Mac Arthur Transit Village

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

December 05, 2007

Preliminary Development Plan/ Design Review

Development Information

Description	Existing	New
Total Lot Area (acres)	7.76	7.76
Net Total Lot Area without Streets (sf)	NA	5.66
Net Total Lot Area with BART Plaza (sf)	NA	8.2
Total Building Footprint Area (sf)	32,500	220,800
Total Floor Area Living Space (sf)	NA	750,000
Total Floor Area Resid. Parking (sf)	NA	330,000
Total Floor Area BART Parking (sf)	NA	170,000
Building Height	25' (2 stories)	50'-85' (up to 6 stories)*
Number of Dwelling Units	NA	624
Number of Live-Work Units	NA	8
Density (units per gross acre)	NA	80
Density (units per net acre)	NA	110
Number of Parking Spaces	600	1024 **
Total Building Open Space (sf)	NA	54,000 (87sf /unit)
Total Site Open Space (sf)		72,978
Total Commercial/ Retail (sf)	NA	35,500
Total Live/Work Space (sf)	NA	7,000
Grading - Proposed Cut (cy)	NA	31,500
Grading - Proposed Fill (cy)	NA	11,170
Grading - Net Export (cy)	NA	20,330

* Height not to exceed 6 stories and not to exceed an average of 75' for the entire development. Where appropriate height to reach as high as 85'.

** including on-street parking 44 stalls

Development Detail

Building A	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	213 units		213	
Live Work Units		3,000 (3 units)	3	
Retail		20,500	26	
TOTAL	213 units	23,500	242	1.79 ac.

Building B	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	132 units		132	
Live Work Units		1,500 (2 units)	2	
Retail		3,500		
TOTAL	132 units	5,000	134	1.03 ac.

Building C	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	189 units		189	
Community/Child Care		5,000		
Live/Work Space		2,500 (3 units)		
Retail		6,500		
TOTAL	189 units	14,000	189	1.35 ac.

Building D	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	90 units	NA		
TOTAL	90 units		91	0.91 ac

Building E	Unit Count	Area (sf)	Parking	Net Site Area***
BART Parking				
Commercial/Retail		5,000		
TOTAL		5,000	324	0.58 ac.

*** Area of building pad excluding streets

T-01 Title Page
T-02 Neighborhood Plan
T-03 Context Photographs
T-04 Site Photographs

A-0.01 Pedestrian & Bike Circulation
A-0.02 Vehicular Circulation

A-1.01 Site Plan / Street Level Plan
A-1.0A Garage Level Plan
A-1.02 Typical Upper Level Plan
A-1.0H Building Height Diagram

A-3.01a Site Sections
A-3.01b Site Sections

A-3.02 Edges: Telegraph Avenue
A-3.03 Edges: 40th Street
A-3.04 Edges: West MacArthur Boulevard
A-3.05 Edges: BART Plaza
A-3.06 Edges: Frontage Road / Hwy24

A-3.07a Internal Residential Street
A-3.07b Internal Residential Street
A-3.08a Village Drive
A-3.08b Village Drive

A-6.01 Perspective/ Village Drive
A-6.02 Perspective/ BART Plaza
A-6.03 Perspective/ Frontage Road
A-6.04 Perspective/ Internal Street

L-01 Landscape Master Plan
L-02 Concepts BART Plaza / Village Dr.
L-03 Concepts Internal Street
L-04 Street Lighting Concept
L-05 Existing Tree Inventory
L-06 Planting / Lighting Concept

Appendix: BART Plaza Concept

Developer:
MacArthur Transit Community Partners, LLC
Contact: Joe McCarthy, (510) 273-2009

Architect:
Mc Larand Vasquez Emsiek & Partners, Inc.
350 Frank Ogawa Plaza, Suite 100
Oakland, CA 94612
Contact: Chek F.Tang, (510) 267 3188

Architect for Affordable Component:
Van Meter Williams Pollack, LLP
18 De Boom Street
San Francisco, CA 94107
Contact: Fred Pollack, (415)974 5352

Landscape Architect:
PGA Design, Inc
444 17th Street
Oakland, CA 94612
Contact: Chris Kent, (510) 465 1284

Urban Landscape and Site Architecture
Hood Design
3016 Filbert Street, Studio 2
Oakland, CA 94608
Contact: Walter Hood, (510) 595-0688

Civil Engineer:
Sandis
1721 Broadway, Suite 201
Oakland, CA 94612
Contact: Michael A. Kuykendall, (510) 873-8866

Traffic Consultant:
Dowling Associates, Inc.
180 Grand Avenue, Suite 250
Oakland, CA 94612
Contact: Mark Bowman (510) 839-1742

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

T- 02
Neighborhood Plan

M&L PARTNERS

MacArthur Transit Community Partners, LLC

Frontage Rd. near MacArthur Blv.,looking North.

Northwest corner of BART Parking lot, with BART Plaza in background.

Frontage Rd. with Shuttle Stop.

Frontage Rd. near BART Plaza.

BART Plaza with Fare Gates

MacArthur Blv. near Frontage Rd., looking East.

Underpass of Hwy 24 on MacArthur Blv.

MacArthur Blv. looking South.

MacArthur Blv. near Frontage Rd. with Motel.

Telegraph Ave. corner with 40th St.

Telegraph Ave. looking North.

Apgar St. at Telegraph Ave.

Redwood trees on Telegraph Ave.

Beebe Memorial Cathedral on Telegraph Ave.

West Telegraph Ave. between Apgar St. and MacArthur Blv.

40th St. looking East.

40th St. crosswalk near BART Plaza, looking North.

40th St. looking West from Telegraph Ave.

40th St. underpass/BART Plaza.

40th St. looking West.

BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

T -03 Photographs

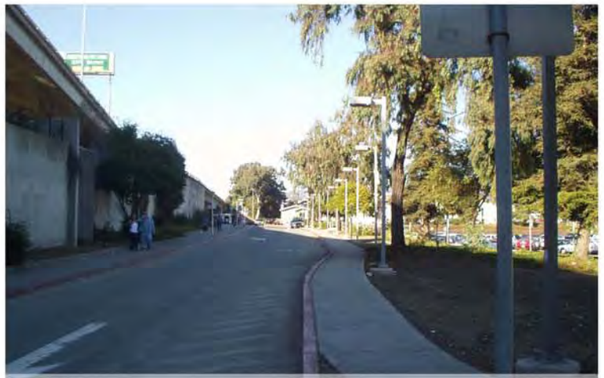
V&L PARTNERS

MacArthur Transit Community Partners, LLC

VIew A: Looking North

VIew B: Looking South-East

VIew C: Looking West



View D: Frontage Road and
Highway 24 towards 40th St.

View D: Frontage Road and
Highway 24 towards MacArthru Blv.

VIew F: Looking West

VIew G: Corner of Frontage Rd. and 40th St.
by Highway 24 underpass.

BART Transit Village
OAKLAND, CALIFORNIA

November 12, 2007

Preliminary Development Plan

T -04
Site Photographs

MVE & PARTNERS

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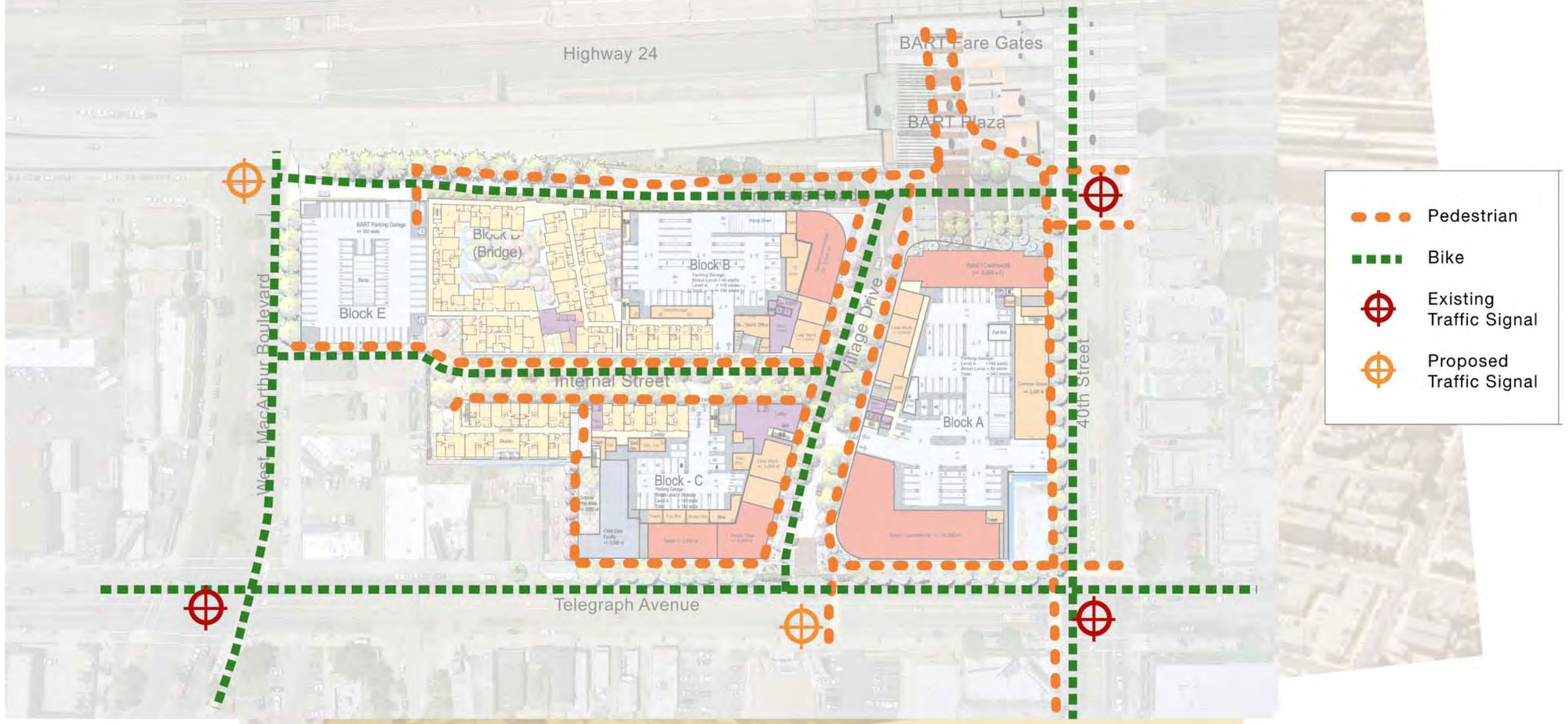
MacArthur BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan



