

Mandela Station Community Meeting

Thursday, May 7, 2026

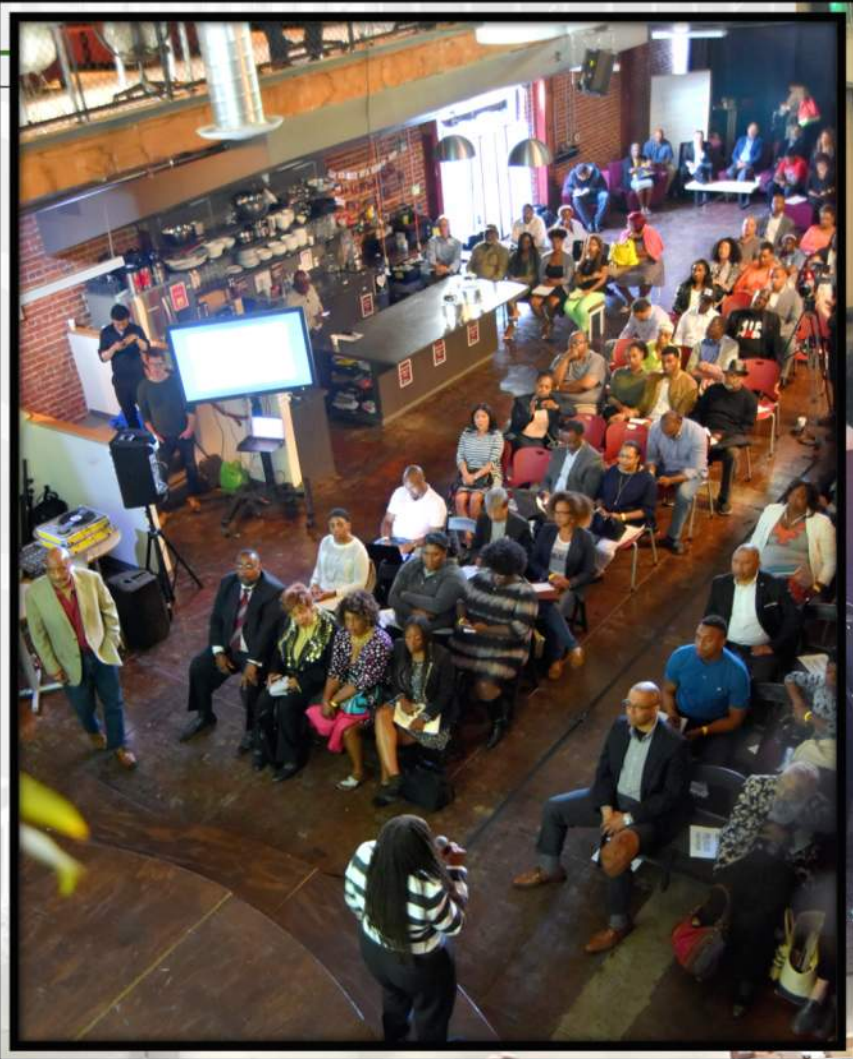
6:30 – 8:30 PM PT





Community Meeting Agenda

- Welcome & Introductions
- Historical Project Update & Perspective
- Masterplan Overview
 - Update on the 100% affordable housing project
- Project Timeline & Phasing
- Planned Construction Activity
- New City Streetscape Improvements
 - Existing tree replacement
- Next Steps



West Oakland Station Community Engagement

Community Lead Project Goals

- 240-Units of Affordable Housing
- Mixed-Income Community
- Commercial Jobs as well as Neighborhood Retail & Services
- Safer & More Inclusive Streets & Transit Connections
- Outdoor Community Spaces
- Public Art

Project Consultants & Contractors

- Architect – Architect Orange (SoCal)
- Civil Engineer – BKF (Oakland)
- Landscape Architect – MIG/PGA (Oakland)
- Master Plan Design – Urban International Studios (SF)
- Geotech Engineer – Rockridge Geotech (Oakland)
- Engineering Services – Diablo Engineering (Oakland)
- Traffic Consultant – Fehr & Peers (Oakland)
- Environmental Consultant – Cornerstone (East Bay)
- Public Art Consultant – Art Is Luv (Oakland)
- Finance Consultant – Devine & Gong (Oakland)
- Development Manager – Keystone Development (Oakland)
- Affordable Housing Contractor - Nibbi / Marinship JV (Oakland, SF)
- Demolition & Grading Contractor – Gallagher & Burk (Oakland)

Public Partners

- City of Oakland
 - City Administrator's Office
 - Planning & Building
 - Housing & Community Development
 - Transportation (OakDOT)
 - Public Works
- BART
- Oakland Housing Authority
- Funding Agencies

Entitlement Approvals

- Preliminary Development Plan (PDP), February 6, 2019
- Updated Preliminary Development Plan (PDP), November, 4, 2020
- Final Development Plan (FDP) – Horizontal, November, 4, 2020
- Final Development Plan (FDP) – T1 Building, November, 4, 2020
- Final Development Plan (FDP) – T3 Building, November, 4, 2020
- Vesting Tentative Parcel Map, November, 4, 2020
- Design Review Committee (DRC), October 9, 2024

Conditions Of Approval

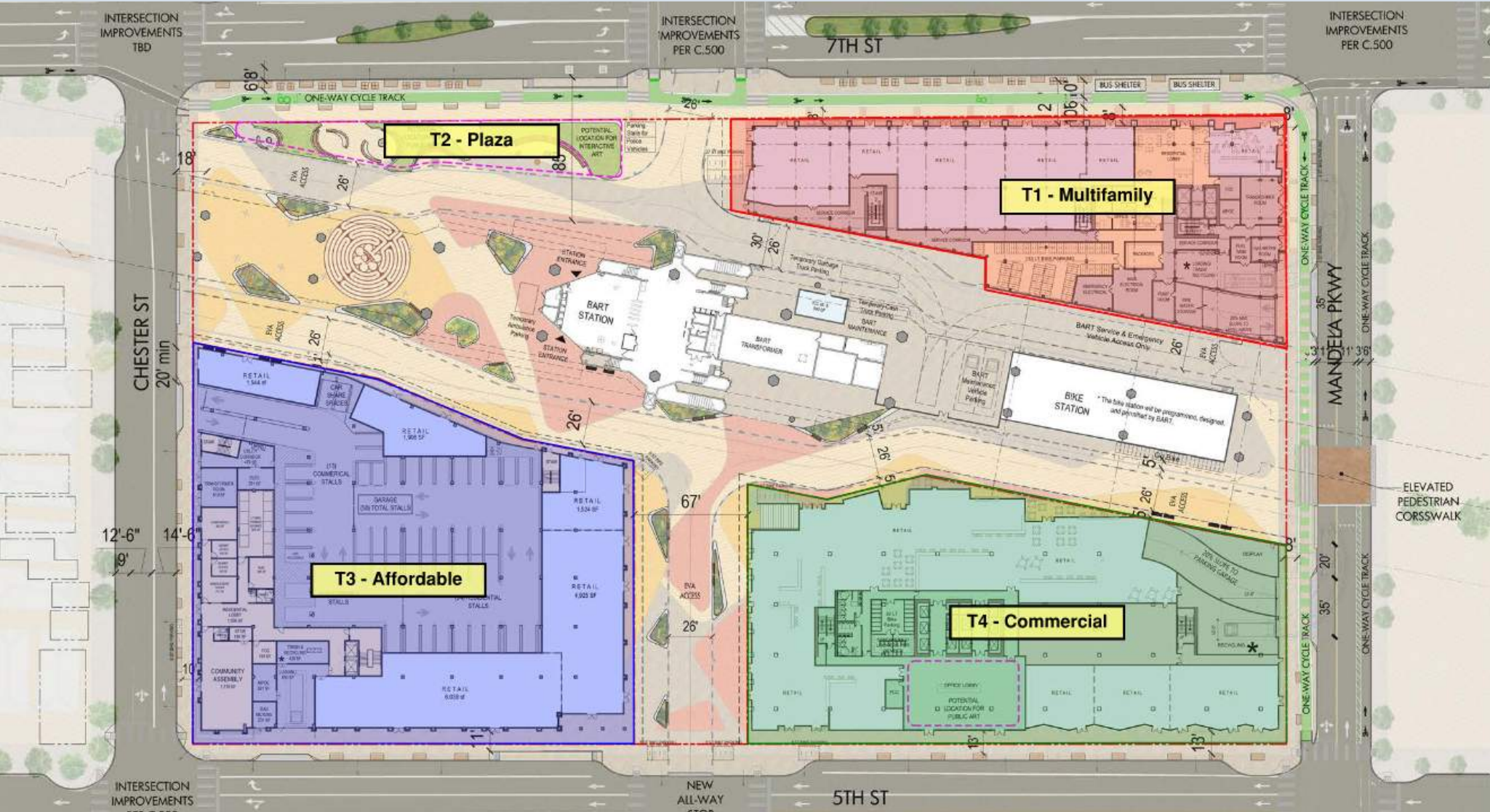
- Project Entitlement Conditions Of Approval (COA)
- City of Oakland Departments Contributing to Project COA
 - Planning & Building Department
 - Housing & Community Development
 - Transportation (OakDOT)
 - Public Works
 - Fire Department
- 178 Separate Required Conditions Of Approval
- Additional City & BART Regulations & Requirements

