

MORAGA CANYON

Piedmont, California

May 4th, 2023

BNA HOUSING - Group 5

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Group 5 | BNA Housing



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Snow Zhu *MCP*

BNA Housing is approaching this project as a transformative opportunity to locate **affordable housing for families** in a high opportunity, accessible environment. This opportunity is too promising to waste, and our proposal **must be financially and politically feasible.**

Roadmap

- 1 Moraga Canyon
- 2 Blair Park Apartments
- 3 Bay Overlook Homes
- 4 Financing
- 5 Project Schedule

01 Moraga Canyon

- vision
- master plan
- precedent
- design challenges

Moraga Canyon: Vision



Community and Belonging

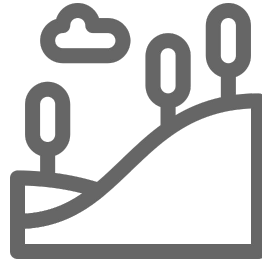
High-quality, beautiful
housing for families in the
East Bay

Moraga Canyon: Vision



Community and Belonging

High-quality, beautiful housing for families in the East Bay



Contextual Resonance

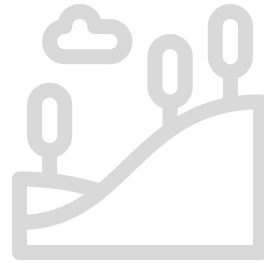
Design that blends into and accentuates existing landscape and topography

Moraga Canyon: Vision



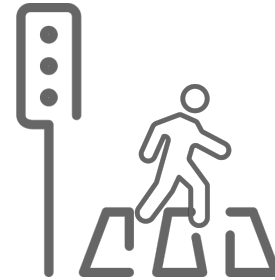
Community and Belonging

High-quality, beautiful housing for families in the East Bay



Contextual Resonance

Design that blends into and accentuates existing landscape and topography



A Connected Canyon

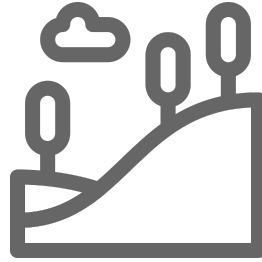
Connecting both sides of Moraga Ave. and the rest of Piedmont

Moraga Canyon: Vision



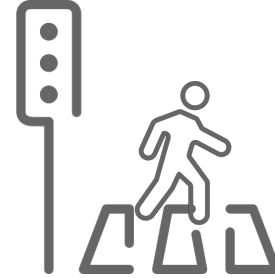
Community and Belonging

High-quality, beautiful housing for families in the East Bay



Contextual Resonance

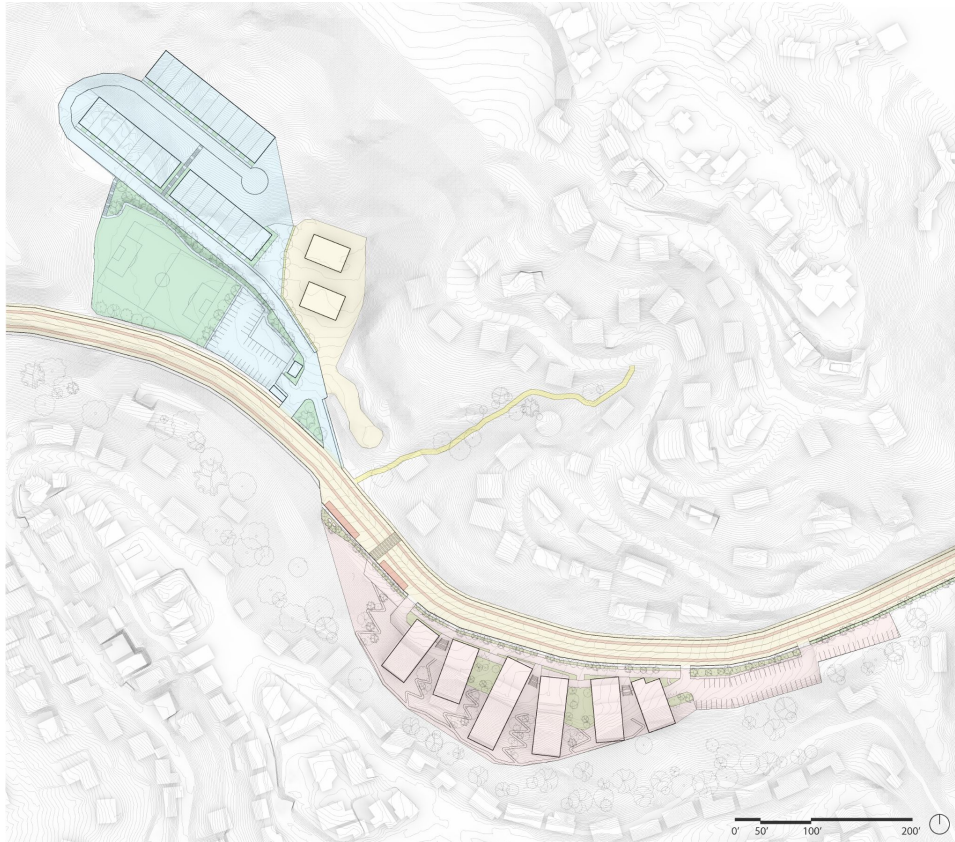
Design that blends into and accentuates existing landscape and topography



A Connected Canyon

Connecting both sides of Moraga Ave. and the rest of Piedmont

Moraga Canyon: Master Plan



Blair Park Apartments:

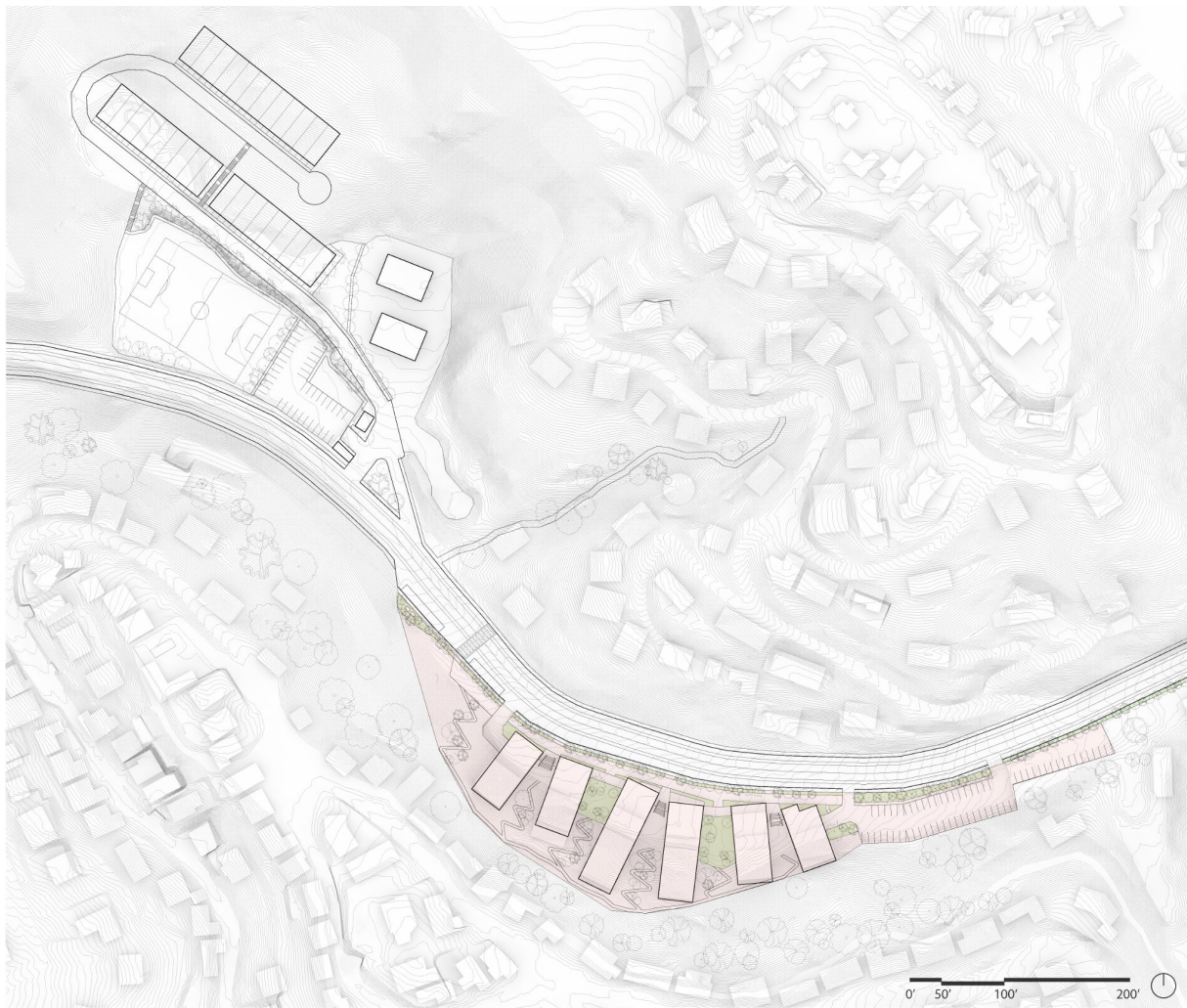
- 103 units of affordable housing

Bay Overlook Homes:

- 30 market rate townhomes

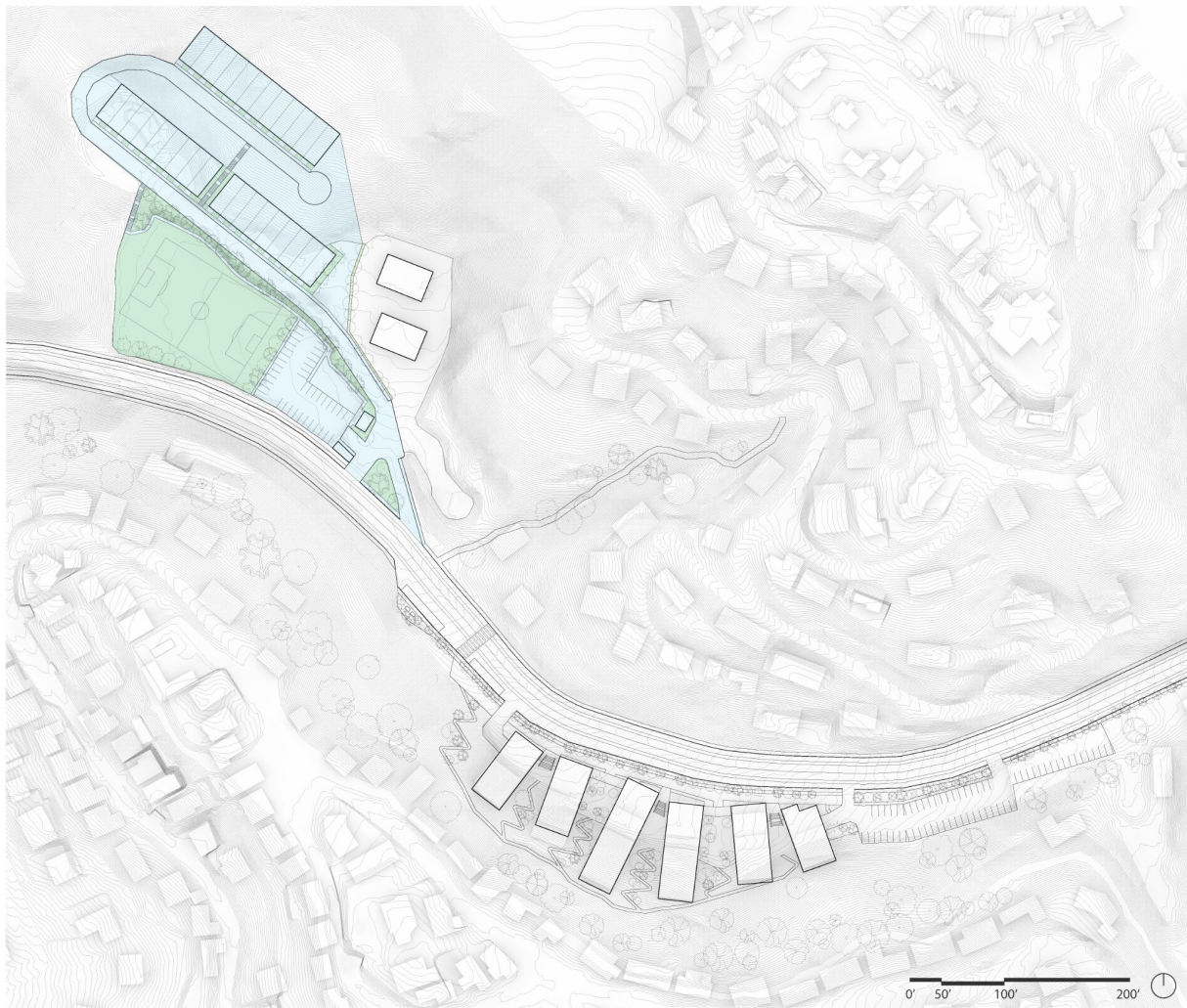
Public Amenities include:

- Early childhood education center
- Expanded Coaches Field
- Dog park
- Bike lanes and sidewalks

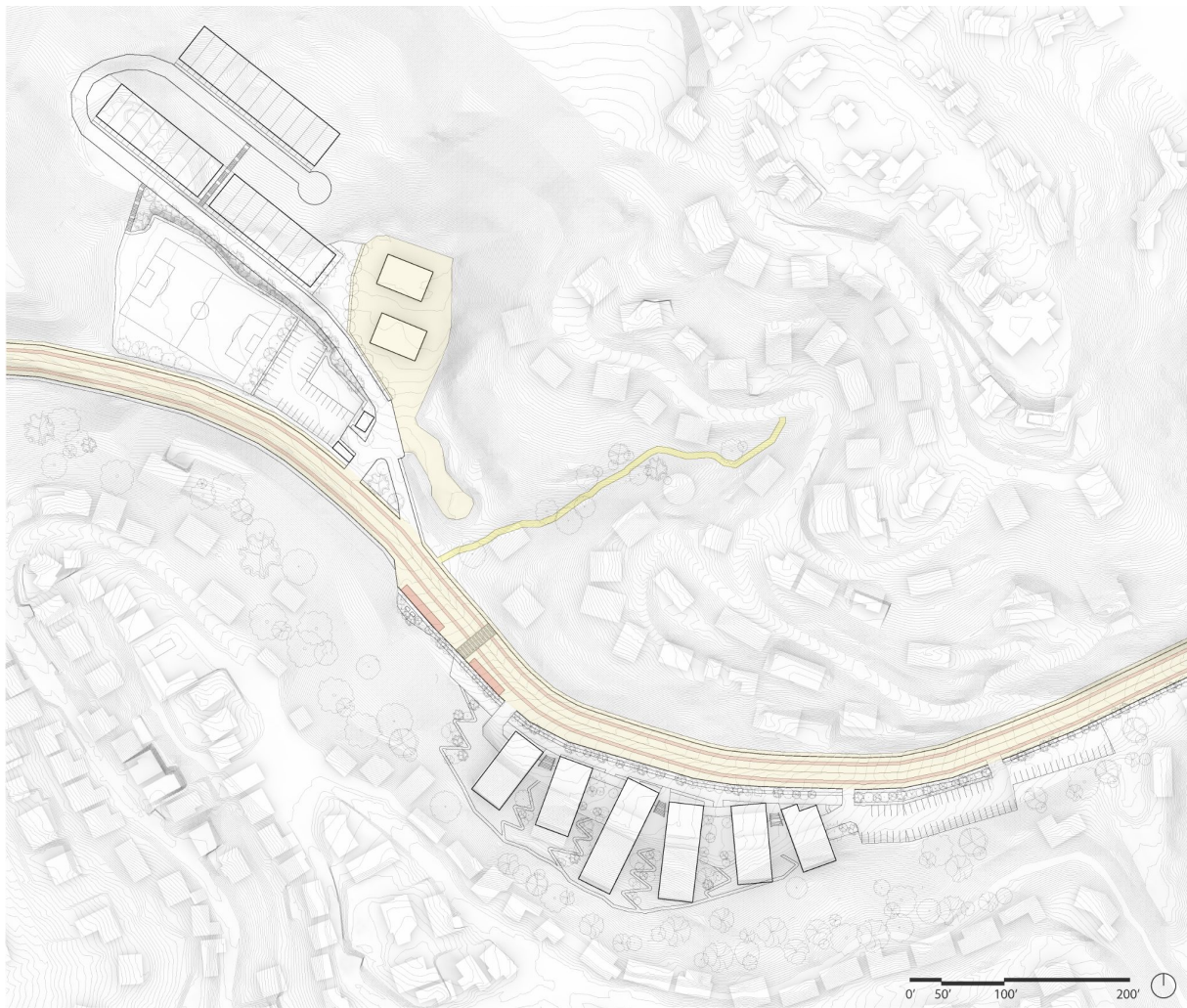


South Parcel:

Blair Park
Apartments



North Parcel: Bay Overlook Homes



Moraga Canyon:

Public Infrastructure and Amenities

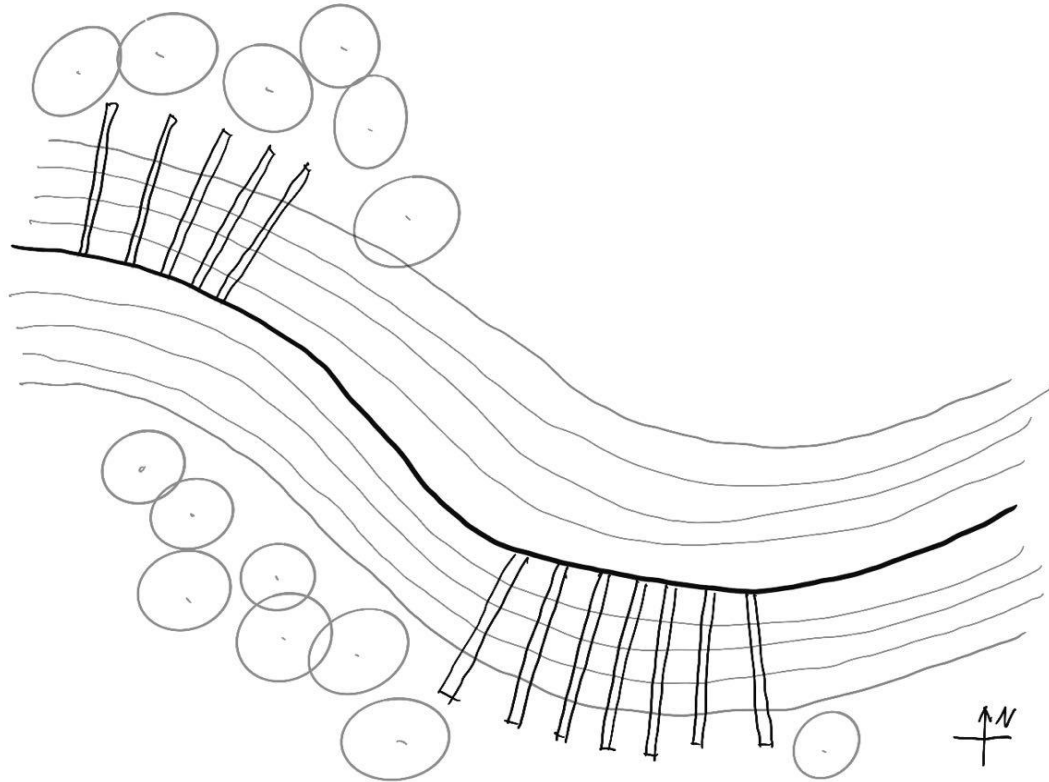
Moraga Canyon: Design Precedent

What we are pulling from Sea Ranch:

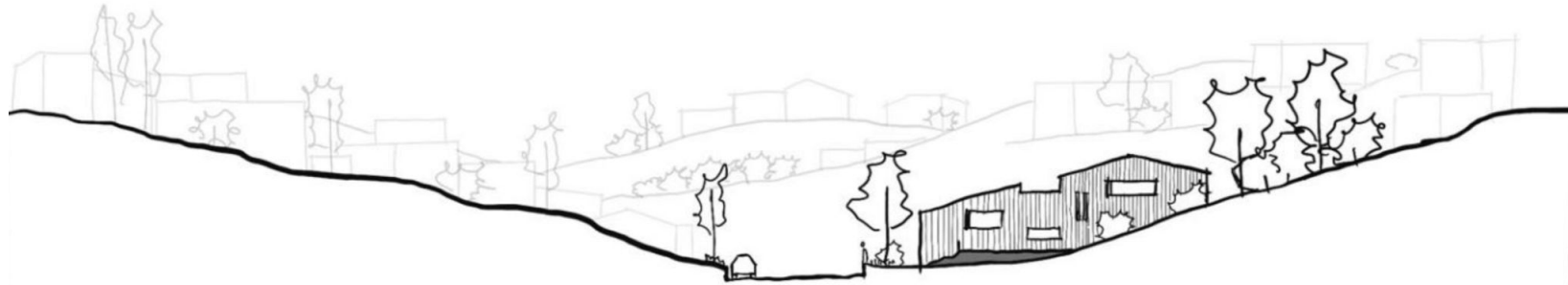
- Site Specific Design
- Preservation of the Surrounding Landscape
- Minimizing Environmental Impact
- Aim to maintain unique character of site



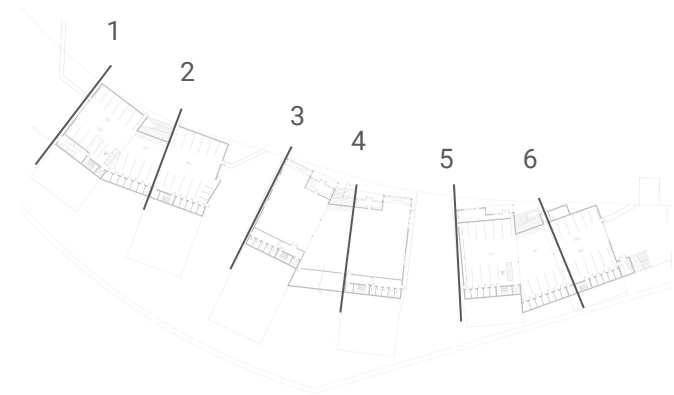
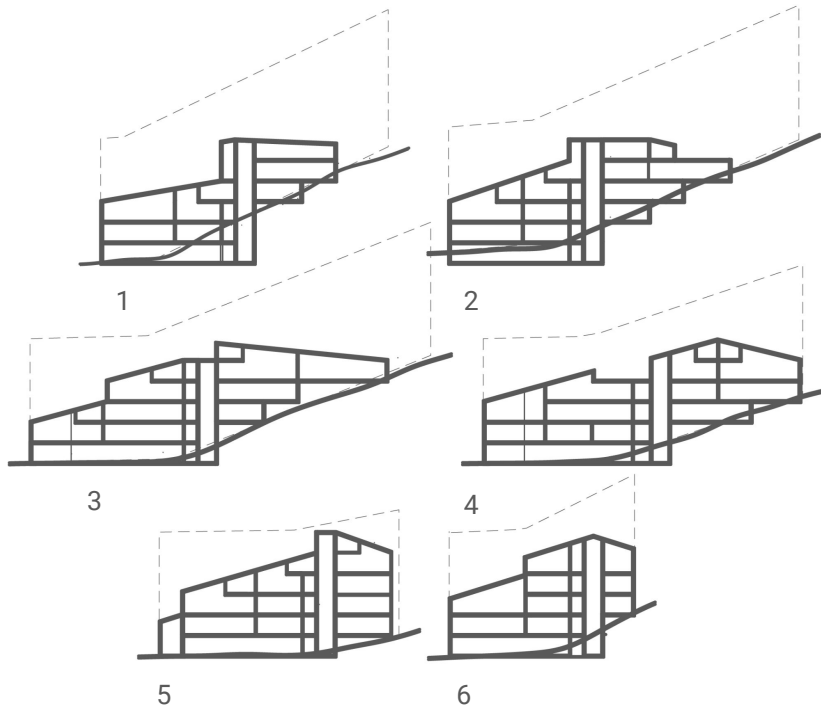
Design Challenges: Orienting Buildings on Site