A-0.01
Pedestrian & Bike Circulation

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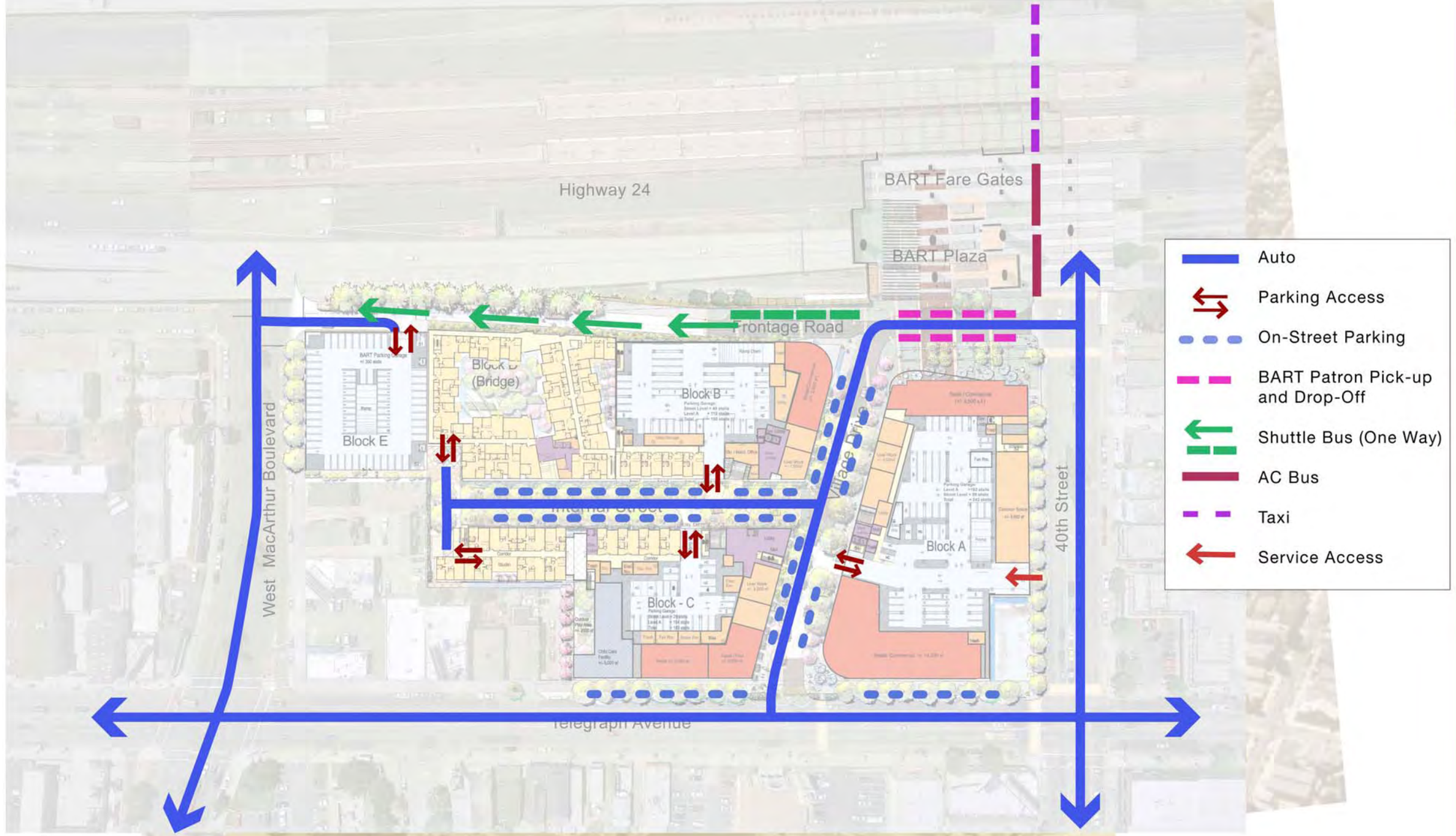
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan



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Vehicular Circulation

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OAKLAND, CALIFORNIA

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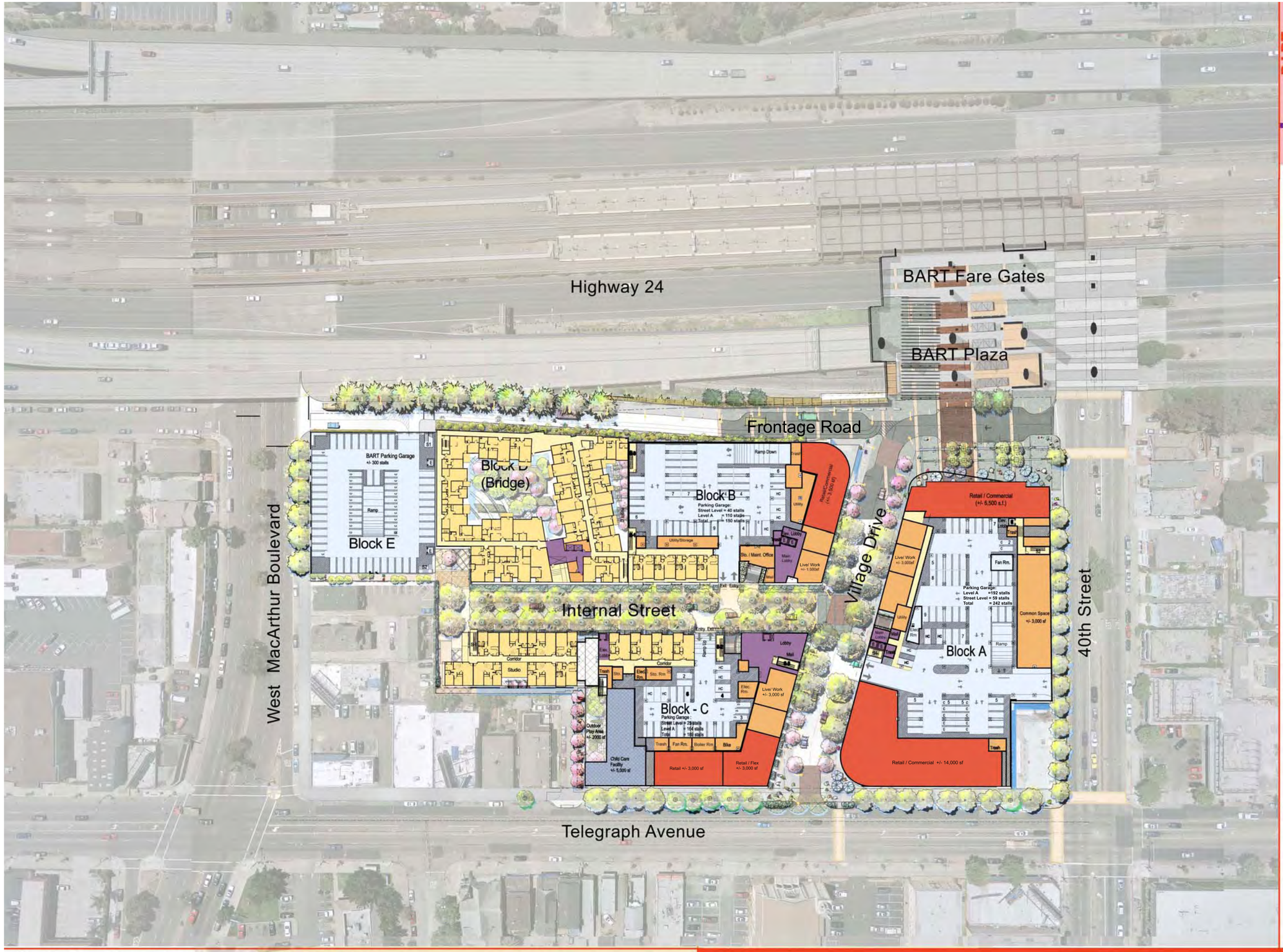

A-1.01
Street Level

0 40 80 120 160

M & L PARTNERS

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BART Transit Village
OAKLAND, CALIFORNIA

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A-1.0A
Garage Level Plan

M & L PARTNERS

0 40 80 120 160

MacArthur Transit Community Partners, LLC

BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

Highway 24

BART Fare Gates

BART Plaza

Frontage Road

BART Parking Garage
+/- 300 stalls
Ramp

Block E

Block D
(Bridge)
1 Bed = 23 du
2 Bed = 29 du
3 Bed = 39 du
TOTAL = 90 du

Block B
1 Bed Loft = 59 du
2 Bed Loft = 62 du
TOTAL = 131 du

West MacArthur Boulevard

Internal Street

Village Drive

40th Street

Block A
1 Bed = 29 du
1 Bed + Den = 56 du
2 Bed = 64 du
2 Bed + 2B = 35 du
3 Bed = 10 du
TOTAL = 218 du

Block C
Studio = 19 du
1 Bed = 26 du
1 Bed + Den = 67 du
2 Bed = 73 du
TOTAL = 185 du

Telegraph Avenue

A-1.02 Typical Upper Level Plan

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0 40 80 120 160

MacArthur BART Transit Village

OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

Scale: 1'= 40"

