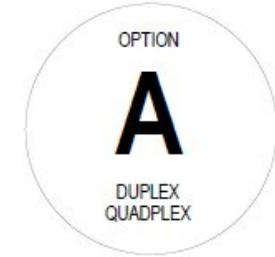
An aerial photograph of a residential neighborhood. A large parcel of land is outlined in yellow, located in the upper right quadrant of the image. The parcel contains several houses and trees. To the left of the parcel, there is a large, multi-lane highway. The surrounding area is densely packed with houses and trees.

Barcelona Parcel
Residential Density Analysis
City of Oakland
10/30/19

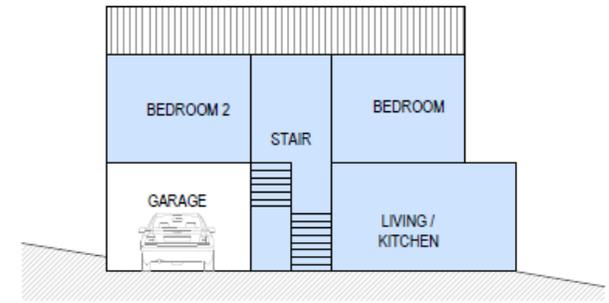
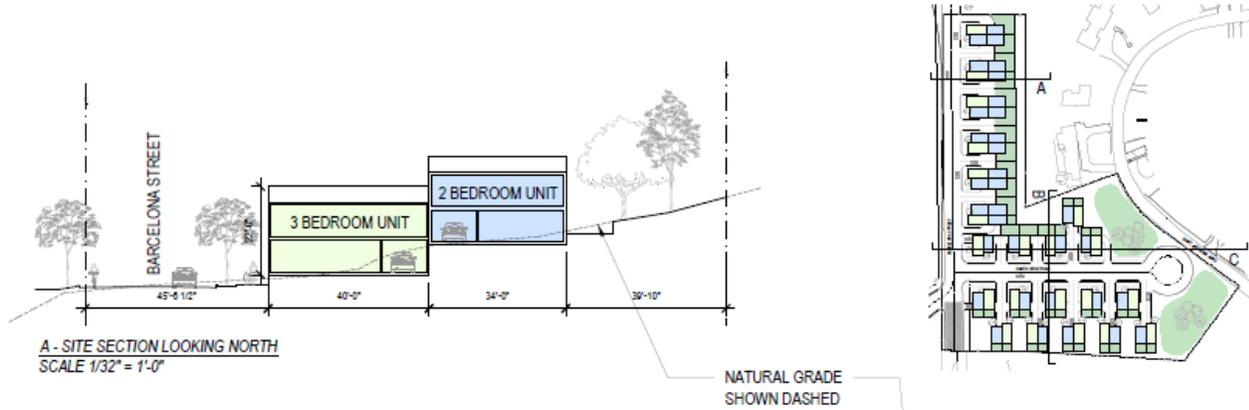
Option A: Low Density (Duplex/Fourplex Units)



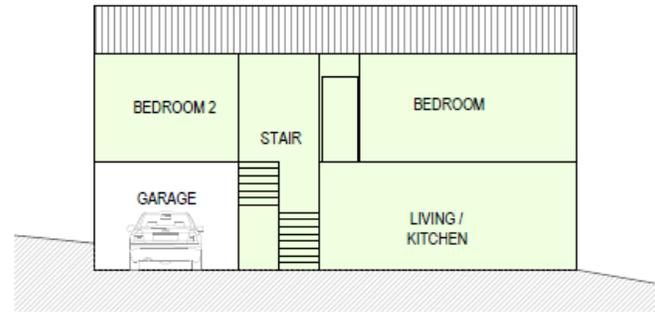
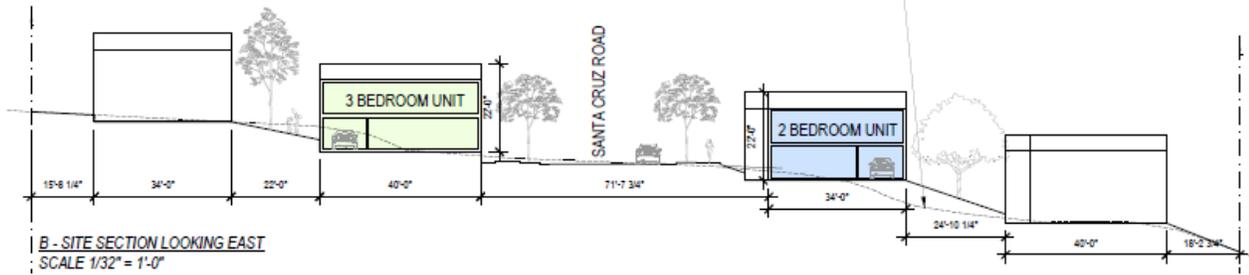
THIS IS A **LOW DENSITY** HOUSING OPTION THAT PROVIDES 2-STORY HOMES ARRANGED IN DUPLEXES AND FOURPLEXES. THE MASSING IS MORE IN KEEPING WITH THE SURROUNDING NEIGHBORHOOD, AND PROVIDES SEPARATE HOMES WITH PRIVATE OPEN SPACE.