Project Funding

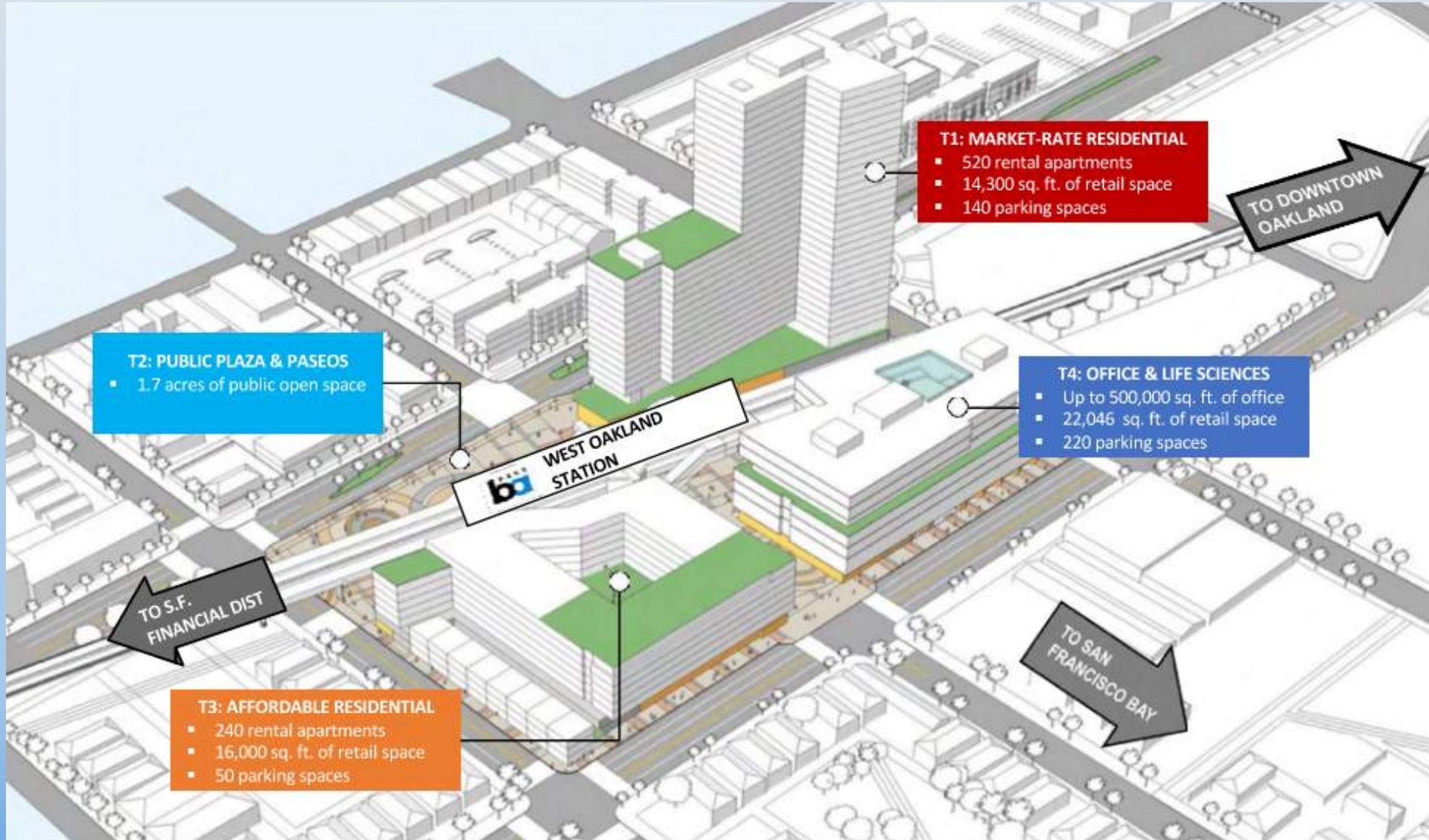
Affordable Housing & Infrastructure

- Multiple Years to Raised the Following Project Grants and Loans
 - \$52.6 million from several State of California sources (HCD)
 - \$33.0 million from City of Oakland
 - \$28.3 million from Oakland Housing Authority
 - \$5.6 million from State DTSC
 - \$3.0 million from BAHFA
 - \$0.8 million 20-yr subsidy from Alameda County (\$15.7 million value)
 - \$13.7 million from State & County transportation funding agencies
 - \$6.9 million 10-yr federal tax credit allocation (\$56.9 million value)
 - \$47.0 million in tax exempt bond allocation
- 240-unit Affordable Housing Project is Now 100% Financed
- Streetscape & Infrastructure ~ 65% Financed