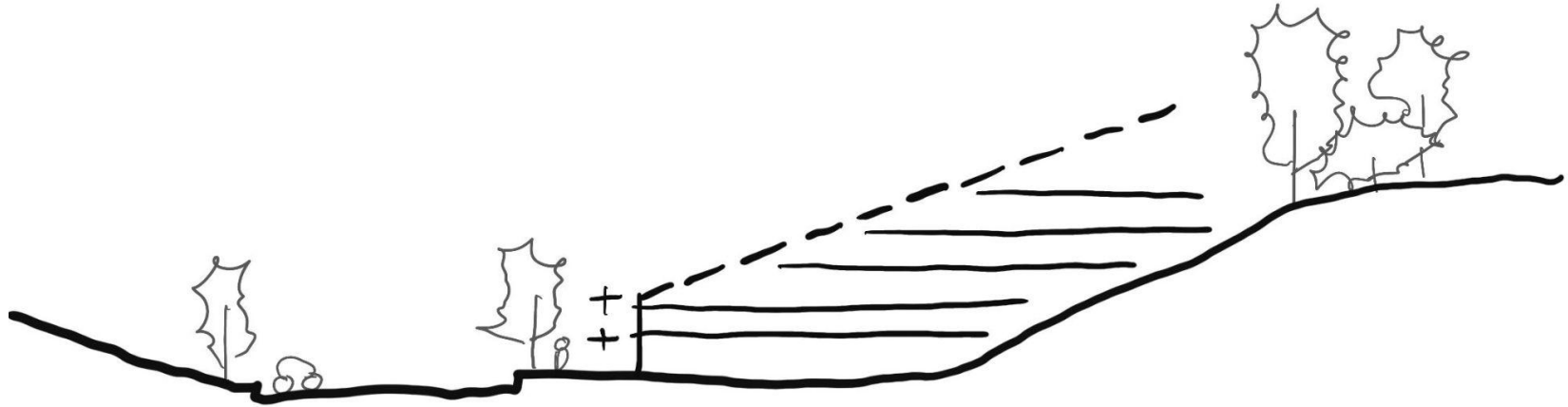
Design Challenges: Responding to the Canyon



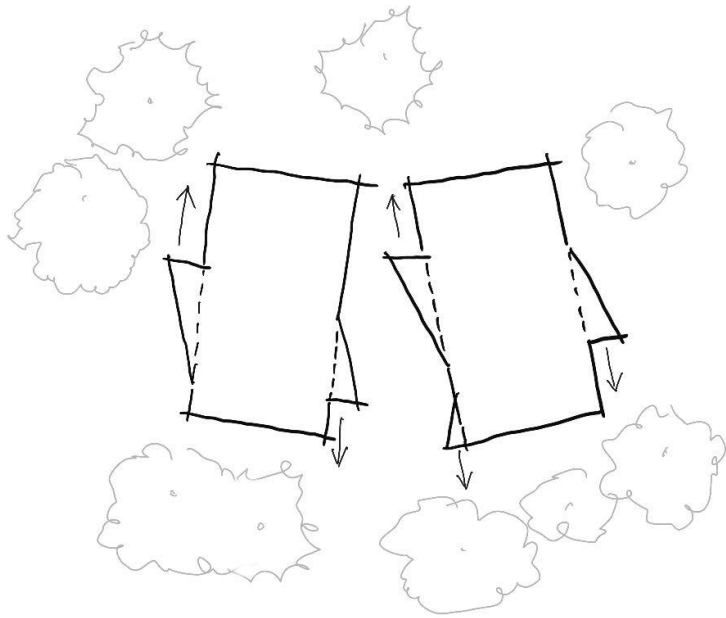
Design Challenges: Buildable Area



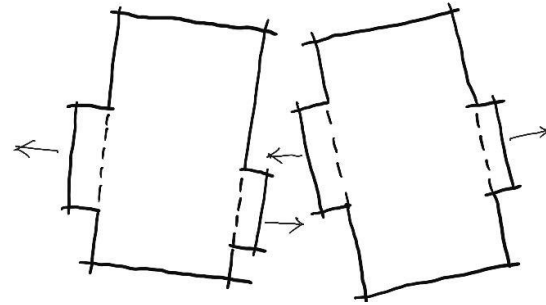
Design Challenges: Residential Scale + Maximizing Density



Design Challenges: Harnessing Views



VS



02 Blair Park Apartments

- unit mix and affordability
- amenities and services
- site plan and landscaping
- circulation
- sections
- unit typology and plans
- renderings

Blair Park Apartments: Unit Mix

Unit Type and Size	Number of Units
Studio (450 sq. ft.)	3
One Bedroom (500 sq. ft.)	25
Two Bedroom (725 sq. ft.)	53
Three Bedroom (926 sq. ft.)	22
Total Units¹	103

[1] Excluding 1 Manager's Unit



Blair Park Apartments: Affordability Range

Average Affordability: 49.90% AMI

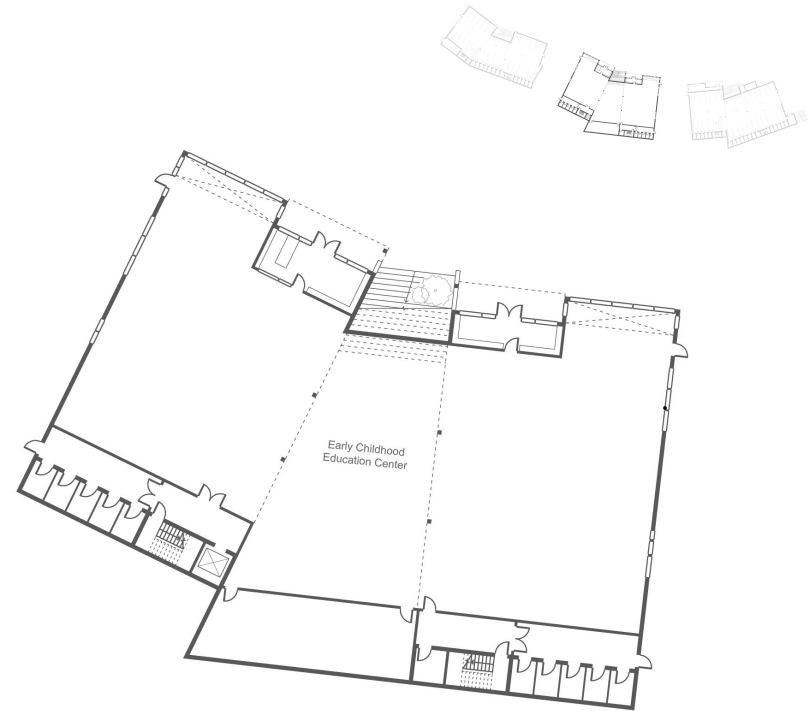
Affordability Level	Number of Units
30% AMI	26
50% AMI	26
60% AMI	51
Total Units¹	103

[1] Excluding 1 Manager's Unit



Blair Park Apartments: Early Childhood Education Center

- Partnerships with Kidango and Low Income Investment Fund (LIIF)
- Capacity for 100 children
- Onsite playground

