

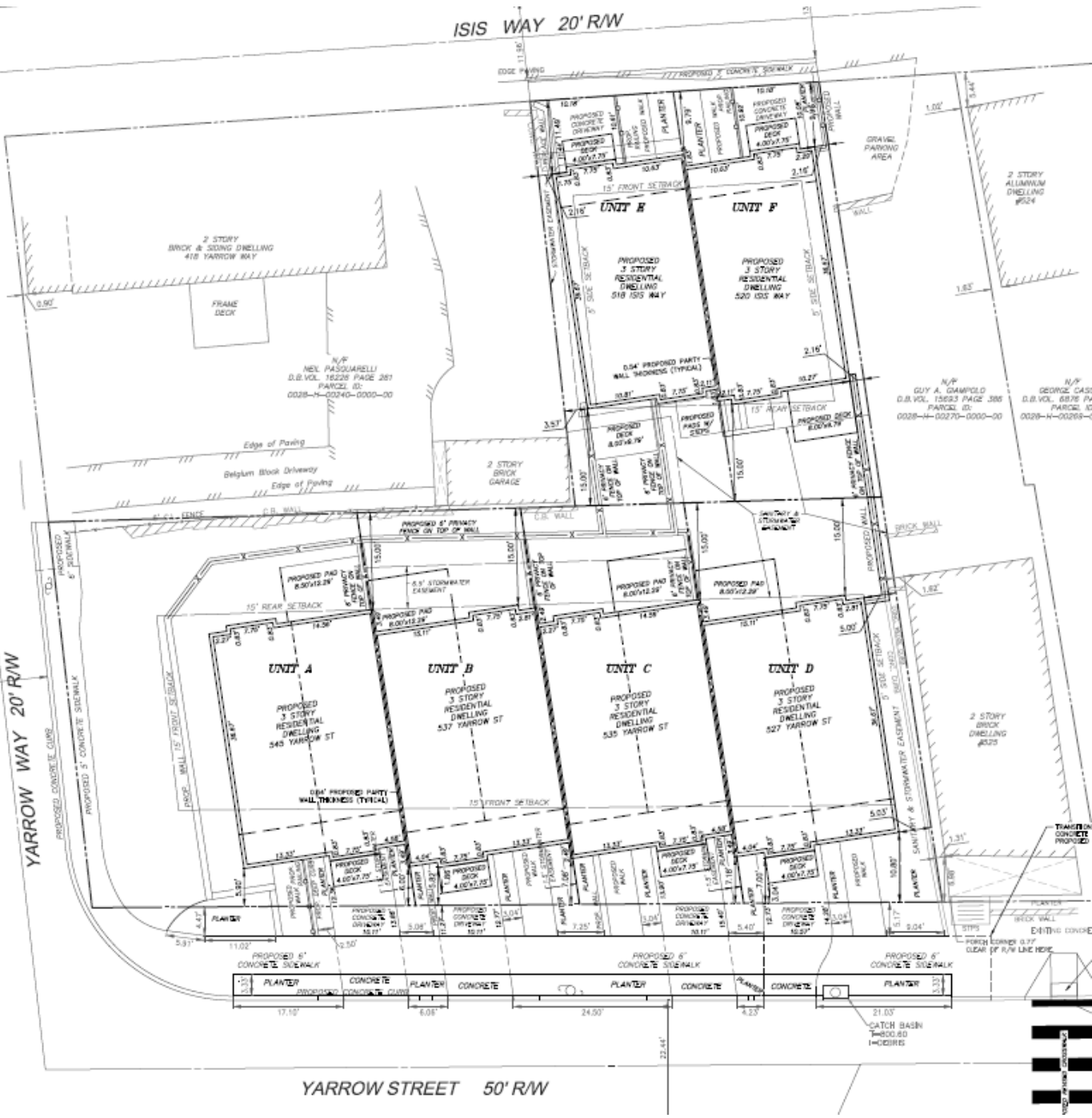
Yarrow St. project



Yarrow St. project



This 3d graphic shows the basic massing, scale and height of the proposed homes in their context. It does not fully show the integral garages, front landscaping, and first floor of the Yarrow way houses (where the existing garage will be demolished due to technical limitations of the modeling program).

