

OUSD Master Plan Presentation

Lake Merritt Tower Project Future Phases



Development Proposal By: **UrbanCore Development, LLC**

Development Team Composition

- **Developer: UrbanCore Development, LLC**

- UrbanCore Development, LLC:

- Based in Bay Area for 20 Years
 - Focused on Urban Infill, Market Rate, Mixed Income, Mixed Use & Affordable Housing
 - Completed over \$500 million and 3,000 housing units
 - Over 1,200 Units In Construction & Predevelopment at Over \$500 Million

- **Architects: Joint Venture of AVR P Studios & Pyatok Architects**

- AVR P Studios,

- Based in San Diego for 36 Years
 - Focused on Urban Infill, High Rise Expertise, Mixed Use & Sustainability
 - Completed over \$2.0 Billion and 5,000 housing units

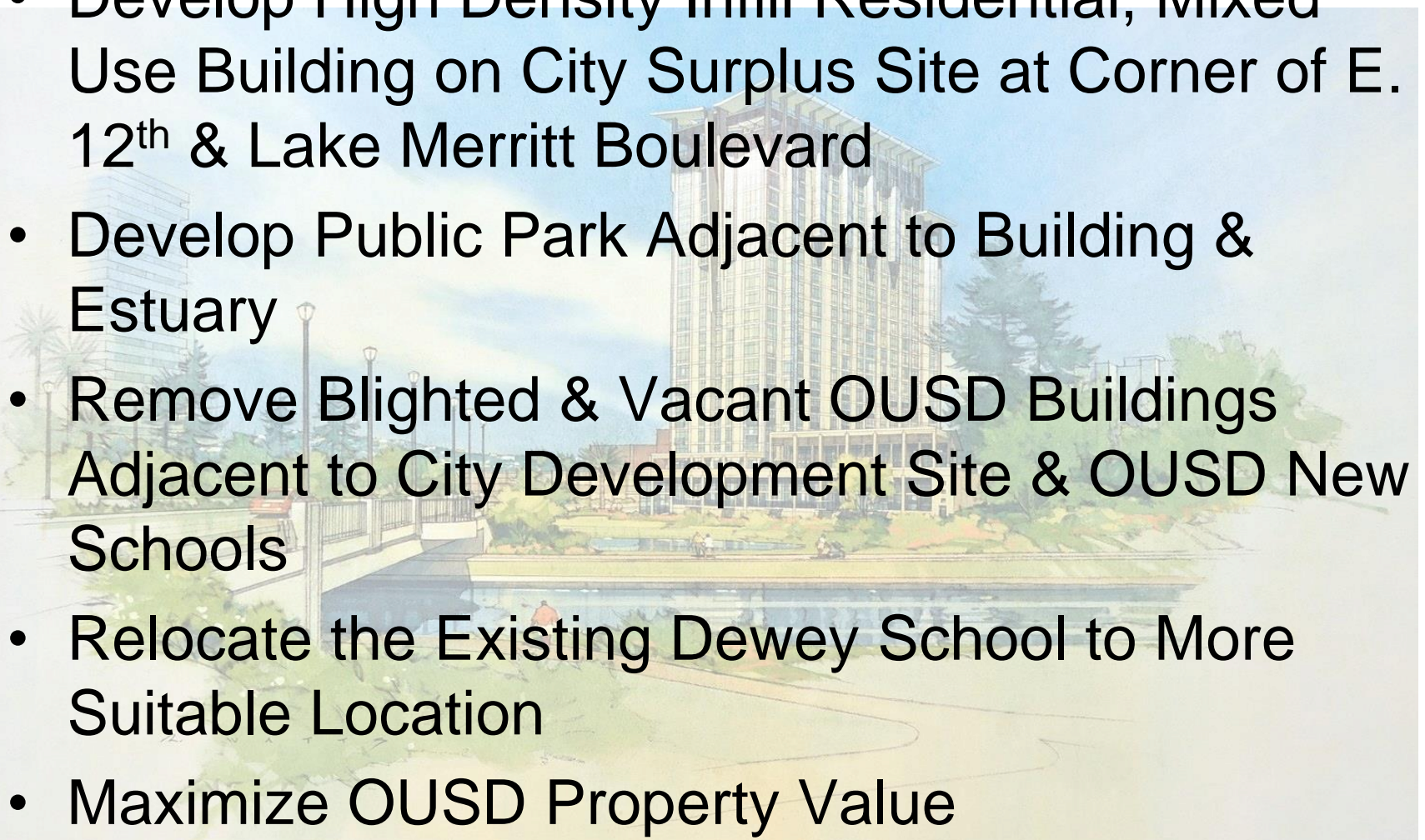
- Pyatok Architects

- Based in Oakland for 30 Years
 - Focused on high-density affordable and market-rate housing
 - Designed over 35,000 units; won over 150 awards

- **General Contractor: Joint Venture of Suffolk & Davis Reed Contractors**

- Multi-Billion Commercial Contractors with Significant Urban Infill & High Rise Construction
 - Team of Local Consultants Including Ronnie Turner & Merlin Edwards

Development Program

- Develop High Density Infill Residential, Mixed Use Building on City Surplus Site at Corner of E. 12th & Lake Merritt Boulevard
 - Develop Public Park Adjacent to Building & Estuary
 - Remove Blighted & Vacant OUSD Buildings Adjacent to City Development Site & OUSD New Schools
 - Relocate the Existing Dewey School to More Suitable Location
 - Maximize OUSD Property Value
 - Develop Medium Density Mixed Use Residential on OUSD Property
- 
- An architectural rendering of a city development project. The scene features a tall, modern multi-story building with a glass facade and a grid-like window pattern. In the foreground, there is a landscaped area with a paved walkway, a small pond or estuary, and some greenery. A person is visible walking on the path. The background shows a clear blue sky and some distant trees. The overall style is a soft, painterly architectural illustration.