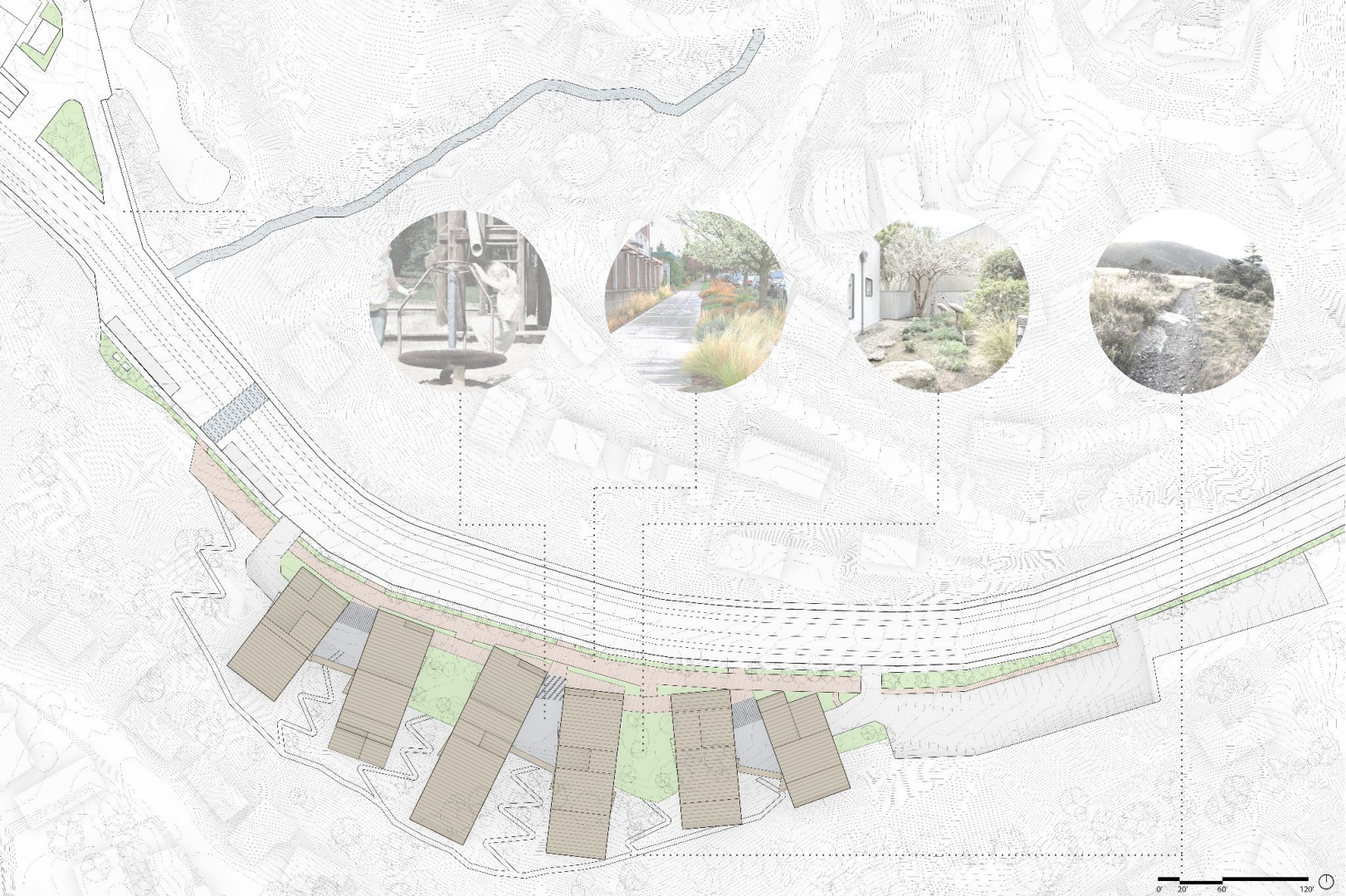


Blair Park Apartments: Resident Services

- 1 FTE Resident Services Coordinator
- Focus on supporting families recently experiencing homelessness

ABODE SERVICES





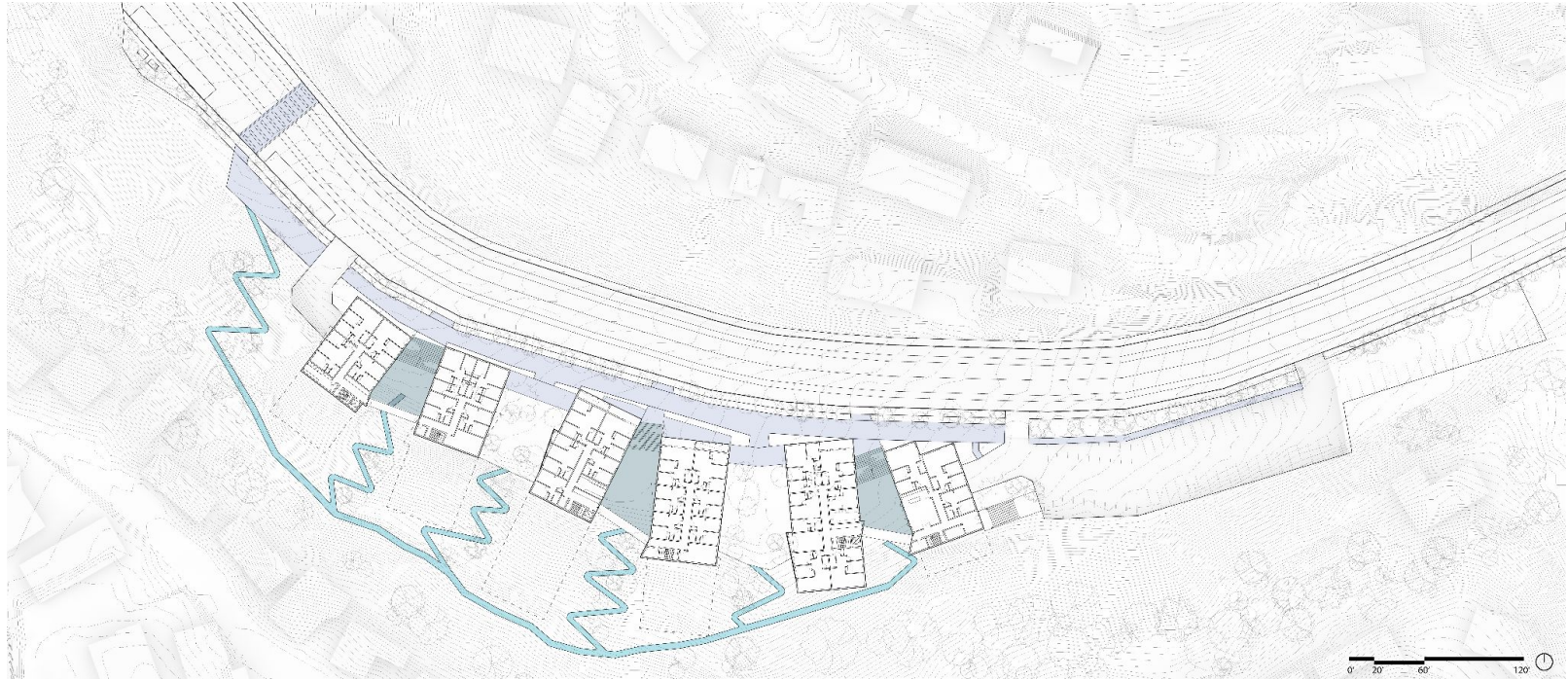
Blair Park Apartments: Interlocking Landscape



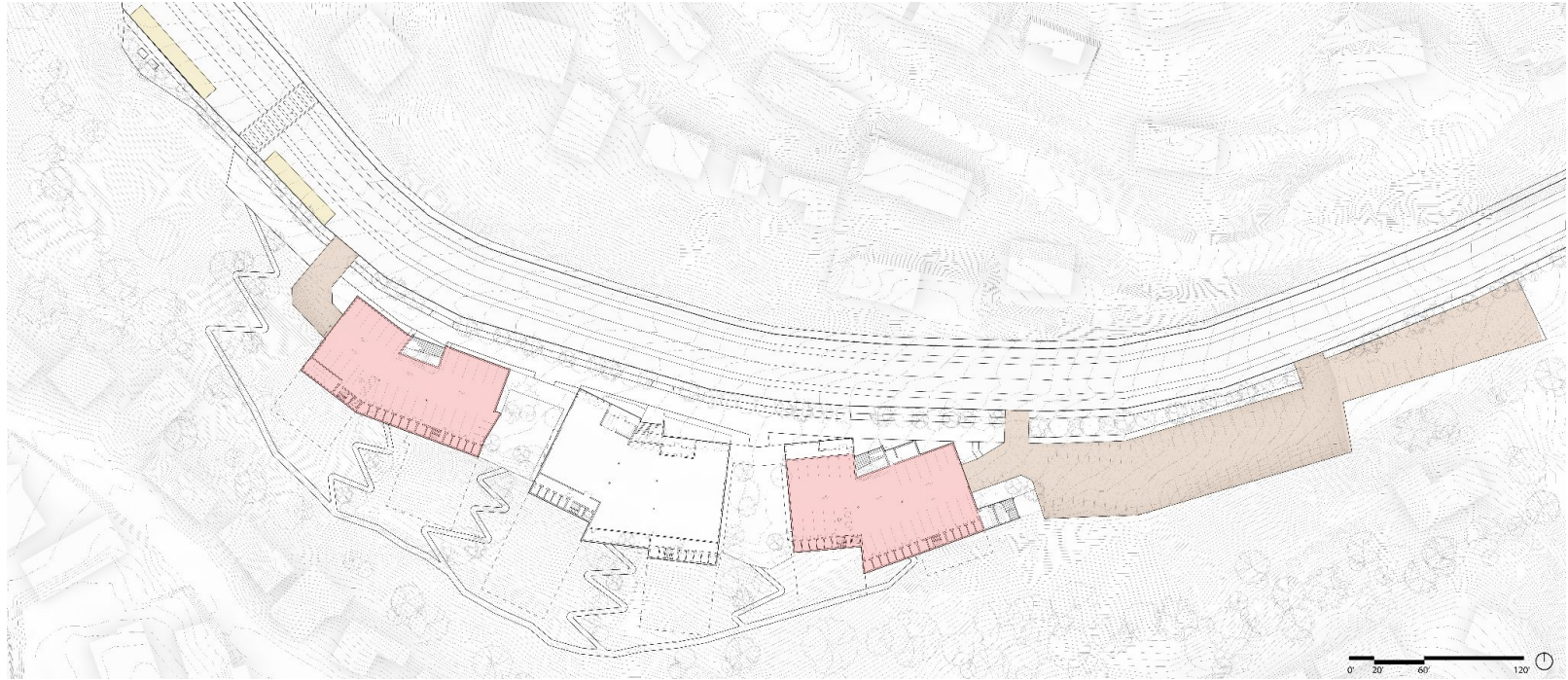
Blair Park Apartments: Interlocking Landscape



