

MacArthur Transit Village Project

Information Sheet

February 2008

Project Background

- The City of Oakland and BART have been working with the community surrounding the MacArthur BART Station in a planning process for station improvements and transit oriented development since 1993.
- The MacArthur BART Station is located at the geographic center of the Bay Area and serves as a major transportation hub within Alameda County.
- The station is served by three out of the five BART system lines, eight AC Transit bus routes, and several shuttle services including Emeryville's Emery-Go-Round service and hospital shuttles operated by Kaiser Hospital and Summit Hospital.
- MacArthur Transit Community Partners, LLC is a partnership comprised of two development firms: BRIDGE Housing Corporation, and McGrath Properties, Inc. (previously Aegis Equity Partners).

Project Description

MacArthur Transit Community Partners' proposal for the MacArthur Transit Village contains the following key components:

- Up to 675 units of high-density multi-family housing, of which approximately 20% of the market rate units will be below market rate rental and the remaining units will be condominiums and apartments. Unit sizes will range from approximately 550 square feet to 1,300 square feet.
- Building heights across the site will range between 4 to 6 stories or 50 to 85 feet. Buildings along Telegraph Avenue and 40th Street will be 5 and 6 stories including ground floor retail. The proposed BART parking structure will be 7 stories tall and will be located adjacent to Highway 24 and MacArthur Blvd. with commercial space on the ground floor.
- Approximately 34,000 square feet of ground-floor neighborhood serving retail and 5,000 square feet of community space. The exact use of the community space is still under consideration and may include childcare.
- BART Parking: replacement of 300 of the 600 existing BART spaces.
- Other Parking: Up to 675 residential spaces (1 parking space per dwelling unit) and 30-70 retail and community parking spaces.
- Institution of a Residential Parking Permit Program that covers ¼ mile radius around project to mitigate impact on the surrounding neighborhood from spillover parking demand. Cost to initiate the program to be covered by the Development Team.
- Public infrastructure upgrades include a new public street through the site off of Telegraph Avenue, the renovation of the existing BART entry plaza, a new public plaza adjacent to the retail space across from the BART plaza, improved shuttle circulation with an exclusive drop-off location, and streetscape improvements on 40th Street adjacent to the station.

