



# 98TH AVENUE MASTER PLAN OAKLAND, CA

## Industrial Redevelopment Creates Mixed-Use Neighborhood

The master planned community at 98th Avenue & San Leandro Street will consist of 10 discrete development blocks, including a mix of commercial/retail uses, 270 apartment units, 7 live/work units, 9 work/live units, 122 townhomes, 2,468 sf ground floor retail and over 40,000 sf of community open space.

The proposed street design is based primarily on bringing the existing Blake Drive through the site to connect to Tubman Drive, and extending Garner and Tubman Drives into the site. In addition to providing necessary site circulation for cars, emergency and service vehicles, the centrally located woonerf enhances the pedestrian experience by providing an open area for social interaction.

**Client:** Madison Park

**Project size/acres:** 10.16 acres

**Total Units:** 408 units

270 apartments

122 townhomes

7 live/work units

9 work/live units

**Density:** 40.2 du/acre

**Open space:** 42,507 sq.ft.

**Project Team:**

Civil: Sandis

Landscape: Jett Landscape  
Architecture

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Madison Park

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### Design Features

- Corner plaza at main building entry
- South facing common courtyard
- Entry stoops for units at ground level
- Distinct stepping architecture

### Green Features

- LEED Platinum for Homes Midrise
- Extensive use of photovoltaic panels
- Solar thermal hot water system
- 100% of stormwater treatment onsite
- Rain water cistern for irrigation