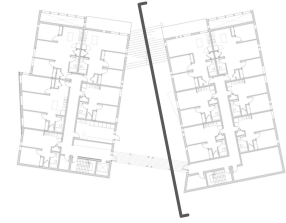
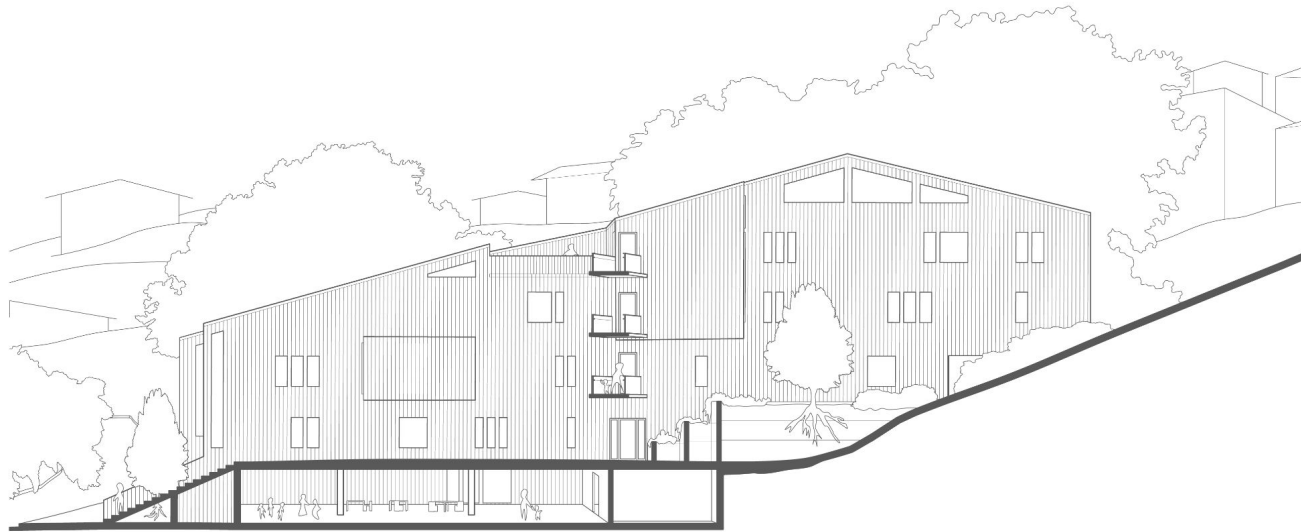
Blair Park Apartments: Public Access



Blair Park Apartments: Vehicular Circulation

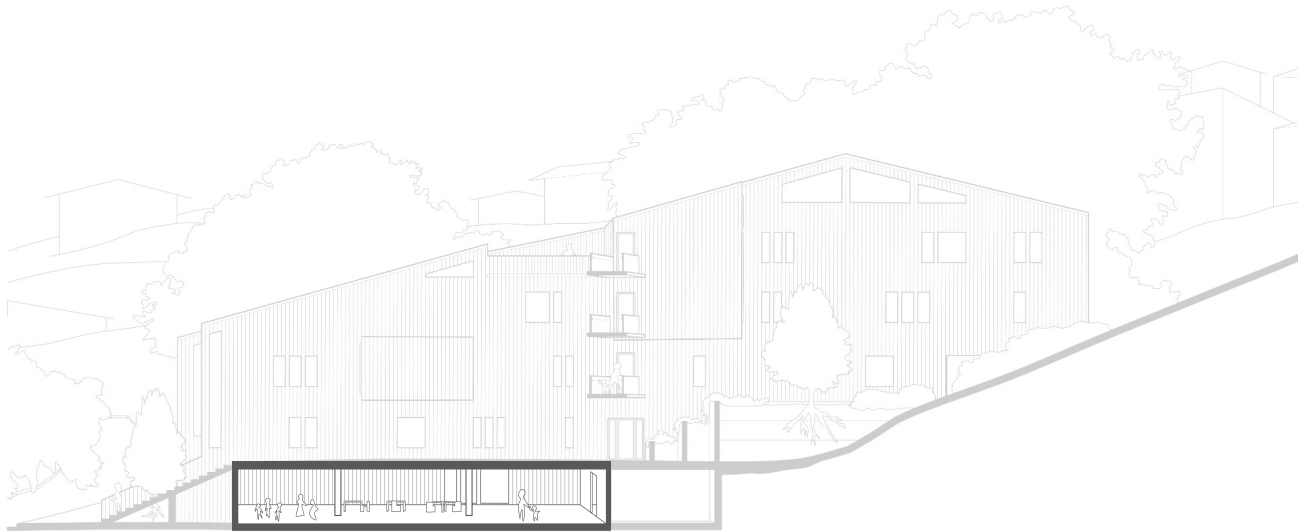
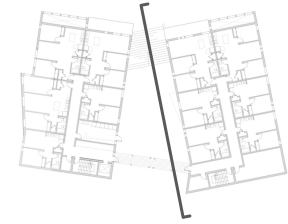


Blair Park Apartments: Preserving Green Space

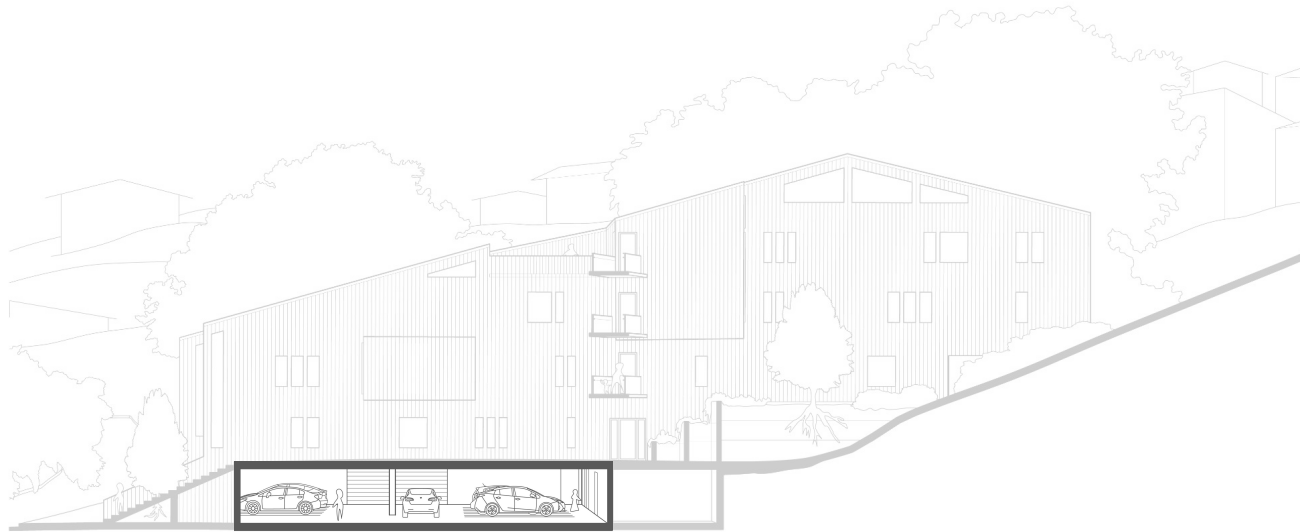


Middle Building
1" = 1/64"
0 8 24 48

Blair Park Apartments: Early Childhood Education Center



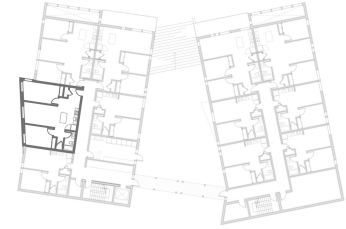
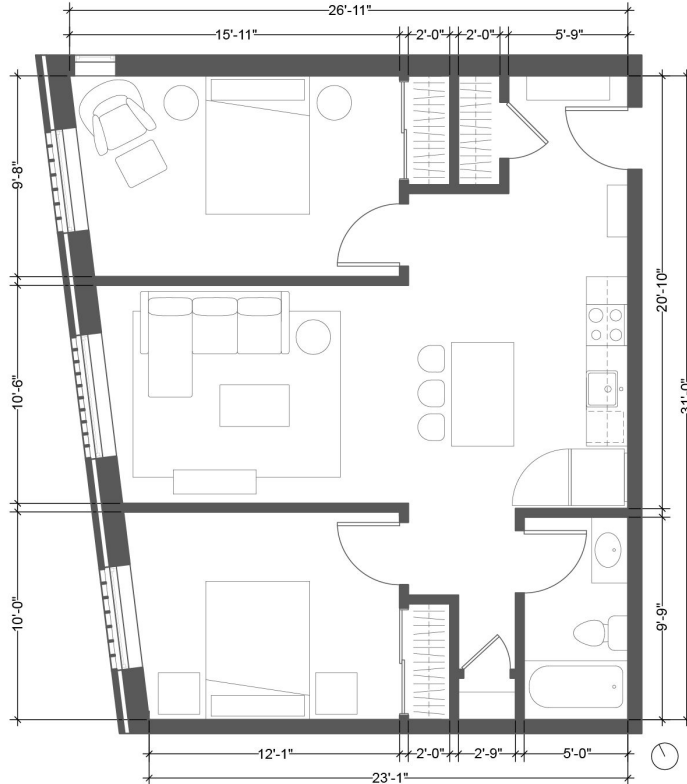
Blair Park Apartments: Parking