Project Goals

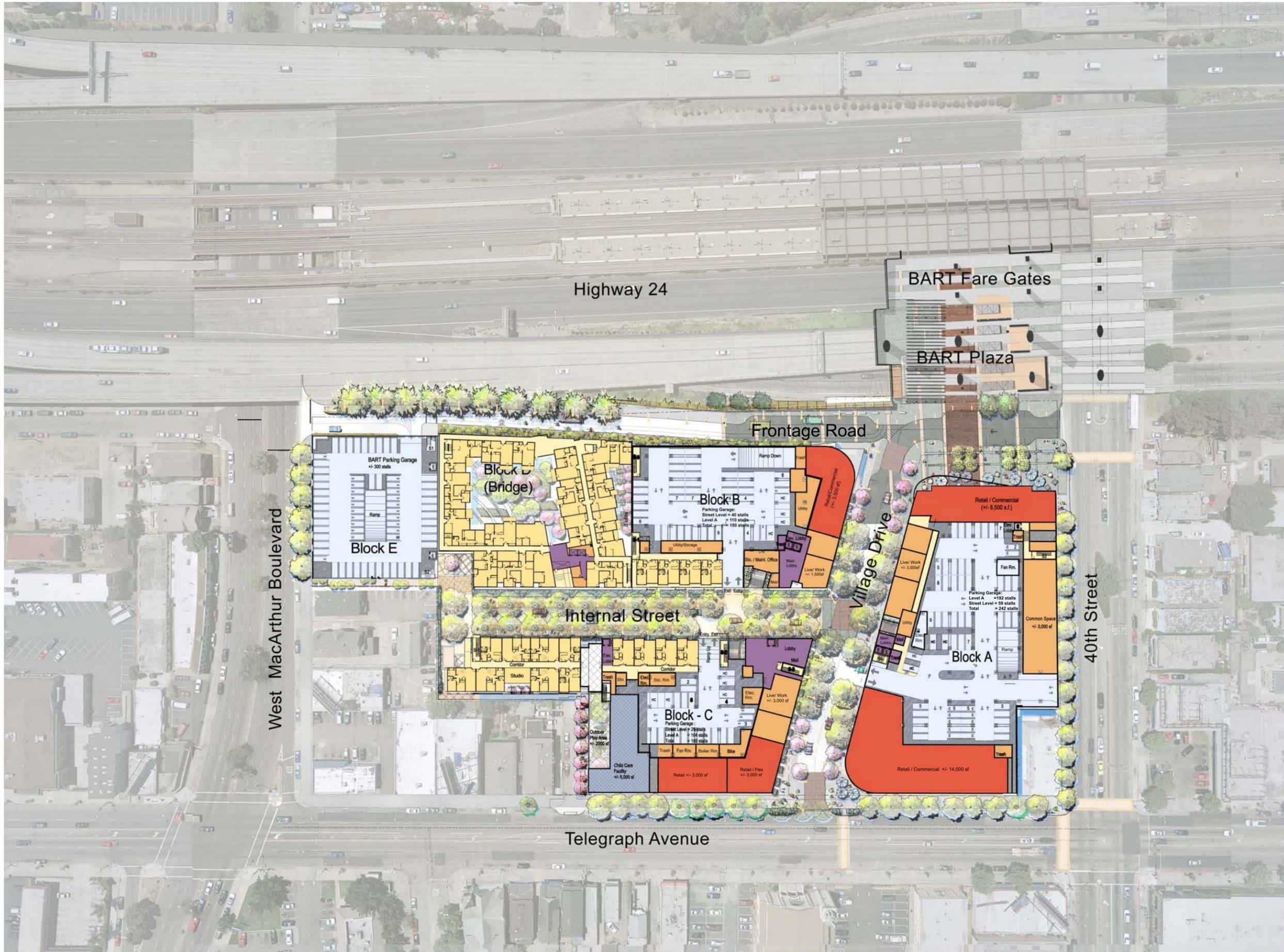
- Achieve the Citizens Planning Committee (CPC) vision that includes encouraging economic development, enhancing safety and expanding housing options in the community.
- Improve safety by activating the developments street level experience through ground floor retail and residential stoop entries that promote more “eyes on the street.”
- Create a sensitively scaled, pedestrian-friendly development that organizes height and massing of the development in a way that connects with the existing neighborhood.
- Strengthen the commercial corridor of Telegraph Avenue by providing ground floor, neighborhood serving retail on Telegraph Avenue.
- Provide a hierarchy of on-site circulation that improves patron access to the BART fare gates and allows internal bike and pedestrian access.
- Provide additional open space throughout the development in order to give a sense of visual and spatial relief to the residents and the community.
- Increase ridership for BART and other public transit agencies.
- Energize the BART plaza through a major renovation that will improve light, safety, access and circulation.

Project Schedule

- CEQA/NEPA environmental review is under way and it is anticipated it will be completed by Spring 2008.
- Engineering and construction documents for the project will be completed in Fiscal Year 2008-09.
- Construction of the Transit Village is schedule to begin in Fiscal Year 2009-2010.