Lake Merritt

Lake Merritt Boulevard

East 12th Street

Future Park

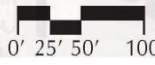
2nd Avenue

3rd Avenue

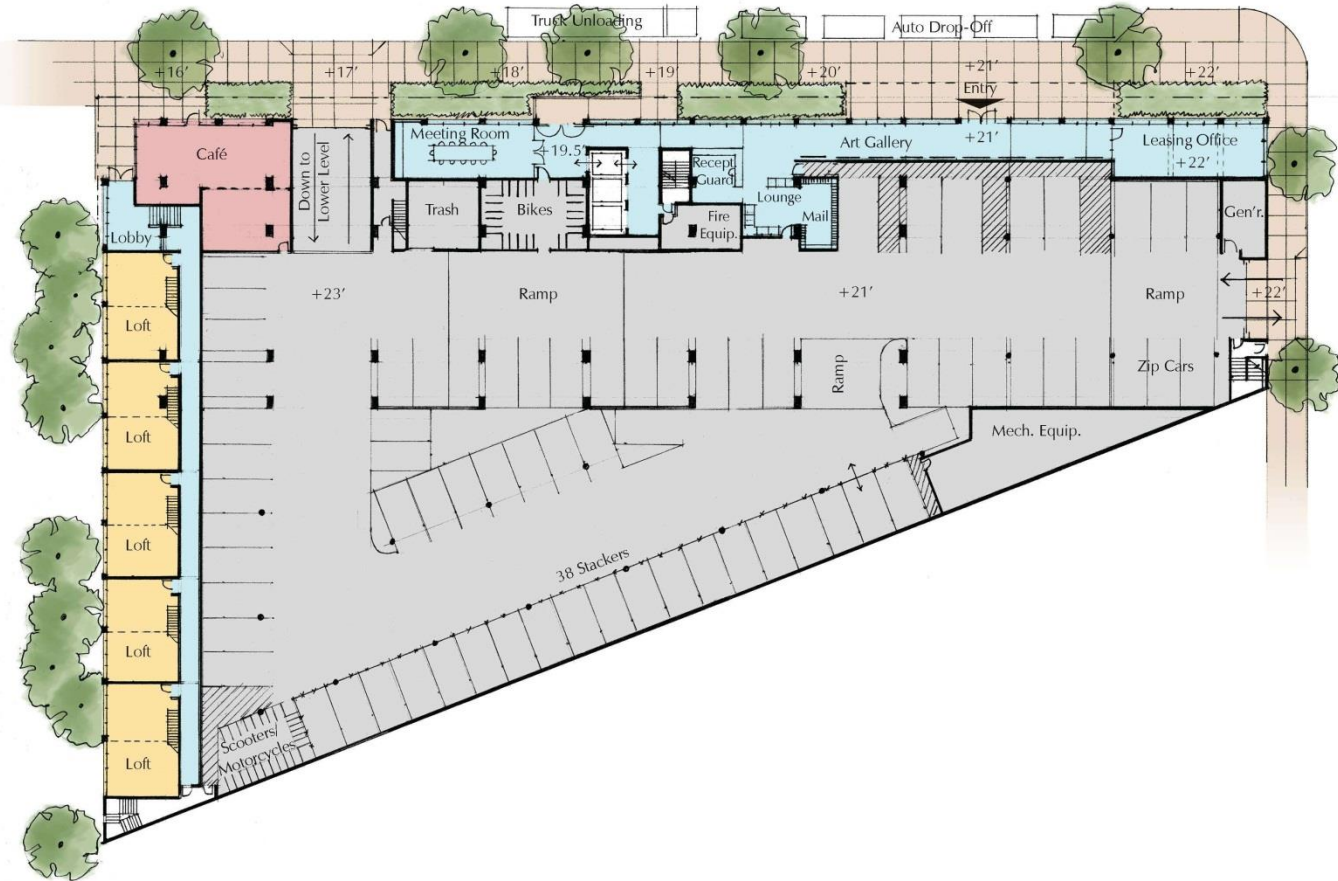
East 11th Street

Lake Merritt Estuary