Master Plan Overview



Massing Plan



Uniquely Positioned for Power Accessibility & Regional Connectivity



Phase 1 Buildout

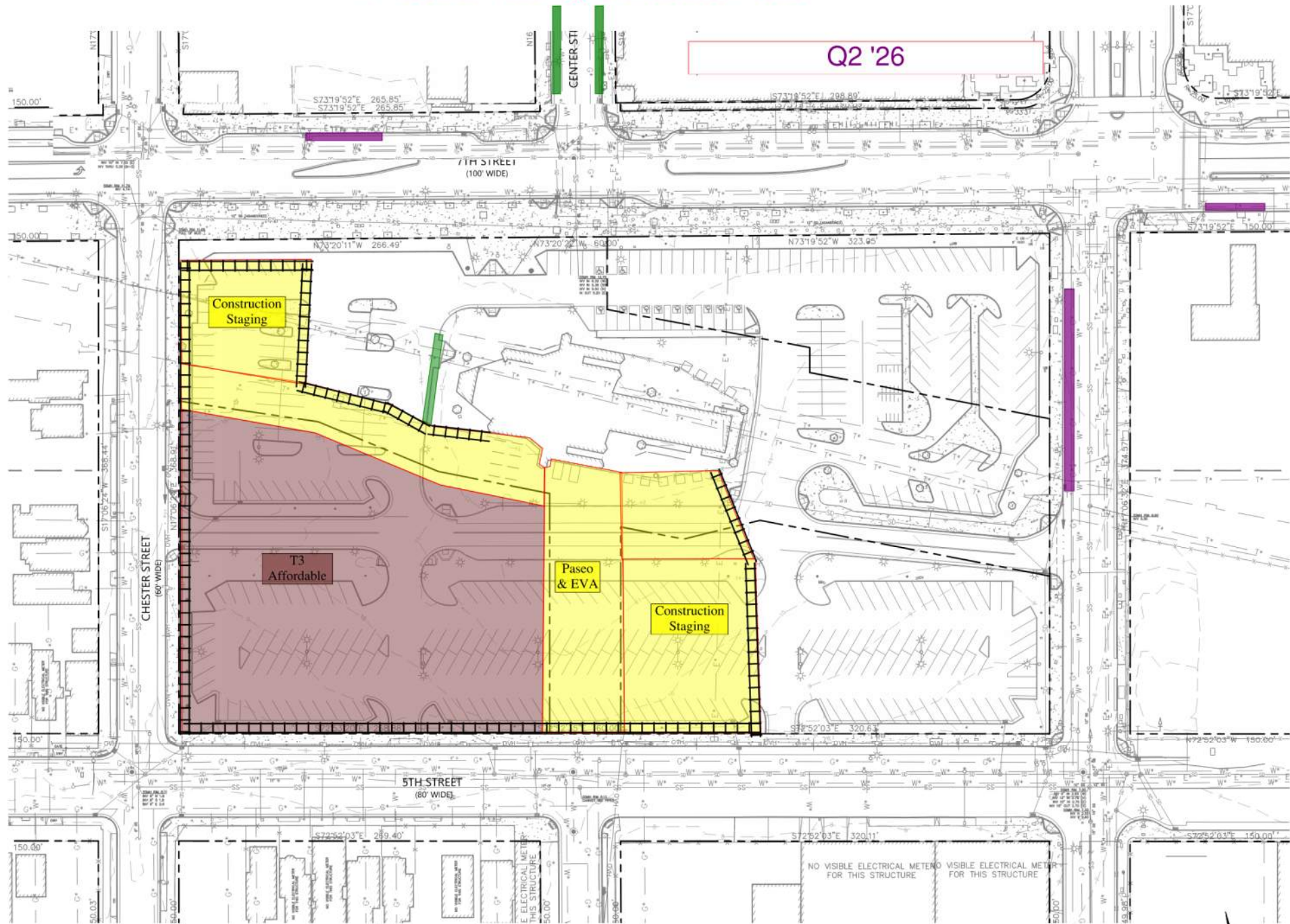


Project Timeline & Phasing

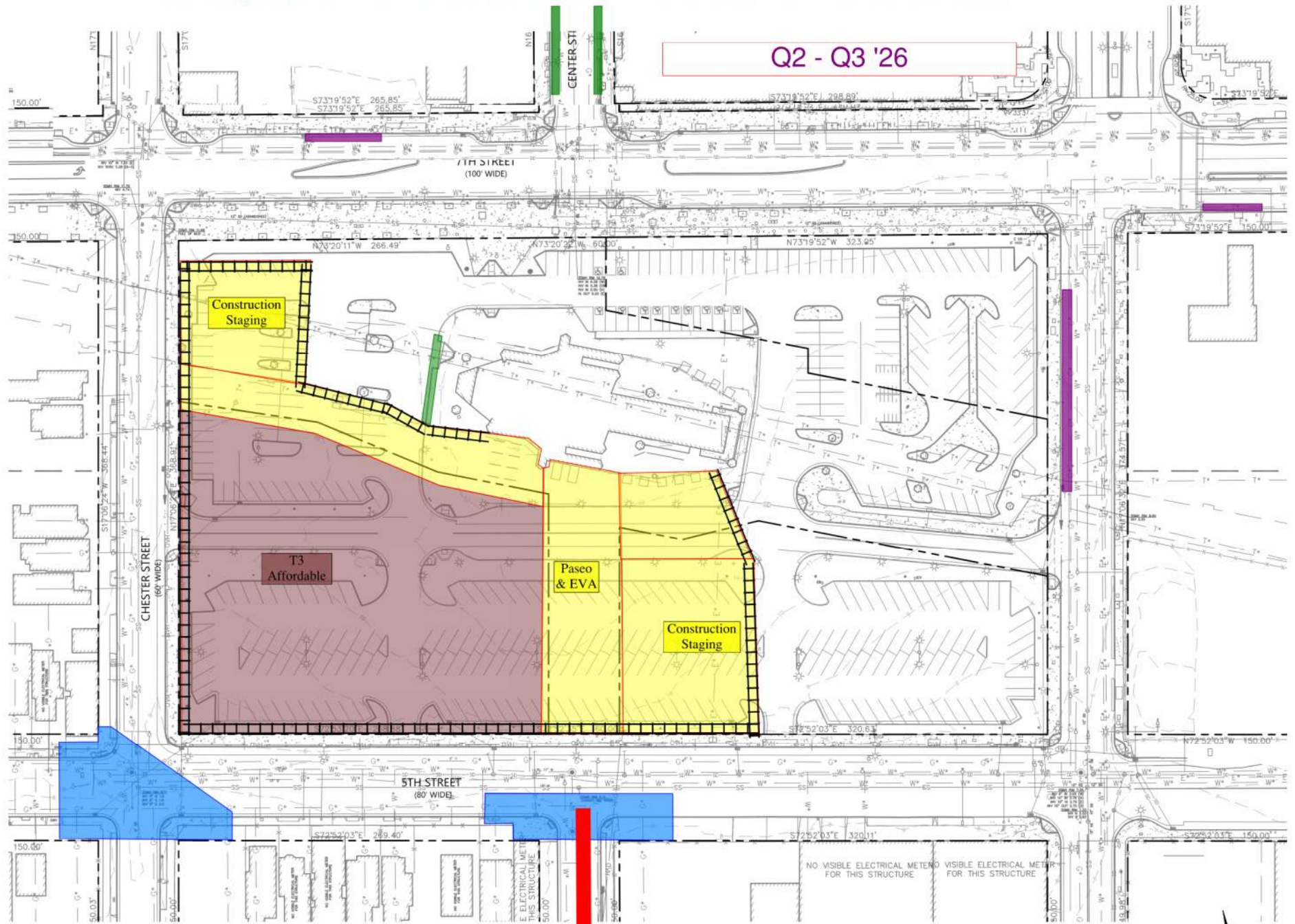
The following timeline and phasing plan is subject to revisions & changes based on pending approvals by multiple funding & governmental agencies



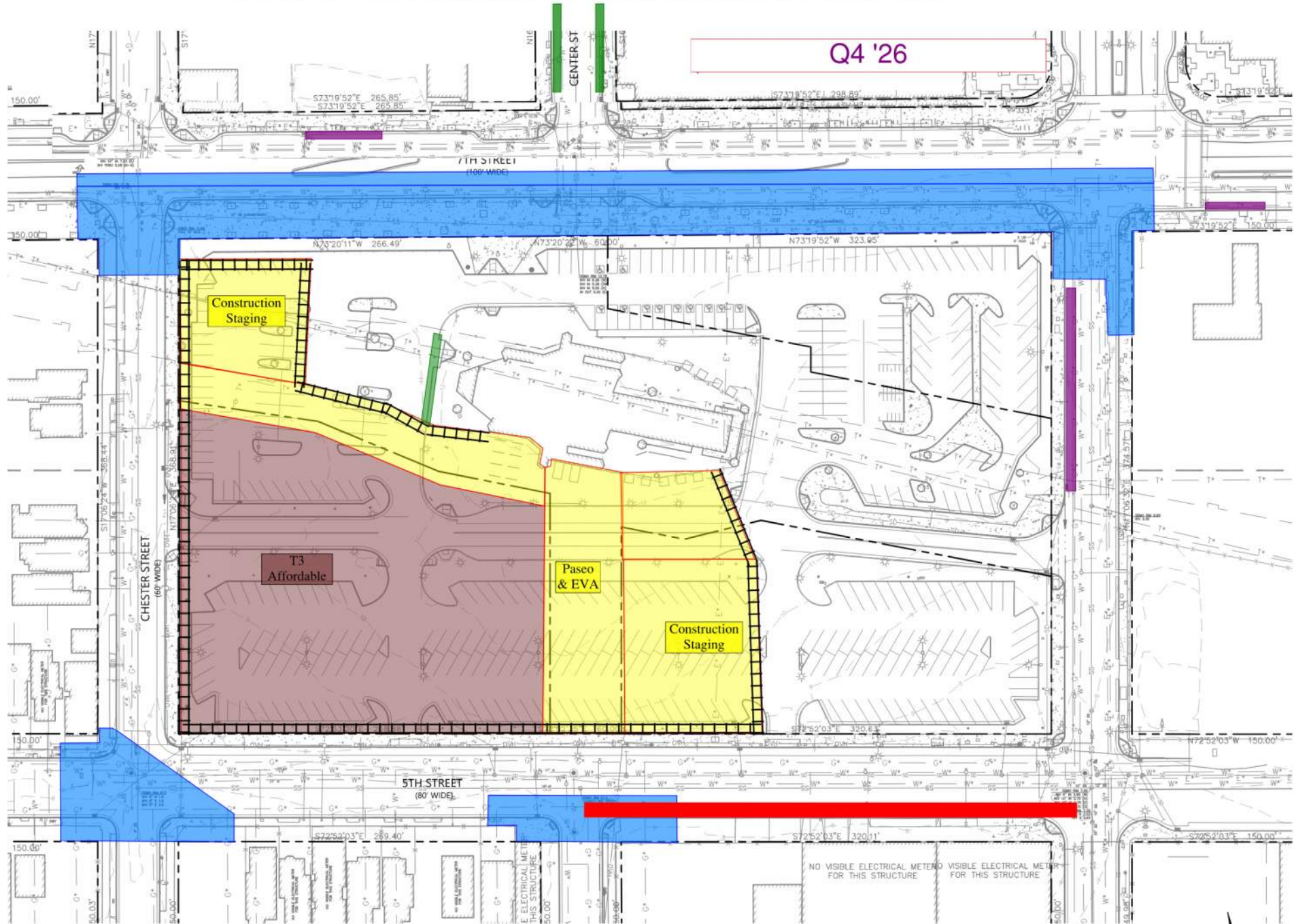
Affordable Housing Construction Start



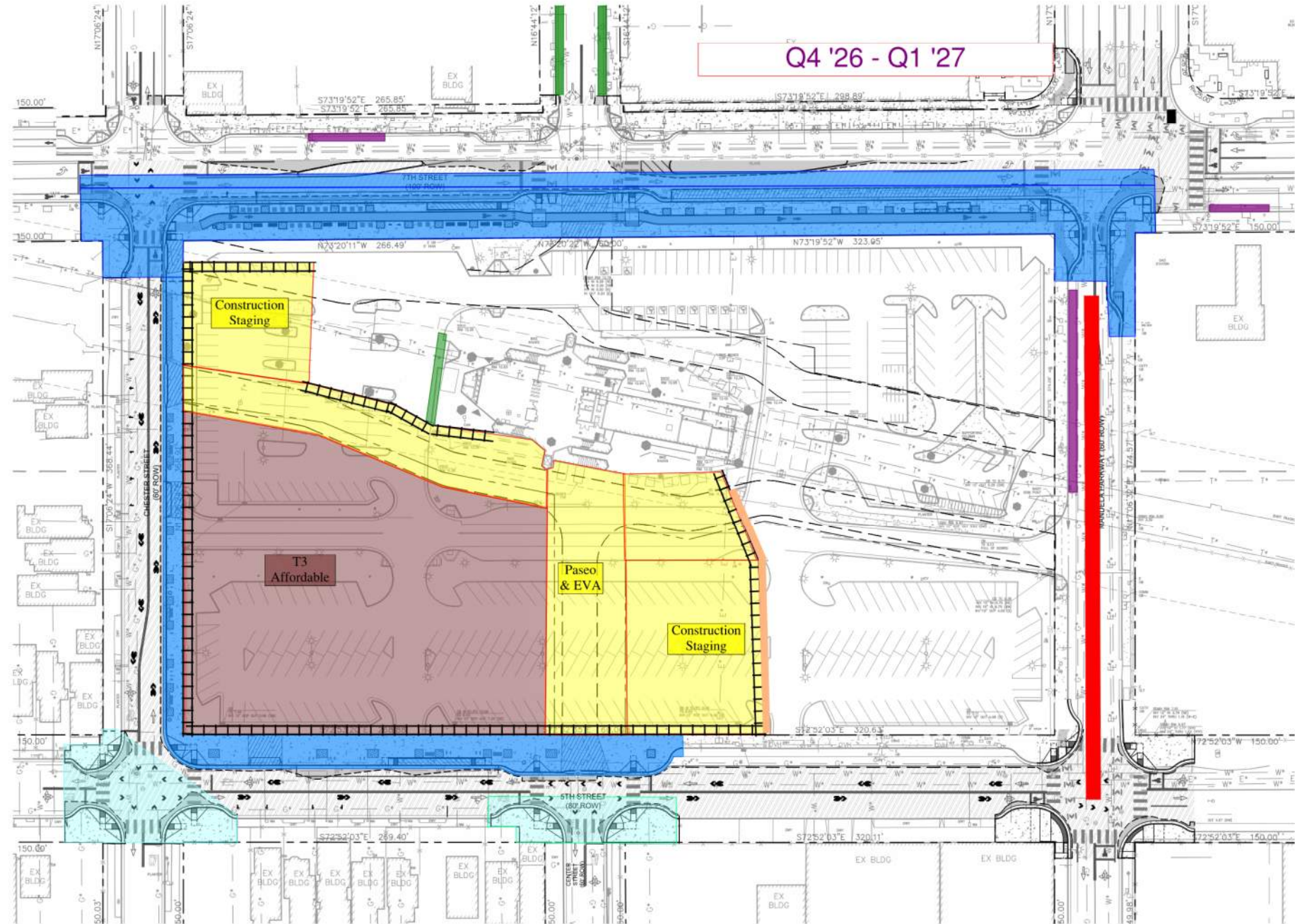
Sanitary Sewer Main Extension, Storm Line & Sidewalk Bulb-Outs Start