November 15, 2007

*Preliminary
Development Plan*

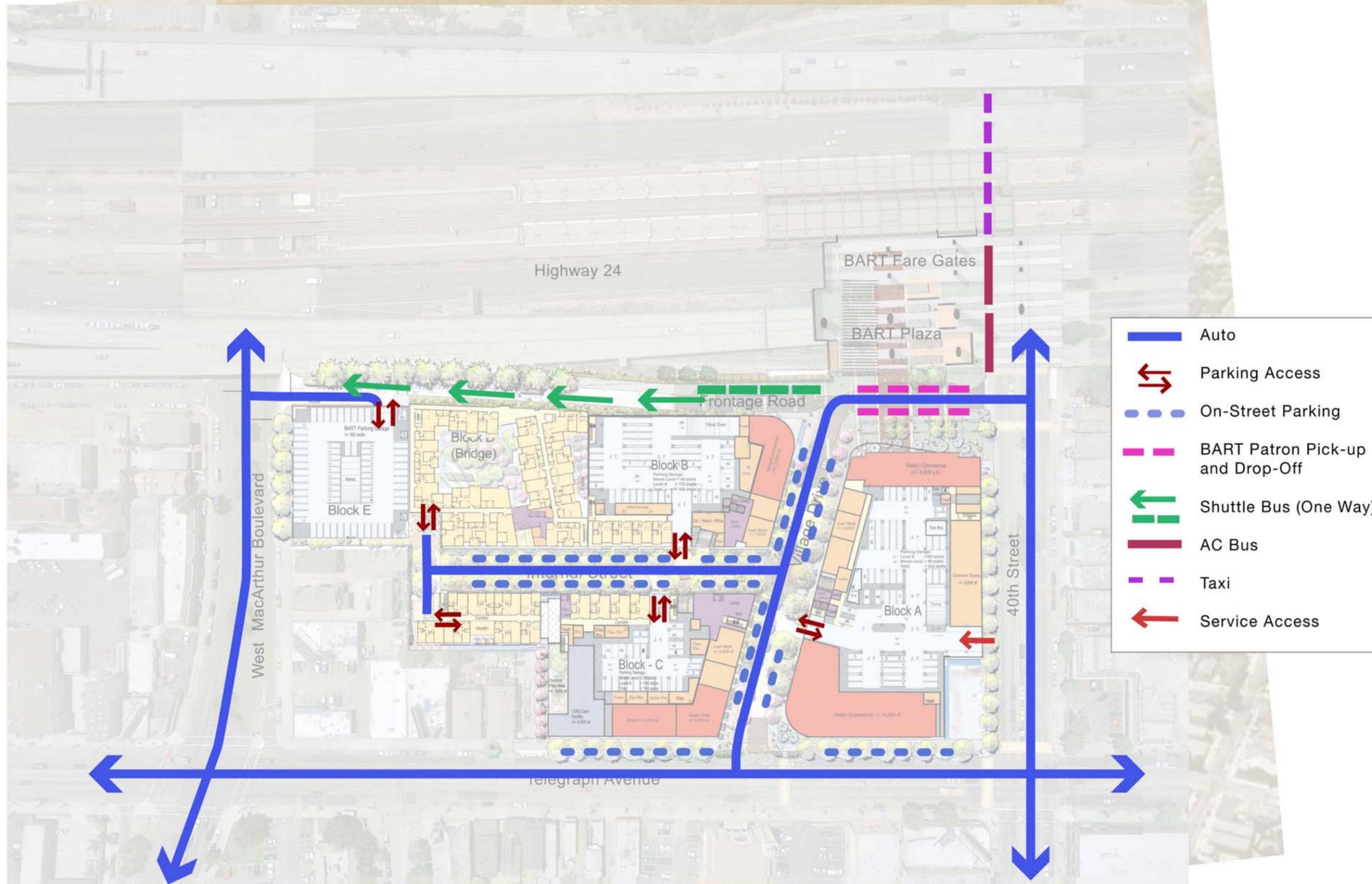


**A-1.01
Street Level**



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Preliminary
 Development Plan



A-0.02
 Vehicular Circulation



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*Preliminary
Development Plan*



Village Drive viewed from Telegraph Avenue

*A-6.01 Perspective/
Village Drive*



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*Preliminary
Development Plan*



View of BART Plaza

*A-6.02 Perspective/
BART Plaza*