Site Plan



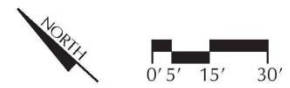
East 12th Street



2nd Avenue

Lobby Level (+21')

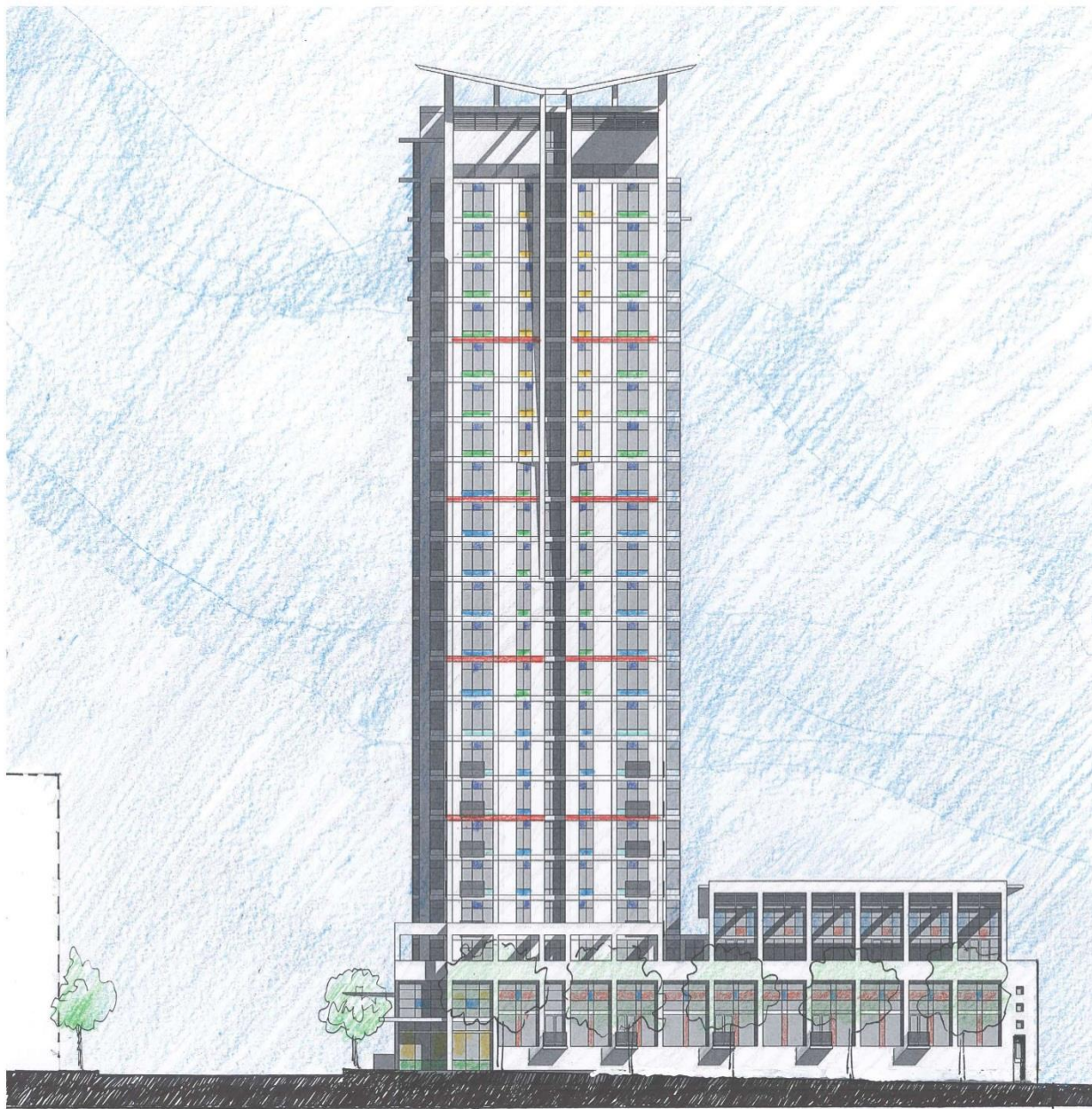
- 90 Autos
- 25 Scooters/Motorcycles
- 50 Bicycles



