for All

Common

E 12TH ST

Adjacent Housing

LEVELS 2-7



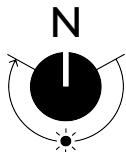


Adjacent Open Space
(Potential Future Park)

Private Balconies



E 12TH ST

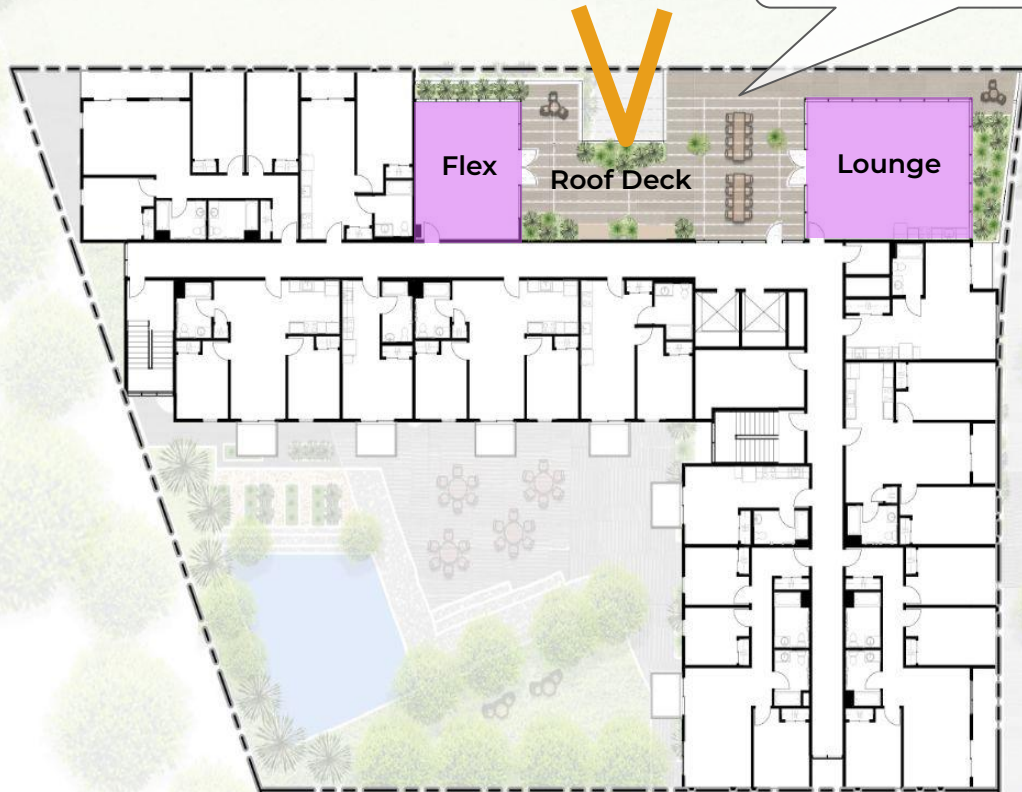


LEVELS 2-7

Adjacent Housing



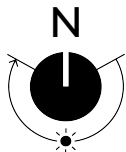
**Roof Deck &
Common Amenities**



Flex

Roof Deck

Lounge



LEVEL 8