Blair Park Apartments: Unit Typology



Blair Park Apartments: Two Bedroom Unit Plan



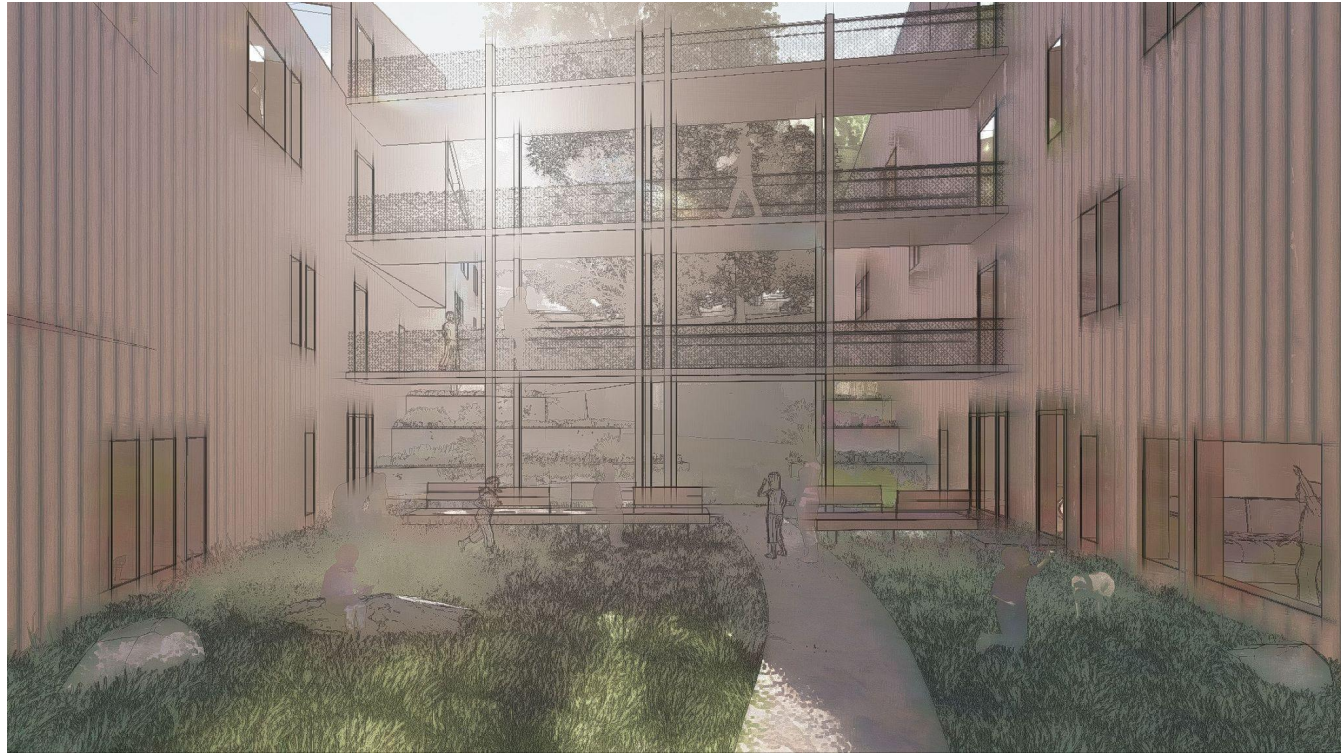
Blair Park Apartments: Contextual Resonance



Blair Park Apartments: A Connected Canyon



Blair Park Apartments: Building Connections



03 Bay Overlook Homes

- site plan
- renderings



Bay
Overlook
Homes:

Master
Plan

Bay Overlook Homes



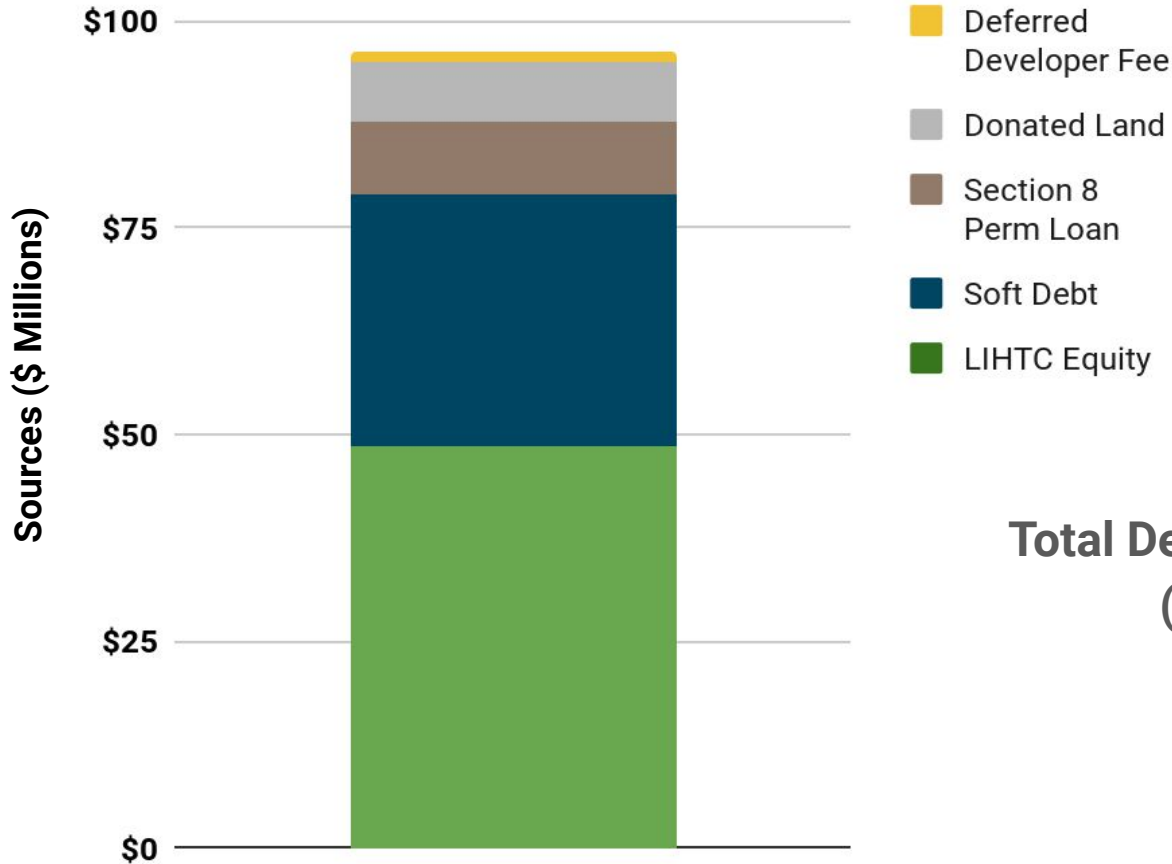
Bay Overlook Homes: Balcony



04 Finance

- capital sources and uses: Blair Park
- RLV analysis: Bay Overlook Homes
- infrastructure investments

