

LAKE MERRITT BART TOD

Tentative Tract Map Amendment + Project Updates

Planning Commission Hearing
April 3rd, 2024



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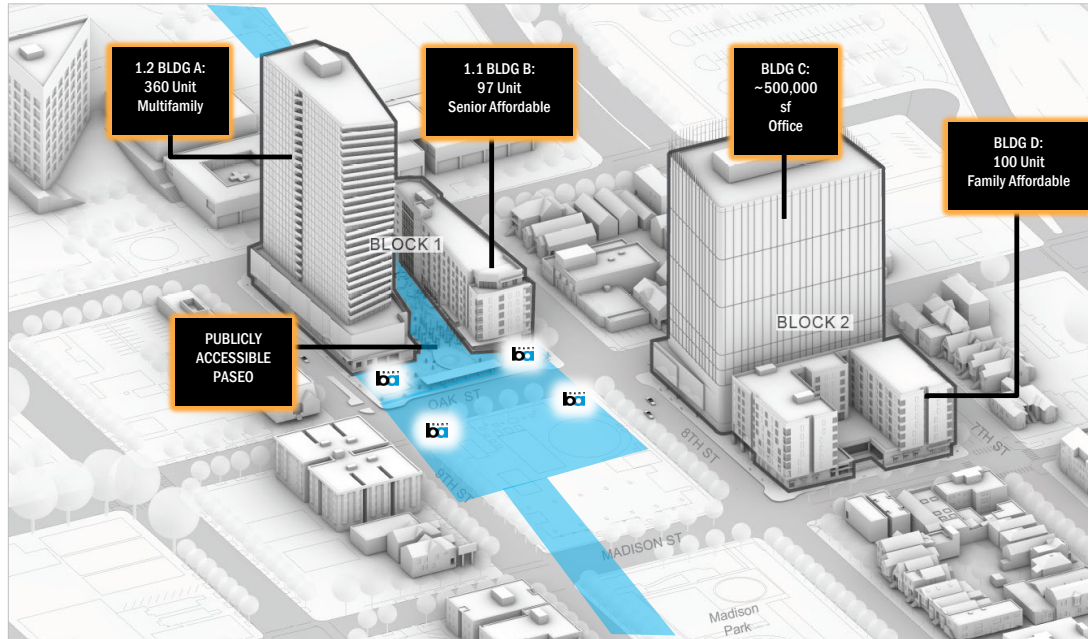
PROJECT PARTNERS



LAKE MERRITT STATION AREA PLAN



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:** Bulb-outs, 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

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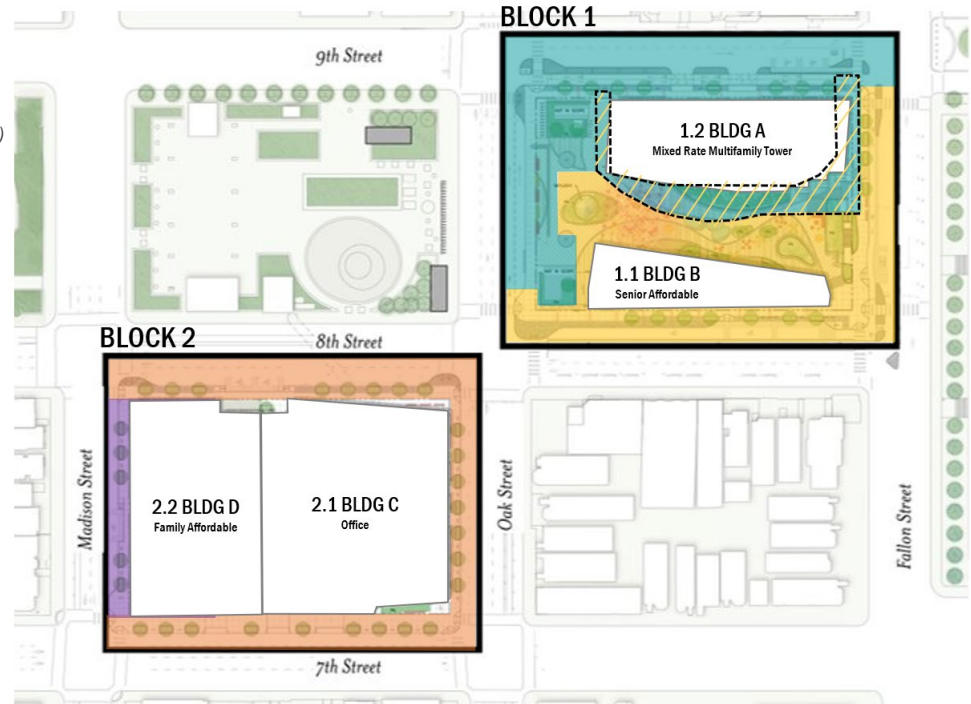