0 40 80 120 160

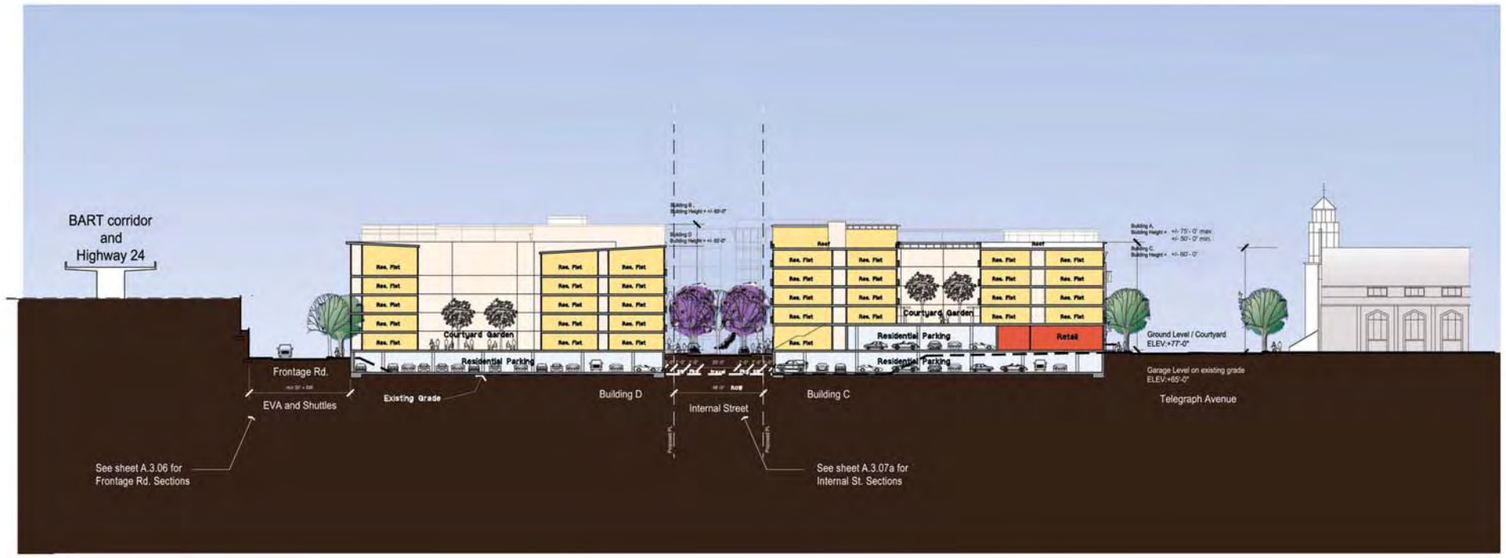
A-1.0H Building Height Diagram

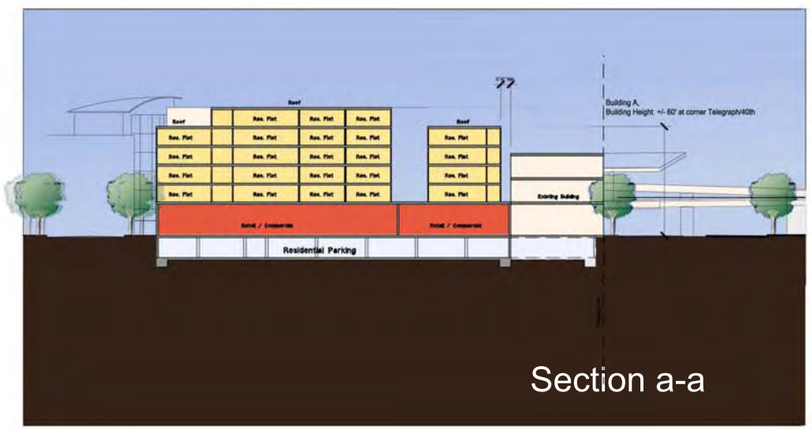
MacArthur Transit Community Partners, LLC

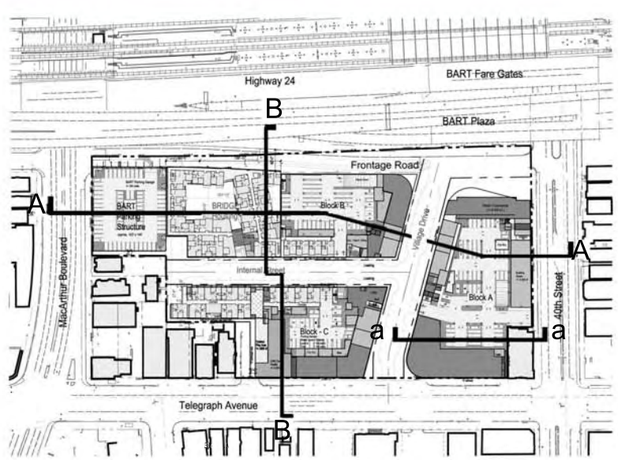
MVE & PARTNERS

November 15, 2007

Preliminary Development Plan







Key Plan

A-3.01a Building Sections

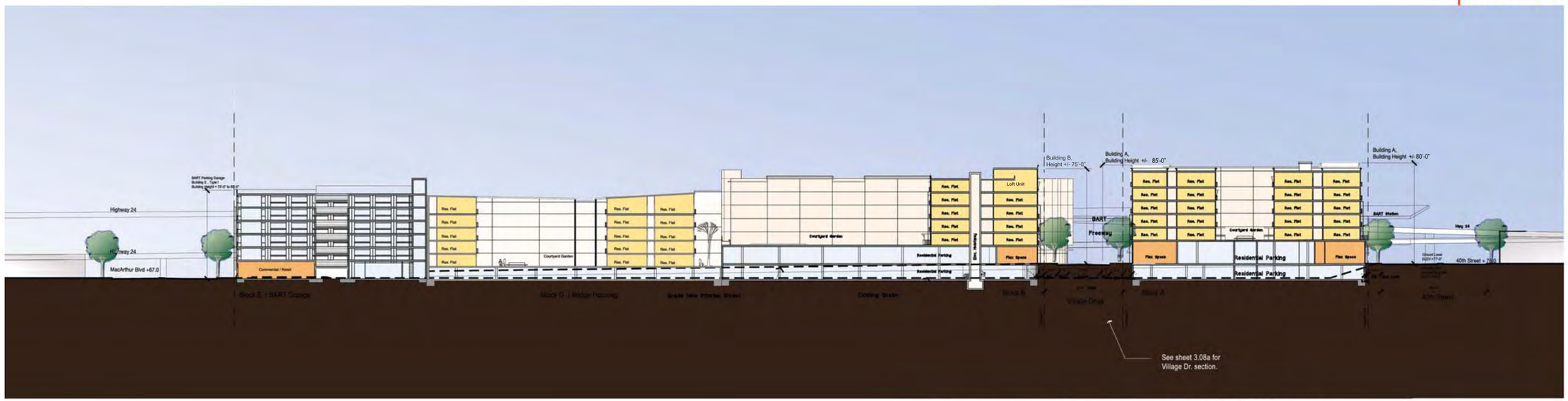
0 30 60 90 120

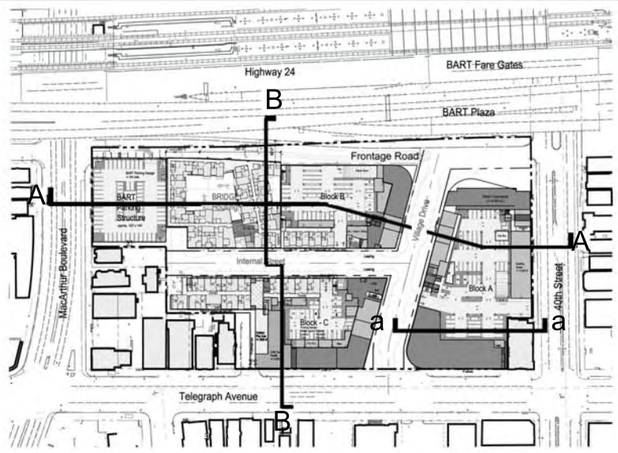
MacArthur BART Transit Village

OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan





Key Plan

A-3.01b
Building Sections

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MacArthur Transit Community Partners, LLC

0 30 60 90 120

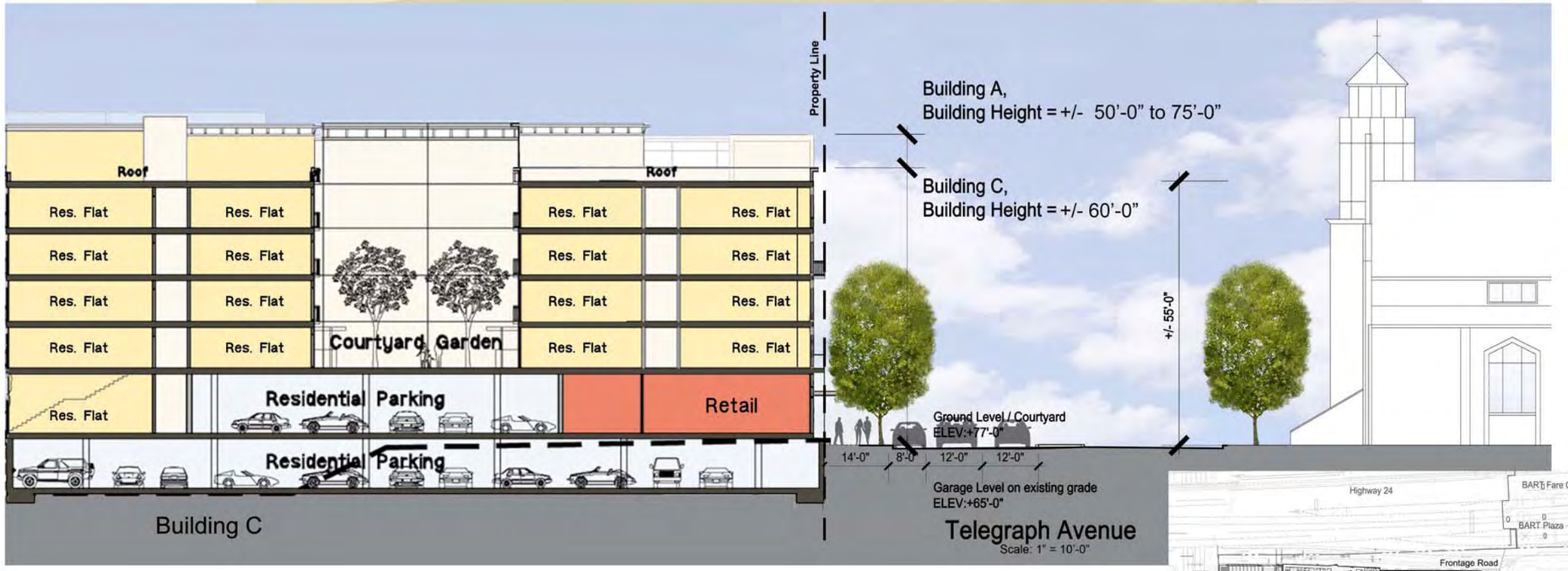
MacArthur

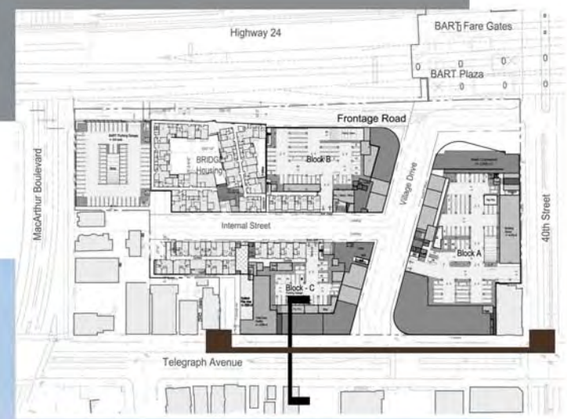
BART Transit Village

OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan





A-3.02
Edges: Telegraph Ave.