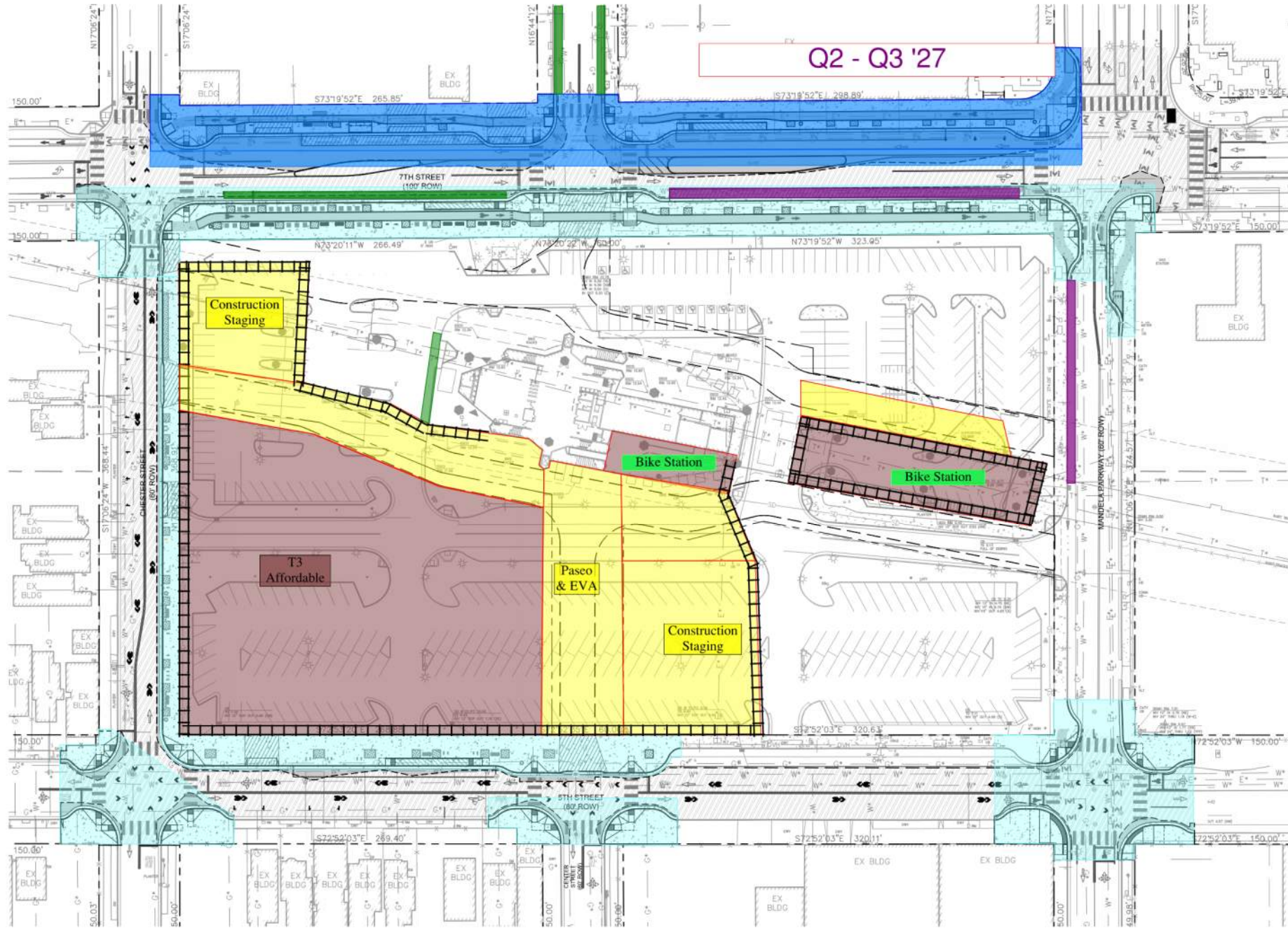
South Side 7th Street Sidewalks Start & Bulb-Out Completion



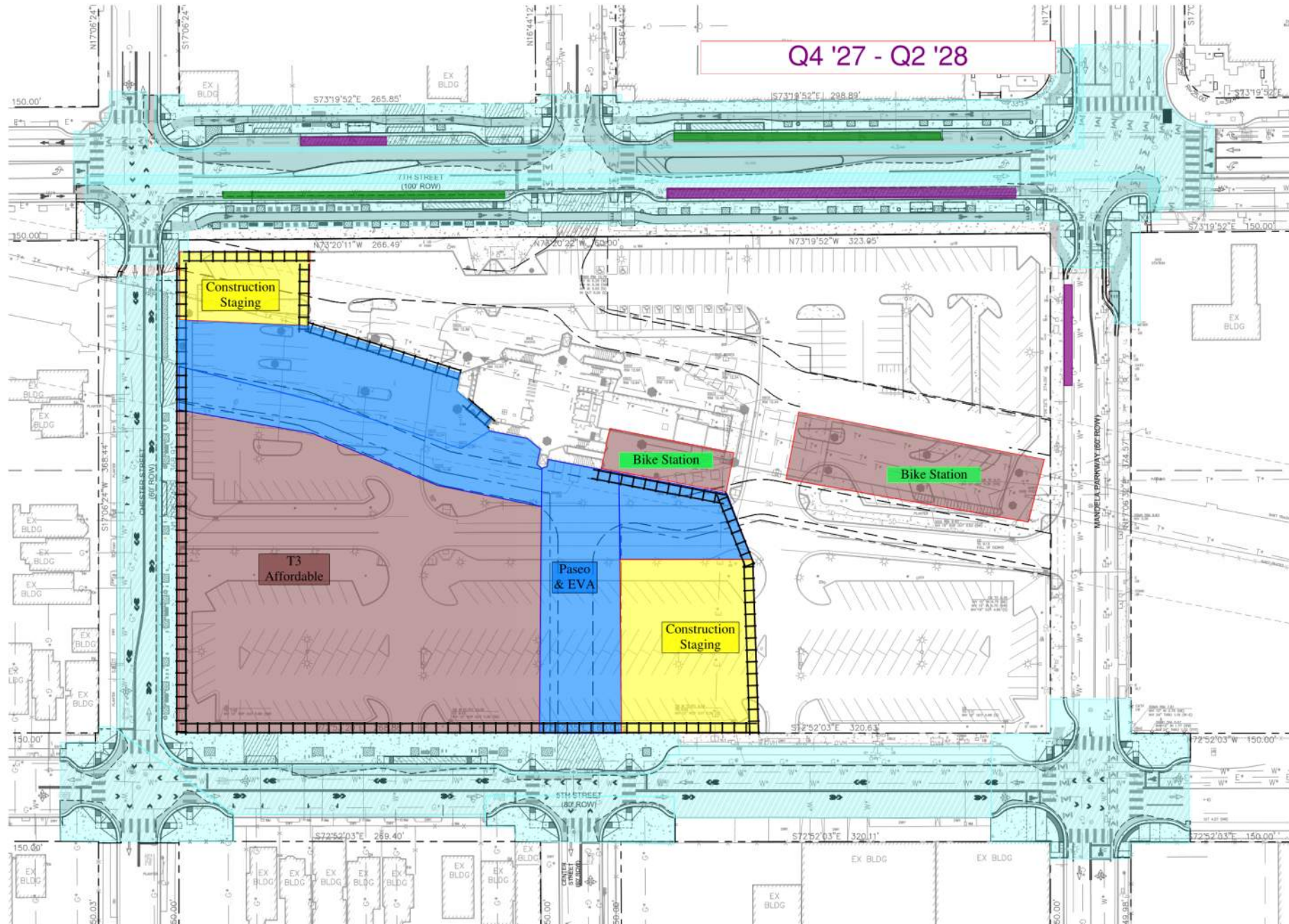
Overhead Utility Undergrounding & Sanitary Sewer Completion



