

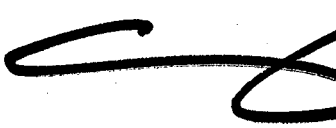
CITY OF OAKLAND
Memorandum

Planning Commission Design Review Committee

Date: October 23, 2019

To: Planning Commission – Design Review Committee Members
Attn: Chair Amanda Monchamp

From: Dara O’Byrne, Planner III

Through: Catherine Payne, Acting Development Planning Manager 

Subject: Case file number PUD06010: Informational Update on Brooklyn Basin Planned Unit Development (PUD)

The Planning Commission requested a status update on Brooklyn Basin to better understand how all the individual Final Development Plans that have been approved fit together. The informational update will provide a status update on Phase 1 and Phase 2 on the PUD as well as updates on the public improvements happening throughout the site.

Attachments:
A. Brooklyn Basin Informational Update, October 11, 2019

Brooklyn Basin Informational Overview

Introduction

Brooklyn Basin encompasses a 64-acre site that adjoins the Oakland Estuary to the south, the Embarcadero and I-880 freeway to the north, 9th Avenue to the east, and Fallon Street to the west. The project includes 29.9 acres of City parks located along the Oakland Estuary edge of the Brooklyn Basin Site. The master developer is Zarsion OHP I, LLC (ZOHP). The planned Brooklyn Basin Project was approved by the Planning Commission on March 15, 2006, a Development Agreement was executed on July 18, 2006, and final entitlements were granted on January 20, 2009. The project sponsor plan to construct up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, and 29.9 acres of parks and public open space. Public Art will be implemented in accordance with the Port of Oakland's art ordinance, per the Development Agreement. Parks Phases 2-4 Final Development Plans were approved in January 2018 by the City of Oakland. The overall project is divided into 4 phases, as shown in **Exhibit 1** of the presentation.

Current Status

Phase 1:

- Street and Utility Improvements are substantially complete except for some deferred landscape and sidewalk improvements along the frontage of Parcels C, G, A, and F to be completed in conjunction with the construction of the adjacent vertical building improvements.
- Parcel A - 254 units of affordable family and senior housing, developed by MidPen. A Final Development Plan ("FDP") was approved at Planning Commission on June 5, 2019 and the projected construction start is Q2 2020.
- Parcel B - 241 units and approximately 2700 sf of commercial/retail, developed by 250 Ninth Avenue Partners, LLC. The project received it's TCO in July 2019 and is approximately 20% leased/occupied.
- Parcel C - 241 units and approximately 2900 sf of commercial/retail, developed by Zarsion America. The project started construction in April 2019 with a projected completion of Q2 2021.
- Parcel F - 211 units of affordable family and senior housing developed by MidPen. The project broke ground in December of 2019 and slated for completion in December 2020.
- Parcel G - 356 units and approximately 46,000 sf of commercial/retail. A FDP was approved at Planning Commission on March 20, 2019.
- Township Commons - an 8-acre public park scheduled to open in January 2020. ZOHP is currently working with the Port and City of Oakland to complete the legal ownership transfer allowing it to be opened.
- The 9th Avenue Terminal Building – Exterior improvements are complete currently working with the City of Oakland on final inspection and permit closure. Interior improvements including tenant improvements are ongoing and anticipated to be complete the end of 2019.

Phase 2:

- Street and Utility improvements are substantially complete except for deferred landscape and sidewalk improvements along parcel frontages to be completed in conjunction with the construction vertical building improvements.
- Parcel D – 243 units and approximately 4000 sf of commercial/retail. An FDP application was submitted by Anton Development Company to City staff on October 7, 2019.
- Parcel E an FDP application has not yet been submitted.
- Parcel H - 380 units and approximately 17,000 sf of commercial/retail is being presented to the Design Review Committee by ZOHP on October 23, 2019.
- Parcel J – 378 units is being presented to the Design Review Committee by Cityview on October 23, 2019
- Construction on Township Commons phase 2 and the Clinton Basin Promenade will start in Q2 of 2020.

All offsite improvements along Embarcadero, including Embarcadero Bridge, were completed in August 2019.

Density Allocation

The latest proposed density allocation (encompassing Parcel H and J), is represented here as Table B.

TABLE A		2017			TABLE B				
	Acreage	Allocation	Original DU/acre			Acreage	Current	% change	Current DU/acre
A	2.38	300	126		A	2.38	254	-15%	107
B	1.53	241	158		B	1.53	241	0%	158
C	1.48	241	163		C	1.48	241	0%	163
D	1.46	175	120		D	1.46	232	33%	159
E	1.2	138	115		E	1.2	174	26%	145
F	1.75	165	94		F	1.75	211	28%	121
G	2.7	288	107		G	2.7	356	24%	132
H	2.08	375	180		H	2.08	380	1%	183
J	1.84	339	184		J	1.84	378	12%	205
K	1.69	332	196		K	1.69	231	-30%	137
L	1.45	146	101		L	1.45	146	0%	101
M	2.6	360	138		M	2.6	256	-29%	98
TOTAL	22.16	3100			TOTAL	22.16	3100		140

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