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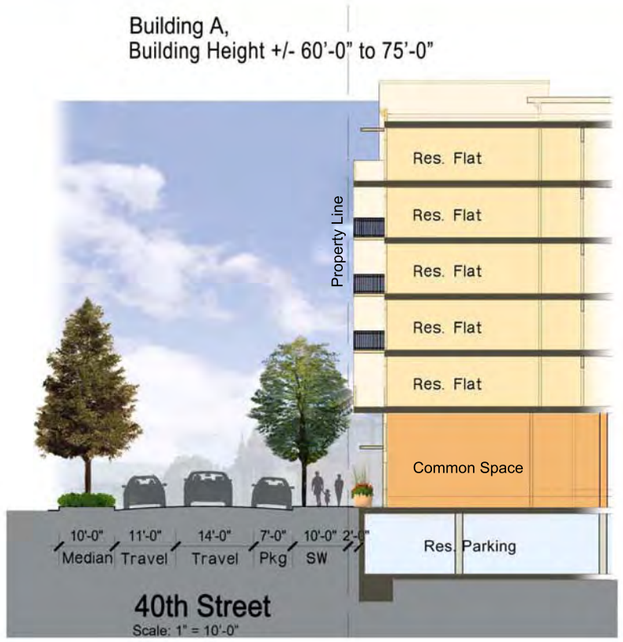
0 20 40 80 120

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan



A-3.03
Edges: 40th St.

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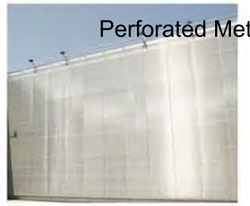
0 20 40 80 120

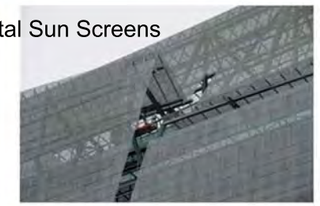
MacArthur Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

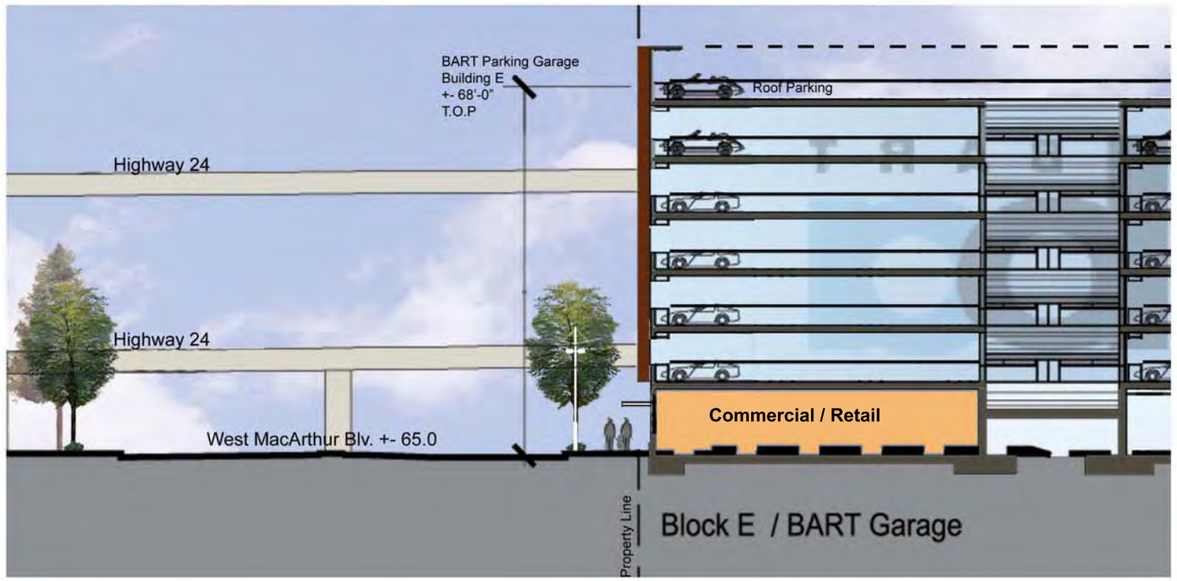
Preliminary Development Plan

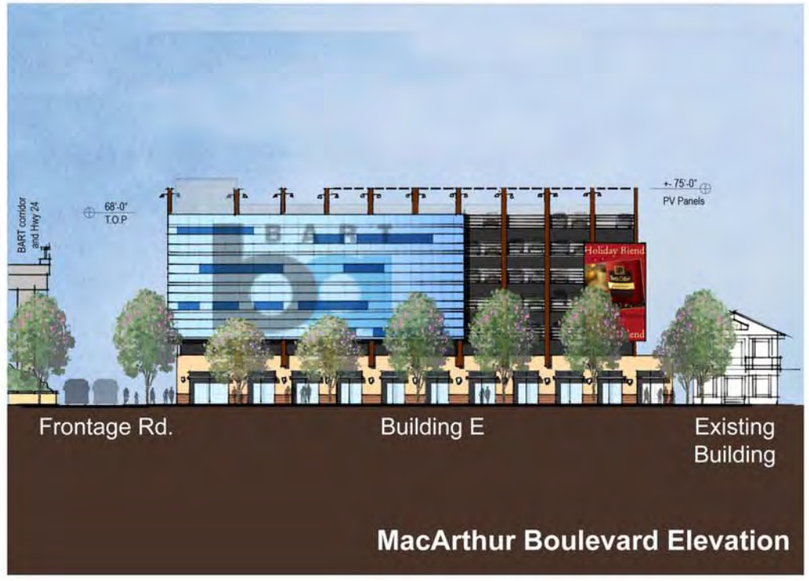


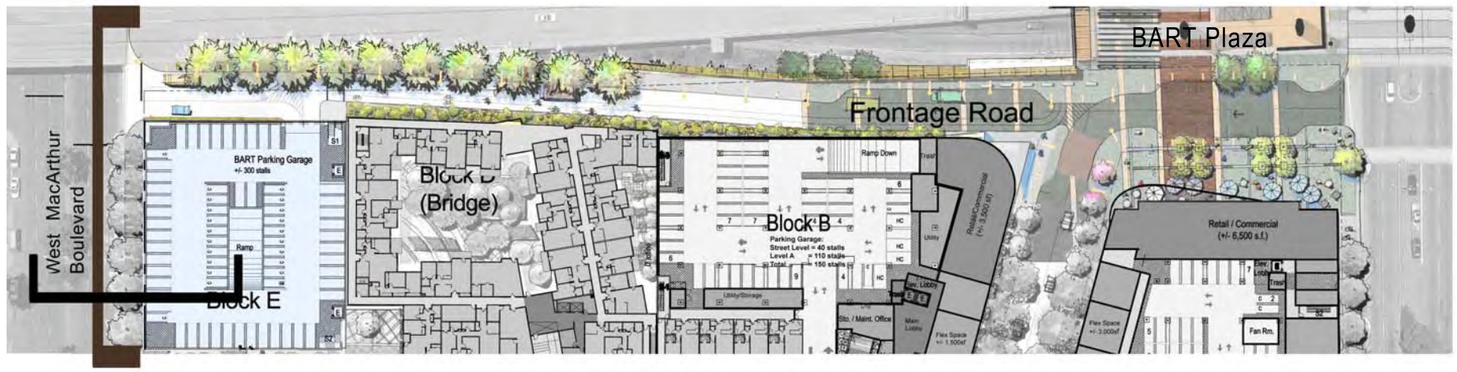
Perforated Metal Sun Screens

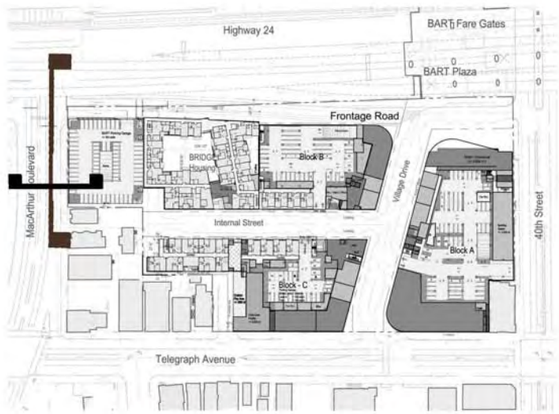


PV Solar Panels









A-3.04
Edges: West MacArthur Blvd

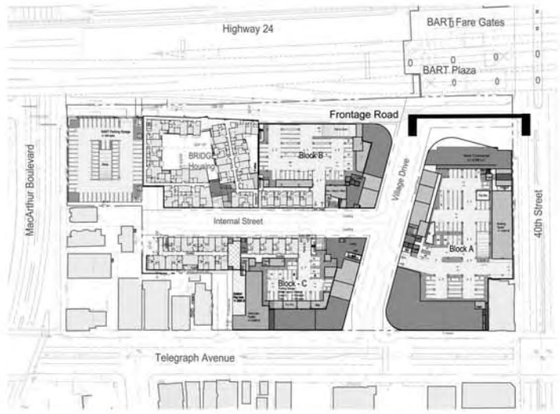
MacArthur Transit Community Partners, LLC