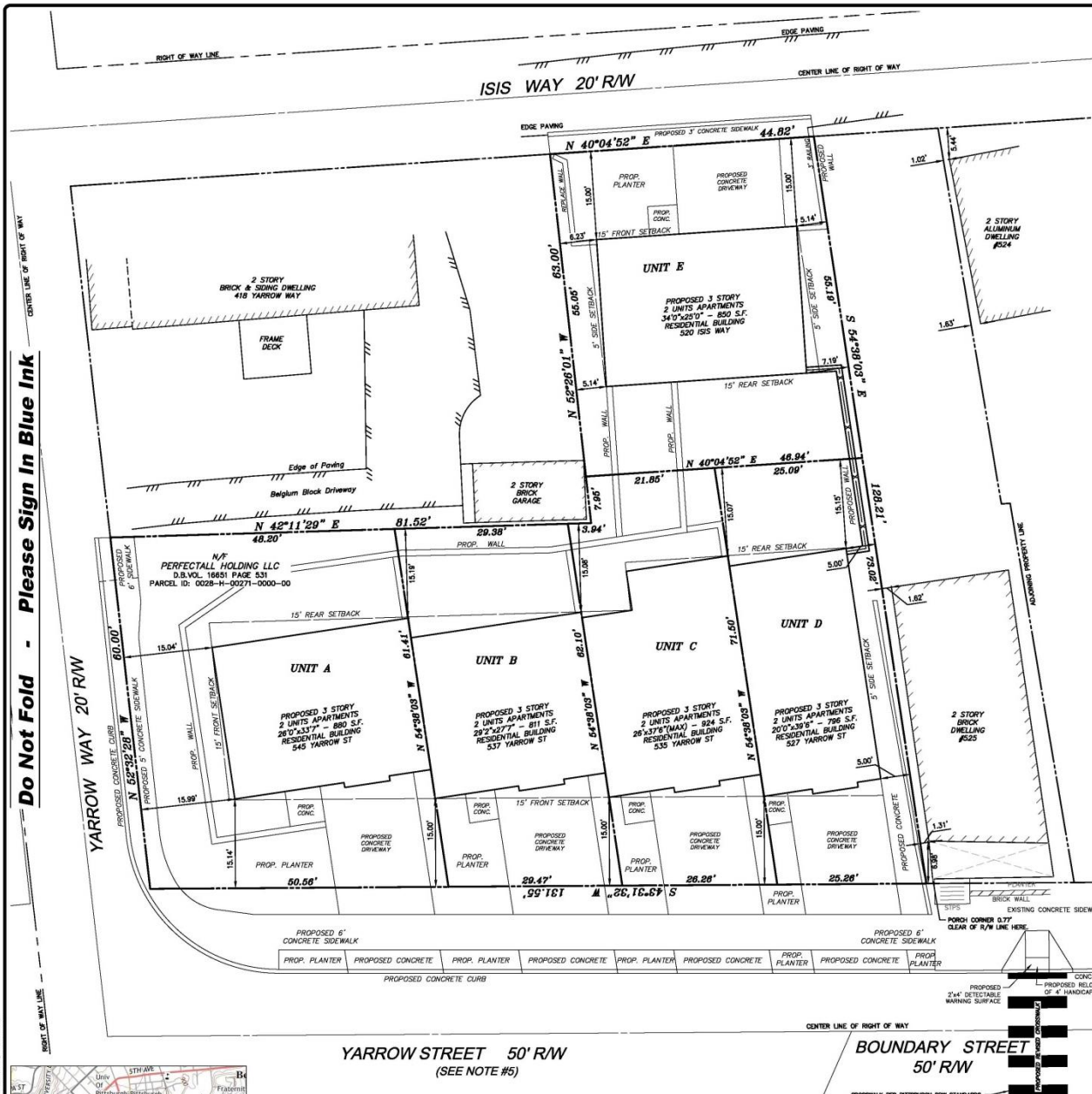


Variances Required:

6 For Sale Homes:

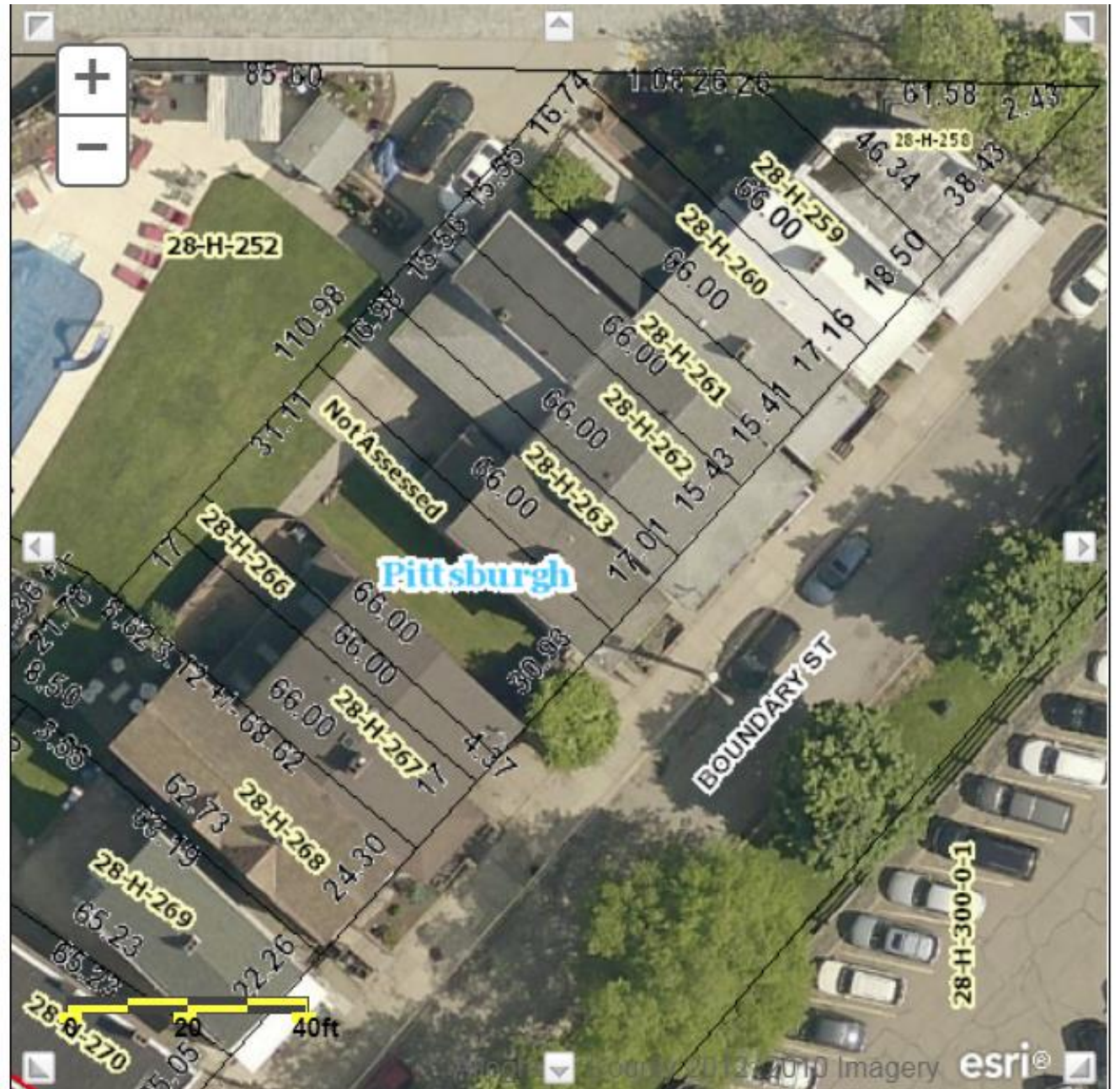
- Similar or larger setbacks than the rest of Panther Hollow homes
- Garage parking for each house
- Similar height to other Panther Hollow Homes

Development BY RIGHT - No Variance required: 5 two-unit houses



Problems:

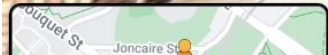
- Economics of 5 houses of only 3 stories does not work to make marketable for sale houses
- But: Rental is the only approach that works financially if variances are denied.
- Developer doesn't want to build rentals
- Oakland doesn't want more rentals



Boundary St
Pittsburgh, Pennsylvania

Google

Street View

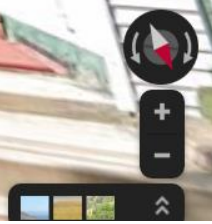




Context of 3 ½ - 4 story development with little to no setbacks



Google





Oakland 2025 Plan (pg 35)