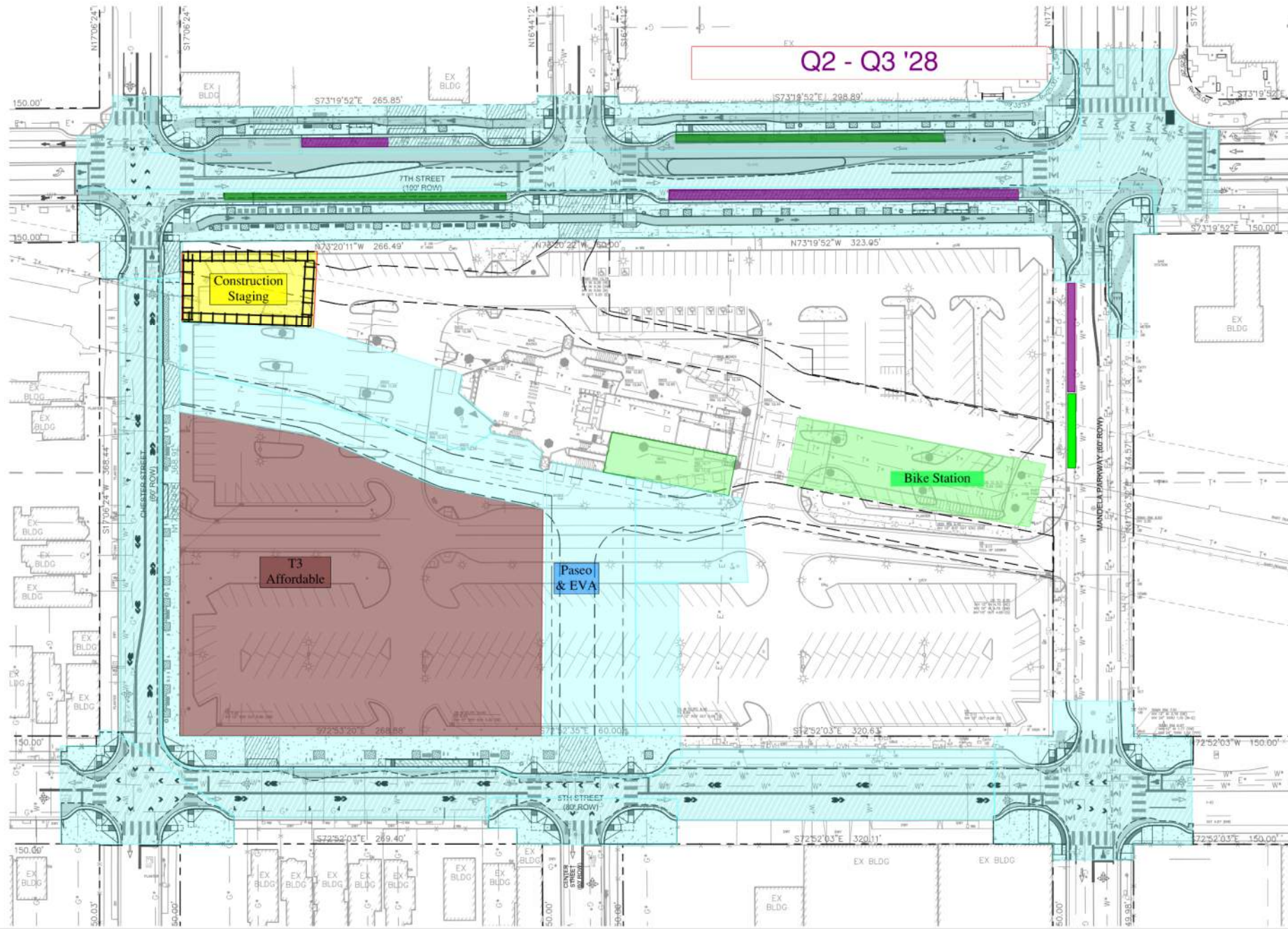
South Side 7th st Completion, North Side 7th Street Start, Bike Station Start



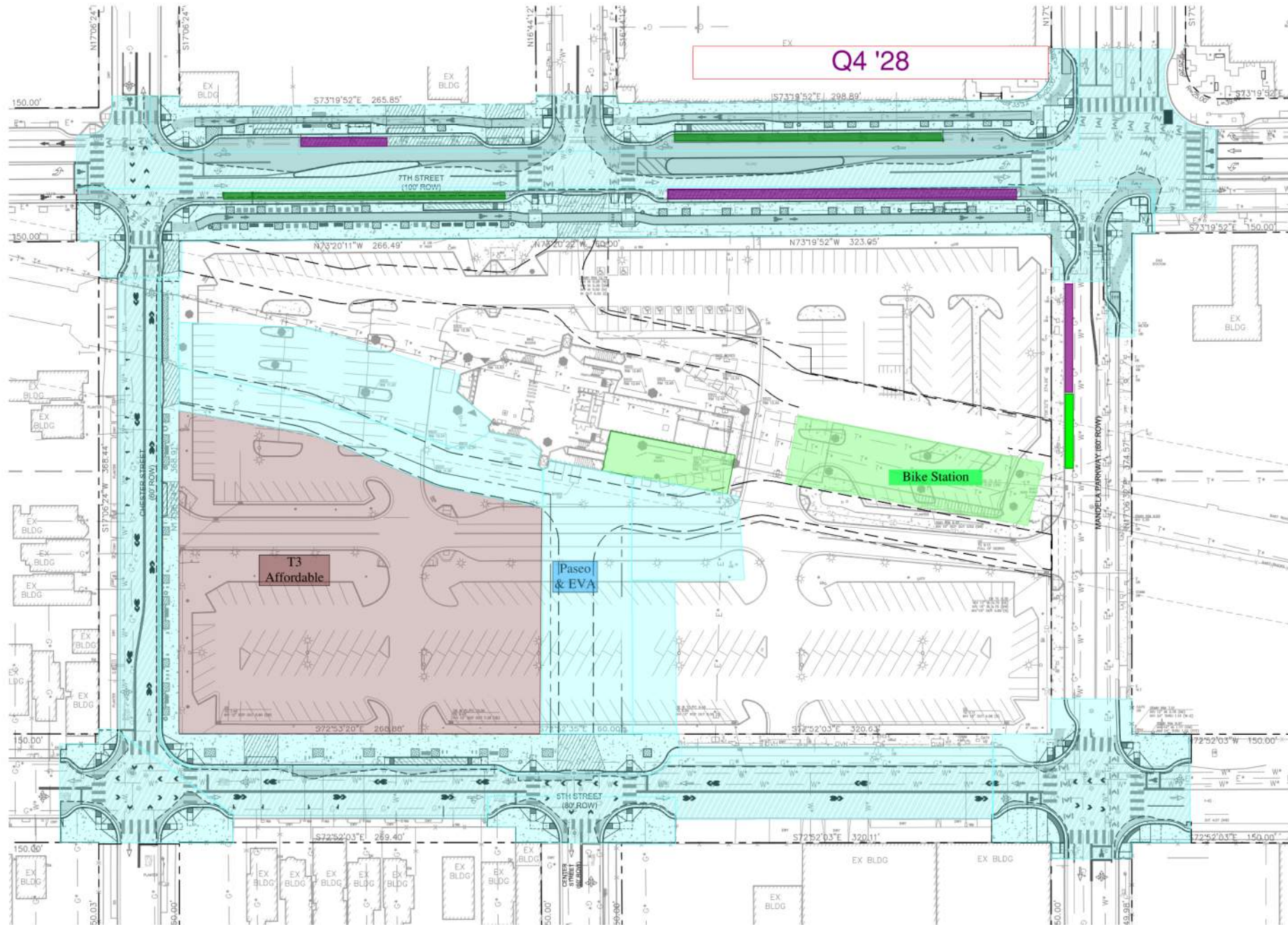
7th Street Completion, BART Paseos Start



BART Paseos and Bike Station Completion



Affordable Housing Completion



Planned Construction Activity

- BART Parking Lot & Access Drive Changes
- 240-Unit Affordable Housing Project
- BART Bike Station
- New Sanitary Sewer Extension
- Undergrounding Overhead Utility Lines
- New Streetscape Improvements

BART Parking Lot & Access Drive Changes

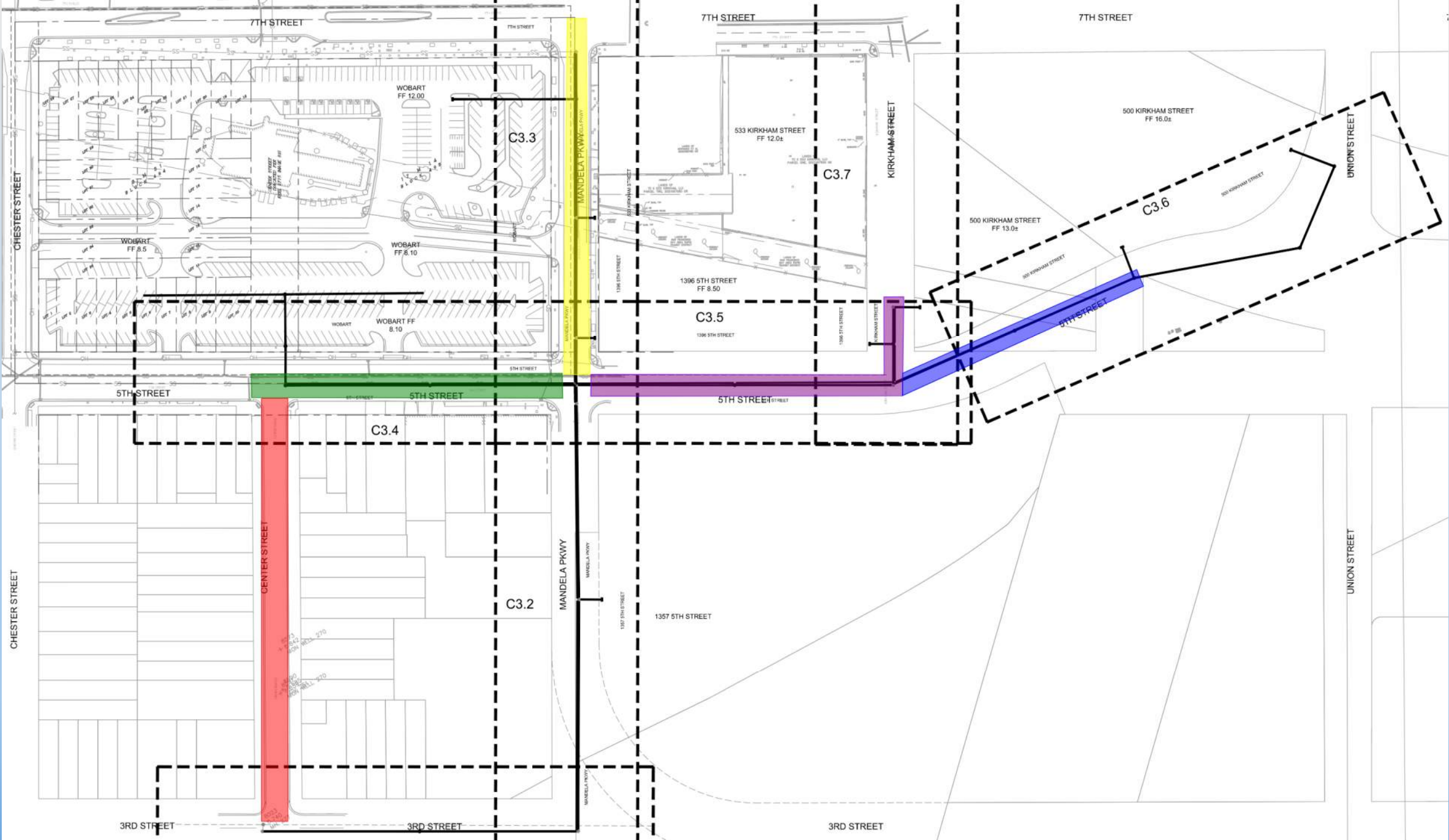
- Various BART lot parking areas closed for Phase 1 construction
 - Approximately 403 existing stalls
 - Approximately 170 stalls removed at end of Phase 1
 - Approximately 231 to 293 stalls closed during construction of Phase 1
- Bus & BART loading areas will be relocated to 7th St. & Mandela Pky.
 - Interim temporary bus, bike, & loading areas during construction of Phase 1
 - Interim wayfinding signage during construction
 - New wayfinding signage at completion of Phase 1