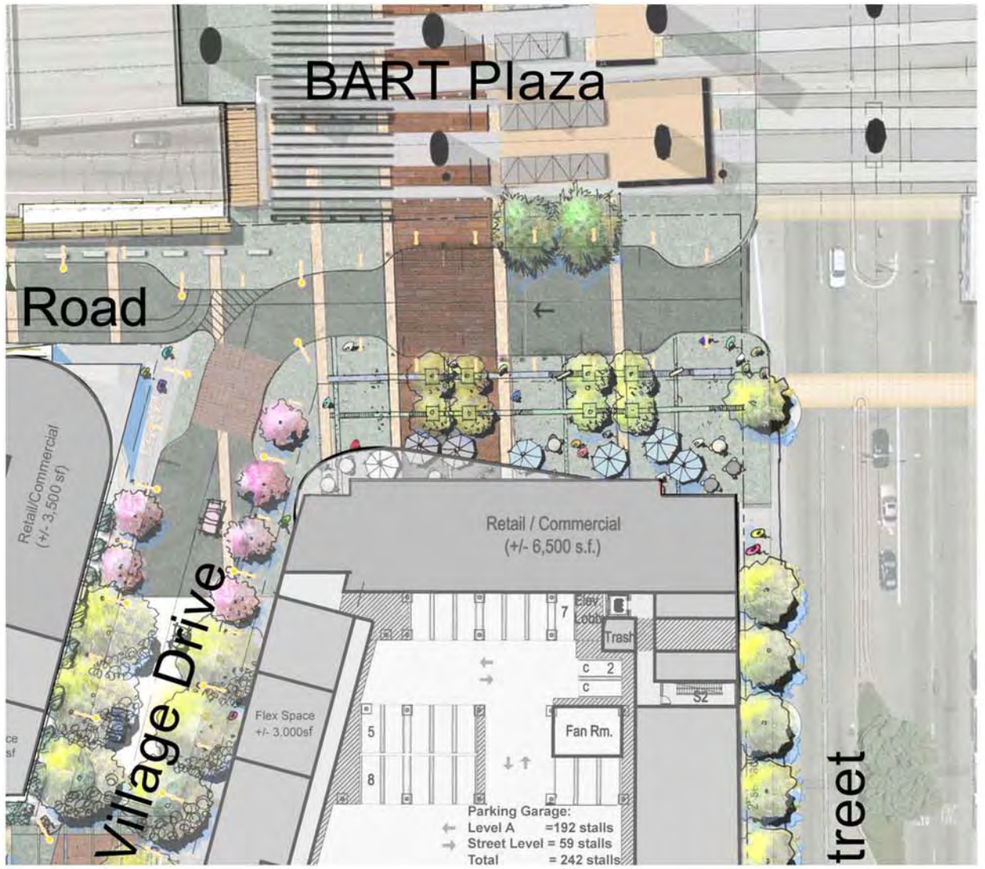
0 20 40 80 120

MacArthur mb BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan





A-3.05
Edges: BART Plaza

VE & PARTNERS

MacArthur Transit Community Partners, LLC

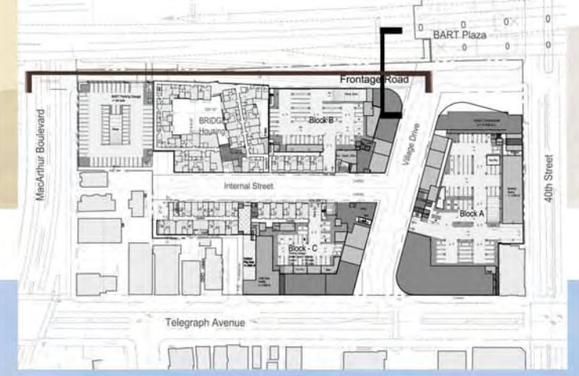
0 20 40 80 120

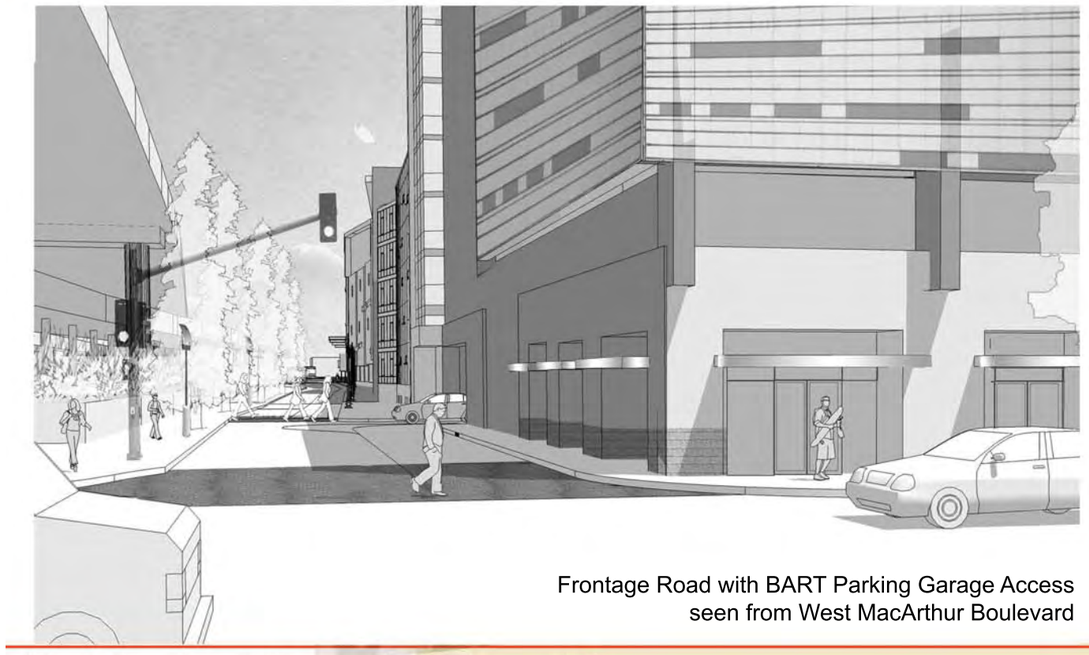
MacArthur

BART Transit Village
OAKLAND, CALIFORNIA

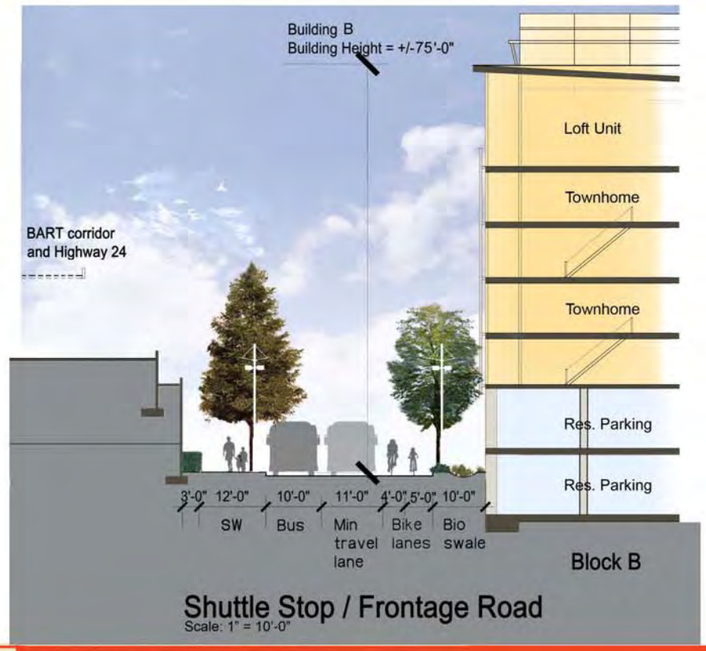
November 15, 2007

Preliminary Development Plan





Frontage Road with BART Parking Garage Access seen from West MacArthur Boulevard



A-3.06
Edges: Frontage Road / Hwy 24

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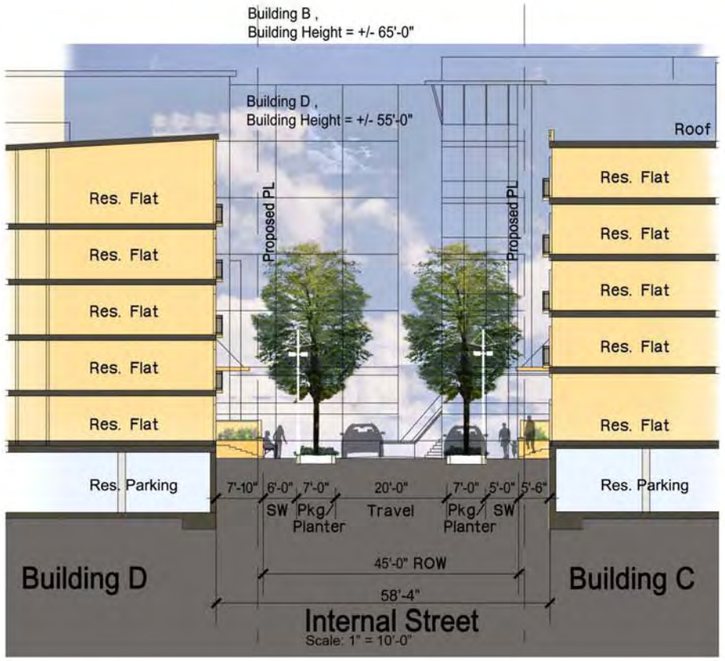
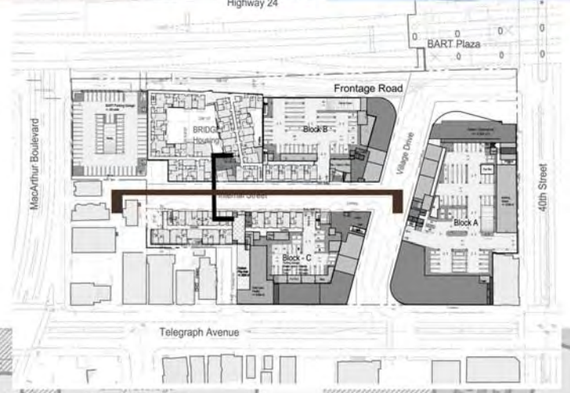
0 20 40 80 120

November 15, 2007

Preliminary Development Plan





A-3.07a
Internal Street

MacArthur Transit Community Partners, LLC

0 20 40 80 100

MacArthur mb BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary
Development Plan