PROJECT DATA	
TOTAL GROSS FLOOR AREA (W/O GARAGE)	59280 SF
LOT AREA	209579 SF
FOOTPRINT	39240 SF
LOT COVERAGE	19 %
UNIT COUNT	33 X 2 BEDROOM
	21 X 3 BEDROOM
TOTAL	54
BEDROOM COUNT	129
2 BEDROOM UNIT SIZE	971 SF
3 BEDROOM UNIT SIZE	1297 SF

Option A: Low Density (Duplex/Fourplex Units)



2 BEDROOM UNIT LAYOUT - LONG SECTION
SCALE: 3/32" = 1'-0"

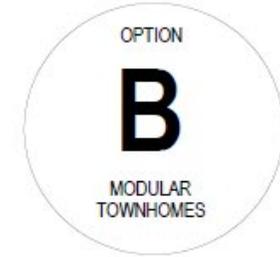


3 BEDROOM UNIT LAYOUT - LONG SECTION
SCALE: 3/32" = 1'-0"



C - SITE SECTION LOOKING NORTH
SCALE 1:500

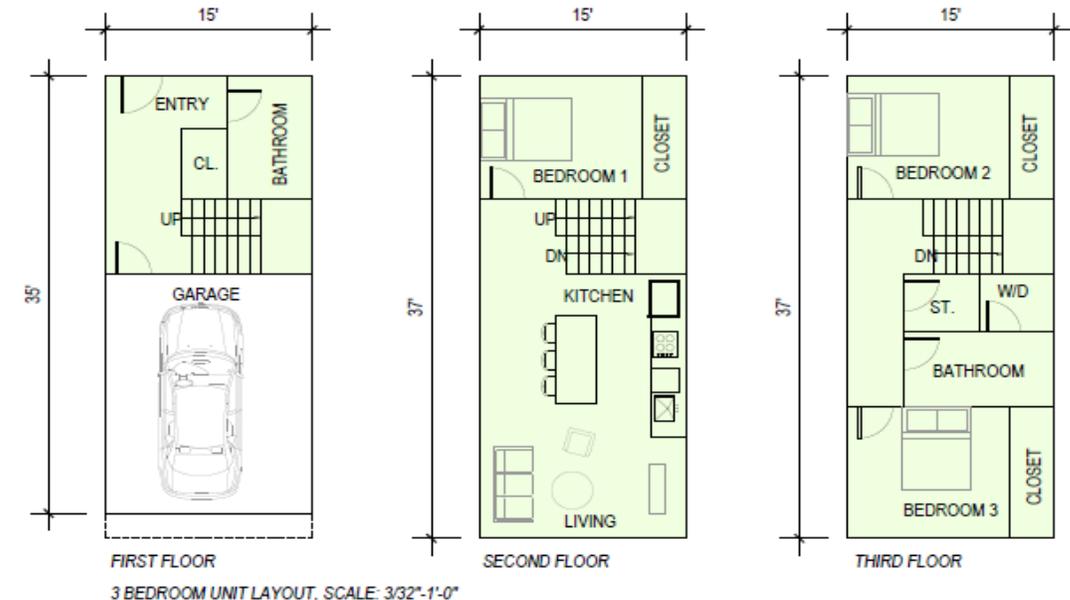
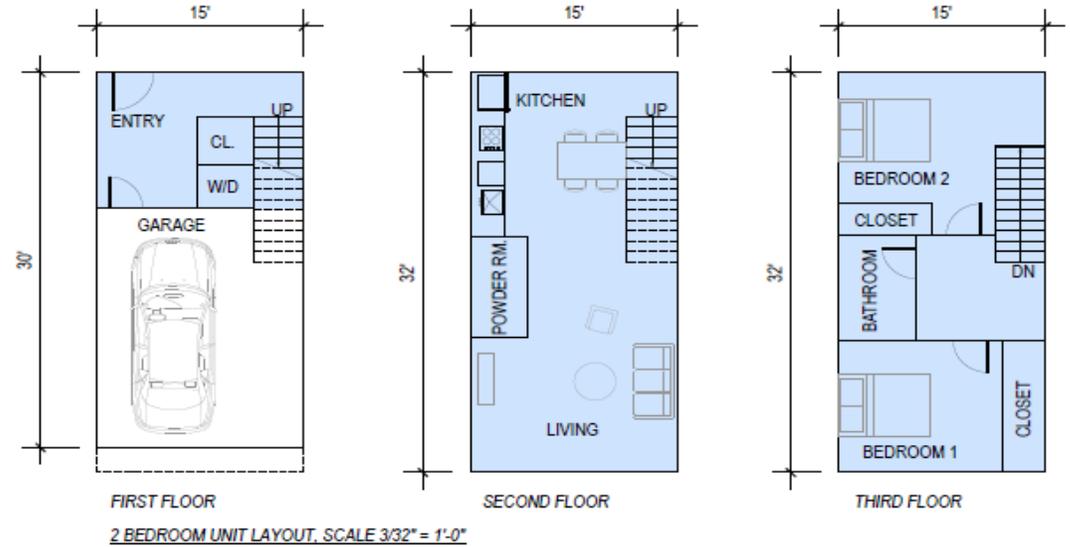
Option B: Medium Density (Townhouse Units)