Strategy: New Housing Markets

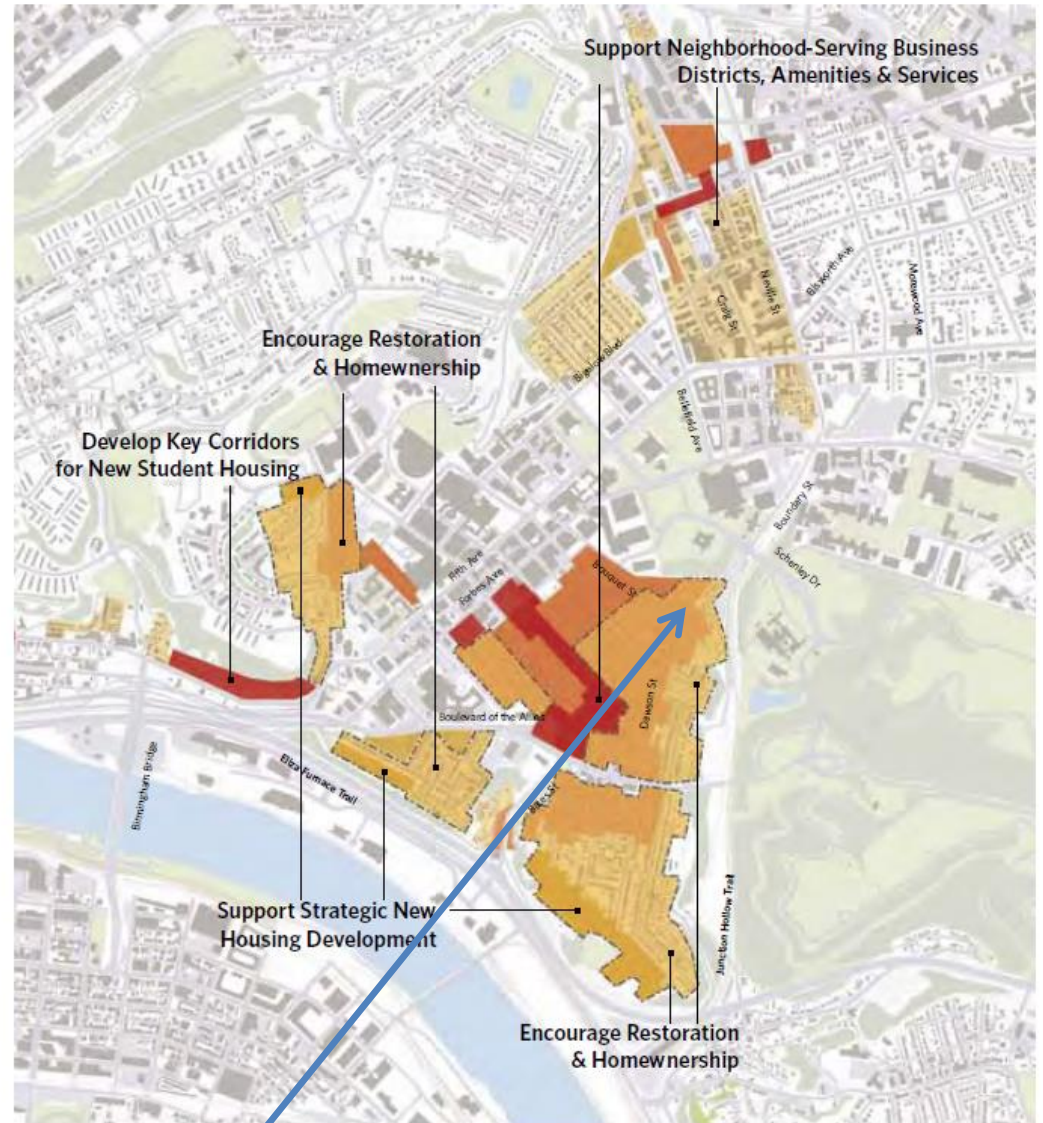
The Oakland 2025 planning process identified several areas for new multifamily housing development:

1. The core business district along Forbes Avenue
2. Fifth Avenue hillside toward the Birmingham Bridge
3. Semple/Zulema/Boulevard of the Allies
4. Centre/Craig, with potential tie to transit oriented development

To achieve the target goal of increasing the number of workers living in Oakland by 7%, approximately 1,500 additional housing units will need to be added to Oakland's housing stock. Focusing increased density in core areas will support existing densities elsewhere. The type of housing units which will be most market receptive over the coming ten years, whether rental or for-sale, will have the following characteristics:

- ▶ Although one- and two-bedroom units will likely have the strongest demand, at least 25 percent of all new units (rental and for-sale, each) should contain three bedrooms.
- ▶ Units should be 800 to 1,400 square feet in size, with an average two-bedroom unit comprising 1,100 square feet.
- ▶ Energy-efficient appliances and building systems will be a must, particularly for improved market-ability
- ▶ Close proximity (within a five minute walk) to public space amenities, convenience retail and dining
- ▶ Close proximity (within a five minute walk) to public transit or a large employment center

-  Existing Residential Areas
-  Existing Student Rental Areas
-  Homeowner Preservation Priority
-  New Market-Rate Housing Development
-  Corridors for Apartments & Student Housing Development



Proposed Housing Development and Homeowner Expansion Strategy

Yarrow St. site is at the corner of the “new market rate housing development” area and “Encourage restoration and Homeownership area”.

Oakland Neighborhoods

MOBILITY

- Transit: Fifth/Forbes BRT line
- Transit: BRT stations
- Transit: consolidated shuttle loops (3)
- Transit: Downtown circulator loop
- Transit: mobility hubs

- Bicycles: proposed on-street markings or dedicated lanes
- Bicycles: proposed off-street trail
- Bicycles: existing on-street markings or dedicated lanes
- Bicycles: existing off-street trail
- Bicycles: existing on-street route

HOUSING

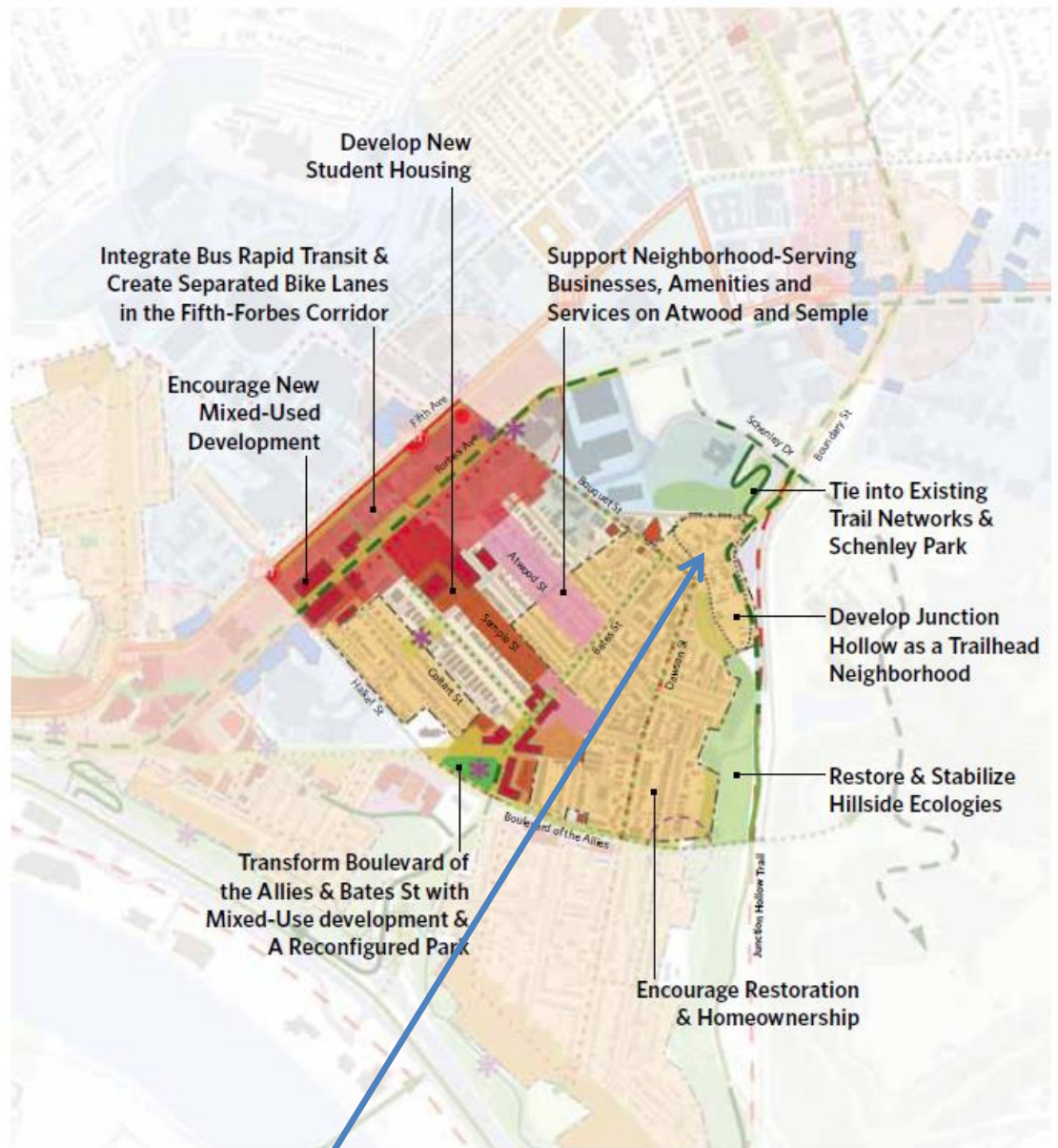
- Existing residential areas
- Homeowner preservation priority
- New market-rate housing development
- Corridors for apartments & student housing development