Internal Residential Street Elevation

Internal Street Elevation

A-3.07b
Internal Street

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0 20 40 80 100

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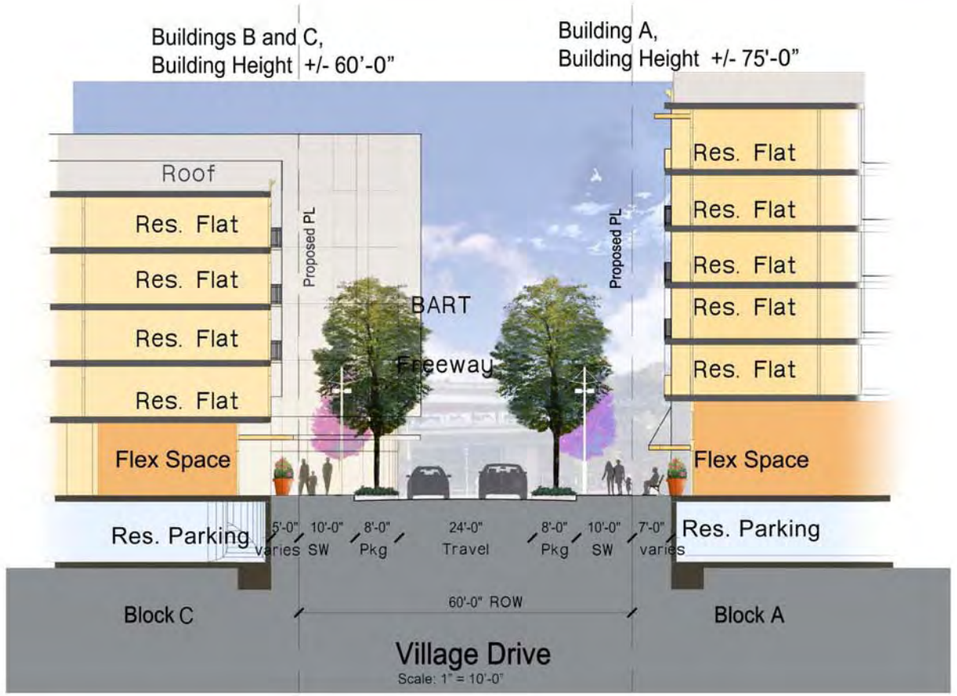
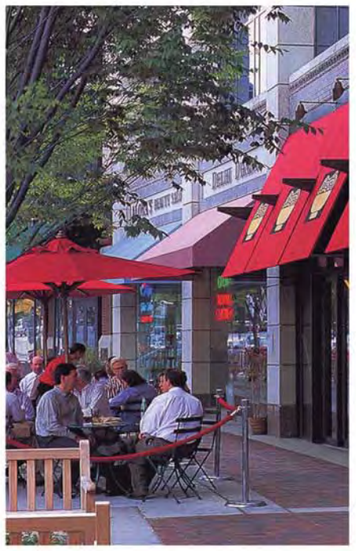
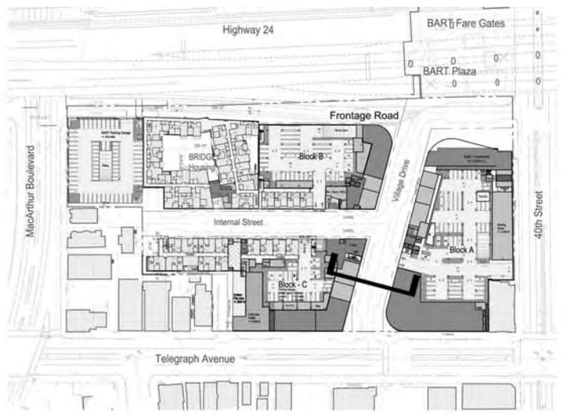
Preliminary Development Plan







A-3.08a
Village Drive

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0 20 40 80 100

November 15, 2007

Preliminary
Development Plan

Village Drive Elevation

Village Drive Elevation

A-3.08b
Village Drive

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0 20 40 80 100

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

Village Drive viewed from Telegraph Avenue

A-6.01 Perspective/ Village Drive

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MacArthur Transit Village

BART

OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

View of BART Plaza

A-6.02 Perspective/ BART Plaza

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MacArthur BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

A-6.03 Perspective/ Frontage Road

View of Frontage Road from MacArthur Boulevard

MacArthur BART Transit Village

OAKLAND, CALIFORNIA

November 15, 2007

Preliminary Development Plan

View of Internal Street Looking North

A-6.04 Perspective Rendering

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MacArthur BART Transit Village
OAKLAND, CALIFORNIA

November 20, 2007

Preliminary Development Plan

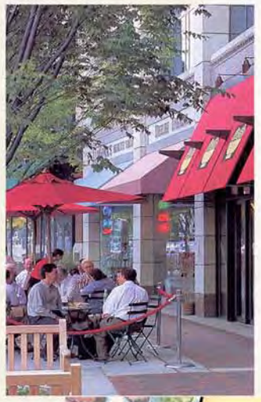
L-01 Landscape Master Plan

MacArthur Transit Community Partners, LLC

0 40 80 120 160

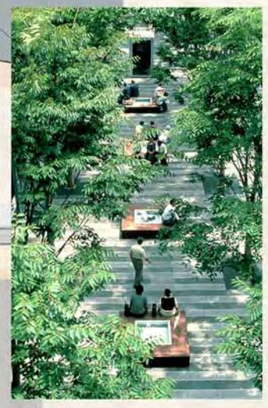
PGA design INC
LANDSCAPE ARCHITECTS

BART PLAZA FACING EAST



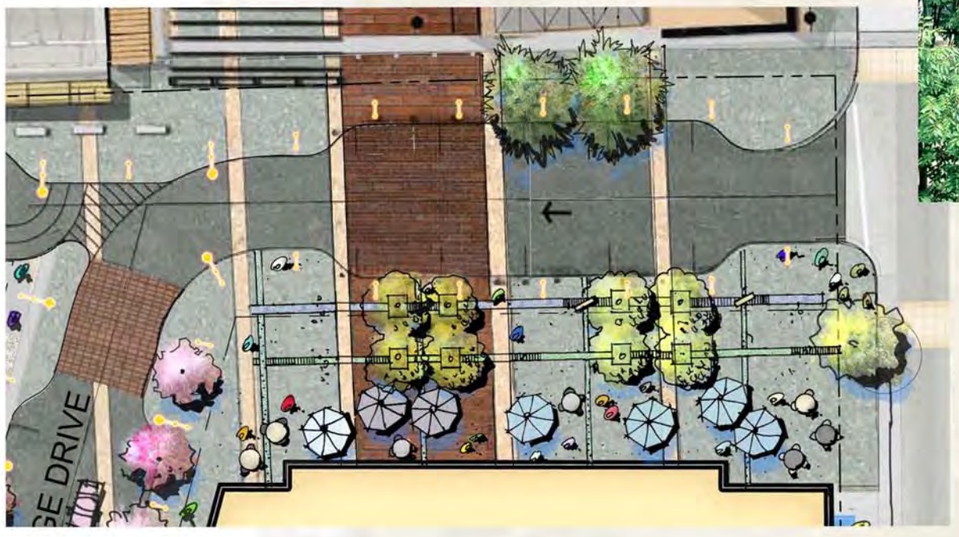
Village Drive

urban
commercial
tree-line
pedestrian friendly
engaging



Transit Plaza

urban
welcoming
safe
inviting planting



MacArthur

BART Transit Village
OAKLAND, CALIFORNIA

November 20, 2007

Preliminary Development Plan

L-02 Landscape Concept BART Plaza/ Village Dr.

MVE & PARTNERS

PGA design INC
LANDSCAPE ARCHITECTS

MacArthur Transit Community Partners, LLC

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

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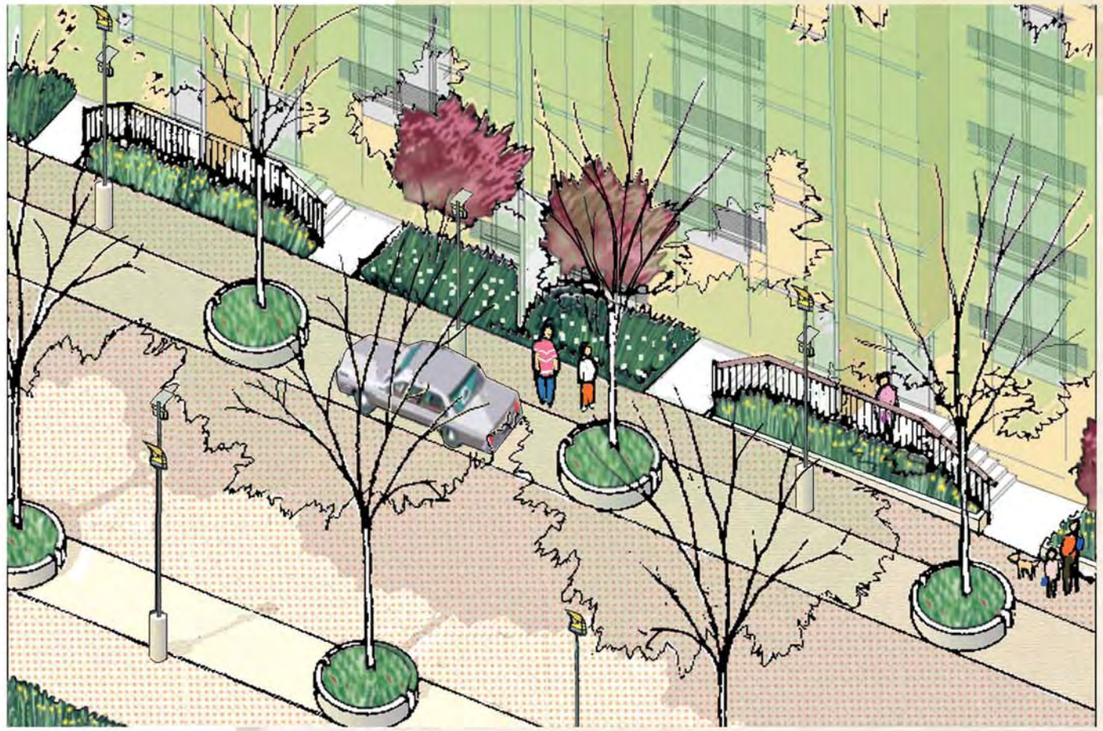
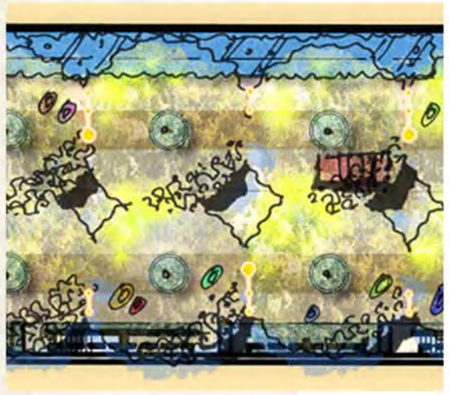