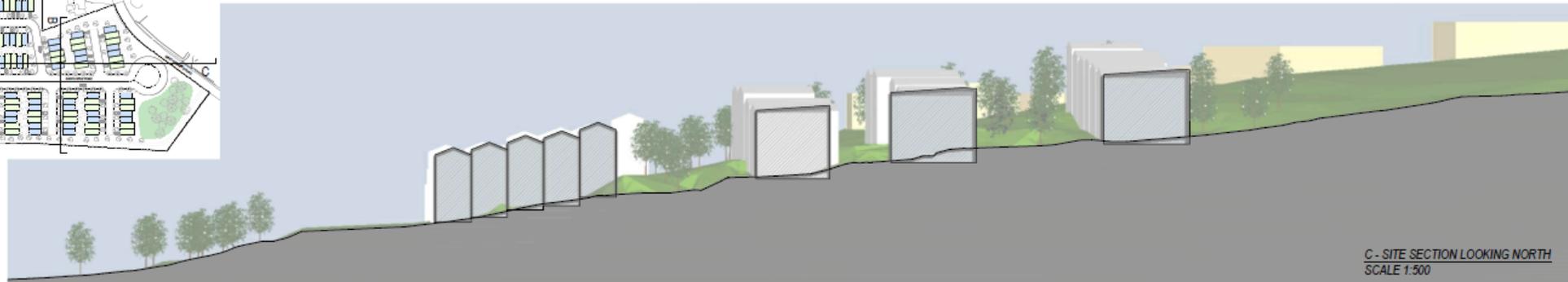
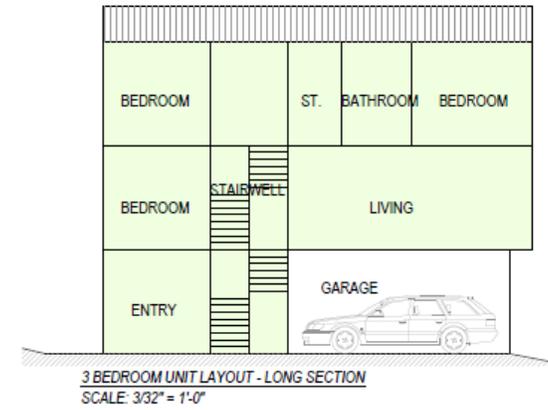
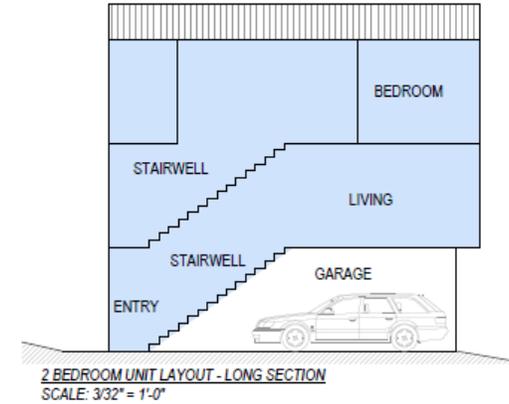
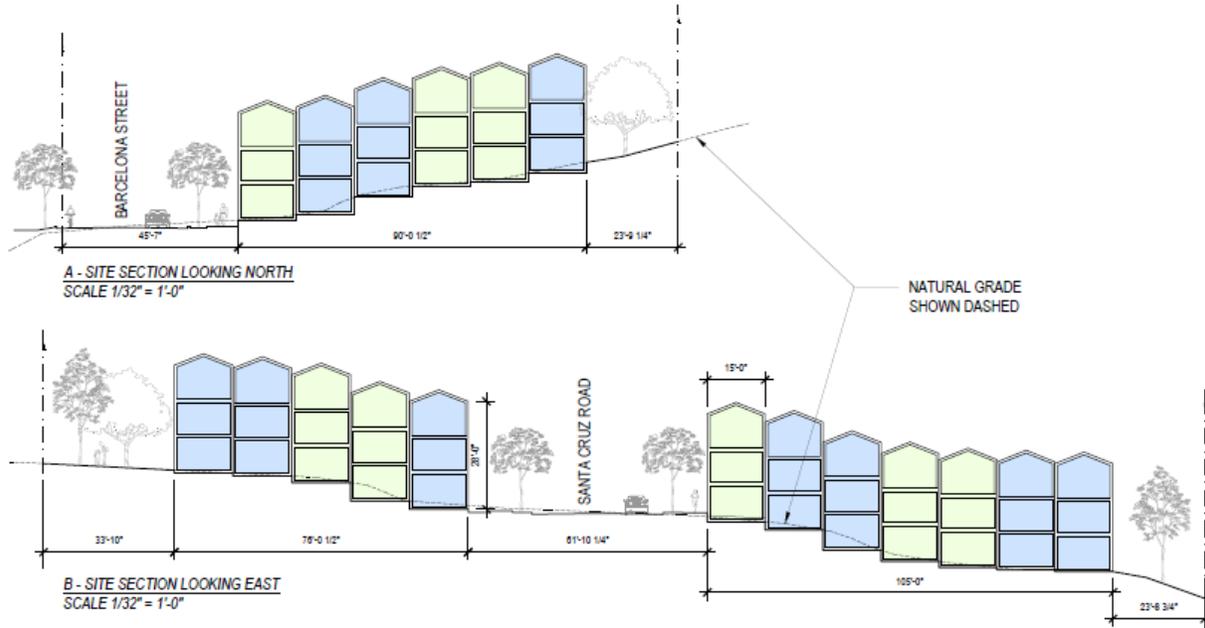
THIS IS A **MEDIUM DENSITY** HOUSING OPTION THAT PROVIDES 3-STORY TOWNHOMES WITH GARAGE PARKING. WITH THE NARROW WIDTH OF THE UNITS, THE DESIGN IS SUITABLE FOR MODULAR CONSTRUCTION, AND PROVIDES A SINGLE-FAMILY STYLE PROTOTYPE IN A MEDIUM DENSITY LAYOUT. THE ADJACENT OAK KNOLL DEVELOPMENT INCLUDES SOME TOWNHOME DEVELOPMENTS, SO THIS OPTION SHARES MASSING AND DENSITY WITH THAT PROJECT.