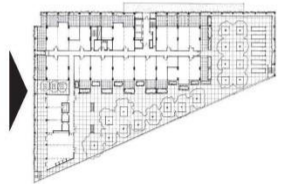


Podium Level (+40')



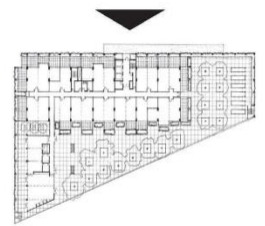


Northwest Elevation



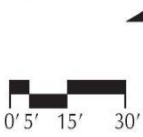
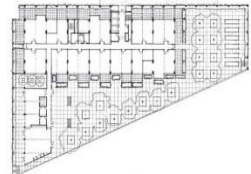


Northeast Elevation



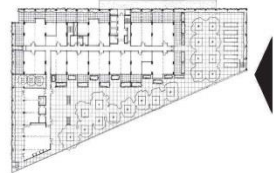


Southwest Elevation





Southeast Elevation





Aerial View from West



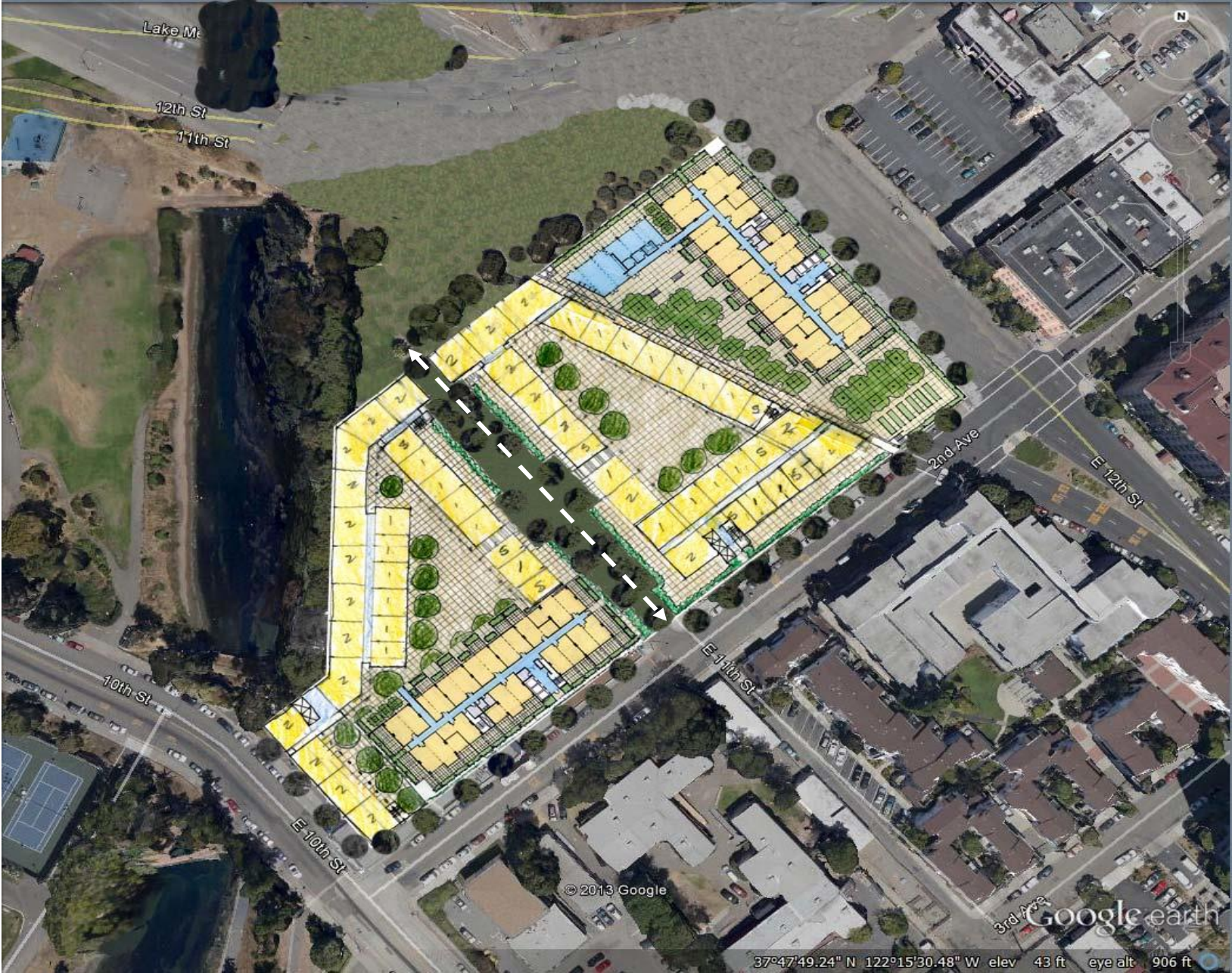
Aerial View from East



Aerial View from North



A. W. T. T.



Lake Mt

12th St

11th St

10th St

E 10th St

E 11th St

2nd Ave

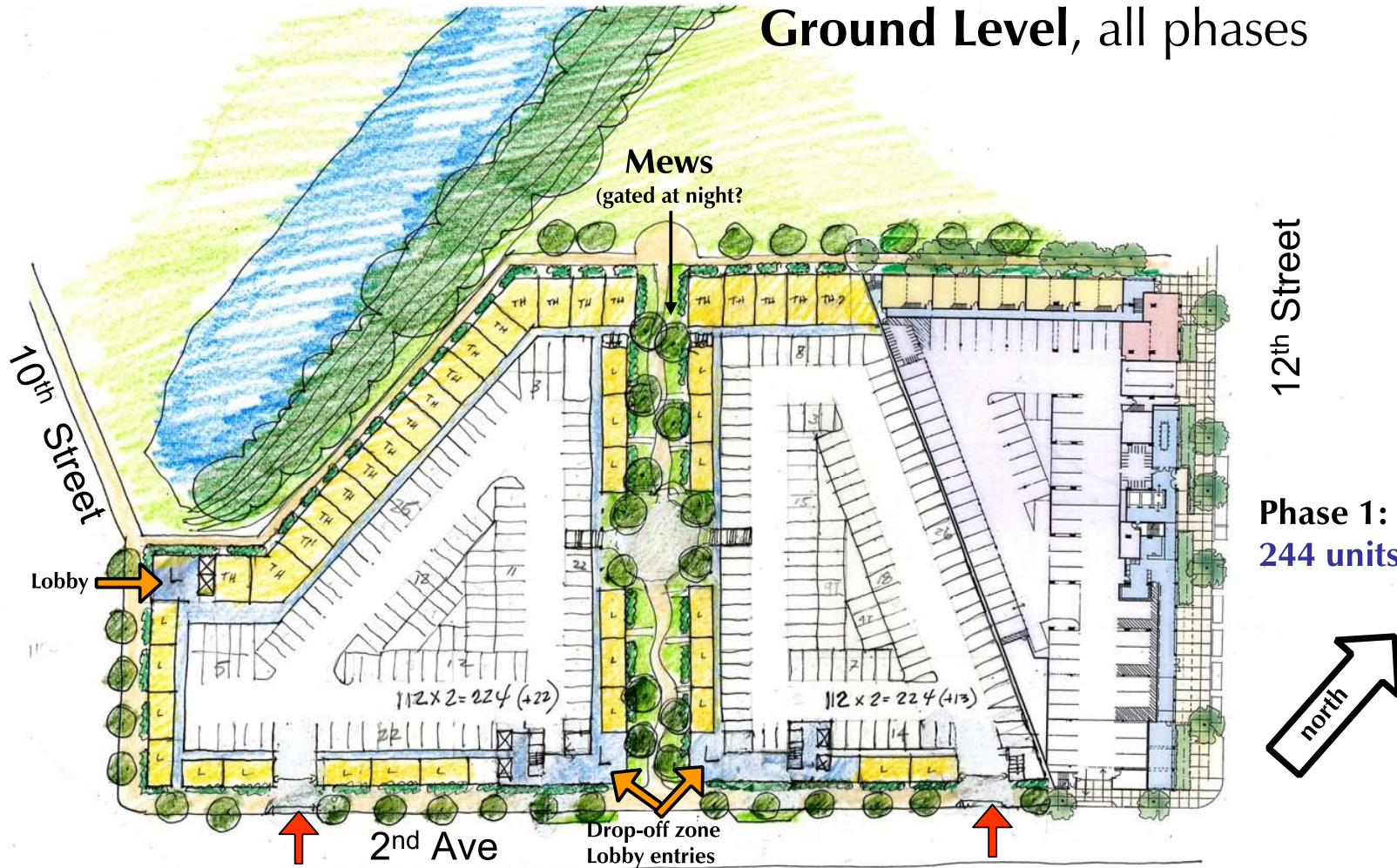
E 12th St

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Google Earth