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HORIZONTAL FDP PHASING

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



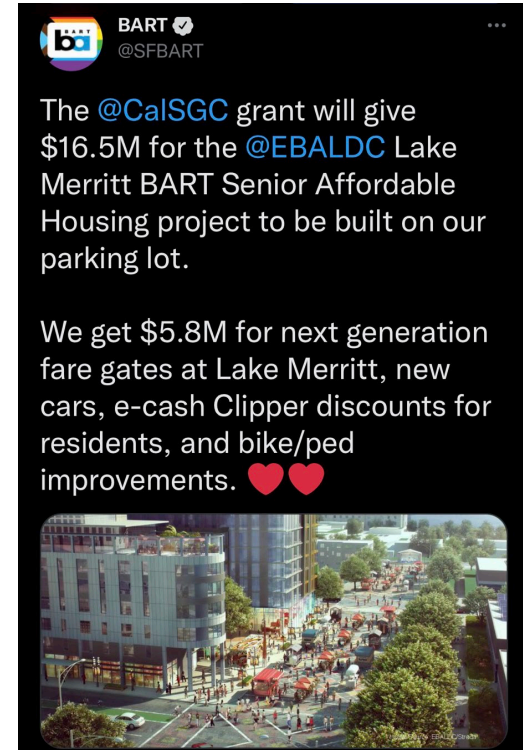
Flexible space for activities and events that can extend to the community room



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PROJECT UPDATES SINCE FDP APPROVAL

- **FINANCING:** 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
- **DESIGN/PERMITTING:** 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

Affordable Senior Housing + Horizontal Improvements

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

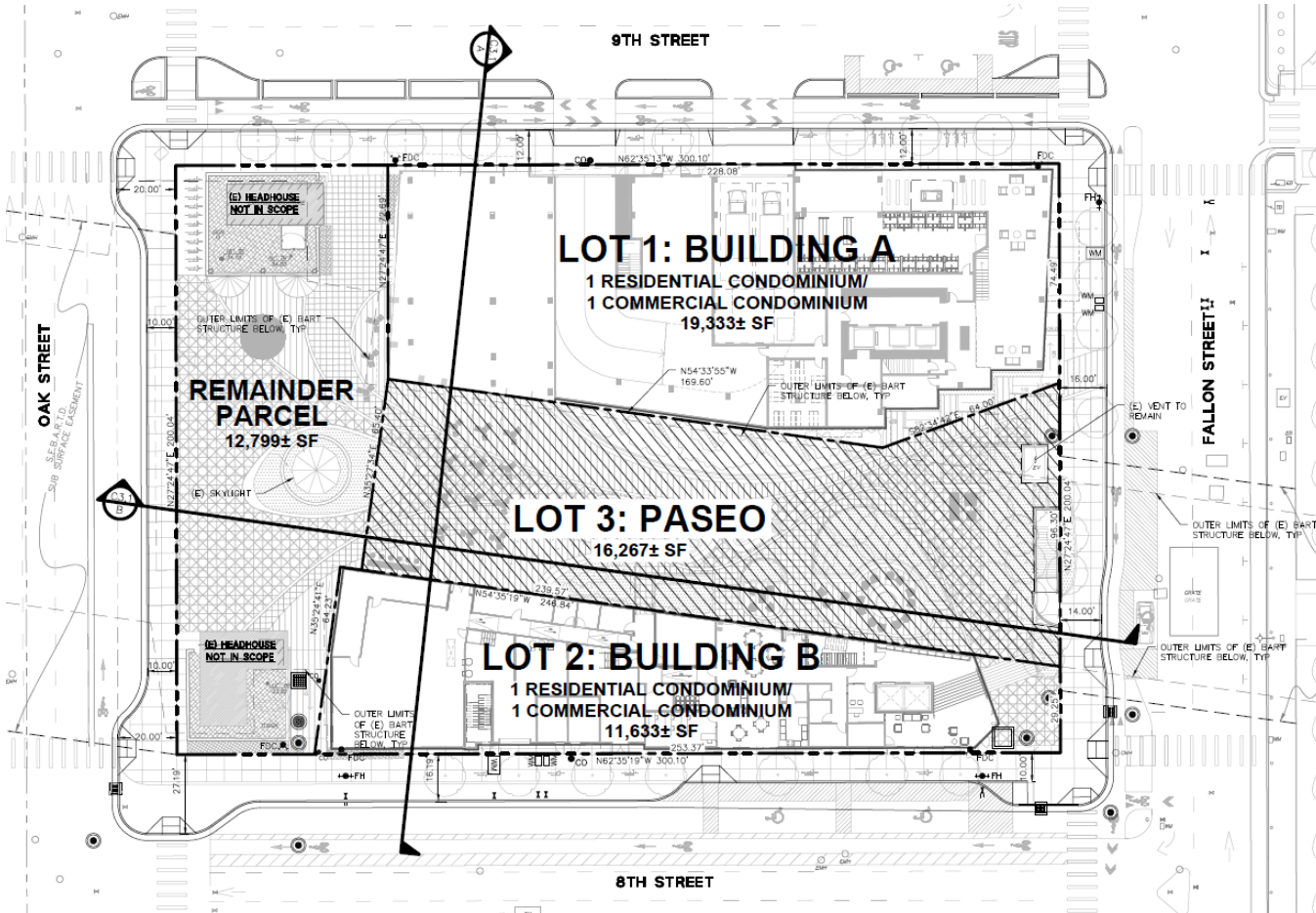
Building Entitlements Secured	Summer 2022
Funding Applications	Spring 2021 – Summer/Fall 2023
Tax Credit Financing Application	September 2023
Start Construction	Summer 2024
Finish Construction	Spring 2026