PROJECT DATA	
TOTAL GROSS FLOOR AREA (W/O GARAGE)	106164 SF
LOT AREA	209579 SF
FOOTPRINT	48165 SF
LOT COVERAGE	23 %
UNIT COUNT	46 X 2 BEDROOM
	47 X 3 BEDROOM
TOTAL	93
BEDROOM COUNT	233
2 BEDROOM UNIT SIZE	1043 SF
3 BEDROOM UNIT SIZE	1238 SF

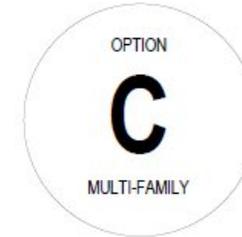
Option B: Medium Density (Townhouse Units)



Option B: Medium Density (Townhouse Units)



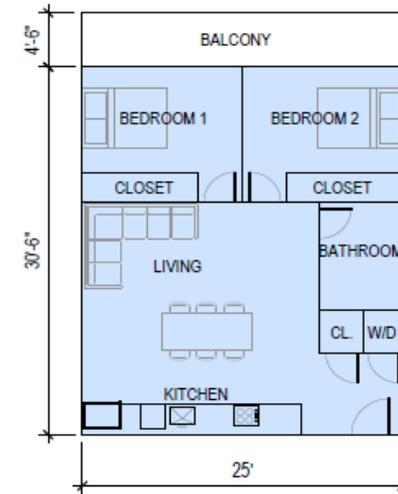
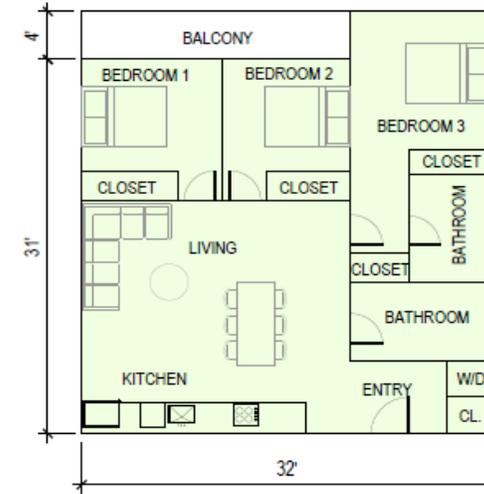
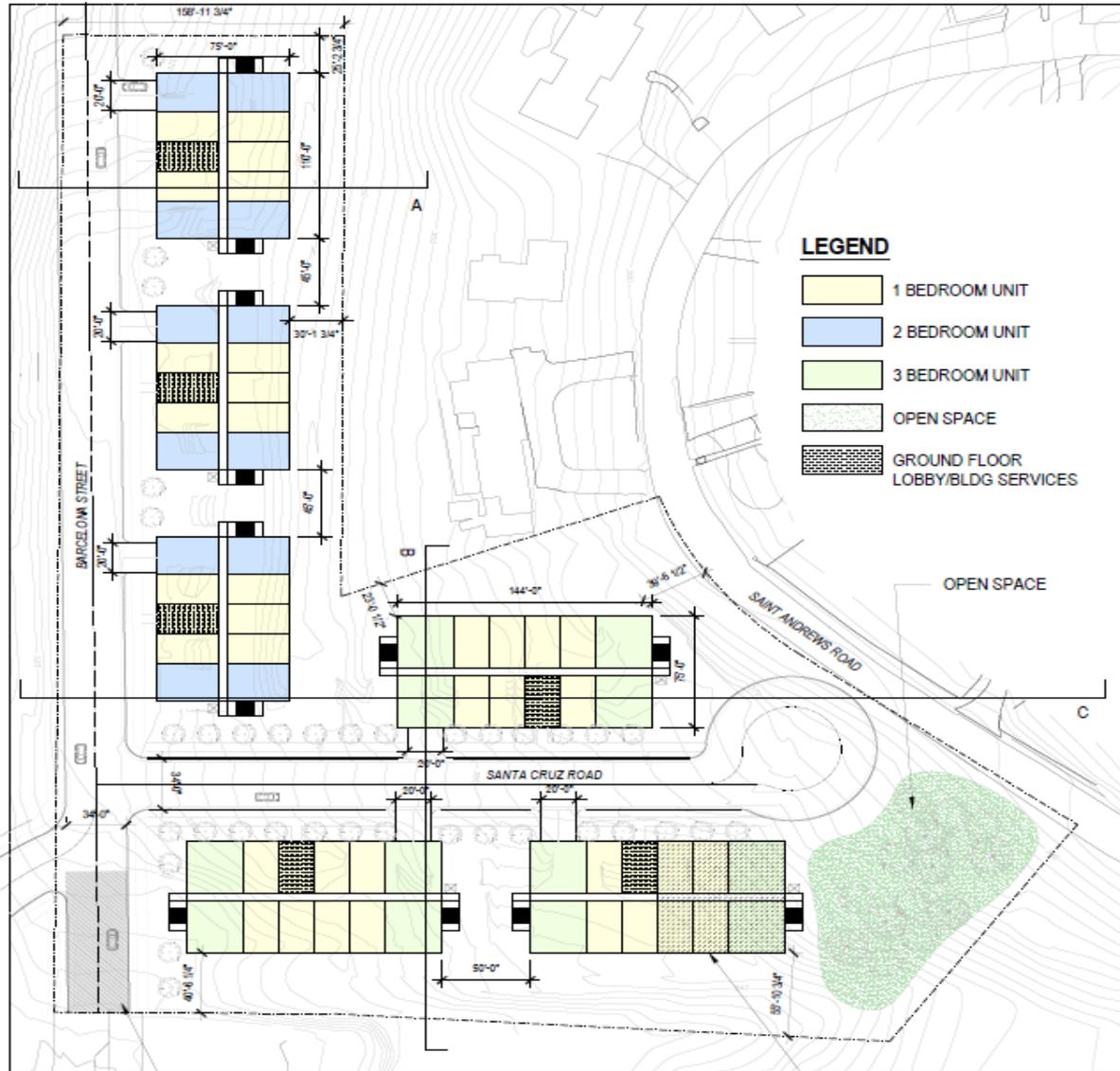
Option C: High Density (Multi-family Units)



