LAKE MERRITT BART TOD

Tentative Tract Map Amendment + Project Updates

Planning Commission Hearing April 3rd, 2024



PROJECT PARTNERS









LAKE MERRITT STATION AREA PLAN

VISION & GOALS

EMERGING PLAN & ALTERNATIVES

DRAFT PLAN & EIR

Draft

EIR

FINAL PLAN & EIR







Community Workshop



Workshops

Focus Groups (students, merchants, families)



Community Stakeholders Group (ongoing meetings)



Community Open House

Draft Plan

> Community Workshop

Review by Boards and Commissions Review by Boards and Commissions, Adoption by City Council

2008 - 2009

Engagement

Spring 2010

Spring 2011

Ongoing

Sept. 2011

Dec. 2011 - March 2012

PREFERRED PLAN

Review by Boards,

Commissions and

City Council

Dec. 2012 Nov. 2013

Nov. - Dec. 2013

Jul. - Dec. 2014









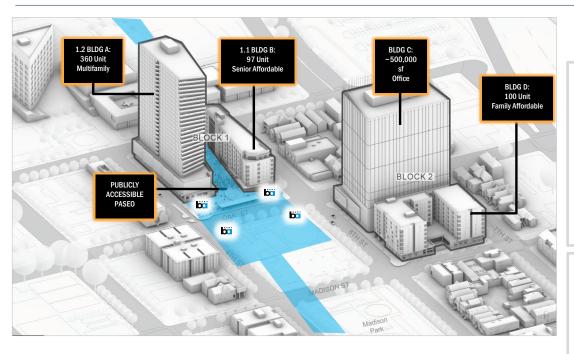








MAY-2021 APPROVED PLANNED UNIT DEVELOPMENT ('PUD')



APPROVED PLANNED UNIT DEVELOPMENT ('PUD')

- BUILDING A: 360 DU 10% Affordable
- **BUILDING B:** 97 DU 100% Senior Affordable
- **BUILDING C:** ~500,000sf Office
- **BUILDING D:** 100 DU 100% Family Affordable
- Total: 557 DU, 500,000sf Office + Ground Floor Retail
- CEQA Review Complete

COMMUNITY BENEFITS

- 40% AFFORDABLE HOUSING
- SIGNIFICANT BIKE & PEDESTRIAN SAFETY IMPROVEMENTS: Bulbouts, widened sidewalks, cycle track, new bike lanes, accessible loading
- PUBLIC PASEO: Generous mid-block crossing and significant public realm gathering space, and landscape enhancements around the Lake Merritt Station



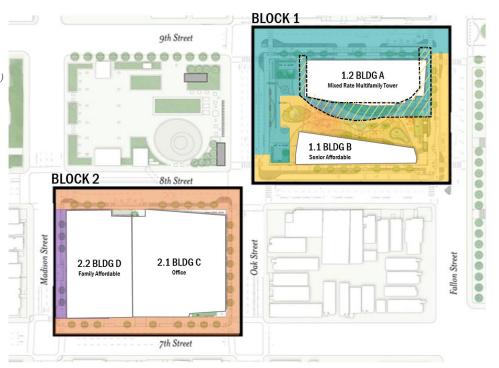




HORIZONTAL FDP PHASING

PROJECT PHASING

- Phase 1.1: Building B + 80% of On-Site Public Open Space (Includes the option for City to require a bond for remaining Block 1 horizontal improvements)
- **Phase 1.2:** Building A + Remaining Block 1 Horizontal Improvements
- **Phase 2.1:** Building C + Corresponding Block 2 Horizontal Improvements
- **Phase 2.2:** Building D + Remaining Block 2 Horizontal Improvements