BUSINESS + DEVELOPMENT

- Oakland Business Improvement District
- Neighborhood business district
- Existing institutions
- Proposed mixed-use development
- Proposed building renovation
- Proposed institutional development

OPEN SPACE + ART

- Renovated and expanded parks
- Hillside restoration
- Streetscape improvements
- Trailhead neighborhoods
- Public art
- Gateway beautification
- Walking trails



Key Recommendations: Central Oakland

Single family home ownership is a development that is consistent with encouraging homeownership in trailhead neighborhood.

DRAFT Front view of Yarrow st. houses

Note: These are draft elevations that will be subject to further design review with OPDC

- Only Three stories in the front
- Similar in height to existing 3-4 story homes in Panther Hollow



Rear of Yarrow st. houses



1 East Elevation
A203 Scale: 1/4" = 1'-0"

Intelligent
Design
Group
IDG
Architecture

Elevations



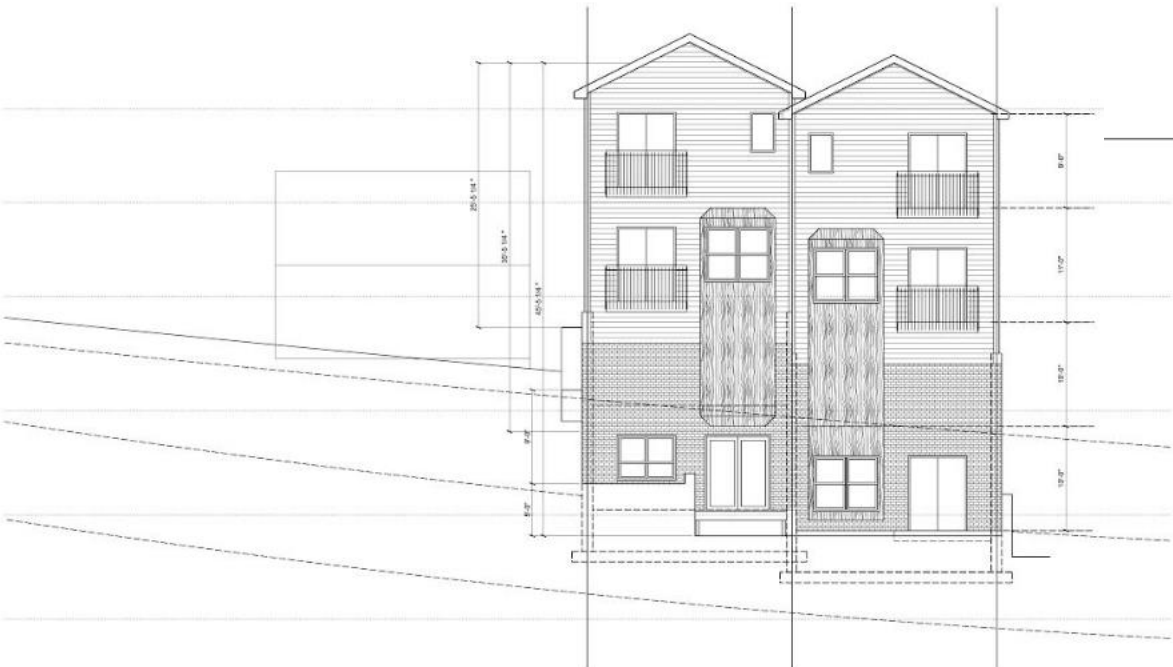
DRAWING NUMBER

A203

Draft Front of
Isis Way houses:



1 East Elevation
Scale: 1/4" = 1'-0"



Rear of Isis Way
houses

Elevations



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