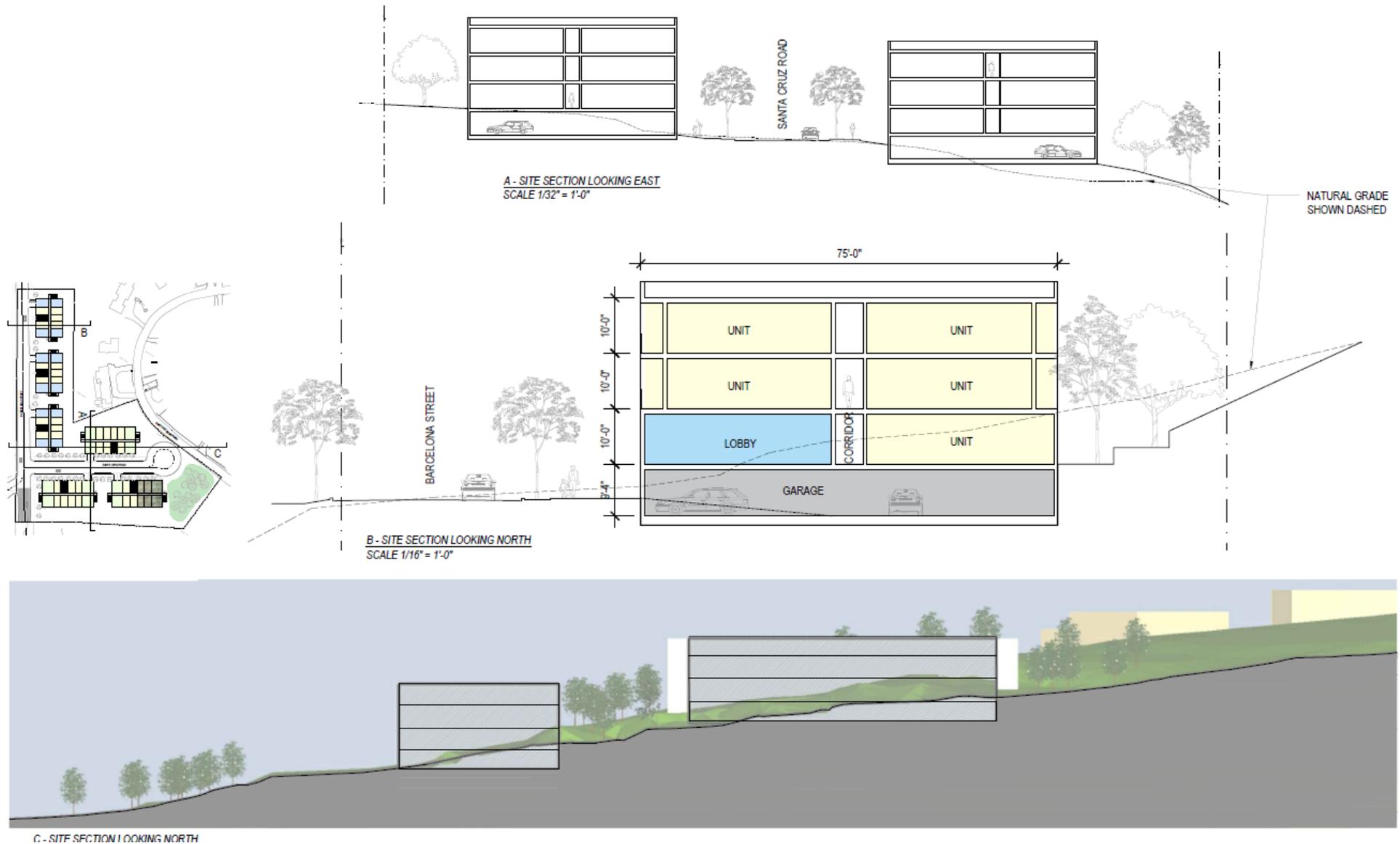
THIS IS A **HIGH DENSITY** HOUSING OPTION THAT PROVIDES 3-STORIES OF APARTMENT BUILDING OVER BASEMENT LEVEL PARKING. THE SECTION WORKS WITH THE TOPOGRAPHY, WITH THE PARKING LEVEL PARTIALLY TUCKED INTO THE LANDSCAPE, AND THE LIVING LEVELS ABOVE GROUND. THIS OPTION PROVIDES A VARIETY OF HOUSING SIZES AND CAN INCLUDE AMENITY AND WRAP AROUND SERVICES WITHIN THE BUILDINGS. WHILE THE MASSING IS LARGER THAN THE SURROUNDING EXISTING NEIGHBORHOODS, THE OAK KNOLL DEVELOPMENT INCLUDES SOME AREAS OF LARGER MASSING AT RETAIL AREAS.