BIRD-EYED VIEW LOOKING NORTH WEST

STREET VIEW, 8TH ST. AND FALLON ST



BIRD-EYED VIEW LOOKING SOUTH EAST



STREET VIEW, 8TH ST. AND OAK ST





Clear view from community room













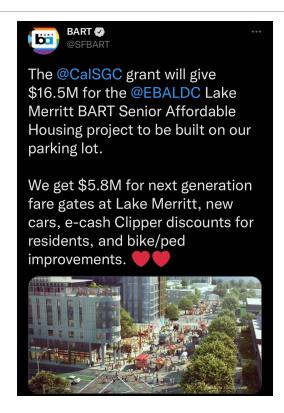
Flexible space for activities and events that can extend to the community room





PROJECT UPDATES SINCE FDP APPROVAL

- <u>FINANCING:</u> Six (6) Competitive Funding Awards procured over \$70 MM in financing
 - Includes 4% tax credits and tax-exempt bonds
 - Includes a portion of the City's successful \$40 MM + Infill Infrastructure Grant (IIG) award
- <u>DESIGN/PERMITTING:</u> Advancing Project Designs towards Permit-Readiness
 - Structural review with BART
 - NEPA Review with Planning
 - Environmental Oversight with Alameda County Department of Environmental Health (ACDEH)







Project Schedule

<u>Affordable Senior Housing + Horizontal Improvements</u>

EBALDC Selected Fall 2018
Exclusive Negotiation Agreement Finalized January 2019

Submit for Entitlements October 2019
General Entitlements Secured May 2021
Full Entitlements Secured July 2022

Phase 1 - Affordable Senior Housing + Initial Horizontal Improvements

Building Entitlements Secured Summer 2022

Funding Applications Spring 2021 – Summer/Fall 2023

Tax Credit Financing ApplicationSeptember 2023Start ConstructionSummer 2024Finish ConstructionSpring 2026