INTERNAL STREET
FACING EAST

Internal Street

pedestrian scale
friendly/ welcoming
warm, residential



INTERNAL STREET PLAN VIEW

INTERNAL STREET
FACING WEST

L-03
Landscape
Concepts
Internal Street

SCALE: 1” = 20’-0”

MacArthur Transit Community Partners, LLC

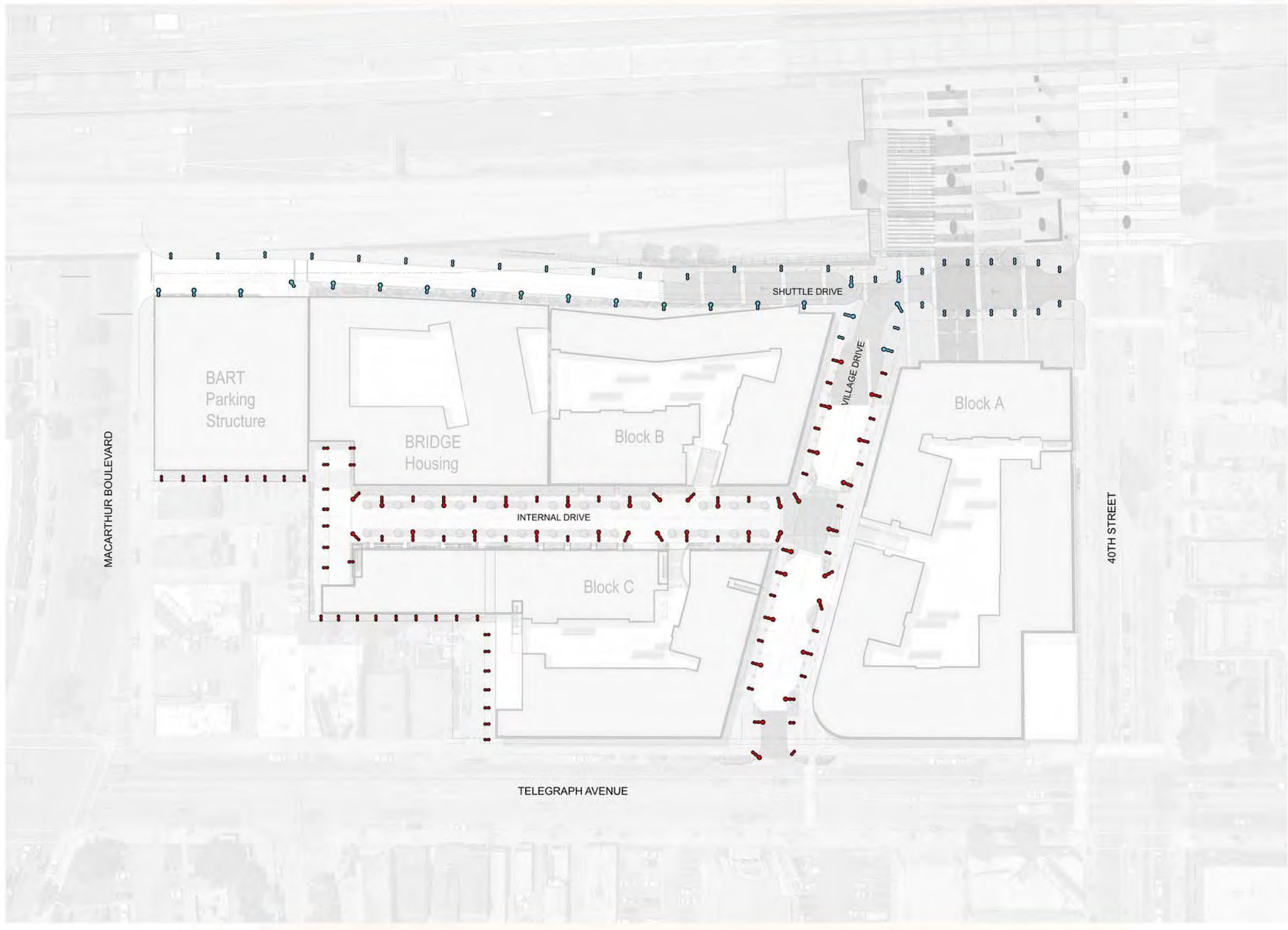
M&E PARTNERS

PGA design INC
LANDSCAPE ARCHITECTS

BART Transit Village
OAKLAND, CALIFORNIA

November 20, 2007

Preliminary Development Plan



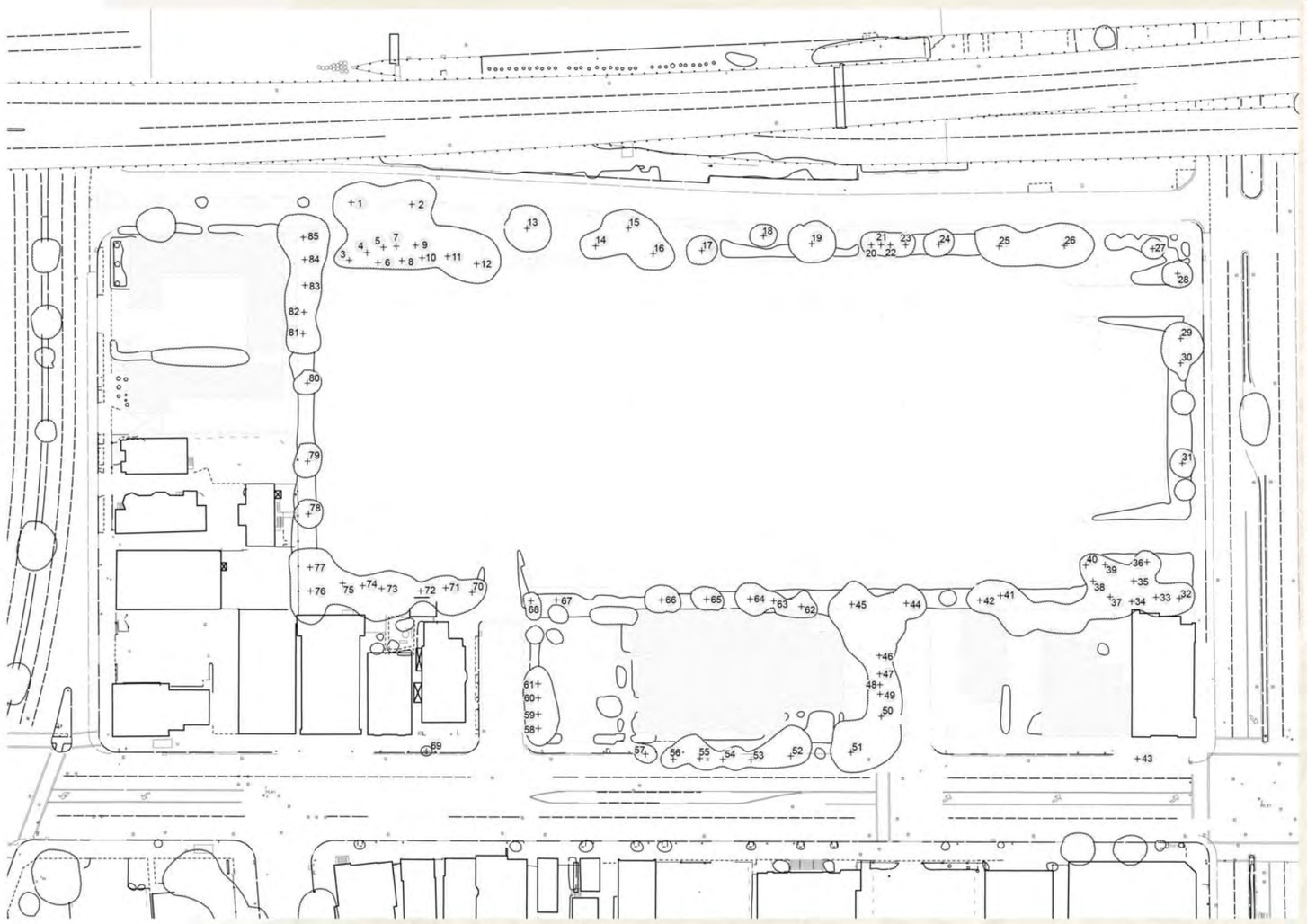
L-04 Street Lighting Concept

MacArthur Transit Community Partners, LLC

PGA design INC
LANDSCAPE ARCHITECTS

November 20, 2007

Preliminary Development Plan



Tree Preservation Ordinance

Trees Proposed for Removal			Trees not proposed for removal but located within 10 feet of Construction Activity		
#	Species	dbh	#	Species	dbh
1	Eucalyptus ficifolia	24"	43	Ulmus americana	2"
2	Eucalyptus ficifolia	24"	53	Liquidambar styraciflua	12"
3	Sequoia sempervirens	18"	54	Liquidambar styraciflua	12"
4	Sequoia sempervirens	18"	55	Liquidambar styraciflua	14"
5	Eucalyptus sideroxylon	24"	56	Liquidambar styraciflua	9"
6	Sequoia sempervirens	12"	57	Liquidambar styraciflua	9"
7	Eucalyptus sideroxylon	14"	69	Ulmus americana	2"
8	Sequoia sempervirens	14"			
9	Eucalyptus sideroxylon	30"			
10	Sequoia sempervirens	14"			
11	Sequoia sempervirens	9"			
12	Eucalyptus sideroxylon	36"			
13	Ulmus parvifolia	12"			
14	Sequoia sempervirens	18"			
15	Eucalyptus sideroxylon	24"			
16	Ulmus parvifolia	9"			
17	Sequoia sempervirens	24"			
18	Ligustrum lucidum	9"			
19	Eucalyptus sideroxylon	24"			
20	Sequoia sempervirens	18"			
21	Sequoia sempervirens	14"			
22	Sequoia sempervirens	14"			
23	Sequoia sempervirens	30"			
24	Pittosporum eugenioides	18"			
25	Eucalyptus sideroxylon	24"			
26	Eucalyptus sideroxylon	24"			
27	Sequoia sempervirens	18"			
28	Sequoia sempervirens	30"			
29	Magnolia grandiflora	14"			
30	Magnolia grandiflora	14"			
31	Magnolia grandiflora	12"			
32	Magnolia grandiflora	12"			
33	Pittosporum eugenioides	24"			
34	Pittosporum eugenioides	9"			
35	Sequoia sempervirens	12"			
36	Sequoia sempervirens	18"			
37	Sequoia sempervirens	18"			
38	Sequoia sempervirens	18"			
39	Sequoia sempervirens	18"			
40	Sequoia sempervirens	12"			
41	Sequoia sempervirens	12"			
42	Sequoia sempervirens	18"			
44	Pittosporum eugenioides	24"			
45	Pittosporum eugenioides	14"			
46	Sequoia sempervirens	30"			
47	Sequoia sempervirens	14"			
48	Sequoia sempervirens	14"			
49	Sequoia sempervirens	14"			
50	Sequoia sempervirens	30"			
51	Liquidambar styraciflua	14"			
52	Liquidambar styraciflua	12"			
58	Sequoia sempervirens	18"			
59	Sequoia sempervirens	18"			
60	Sequoia sempervirens	18"			
61	Sequoia sempervirens	18"			
62	Pittosporum eugenioides	9"			
63	Pittosporum eugenioides	12"			
64	Pittosporum eugenioides	18"			
65	Sequoia sempervirens	30"			
66	Sequoia sempervirens	36"			
67	Pittosporum eugenioides	12"			
68	Pittosporum eugenioides	14"			
70	Pittosporum eugenioides	24"			
71	Pittosporum eugenioides	14"			
72	Pittosporum eugenioides	14"			
73	Pittosporum eugenioides	12"			
74	Pittosporum eugenioides	18"			
75	Pittosporum eugenioides	9"			
76	Pittosporum eugenioides	18"			
77	Pittosporum eugenioides	24"			
78	Pittosporum eugenioides	14"			
79	Pittosporum eugenioides	14"			
80	Pittosporum eugenioides	30"			
81	Pittosporum eugenioides	18"			
82	Pittosporum eugenioides	24"			
83	Pittosporum eugenioides	12"			
87	Pittosporum eugenioides	18"			
85	Eucalyptus sideroxylon	27"			