Blair Park Apartments: Sources and Total Development Cost



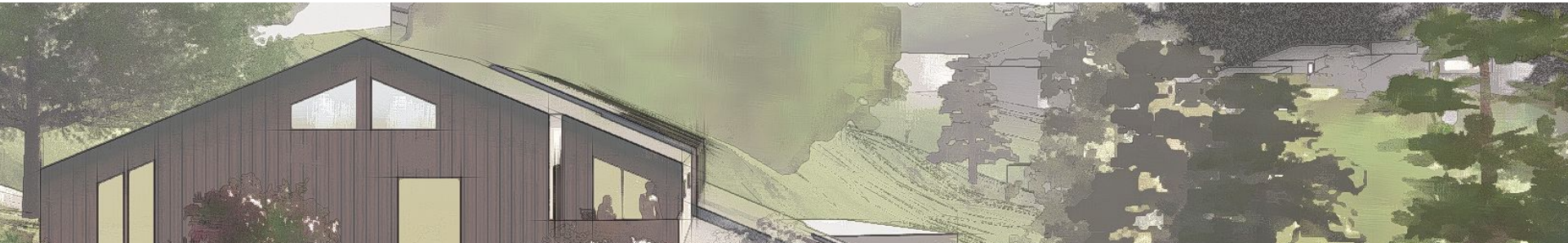
Total Development Cost: \$96.2 M
(\$925,000 per unit)

Blair Park Apartments: Capital Sources and Uses

Sources	Amount
LIHTC 4% Equity (State and Federal)	\$48.7 M
HCD Multifamily Housing Program (MHP)	\$23.1 M
Perm Loan: Section 8 + Residential	\$8.8 M
Donated Land	\$7.0 M
HCD Infill Infrastructure Grant (IIG)	\$4.5 M
Alameda County Measure A1	\$2.2 M
Deferred Developer Fee	\$1.3 M
City of Piedmont CDBG	\$600 K
Total	\$96.2 M

Uses	Amount
Construction	\$70.5 M
Financing	\$8.4 M
Land Acquisition	\$7.0 M
Other	\$5.7 M
Professional Fees	\$4.3 M
Fees and Permits	\$300 K
Total	\$96.2 M

Bay Overlook Homes: RLV (Residual Land Value) Calculation



Bay Overlook Homes: Funding for City Improvements

Land sale proceeds of **\$5.3 M** could be used for City improvements:



\$3.3 M

Infrastructure, Pedestrian Improvements, Bike Lanes



\$1.0 M

Consolidated Corp Yard, Dog Park



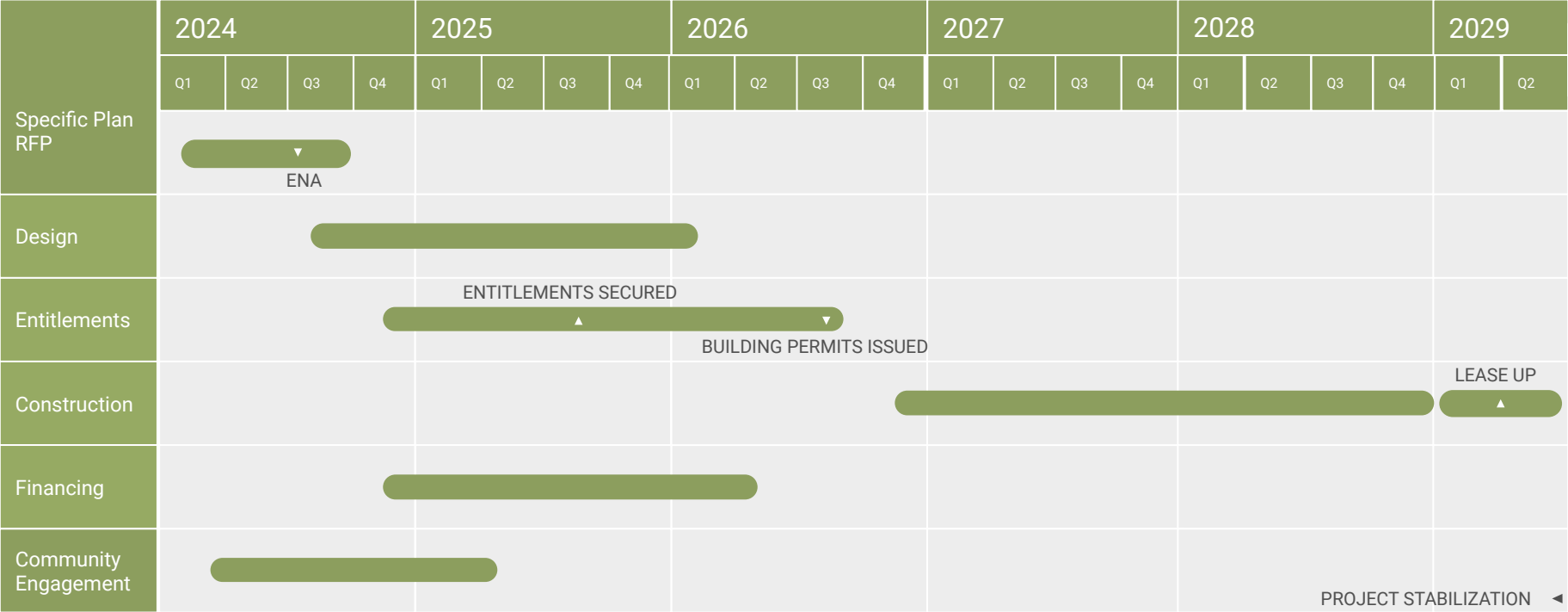
\$1.0 M

Coaches Field Expansion

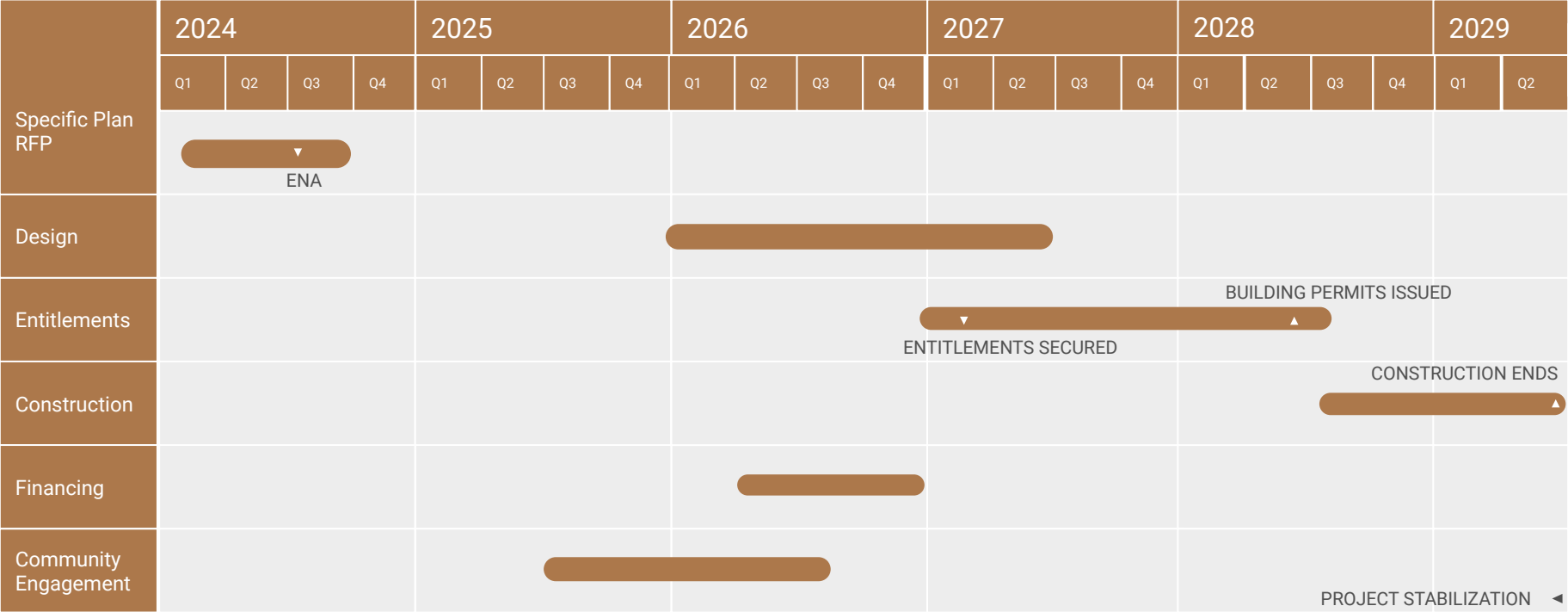
05 Timeline

- Blair Park Apartments
- Bay Overlook Homes

Blair Park Apartments: Development Timeline



Bay Overlook Homes: Development Timeline





kidango

THANK YOU