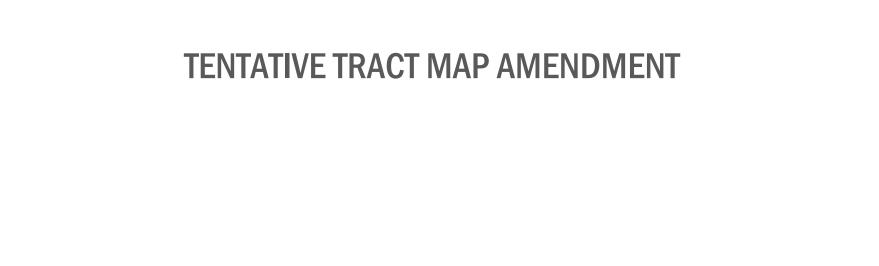




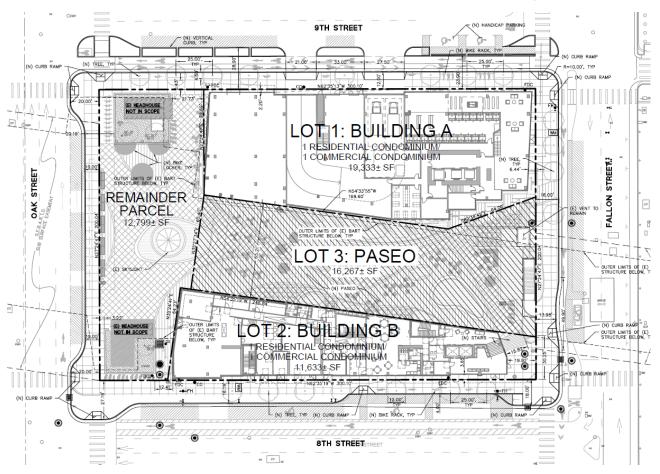




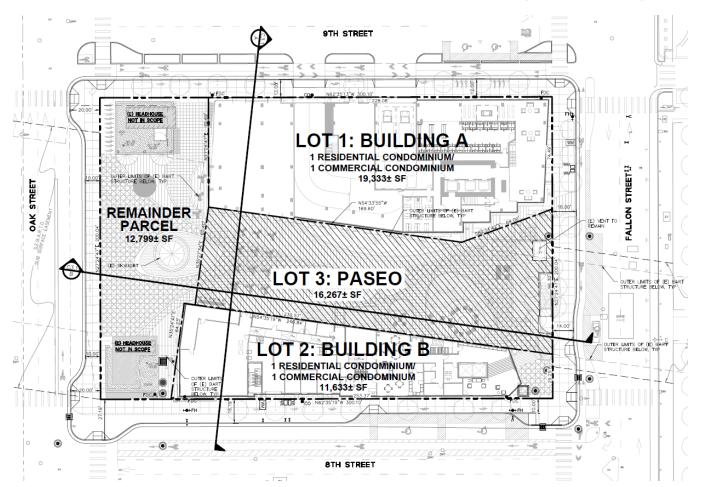




APPROVED VESTING TENTATIVE TRACT MAP (PUD, MAY 2021)

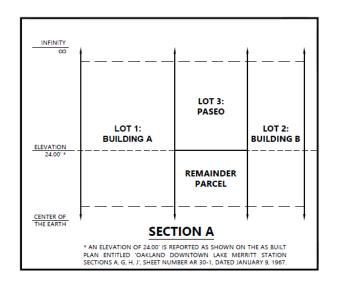


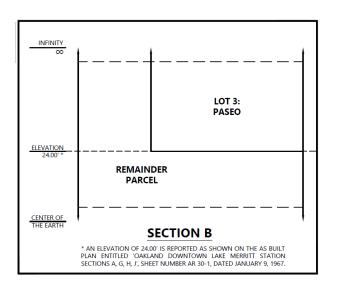
AMENDED VESTING TENTATIVE TRACT MAP (CURRENT)



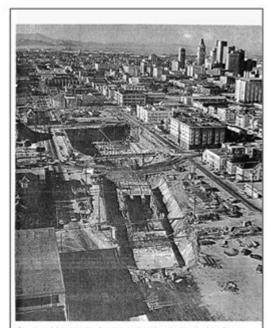
- -BART request from May 2023
- -Subdivide or separate land (above) from the tunnel
- -BART must at all times have sole control over the portion of the property (subterranean) where the tunnel is located

AMENDED VESTING TENTATIVE TRACT MAP (CURRENT)



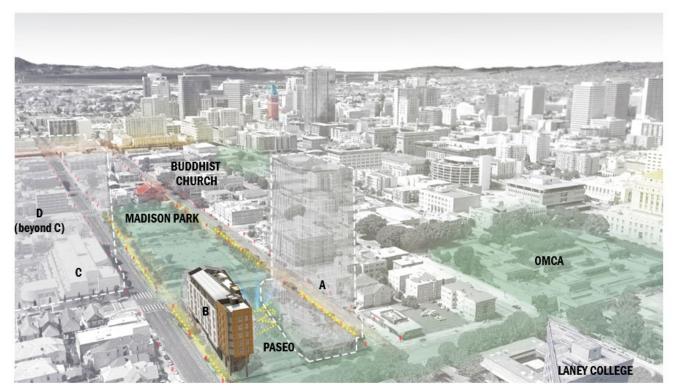


PARCEL AREA			
EXISTING PARCELS	NEW PARCELS	AREA	ACREAGE
BLOCK 135		(60,032 SQ. FT.±)	(1.378 AC.)
	LOT 1: BUILDING A	19,333 SQ. FT.±	0.444 AC.
	LOT 2: BUILDING B	11,633 SQ. FT.±	0.267 AC.
(ELEVATION 24.00')	LOT 3: PASEO	16,267 SQ. FT.±	0.373 AC.
(ELEVATION 24.00')	REMAINDER	12,799 SQ. FT.±	0.294 AC.



Nerview of Lake Merritt Station construction showing the interface fith completed submy structures, Oak Street detour, excevarian and import, and extent of construction progress on the station struc-NFE. Contract 1X0071, Submay Structure, Lake Merritt Station.

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