37°47'49.24" N 122°15'30.48" W elev 43 ft eye alt 906 ft

Ground Level, all phases



Phase 3: 220 autos @ .9/unit = 245 units
(2 levels, or 1 level with stackers' + 20 tandem stalls)
31 lofts/townhomes

Phase 2: 220 autos, @ .9/unit = 245 units
(2 levels, or 1 level with stackers, +13 tandem stalls)
12 lofts/townhomes

E. 11th St.



Phase 3: at grade with 31 units
 4 stories with 108
 9 stories with 106

Phase 2: at grade with 12 units
 4 stories with 68
 15 stories with 165

TOTAL: 245 units

TOTAL: 245 units

Next Steps & Process

- Review UCD Joint Occupancy Proposal In Response to RFQ
- Negotiate and Enter Into ENA with UCD
- UCD to Conduct Community Planning Process
- UCD to Undertake Master Plan Analysis & Feasibility Study for OUSD Property at NO COST to OUSD
- City & OUSD to Adopt Master Plan for Property
- OUSD to Conduct Appraisal of Master Plan to Determine Land Value
- UCD and OUSD to Negotiate Joint Occupancy Development Agreement
- OUSD to Select It's Development Role to be Implemented by UCD on OUSD Property

Conclusion

- Experienced Local Development Team
- Demonstrated Track Record for Financing Urban-Infill Multi-Family Projects
- Iconic Design Solutions with Green & Sustainable Features
- Experience Working with Local Communities and Government Agencies
- Maximizes OUSD Property Value in Shortest Time Frame