*Tree inventory based upon field visit by PGAdesign on 9.27.07.

L-05 Existing Tree Inventory

0 40 80 120 160

PGA design INC
LANDSCAPE ARCHITECTS

Preliminary Plant List

Latin Name	Common Name
PERENNIALS	
Agapanthus orientalis	Lily-of-the-Nile
Dietes vegeta	Fortnight Lily
Hemerocallis spp	Daylilies
Iris douglasiana	Douglas Iris
Limonium perezii	Sea Lavender
Liriope muscari	Lily Turf
GROUNDCOVER	
Cerastium tomentosum	Snow-in-Summer
Euonymus fortunei	Euonymus
Helianthemum nummularium	Sunrose
Polystichum munitum	Sword Fern
Teucrium chamaedrys	Germander
SHRUBS	
Berberis darwinii	Darwin Barberry
Buddlera davidii	Butterfly Bush
Ceanothus griseus	Wild Lilac
Cistus salvifolius	Sageleaf Rockrose
Hebe 'Autumn Glory'	Hebe
Myrtus communis	True Myrtle
Phormium Tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Pittosporum
Rosmar offic 'Collingwood Ingram'	Rosemary
Salvia leucantha	Mexican Bush Sage
TREES	
Cercis occidentalis	Western Rebud
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Platanus racemosa	California Sycamore
Prunus cerasifera spp	Purpleleaf Plum
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Sequoia sempervirens	Coast Redwood
Ulmus parvifolia	Chinese Elm
VINES	
Cissus antarctica	Kangaroo Ivy
Clytostoma callistegioides	Lavender Trumpet Vine
Jasminum polyanthum	Pink Jasmine
GRASS	
Miscanthus sinensis 'Purpurascens'	Flame Grass
Muhlenbergia rigens	Deer Grass
Pennisetum orientale	Fountain Grass

Lighting Goals

- Emphasize the pedestrian nature of the Transit Center through the use of lighting fixtures that are human-scaled, and of high quality.
- Ensure that there is adequate light levels to provide a safe environment for pedestrian, bicycle, and automobile traffic.
- Ensure a consistent streetscape character through the use of a unified family of light fixture elements.

Lighting Guidelines

- Place lighting standards near the street curb in order to provide pedestrians with a sense of security and comfort, as well as a physical barrier from cars.
- Arrange and locate light fixtures to ensure safe and consistent levels of illumination along pedestrian walkways. Provide extra lighting at intersections and transit stops.
- Use accent lighting to highlight specimen vegetation, fountains, public art, central gathering areas, and important building features.
- Shield or direct all lighting to minimize glare around residential areas.

Trees / Shrubs

Coast Redwood

California Sycamore

Wild Lilac

Ornamental / Groundcover

Deer Grass

Sword Fern

Douglas Iris

Type A lighting: Roadway Light and Secondary Pedestrian Light

Type B Lighting: Roadway Light and Secondary Pedestrian Lighting

MacArthur

BART Transit Village
OAKLAND, CALIFORNIA

November 20, 2007

Preliminary Development Plan

L-06 Planting and Lighting Concept

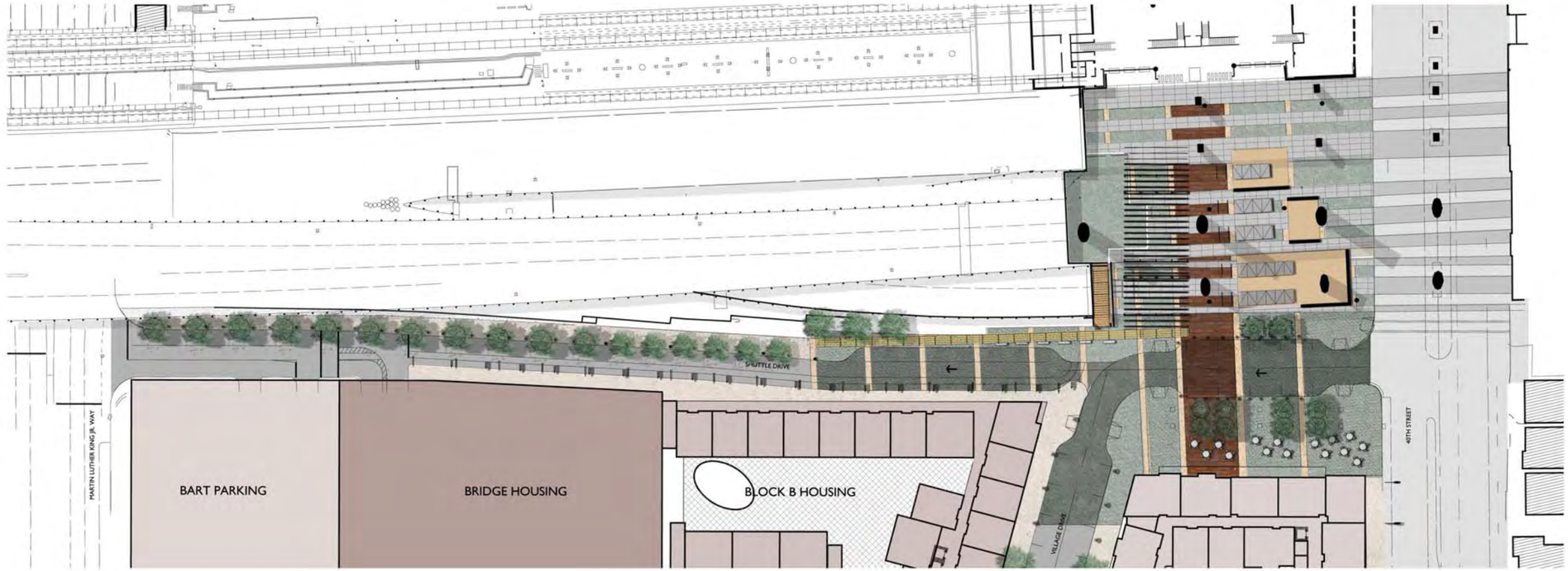
M & V PARTNERS

PGA design INC
LANDSCAPE ARCHITECTS

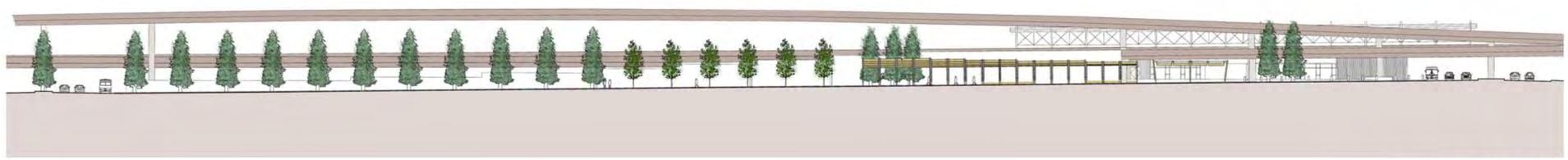
MacArthur mb BART Transit Village
OAKLAND, CALIFORNIA

November 15, 2007

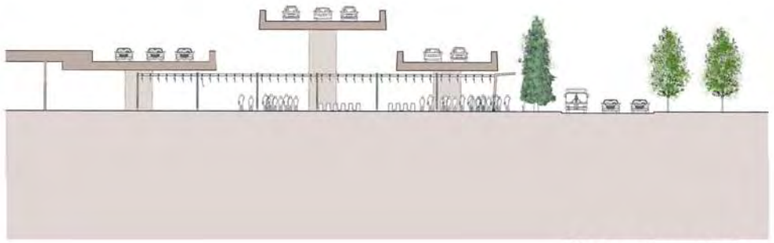
Preliminary Development Plan



Site Plan
Scale: 1" = 64'

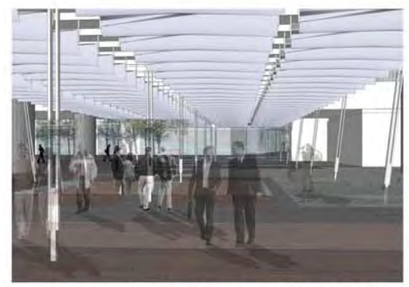


Elevation of BART Plaza
Scale: 1"=64'



Section through plaza
Scale: 1"=64'

Perspective along edge of BART Plaza



Perspective looking out of BART Plaza

Conceptual BART Plaza Design

HOOD DESIGN
URBAN LANDSCAPE AND SITE ARCHITETURE

Conceptual BART Plaza Design is included for informational purpose only and not for City review.