



MURAL AT MACARTHUR BART STATION

OAKLAND, CA

Transforming a Parking Lot to Vibrant Mixed-Use Community

DESCRIPTION The project provides 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 existing parking lot into a mixed-use transit oriented development. The project consisted of two studios, 22 one-bedroom, 29 two-bedroom, and 37 three-bedroom units and associated common facilities, on a .78 acre site, creating a density of 115 du/acre. The building is five stories of residential type III-A wood framing over a sub-grade concrete parking garage of type I-A construction.

The project coordinates with Master Developer street improvements including miscellaneous offsite work such as sidewalks, landscaping and civil engineering. The project is green point rated with a score of 168. A solar thermal domestic hot water system serves 40% of the domestic hot water load, and the project is prewired for future photovoltaic installation.

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. completed: January 2016

Construction est.: \$23.5M

Program: .78 acres

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