Mandela Station Affordable

- 240-unit Affordable Housing
 - 60-units formally homeless housing units
 - 60-units extremely affordable units
 - 118-units very-low affordable units
 - ~ 12,000 square feet of retail space
- Demolition of Parking Lot, Trees, Parking Lot Lights, Blue Light Phone
- Excavation, Remediation, Grading, Structural Soil Improvement
- 1st Level Concrete Structure
- 5 Levels of Modular Housing Units
- Public Art – update for a following community meeting

Sanitary Sewer Main Extension

- Existing City Sewer Lines at Capacity
- Primally Impacts Residents & Businesses on Center & 5th Streets
- Notification With Neighbors Coming Shortly
- Limited Street Closure & Daily Steel Plating Over Utility Trenches

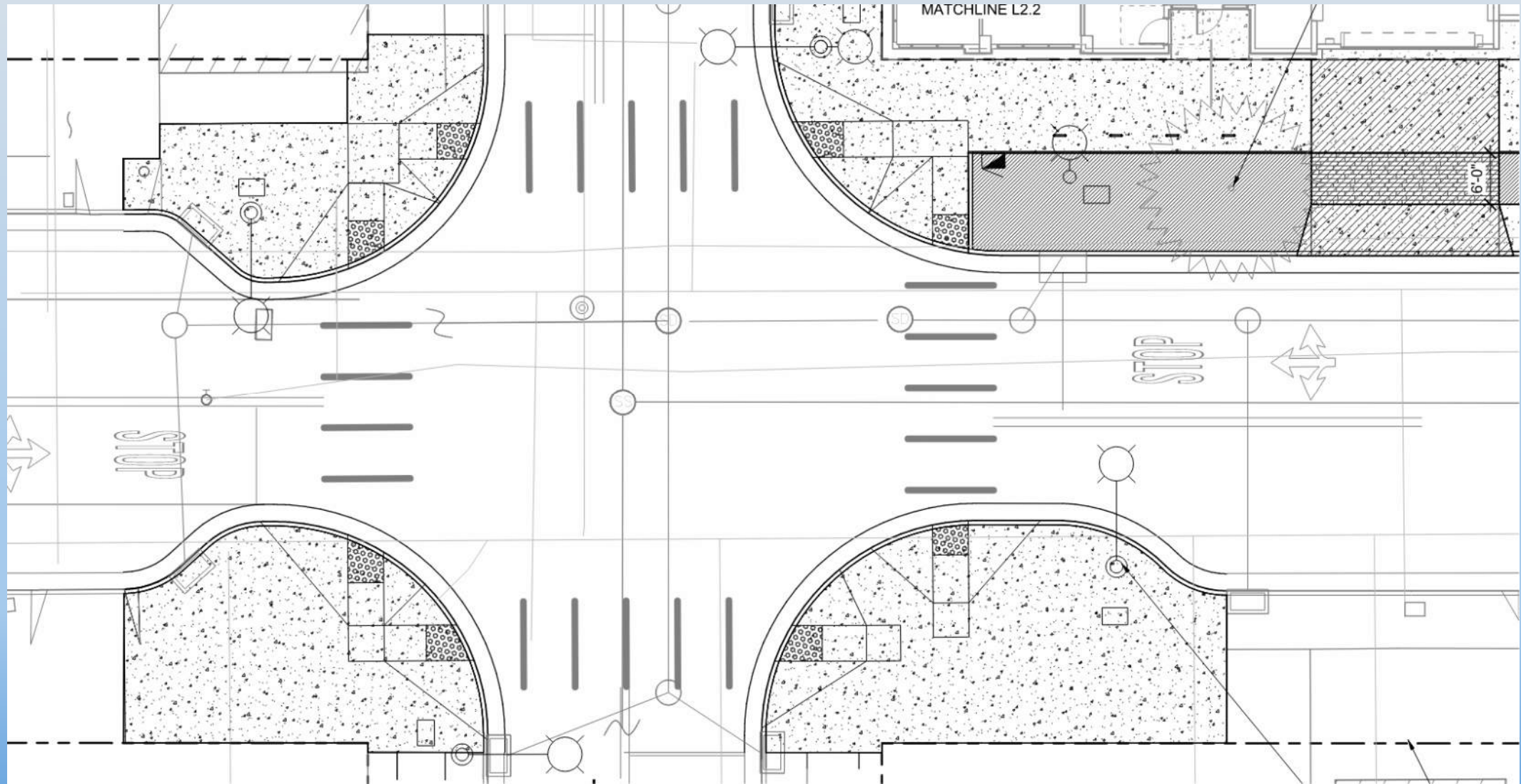


New Streetscape Improvements

- New Improvements
 - Bus Stops & BART Passenger Loading Areas
 - Class IV Bike Lanes & Cycle Tracks
 - Sidewalk & Corner Bulb-Outs
 - Emergency Vehicle Access Lanes (EVA)
 - BART Bike and Pedestrian Paseos
 - Traffic & Pedestrian Signal Upgrades
- Required Demolition
 - Existing sidewalks, curb & gutters, street trees, street & pedestrian lights, bus shelters, dancing lights, waste receptacles, bike racks
- Future Improvements
 - BART Plaza
 - BART Station Modernization Upgrades