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TENTATIVE TRACT MAP AMENDMENT

AMENDED VESTING TENTATIVE TRACT MAP (CURRENT)

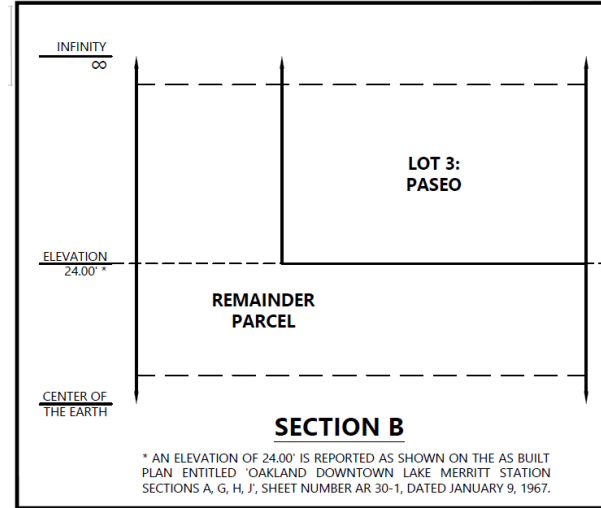
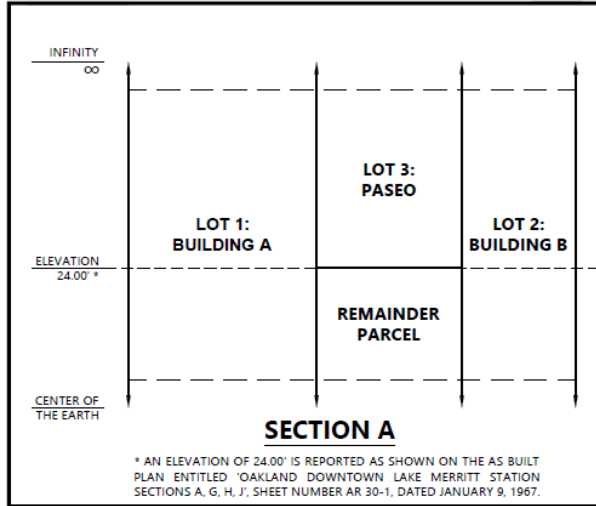


-BART request from May 2023

-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.

