



# MTVD - MACARTHUR TRANSIT VILLAGE PARCEL D OAKLAND, CA

## Transforming Parking Lot to Vibrant Mixed-Use Community

**DESCRIPTION** The project will consist of 90 Units of Affordable Family Housing located at the MacArthur Bart Station. The project occupies Parcel D of the MacArthur Transit Village, which is a master plan to redevelop the parking lot into a mixed-use transit oriented development. Parcel D is 0.78 acres and the unit mix consists of 2 studios, 22 one-bedroom, 29 two-bedroom, and 37 three-bedroom units and associated common facilities, creating a density of 115 du/acre. The building will be five stories of residential, group R-2, of type III-A wood framing over a sub-grade concrete parking garage, group S-2 of type I-A.

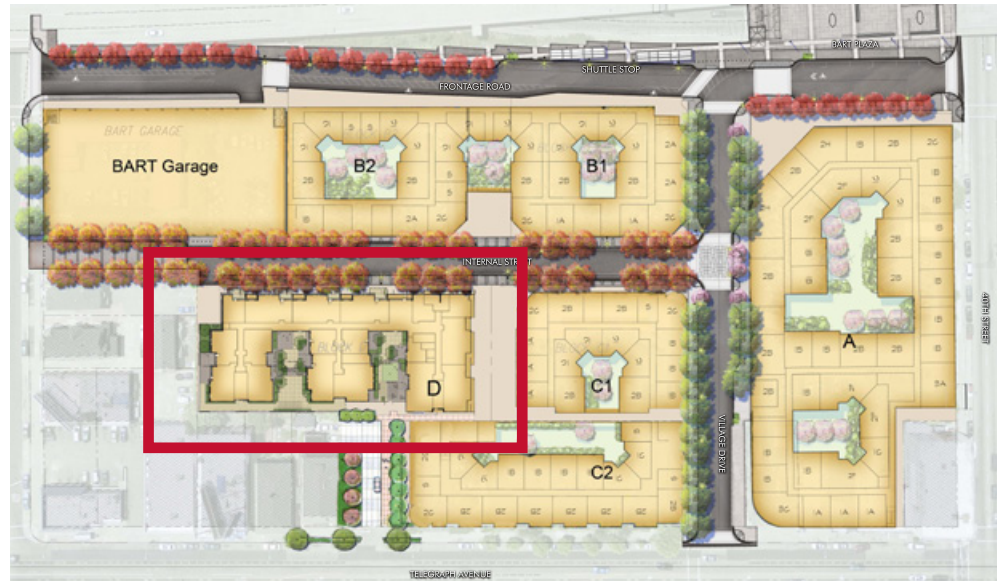
The project will be coordinated with the work of the Master Developer for street improvements. Miscellaneous offsite work such as sidewalk, landscaping and civil will be included. The project will be green point rated and is anticipated to have a solar thermal domestic hot water system, and be prewired for possible photovoltaic installation. The client is BRIDGE Housing a local non-profit developer. The work is to be coordinated with BRIDGE housing and is subject to review by their in-house facilities staff and to meet the latest BRIDGE Housing Standards.

## DESIGN FEATURES

- Developing a surface parking urban infill site adjacent to a transit station
- Incorporated New Urbanist design principles of walkability, mixed use and public spaces
- Development responds to market demand for housing in the North Oakland area

## GREEN FEATURES

- Solar Thermal Hot Water
- Bicycle Parking
- Accessible Transit
- Energy Star Appliances
- Engineered Lumber
- Permeable Paving
- Low VOC & Recycled Materials



**Client:** BRIDGE Housing  
**Density:** 90 units/ 115 du/acre  
**Const. start:** December 2011  
**Construction est.:** \$23.5M  
**Program:** .78 acres

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