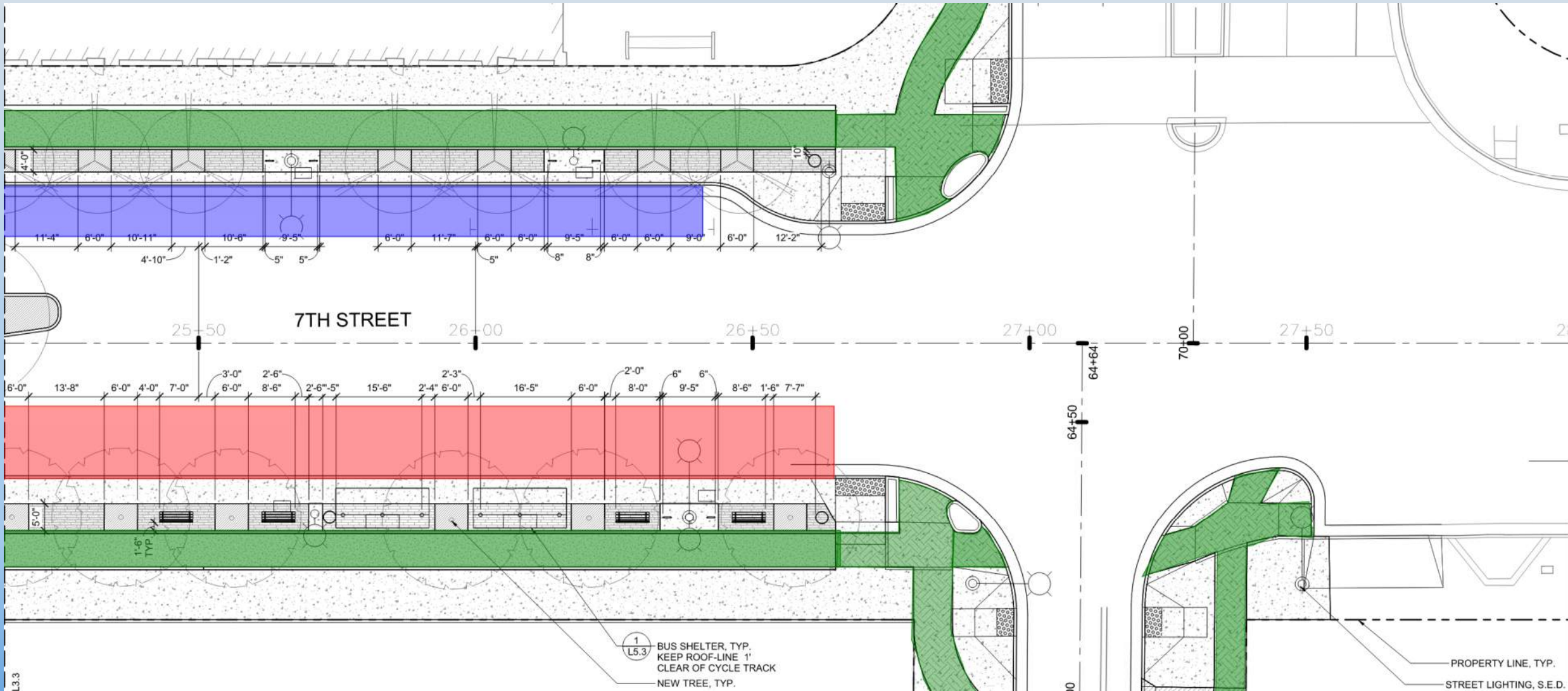
5th & Chester Upgrades

Bulb-Outs & Intersection



7th Street Upgrades

Bus, Passenger, Cycle Track, Sidewalks



Updated Tree Removal Plan

5/7/26

WEST OAKLAND BART
1451 7th St, Oakland, CA 94607

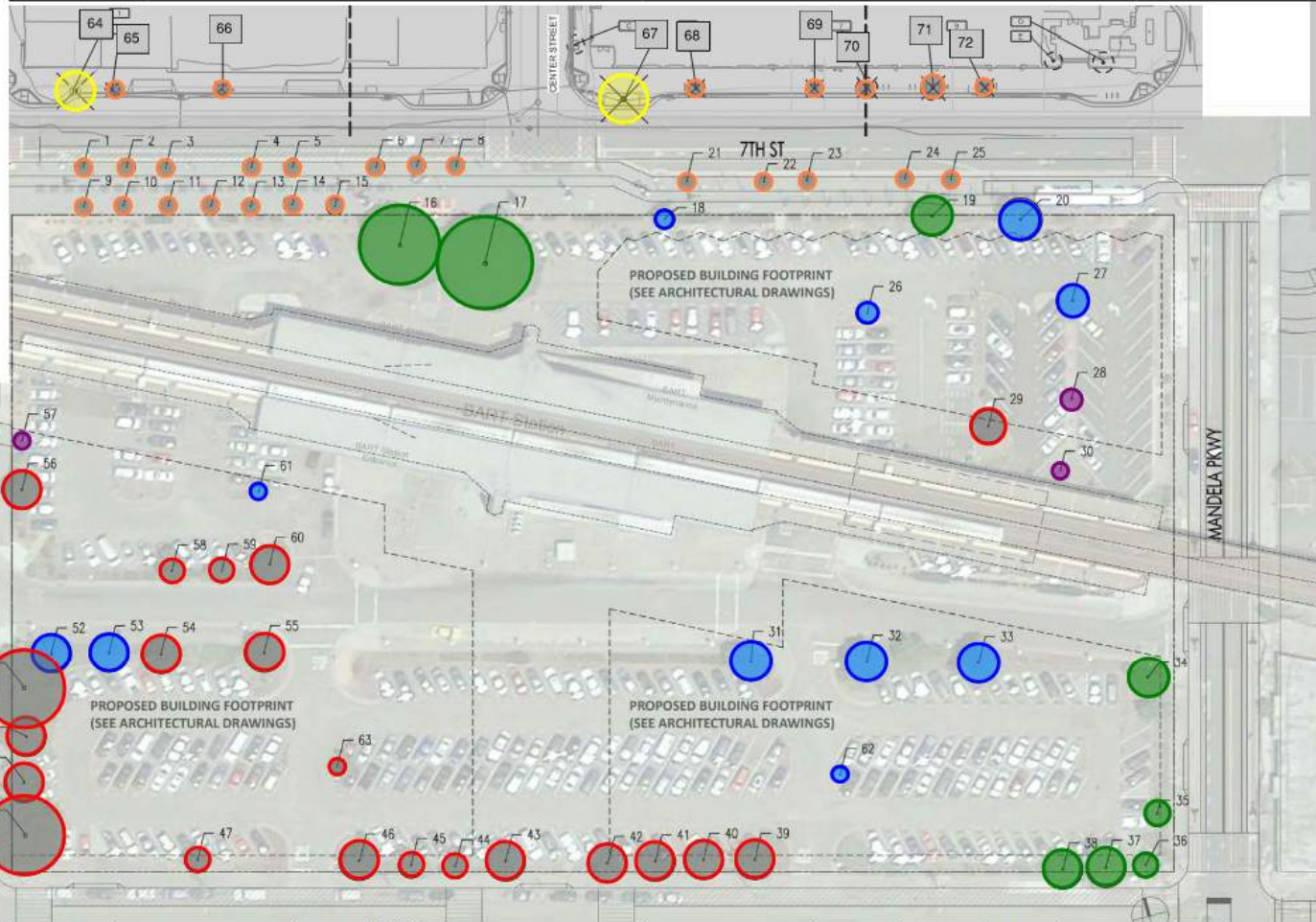
ARCHITECT

PROJECT TEAM

4800 UNIVERSITY BLVD, SUITE 400, OAKLAND, CA 94616
TEL: 510.434.1000
WWW.JRDV.COM

1000 14TH ST, SUITE 100, OAKLAND, CA 94612
TEL: 510.434.1000
WWW.BART.COM

1000 14TH ST, SUITE 100, OAKLAND, CA 94612
TEL: 510.434.1000
WWW.STOK.COM



City Trees Removed	2
City Trees Removed (unprotected)	27
Subtotal Street Trees Removed	29

BART Trees Removed	21
BART Trees (unprotected)	3
Subtotal BART Trees Removed	24
Total Trees Removed	53

BART Trees Keep	8
Trees No Longer Existing	11
Total Trees From 2019 Inventory	72

Key	Species	DHA (in)	Property	Action
1	Pistacia chinensis	5 (small)	City	Remove
2	Pistacia chinensis	6 (small)	City	Remove
3	Pistacia chinensis	5 (small)	City	Remove
4	Pistacia chinensis	4 (small)	City	Remove
5	Pistacia chinensis	5 (small)	City	Remove
6	Pistacia chinensis	5 (small)	City	Remove
7	Pistacia chinensis	6 (small)	City	Remove
8	Pistacia chinensis	6 (small)	City	Remove
9	Pistacia chinensis	7 (small)	City	Remove
10	Pistacia chinensis	6 (small)	City	Remove
11	Pistacia chinensis	6 (small)	City	Remove
12	Pistacia chinensis	6 (small)	City	Remove
13	Pistacia chinensis	5 (small)	City	Remove
14	Pistacia chinensis	5 (small)	City	Remove
15	Pistacia chinensis	6 (small)	City	Remove
16	Pinus pinea	40	BART	Keep
17	Pinus pinea	47	BART	Keep
18	None	0	BART	NA

Key	Species	DHA (in)	Property	Action
19	Liriodendron tulipifera	13	BART	Keep
20	None	0	BART	NA
21	Pistacia chinensis	7 (small)	City	Remove
22	Pistacia chinensis	7 (small)	City	Remove
23	Pistacia chinensis	6 (small)	City	Remove
24	Pistacia chinensis	7 (small)	City	Remove
25	Pistacia chinensis	7 (small)	City	Remove
26	None	0	BART	NA
27	None	0	BART	NA
28	Maytenus boaria	5 (small)	BART	Remove
29	Maytenus boaria	17	BART	Remove
30	Maytenus boaria	4 (small)	BART	Remove
31	None	0	BART	NA
32	None	0	BART	NA
33	None	0	BART	NA
34	Liriodendron tulipifera	13	BART	Keep
35	Liriodendron tulipifera	10	BART	Keep
36	Liriodendron tulipifera	13	BART	Remove

Key	Species	DHA (in)	Property	Action
37	Liriodendron tulipifera	14	BART	Remove
38	Liriodendron tulipifera	13	BART	Remove
39	Liriodendron tulipifera	13	BART	Remove
40	Liriodendron tulipifera	9	BART	Remove
41	Liriodendron tulipifera	11	BART	Remove
42	Liriodendron tulipifera	12	BART	Remove
43	Liriodendron tulipifera	10	BART	Remove
44	Liriodendron tulipifera	10	BART	Remove
45	Liriodendron tulipifera	9	BART	Remove
46	Liriodendron tulipifera	9	BART	Remove
47	Liriodendron tulipifera	8,7,6	BART	Remove
48	Platanus X acerifolia	21	BART	Remove
49	Platanus X acerifolia	11	BART	Remove
50	Platanus X acerifolia	12	BART	Remove
51	Platanus X acerifolia	21	BART	Remove
52	None	0	BART	NA
53	None	0	BART	NA
54	Liriodendron tulipifera	10	BART	Remove

Key	Species	DHA (in)	Property	Action
55	Liriodendron tulipifera	11	BART	Remove
56	Liriodendron tulipifera	14	BART	Remove
57	Liriodendron tulipifera	7 (small)	BART	Remove
58	Liriodendron tulipifera	13	BART	Remove
59	Liriodendron tulipifera	10	BART	Remove
60	Liriodendron tulipifera	13	BART	Remove
61	None	0	BART	NA
62	None	0	BART	NA
63	Maytenus boaria	8,5,4	BART	Remove
64	Ulmus Americana	13	City	Remove
65	Aesculus Californica	4 (small)	City	Remove
66	Aesculus Californica	5 (small)	City	Remove
67	Arbutus X Marina	14	City	Remove
68	Acer Rubrum	5 (small)	City	Remove
69	Acer Rubrum	6 (small)	City	Remove
70	Acer Rubrum	5 (small)	City	Remove
71	Acer Rubrum	7 (small)	City	Remove
72	Acer Rubrum	5 (small)	City	Remove

SCALE: 1"=10'