PROJECT DATA	
TOTAL GROSS FLOOR AREA (W/O GARAGE)	142485 SF
LOT AREA	209579 SF
FOOTPRINT	57150 SF
LOT COVERAGE	27 %
UNIT COUNT	116 X 1 BEDROOM
	36 X 2 BEDROOM
	34 X 3 BEDROOM
TOTAL	186
BEDROOM COUNT	290
1 BEDROOM UNIT SIZE	610 SF
2 BEDROOM UNIT SIZE	763 SF
3 BEDROOM UNIT SIZE	1036 SF

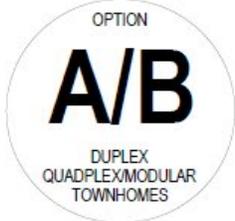
Option C: High Density (Multi-family Units)



Option C: High Density (Multi-family Units)



Option A/B: Low-Medium Density (Duplex/Fourplex/Townhouse Units)

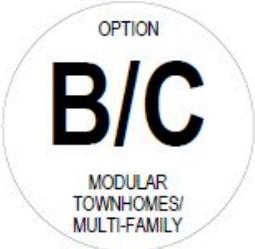


THIS IS A **LOW-MEDIUM DENSITY** HOUSING OPTION THAT PROVIDES 2-STORY HOMES ARRANGED IN DUPLEXES AND FOURPLEXES COMBINED WITH THE 3-STORY TOWNHOMES.

THE TOWNHOMES ARE LOCATED ALONG BARCELONA STREET, FACING THE NEW DEVELOPMENT IN THE ADJACENT LOT, WHILE THE REST OF THE SITE FEATURES A LOWER DENSITY CONFIGURATION, CONSISTENT WITH THE AROUND NEIGHBORHOOD.

PROJECT DATA	
TOTAL GROSS FLOOR AREA (W/O GARAGE)	78603 SF
LOT AREA	209579 SF
FOOTPRINT	42320 SF
LOT COVERAGE	20 %
UNIT COUNT	38 X 2 BEDROOM
	32 X 3 BEDROOM
TOTAL	70
BEDROOM COUNT	172
2 BEDROOM UNIT SIZE/DUPLEX-QUADPLEX	971 SF
3 BEDROOM UNIT SIZE/DUPLEX-QUADPLEX	1297 SF
2 BEDROOM UNIT SIZE/TOWNHOME	1043 SF
3 BEDROOM UNIT SIZE/TOWNHOME	1238 SF

Option B/C: Medium-High Density (Townhouse/Multi-family Units)

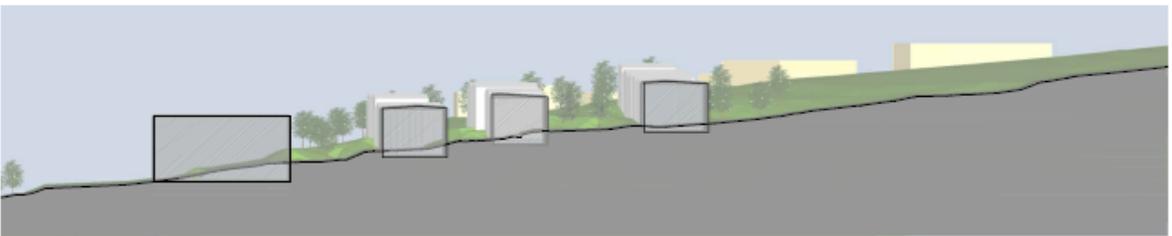
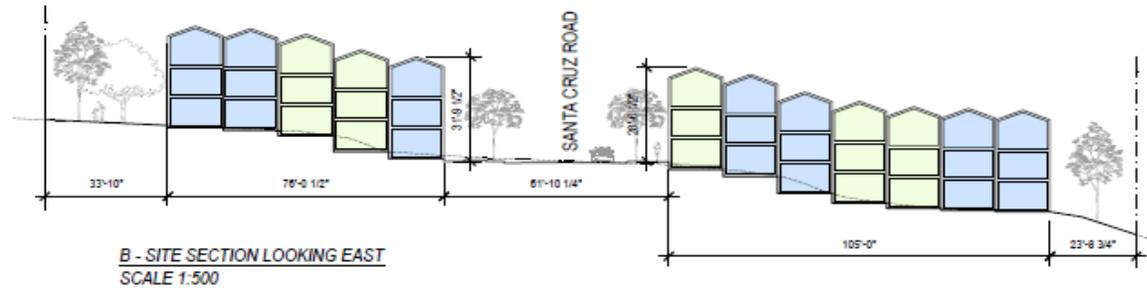
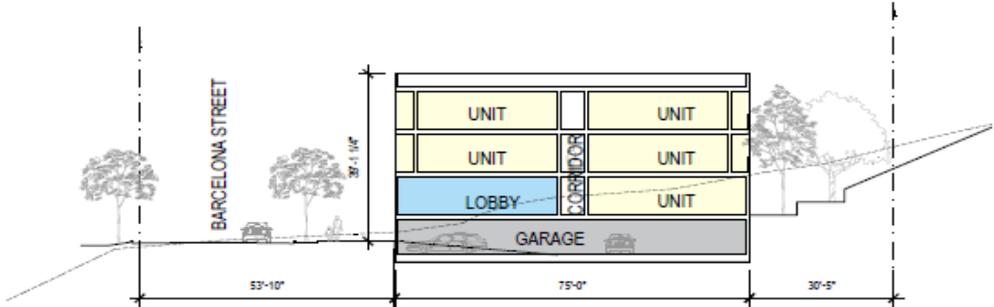


THIS IS A MIX OF MEDIUM AND HIGH-DENSITY HOUSING OPTION, USING TWO OF THE PREVIOUS OPTIONS PRESENTED.



PROJECT DATA	
TOTAL GROSS FLOOR AREA (W/O GARAGE)	121851 SF
LOT AREA	209579 SF
FOOTPRINT	57215 SF
LOT COVERAGE	27 %
UNIT COUNT	49 X 1 BEDROOM
	60 X 2 BEDROOM
	27 X 3 BEDROOM
TOTAL	136
BEDROOM COUNT	250
1 BEDROOM UNIT SIZE	610 SF
2 BEDROOM APT. UNIT SIZE	763 SF
2 BEDROOM TOWNHOME UNIT SIZE	1043 SF
3 BEDROOM UNIT SIZE	1238 SF

Option B/C: Medium-High Density (Townhouse/Multi-family Units)



Barcelona Parcel – Feasibility Analysis

Economic and Planning Systems was hired to provide a feasibility analysis, to assess the development feasibility of each housing density option. The analysis estimated a residual land value under each scenario, reflective of the difference between the cost of the finished project and the cost of development.

Highlighted Results

	<u>Low Density</u> Duplex/Quadplex	<u>Low/Med Density</u> Duplex/Quad Townhomes	<u>Medium Density</u> Townhomes	<u>Med/High Density</u> Townhomes/ Multi-family	<u>High Density</u> Multi-family
Stories	2	2	2	2-3	3
Units	54	70	93	136	186
Direct and Indirect Costs	\$35,145,100	\$44,185,000	\$56,638,700	\$78,616,800	\$107,851,800
Less Est Tax Credit Value **	- \$10,543,530	- \$13,255,500	- \$16,991,610	- \$23,585,040	- \$32,355,540
Total Costs	\$24,601,570	\$30,929,500	\$39,647,090	\$55,031,760	\$75,496,260
Less Total Revenue	- \$5,135,570	- \$6,709,500	- \$8,963,090	- \$12,478,760	- \$16,337,260
Total Estimated Subsidy Required ***	(\$19,466,000)	(\$24,220,000)	(\$30,684,000)	(\$42,553,000)	(\$59,159,000)

*Excludes Developer Fee, estimated to be \$2,500,000 for each scenario

**Assuming 4% Tax Credits to offset 30% of total costs only; project location makes 9% Credits unlikely

***Equivalent to the Residual Land Value, defined as: (Cap Value – sale/marketing costs) – (Dir/Indirect Costs) – (Dev Fee) + (Tax Credits Value)

Proposed RFP Evaluation Criteria

1. Target Population

- Multi-Family Housing; Senior Housing; Workforce Housing; other?
- Percentage range of AMI: (50-60% AMI, 60-80%, 100-120% AMI)

2. Design Guidelines

- Minimum and maximum density. The criteria can be indicated by descriptions (e.g. low to medium density housing)
- Building height requirements and/or number of stories
- Parking requirements (e.g. 1 off-street parking space per unit)
- Design aesthetic requirements (e.g. consistency of design with the adjacent Oak Knoll development)
- Unit size
- Type of construction

3. Potential Constraints

- Plans will need to address hillside slope development along Barcelona Street and Santa Cruz
- Zoning updates will be required
- Feasibility/ Funding
- Surplus Lands Act
- Public Lands Policy