REVALAN 0

Updated Tree Removal Plan

5/7/26

WEST OAKLAND BART
1451 7th St, Oakland, CA 94607

ARCHITECT
jrdv
ARCHITECTS

PROJECT TEAM
BART
PS&S
stok

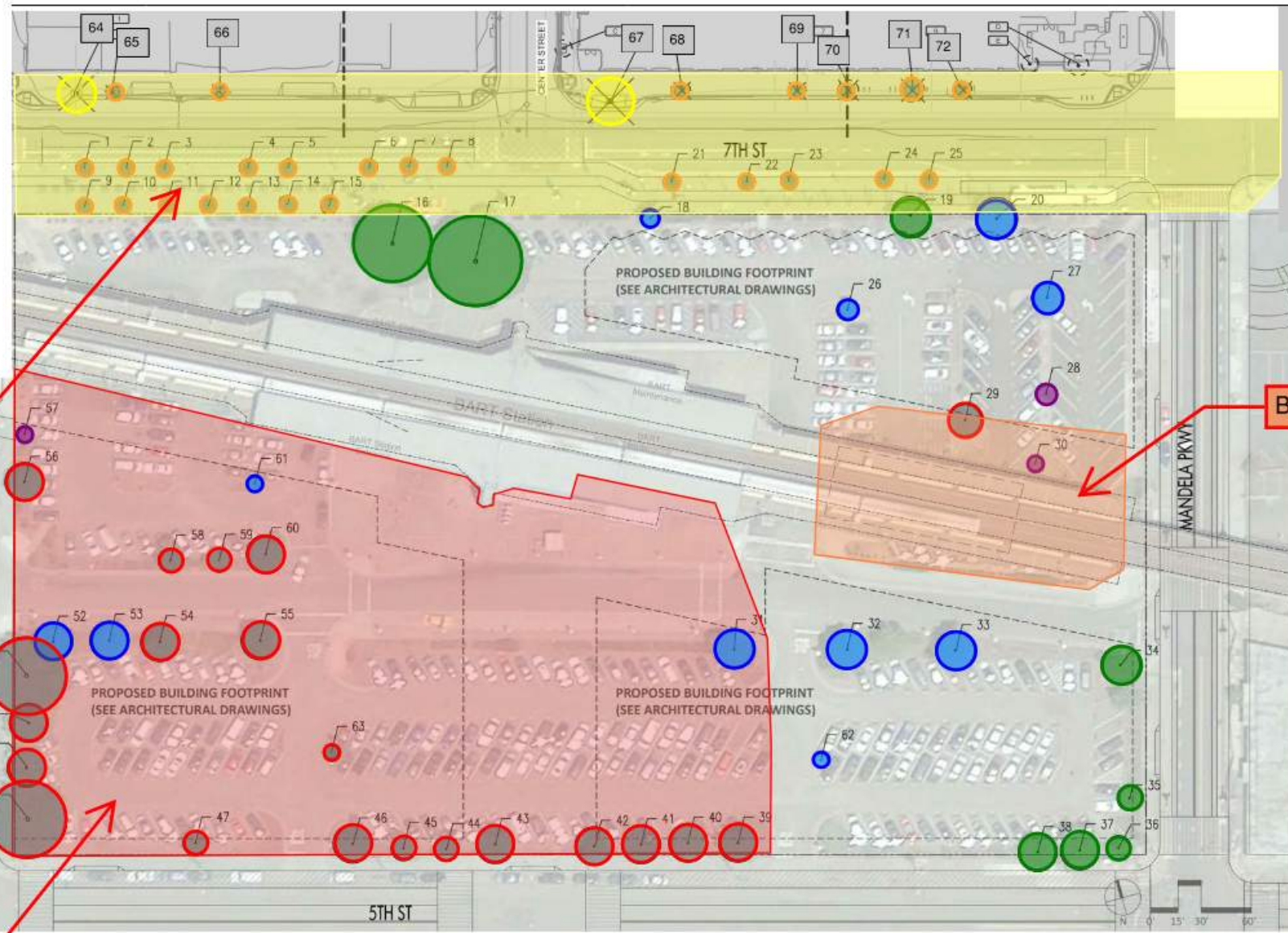
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REV

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Offsite Phase 2 streetscape improvements pursuant to Conditions of Approval

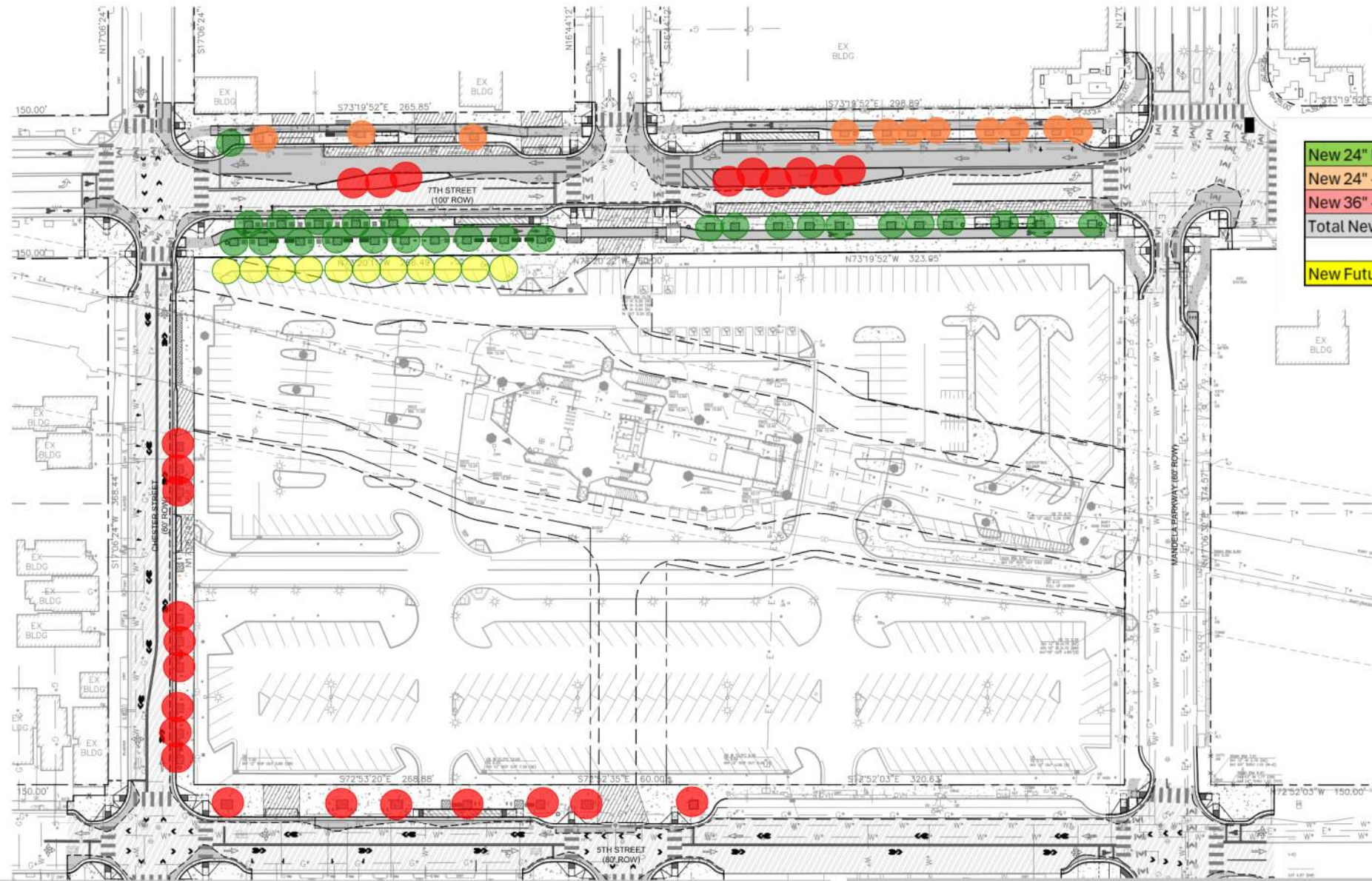
BART bike station

Affordable housing project and BART bike & pedestrian paseo

New Tree Plan

5/7/26

RK



New 24" Box Tree	27
New 24" - 36" Box Tree	11
New 36" - 48" Box Tree	27
Total New Street Trees	65
New Future BART Plaza Trees	11

- (EX) SANITARY SEWER MANHOLE
- (EX) STORM DRAIN MANHOLE
- (EX) SIGN
- (EX) STREET LIGHT
- (EX) TREE
- (EX) UTILITY POLE
- (EX) UTILITY STRUCTURE
- (EX) VALVE

ABBREVIATIONS

- AD = AREA DRAIN
- B = BOLLARD
- BFP = BACKFLOW PREVENTOR
- BR = BIKE RACK
- BW = BACK OF WALK
- CLDR = CENTERLINE OF DOOR
- CMH = COMMUNICATION MANHOLE
- COL = COLUMN
- COMM = COMMUNICATION
- CONC = CONCRETE
- CTV = CABLE TELEVISION
- DW = DRIVEWAY
- EB = ELECTRICAL BOX
- EMH = ELECTRICAL MANHOLE
- EP = EDGE OF PAVEMENT
- EV = ELECTRICAL VAULT
- FDC = FIRE DEPARTMENT CONNECTION
- FL = FLOWLINE
- HCR = HANDICAP RAMP
- IRR = IRRIGATION
- LG = LIP OF GUTTER
- MB = MAIL BOX
- MH = MANHOLE
- P = POST
- PKM = PARKING METER
- SDCO = STORM DRAIN CLEANOUT
- SDDI = STORM DRAIN DROP INLET
- SDMH = STORM DRAIN MANHOLE
- SLB = STREET LIGHTING BOX
- SSCO = SANITARY SEWER CLEANOUT
- SSMH = SANITARY SEWER MANHOLE
- TB = TELEPHONE BOX
- TC = TOP OF CURB
- TR = TREE
- TSB = TRAFFIC SIGNAL BOX
- TW = TOP OF WALL
- UB = UTILITY BOX
- UV = UTILITY VAULT
- WM = WATER METER
- WP = WATER PIPE

PH-1 PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
TREE					
PIPA	4	PINUS PATULA	JELECOTE PINE	48" BOX	MODERATE
QUHY	3	QUERCUS HYPOLEUCOIDES	SILVERLEAF OAK	48" BOX	LOW
QURU	9	QUERCUS RUGOSA	NETLEAF OAK	48" BOX	LOW

PH-2 PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE
TREE					
CALE	11	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX	LOW
COAP	9	CORYMBIA APARRERINJA	GHOST GUM	48" BOX	LOW
PICH	27	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW